DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on January 7, 2009.

MEMBERS PRESENT: Pete Festersen, Chairman
R. J. Neary
Robert Mancuso
John Hoich
Arnold Nesbitt
Thomas O. Kelley

MEMBERS ABSENT: Anna Nubel

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PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

ADMINISTRATIVE MEETING

Subdivision Plats

1. C10-08-220  C12-08-221
   Western Springs Land Corp.; Stone Creek Plaza, LLC

REQUEST: Final Plat approval of KENSINGTON PARK, a subdivision outside the city limits, with rezoning from AG to DR, R6 and MU

LOCATION: Northwest of 204th and “Q” Streets

DISPOSITION: LAID OVER 6-0. Lay over (30-60 days) to allow the applicant time to submit an amended final plat and to solve the mixed use items identified in the recommendation report.
Regular Agenda

Master Plan Referrals

2. C3-09-006
   Troy Roehrs
   REQUEST: Approval of an Amendment to the Land Use Element of the City’s Master Plan from residential to office/commercial and expansion of an existing mixed use area
   LOCATION: 8758 and 8766 West Center Road
   DISPOSITION: LAID OVER 4-2. Lay over (30 days) the request for discussions between the neighborhood association, the Planning Department, and the applicant related to the development of a PUD for this ground only.

3. C3-08-243
   Planning Department
   REQUEST: Approval of a Chapter 55 Amendment regarding banners
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: Withdrawn until a future date.

4. C3-09-018
   Planning Department
   REQUEST: Dunsany Flats Redevelopment Plan
   LOCATION: Northeast of 10th and Pierce Streets
   DISPOSITION: APPROVED 6-0.

5. C3-09-019
   Planning Department
   REQUEST: National Athletic Trainers’ Association Board of Certification, Inc. Redevelopment Plan
   LOCATION: 1415 Harney Street
   DISPOSITION: APPROVED 6-0.

6. C3-09-020
   Planning Department
   REQUEST: OMAR-5, LLC Redevelopment Plan
   LOCATION: 4383 Nicholas Street
   DISPOSITION: APPROVED 5-0.

7. C3-09-021
   Planning Department
   REQUEST: Swartz Printing Company “Driscoll Leather Building” Redevelopment Plan
   LOCATION: 714 South 15th Street
   DISPOSITION: APPROVED 6-0.

Subdivisions

8. C12-09-001 (D)
   A. Luke Wallace
   REQUEST: Preliminary and Final Plat approval of VILLAGE GREEN, a minor plat inside the city limits
   LOCATION: North of 3rd and Bancroft Streets
   DISPOSITION: APPROVED 6-0. Approval of the preliminary and final plat of VILLAGE GREEN.
9. C12-09-009 (D)
Dan Dolezal, Ehrhart Griffin & Associates
REQUEST: Preliminary Plat approval of EMMA ADDITION, a subdivision inside the city limits
LOCATION: Northwest of South 135th and “Q” Streets

DISPOSITION: APPROVED 6-0. Approval of the preliminary plat subject to: 1) The applicant submitting a subdivision agreement, if necessary, prior to or with submittal of the final plat; 2) Providing easements on the final plat for any public sidewalk located on private property; 3) The applicant confirming that the dedication along “Q” Street is accurately shown on the mylars; 4) The applicant including the remaining part of Lot 15, Block 19, in the replat or providing a copy of the deed for that portion of the lot not included in the plat; 5) Providing a sediment and erosion control plan prior to or with the final plat application; and 6) Submittal of a Post-Construction Storm Water Management Plan that is acceptable to the Public Works Department and the Papio-Missouri River NRD, prior to the issuance of any building permits.

10. C10-09-012 (D)
C12-09-013
Dwight Anderson
REQUEST: Preliminary Plat approval of ‘Q’ STREET ACRES REPLAT 1, a subdivision inside the city limits, with rezoning from DR to DR and CH (portions of which property lie within the flood fringe)
LOCATION: 5517 South 70th Street

DISPOSITION: LAID OVER 6-0. Lay over the preliminary plat and rezoning to allow the applicant time to amend the rezoning portion of request from DR-FF to CH-FF to DR-FF to GI-FF and to submit the required Post Construction Storm Water Management Plans.

11. C10-07-281 (D)
C12-07-282
HyVee Inc.
REQUEST: Preliminary Plat approval of PACIFIC SPRINGS PLACE, a subdivision outside the city limits, with rezoning from AG and MU to MU, and approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs
LOCATION: Northeast of 180th and Pacific Streets

DISPOSITION: LAID OVER 6-0. Lay over the request (60 days) to allow the applicant time to submit a Mixed Use District development plan in compliance with current standards as noted in the “Mixed Use” section of the Planning Department’s recommendation report.

12. C10-09-011 (D)
C12-08-253
80 Dodge, LLC
REQUEST: Preliminary and Final Plat approval of TOWER PLAZA REPLAT 10, a subdivision inside the city limits, with rezoning from MU to CC and approval of an ACI-2 Overlay District
LOCATION: Northeast of 80th Street and Dodge Road

DISPOSITION: APPROVED 6-0. Approval of the rezoning from MU to CC (Lot 1-3) with an ACI-2 overlay (Lot 1 and 2). Approval of preliminary and final plat of TOWER PLAZA REPLAT 10.

13. C10-09-016 (D)
C12-09-017
Jeremy Carrell
REQUEST: Preliminary and Final Plat approval of SOUTH SIDE ACRES REPLAT 13, a minor plat inside the city limits, with rezoning from DR to R4
LOCATION: 5801 South 53rd Street

DISPOSITION: APPROVED 6-0. Approved the rezoning from DR-Development Reserve to R4-Single Family residential. Approved the preliminary and final plat of SOUTH SIDE ACRES REPLAT 13, a minor plat inside the city limits.
Rezonings

14. C10-09-004  
C7-09-005  
Troy Roehrs  
REQUEST:  Rezoning from R2 to LO and approval of a  
Conditional Use Permit to allow Medical  
office in an LO District  
LOCATION:  8758 and 8766 West Center Road  
DISPOSITION: LAID OVER 4-2. Lay over the request (30 days) for discussions between the  
neighborhood association, the Planning Department, and the applicant related to the development  
of a PUD for this ground only.

15. C10-08-156  
Buck’s Inc.  
REQUEST:  Rezoning from R7 and GC to CC  
LOCATION:  8008, 8010 West Dodge Road, 222 North  
80th Street, 8001 and 8011 Davenport Street  
DISPOSITION: DENIED 4-2. Denial of the rezoning from R7 and GC to CC.

Overlay Districts

16. C10-09-010 (D)  
Canadian Four State Holding  
REQUEST:  Approval of an MCC Overlay District  
LOCATION:  360 North Saddle Creek Road  
DISPOSITION: APPROVED 5-0. Approval of the MCC Overlay District.

17. C10-09-014  
Planning Department  
REQUEST:  Approval of an ACI Overlay District  
LOCATION:  13th Street from Leavenworth to I-80  
DISPOSITION: APPROVED 5-0. Approval of an ACI Overlay District.

18. C10-09-015  
Planning Department  
REQUEST:  Approval of an ACI Overlay District  
LOCATION:  Dodge Street Corridor extending from  
Saddle Creek to 69th Street  
DISPOSITION: APPROVED 6-0. Approval of an ACI Overlay District.

Special Use Permits

19. C8-09-003 (D)  
Daveda Anderson-Ervin  
REQUEST:  Approval of a Special Use permit to allow  
Day care services (general) in an R4(35)  
District  
LOCATION:  6102 Manderson Street  
DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow Day care (general)  
subject to the applicant submitting the following prior to the request being forwarded to the City  
Council: 1) An application for a waiver of Section 55-735(b) to allow off-street parking in the front  
yard setback; 2) Submittal of an amended operating statement that limits the number of children  
on-site at any time to 12, and limits the hours from 6 a.m. to 6 p.m.; and 3) Compliance with all  
other applicable regulations.
20. C8-09-008 (D) Rosalie Williams

REQUEST: Approval of a Special Use Permit to allow Day care services (general) in an R4(35) District

LOCATION: 6720 North 34th Street

DISPOSITION: LAID OVER 6-0. Lay over the applicant's request for a Special Use Permit to allow additional time to address the following issues: 1) Submittal of a revised operating statement that addresses only child care services, hours from 6 a.m. to 6 p.m. and the number of children proposed to be on-site at any one time; and 2) Submittal of an accurate, revised site plan with all the necessary information including, but not limited to dimensions and boundary lines of the property and number of parking stalls.

Conditional Use Permits

21. C7-09-002 (D) C R Investments, Inc.

REQUEST: Approval of a Conditional Use Permit to allow Single family (attached) in an R4 District

LOCATION: North of "L" Street between 189th and 192nd Street

DISPOSITION: APPROVED 5-0. Approval of a Conditional Use Permit to allow Single family residential (attached) in R4 for Lots 431 through 440 only, subject to: 1) Submittal of revised site plans and elevation that show the attached structures with an offset of at least 10% of the common wall length; 2) Planting 1 tree in the front street yard and 1 tree in the rear yard of each lot; 3) Compliance with all applicable code regulations.

22. C7-09-007 (D) Jerry Steinhoefel

REQUEST: Approval of a Conditional Use Permit to allow Personal improvement services in an LC District

LOCATION: 1217 South 75th Street

DISPOSITION: APPROVED 6-0. Approval of the Conditional Use Permit to allow Personal improvement services in an LC District, subject to: 1) Submittal of a revised site plan in compliance with the code, including corrected dimensions, 5' perimeter parking lot landscaping along east property line, 3 additional handicapped stalls and planting of 3 trees along each of the north, south and east property lines; 5 trees along 75th Street and 3 additional trees for interior parking lot landscaping. A continuous screen of 4 foot shrubs must be planted along 75th Street, west of the proposed parking lot; 2) Compliance with revised site plan, operating statement and elevation; 3) Submittal of an acceptable administrative subdivision; 4) Compliance with all applicable code regulations; 5) Removal of barb wire on fencing. The gate must remain open during business hours; and 6) Construction of a sidewalk along 75th Street.