DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on January 6, 2010.

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

MEMBERS NOT PRESENT:  Anna Nubel, Vice Chair
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, December 28, 2009.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

1.  C8-09-208 D
C8-09-209
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:  APPROVED 5-0.  Approved the Special Use Permit to allow Indoor sports and recreation and Outdoor sports and recreation in a GI District subject to:  1) Approval of a Zoning Board of Appeals waiver of the required buffer yard from 50 to 30 feet prior to forwarding the request to the City Council; 2) Compliance with a revised site plan, to be provided prior to forwarding the request to the City Council, that:  a) Shows all of the property owned by the applicant as one parcel; b) Limits outdoor climbing to those silos 5 pairs back from I-80 and 2 pairs back from Vinton Street; c) Removes the signage references; d) Shows the dedication of the north 31.58 feet of the west 105.28 feet the site adjacent to Vinton Street; and e) Shows the
location of some additional off-street parking should the proposed use prompt the need for more than 24 stalls; 3) Compliance with a revised operating statement that: a) Refers to the use and operation of the proposed facility only (i.e. removes bufferyard references); b) Revises Exhibit “F” to include the existing parcel of land and compliance, generally, with the CC District sign regulations and approval by the Planning Department prior to forwarding the request to the City Council; and c) Revises Exhibit “G” 1 and 2 for general compliance with the CC District sign regulations and approval by the Planning Department prior to forwarding to the City Council; 4) That any covering, murals or other artwork placed on the silos be subject to approval by the Planning Department; 5) Providing the Plat and Dedication of north 31.58 feet of the west 105.28 feet of the site adjacent to Vinton Street to be forwarded to the City Council with the Special Use Permit; and 6) Compliance with all other applicable rules and regulations.

2. C8-09-210 D
   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: APPROVED 5-0. Approved the Special Use Permit to allow a Broadcast tower in an R4 District with a waiver of Section 55-186 Height to allow a 90 foot tall tower at 15801 Butler Avenue subject to: 1) Submittal of revised site and landscape plans that relocate the tower to within 50 feet of the existing church building in between the north and east facades prior to forwarding the request to the City Council and comply with all applicable zoning district regulations and performance standards; 2) Submittal of revised elevations that provide for a camouflage or monopole structure limited in overall height (including lightening rod) to 90 feet as deemed acceptable by the Planning Department prior to forwarding the request to the City Council; 3) The lease area being large enough and tower be of sufficient structure integrity to allow for co-location of at least one (1) additional provider; 4) Compliance with the revised site, landscaping and elevations; 5) Compliance with the proposed operating statement; 6) Providing a governmental access statement; and 7) Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

Conditional Use Permits

3. C7-09-174 D
   REQUEST: Approval of a Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District
   LOCATION: 13747 and 13835 Industrial Road

DISPOSITION: APPROVED 5-0. Approved the Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District subject to: 1) Submittal of and compliance with a revised site plan that includes both 13747 and 13835 Industrial Road (submitted 1/5/10); 2) Compliance with the proposed operating statement; 3) Certification of approval of the method of interconnection and operation by the Omaha Public Power District prior to issuance of a building permit; and 4) Compliance with all other applicable rules and regulations prior to issuance of a building permit (including FAA approval if required).
(REGULAR AGENDA)

Master Plan Referrals

4. C3-10-007 REQUEST: Approval of a Blighted and Substandard Designation
   Planning Department on behalf of the City of Omaha LOCATION: Property generally bound by 17th and 18th Streets, "Q" to "S" Streets

DISPOSITION: APPROVED 5-0.

Subdivision Plats

5. C12-10-002 D REQUEST: Preliminary and Final Plat approval of BROOKLINE ADDITION REPLAT TWO, a minor plat inside the city limits
   Brent Shirk LOCATION: 1520 South 55th Street

DISPOSITION: APPROVED 5-0.

Rezonings

6. C10-10-001 REQUEST: Rezoning from R7 to CC
   Larry Russell LOCATION: 3302 North 16th Street

DISPOSITION: DENIED 4-1.

7. C10-10-004 D REQUEST: Rezoning from GC to NBD
   James R. Overton, III LOCATION: 3701 North 30th Street

DISPOSITION: LAYOVER 5-0. Laid over the request to allow the applicant time to consider alternate development plans and a PUD application.

Special Use Permits

8. C8-10-005 D REQUEST: Approval of a Special Use Permit to allow General office and General retail sales in a GI District
   South 72nd Street Associates, LLC LOCATION: 4115 South 72nd Street

DISPOSITION: APPROVED 4-0. Approved the Special Use Permit to allow General office and General retail sales in a GI District subject to: 1) Compliance with the proposed site plan; 2) Compliance with the proposed operating statement; and 3) Compliance with all applicable regulations.
9. C8-10-006
   Waste Connections of Nebraska, Inc.
   REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a GI District
   LOCATION: 4420 South 67th Street
   DISPOSITION: LAYOVER 5-0. Laid over to allow the applicant additional time to revise the operating statement and to meet with the adjacent property owners.

Conditional Use Permits

10. C7-10-003 D
    The Schemmer Associates
    REQUEST: Approval of a Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District
    LOCATION: Northwest of East Fort Street and Lindbergh Drive
    DISPOSITION: APPROVED 5-0. Approved the Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District subject to: 1.) Submittal and compliance of a revised site plan indicating the WECS location of 33 feet from all property lines prior to issuance of the Conditional Use Permit; 2) Compliance with the proposed operating statement; 3) Compliance with all permit requirements; 4) Providing certification of approval of the method of interconnection and operation by the Omaha Public Power District prior to issuance of a permit through the Permits & Inspections Division of the Planning Department; and 5) Compliance with all other applicable regulations.

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