DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on December 7, 2011.

MEMBERS PRESENT:  John Hoich, Chair  
Arnold Nesbitt, Vice Chair  
Anna Nubel  
R. J. Neary  
Thomas O. Kelley  
Van C. Deeb  
Greg Rosenbaum

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, November 28, 2011.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1.  C10-11-197  
   C12-11-198  
   Greg Cutchall  
   Cutchall Management

REQUEST:  Preliminary and Final Plat approval of LOWE’S OF OMAHA REPLAT 1, a subdivision inside the city limits, with rezoning from GI and GI/ACI-2(65) to CC/ACI-2(65) and GI

LOCATION:  Southeast of 76th and Dodge Streets

DISPOSITION: APPROVED 7-0. Approved the rezoning and the Preliminary and Final Plat, subject to the applicant either providing evidence that the existing Lowe’s site remains in compliance with the landscape plan approved in 2001 or submittal of an updated landscape plan and planting schedule that provides for renewed compliance prior to forwarding the final plat to the City Council for final action; and submittal of a final subdivision agreement, if necessary.
Rezonings

2. C10-94-158
   Kimley-Horn and Associates
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement (Vintage Oaks)
   LOCATION: Northeast of 168th and Harrison Streets

   DISPOSITION: APPROVED 7-0. Approved provided the following conditions are addressed and an acceptable final Mixed Use Development Agreement is submitted prior to forwarding to City Council: 1) An updated site plan showing the 30-foot bufferyard and screening along 167th Street; 2) A detailed plan of the plaza area showing the amenities and connections to the lots directly south of the property; 3) Revised elevations showing transparency or other urban design features that connect the building with the plaza; and 4) Three (3) full size sets of plans with correctly labeled exhibits.

Conditional Use Permits

3. C7-96-292
   Dr. Kelly R. Conway, D.D.S., M.S.
   REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Medical office in an LO District
   LOCATION: 535 North 87th Street

   DISPOSITION: APPROVED 6-0. Approved subject to: 1) Compliance with the proposed site plan; 2) Installation of four 2’ x 3’ windows on the second floor of the east side of the existing garage at the time of its expansion; 3) Compliance with the amended operating statement; and 4) Compliance with all other original conditions of approval.

(REGULAR AGENDA)

Master Plan Referrals

4. C3-11-216
   Planning Department
   On behalf of the City of Omaha
   LOCATION: 202 and 216 North 19th Street

   DISPOSITION: APPROVED 6-0.

5. C3-11-217 (D)
   Planning Department
   On behalf of the City of Omaha
   LOCATION: 3101 South 24th Street

   DISPOSITION: LAYOVER 7-0. Laid over at the request of the applicant.

6. C3-11-218
   Planning Department
   On behalf of the City of Omaha
   LOCATION: 6349 Cedar Plaza

   DISPOSITION: APPROVED 7-0.

7. C3-11-219
   Planning Department
   On behalf of the City of Omaha
   LOCATION: Southwest of 8th and Pacific Streets

   DISPOSITION: APPROVED 7-0.
8. C3-11-220
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of 2223 DODGE STREET LLC, TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 2223 Dodge Street
DISPOSITION: APPROVED 7-0.

9. C3-11-221
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of THE BARKER BUILDING LLC, TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 306 South 15th Street
DISPOSITION: APPROVED 7-0.

10. C3-11-225
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of UNITED STATES COLD STORAGE, INC. TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 4302 South 30th Street
DISPOSITION: APPROVED 7-0.

11. C3-11-199 (D)
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 regarding Assisted living
DISPOSITION: LAYOVER 7-0. Laid over at the request of the applicant.

12. C3-11-138
Lanoha Real Estate Company, Inc.
REQUEST: Approval of an amendment to the Future Land Use Element of the City’s Master Plan from low density residential to office/commercial
LOCATION: Northeast of 85th Avenue and Cass Street
DISPOSITION: APPROVED 7-0.

Subdivisions

13. C10-11-203 (D)
C12-11-204
Celebrity Homes, Inc.
REQUEST: Preliminary Plat and Final Plat approval of HARRISON PARK REPLAT 5, a minor plat outside the city limits, with rezoning from DR and R5 to DR
LOCATION: Southwest of 190th and Adams Streets
DISPOSITION: APPROVED 7-0. Approved the rezoning and the Preliminary Plat and Final Plat, subject to amending the original Harrison Park final subdivision agreement, if necessary.

14. C10-11-212 (D)
C12-11-213
Planning Department
On behalf of the City of Omaha
REQUEST: Preliminary and Final Plat approval of 84th & GROVER PLACE, a subdivision inside the city limits, with rezoning from CC to DR and CC (portions of which property lie within the flood fringe and floodway) and approval of an MCC Overlay District
LOCATION: 3434 South 84th Street
DISPOSITION: APPROVED 7-0. Approved the rezoning, MCC-Major Commercial Corridor Overlay District, and the Preliminary Plat and Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.
15. C10-11-140
   C12-11-215
   Lanoha Real Estate Company, Inc.

REQUEST: Preliminary and Final Plat approval of WEST DODGE FIRST ADDITION, a subdivision inside the city limits, with rezoning from R2 and LO to LO, and approval of a MCC Overlay District.

LOCATION: Northeast of 85th Avenue and Cass Street

DISPOSITION: APPROVED 6-0. Approved the rezoning, the MCC Overlay District, and the Preliminary Plat subject to submittal of an acceptable final subdivision agreement. Layover of the Final Plat until the City Council has the opportunity to approve the Preliminary Plat.

16. C10-11-222 (D)
   C12-11-223
   Gerald L. Torczon

REQUEST: Preliminary and Final Plat approval of WHISPERING RIDGE WEST REPLAT THREE, a minor plat outside the city limits, with rezoning from DR to DR and R5.

LOCATION: Southeast of 176th and Wirt Streets

DISPOSITION: APPROVED 7-0. Approved the rezoning and the Preliminary and Final Plat, subject to amending the original Whispering Ridge West final subdivision agreement, if necessary.

17. C10-11-224a
   C12-11-224
   Kimley-Horn and Associates

REQUEST: Preliminary and Final Plat approval of AVALON REPLAT ONE, a minor plat inside the city limits with approval of a MCC Overlay District.

LOCATION: Southwest of 49th and “L” Streets

DISPOSITION: APPROVED 5-0. Approved the MCC Overlay District for Lot 1, 2 and 4, Avalon Replat One. Approval of the Preliminary Plat, subject to: 1) Providing for all required off-site improvements identified in the approved traffic study; 2) Including a reciprocal access and parking easement note on the final plat for all of the lots; 3) Including notes on the final plat that state: a) that no access to “M” Street will be allowed from Lot 1 or Lot 4, b) that no access will be allowed from Lot 2 to “L” Street, and c) that no access to “L” Street will be allowed from Lot 3, except for the existing ingress/egress easement; 4) Providing for sidewalks along all street frontages; and submittal of an acceptable peripheral and internal pedestrian circulation plan prior to forwarding the request to the City Council for final action; and 5) Providing for use, ownership and maintenance of the outlot in the subdivision agreement. Approval of the Final Plat as amended by the conditions of Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement.

Rezonings

18. C10-11-205 (D)
    Lund-Ross

REQUEST: Rezoning from CC to R7

LOCATION: 3454 Lake Street

DISPOSITION: APPROVED 7-0.

19. C11-11-209
    C10-11-210
    Christian Christensen

REQUEST: Rezoning from HI/ACI-1(PL) to R8/ACI-1(PL) and approval of a Planned Unit Development Overlay District.

LOCATION: Southwest of 8th and Pacific Streets

DISPOSITION: APPROVED 6-0. Approved the rezoning and the PUD, subject to submittal of the following prior to forwarding the request to the City Council for final action: 1) The applicant obtaining any necessary zoning ordinance waivers; 2) Submittal of acceptable final site and landscape plans; and 3) Submittal of acceptable final building elevations.
REQUEST: Rezoning from HI/ACI-1(PL) to CBD/ACI-1(PL)  
LOCATION: 819 South 7th Street  
DISPOSITION: APPROVED 6-0.

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement (Mission Pines Plaza)  
LOCATION: Northwest of 168th and Harrison Streets  
DISPOSITION: APPROVED 6-0. Approved provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council: 1) An updated site plan that addresses the integrated plaza, correct sidewalk widths, parking lot screening, building elevations and curb setbacks for the garage; and 2) Three (3) full size sets of plans with correctly labeled exhibits.

Special Use Permits

REQUEST: Approval of a Special Use Permit to allow Day care services (general) in a R4(35) District  
LOCATION: 2537 North 62nd Street  
DISPOSITION: LAYOVER 7-0. Laid over to allow for the applicant to provide an adequate site plan and updated operating statement addressing hours of operation.

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Convenience storage in a CC District  
LOCATION: Northeast of 60th Street and Hartman Avenue  
DISPOSITION: APPROVED 7-0. Approved subject to: 1) Compliance with the site/landscape plan dated November 3, 2011; 2) Compliance with the proposed operating statement; 3) Compliance with the existing/proposed building elevations; 4) Obtaining any all necessary permits and Certificates of Occupancies; 5) Compliance with all applicable regulations and all original conditions of approval; and 6) The applicant either removing the barbed wire or obtain the Building Board of Review’s approval of the barbed wire prior to forwarding this request to the City Council for final action.

REQUEST: Approval of a Special Use Permit to allow Day care services (general) in a R3 District  
LOCATION: 8214 Templeton Drive  
DISPOSITION: APPROVED 7-0. Approved subject to the following conditions: 1) Submittal of a revised site plan that provides for an additional off-street parking stall prior to forwarding the request to the City Council; 2) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department; 3) Compliance with storm shelter regulations; 4) Compliance with the revised site plan; 5) Compliance with the proposed operating statement; and 6) Compliance with all applicable development regulations.
Conditional Use Permits

25. C7-10-026 (D)  
Jim Haver  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Automotive repair services in a CC District  
LOCATION: 15949 West Center Road  
DISPOSITION: APPROVED 6-0. Approved subject to all of the original conditions of approval except for the 94 feet of the fencing along the south property line measured from the southeast corner of the site to the west.

26. C7-11-139  
Lanoha Real Estate Company, Inc.  
REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO/MCC District  
LOCATION: Northeast of 85th Avenue and Cass Street  
DISPOSITION: APPROVED 6-0. Approved subject to: 1) Compliance with a revised site plan in compliance with all applicable regulations; 2) Compliance with a revised landscape plan in compliance with all applicable regulations; 3) Compliance with building elevations in compliance with all applicable regulations; and 4) Compliance with the proposed Operating Statement.

Vacations

27. C14-11-208  
REQUEST: Vacation of 14th Street from Nicholas Street north between 1101 North 14th Street and 1112 North 14th Street  
DISPOSITION: DENIED 6-0.