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
Arnold Nesbitt
Thomas O. Kelley

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ADMINISTRATIVE MEETING

Subdivision Plats

1. C10-08-180
   C12-08-181
   Rod Jobman
   REQUEST: Final Plat approval of JOBMAN ADDITION, a subdivision inside the city limits, and rezoning from R4(35) to R4
   LOCATION: 5110 Spaulding Street
   DISPOSITION: APPROVED 7-0. Approval of the rezoning from R4(35) to R4. Approval of the Final Plat of Jobman Addition, subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

2. C10-08-220
   C12-08-221
   Western Springs Land Corp.; Stone Creek Plaza, LLC
   REQUEST: Final Plat approval of KENSINGTON PARK (Phase II), a subdivision outside the city limits, with rezoning from AG to MU
   LOCATION: Northwest of 204th and “Q” Streets
   DISPOSITION: APPROVED 7-0. Approval of the rezoning from AG to MU, subject to submittal of an acceptable final Mixed Use District Development Agreement prior to forwarding the final plat to the City Council. Approval of the Phase II 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.
3. C10-08-234
   C12-08-235
   Christian Christensen
   REQUEST: Final Plat approval of 8TH STREET TOWNS, a cluster subdivision inside the city limits, with rezoning from HI to R7
   LOCATION: Southwest of 8th and Pacific Streets

   DISPOSITION: APPROVED 7-0. Approval of the rezoning from HI to R7. Approval of the final plat subject to: 1) Submittal of an acceptable final subdivision agreement, if necessary; 2) Incorporating the portion of Outlot “A” adjacent to Lot 12 on the west into Lot 12; and 3) The applicant obtaining any necessary waivers of Section 55-784 site development regulations for the proposed development.

HOLD OVER CASES

Master Plan Referrals

4. 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: DENIED 7-0. Deny the 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.

Rezonings

5. 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: DENIED 7-0. Denial of the rezoning from R2 to LO. Denial of the Planned Unit Development Overlay District. Denial of the Conditional Use Permit to allow Medical office in a LO-PUD.

Special Use Permits

6. C8-09-008
   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: DENIED 7-0. Denial of the Special Use Permit to allow Day care services (general) in an R4(35) District.

Vacations

7. C14-09-031 D - Approval
   Property Owner
   REQUEST: Vacation of California Street from 189th Street, west 50 +/- feet (County vacation)

   DISPOSITION: APPROVED 7-0. Approval of the vacation of California Street from 189th Street, west 50 +/- feet (County right-of-way).
REGULAR AGENDA

Master Plan Referrals

8. C3-09-037  D - Layover
   Planning Department on behalf of
   The City of Omaha
   REQUEST: Approval of an Amendment to Chapter 55
   regarding AG Cluster site development
   regulations
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: LAID OVER 7-0. Layover an Amendment to Chapter 55 regarding AG Cluster site
development regulations.

9. C3-09-039
   Marcy Mason, LLC
   REQUEST: Approval of the “MARCY MASON
   PROJECT SITE” REDEVELOPMENT PLAN
   LOCATION: Marcy to Mason Streets, 39th to 40th Streets
   DISPOSITION: APPROVED 7-0. Approval of the “MARCY MASON PROJECT SITE”
   REDEVELOPMENT PLAN.

10. C3-09-040
    ND 24 Turner Park Lofts, LLC
    REQUEST: Approval of the TURNER PARK LOFTS
    REDEVELOPMENT PLAN
    LOCATION: 3000 ½ Farnam Street
    DISPOSITION: APPROVED 7-0. Approval of the TURNER PARK LOFTS REDEVELOPMENT PLAN.

Subdivisions

11. C12-09-036 D - Approval
    OPPD
    REQUEST: Preliminary Plat approval of OMAHA
    PUBLIC POWER DISTRICT SUBDIVISION
    WEST, a subdivision outside the city limits
    LOCATION: Northeast of 204th and Pacific Streets
    DISPOSITION: APPROVED 7-0. Approval of the preliminary plat subject to either changing Lot 2
to Outlot “A” or requesting that it be rezoned to DR with submittal of a final plat.

Rezonings

12. C10-09-034 D - Approval
    Jeffrey Mesenbrink
    REQUEST: Rezoning from R4(35) and GI to GI
    (portions of which property lie within the
    flood fringe)
    LOCATION: 9404 North 35th Street and 3606 McKinley
    Street
    DISPOSITION: APPROVED 7-0. Approval of the rezoning from R4(35) and GI to GI, portions of
    which property lie within the flood fringe, subject to the following being completed prior to
    forwarding this request to the City Council: 1) Submittal of an acceptable site plan; 2) Submittal
    of an administrative subdivision; and 3) Submittal of an acceptable floodplain development
    application for the storage of landscape materials in the flood fringe.
Conditional Use Permits

13. C7-09-025
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: APPROVED 5-2. Approval of the proposed takedown plan submitted by Lamar to allow the eventual erection of 7 digital off-premise signs subject to the following: 1) Adherence to all applicable standards regarding the operation of the digital signs; and 2) Removal of all takedowns by no later than June 1.

14. C7-09-035 D - Approval
Steve Baker/Elkhorn Public Schools
REQUEST: Approval of a Conditional Use Permit to allow Secondary educational facilities in an R4 District (pending)
LOCATION: 1313 South 208th Street

DISPOSITION: APPROVED 7-0. Approval of the conditional use permit, subject to: 1) Compliance with the proposed site plan; 2) Compliance with the proposed landscape plan, subject to providing 4' tall screening on the west side of the parking lot and 6 foot tall screening along the north and west sides of the basketball court; 3) Compliance with the proposed operating statement; and 4) Compliance with the proposed building elevations.