PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 5, 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 May 5, 2010.

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

MEMBERS NOT PRESENT: Anna Nubel, Chair

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, April 26, 2010.

ADMINISTRATIVE MEETING

1. C10-10-011 C12-10-012
   P. Scott Dye, Attorney on behalf of Douglas County School District
   REQUEST: Final Plat approval of CORRIGAN OPS ADDITION, a subdivision inside the city limits, with rezoning from HI to R4
   LOCATION: Southwest of 42nd and “T” Streets
   DISPOSITION: APPROVED 6-0. Approval of the final plat subject to submittal of an acceptable, final, interlocal cooperation agreement and/or subdivision agreement prior to forwarding the final plat to the City Council.

HOLD OVER CASES

Rezonings

2. C10-09-164
   Park Avenue Legacy, LLC
   REQUEST: Rezoning from R7 and GC to R7
   LOCATION: Northeast of Ed Creighton and Park Avenues
   DISPOSITION: WITHDRAWN at the applicant’s request.
Special Use Permits

3. C8-10-035 D - Approval
   Reliant Auto Sales, LLC
   LOCATION: 20507 Nicholas Circle, Suite 100
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District
   DISPOSITION: APPROVED 6-0. Approval of the request for a Special Use Permit to allow Automotive sales in a CC District, subject to: 1.) compliance with revised site plan and operating statement; 2.) a maximum of 10 display cars on the site, within the designated display area; and 3.) compliance with all applicable codes and regulations.

(REGULAR AGENDA)

Public Hearing and Administrative Meeting

Master Plan Referrals

4. C3-10-057
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 53 Subdivision of the Municipal Code regarding timing of improvements
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 6-0.

5. C3-10-058
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding off-street parking for General retail sales
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 6-0.

6. C3-10-067
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Off-street parking permits
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 6-0.

7. C3-10-069 D - Layover
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding nonconforming uses
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: LAYOVER 6-0.

Subdivision Plats

8. C10-10-054 D - Approval
   C12-10-055
   Capitol Rows, LLC
   c/o Mrs. Gail Hawkins
   LOCATION: Southwest of 22nd and Chicago Streets
   REQUEST: Preliminary and Final Plat approval of REEDS CAPITOL, a minor plat inside the city limits, with rezoning from R8 to CBD/ACI-1 (PL)
   DISPOSITION: APPROVED 6-0. Approval of the preliminary plat, subject to retention of necessary utility easements. Approval of the final plat subject to the condition of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council. Approval of the rezoning from R8 to CBD/ACI-1(PL).
9. **C12-10-056 D - Approval**  
APEX Acquisitions, Inc.  
c/o Investors Realty  

**REQUEST:** Preliminary and Final Plat approval of  
PIONEER SQUARE, a minor plat inside the city limits  

**LOCATION:** 5408 North 99th Street  

**DISPOSITION:** APPROVED 5-0. Approval of the preliminary plat, subject to: 1.) amending the ingress/egress easement to be an ingress/egress and reciprocal parking easement between Lot 1 and Lot 2, Pioneer Square; and 2.) providing sidewalk along Ogden Plaza adjacent to Lot 2. Approval of the final plat as amendment by the preliminary plat conditions of approval and submittal of a final subdivision agreement, if necessary.

### Rezonings

10. **C10-10-059 D - Approval**  
Robert Remack  

**REQUEST:** Rezoning from GI to R5  

**LOCATION:** 1511 and 1515 William Street and 1401 South 16th Street  

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from GI to R5.

### Special Use Permits

11. **C8-10-060 D - Approval**  
Dart Investments, LLC  

**REQUEST:** Approval of a Special Use Permit to allow  
Scrap and salvage services in a GI District  

**LOCATION:** 4918 “F” Street  

**DISPOSITION:** APPROVED 6-0. Approval of the Special Use Permit to allow Scrap and salvage services subject to the applicant submitting the following prior to being forwarded to City Council: 1.) submitting an updated site plan that includes the following: a.) the required number of parking stalls according to Section 55-734; b.) the paved drive aisles for the rentable vehicle storage area; and c.) the location where shipping containers may be stored; 2.) compliance with Section 30-81 through 30-110 Salvage Dealers section of the Municipal Code; and 3.) update the operating statement to include information about the amount of recycling the site can currently maintain and what future projections may be.

12. **C8-10-061 D - Approval**  
Nakia Vasser-Brye  

**REQUEST:** Approval of a Special Use Permit to allow  
Day care (general) in a R4(35) District  

**LOCATION:** 3368 Grand Avenue  

**DISPOSITION:** APPROVED 6-0. Approval of the Special Use Permit to allow Day care (general) in a R4(35) District subject to the following being addressed prior to the request being sent to City Council: 1.) submittal of an updated site plan that shows 4 parking stalls can fit on site; 2.) submittal of a revised operating statement that limits the hours of operation from 6 a.m. to 6 p.m. and includes the number of employees prior to the request being forwarded to the City Council; 3.) compliance with this revised operating statement; 4.) compliance with all applicable development regulations; and 5.) provide information as to whether or not a storm shelter in compliance with Section 55-787 can be provided on site.

### Conditional Use Permits

13. **C7-10-062 D - Approval**  
Susan Toohey  
Marian High School  

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities, with a waiver of Sec. 55-146 Height from 35’ to 52’ in a R2 District  

**LOCATION:** 7400 Military Avenue
DISPOSITION: APPROVED 6-0. Approval of the Major Amendment subject to: 1.) compliance with the proposed site plan; 2.) compliance with the proposed concept landscape plan (tree species, sizes and spacing shall be consistent with the City of Omaha's Standards for Urban Landscaping Sec. 55-718(c)(3); 3.) compliance with the proposed building elevations; 4.) compliance with the proposed operating statement; and 5.) compliance with all applicable regulations.

14. C7-10-063 D - Layover
   City of Omaha
   REQUEST: Approval of a Conditional Use Permit to allow Safety services in a R4 District
   LOCATION: Northwest of Atlas and “D” Streets

DISPOSITION: LAYOVER 6-0.

15. C7-10-064
    L & M Enterprises
    REQUEST: Approval of a Conditional Use Permit to allow Single-family (attached) in a R4(35) District
    LOCATION: 5445 South 51st Street

DISPOSITION: APPROVED 6-0. Approval of a Conditional Use Permit to allow Single family residential (attached) in the R4(35) district subject to: 1.) compliance with the site plan and elevation that show the attached structures with an offset of at least 10% of the common wall length, including the staggered roofline; 2.) approval of a subdivision plat to combine the 5 lots into 4 lots including a note on the plat that states that the current and future property owner(s) waive right to oppose the creation of a future street improvement district; 3.) coordinate with the Public Works Department regarding grading the drainage ditch to facilitate proper drainage by utilizing the drainage inlets, including the reopening of the 51st Street inlet; and 4.) compliance with all applicable code regulations.

16. C7-10-065 D - Approval
    Phillip Webb
    Redstone Properties LLC
    REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO District
    LOCATION: 10051 Maple Street

DISPOSITION: APPROVED 6-0. Approval of the Conditional Use Permit to allow Medical office in the LO District subject to: 1.) compliance with the existing improvements; and 2.) providing 4 additional off-street parking stalls in the future, if necessary.

Vacations

17. C14-10-066 D - Approval
    Property Owner
    REQUEST: Vacation of the north / south alley between Yates and Burdette Streets from 15th to 16th Streets

DISPOSITION: APPROVED 6-0. Approval of the proposed alley vacation.