This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on August 5, 2009.

MEMBERS PRESENT: R. J. Neary, Chairman
Anna Nubel, Vice Chair
Robert Mancuso
John Hoich
Arnold Nesbitt
Van C. Deeb

MEMBERS NOT PRESENT: 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, July 27, 2009.

ADMINISTRATIVE MEETING ONLY

1. C12-09-64  
   Richard DenHerder-Rescue Mission
   REQUEST: Final Plat approval of OPEN DOOR MISSION ADDITION, a subdivision located inside the city limits
   LOCATION: Southwest of 23rd Street East and East Locust Street

   DISPOSITION: APPROVED 6-0. Approved the final plat.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C10-09-108 C12-09-109
   CR Investments, Inc.
   REQUEST: Preliminary Plat approval of WOOD VALLEY REPLAT ONE, a subdivision outside the city limits, with rezoning from R6 to DR and R4
   LOCATION: Northeast of 142nd and Ida Streets

   DISPOSITION: APPROVED 6-0. Approved the rezoning from R6 to DR and R4. Approved the Preliminary Plat subject to: 1) Submittal of acceptable storm sewer design computations and final plan to Douglas County for review; 2) Submittal of detailed plans for the storm sewer pipe outlets; 3) Submittal of an acceptable sediment and erosion control plan; 4) Submittal of a complete Post-Construction Storm Water Management Plan; and 5) Submittal of a final, acceptable subdivision agreement amendment (Wood Valley).

Special Use Permit

3. C8-09-97
   Compassionate Memory Care
   REQUEST: Approval of a Special Use Permit and “Reasonable Accommodation” to allow Large group living in a R2 District
   LOCATION: 2402 North 102nd Street

   DISPOSITION: APPROVED 6-0. Approved the request for Reasonable Accommodation by granting the requested Special Use Permit to allow Large group living in a R2 District subject to: 1) Compliance with a revised site plan that provides six (6) off-street parking stalls in compliance with all applicable regulations; 2) Issuance of a building permit to install the additional required off-street parking; 3) Installation of the required off-street parking in compliance with the approved building permit and all applicable development regulations; 4) Application and issuance of a Certificate of Occupancy for Large group living; 5) Compliance with the revised site plan; 6) Compliance with the proposed operating statement; 7) A maximum of eleven (11) residents; 8) Compliance with all other applicable regulations; and 9) Maintenance of the property be in accordance with the neighborhood.

4. C8-09-120 (D)
   Athletes Training Center
   REQUEST: Approval of a Special Use Permit to allow Medical office in a GI District
   LOCATION: 13811 Industrial Road

   DISPOSITION: APPROVED 6-0. Approved the Special Use Permit subject to: 1) Compliance with the proposed site plan(s); 2) Compliance with the existing elevation(s); 3) Compliance with the operating information; and 4) Compliance with applicable site development and all other regulations.

5. C8-09-092 (D)
   7 Day Auto
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 4911 South 72nd Street

   DISPOSITION: APPROVED 6-0. Approved the Special Use Permit for Auto Sales in the GC District, subject to: 1) Submitting a revised site plan, prior to the request being forwarded to the City Council that: a. Incorporates trees into the proposed auto display area and also into the northwest corner of the parking lot, as acceptable to the Planning Department; and b. Delineates
the auto display area and limits the display area to a maximum of 30 cars. No other display of vehicles for sale is allowed on the site; 2) Submitting additional information regarding tenant space(s), acceptable to the Planning Department, which verifies compliance with minimum parking requirements of the code; 3) Compliance with an acceptable revised site plan and elevation plan; 4) Compliance with the revised operating statement, including hours of operation 9am-6pm, Monday-Saturday; and 5) Compliance with all applicable regulations, including sign regulations and maintenance of landscaping.

**Regular Agenda**

**Master Plan Referrals**

6. C3-09-130
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2010-2015 Capital Improvement Program
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 6-0. Approved the 2010-2015 Capital Improv Program.

7. C3-09-131
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 regarding the Cunningham Lake Water Quality Environmental Overlay District
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 6-0. Approved the Cunningham Lake Water Quality Environmental Overlay District.

8. C3-09-144 (D)
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the Surplus Declaration and Disposal of City Property
   LOCATION: A portion of 6404 South 60th Street
   DISPOSITION: LAID OVER 6-0. Layover to allow additional time for the Parks Department to respond to the request.

**Subdivisions**

9. C10-09-137 (D) C12-09-138
   John Reichmuth
   REQUEST: Preliminary and Final Plat approval of REICHMUTH ADDITION, a minor plat located inside the city limits, with rezoning from AG to LC
   LOCATION: 21901 West Maple Road
   DISPOSITION: APPROVED 6-0. Approved the rezoning from AG to LC. Approved the Preliminary Plat, subject to submittal of a complete Post Construction Storm Water Management Plan (PCSMP). Approved the Final Plat, as amended by the conditions of preliminary plat approval.

10. C12-09-139 (D)
    Dundee Ridge, LLC
    REQUEST: Preliminary and Final Plat approval of DUNDEE RIDGE REPLAT, a minor plat located inside the city limits
    LOCATION: Southwest of 48th and Dodge Streets
    DISPOSITION: LAID OVER 6-0. Layover to allow time for the applicant to obtain the necessary zoning waivers and to resubmit the subdivision application.
Rezonings

11. C10-09-133  
   Sherri Geerdes and Nils Haaland  
   LOCATION: 2960 and 2962 Harris Street  
   REQUEST: Rezoning from R7 to R5  
   DISPOSITION: APPROVED 6-0. Denied the rezoning from R7 to R5. Approved the rezoning from R7 to R4.

12. C10-09-134  
   Lucille Basile  
   LOCATION: 2609 South 12th Street  
   REQUEST: Rezoning from R5 to R6  
   DISPOSITION: DENIED 6-0. Denied the rezoning. Directed the applicant to submit a waiver request to the Zoning Board of Appeals.

13. C10-09-135 (D)  
   Jeff Zander  
   LOCATION: 5704 and 5707 “M” Street  
   REQUEST: Rezoning DR to R4  
   DISPOSITION: APPROVED 6-0. Approved the rezoning from DR to R4.

14. C10-09-136  
   City of Omaha c/o Planning Department  
   LOCATION: Dodge Street from Turner Boulevard to Saddle Creek Road  
   REQUEST: Approval of an ACI-2 (50) Overlay District  
   DISPOSITION: APPROVED 6-0. Approved the ACI-2 Overlay District.

15. C10-09-140 (D)  
   DSS Coin & Bullion  
   LOCATION: 1906 South 13th Street  
   REQUEST: Rezoning from GI to NBD  
   DISPOSITION: APPROVED 6-0. Approved the rezoning from GI to NBD.

16. C10-09-143(a) (D)  
   Tim Holland  
   LOCATION: 209 South 49th Street  
   REQUEST: Rezoning from R3 to R6 and Approval of a Planned Unit Development Overlay District  
   DISPOSITION: APPROVED 6-0. Approved the rezoning from R3 to R6. Approved the PUD-Planned Unit Development Overlay District, subject to submittal of revised PUD plans, if necessary, to comply with required setbacks, prior to forwarding the request to the City Council.

Special Use Permits

17. C8-09-141  
   Omaha Direct Auto Sales  
   LOCATION: 4412 South 42nd Street  
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District  
   DISPOSITION: APPROVED 6-0. Approved the request for a Special Use Permit to allow Automotive sales on Lot 1-6, Block 3, Armour Place Addition subject to: 1) The applicant separating the lots on South 42nd Street from the lots on South 42nd Avenue into two (2) parcels via Douglas County; 2) Removal of the asphalt surfacing and fencing from that part of Lot 3, Block 2, Hascall’s Subdivision and proper re-seeding of the lot within one year from date approved of the SUP; 3) The applicant successfully rezoning the lots adjacent to South 42nd Street from R4(35) and GC to CC prior to issuance of a Certificate of Occupancy for Automotive sales; 4) Submittal of a revised site and landscape plan that provides the following: a. Gate the drive on the north side of the existing building to be used as a gated service drive and close the curb cut directly south of the existing building along South 42nd Street; along with installation of curb and gutter as required.
by the Public Works Department; b. Providing reconstruction of the sidewalks and curb ramps, as
needed; c. Providing sidewalks along “J” Street; d. Removal of any retaining walls or private
improvements from the alley west of Lots 1-6, Block 3, Armour Place Addition; e. Removal of any
existing improvements that encroach into the street right-of-way on 42nd Street or approval of the
appropriate right-of-way lease; f. 10 feet of parking lot perimeter landscaping along 42nd Street, “J”
Street, and Lots 7–12, Block 3 Armour Place Addition in compliance with Section 55-740(f) and (g)
of the Municipal Code; and g. A 10 foot wide landscaped bufferyard along the north side of the
site adjacent to 4402 South 42nd Street with screening as required by Section 55-716 of the
Municipal Code; 5) Providing an amended Operating Statement that: a. Only includes the
operating characteristics of the proposed use; b. Provides for no operating hours on Sunday; c.
Eliminates the proposed outdoor speaker system; d. Indicates that all vehicles on-site will be
licensable and in good repair; and e. That there will be no outdoor storage of any kind; 6) Compliance
with all other applicable rules and regulations; and 7) That any lighting existing/or
proposed comply with current light standards.

Conditional Use Permits

18. C7-09-142 (D)
   One World Community Health
   Centers, Inc.
   REQUEST: Approval of a Conditional Use Permit to allow Multiple-family residential in a CC
   District
   LOCATION: 4910 and 4930 South 30th Street
   DISPOSITION: WITHDRAWN.

19. C7-09-145 (D)
   One World Community Health
   Centers, Inc.
   REQUEST: Approval of a request for a required off-
   street parking adjustment for mixed use
devotions per Section 55-736 OMC
   LOCATION: 4910 and 4930 South 30th Street
   DISPOSITION: APPROVED 6-0. Approved the parking adjustment for mixed use developments
pursuant to Section 55-736 of the Municipal Code.

Vacations

20. C14-09-132
    Property Owner
    REQUEST: Vacation of a portion of alley between Miller
    and Arthur Streets northeast of Kavan
    Street adjacent to Lots 2, 3, 4, 9, 10 and 11, 
    Block 15, Park Forest Addition
    DISPOSITION: DENIED 6-0. Denied the requested alley vacation.