PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 2, 2008 - 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 April 2, 2008.

MEMBERS PRESENT: Pete Festersen, Chairman
R. J. Neary
Robert Mancuso
John Hoich
Anna Nubel
Arnold Nesbitt

MEMBER NOT PRESENT: Rebecca Valdez

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, March 24, 2008.

ADMINISTRATIVE MEETING ONLY

Subdivision Plats

1. C10-99-044
C12-99-045
Hearthstone Homes, Inc.

REQUEST: Final Plat approval of SHADOWBROOK
(Lots 311-332) with rezoning from AG to R4
LOCATION: Southwest of 147 & State Streets

DISPOSITION: APPROVED 6-0. Approved the rezoning from AG and R4 to R4; and APPROVED the final plat, subject to submittal of an acceptable subdivision agreement.

2. C10-05-183
C12-05-184
Hearthstone Homes, Inc.

REQUEST: Final Plat approval of TURNBRIDGE (Lots 187-322) with rezoning from DR to R4, portions of which property lie within the floodway
LOCATION: Southwest of Wenninghoff Rd. & I-680

DISPOSITION: APPROVED 6-0. Approved the rezoning from DR to R4, portions of which property lie within the floodway; and APPROVED the final plat, subject to submittal of an acceptable final subdivision agreement.
3. C10-07-007  C12-07-008  168 & Blondo LLC  
REQUEST: Final Plat approval of BRIAR SQUARE with rezoning from R5 and CC to CC and MU  
LOCATION: Southwest of 168 & Blondo Streets  
DISPOSITION: LAID OVER 6-0. Laid over until the June 4, 2008, meeting (or the May 7, 2008, meeting if ALL of the required documentation is received by the April 14, 2008, deadline date) to allow the applicant time to submit a final plat application that is consistent with the approved preliminary plat and to submit an acceptable mixed-use district development agreement for Lots 1 through 5 and 7 through 9 inclusive.

REQUEST: Final Plat approval of RIDGEMOOR (Lots 207-356) with rezoning from AG to R4  
LOCATION: Northwest of 144 St. & Gilder Ave.  
DISPOSITION: APPROVED 6-0. Approved the rezoning from AG to R4; and APPROVED the final plat, subject to the applicant submitting an acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING  
(HOLD OVER CASES)

Master Plan Referrals

5. C3-08-046  Edward Rose Dev. Co., LLC  
REQUEST: Approval of an Amendment to the Future Land Use Element of the Master Plan to change from single-family residential (Elkhorn) to low density residential (Omaha)  
LOCATION: Northwest of 192 & Blondo Streets  
DISPOSITION: APPROVED 6-0.

Subdivision Plats

6. C10-08-016  C11-08-017  C12-08-018  Edward Rose Dev. Co., LLC  
REQUEST: Revised Preliminary Plat approval of WEST HAMPTON PARK (Lots 5-100 and Outlots “A” and “C” through “I”), a subdivision outside the city limits, with rezoning from S-1, SF-4, R3, and C-1 (Elkhorn) to DR, R4, R6, and CC (Omaha), portions of which property lie within the floodway and flood fringe; and Approval of a Planned Unit Development Overlay District  
LOCATION: North of Old Lincoln Highway and east of 204 Street  
DISPOSITION: APPROVED 6-0. Approved the rezoning as follows: Lot 5 to R6; Lot 6 and Outlot “A” to R6-PUD; Lots 7-11 to CC; Lots 12-100 to R4; and Outlot “C” through “I” to DR; APPROVED the PUD, subject to providing a trail connection in the northeast portion of the property (north of Building #33) and submittal of final PUD plans prior to forwarding the request to the City Council; and APPROVED the revised preliminary plat, subject to the following being addressed prior to or with the application for final plat approval: 1) Coordinating with Douglas County regarding 192 Street improvements; 2) Submittal of storm sewer design computations and final plans to the Douglas County Engineer’s office; 3) Coordinating the project grades along the southern and eastern boundaries where appropriate with the future improvement of 192 Street and Old Lincoln Highway; 4) Providing calculations to show a no net increase in runoff for the 2, 10, 50, and 100-year storm; 5) Providing calculations as required for the sediment basins; 6) Providing cross-sections of the 3:1, plus 50'; 7) Revise grading plans so that no grading is allowed within the 3:1,
plus 50’; 8) Submittal of design plans for outlets to the NRD; 9) Show the 40’ trail easement on the final plat; 10) Provide accurate park and sewer fee calculations; 11) Trail plans and costs must be approved by the Park and Recreation Advisory Board; 12) Provide for the private use, ownership and maintenance of all outlots in the subdivision agreement; 13) Submit a letter from Douglas County Emergency Management that indicates that acceptable emergency warning has been provided for in the area; and 14) An overall debt ratio of less than 4%.

Rezonings

7. C10-98-205 (D)  
   Jerry Torczon  
   REQUEST: Approval of a Major Amendment to the mixed-use district development agreement for The Grove  
   LOCATION: Northeast of 192 & Pacific Streets

DISPOSITION: APPROVED 6-0. Approved, subject to the following items being addressed in an acceptable mixed-use agreement prior to being forwarded to the City Council: 1) The handicap parking stalls shall be designed as required by Section 55-740(d); 2) Include build-to/setback lines along the front of the buildings at the setback where the porticos will extend to and along the side of the building on the east side of the development; 3) Make changes to the site plan as suggested in the report regarding landscaping and build-to/set back lines; and 4) The elevations included with the development agreement are acceptable as representative of the style of building that will be constructed. At the time of building permit the buildings will have to comply with Sections 55-926, 55-927, 55-929, 55-935 and 55-936. A note should be included on the elevation exhibits stating that the design will comply with the code.

8. C10-08-012 (D)  
   Frachu, LLC  
   c/o Charles Addy  
   REQUEST: Rezone from R4(35) to GC  
   LOCATION: 4030 S. 13 Street

DISPOSITION: Withdrawn at the applicant’s request.

Special Use Permits

9. C8-08-039  
   Faulk Investments  
   REQUEST: Approval of a Special Use Permit to allow General Retail Sales in a GI District  
   LOCATION: 6799 S. 156 Street

DISPOSITION: LAID OVER 6-0. Laid over until the June 4, 2008, meeting (or the May 7, 2008, meeting if ALL of the required documentation is received by the April 14, 2008, deadline date) to allow the applicant time to: 1) Submit an updated site plan that shows the correct property lines; 2) The applicant should work with the Planning Department to create a Development Agreement; 3) The site needs to meet the General Industrial development regulations and Urban Design Review Criteria; 4) The 10 percent open space requirement needs to be met; 5) Include 10 feet of perimeter landscaping next to the parking lot along Harrison Street and 156 Street; 6) Include at a minimum 7 percent interior parking lot landscaping; 7) Provide a grouping of buildings; 8) Provide a green corner; 9) Screen the parking lot along 156 Street and Harrison with screening that is no less than four feet in height; 10) Include a landscaping description table that identifies the type, quantity and caliper off all species; 11) Include a 30 foot buffer yard along 156 Street; 12) Include a green corner in near the intersection of 156 Street & Harrison Street; 13) Screen all loading docks, mechanical equipment, and trash enclosures as required in Section 55-927; 14) Special design attention should be given to the west and south sides of the buildings. Redesign the corner building and treat all four sides as equally important, if the building remains pulled up to 156 Street or Harrison Street; 15) All buildings should be designed to meet the Large Retail Building requirements; 16) Design the retaining wall(s) in such way that they meet the requirements of Section 55-934 and include an exhibit showing the details of the retaining walls; 17) A sediment and erosion control plan needs to be developed and implemented on this site prior to grading;
and 18) The engineer/developer needs to demonstrate that there will be a “no net increase” in runoff from the 2, 10, and 100 years frequency storm events. The NRD will need to review those calculations.

(REGULAR AGENDA)

Master Plan Referrals

10. C3-99-205 (D)
    Planning Department

REQUEST: Approval of LONG SCHOOL NEIGHBORHOOD REDEVELOPMENT PLAN AMENDMENT 3

LOCATION: The east side of 25 Street between Patrick Avenue and Blondo Street and on Patrick Avenue between 25 & 26 Streets

DISPOSITION: APPROVED 6-0.

11. C3-08-067
    John E. Skradski

REQUEST: Approval of an Amendment to the Future Land Use Element of the Master Plan from low-density residential to mixed-use

LOCATION: Area generally bounded by 24 Street on the west; “Q” Street on the north; “S” Street on the south; and the north/south alley located between “Q”, “S”, 23 & 24 Streets on the east

DISPOSITION: APPROVED 6-0.

12. C3-08-076 (D)
    Debra Christensen
    Bluestone Development LLC

REQUEST: Approval of BLUES LOFTS LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 13 & Webster Streets

DISPOSITION: APPROVED 6-0.

13. C3-08-077 (D)
    Logan Housing Partners, LLC

REQUEST: Approval of LOGAN HOUSING PARTNERS LP TIF REDEVELOPMENT PROJECT PLAN
    THE LOGAN LOFTS 1802 DODGE STREET

LOCATION: 1802 Dodge Street

DISPOSITION: APPROVED 6-0.

14. C3-08-078
    Aldi, Inc.

REQUEST: Approval of ALDI INC. TIF REDEVELOPMENT PROJECT PLAN
    SORENSEN CORNER

LOCATION: 30 St. & Sorensen Parkway

DISPOSITION: LAID OVER 5-0. Laid over until the May 7, 2008, meeting at the applicant's request.

15. C3-08-079 (D)
    The Alliance Group, Inc.

REQUEST: Approval of THE 2566 LEAVENWORTH LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 2562 & 2566 Leavenworth St.

DISPOSITION: APPROVED 6-0.
16. C3-08-080  (D)  
Planning Department  
REQUEST: Approval of an Amendment to Chapter 55 regarding group living  
LOCATION: Omaha and 3 Mile Jurisdiction  

DISPOSITION: LAID OVER 6-0. Laid over until the May 7, 2008, meeting at the applicant’s request.  

Subdivision Plats  

17. C12-07-142  (D)  
South 72 Street Associates, LLC  
c/o “H” Street Ventures  
REQUEST: Revised Preliminary and Final Plat approval of CROWN INDUSTRIAL PARK, a subdivision inside the city limits  
LOCATION: Southeast of 72 & “F” Streets  

DISPOSITION: APPROVED 5-0. Approved the revised preliminary plat and final plat, subject to submittal of an acceptable subdivision agreement, if required by the Public Works Department.  

18. C12-08-071  
Charlie Faulk  
REQUEST: Preliminary and Final Plat approval of FAULK’S HARRISON ADDITION REPLAT 1, a minor plat outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the subdivision ordinance  
LOCATION: Northeast of 156 & Harrison Streets  

DISPOSITION: LAID OVER 6-0. Laid over the waiver of Sec. 53-9(9) sidewalks, and preliminary and final plat until the June 4, 2008, meeting (or the May 7, 2008, meeting if ALL of the required documentation is received by the April 14, 2008, deadline date) to allow the applicant time to accomplish the following: 1) Noting on the plat that access to Lot 2 will be restricted to right-in/right-out turning movements from both 156 Street and Harrison Street in the future when future improvements occur; 2) Add a reciprocal access easement across both Lot 1 and Lot 2; 3) Provisions for installing sidewalks along 156 Street and Harrison Street in the Subdivision Agreement; 4) Identifying all relevant features o and around the plat as required by the subdivision ordinance; 5) Obtaining permits from the Douglas County Engineer’s office for any grading, sewer or utility work carried out in Harrison Street right-of-way; 6) Abandoned all existing well on the property as per State of Nebraska Departments of Health requirements and provide documentation of such to the Douglas County Health Department; 7) Abandon all existing septic systems according to Douglas County Health Department regulations; 8) Submit storm sewer design computations and final plans to the Douglas County Engineer’s Office; 9) Coordinate project grades along the southern boundary of the development with future improvements of Harrison Street; 10) Obtain permits from the Douglas County Engineer’s office for any new or revised driveway connections to Harrison Street; and 11) Make any necessary changes to the ingress/egress easement along Lot 1 that may occur as a result of changes to the site plan. 

Rezonings  

19. C7-08-065  
C10-08-066  
Islamic Center of Omaha  
REQUEST: Rezone from R3 and R4(35) to R4(35); and Approval of a Conditional Use Permit to allow Religious Assembly in an R4(35) district  
LOCATION: 7268 Pinkney Street and 3511 N. 73 Street  

DISPOSITION: LAID OVER 6-0. Laid over until the June 4, 2008, meeting to allow the applicant time to meet with the neighbors.
20. C10-08-068
John E. Skradski

REQUEST: Rezone from GI to NBD; and Approval of an ACI Overlay District (ACI-2) (50)

LOCATION: 5247-5251 S. 24 Street

DISPOSITION: APPROVED 6-0. Approved the rezoning from GI to NBD-ACI-2(50).

21. C10-08-069 (D)
Candace Gregory

REQUEST: Rezone from HI to GI

LOCATION: Property bounded by Locust Street on the north; Avenue “J” East on the south; East 20 Street on the west; and East 21 Street on the east

DISPOSITION: LAID OVER 6-0. Laid over until the June 4, 2008, meeting (or the May 7, 2008, meeting if ALL of the required documentation is received by the April 14, 2008, deadline date) to allow time for proper advertising and notification.

Special Use Permits

22. C8-97-176 (D)
Shelia M. Jones

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Scrap and Salvage Services in a GI district

LOCATION: Northwest of Blondo Street & Keystone Dr.

DISPOSITION: LAID OVER 6-0. Laid over until the June 4, 2008, meeting (or the May 7, 2008, meeting if ALL of the required documentation is received by the April 14, 2008, deadline date) at the applicant’s request.

23. C8-08-044 (D)
Omaha Sports Academy

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Indoor Sports and Recreation in an LI district, portions of which property lie within the flood fringe and floodway

LOCATION: 11720 Stonegate Circle

DISPOSITION: APPROVED 5-0. Approved the proposed amendment, subject to compliance with all original conditions of approval by the Planning Board and City Council.

24. C8-08-072
Monique Cooper

REQUEST: Approval of a Special Use Permit to allow Day Care (General) in an R4(35) district

LOCATION: 3020 Huntington Avenue

DISPOSITION: APPROVED 6-0. Approved the Special Use Permit to allow Day Care (General), subject to: 1) The applicant meeting with the Planning Department regarding submittal of an acceptable, revised site plan addressing the configuration of the parking lot, prior to forwarding this request to the City Council; 2) Installation of the 10’ perimeter parking lot landscaping from the property line along Huntington Avenue; 3) Installation of a 4’ tall screen within the landscaped area along Huntington Avenue and also along the north side of the parking lot as required by OMC 55-740(g); 4) Installation of 3 over-story type trees each on the north side and west sides of the parking lot; 5) Submittal of a proposed building elevation or if no changes are proposed, a photograph of the building; 6) Compliance with the proposed operating statement and revised site plan; 7) Any signage being in compliance with the zoning ordinance; 8) Compliance with any applicable state or federal regulations; and 9) No net increase in stormwater runoff will be allowed from the site.
25. C8-08-074 (D) Troy Podraza
   REQUEST: Approval of a Special Use Permit to allow Convenience Storage in a CC district
   LOCATION: 11020 Emmet Street

   DISPOSITION: APPROVED 6-0. Approved the Special Use Permit to allow Convenience Storage in CC, subject to the following being provided prior to issuance of a building/fence permits: 1) A revised site/landscape plan that provides for: (a) Additional tree plantings, as required by the Zoning Ordinance; (b) Installation and/or maintenance of perimeter fencing, as required by the Zoning Ordinance; and (c) Screening on the west side of Building and parking area; 2) Signage in compliance with the CC District regulations; 3) No outdoor public address system; 4) No outdoor storage; and 5) Compliance with the revised site/landscape plan, proposed building elevations and operating statement.

26. C8-08-075 (D) Derek Petit
   REQUEST: Approval of a Special Use Permit to allow Indoor Sports and Recreation in a GI district
   LOCATION: 11005 “E” Circle

   DISPOSITION: Withdrawn at the applicant’s request.

Conditional Use Permits

27. C7-08-073 (D) Stan Horrell on behalf of Metropolitan Community College
   REQUEST: Approval of a Conditional Use Permit to allow College and University Facilities in an R4 district with a waiver of Sec. 55-186, Height, to 36’
   LOCATION: 5300 N. 30 Street

   DISPOSITION: APPROVED 6-0. Approved the waiver of Sec. 55-186, Height; and APPROVED the Conditional Use Permit.

Dedications

28. C16-08-064 (D) Property Owner
   REQUEST: Dedication
   LOCATION: The north 30’ +/- of Lots 20-29, Shadowbrook Replat Two (additional right-of-way for State Street) (Southwest of 150 & State Streets)

   DISPOSITION: APPROVED 6-0.

29. C16-08-081 (D) Property Owner
   REQUEST: Dedication
   LOCATION: The north 25’ +/- of Lots 1-5, Ridgemoor (additional right-of-way for State Street) (Southeast of 147 & State Streets)

   DISPOSITION: APPROVED 6-0.

REQUEST FOR RECONSIDERATION:

Conditional Use Permit

30. C7-08-019 Leon G. Benschoter
    REQUEST: Approval of a Conditional Use Permit to allow Warehousing (Limited) in a GC district
    LOCATION: 2322 S. 29 Street

    DISPOSITION: APPROVED 6-0. Approved the request for reconsideration of a Conditional Use Permit to allow Warehousing (Limited) in a GC district to be heard at the May 7, 2008, meeting.