

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, October 7, 2015, 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 October 7, 2015.**

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MEMBERS PRESENT: Anna Nubel, Chair  
Brinker Harding, Vice Chair  
Arnold Nesbitt  
Greg Rosenbaum  
Van C. Deeb  
Trenton Magid  
David Rosacker

MEMBERS NOT PRESENT: None

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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, September 28, 2015.

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## **ADMINISTRATIVE MEETING ONLY**

Infill & Redevelopment Design Guidelines - This discussion was laid over.

### **Subdivisions**

1.	C10-14-118 C12-14-119 Gottsch Enterprises, LLC	REQUEST:	Final Plat approval of INDIAN CREEK LANDINGS II, a subdivision outside the city limits, with rezoning from AG to R3 (laid over from 09/02/15)
		LOCATION:	Northwest of 192nd Street and West Maple Road

**DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R3. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement and final plat mylars, in compliance with the conditions of the Preliminary Plat approval, prior to forwarding the request to the City Council for final action.**

2.	C10-15-195 (D) C12-15-196 JHBF, LLC	REQUEST:	Final Plat approval of ANDRESEN MEADOWS ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Southwest of 176th and Emmet Streets

**DISPOSITION: LAYOVER 7-0.** Layover the Final Plat to allow for the submittal of a wetland analysis (and mitigation plan if necessary) and show interceptor sewer easements on the plat.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

3.	C10-15-207 C12-15-208 Neeraj Agarwal	REQUEST:	Preliminary Plat approval of BLAIR COMMONS, a subdivision outside the city limits, with rezoning from DR to R5 and R6 (laid over from 09/02/15)
		LOCATION:	West of 90th Street and south of Blair High Road

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to R5 and R6. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide for all improvements identified in the final approved traffic study. 2) Coordination with NDOR to receive approval of the traffic study and the ROW transfer on Redick Avenue. 3) Providing for 12.01 foot sidewalk chamfers on all lot corners. 4) Paving the stub street of Road A to the southern boundary of the subdivision, and constructing a temporary turnaround. 5) Submittal of a final wetland mitigation plan. 6) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement. 7) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 8) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 9) Provide a letter of approval from Douglas County regarding noxious weed control.

**Rezoning**

4.	C10-15-200 (D) Jennifer Zhang	REQUEST:	Rezoning from GO to CC, with approval of a MCC-Major Commercial Corridor Overlay District (laid over from 08/05/15)
		LOCATION:	6315 Center Street

**DISPOSITION: APPROVAL 7-0.**

**(REGULAR AGENDA)**

**Master Plan Referrals**

5.	C3-15-259 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the KIEWIT EDUCATION, INNOVATION AND LEADERSHIP (EIL) FACILITY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 14th and Mike Fahey Streets

**DISPOSITION: APPROVAL 7-0.**

6.	C3-15-260 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the FITZGERALD GATEWAY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1624 Cuming Street

**DISPOSITION: APPROVAL 7-0.**

7.	C3-15-261 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the WOOLWORTH LOFTS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1114 Howard Street

**DISPOSITION: APPROVAL 6-1.**

8.	C3-15-262 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the KING SCIENCE REDEVELOPMENT PLAN
		LOCATION:	An area bounded by Sahler Street on the north, Florence Boulevard on the east, Pratt Street on the south and 24th Street on the west

**DISPOSITION: APPROVAL 7-0.**

**Subdivisions**

9.	C10-15-263 (D) C12-15-264 204 FStreet, LLC	REQUEST:	Preliminary Plat approval of GRANDVIEW, a subdivision outside the city limits, with rezoning from AG to DR, R4 and R6
		LOCATION:	Northwest of 204th and "F" Streets

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to DR and R4. Approval of the rezoning from AG to R6, subject to submittal of an acceptable PUD-Planned Unit Development Overlay District development plans and the applicant requesting the MCC Overlay District prior to forwarding the rezoning to the City Council for final action. Approval of the Preliminary Plat subject to the following conditions: 1) Coordinating with the NDOR regarding a traffic study, the street connection to 204th Street, and the need for a southbound right-turn lane at 204th and Street "A". 2) Providing a technical memorandum to the City that evaluates the signal warrants at 204th and Street "A" and provides for the required improvements. 3) Providing for the improvement of "F" Street to three lanes. 4) Constructing the Street "F" approach to "F" Street to as a three-lane section with a 4 foot median; with dedication of any additional right-of way. 5) Revising the intersection of Street "A" and "J" to incorporate a roundabout and configured in conformance with the City's comments. 6) Eliminate the cul-de-sac. 7) Revise the subdivision layout to eliminate single loaded streets where feasible. 8) Revise the subdivision layout so that the Street "J" and "L" intersection is as nearly as possible to a right angle. 9) Provide for temporary paved turnarounds at the end of all stub streets. 10) Provide traffic calming on all street segments in excess of 1,000 feet. 11) Coordinate with Public Works regarding an acceptable general obligation paving plan. 12) Provide a note on the plat that states that Lot 189-191 will not have direct access to Street "A" (the parkway) or reconfigure the subdivision layout so that no lots back onto the parkway. 13) Provide a note on the plat that states that no lot or outlot shall have direct access to 204th and "F" Streets. 14) Provide access to Outlot "C" (green corner) from Street "B". 15) Include the standard noise attenuation easement language on the final plat(s). 16) Provide for sidewalks as required on all street frontages; including 204th and "F" Streets. 17) Compliance with all applicable stormwater management ordinances and policies. 18) Encapsulate any drainageway within an outlot that is sized to include the 3:1 +20' or the 100 year storm; whichever is greater. 19) Provide for a 10 foot wide concrete trail along the north side of "F" Street. 20) Provide design and cost estimates for the neighborhood park (Lot 248), parkway and trail improvements for Park Advisory Board approval prior to approval of a final plat. 21) Provide a "green corner" in compliance with Section 53-9(14)(a-e) of the subdivision

ordinance. 22) Provide street trees in compliance with Section 53-9(11) of the subdivision ordinance. 23) Submit a letter of approval of a noxious weed plan. 24) Provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 25) Submit a letter confirming that acceptable emergency warning is being provided for the area. 26) Submittal of an acceptable tree canopy mitigation plan. 27) Eliminating buildable lots that back onto the parkway. 28) Including building footprints in compliance with the R4 District setback regulations (including the 35 foot no build easement) on all of the buildable lots adjacent to the parkway. 29) The overall debt ratio being under the accepted 4%. 30) Submittal of a revised preliminary plat, if necessary.

10.	C10-13-051 (D) C12-13-052 NDOR	REQUEST:	Preliminary and Final Plat approval of NDOR INDUSTRIAL, a minor plat inside and outside the city limits, with rezoning from CC and LI to LI
		LOCATION:	2829 North 204th Street

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from CC and LI to LI. Approval of the Preliminary Plat, subject to the following conditions: 1) Adding a note to the Final Plat that indicates Lot 1 shall have no direct vehicular access to 204th Street. 2) Provide sidewalks as required by the Subdivision Ordinance. 3) Compliance with all applicable stormwater management ordinances and policies. 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 to the City Council.

11.	C10-13-072 (D) C12-13-073 Clarendon Properties, Inc.	REQUEST:	Revised Preliminary and Final Plat approval of WATERFORD VILLAGE, a subdivision outside the city limits, with rezoning from AG to DR and MU
		LOCATION:	Northwest of 144th and Ida Streets

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to DR and MU, subject to the following conditions and submittal of an updated Mixed Use Development Agreement prior to forwarding to City Council: 1) Submittal of an acceptable Mixed Use District Development Agreement with the elimination of pole sign language in the Signage section and in the Sign Table chart along with an updated sign table indicating a maximum 12' height for monument signs and updated lot exhibits. 2) The Mixed Use Development Agreement must contain language stating that Urban Design Article XXII applies to this agreement. 3) The applicant must show that the proposed trail does not terminate into a dead end on the west side of the site. Approval of the Revised Preliminary Plat subject to the following conditions: 1) 145th Street sidewalks and parking must be in the ROW. 2) Providing for sidewalks along all right-of-way frontages. 3) Providing for improvement of the existing 2-lane section of Ida Street (from west of 146th Avenue to the subdivision frontage) to a 3-lane section. 4) Ida Street improvements shall account for the proximity of the existing trail on the south side of Ida St. which crosses the box culvert west of 146th Avenue. Coordinate with Douglas County on the improvements necessary (curb and gutter, etc.). 5) Providing for use, ownership, and maintenance of the outlot in the subdivision agreement. 6) Coordinating the proposed site grades along the southern and eastern boundaries of the platting, adjacent to Ida and 144th Streets with the future improvement of these roadways. 7) Providing for the "green corner". Approval of the Final Plat subject to meeting the conditions of the Preliminary Plat and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

12.	C10-13-150 (D) C12-13-151 American National Bank	REQUEST:	Final Plat approval of AMERICAN NATIONAL BANK SADDLE CREEK, a subdivision inside the city limits, with rezoning from GI to CC (property is also located within an ACI-2(PL)-Area of Civic Importance Overlay District)
		LOCATION:	520 and 600 South Saddle Creek Road

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from GI to CC (property is also located within an ACI-2(PL) Overlay District). Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

**Overlay Districts**

13.	C11-15-265 (D) 204 FStreet, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	Northwest of 204th and "F" Streets

**DISPOSITION: APPROVAL 7-0.** Approval of the PUD subject to submittal of a detailed construction schedule and final acceptable civil site plan, landscape plan, grading plan, utility plan and architectural building elevations in compliance with all applicable site development regulations.

**Rezoning**

14.	C10-15-257 (D) Sister M. Lucy Astuto	REQUEST:	Rezoning from GI to R5
		LOCATION:	2214 and 2216 Poppleton Avenue

**DISPOSITION: APPROVAL 7-0.**

15.	C10-98-193 (D) Verizon Wireless, LLC	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Legacy to allow a <i>Broadcast tower</i>
		LOCATION:	17677 Wright Street

**DISPOSITION: APPROVAL 7-0.** Approval of the Major Amendment to a Mixed Use District Development Agreement for Legacy to allow a Broadcast tower subject to submittal of an acceptable amendment to the mixed use district development agreement that provides landscape screening around the lease area in accordance with the Telecommunication Facilities Performance Standards prior to forwarding the request to the City Council for final action.

16.	C10-02-262 Ted Zetzman	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station
		LOCATION:	885 North HWS Cleveland Boulevard

**DISPOSITION: APPROVAL 7-0.** Approval of the Major Amendment to the West Dodge Station Mixed Use Development Agreement to allow Automotive sales on Lot 2, West Dodge Station subject to submittal of an acceptable Mixed Use Development Agreement and the additional conditions prior to forwarding to City Council: 1) Submittal of a new site plan that complies with the City's driveway regulations or obtaining a waiver from the Administrative Board of Appeals. 2) Labeling a 35' no build easement along HWS Cleveland Boulevard.

17.	C8-15-266 C10-15-267 American Cancer Society	REQUEST:	Rezoning from LO and GO to GO, and Approval of a Special Use Permit to allow a <i>Hotel</i> in a GO District
		LOCATION:	Southeast of 81st and Dodge Streets

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from LO and GO to GO. Approval of the Special Use Permit to allow a Hotel in a GO District, subject to the following conditions: 1) Submit a revised site plan that provides adequate parking stall depth along the eastern boundary of the property prior to forwarding the request to the City Council. 2) Submit an acceptable revised landscape plan prior to forwarding the request to the City Council. 3) Compliance with the revised site and landscape plan. 4) Compliance with the submitted operating statement. 5) Compliance with the proposed building renderings. 6) Compliance with all applicable stormwater management ordinances and policies. 7) Compliance with all other applicable regulations.

18.	C10-15-268 (D) Dave Paladino	REQUEST:	Rezoning from DS to CBD (property is also located within an ACI-1(PL)-Area of Civic Importance Overlay District)
		LOCATION:	1624 Cuming Street

**DISPOSITION: APPROVAL 7-0.**

19.	C10-15-275 (D) RESUMO, LLC	REQUEST:	Rezoning from HI to CBD (property is also located within an ACI-1(PL)-Area of Civic Importance Overlay District)
		LOCATION:	Northwest of 11 <sup>th</sup> and Mason Streets

**DISPOSITION: APPROVAL 7-0.**

**Special Use Permits**

20.	C8-15-258 (D) Sandra Kosierowski	REQUEST:	Approval of a Special Use Permit to allow <i>Day care services (general)</i> in a R4 District
		LOCATION:	17118 Patterson Drive

**DISPOSITION: APPROVAL 7-0.** Approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions: 1) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 2) Compliance with storm shelter regulations. 3) Compliance with the submitted site plan. 4) Compliance with the proposed operating statement. 5) Compliance with all applicable development regulations.

21.	C8-15-269 (D) Scooter's Coffee	REQUEST:	Approval of a Special Use Permit to allow a <i>Restaurant (drive-in or fast food)</i> in a GI District
		LOCATION:	5921 "F" Street

**DISPOSITION: LAYOVER 7-0.** Layover the request to allow additional time for the property owner to: 1) Apply for a Conditional Use Permit to allow Safety services in a GI District. 2) Obtain a Certificate of Occupancy for the Vehicle storage use (this will require compliance with the screening requirements (Section 55-770(3)(a). And, the applicant to: 1) Provide the overall off-street parking requirement calculations for the site. 2) Revise the proposed site plan to provide 5% interior parking lot landscaping. 3) Revise the proposed site plan by flipping the location of the drive-through window to allow for stacking compliance.

22.	C8-15-270 Troy Longe	REQUEST:	Approval of a Special Use Permit to allow a <i>Large group living</i> facility in a R2 District
		LOCATION:	911 South 85th Street

**DISPOSITION: Case withdrawn by property owner.**

23.	C8-11-081 (D) Lakeside AutoRecyclers, Inc.	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Scrap and salvage services</i> in a HI District
		LOCATION:	1404 Grace Street

**DISPOSITION: LAYOVER 7-0.** Layover of the Major Amendment to a Special Use Permit to allow Scrap and salvage services to allow the applicant additional time to submit a site plan showing the proposed transfer station along with where materials will be stored, updating the operating statement to include a detailed operations plan for clean-up, operations and maintenance of the facility and providing assurances that the storage of materials above Grant Street (extended) will not be permissible.

24.	C8-13-051a (D) NDOR	REQUEST:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow <i>Maintenance and service facilities</i> in a LI District
		LOCATION:	2829 North 204th Street

**DISPOSITION: APPROVAL 7-0.** Approval of the Major Amendment to the Special Use Permit (assumed) subject to the following conditions: 1) Compliance with the site plan. 2) Compliance with the operating statement. 3) Compliance with all applicable regulations.

25.	C8-15-273 US Cellular	REQUEST:	Approval of a Special Use Permit to allow a <i>Broadcast tower</i> in a GC District
		LOCATION:	6601 Blondo Street

**DISPOSITION: Case withdrawn by applicant.**

**Conditional Use Permits**

26.	C7-15-271 Mike Shramek	REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District
		LOCATION:	13131 Fort Street

**DISPOSITION: Case withdrawn by the applicant.**

27.	C7-15-272 (D) US Cellular	REQUEST:	Approval of a Conditional Use Permit to allow a <i>Broadcast tower</i> in a GI District
		LOCATION:	2222 North 84th Street

**DISPOSITION: LAYOVER 7-0.** Layover the request to allow the applicant additional time to: 1) Provide coverage maps of the specific site and its relationship to other tower sites showing the variation in coverage provided in 20 foot increments between 70 and 150 feet. 2) Coordinate with the Department on the proposed cell tower location. 3) Submittal of a rezoning application to include the property in the MCC Overlay District. 4) Providing a new elevation that includes no barbed wire on top of the fencing.

28.	C7-96-105 (D) Dial Cambridge, L.P.	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Multiple-family residential</i> in a LC District
		LOCATION:	East of 168th Circle between Burke Street and West Dodge Road

**DISPOSITION: APPROVAL 7-0.** Approval of the Major Amendment to a Conditional Use Permit to allow Multiple-family residential in a LC District subject to: 1) Construction of the original sidewalk along Davenport Plaza prior to issuance of a Certificate of Occupancy for the new buildings. 2) Compliance with the storm shelter protection standards set forth in OMC Section 55-787 at the time of building permit submittal. 3) Compliance with the site plans approved December 1, 2015. 4) Compliance with the building elevations. 5) Compliance with all applicable ordinances and regulations. 6) The applicant obtaining all necessary permits.