

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on February 3, 2010.

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

MEMBERS NOT PRESENT: None

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 25, 2010.

ADMINISTRATIVE MEETING ONLY

Subdivision Plats

1. C12-09-147
   Planning Department on behalf of the City of Omaha
   REQUEST: Final Plat approval of SHANNON HEIGHTS, a subdivision inside the city limits
   LOCATION: Southeast of 19th and Locusts Streets

DISPOSITION: APPROVED 7-0. Approval of the final plat subject to the following being provided on the final plat mylars prior to forwarding the plat to the City Council for final action: 1) That the location of any retained utility easements, within the right-of-way being vacated, be included on the plat; 2) That the right-of-way being vacated be shown on the plat; and 3) That the appropriate language be included on the plat to petition the City Council to vacate the requested right-of-way.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

HOLD OVER CASES

Special Use Permits

2. C8-10-006
   REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a GI District
   Waste Connections of Nebraska, Inc.
   LOCATION: 4420 South 67th Street

   DISPOSITION: APPROVED 5-2. Approval of the Special Use Permit to allow Scrap and salvage services in the GI District subject to: 1) Submitting a revised and acceptable landscaping plan prior to forwarding the case to City Council; 2) Compliance with the approved site plan; 3) Compliance with the operating statement; 4) Compliance with all applicable regulations, including sign regulations and maintenance of landscaping; and 5) Consideration of Environment Omaha’s goals and objectives and the addition of any relevant requirements or conditions to the SUP prior to City Council.

(REGULAR AGENDA)

Master Plan Referrals

3. C3-10-010
   REQUEST: Approval of an amendment to the Future Land Use Element of the City’s Master Plan from Industrial to Low density residential
   P. Scott Dye, Attorney on behalf of Douglas County School District
   LOCATION: Southwest of 42nd and “T” Streets

   DISPOSITION: APPROVED 6-0. Approve the request to amend the Land Use Element of the Master Plan to change the future land designation from industrial to low density residential.

4. C3-10-014
   REQUEST: Approval of amendments to Chapter 55 Zoning – Article XIII. Landscaping and Screening and Article XXII. Urban Design of the Omaha Municipal Code regarding urban design
   Planning Department on behalf of the City of Omaha

   DISPOSITION: APPROVED 7-0. Approval of the proposed amendments.

5. C3-10-017
   REQUEST: Approval of an amendment to Chapter 55, Section 55-822 Definitions, regarding canopies
   Planning Department on behalf of the City of Omaha

   DISPOSITION: APPROVED 7-0. Approval of the proposed amendments.

Subdivision Plats

6. C10-10-011
   REQUEST: Preliminary Plat approval of CORRIGAN OPS ADDITION, a subdivision inside the city limits, with rezoning from HI to R4
   C12-10-012
   P. Scott Dye, Attorney on behalf of Douglas County School District
   LOCATION: Southwest of 42nd and “T” Streets
DISPOSITION: APPROVED 6-0. Approval of the rezoning from HI to R4. Approval of the preliminary plat subject to providing the following with or prior to submittal of a final plat: 1) An acceptable Post-Construction Storm Water Management Plan; 2) An acceptable drainage study; and 3) An acceptable, final interlocal cooperation agreement and/or subdivision agreement prior to forwarding a final plat to the City Council.

7. C10-10-015  
   C12-10-016  
   Orchard Valley, Inc.  
   REQUEST: Preliminary Plat approval of SILVER VALLEY, a subdivision inside the city limits, with rezoning from R2 to DR and R3  
   LOCATION: Northeast of 72nd Street and Silver Valley Road  
   DISPOSITION: APPROVED 5-2. Approval of the rezoning from R2 to DR and R3. Approval of the preliminary plat subject to the following being provide prior to or with the final plat: 1) A note on the final plat that states that there will be no access to 72nd Street from Lot 13 through 20 or Outlot “A”; 2) Providing for the private maintenance (including snow removal) of the sidewalks along 72nd Street; 3) Changing Silver Valley Road (as shown on the preliminary plat) to Silver Valley Circle on the final plat and changing Potter Circle (as shown on the preliminary plat) changed to Sunrise Circle on the final plat; 4) Submittal of an acceptable Post Construction Storm Water Management Plan application; 5) Submittal of an acceptable drainage study; 6) Submittal of an acceptable erosion control plan; and 7) Providing for the private use, ownership and maintenance of Outlot “A” in the subdivision agreement.

8. C12-10-018  
   Mark Kampmeyer  
   REQUEST: Preliminary and Final Plat approval of WHISPERING RIDGE REPLAT TWELVE, a minor plat inside the city limits  
   LOCATION: Southwest of 171st Street and Evans Plaza  
   DISPOSITION: APPROVED 7-0. Approve the Preliminary Plat of WHISPERING RIDGE REPLAT 12, a minor plat inside the city limits. Approve the Final Plat of Whispering Ridge Replat 12, a minor plat inside the city limits.

Special Use Permits

9. C8-09-210  
   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  
   LOCATION: 15801 Butler Avenue  
   DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant to appear before the Board.

Conditional Use Permits

10. C7-09-051  
    Michael P. Mellen  
    REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Warehousing and distribution (general) in a DS District  
    LOCATION: 2213-2215 Leavenworth Street  
    DISPOSITION: APPROVED 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Warehousing and distribution (general) in a DS District subject to the original conditions
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of approval, with the exception of Condition #2 as follows:  1) Compliance with a revised site plan that provides:  a) A minimum of 10 feet of landscaped area in compliance with Article XIII, Landscaping and Screening and Article XIV. Off-Street Parking and Loading Regulations of the Omaha Municipal Code and; b) Screening in compliance with Section 55-786 of the Omaha Municipal Code around the storage area(s); 2) Compliance with the building elevations dated 3/8/09; 3) Compliance with the proposed operating statement; and 4) Compliance with all other applicable regulations.

Vacations

11.  C14-10-013  
    Property Owner(s)  
    REQUEST:  Vacation of 40th Street from Dewey Avenue to Emile Street

DISPOSITION:  Withdrawn at the request of the applicant.