PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 7, 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 April 7, 2010.

MEMBERS PRESENT: Anna Nubel, Chair
R. J. Neary
Thomas O. Kelley
Greg Rosenbaum
Van C. Deeb

MEMBERS NOT PRESENT: John Hoich, Vice Chair
Arnold Nesbitt

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, March 29, 2010.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

HOLD OVER CASES

Rezonings

1. C10-09-164
   Park Avenue Legacy, LLC
   REQUEST: Rezoning from R7 and GC to R7
   LOCATION: Northeast of Ed Creighton and Park Avenues
   DISPOSITION: LAYOVER 5-0.

Conditional Use Permits

2. C7-10-026 D - Approval
   Joel Haver
   REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC District
   LOCATION: 15949 West Center Road
   DISPOSITION: APPROVED 5-0. Approved the Conditional Use Permit to allow Automotive repair services subject to: 1.) submittal and compliance with a revised site plan showing required changes to landscaping and parking; 2.) submittal and compliance with revised operating statement regarding no outdoor storage; 3.) compliance with all applicable regulations; 4.) no outdoor storage including the overnight parking of vehicles is allowed; 5.) all signage being in
compliance with the MCC regulations, including the removal of the existing pole and ground signs; 6.) no selling of vehicles is allowed; and 7.) parking lot lighting must be in compliance with city code.

Special Use Permits

3. C8-09-093 Tibbe Wolde
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 3156 (3152) Leavenworth Street
   DISPOSITION: DENIED 5-0.

(REGULAR AGENDA)

Public Hearing and Administrative Meeting

Master Plan Referrals

4. C3-10-043 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: 3501 State Street
   DISPOSITION: APPROVED 4-0.

5. C3-10-044 Parks, Recreation & Public Property on behalf of the City of Omaha
   REQUEST: Approval of an updated Master Plan for the Omaha Suburban Park System
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: LAYOVER 5-0.

6. C3-10-045 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding surfacing for off-street parking
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.

7. C3-10-046 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding nonconforming structures
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.

8. C3-10-047 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding the Urban family residential district
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.

9. C3-10-048 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding exceptions for private and community garages
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.
10. C3-10-049  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Chapter 55 Amendment regarding permitted uses in the R3 District  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction  
DISPOSITION: APPROVED 5-0.

11. C3-10-050  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Chapter 55 Amendment regarding Special permit uses in the R4 District  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction  
DISPOSITION: APPROVED 5-0.

12. C3-10-051  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Chapter 55 Amendment regarding Special permit uses in the R-WRN walkable residential neighborhood district  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction  
DISPOSITION: APPROVED 5-0.

Subdivision Plats

13. C10-10-031 D - Approval  
C12-10-032  
Jeffrey Mesenbrink  
REQUEST: Preliminary and Final Plat approval of FLORENCE HEIGHTS REPLAT 7, a minor plat inside the city limits, with rezoning from R4(35) and GI to GI (portions of which property lie within the flood fringe)  
LOCATION: Northeast of 44th and McKinley Streets  
DISPOSITION: APPROVED 5-0.

14. C12-10-038 D - Layover  
Irvington Volunteer Fire Department  
REQUEST: Preliminary Plat approval of SMOKY RIDGE, a subdivision outside the city limits  
LOCATION: Northeast of 72nd Street and Northern Hills Drive  
DISPOSITION: LAYOVER 5-0. Laid over for 60 days until the June 2, 2010 meeting to allow the applicant additional time to: 1.) provide for no direct access to 72nd Street or Northern Hills Drive from any of the proposed lots in the subdivision; 2.) revise the preliminary plat, if necessary, to provide a minimum width of 66 feet, or wider if necessary to encompass the ditches; 3.) verify that all streets meet a minimum 100 foot radius; 4.) provide a complete drainage study; 5.) submit a complete application for a Special Use Permit to allow development within the North Hills Environmental Resources Overlay District; 6.) include all on-site wastewater treatment systems, reserve areas, and well locations and areas for structures including the dwelling or establishment, driveway, and outbuildings for all lots on the preliminary plat; 7.) obtain NDEQ approval of on-site wastewater treatment systems that are proposed for any lot less than three acres in size; 8.) provide for compliance with Section 55-902 Cunningham Lake Water Quality environmental Overlay District of the Municipal Code; 9.) have an airspace analysis completed and make the necessary provisions for compliance with any recommendations; and 10.) coordinate with the city in regard to whether or not the proposed fire station location is appropriate and in keeping with the Public Facilities Element of the Master Plan. Service area information and response times should be submitted for consideration in relation to existing and planned facilities as well as the Public Facilities Element of the Master Plan.
15. C10-10-039
C12-10-040
Jeffrey B. Farnham

REQUEST: Preliminary and Final Plat approval of LOGEMAN’S ADDITION, a minor plat outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code and with rezoning from AG to DR

LOCATION: 7240 North 144th Street

DISPOSITION: APPROVED 5-0. Denial of the waiver of Section 53-9(9) Sidewalks of the Municipal Code. Approval of the preliminary and final plat and the rezoning from AG to DR.

Rezonings

16. C10-10-036
Dundee Ridge, LLC

REQUEST: Rezoning from R7-ACI-2 to GO-ACI-2 and approval of a PK

LOCATION: Southwest of 48th and Dodge Streets

DISPOSITION: APPROVED 5-0. Denial of the rezoning from R7-ACI-2(50) to GO-ACI-2(50) for proposed Lots 9-10, Dundee Ridge Replat. Approval of the rezoning from R7-ACI-2(50) to GO-ACI-2(50) for proposed Lot 10, Dundee Ridge Replat and approval of a PK-Parking Overlay District for proposed Lot 9, Dundee Ridge Replat subject to approval and recording of the final plat of Dundee Ridge Replat prior to forwarding this rezoning request to City Council.

17. C10-10-052 D - Layover
L & M Enterprises

REQUEST: Rezoning from R4(35) to R5

LOCATION: 5445 South 51st Street

DISPOSITION: LAYOVER 5-0.

Special Use Permits

18. C8-09-210 D - Approval
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 90 foot tall tower subject to: 1.) providing a 6’ tall wood fence around the perimeter of the lease area behind landscaping having a minimum width of 6’ and a minimum height of 15’ at maturity; 2.) the tower being of sufficient structural integrity to allow for co-location of at least one (1) additional provider; 3.) compliance with the revised site, landscaping and elevations; 4.) compliance with the proposed operating statement; 5.) providing a governmental access statement; 6.) submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

LOCATION: 15801 Butler Avenue

DISPOSITION: APPROVED 5-0. Approval of the request for a Special Use Permit to allow a Broadcast tower in a R4-Single Family Residential District, with a waiver of Section 55-186 Height, to allow a 90 foot tall tower at 15801 Butler Avenue subject to: 1.) providing a 6’ tall wood fence around the perimeter of the lease area behind landscaping having a minimum width of 6’ and a minimum height of 15’ at maturity; 2.) the tower being of sufficient structural integrity to allow for co-location of at least one (1) additional provider; 3.) compliance with the revised site, landscaping and elevations; 4.) compliance with the proposed operating statement; 5.) providing a governmental access statement; 6.) submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

19. C8-93-092 D - Approval
AT&T

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Broadcast tower in a CC District, with a waiver of Section 55-366 Height, to allow extension of the tower to 98 feet subject to: 1.) compliance with the proposed site plan; 2.) compliance with the proposed elevation(s); 3.) compliance with all applicable regulations; and 4.) issuance of the appropriate building permit(s).

LOCATION: 2820 South 108th Street

DISPOSITION: APPROVED 5-0. Approval of the proposed amendment subject to: 1.) compliance with the proposed site plan; 2.) compliance with the proposed elevation(s); 3.) compliance with all applicable regulations; and 4.) issuance of the appropriate building permit(s).
20. C8-10-033
Douglas County School District
0001
REQUEST: Approval of a Special Use Permit to allow
Day care (general) in a R4 District
LOCATION: 4768 “Q” Street
DISPOSITION: WITHDRAWN at the applicant’s request.

21. C8-10-035 D - Layover
Reliant Auto Sales, LLC
REQUEST: Approval of a Special Use Permit to allow
Automotive sales in a CC District
LOCATION: 20507 Nicholas Circle, Suite 100
DISPOSITION: LAYOVER 5-0. Laid over for the applicant to submit additional information.

22. C8-10-042
TD Ameritrade
REQUEST: Approval of a Large Project Special Use Permit, with a waiver of Section 55-326 Height to allow an overall height of 260 feet (230’ structure + 30’ antenna) in a GO District
LOCATION: Southwest of 108th Avenue and Old Mill Road
DISPOSITION: APPROVED 5-0. Approval of the Large Project Special Use Permit, with a waiver of Section 55-326 Height, to 260 (230’ tower + 30’ communication antenna) feet in a GO-General Office District subject to: 1.) compliance with the approved Traffic Study; 2.) providing sidewalks along South 108th Avenue adjacent to the site; 3.) coordinating with the Parks Department regarding existing and proposed sidewalk access to the trail; 4.) approval of an acceptable post construction storm water management plan, including a maintenance agreement, prior to issuance of a building permit; 5.) compliance with the proposed site plan, in compliance with all applicable regulations; 6.) compliance with the proposed landscape plan, in compliance with all applicable regulations; 7.) compliance with the concept building elevations; 8.) compliance with the operating statement; 9.) any communications antenna(s) attached to the top of any structure being of the “stealth” variety; 10.) providing acceptable screening of rooftop equipment; 11.) approval of a Flood Fringe Development Permit; 12.) FAA approval; 13.) approval of all required Building and Development Permits and Certificates of Occupancy; and 14.) all other applicable regulations.

Conditional Use Permits

23. C7-10-029 D - Approval
Buck’s Inc.
REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a GC District
LOCATION: 4955 South 72nd Street
DISPOSITION: APPROVED 5-0. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in a GC District subject to the following being addressed prior to the issuance of a Certificate of Occupancy: 1.) provide landscaping plan that shows planting as required and installed; 2.) plat and dedication of 75’ of public right of way from centerline of 72nd Street; 3.) that all signage being repaired and/or replaced in compliance with applicable regulations; 4.) no outdoor storage; 5.) compliance with the proposed site plan; and 6.) compliance with the proposed operating statement.

24. C7-10-034 D - Approval
Nicholas Schnell
REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO District
LOCATION: 3009 South 87th Street
DISPOSITION: APPROVED 5-0. Approval of the Conditional Use Permit to allow Medical office in a LO District subject to the following being addressed prior to the issuance of a Certificate of Occupancy: 1.) replace existing pavement to the south of the handicap parking stall and replace...
with an acceptable form of landscaping; 2.) compliance with the submitted site plan; 3.) compliance with the proposed operating statement; and 4.) compliance with all other applicable regulations.

25. C7-10-037 D - **Layover**  
   Irvington Volunteer Fire Department  
   REQUEST: Approval of a Conditional Use Permit to allow Safety services in a DR-ED District  
   LOCATION: Northeast of 72nd Street and Northern Hills Drive  
   DISPOSITION: LAYOVER 5-0. Laid over for 60 days until the June 2, 2010 meeting.

**Dedication**

26. C16-10-030 D - **Approval**  
   Property Owner  
   REQUEST: Plat and Dedication of an irregular strip of land containing 206 square feet of area adjacent to the northeast corner of Lot 1, Frederick Plaza  
   LOCATION: Southwest of 84th and Frederick Streets  
   DISPOSITION: APPROVED 5-0.