## PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting  
Wednesday, November 4, 2009, 1:30 P.M.  
Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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### DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on November 4, 2009.

**MEMBERS PRESENT:**  
R. J. Neary, Chairman  
Anna Nubel, Vice Chair  
Robert Mancuso  
John Hoich  
Thomas O. Kelley  
Van C. Deeb

**MEMBERS NOT PRESENT:**  
Arnold Nesbitt

**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, October 26, 2009.

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### PUBLIC HEARING AND ADMINISTRATIVE MEETING

**(HOLD OVER CASES)**

**Rezoning**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-09-164(D)</td>
<td>Rezoning from R7 and GC to R7</td>
<td>Northeast of Ed Creighton and Park Avenues</td>
</tr>
</tbody>
</table>

**DISPOSITION:** LAIĐ OVER 6-0. Laid over the request for rezoning (60 days) to allow the applicant time to consider how they want to proceed.

**Conditional Use Permit**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-09-174</td>
<td>Approval of a Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District</td>
<td>13747 Industrial Road</td>
</tr>
</tbody>
</table>

**DISPOSITION:** LAID OVER 6-0. Laid over the request (60 days) until the January 6, 2010 meeting.
(REGULAR AGENDA)

Master Plan Referral

3. C3-09-197
Ames Plaza, LLC

REQUEST: Approval of the AMES PLAZA REDEVELOPMENT PLAN

LOCATION: 5804 Ames Avenue

DISPOSITION: APPROVED 5-0. Approved the Ames Plaza, LLC TIF Redevelopment Project Plan for the acquisition and redevelopment of the building site and abutting area at 5804 Ames Avenue to facilitate the development of a mixed-use building that provides Convenience Storage, office, commercial and retail space, subject to the following: 1) Strict compliance with all requirements contained in the Special Use Permit as approved by the Omaha City Council; 2) Compliance with Urban Design and Development standards; 3) Urban Design approval of site design and development and all changes to site design and development must be approved by the Urban Design section of the Planning Department; 4) The submission for review and approval of a comprehensive landscape and site plan; 5) Compliance with all conditions of approval of TIF for the project; 6) The project site must be secured and maintained in an orderly manner during the construction process eliminating all weeds, litter and construction waste; and 7) Submission of detailed site plan and easement agreement reflecting access easement for abutting property owner.

The proposed plans for the Ames Plaza project have improved considerably since the last submittal. Following are outstanding issues that will need to be addressed: 1) Project plans (each sheet) should be labeled “TIF Submittal Materials” and be provided with a uniform date. There are numerous dates within the set; 2) PDF files for all plans should be submitted, preferably full size sheets; 3) PDF files of all renderings should be submitted. I have not received any; 4) Street Trees: Over story shade trees spaced 40 ft on center should be provided within the 8 foot strip between the curb and the sidewalk per city standards; 5) Perimeter parking lot trees between the sidewalk and the parking lot shall be provided at one tree for 500sq. ft. of landscape area; 6) A digital exterior materials sample board will need to be submitted describing all exterior materials both new and existing. This exhibit should correlate to the submitted elevations; and 7) The application will not be considered complete until the above issues are addressed. Approval should be conditional upon meeting these requirements.

4. C3-09-198
Planning Department

REQUEST: Approval of 2010 ACTION PLAN

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0. Approved 2010 Action Plan.

Subdivision

5. C10-09-190
C12-09-191
Dan Dolezal

REQUEST: Preliminary Plat and Final Plat approval of CHARLES DREW CENTER ADDITION, a minor plat inside the city limits, with rezoning from R7 and GO to GO

LOCATION: Southeast of 30th and Grant Streets

DISPOSITION: APPROVED 6-0. Approved the rezoning of Lot 1 from R7 and GO to GO; DENIED the rezoning of Lot 2 from R7 to GO; APPROVED the Preliminary Plat; and APPROVED the Final Plat.
6. C12-09-192 (D)  
Donn Toensfeldt, Trustee  
REQUEST: Preliminary and Final Plat approval of  
HOSTERT’S LANDING, a minor plat inside  
the city limits  
LOCATION: Northeast of Pratt Street and Clifton Drive  

DISPOSITION: APPROVED 6-0. Approved the Preliminary Plat subject to: 1) Providing a no access to 72nd Street note on the final plat; and, 2) Providing the deed for 3704 North 72nd Street that confirms that all parcel and lot lines match up appropriately. APPROVED the Final Plat as amended by the conditions of preliminary plat approval prior to forwarding the final plat to the City Council.

7. C12-09-193 (D)  
Dundee Villas, LLC  
REQUEST: Preliminary and Final Plat approval of  
DUNDEE VILLAS, a cluster subdivision  
inside the city limits  
LOCATION: 5142 Dodge Street  

DISPOSITION: APPROVED 6-0. Approved the Preliminary Plat subject to removing the term “cluster subdivision” from the Final Plat; and APPROVED the Final Plat as amended by the conditions of Preliminary Plat approval.

Rezoning

8. C10-09-194  
Shawna Ziegler  
REQUEST: Rezoning from GI and HI to R4  
LOCATION: 2514, 2515 and 2518 South 26th Street  

DISPOSITION: APPROVED 6-0. Approved rezoning 2514 and 2518 South 26th Street from HI to R4; and, APPROVED rezoning 2515 South 26th Street from GI to R4.

9. C10-09-38 (D)  
Planning Department  
REQUEST: Approval of an ACI-2(65)-Area of Civic Importance Overlay District (to establish the baseline)  
7808 Dodge Street  

DISPOSITION: APPROVED 6-0. Approved the ACI-2(65) designation.

10. C10-09-11 (D)  
Planning Department  
REQUEST: Approval of an ACI-2(65)-Area of Civic Importance Overlay District (to establish the baseline)  
LOCATION: Southeast of 80th and Davenport Streets  

DISPOSITION: APPROVED 6-0. Approved the ACI-2(65) designation.

11. C10-09-50 (D)  
Planning Department  
REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District (to establish the baseline)  
LOCATION: 2213 – 2215 Leavenworth Street  

DISPOSITION: APPROVED 6-0. Approved the ACI-1(PL) designation.
12. C10-08-167 (D)  
Planning Department  
REQUEST: Approval of an ACI-2(50)-Area of Civic Importance Overlay District (to establish the baseline)  
LOCATION: Southeast of 30th Street and Larimore Avenue  

DISPOSITION: APPROVED 6-0. Approval the ACI-2(50) designation.

Special Use Permit

13. C8-08-189 (D)  
Robert and Susanne Karasek  
REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a GI District  
LOCATION: 2816 and 2825 “B” Street  

DISPOSITION: APPROVED 6-0. Approved the Major Amendment for a Special Use Permit for Scrap and Salvage Services in a GI district, subject to addressing the following prior to forwarding this request to the City Council: 1) Compliance with a revised site plan showing 4 parking stalls one of which is a handicapped stall; 2) Compliance with all other applicable code regulations, including building, plumbing, electrical, and mechanical codes; 3) Submittal of an administrative subdivision; 4) Submittal and compliance with an elevation plan or acceptable photos of the buildings; 5) Compliance with the operating statement as revised, prohibiting outdoor storage and prohibiting public use of the service drive; and 6) Submittal of acceptable documentation that the Nebraska Department of Roads (NDOR) and ConAgra have no objection to the applicant crossing over into state ROW and ConAgra property for access to the north building or revise the site plan showing no use of the State or ConAgra property.

14. C8-09-196  
Shugnang Jiang  
REQUEST: Approval of a Special Use Permit to allow a Wind energy conservation system (WECS) in a R4 District  
LOCATION: 3212 North 125th Street  

DISPOSITION: DENIED 6-0. Denied the proposed Wind energy conservation system.

Dedication

15. C16-09-195 (D)  
Property Owner  
REQUEST: Plat and Dedication of .54 acres of land east of Highway 31 and south of Blondo Parkway  

DISPOSITION: APPROVED 6-0. Approved the Plat and Dedication.

MINUTES TO BE APPROVED: October 7, 2009

If alternative (tape) to the agenda is needed, please advise Cheri Rockwell. A 72-hour advance notice is required.