PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 3, 2010, 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 March 3, 2010.

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

MEMBERS NOT PRESENT: Thomas O. Kelley
Greg Rosenbaum

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, February 22, 2010.

ADMINISTRATIVE MEETING ONLY

Subdivision Plats

1. C10-03-136
   C12-03-137
   Manchester Ridge, LLC

REQUEST: Final Plat approval of MANCHESTER RIDGE (Lot 102 through 135 inclusive, and Outlot “D” and “E”), a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northwest of 174th Street and North H.W.S. Cleveland Boulevard

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat of Manchester Ridge (Lot 102 through 135, inclusive, and Outlot “D” and “E”), subject to submittal of an acceptable subdivision agreement.
Master Plan Referrals

2. C3-10-022
   Planning Department on behalf of
   The City of Omaha
   REQUEST: Approval of an amendment to Section 55-651 through 663 FF flood fringe district and
   FW floodway districts of the Omaha Municipal Code
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0. Approval of the proposed amendment.

Subdivision Plats

3. C10-10-019
   C12-10-020
   Planning Department on behalf of
   The City of Omaha
   REQUEST: Preliminary Plat and Final Plat approval of WOODLAND RIDGE, a minor plat inside the
   city limits, with rezoning from R4(35) to R5
   LOCATION: Northwest of 42nd and Lake Streets
   DISPOSITION: APPROVED 5-0. Approval of the rezoning from R4(35) to R5. Approval of the
   preliminary plat subject to: 1.) The applicant paving the adjacent alley to 42nd Street or providing
   an alternate access agreement acceptable to the Public Works department; and 2.) rebuilding the
   sidewalks adjacent to the site. Approval of the final plat as amended by the preliminary plat
   conditions of approval, subject to the submittal of an acceptable subdivision agreement, if
   necessary.

4. C12-10-021
   D – Approval
   Stanley Horrell
   Metropolitan Community College
   REQUEST: Preliminary Plat and Final Plat approval of FORT OMAHA CAMPUS, a minor plat
   inside the city limits
   LOCATION: Northeast of 32nd Street and Sorensen Parkway
   DISPOSITION: APPROVED 5-0. Approval of the Preliminary Plat and Final Plat of FORT OMAHA
   CAMPUS, a minor plat inside the city limits.

Overlay Districts

5. C10-10-025
   Planning Department on behalf of
   The City of Omaha
   REQUEST: Approval of an ACI-2(65) and an ACI-2(PL)-Area of Civic Importance Overlay District
   LOCATION: Dodge Street from 69th to 90th Streets and 72nd Street from Cass to Pacific Streets
   DISPOSITION: APPROVED 5-0. Approval of the proposed amendment.

Rezonings

6. C10-10-023
   Kelly J. Wirges
   REQUEST: Rezoning from DR to R5
   LOCATION: 19136 Harrison Street
   DISPOSITION: APPROVED 5-0. Denial of the rezoning from DR to R5. Approval of the rezoning
   from DR to R3.
7. C10-10-027
Gerald Reimer
REQUEST: Rezoning from R5(35) to R5 with a Repeal of a PK-Parking Overlay District
LOCATION: 140 North 41st Street

DISPOSITION: APPROVED 5-0. Approval of the rezoning from R5(35) to R5 and Repeal of the PK-Parking Overlay District.

8. C10-09-164 D - Layover
Park Avenue Legacy, LLC
REQUEST: Rezoning from R7 and GC to R7
LOCATION: Northeast of Ed Creighton and Park Avenues

DISPOSITION: LAYOVER 5-0. Laid over to allow the applicant to consider all options involving the remainder of the commercially-zoned lots under their ownership.

Special Use Permits

9. C8-08-208
Willie B. Johnson
REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Day care (general) in a R4(35) District
LOCATION: 3036 Curtis Avenue

DISPOSITION: DENIED 5-0. Denied the proposed major amendment to increase the capacity of the facility from 30 to 50.

10. C8-10-024 D - Approval
R2R Recycling, LLC
REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District
LOCATION: 902 Grace Street

DISPOSITION: APPROVED 5-0. Approved the Special Use Permit to allow Scrap and salvage services subject to the following conditions: 1.) the applicant installing an eight (8) foot opaque fence around the entire property prior to receiving a Certificate of Occupancy; 2.) provide the required number of parking stalls determined by Schedule A, Section 55-734; and 3.) compliance with Section 30-81 through 30-110 Salvage Dealers section of the Municipal Code.

Conditional Use Permits

11. C7-10-026 D - Layover
Joel Haver
REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC District
LOCATION: 15949 West Center Road

DISPOSITION: LAYOVER 5-0. Laid over to allow the applicant additional time to submit a revised site plan to address the landscaping and parking issues.

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