

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, March 5, 2014, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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## **DISPOSITION AGENDA**

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**This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on March 5, 2014.**

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MEMBERS PRESENT: R. J. Neary, Chair  
Van C. Deeb  
Arnold Nesbitt  
John Hoich  
Greg Rosenbaum

MEMBERS NOT PRESENT: Anna Nubel, Vice Chair  
Brinker Harding

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**Certification of Publication:** Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, February 24, 2014.

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## **ADMINISTRATIVE MEETING ONLY**

### **Subdivisions**

1.	C10-14-003 C12-14-004 Celebrity Homes	REQUEST:	Final Plat approval of WOOD VALLEY REPLAT 4, a subdivision outside the city limits, with rezoning from R6 to R4
		LOCATION:	Northeast of 144th and Ida Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the Final Plat subject to the following being addressed prior to forwarding the Final Plat to the City Council for final action: 1) Submittal of an acceptable final subdivision agreement and 2) Submittal of a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development.

**(REGULAR AGENDA)**

**Master Plan Referral**

2.	C3-14-001 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the STEPHEN CENTER TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southwest of 27th and "Q" Streets

**DISPOSITION: APPROVAL 5-0.**

3.	C3-14-023 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the CASS ST. APTS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	7023 Cass Street

**DISPOSITION: LAYOVER 5-0.**

4.	C3-14-025 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 34 HARNEY APTS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	3327 Harney Street

**DISPOSITION: APPROVAL 5-0.**

5.	C3-14-026 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Old Millard Community Redevelopment Area Designation
		LOCATION:	An area generally bounded by "L" Street on the northeast, south to Cottner Street, west to 134th Street, south to "Q" Street, west to Cottner Street, north to Millard Avenue, west to the West Branch Papio Creek, and then following the property lines north and east to Stevens Street on the north back to "L" Street

**DISPOSITION: LAYOVER 5-0.**

6.	C3-14-048 5319 North, LLC	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan
		LOCATION:	Northeast of 30th and Fort Streets

**DISPOSITION: APPROVAL 5-0. Approval of an amendment to the Master plan to expand the boundary of the existing mixed use area to encompass the site at 5319 N. 30<sup>th</sup> St. and to designate the portion of that site fronting upon N. 29<sup>th</sup> St. as high density residential.**

**Subdivisions**

7.	C10-14-027 (D) C12-14-028 Midtown Triangle, LLC	REQUEST:	Preliminary and Final Plat approval of MIDTOWN TRIANGLE, a minor plat inside the city limits, with rezoning from CC and GI to NBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	Northwest of 30th and Leavenworth Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the rezoning from CC-ACI-1(PL) and GI-ACI-1(PL) to NBD-ACI-1(PL). Approval of the Preliminary Plat, subject to addressing the following conditions prior to forwarding to City Council: 1) Public Work's concerns about the northeast corner node, 2) Coordinating the placement of on-street parking with Public Works, and 3) Obtaining a waiver from the Administrative Board of Appeals regarding the two driveways accessing the site. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

8.	C12-14-029 (D) WM Grace Co. LLC	REQUEST:	Preliminary and Final Plat approval of KRANTZ SUBDIVISION REPLAT 1, a minor plat inside the city limits
		LOCATION:	7820 "L" Street

**DISPOSITION: APPROVAL 5-0.** Approval of the Preliminary Plat subject to: 1) The applicant providing for provisions of installing sidewalks along all street frontages within a subdivision agreement or agreeing to waive the right to protest a future sidewalk improvement district within a subdivision agreement, and 2) Compliance with all applicable stormwater management policies and ordinances. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

9.	C12-14-030 (D) Midtown REI, LLC	REQUEST:	Preliminary and Final Plat approval of ABOUD'S FIRST ADDITION REPLAT ONE, a minor plat inside the city limits
		LOCATION:	6201 South 90th Street

**DISPOSITION: LAYOVER 4-0-1.**

10.	C10-14-031 (D) C12-14-032 Dillon Companies, Inc.	REQUEST:	Preliminary and Final Plat approval of DILLON'S SADDLE CREEK, a minor plat inside the city limits, with rezoning from GC and GI to CC and approval of an MCC Overlay District
		LOCATION:	888 South Saddle Creek Road

**DISPOSITION: APPROVAL 5-0.** Approval of the rezoning from GC and GI to CC-MCC. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide for the release of the easement on the north end of Lot 1 (Book 871, Page 43) prior to the recording of the plat, 2) Coordinate with METRO regarding changes or possible improvements for transit bus service. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

11.	C10-14-033	REQUEST:	Preliminary and Final Plat approval of ELK
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	C12-14-034 Boyer Young Development Co.		RIDGE REPLAT 8, a minor plat outside the city limits, with rezoning to R5
		LOCATION:	East of Elk Ridge Drive and Seward Street

**DISPOSITION: APPROVAL 5-0.** Approval of the zoning to R5. Approval of the Preliminary Plat, subject to the following conditions: 1) Submittal of an AutoTURN exhibit showing that a snow plow will be able to execute an eastbound U-turn maneuver at the eastern termination of Seward Street, 2) Submittal of an exhibit showing the curb lines and proposed gate placement for each of the two private streets, 3) Receive approval from the Fire Department for gating the entrance to Outlot "B" as proposed, 4) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement, 5) Coordinate with Public Works on the proper vacating language on the plat in order to reserve sewer easements for the City and the District, and 6) This plat will not be forwarded to City Council until Elk Ridge Replat 7 has been. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

12.	C10-14-035 C12-14-036 Mick Pick LLC	REQUEST:	Preliminary and Final Plat approval of MICK'S HILLTOP, a minor plat inside the city limits, with rezoning from R7 to CC
		LOCATION:	7575 Crown Point Avenue

**DISPOSITION: LAYOVER 5-0.** Layover for 60 days to allow the applicant time to meet with neighbors.

13.	C10-14-037a (D) C12-14-037 Batis Development	REQUEST:	Preliminary and Final Plat approval of CYNET COMMERCIAL PLAZA REPLAT 2, a minor plat inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, and approval of an MCC Overlay District (Lot 1)
		LOCATION:	Southwest of 136th and "Q" Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the MCC-Major Commercial Corridor Overlay District (Lot 1). Approval of the waiver of Section 53-8(4)(d) for lot frontage (Lot 2). Approval of the Preliminary Plat subject to: 1) The applicant providing a note on the final plat mylars that states that there shall be no direct access from Lot 1 to "Q" Street, 2) Compliance with all applicable stormwater management ordinances and policies, 3) Extending the access easement to the north 230 feet of the west 155 feet of Lot 1, Cynet Commercial Plaza (13715 "Q" Street), at a useable location. Approval of the Final Plat subject to compliance with the Preliminary Plat conditions of approval and submittal of an acceptable final subdivision agreement, if required.

14.	C10-00-040 (D) C12-14-038 Royce Grayhawk	REQUEST:	Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a minor plat inside the city limits, with Approval of a Major Amendment to the Mixed Use District Development Agreement for West Grayhawk
		LOCATION:	Southwest of 147th Street and West Maple Road

**DISPOSITION: APPROVAL 5-0.** Approval of the Major Amendment to the Mixed Use Development Agreement subject to the following conditions and submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action: 1) Creating a pedestrian connection from Evans Plaza southward to the existing R6 zoning, and 2) Providing for the continuation of the stub street on the existing Lot 1, Replat 2, West Grayhawk.

**Approval of the Preliminary Plat subject to: 1) Renaming Evans Street to Evans Plaza. Approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.**

15.	C10-14-039 C12-14-040 Pacific Renaissance, LLC	REQUEST:	Preliminary Plat approval of PACIFIC VILLAGE, a subdivision outside the city limits, with rezoning from AG to R6
		LOCATION:	Northwest of 192nd and Pacific Streets

**DISPOSITION: APPROVAL 4-1.** Approval of the rezoning from AG to R6. Approval of the Preliminary Plat subject to the following being addressed with or prior to submittal of a Final Plat: 1) Widen Pacific Street to three lanes along the lot frontage, 2) Coordinate with Public Works on the construction of streets connecting from 192nd Street to the west and north of the platted area, 3) Construct the ingress/egress easement to benefit the public by providing 60 degree parking and sidewalks on both sides, 4) Remove all structures from the noise attenuation easement, 5) Provide the current noise attenuation easement language on the Final Plat, 6) Add the following notes on the Final Plat: (a) There shall be no access from Lot 1 to Pacific Street, (b) Only one access from Lot 1 to 192nd Street shall be granted (across from Marcy Street), and (c) Access will be restricted to right-in/right-out vehicular turning movements at the time that 192nd Street is upgraded to a 4-lane section with raised medians in the future, 7) Provide storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street, 8) Include provisions in the subdivision agreement for the grade coordination and widening of 192nd and Pacific Streets adjacent to the subdivision, 9) Including provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 10) Submit a tree canopy analysis to determine whether mitigation is required, 11) Work with city staff on the location of the northwestern access easement, 12) Provide sidewalks along all public streets and connect internal pathways to all buildings and the adjacent public network, 13) Pave the private street to the property lines, and 14) Provide temporary turnarounds at the terminus of all temporarily dead-ends.

16.	C10-14-041 (D) C12-14-042 Bluestone Development	REQUEST:	Preliminary and Final Plat approval of CASS PLACE, a minor plat inside the city limits, with rezoning from R2 to R8 and approval of an ACI-2 Overlay District
		LOCATION:	7023 Cass Street

**DISPOSITION: LAYOVER 5-0.**

17.	C10-12-223 C12-12-224 Celebrity Homes	REQUEST:	Revised Preliminary Plat approval of HIGHLAND HILLS (formerly known as HIGHLAND RIDGE) and approval of the Final Plat of HIGHLAND HILLS (Lot 1-190, Outlot A-B), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northeast of 168th and Ida Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat subject to the following items being addressed prior to or with application for Final Plat approval of each applicable phase of development: 1) Dedicate an additional 10 feet of right-of-way along 168<sup>th</sup> Street for the first 300 feet north of Ida Street, along with an additional 10 feet of right-of-way along Ida Street for the first 300 feet east of 168<sup>th</sup> Street, 2) Align the centerline of Potter Street at its intersection with 168<sup>th</sup> Street with the half-mile line, 3) Receiving the required permits for the proposed street connections to 168<sup>th</sup> and Ida Streets from

the subdivision from the Douglas County Engineer's office, 4) Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168<sup>th</sup> and Ida Streets, 5) Submit a 1:20 scale exhibit of the intersection of 166<sup>th</sup> and Ida Streets to the Public Works Department for review and approval, 6) Add or update the following notes on the Final Plat: (a) "No direct vehicular access from Outlots "B" or "H" to 166<sup>th</sup> Street.", (b) "No direct vehicular access from Lots 374 or 388 to North H.W.S. Cleveland Blvd.", and (c) "No direct vehicular access from Outlot "C" or Lot 387 to Potter Street.", 7) Provide for traffic calming on any street in excess of 1,000 feet, 8) All street stubs will need to be paved to the property line, in addition to providing temporary turnarounds at the terminus of all temporarily dead-ended streets, 9) Coordinate with the Public Works and Parks Departments for the design of North H.W.S. Cleveland Blvd. and receive Parks and Recreation Advisory Board approval for the boulevard improvement plans and costs, 10) The final subdivision agreement will need to include wording for boulevard improvements with estimated costs in Section II. L. 2, 11) Provide storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundaries adjacent to 168<sup>th</sup> and Ida Streets, 12) If a temporary lift station will be used, an exhibit must be submitted showing that sewers served will be able to function by gravity in the future, 13) If a temporary lift station will be used, provide language in the final subdivision agreement that it will be owned and maintained privately, 14) Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168<sup>th</sup> and Ida Street improvements, 15) Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of double-fronted lots, 16) Provide a pedestrian connection from 167<sup>th</sup> Avenue to 168<sup>th</sup> Street through Outlot "G.", 17) Coordinate with the Planning Department's Bicycle and Pedestrian Coordinator in regards to providing pedestrian connections between Whitmore Street sidewalks and those along Ida Street, 18) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat, 19) Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development, 20) Compliance with all applicable stormwater management ordinances and policies, and 21) An acceptable debt ratio of 4% or less. Approval of the Final Plat Phase I (Lot 1-190, Outlot "A" and "B") subject to compliance with conditions of Preliminary Plat approval relative to Phase I and submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to the City Council.

18.	C10-14-044 (D) C12-14-045 Majestic Pointe, LLC	REQUEST:	Preliminary Plat approval of MAJESTIC POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4 and MU
		LOCATION:	Southwest of 168th and State Streets

**DISPOSITION: LAYOVER 5-0.**

19.	C10-14-046 C12-14-047 5319 North, LLC	REQUEST:	Preliminary and Final Plat approval of 30 METROPOLITAN PLACE, a minor plat inside the city limits, with rezoning from R4 and GC to CC and approval of an ACI-2 Overlay District
		LOCATION:	Northeast of 30th and Fort Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the rezoning from R4 and GC to CC subject to the following conditions prior to forwarding to City Council: 1) Approval of the Amendment to the Future Land Use Element of the City's Master Plan, 2) Approval of the ACI-2 overlay district, and 3) Approval of the PUD-Planned Unit Development overlay district. Approval of the Preliminary Plat subject to: 1) Coordinating with Metro regarding transit improvements. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval, and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City

**Council.**

**Overlay Districts**

20.	C11-14-043 (D) Bluestone Development	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	7023 Cass Street

**DISPOSITION: LAYOVER 5-0.**

21.	C11-14-049 C7-14-061 5319 North, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District and Approval of a Conditional Use Permit to allow <i>Multiple-family residential</i> in a CC-ACI-2 District (pending)
		LOCATION:	Northeast of 30th and Fort Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the PUD – Planned Unit Development Overlay District, subject to the following items being addressed prior to forwarding to City Council: 1) Obtaining the necessary bufferyard, height, and parking waivers from the Zoning Board of Appeals, 2) Approval of the amendment to the Future Land Use Element of the City’s Master Plan, 3) Providing updated and approved elevations for the building and retaining walls, 4) Providing an updated site plan showing bike racks and the enclosed dumpster location, and 5) Providing an updated and approved landscaping plan. Approval of the Conditional Use Permit to allow Multiple family residential in the CC zoning district.

22.	C10-73-180 5319 North, LLC	REQUEST:	Repeal of a PK-Parking Overlay District
		LOCATION:	Northeast of 30th and Fort Streets

**DISPOSITION: APPROVAL 5-0.**

**Rezoning**

23.	C10-14-050 (D) Teodora Castaneda	REQUEST:	Rezoning from GI to R5
		LOCATION:	4129 Lake Street

**DISPOSITION: APPROVAL 5-0.**

24.	C10-14-051 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R4(35) to R4
		LOCATION:	4230 Ohio Street

**DISPOSITION: APPROVAL 5-0.**

25.	C10-14-052 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R5(35) and GC to R5
		LOCATION:	3109, 3111 and 3113 Franklin Street, 1622 North 31st Street, 3218, 3220, 3222 and 3224 Charles Street, 3114 Seward Street

**DISPOSITION: APPROVAL 5-0.**

26.	C10-14-053 (D)	REQUEST:	Rezoning from R5(35) to R5
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	Planning Department on behalf of the City of Omaha	LOCATION:	3711, 3717, 3718 and 3726 Parker Street
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**DISPOSITION: APPROVAL 5-0.**

27.	C10-14-054 (D) RL Grinnell Corporation	REQUEST:	Rezoning from HI to CBD and approval of an ACI-1(PL) Overlay District
		LOCATION:	Northwest of 13th and Nicholas Streets

**DISPOSITION: APPROVAL 5-0.**

28.	C10-97-029 (D) St. Paul II Newman Center	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Business & Education Campus
		LOCATION:	Northeast of 71st Street and Poppleton Avenue

**DISPOSITION: APPROVAL 4-0-1.** Approval of the Major Amendment to the Aksarben Business and Education Campus Mixed Use District Development Agreement for Lots 4 and 5, Replat 4, Aksarben Business and Education Campus, to allow *Multiple family residential, Religious Assembly, and Surface parking* subject to submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action.

**Special Use Permits**

29.	C8-14-055 (D) Edward Greve	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District
		LOCATION:	1300 Veterans Drive

**DISPOSITION: APPROVAL 5-0.** Approval of the Special Use Permit to allow *Automotive sales* in a CC District subject to: 1) Submittal of a revised, accurate site plan that complies with Section 55-883(d) prior to forwarding the request to the City Council, 2) No outside display of vehicles, 3) Providing an additional parking stall to meet the minimum required for the use, 4) The use permit is for this applicant only, 5) Compliance with the proposed operating statement and revised plans, 6) Compliance with all applicable regulations, and 7) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

30.	C8-14-056 Elton Foster	REQUEST:	Approval of a Special Use Permit to allow <i>Vehicle storage</i> in an GC District
		LOCATION:	3601 North 24th Street

**DISPOSITION: LAYOVER 5-0.** Layover for 30 days to allow the applicant time to provide additional information regarding the request, including the use of the building.

31.	C8-14-057 Mick Pick LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage and Automotive rentals</i> in a CC District
		LOCATION:	7575 Crown Point Avenue

**DISPOSITION: LAYOVER 5-0.** Layover for 60 days to allow the applicant time to meet with neighbors.

32.	C8-14-060 (D)	REQUEST:	Approval of a Large Project Special Use
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	McNeil Company Builders		Permit to allow <i>Multiple-family residential</i> in a CC District
		LOCATION:	5505 South 120th Street

**DISPOSITION: LAYOVER 5-0.**

**Conditional Use Permits**

33.	C7-14-058 (D) Tiere Scott and Trina Donovan	REQUEST:	Approval of a Conditional Use Permit to allow <i>Day care services (general)</i> in an LI District
		LOCATION:	2920 North 118th Street

**DISPOSITION: APPROVAL 5-0.** Approval of a Conditional Use Permit to allow *Day care services (general)* in a LI District subject to: 1) Submittal of a revised, accurate site plan that complies with all regulations as outlined in Section 55-883(d) prior to the issuance of the Conditional Use Permit., 2) Compliance with the revised site plan, 3) Compliance with the submitted operating statement, and 4) Compliance with all applicable regulations.

34.	C7-14-059 (D) God's Missionary Baptist Church	REQUEST:	Approval of a Conditional Use Permit to allow <i>Religious assembly</i> in a R2 District
		LOCATION:	Southwest of 49th Street and Nebraska Avenue

**DISPOSITION: APPROVAL 5-0.** Approval of a Conditional Use Permit to allow *Religious assembly* in a R2 District, subject to the following conditions prior to the issuance of any building permits: 1) Revise the site plan to modify the eastern access point from 20 feet to a maximum width of 16 feet, 2) Submit a landscape plan that addresses the following: (a) Provide a 25 foot street yard landscaping minimum depth along the northern portion of the site, (b) Including the adequate number of new trees, and (c) Provide a minimum 4 foot high continuous landscape screen adjacent to the eastern and northern parking lots, 3) Coordinate with the adjacent property owner and provide for the public improvement of the unpaved portion of 49<sup>th</sup> Street along the site's frontage, 4) Work with city staff on acceptable exterior building materials, 5) Provide sidewalks along 49<sup>th</sup> Street and Nebraska Avenue, 6) Compliance with the revised site plan, 7) Compliance with the submitted landscape plan, 8) Compliance with the proposed operating statement, 9) Compliance with all applicable stormwater management ordinances and policies, and 10) Compliance with all applicable regulations.

35.	C7-88-236 (D) Evangelical Bible Church	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Religious assembly</i> in a R2 District
		LOCATION:	7820 Fort Street and 5112 North 78th Street

**DISPOSITION: APPROVAL 5-0.** Approval of the Major Amendment to a Conditional Use Permit to allow *Religious Assembly* in a R2 district subject to: 1) Submittal of acceptable building elevations for the proposed building addition in compliance with Section 55-146, 2) Providing screening in compliance with Section 55-740(g) along the western parking lot on the north side of Fort Street, 3) Compliance with the City's driveway regulations which requires that the one-way pair of driveways on Fort Street have a maximum allowable width of 16 feet, 4) Providing signage and/or striping indicating one-way traffic for the proposed driveway, 5) Signage complying with Section 55-829, 6) Compliance with the submitted site plan, 7) Compliance with all stormwater management regulations, 8) Compliance with all applicable ordinances and regulations, and 9) The applicant obtaining all necessary permits.