

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, August 5, 2015, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on August 5, 2015.

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

MEMBERS NOT PRESENT: None

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, July 27, 2015.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1.	C10-14-127 (D) C12-14-128 FRK Development, LLC	REQUEST:	Final Plat approval of INDIAN POINTE (Lots 161-266, Outlots D-K), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northeast of 192nd and Sahler Streets

DISPOSITION: LAYOVER 7-0. Layover the final plat to allow additional time for the applicant to adequately address the following outstanding original conditions of approval: 1) Coordinating with the Public Works Department regarding an acceptable General Obligation paving plan, 2) Placing a note on the plat that there shall be no access from Lot 165 to George B. Miller Parkway, 3) Providing a 35 foot no build easement along both sides of the parkways, 4) Coordinating all park and parkway improvements with the Parks Department and approval of the park and parkway by the Park Board, 5) Coordinating with the Parks Department on whether a side-path could be provided under the power line easement, 6) Eliminating the remaining two cul-de-sacs unless the determination can be made by the City that there is adequate justification for retaining them, 7) Including provisions for a contribution to Douglas County's 180th Street bridge project in the subdivision agreement, 8) Coordinating the design of the roundabouts and the traffic calming

features with the Public Works Department, 9) Providing for the construction of all intersection curb ramps, and all sidewalks fronting outlots, in conjunction with the initial infrastructure improvement project in the subdivision agreement, 10) Providing the required standard noise attenuation easement language on the plat, 11) Coordinating with the owner of 18544 West Maple Road and providing for the closure of their access to West Maple Road and its relocation to Big Elk Parkway, 12) Coordinating with the Public Works Department for the design and construction of the interceptor sewer project, 13) Coordinating the proposed 24" interceptor sewer crossing under 180th Street with the future 180th Street widening project, 14) Including provisions for maintenance of sidewalks along all double fronted lots included in the subdivision agreement, 15) Submittal of an acceptable tree canopy analysis.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2.	C10-15-111 C12-15-112 CFHJR LLC	REQUEST:	Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to DR, R7 and MU (laid over from 05/06/15)
		LOCATION:	Northwest of 204th Street and West Center Road

DISPOSITION: DENIAL 7-0. Denial of the rezoning from AG to R7. **DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement to be submitted with the Final Plat. 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 study, 2) Extend an access/sewer/utility easement on the plat across Lot 11 and/or Lot 13 to the benefit of Lot 12 and extend the public sanitary sewer to Lot 12, 3) Abut Lot 9 to the access/utility/sewer easement, 4) Do not landscape the proposed 210th Street medians north of Arbor Street (which may have to be removed), 5) Adjust the property lines to include the sidewalks along 210th Street within the right-of-way, 6) Construct all intersection curb ramps and sidewalks fronting Outlots A and B in conjunction with the initial infrastructure improvement project, 7) Place a note on the plat indicating that there shall be no direct access onto 210th Street from Lots 3 or 14, 8) Work with city staff in finalizing an acceptable tree mitigation plan, 9) Submit a wetland mitigation plan if any wetlands are damaged, 10) Place all drainageways in an outlot sized to accommodate either the 3:1 + 20' section or the 100 year-storm flow, 11) Provide sidewalks as required by the Subdivision Ordinance, 12) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 13) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 14) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, 15) Provide a letter of approval from Douglas County regarding noxious weed control, and 16) An acceptable debt ratio of 4% or less.

3.	C10-00-244 C10-15-156 C12-15-157 Nichols Seeman Investments	REQUEST:	Preliminary and Final Plat approval of THE WOODLANDS REPLAT TWO, a minor plat outside the city limits, with rezoning from MU to DR and MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for The Woodlands (laid over from 06/03/15)
		LOCATION:	Northwest of 192nd and "Q" Streets

DISPOSITION: APPROVAL 6-1. Approval of the rezoning from MU to DR and MU. **DISPOSITION:**

APPROVAL 4-3. Approval of the Major Amendment to the Mixed Use District Development Agreement for The Woodlands, subject to submittal of five (5) originally signed acceptable Mixed Use Development Agreements prior to forwarding to City Council. **DISPOSITION: APPROVAL 4-3.** Approval of the Preliminary Plat, subject to the following conditions: 1) Construct a deceleration lane for southbound 192nd Street at its intersection with the private street in Outlot B. 2) Note on the plat that Outlot B (the private street) access will be restricted to right-in/right-out access at the time 192nd Street is improved to a 4-lane divided street. 3) Coordinate with the Douglas County Engineer's office to grade the subdivision to the ultimate 5-lane profile of 192nd Street. 4) Provide sidewalks along all rights-of-way, including along the 192nd Street frontage. 5) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 6) Include provisions for use, ownership and maintenance of the outlots in the final subdivision agreement. **DISPOSITION: APPROVAL 4-3.** Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

Special Use Permits

4.	C7-15-125 C8-15-120 C10-15-121 Redbird Group, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> and a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District, with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 05/06/15)
		LOCATION:	Northeast of 204th and Farnam Streets

DISPOSITION: APPROVAL 7-0. Approval of the MCC-Major Commercial Overlay District. **DISPOSITION: APPROVAL 5-2.** Approval of the Special Use Permit to allow Convenience storage in a CC-MCC District subject to: 1) Compliance with the site and landscape plans. 2) Compliance with the operating statement. 3) Compliance with the building elevations. 4) No outdoor storage is permitted. 5) Compliance with the MCC Overlay District regulations. 6) Compliance with all other applicable regulations. **DISPOSITION: APPROVAL 5-2.** Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in a CC-MCC District subject to: 1) Submittal of a floor plan to verify the amount of office space. 2) Compliance with the site and landscape plans. 3) Compliance with the operating statement. 4) Compliance with the building elevations. 5) No outdoor storage is permitted. 6) Compliance with the MCC Overlay District regulations. 7) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referral

5.	C19-15-165a Planning Department on behalf of the City of Omaha	REQUEST:	Amendment to the 2015 Annexation Package to include all of Skyline Country - SID 394 (previous annexation maps inadvertently excluded a portion)
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 7-0.

6.	C3-15-186 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2016-2021 Capital Improvement Program
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 7-0.

7.	C3-15-187 Meredith Efken	REQUEST:	Approval of a Local Landmark Designation - Ernest P. Buffett House
		LOCATION:	1015 South 30th Avenue

DISPOSITION: APPROVAL 7-0.

8.	C3-15-188 Lawrence Butler	REQUEST:	Approval of a Local Landmark Designation - Atlas Apartments
		LOCATION:	1609 Binney Street

DISPOSITION: APPROVAL 7-0.

9.	C3-15-203 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN EARLY CHILDHOOD TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	6801 Mercy Road

DISPOSITION: APPROVAL 7-0.

10.	C3-15-204 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN SC HOUSING DEVELOPMENT TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northeast of 67th and Pine Streets

DISPOSITION: APPROVAL 7-0.

Subdivisions

11.	C12-15-189 (D) The Salvation Army	REQUEST:	Preliminary and Final Plat approval of RENAISSANCE, a minor plat inside the city limits
		LOCATION:	Northeast of 38th and Cuming Streets

DISPOSITION: APPROVAL 7-0. Approval of the Preliminary Plat subject to the applicant providing improved curb ramps along Cuming Street. 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.

12.	C10-05-291 (D) C12-05-292 Jerry Palmer	REQUEST:	Revised Preliminary and Final Plat approval of GINGER CREEK (Lots 1-3), a subdivision outside the city limits, with rezoning from DR to R6 and MU (a portion of property is also located within the flood fringe overlay district)
		LOCATION:	Southeast of 165th Street and West Maple Road

DISPOSITION: APPROVAL 7-0. Approval of the rezoning plan from DR to R6 and MU subject to submittal of an acceptable final Mixed Use District Development Agreement in compliance with all applicable regulations, prior to forwarding the rezoning to the City Council. Approval of the revised preliminary plat subject to: 1) Providing an acceptable financial contribution for the Bedford Avenue Bridge project in the subdivision agreement. 2) Providing for a ten (10) foot concrete trail along the eastside of the West Papillion Creek. 3) Submittal of a letter from Douglas County Environmental Services that indicates a noxious weed plan has been approved. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Providing an

acceptable overall debt ratio of 4% or less. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and subject to the following being addressed prior to forwarding the final plat to the City Council for final action: 1) Approval of a Flood Plain Development Permit. 2) Submittal of an acceptable final subdivision agreement.

13.	C10-15-190 (D) C12-15-191 Bill Alford	REQUEST:	Preliminary and Final Plat approval of GRAYHAWK VILLAGE REPLAT 1, a minor plat inside the city limits, with rezoning from MU to DR and MU
		LOCATION:	Southwest of 144th Street and West Maple Road

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from MU to DR and MU, subject to submittal of a final Mixed Use Development Agreement. Approval of the Preliminary plat subject to the applicant: 1) Providing an access easement for Lot 3 and Outlot A back to the existing private street on Lot 2 and showing this easement on the plat. 2) Verifying that Outlot A is sized so that the drainageway still accommodates either the 3:1 + 20' section, or the 100-year storm flow, whichever is greater. 3) Submitting an acceptable Minor Amendment to the Mixed Use Development Agreement. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat and submittal of an acceptable final subdivision agreement that provides for the use, ownership, and maintenance of the outlot, prior to forwarding the plat to the City Council.

14.	C12-15-192 Bernard Morello	REQUEST:	Preliminary and Final Plat approval of SOUTH OMAHA REPLAT 23, a minor plat inside the city limits, with a waiver of Section 53-8(5) Easements
		LOCATION:	Generally located west of Dahlman Avenue and south of "A" Street

DISPOSITION: DENIAL 7-0. Denial of the waiver of Section 53-8(5) Easements. **DISPOSITION: APPROVAL 7-0.** Approval of the preliminary plat, subject to vacation of the right-of-way prior to forwarding the final plat to the City Council for final action. **DISPOSITION: LAYOVER 7-0.** Lay over the final plat to allow time for the City Council to act on the waiver request and the preliminary plat.

15.	C12-15-194 (D) Sheltering Tree, Inc.	REQUEST:	Preliminary and Final Plat approval of SHELTERING TREE, a minor plat inside the city limits
		LOCATION:	7400 Military Avenue

DISPOSITION: LAYOVER 7-0.

16.	C10-14-104 C12-14-105 Anchor Pointe Development, LLC	REQUEST:	Revised Preliminary and Final Plat (Lots 1-83, Outlots A-F) approval of ANCHOR POINTE (formerly PRAIRIE RIDGE), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 168th and Ida Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. **DISPOSITION: APPROVAL 7-0.** Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat for the appropriate phase: 1) Provide for the improvement of 168th and Ida Streets to three lanes. 2) Coordinate the locations of all street connections to the north of the subdivision with the proposed Majestic Pointe development. 3) Provide for a 66 foot right-of-way and paving of a 3-lane approach centered on the east-west ½-mile line at its intersection with 168th Street. 4) Provide for access via right-of-way or an outlot from Whitmore Street/173rd Avenue to the unplatted Sunnyside School parcel on the southwest corner of the site.

5) Coordinate with the Public Works Department for the street connection and median design for HWS Cleveland Boulevard at its intersections with 168th and Ida Streets. 6) Coordinate all vehicular and pedestrian plans with the NRD to ensure proper alignment with the plans for the future Dam Site 15A project. 7) Increase the size of Outlot H to a minimum of 5,000 sq. ft. 8) Eliminate the cul-de-sac on Weber Circle by extending the street through to Potter and/or 169th Street(s). 9) Revise the section of HWS Cleveland Boulevard to be built within Phase I as a continuous 100' in width. 10) Receive approval from Public Works in regards to the access and stacking plan for the proposed school prior to the filing of the final plat which includes Lot 375. 11) Add the following notes on the Final Plat: (a) "There shall be no direct access to Potter Street from Outlot A." (b) "There shall be no direct access from Lot 275, Outlot A or Outlot L to HWS Cleveland Boulevard." 12) Coordinate with Douglas County to grade the subdivision to match the future 5-lane section of Ida and 168th Streets. 13) Include provisions in the subdivision agreement for the grade coordination and widening of Ida and 168th Streets adjacent to the subdivision. 14) Coordinate all Parkway and Boulevard improvements and costs with Parks Department staff. 15) Place building footprints on final plat for all lots located adjacent to Kilpatrick Parkway, HWS Cleveland Boulevard and Noise Attenuation Easements. 16) Provide the current standard noise attenuation easement language on the final plat. 17) Provide for traffic calming on any street in excess of 1,000 feet. 18) Pave all street stubs to the property line and provide temporary turnarounds. 19) Provide sidewalks as required by the Subdivision Ordinance. Maintenance of the sidewalks for all double-fronted lots will need to be included in the final subdivision agreement. 20) Submit a wetland mitigation plan if any wetlands are damaged are not included within an outlot. 21) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 22) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement. 23) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 24) Provide a letter of approval from Douglas County regarding noxious weed control. 25) An acceptable debt ratio of 4% or less. **DISPOSITION: APPROVAL 7-0.** Approval of the Final Plat, subject to the conditions of Preliminary Plat approval relative to Phase I and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action:

17.	C10-15-195 (D) C12-15-196 JHBF, LLC	REQUEST:	Preliminary 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: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Approval of the 2015 update to the Interceptor Sewer Master Plan will be required prior to forwarding the Preliminary Plat to City Council. 2) Coordinate with the proposed Indian Pointe Phase II subdivision on the interceptor sewer construction. If the Andresen Meadows Estates development precedes Indian Pointe Phase II in construction, the applicant will be required to construct the interceptor sewer to the extents of the subdivision. 3) Provide easements for the interceptor sewer and show on the final plat. 4) Provide a contribution to the future 180th Street bridge. 5) Coordinate with Public Works and Douglas County Engineer's office on street connections and right-of-way dedications. 6) Place a note on the plat that "there shall be no direct vehicular access to 180th Street from any lots or outlots abutting said street." 7) Provide a 115 foot noise attenuation easement from the centerline of 180th Street and the standard noise attenuation easement language on the final plat. 8) Coordinate with the Parks and Public Works Departments on the construction of a 10' wide concrete trail along the east side of 180th Street and show on the final plat. 9) Continue working with city staff in finalizing an acceptable tree mitigation plan. 10) Provide a wetland analysis. 11) Receive a permit from the U.S. Corps of Engineers prior to any grading on the site. 12) Provide traffic calming on all streets longer than 1,000 feet. 13) Coordinate with the Douglas County Engineer's office to grade the subdivision to the ultimate five-lane profile of 180th Street. 14) Provide sidewalks as required by the Subdivision Ordinance. 15) Compliance with all applicable stormwater management ordinances and policies. 16) Include provisions for the use, ownership and maintenance of the outlots in the final

subdivision agreement. 17) Provide a letter of approval from Douglas County regarding noxious weed control. 18) An acceptable debt ratio of 4% or less.

Overlay Districts

18.	C11-13-095 (D) Foundations Development, LLC	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District
		LOCATION:	4502 South 60th Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Planned Unit Development Overlay District subject to: 1) Compliance with the storm shelter protection standards set forth in OMC Section 55-787 at the time of building permit submittal. 2) Compliance with the approved building elevations. 3) Compliance with the site and landscape plans. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Compliance with all applicable ordinances and regulations. 6) The applicant obtaining all necessary permits.

19.	C9-97-123 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Repeal of a PK-Parking Overlay District
		LOCATION:	Southeast of 18th and Clark Streets

DISPOSITION: APPROVAL 7-0.

Rezoning

20.	C10-15-197 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R5 to R4
		LOCATION:	3114 Seward Street

DISPOSITION: APPROVAL 7-0.

21.	C10-15-198 (D) George Petersen	REQUEST:	Rezoning from GO to CC
		LOCATION:	8258 Hascall Street

DISPOSITION: APPROVAL 7-0.

22.	C10-15-199 1702 Cuming LLC	REQUEST:	Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Northwest of 17th and Cuming Streets

DISPOSITION: APPROVAL 7-0.

23.	C10-15-200 Jennifer Zhang	REQUEST:	Rezoning from GO to CC, with approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	6315 Center Street

DISPOSITION: LAYOVER 7-0. Layover for 60 days, 30 if ready, to allow the applicant time to meet with the Department.

24.	C10-15-205 (D) McNeil Company	REQUEST:	Rezoning from R4(35) to R4
		LOCATION:	4953 Mayberry Street

DISPOSITION: APPROVAL 7-0.

Special Use Permits

25.	C7-10-062 (D) C8-15-193 Sheltering Tree, Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> , along with a Major Amendment to a Conditional Use Permit to allow <i>Secondary educational facilities</i> in a R2 District (property is also located within an existing ACI-3(PL) Overlay District)
		LOCATION:	7400 Military Avenue

DISPOSITION: LAYOVER 7-0.

Conditional Use Permits

26.	C7-15-202 (D) Douglas County School District 0001	REQUEST:	Approval of a Conditional Use Permit to allow <i>Secondary education facilities</i> in a R4 District
		LOCATION:	3529 "Q" Street

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow a Secondary educational facility in a R4 District, subject to the following conditions: 1) Compliance with the proposed site plan. 2) Compliance with the proposed operating statement. 3) Compliance with the building elevations. 4) Compliance with the storm shelter provisions in Section 55-787. 5) Compliance with all stormwater management regulations. 6) Obtaining all necessary permits and Certificates of Occupancy.