PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 7, 2012, 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 March 7, 2012.

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

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chair

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 27, 2012.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1. C8-11-189 (D) C10-11-187 C12-11-188
   Keith B. Edquist
   REQUEST: Preliminary Plat approval of NORTHERN HILLS ESTATES TWO (Lot 1 through 23, inclusive and Outlot “A” and “B”) a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks and Section 53-9(3) Street surfacing for 68th Street, with rezoning from DR and AV to DR and AV, and a Special Use Permit to allow development in the North Hills Environmental Overlay District
   LOCATION: Generally, southeast of 72nd Street and Northern Hills Drive
DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow development in the North Hills Environmental Overlay District subject to approval of an acceptable Final Plat and subdivision agreement for Northern Hills Estates Two; approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; denial of the waiver of Section 53-9(3) Street surfacing; and approval of the Preliminary Plat subject to: 1) Eliminating Lot 3; 2) Relocating 68th Street further to the west; 3) Submittal of a revised Preliminary Plat; 4) Resubmittal of all exhibits that include the most current proposed lot layout (including the tree canopy and slopes analysis) with the revised Preliminary Plat; 5) Submittal of an updated airspace analysis that reflects the most current numbers. The allowed maximum building/landscaping elevations need to be provided on the Final Plat; 6) NDEQ approval of on-site wastewater treatment; 7) Providing the proposed building footprints on the Final Plat; 8) Submittal of a final acceptable PCSMP in compliance with all applicable stormwater management policies and ordinances and the Environmental Element of the City’s Master Plan; 9) Providing a 50-foot wide native prairie grass buffer adjacent to the prairie; 10) Providing traffic calming as required; 11) Providing for turnarounds at the terminus of all dead end streets; 12) Providing for the use, ownership and maintenance of all outlots in the subdivision agreement; 13) Providing a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 14) Submittal of an acceptable final subdivision agreement.

2. C10-12-037
C12-12-038
Tom Falcone

REQUEST: Preliminary Plat approval of RANCH VIEW
ESTATES 3, a subdivision outside the city limits, with rezoning from AG to DR and R3

LOCATION: Southwest of 213th and Walnut Streets

DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG to DR and R2 and approval of the Preliminary Plat subject to: 1) Providing traffic calming on 214th Street and 214th Avenue; 2) Compliance with all stormwater management policies; 3) Including the applicable fees in the final subdivision agreement; 4) Providing for use, ownership and maintenance of the outlot in the final subdivision agreement; 5) Submitting a letter of approval of a Noxious Weed Plan from Douglas County; 6) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 7) The debt ratio not exceeding 4%; and 8) the development to be 42 lots and any future development would need to include ingress and egress.

(REGULAR AGENDA)

Master Plan Referrals

3. C3-12-042
Planning Department on behalf of the City of Omaha

REQUEST: Approval of a Surplus Declaration and Disposal of city-owned property

LOCATION: Northeast of 211th and Pacific Streets

DISPOSITION: APPROVED 6-0.

4. C3-12-043
Planning Department on behalf of the City of Omaha

REQUEST: Approval of Chapter 55 amendments regarding urban design

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

5. C3-12-058 (D)
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the MCDONALD’S USA, LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 2410 Cuming Street

DISPOSITION: LAYOVER 6-0.
6. C3-12-059 (D)  
Planning Department on behalf of
the City of Omaha  
REQUEST: Approval of THE NOTTINGHAM AT GIFFORD PARK TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 3304 Burt Street  
DISPOSITION: LAYOVER 6-0.

Subdivisions

7. C12-12-041 (D)  
Rex Ekwall  
REQUEST: Preliminary and Final Plat approval of EKWALL 1st ADDITION, a minor plat inside the city limits, with approval of a MCC Overlay District  
LOCATION: Southeast of 156th Street and West Center Road  
DISPOSITION: APPROVED 6-0. Approval of the MCC-Major Commercial Corridor Overlay District for Lot 1 and approval of the Preliminary Plat subject to: 1) Including language in regards to the use, ownership and maintenance of Outlot “A” to be provided for in the final subdivision agreement and in a note on the Final Plat mylars; 2) Changing Note 2 on the plat to “Only one access to 156th Street will be permitted from Lot 1. This access shall be located in the ingress/egress easement as shown”; 3) Providing sections to the Public Works Department to verify that enough right-of-way has been left along 156th Street to accommodate a 3:1 + 20’ section; and 4) Removing the existing “Petition” language from the plat and coordinate with the Public Works Department on acceptable language. 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 the plat to the City Council.

8. C12-12-052 (D)  
Barry Ominksy  
REQUEST: Preliminary and Final Plat approval of UNITED STATES COLD STORAGE ADDITION a minor plat inside the city limits  
LOCATION: Southeast of Dahlman Avenue and “G” Street  
DISPOSITION: APPROVED 6-0. Approval of the Preliminary and Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.

9. C12-12-057 (D)  
Prime Real Estate, LLC  
REQUEST: Preliminary and Final Plat approval of PRIME BUSINESS PARK, a minor plat inside the city limits  
LOCATION: 22145 West Maple Road  
DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1) The applicant providing a 25-foot wide dedication of right-of-way along the western boundary of proposed Lot 1; 2) The applicant waiving the right to protest a future street improvement district; 3) Compliance with all stormwater management policies and ordinances; and 4) The applicant applying for the MCC Overlay District designation for the three lots included in the proposed plat. Approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.

10. C12-12-060 (D)  
Parks, Recreation and Public Property Department on behalf of the City of Omaha  
REQUEST: Preliminary and Final Plat approval of KIEWIT PLACE, a minor plat inside the city limits  
LOCATION: Northwest of 60th and “F” Streets
DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1) Including language in regards to the use, ownership and maintenance of Outlot “A” to be provided for in the final subdivision agreement and in a note on the Final Plat mylars. Approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval prior to forwarding the plat to the City Council.

Rezoning

11. C10-12-044 (D)  
Rex Ekwall  
REQUEST: Rezoning from GI to CC (portions of which property lie within the flood fringe and floodway) and approval of a MCC Overlay District  
LOCATION: 2727 South 156th Street

DISPOSITION: APPROVED 6-0. Approval of the MCC-Major Commercial Corridor Overlay District for Lot 25, Cornhusker Industrial Park III and approval of the rezoning from GI to CC (portions of which property lies within the flood fringe and floodway) for Lots 25, 26 and Outlot 3, Cornhusker Industrial Park III.

12. C10-12-050 (D)  
Tenth Street Bridge Properties, LLC  
REQUEST: Rezoning from HI/ACI-1(PL) to CBD/ACI-1(PL)  
LOCATION: 1002, 1010 and 1012 South 10th Street

DISPOSITION: APPROVED 6-0.

13. C10-12-053 (D)  
David L. Smith  
REQUEST: Rezoning from AG-ED to DR-ED  
LOCATION: 14014 North 108th Street

DISPOSITION: APPROVED 6-0.

14. C10-12-055 (D)  
C11-12-056  
Apollo Building Corporation  
REQUEST: Rezoning from DR and R5 to R6 and approval of a Planned Unit Development Overlay District  
LOCATION: Generally, 133rd Street south of Larimore Avenue and north of Meredith Avenue

DISPOSITION: LAYOVER 6-0. Laid over for 60 days or 30 days if the applicant is ready to allow the applicant additional time to: 1) Meet with the neighbors; 2) Revise the site/landscape plans in compliance with applicable site development regulations, include the tree canopy along the western boundary of the site and provide an internal sidewalk system; and 3) Provide additional visual elements to the proposed building elevations.

15. C10-12-054 (D)  
PDM, Inc.  
REQUEST: Rezoning from CC and GI to CC  
LOCATION: 2906, 2930 and 3002 South 24th Street and 2424 Oak Street

DISPOSITION: APPROVED 6-0.
Special Use Permits

16. C8-12-051 (D)
Abbie Britton
REQUEST: Approval of a Special Use Permit to allow Day care (general) in R4(35)
LOCATION: 11104 “U” Street

DISPOSITION: APPROVED 6-0. Approval 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; and 5) Compliance with all applicable development regulations.

Conditional Use Permits

17. C7-12-049 (D)
Frank Firoz
REQUEST: Approval of a Conditional Use Permit to allow Duplex residential in LC
LOCATION: 7501 Cass Street

DISPOSITION: LAYOVER 6-0. Laid over for 60 days or 30 days if the applicant is ready to allow the applicant additional time to submit: 1) A revised site plan that complies with Article XIV Off-street Park and Loading Regulations of the Omaha Municipal Code; 2) A landscape plan that shows all existing landscaping that will remain and proposed landscaping in compliance with Article XIII Landscaping and Screening OMC; and 3) Building elevations that provide exact materials and specifications.

Vacations

18. C14-12-046 (D)
Douglas County
REQUEST: Vacation of a portion of Wright Street, east of 240th Street

DISPOSITION: APPROVED 6-0. Approval of the proposed vacation subject to any necessary easements being included in the vacating ordinance.

19. C14-12-047 (D)
Property Owner
REQUEST: Vacation of William Street from the east line of abandoned railroad right-of-way west of 50th Street and east of Block 12, West Side Addition, going west to the west property line of Lot 14, Block 12, West Side Addition

DISPOSITION: APPROVED 6-0. Approval of the proposed vacation subject to any necessary easements being included in the vacating ordinance.

Dedications

20. C16-12-045 (D)
Property Owner
REQUEST: Dedication of a strip of land along the east boundary of Lot 1 Armstrong’s First Addition Replat
LOCATION: Northwest of 24th and Cuming Streets

DISPOSITION: APPROVED 6-0.