PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 2, 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 December 2, 2009.

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

MEMBERS NOT PRESENT:  Bob Mancuso

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, November 23, 2009.

ADMINISTRATIVE MEETING

1.  C10-09-108
    C12-09-109
    CR Investments, Inc.

REQUEST:  Final 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 of Lots 1 through 25 from R6 to R4; APPROVED the rezoning of Outlot “A” from R6 to DR; and APPROVED the final plat of Wood Valley Replat One subject to submittal of an acceptable final subdivision agreement amendment prior to forwarding the request to the City Council.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C8-09-185  
   C12-09-186  
   Mark Wetzel

REQUEST: Preliminary and Final Plat approval of WETZEL’S ADDITION, a minor plat outside the city limits, with a waiver of Section 53-9(9) for sidewalks and Approval of a Special Use Permit to allow development in the North Hills Environmental Overlay District.

LOCATION: 11460 Calhoun Road

DISPOSITION: APPROVED 6-0. Approved the Special Use Permit to allow development in the North Hills Environmental Overlay District; APPROVED the waiver of Section 53-9(9) sidewalks of the subdivision ordinance; APPROVED the preliminary plat; and APPROVED the final plat subject to submittal of an acceptable subdivision agreement that includes: 1) Provisions for the extension of North 48th Street; and, 2) Provisions for a temporary turn around.

Special Use Permits

3. C8-09-187  
   Thomas Barker

REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District

LOCATION: 20120 Veterans Drive

DISPOSITION: APPROVED 6-0. Approved the Special Use Permit to allow Automotive sales in a CC District subject to the following being addressed prior to forwarding the request to the City Council: 1) Submittal of an acceptable revised site plan providing the required number of off-street parking stalls, lot configuration and landscaping; 2) Compliance with the revised site plan; 3) Compliance with the revised operating statement; 4) No more than 3 vehicles on display and/or for sale at any one time; and 5) Compliance with all other applicable regulations, including signage.

(REGULAR AGENDA)

Master Plan Referrals

4. C3-09-200  
   Planning Department  
   on behalf of the City of Omaha

REQUEST: Approval of the Dundee Streetscape Master Plan

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0. Approved The Dundee Streetscape Master Plan, as amended by the Urban Design Review Boards motion to approve said plan October 22, 2009, that included approval of final construction drawings and adjustment of the parking that crosses the sidewalk at the Max I. Walker and the Laundromat locations.

5. C3-09-211  
   Planning Department  
   on behalf of the City of Omaha

REQUEST: Approval of the 66TH AND SORENSEN PARKWAY REDEVELOPMENT PLAN

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0. Approved the 66TH AND SORENSEN PARKWAY REDEVELOPMENT PLAN.
6. C3-09-212  
Planning Department  
on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard designation in the Benson-Ames Alliance area  
LOCATION: Generally, Northwest Radial Highway on the north, Maple Street on the south, 57th Street on the east and 63rd Street on the west  

DISPOSITION: APPROVED 6-0. Approved the Blighted and Substandard designation.

Subdivisions

7. C12-09-203  
Barbara and Frank Safford  
REQUEST: Preliminary Plat and Final Plat approval of SAFFORD PLACE, an agricultural cluster subdivision outside the city limits  
LOCATION: Southeast of 252nd and Pacific Streets  

DISPOSITION: APPROVED 6-0. Approved the preliminary plat subject to: 1) Submitting documentation from the Health Department that Lot 1 and 2 are of sufficient size to provide for water supply, septic system and waste disposal; 2) Providing for the use, ownership and maintenance of Outlot “A” by declaration of covenants, conditions and restrictions and/or subdivision agreement that shall be recorded with the Register of Deeds with the final plat; and 3) Approval of the waiver of Section 55-88(b)(1) from 20 to 19.9 acres by the Zoning Board of Appeals; and APPROVED the final plat, subject to compliance with the conditions of preliminary plat approval prior to forwarding the plat to the City Council.

8. C12-09-204  
Curt Hofer Construction, Inc.  
REQUEST: Preliminary and Final Plat approval of LINDEN ESTATES REPLAT 8, a minor plat inside the city limits  
LOCATION: North 142nd Circle north of Hamilton Street  

DISPOSITION: LAYOVER 6-0. Laid over at the applicant's request.

9. C10-09-171  
Edward Franssen  
REQUEST: Preliminary and Final Plat approval of KEYSTONE PARK REPLAT 9, a minor plat inside the city limits with rezoning from R2 and GC to R2 and GC  
LOCATION: 8032 Maple Street  

DISPOSITION: APPROVED 6-0. Approved the rezoning from R2 and GC to R2 (Outlot “A”) and GC (Lot 1); APPROVED the preliminary plat, subject to submittal of an acceptable final subdivision agreement that provides for the use, ownership and maintenance of the outlot; and APPROVED the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.
10. C12-09-206 D
TBD Enterprises
REQUEST: Preliminary and Final Plat approval of CHERRY HILLS BUSINESS PARK REPLAT 8, a minor plat outside the city limits
LOCATION: 10010 Scott Circle

DISPOSITION: APPROVED 6-0. Approved the Preliminary Plat subject to: 1) Approval by the ZBA of a waiver of required lot width from 100 to 20 feet; and 2) Providing the required amount of off-street parking on each lot or reciprocal ingress, egress circulation and off-street parking between the proposed lots; and APPROVED the Final Plat, as amended by the conditions of preliminary plat approval being addressed prior to forwarding the plat to the City Council.

Overlay Districts

11. C10-69-92
TMB Properties, LLC
REQUEST: Approval of a Major Amendment to a Planned Unit Development Overlay District
LOCATION: 5615 Northampton Boulevard

DISPOSITION: Withdrawn by the applicant.

12. C10-09-199
Planning Department on behalf of the City of Omaha
REQUEST: Approval of a NCE - C Neighborhood Conservation and Enhancement District
LOCATION: Generally bound by Webster Street on the north, California Street on the south, 49th Street on the east and 51st Street on the west

DISPOSITION: APPROVED 6-0. Approved the NCE- C District.

Special Use Permits

13. C8-09-202 D
Divonica Smith
REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R4(35) District
LOCATION: 5504 North 24th Street

DISPOSITION: LAYOVER 6-0. Laid over the request to allow the applicant time to: 1) Resubmit a site plan as required by Section 55-884(d) of the Municipal Code; 2) Amend the operating statement to include additional information regarding use of the site and staffing; and 3) Provide information as to whether or not a storm shelter in compliance with Section 55-787 can be provided on site.

14. C8-09-207 D
William J. Stott
REQUEST: Approval of a Special Use Permit to allow Large group living in a R7 District
LOCATION: Northeast of 28th and Hickory Streets

DISPOSITION: LAYOVER 6-0. Laid over the request to allow the applicant time to: 1) Revise the proposed site plan to provide required off-street parking as required by Section 55-734 of the Municipal Code; and 2) Revise and expand the operating statement to include all necessary information as required by Section 55-763(3) of the Municipal Code.
15. C8-09-208 D
   Silo Extreme Outdoor Adv., LLC
   REQUEST: Approval of a Special Use Permit to allow Indoor sports and recreation and Outdoor sports and recreation in a GI District
   LOCATION: 3417 Vinton Street

   DISPOSITION: LAYOVER 6-0. Laid over the request to allow additional time for the applicant to meet with Planning Department staff regarding the proposed use, development plan and code compliance.

16. C8-09-210 D
   AT&T
   REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in a R4 District, with a waiver of Section 55-186 Height to allow a 135 foot tall tower
   LOCATION: 15801 Butler Avenue

   DISPOSITION: LAYOVER 6-0. Laid over to allow the applicant additional time to: 1) Reconsider the location of the proposed tower at 15801 Butler Avenue; 2) Give further consideration to the 15656 Fort Street site and its potential for different types of applications; 3) Provide a copy of the search ring within the “Area of Focus;” and 4) Provide proposed coverage maps at 50’, 70’, 80’, 90’, 100’, 110’ and 120’.

Conditional Use Permits

17. C7-09-201
   Rescue Mission
   REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District
   LOCATION: 9930 Maple Street

   DISPOSITION: Withdrawn by the applicant.

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