PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 2, 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 June 2, 2010.

MEMBERS PRESENT: Anna Nubel, Chair
John Hoich, Vice Chair
R. J. Neary
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, May 24, 2010.

Administrative Meeting Only

1. C12-09-160
   Incontro Enterprises, LLC
   REQUEST: Final Plat approval of INCONTRO VILLAGE, a subdivision inside the city limits
   LOCATION: Southeast of 60th and Spring Streets
   DISPOSITION: LAID OVER 7-0.

Public Hearing and Administrative Meeting

HOLD OVER CASES

Master Plan Referrals

2. 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: APPROVED 7-0.
3. **C3-10-069**  
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:** APPROVED 7-0.

### Subdivision Plats

4. **C12-09-204**  
Curt Hofer Construction, Inc.

**REQUEST:** Preliminary and Final Plat approval of LINDEN ESTATES REPLAT 8, a minor plat inside the city limits

**LOCATION:** North 142nd Circle, north of Hamilton Street

**DISPOSITION:** APPROVED 7-0.

### Conditional Use Permits

5. **C7-10-063**  
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:** APPROVED 7-0. Approval of a Conditional Use Permit to allow Safety services in the R4 District subject to: 1.) Providing screening on the west and northwest sides of the proposed parking lot and along the east side of the access driveway; said screening to be tall enough to block the headlights of the safety vehicles and employee/visitor vehicles on the site, but not create hazardous visibility; 2.) Providing screening on the north/northeast side of the back-up generator; 3.) Submittal of an acceptable landscape plan that provides for the number, size and species of plants and trees; 4.) Compliance with the amended site/landscape plan that provides items #1, 2 and 3 above; 5.) Compliance with the proposed building elevations; and 6.) Compliance with the proposed operating statement.

### (REGULAR AGENDA)

#### Master Plan Referrals

6. **C3-10-071**  
Notre Dame Apartments, LLC

**REQUEST:** Approval of the NOTRE DAME, LLC TIF REDEVELOPMENT PROJECT PLAN

**LOCATION:** 3501 State Street

**DISPOSITION:** LAID OVER 6-0.

7. **C3-10-072**  
Capitol Rows LLC

**REQUEST:** Approval of the CAPITOL ROWS, LLC TIF REDEVELOPMENT PROJECT PLAN

**LOCATION:** Between 22nd and 24th Streets, Chicago and Davenport Streets

**DISPOSITION:** APPROVED 6-0.

8. **C3-10-073**  
828 South 17th Street, LLC

**REQUEST:** Approval of the 828 SOUTH 17th STREET, LLC TIF REDEVELOPMENT PROJECT PLAN

**LOCATION:** 828 South 17th Street

**DISPOSITION:** APPROVED 7-0.
9. **REQUEST:** Approval of an amendment to the Future Land Use Element of the City’s Master Plan from Office/Commercial to Low density residential for property located at 4916 “J” Street

**LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVED 7-0. Approval of the request to amend the Land Use Element of the Master Plan to change the future land designation from office and commercial to low density residential for both 4912 and 4916 “J” Street.

10. **REQUEST:** Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding off-street parking design standards

**LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVED 7-0.

11. **REQUEST:** Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding setback adjustments

**LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVED 7-0.

**Subdivision Plats**

12. **REQUEST:** Preliminary and Final Plat approval of MOORE’S HILLTOP, a minor plat outside the city limits, with rezoning from AG to R3

**LOCATION:** 17324 “F” Street

**DISPOSITION:** APPROVED 7-0. Approval of the preliminary plat, subject to providing sidewalks along the “F” Street frontage. Approval of the final plat subject to compliance with the condition of preliminary plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council. Approval of the rezoning from AG to R3.

13. **REQUEST:** Preliminary and Final Plat approval of WOOD VALLEY REPLAT 2, a minor plat outside the city limits, with rezoning from DR and R4 to DR and R4

**LOCATION:** Northeast of 144th Street and Military Road

**DISPOSITION:** APPROVED 7-0. Approval of the preliminary plat. Approval of the final plat subject to submittal of a final amended subdivision agreement and record Wood Valley and Wood Valley Replat One prior to forwarding this replat to the City Council. Approval of the rezoning from DR and R4 to DR and R4.

14. **REQUEST:** Preliminary and Final Plat approval of DUNDEE PLACE REPLAT NO. 19, a minor plat inside the city limits, with rezoning from R7, LO and GC to CC (subject property is also located within an ACI-2 Overlay District), and Repeal of a PK-Parking Overlay District

**LOCATION:** Northeast of 49th and Dodge Streets

**DISPOSITION:** APPROVED 5-2. Approval of the preliminary plat subject to: 1.) Providing a dedication of 46.5’ from the centerline of Dodge Street; 2.) Providing an access easement to the
property to the east; and 3.) The applicant coordinating with the Public Works and Planning Departments regarding all driveways on 49th and Dodge Streets. Approval of the final plat as amended by the conditions of preliminary plat approval and subject to: 1.) Recording Dundee Place Replat No. 18 prior to recording of the final plat; and 2.) Subject to submittal of an acceptable final subdivision agreement prior to forwarding the final plat to the City Council. Approval of the rezoning from R7, LO and GC to CC. Approval of the repeal of the PK-Parking Overlay District.

Rezonings

15. C10-10-075 REQUEST: Rezoning from R3 to R5
   Joe Kosiski LOCATION: 4916 "J" Street
   DISPOSITION: APPROVED 7-0.

16. C10-10-076 REQUEST: Rezoning from GI to R4
   Sebastian Anzaldo LOCATION: 2338 Polk Street
   DISPOSITION: APPROVED 7-0.

Special Use Permits

17. C8-09-208 REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Indoor sports and recreation and Outdoor sports and recreation in a GI District
   Silo Extreme Outdoor Adv., LLC LOCATION: 3417 Vinton Street
   DISPOSITION: APPROVED 7-0. Approval of the major amendment subject to: 1.) Submittal of a revised site/landscape plan that: a.) Removes the bufferyard waiver references; b.) Provides 10’ of parking lot perimeter landscaping with screening along Vinton Street; c.) Provides the required plant species, size and count information; and d.) Moves the ropes course out of the 30’ bufferyard area along Vinton Street; 2.) All original conditions of approval (Resolution #274 3/23/10), as applicable; 3.) The amended operating statement; 4.) Approval of a Zoning Board of Appeals waiver of the required bufferyard from 50’ to 30’ on the east adjacent to 34th Street and from 50’ to 10’ on the north along the existing concrete pavement only prior to forwarding the request to the City Council; 5.) Providing additional off-street parking, if the proposed 36 stalls does not meet the actual needs of the proposed use, within a reasonable period of time; 6.) That the hours of operation be limited to:

   **Climbing**
   Weekdays 10 a.m. – 9 p.m.
   Saturday 10 a.m. – 11 p.m.
   Sunday Noon – 9 p.m.

   **Ropes Course**
   Weekdays 10 a.m. – 6 p.m.
   Saturday 10 a.m. – 6 p.m.
   Sunday Noon – 6 p.m.

   7.) The outside deck on the east and west sides of the silos being used only to provide access to indoor activities, outdoor climbing and viewing of the outdoor climbing activities; 8.) Snack bar sales being limited to snacks and beverages that can be served to all ages; 9.) No outdoor storage; and 10.) Compliance with all other applicable rules and regulations.

18. C8-91-008 REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Landfill (nonputrescible solid waste disposal) in a GI District
   Hawkins Construction Company LOCATION: Southeast of 62nd and “Q” Streets
   DISPOSITION: LAID OVER 6-0.