PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 4, 2009 - 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 February 4, 2009.

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

MEMBERS ABSENT: Arnold Nesbitt
Thomas O. Kelley

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, January 26, 2009.

ADMINISTRATIVE MEETING

Subdivision Plats

1. C10-08-220
   REQUEST: Final Plat approval of KENSINGTON PARK (Phase I) a subdivision outside the city limits with rezoning from AG to R6
   Western Springs Land Corp.
   Stone Creek Plaza, LLC
   LOCATION: Northwest of 204th “Q” Streets

   DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to R6, subject to approval of the associated PUD by the City Council. Approval of the Phase I Final Plat of Kensington Park, subject to submittal of an acceptable final subdivision agreement being submitted prior to forwarding the request to the City Council.

2. C12-08-242
   REQUEST: Final Plat approval of HIDDEN ACRES, a subdivision outside the city limits located within the North Hills Environmental Overlay District
   6316 State Street, LLC
   LOCATION: Northwest of 60th and State Streets

   DISPOSITION: APPROVED 5-0. Approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to the request being forwarded to City Council.
3. C10-08-256 C12-08-257
Douglas County School district No. 10, aka Elkhorn Public Schools
REQUEST: Final Plat approval of MS3 ADDITION REPLAT 1, a subdivision outside the city limits, with rezoning from AG to DR and R4
LOCATION: Southeast of Pacific Street and Buckskin Trail

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat of MS3 ADDITION REPLAT 1, subject to submittal of an acceptable final subdivision agreement being submitted prior to forwarding the request to the City Council.

4. C10-08-184 C12-08-185
CR Investments, Inc.
REQUEST: Final Plat approval of WOOD VALLEY, a subdivision outside the city limits, with rezoning from AG to DR, R4, R5 and R6
LOCATION: Northeast of 144th and Ida Streets

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to DR, R4, R5 and R6. Approval of the Phase I Final Plat of Wood Valley, subject to submittal of an acceptable final subdivision agreement being submitted prior to forwarding the request to the City Council.

West Dundee Development
REQUEST: Final Plat approval of WEST DODGE HILLS (Phase II), a subdivision outside the city limits, with rezoning from AG to R6
LOCATION: Southwest of 183rd Street & Capitol Avenue

DISPOSITION: APPROVED 5-0. Approval of the Phase II Final Plat of West Dodge Hills, subject to an acceptable final amended subdivision being submitted prior to forwarding the request to the City Council.

Hold Over Cases

Master Plan Referrals

6. 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 3-2. Lay over (for 30 days) a request to amend the Land Use Element of the Master Plan to change the future land designation from low density residential to office and commercial in order to meet with Department and continue working on a proposal.

Subdivision Plats

7. 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 GI (portions of which property lie within the flood fringe)
LOCATION: 5517 South 70th Street

DISPOSITION: APPROVED 5-0. Approval of the rezoning from DR to DR and GI (portions of which property lie within the flood fringe). Approval of the preliminary plat, subject to submittal of an acceptable final subdivision agreement with or prior to submittal of the final plat.
Rezonings

8. C10-09-004
   C11-09-004(a)
   C7-09-005
   Troy Roehrs
   REQUEST: Rezoning from R2 to LO, approval of a Planned Unit Development Overlay District 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 3-2. Lay over the rezoning from R2 to LO, a Planned Unit Development Overlay District, and a Conditional Use Permit (for 30-days) in order to meet with the Planning Department and continue working a proposal.

REGULAR AGENDA

Master Plan Referrals

9. C3-08-243
   Planning Department
   On behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding banners
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0. Approve the changes to Article XVIII – Sign and Street Graphics Regulations.

10. C3-09-021A (D)
    Emma K. Young for GSA
    REQUEST: Approval of a Local Landmark Designation – Federal Building (#H1-08-20)
    LOCATION: 106 South 15th Street
    DISPOSITION: APPROVED 5-0. Approval of a Local Landmark Designation – Federal Building, 106 South 15th Street.

Subdivision Plats

11. C10-09-029
    C12-09-030
    New Community Development Corporation, Ken Lyons
    REQUEST: Preliminary and Final Plat approval of SALEM VILLAGE AT MIAMI HEIGHTS REPLAT 1, a minor plat inside the city limits, with rezoning from R5(35), R7 and CC to R7
    LOCATION: Northeast of 36th & Lake Streets
    DISPOSITION: APPROVED 5-0. Approval of the rezoning from R5(35), R7 and CC to R7. Approval of the preliminary plat, subject to: 1) Submittal of an acceptable final subdivision agreement; 2) coordinating with the Public Works and Planning Departments regarding the future of 36th Street north of Lake Street; 3) providing a drainage study that shows a no net increase from the existing stormwater runoff; and 4) providing a Post-Construction Storm Water Management Plan, including a maintenance agreement; the approved plans must be included in the final subdivision agreement. Approval of the final plat as amended by the preliminary plat conditions.

Rezonings

12. C10-09-022
    Planning Department
    On behalf of the City of Omaha
    REQUEST: Approval of a rezoning from R7 to R5
    LOCATION: Various properties along North 18th Street between Lake and Ohio Streets and on Ohio Street between 18th and 19th Streets
    DISPOSITION: APPROVED 5-0. Approval of the rezoning from R7 to R5.
13. **C10-09-024**
Loren A. Johnson

**REQUEST:** Approval of a rezoning from R4(35) and GC to GC

**LOCATION:** 3247 North 42nd Street

**DISPOSITION:** APPROVED 5-0. Denial of the rezoning from R4(35) and GC to GC. APPROVED the rezoning from R4(35) and GC to CC as recommended by the Planning Department.

14. **C10-09-027**
Investors Realty

**REQUEST:** Approval of a rezoning from GI to GC

**LOCATION:** 902 South 74th Plaza

**DISPOSITION:** APPROVED 4-0. Denial of the rezoning from GI to GC. APPROVED the rezoning from GI to CC, with the MCC Overlay District as recommended by the Planning Department.

15. **C10-09-028 (D)**
Arlene J. Cosgrove

**REQUEST:** Approval of a rezoning from DR and GI to GI (portions of which property lie within the flood fringe and floodway)

**LOCATION:** Southwest of 63rd and Arbor Streets

**DISPOSITION:** LAID OVER 5-0. Lay over of rezoning from DR and GI to GI (portions of which property lie within the flood fringe and floodway) to allow the applicant time to address the following issues: 1) Meet with Public Works regarding the future alignment of right of way; 2) submit an application for subdivision that includes access along public right of way; 3) provide street improvements on the public right of way where access will be taken from; 4) provide an access easement from MUD if access is going to be taken off of 64th Court; 5) submit a new site plan that shows an additional four (4) trees along the west side of the property; 6) include a break down of the floor area and uses in order to calculate the amount of required parking; and 7) design the handicap parking stalls in a manner the meets the Zoning Code requirements.

16. **C10-09-033 (D)**
Kurt Krajicek

**REQUEST:** Approval of a rezoning from GI to NBD

**LOCATION:** 2202 South 13th Street

**DISPOSITION:** APPROVED 5-0. Approval of the rezoning from GI to NBD.

**Special Use Permits**

17. **C8-09-026 (D)**
FCSA, FLCA c/o Steve Bodnar

**REQUEST:** Approval of a Large Project Special Use Permit in a CC District – Farm Credit Services of America

**LOCATION:** 4979 and 5015 South 118th Street

**DISPOSITION:** APPROVED 5-0. Approval of the Large Project Special Use Permit subject to compliance with the proposed site/landscape plan(s), elevations and operating statement.

**Conditional Use Permits**

18. **C7-09-025 (D)**
The Lamar Company, LLC

**REQUEST:** Conditional Use Permit approval of a “Takedown Plan” for Off-premise Advertising signs

**LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** LAID OVER 5-0. Lay over (for 30 days) the Conditional Use Permit of a “Takedown Plan” for Off-premise Advertising signs.
Vacations

19. C14-09-023 (D)  REQUEST:  Vacation of 34th Street from State to Tucker Streets and Willit Street from 34th to 36th Streets

DISPOSITION: APPROVED 5-0. Approval of the vacation subject to: 1) Retention of any necessary easements; and 2) submittal, approval and recording of an administrative subdivision that eliminates the existing platted lots that currently have frontage on North 34th Street, prior to forwarding the vacation to the City Council.

20. C14-09-031(D)  REQUEST:  Vacation of California Street from 189th Street, west 50 +/- feet (County right-of-way)

DISPOSITION: LAID OVER 5-0. Layover vacation of California Street from 189th Street, west 50 +/- feet (County right-of-way).

21. C14-09-032 (D)  REQUEST:  Vacation of the east/west alley north of Leavenworth Street between 41st and 42nd Streets

DISPOSITION: APPROVED 5-0. Approval of the proposed vacation, subject to any needed easements being reserved in the vacating ordinance.