PLANNING BOARD AGENDA

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

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

MEMBERS NOT PRESENT: 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, June 28, 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: APPROVED 6-0. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

Public Hearing and Administrative Meeting

HOLD OVER CASES

Master Plan Referrals

2. C3-10-071
   Notre Dame Apartments, LLC
   REQUEST: Approval of the NOTRE DAME, LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3501 State Street
DISPOSITION: APPROVED 5-0. Approval of the TIF Redevelopment Project Plan. The project site and area must meet the requirements of Nebraska Community Development Law and qualify for the submission of an application for the utilization of Tax Increment Financing (TIF) to cover cost associated with project development as submitted for approval through the Tax Increment Financing process. The project is in compliance with the Master Plan, appropriate ordinances and development regulations of the City.

Special Use Permits

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

DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to a Special Use Permit to allow a Landfill (nonputrescible solid waste disposal) in a GI District (portions of which property lie within the Flood Fringe) subject to: 1.) Submit landscaping plans that includes details for the bufferyard along 60th Street; 2.) Dedicate the required right-of-way width along “Q” Street; as determined by the Public Works Department; 3.) Finish all channel work, landscaping and berming along Q Street before fill can begin to be deposited in this area of the site; 4.) Comply with the site and operating plans; 5.) Comply with Chapter 33 of the Municipal Code and all State and County requirements; and 6.) Public sidewalk to be constructed along both 60th and Q Streets adjacent to the site.

(REGULAR AGENDA)

Master Plan Referrals

4. C3-10-086 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 regulations
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

5. C3-10-092 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: Pacific to Charles Street, 33rd to 52nd Street, Leavenworth to Pacific Street and 52nd to 60th Street

DISPOSITION: APPROVED 6-0. Approval of a Blighted and Substandard Designation. The approval is required to authorize the preparation of redevelopment plans which contemplate the utilization of TIF as a financing element in the redevelopment of the area. The area meets the standards established by Nebraska Community Development Law and City Ordinances to be designated as Substandard and Blighted.

6. C3-10-096 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of The South Omaha Development Project
   LOCATION: Generally bound by Center Street on the north, Harrison Street on the south, the Missouri River on the east and 42nd Street on the west

DISPOSITION: APPROVED 6-0.
Subdivision Plats

7. C12-10-091 (D)
   Liberty Bank, FSB
   REQUEST: Preliminary and Final Plat approval of MAPLE CREEK REPLAT 2, a subdivision outside the city limits
   LOCATION: Southwest of 162nd Street and West Maple Road

DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1.) A shared access easement included on the plat; and 2.) A minor amendment to the Maple Creek Mixed use District Development Agreement. Approval of the Final Plat as amended by the conditions of preliminary plat approval.

Overlay Districts

8. C10-10-094
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
   LOCATION: 16th to 30th Streets from Harney to Dodge Streets and from 16th to 28th Street from Leavenworth to Harney Streets

DISPOSITION: APPROVED 6-0.

Rezonings

9. C10-10-088 (D)
   Ivy Dow
   REQUEST: Rezoning from GI-ACI-1(50) to NBD-ACI-1(50)
   LOCATION: 1908 South 13th Street

DISPOSITION: APPROVED 6-0.

10. C10-10-090 (D)
    Michael Helmers & Petra Rangel
    REQUEST: Rezoning from HI to R4
    LOCATION: 4970 South 36th Avenue

DISPOSITION: APPROVED 6-0.

11. C10-10-093
    Jerard Pearson, Dave Morton, Maria Cutshall, Michael Besch, Scott Tanner
    REQUEST: Rezoning from GI to R4
    LOCATION: 4901/4903 and 4909 Mayberry; 846, 963 and 969 South 49th Street

DISPOSITION: APPROVED 6-0.

Special Use Permits

12. C8-10-089 (D)
    Parks and Recreation Department on behalf of the City of Omaha
    REQUEST: Approval of a Special Use Permit to allow development in the North Hills Environmental Overlay District
    LOCATION: 11808 John J. Pershing Drive

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow development in the North Hills Environmental Overlay District, subject to: 1.) Approval of the project design by the Urban Design Review Board; and 2.) Planning Department approval of the location of the septic system.
### Conditional Use Permits

13. **C7-97-082 (D)**
Andrew Groothuis

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in an R2 District

**LOCATION:** 1821 North 90th Street

**DISPOSITION:** APPROVED 6-0. Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in an R2 District subject to: 1.) Receiving a waiver from the Zoning Board of Appeals for an increase in impervious coverage prior to applying for building permits for phase 2 (expansion of the parking lot); 2.) Providing an amended site and landscape plan indicating the appropriate vegetative screening for the south side of the expanded parking lot and extending the sidewalk along the Decatur Street frontage prior to applying for building permits for this future phase; 3.) Compliance with the proposed site and landscape plan; 4.) Compliance with the proposed building elevations; 5.) Compliance with the proposed operating statement; and 6.) Compliance with all other applicable regulations.

### Vacations

14. **C14-10-028 (D)**
Property Owner

**REQUEST:** Vacation of 40th Street from Dewey Avenue to Emile Street

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

### Annexation

15. **C19-10-095**
The City of Omaha

**REQUEST:** Approval of the 2010 Annexation Package

**LOCATION:** NRD Site NW of Standing Bear Lake, Vanderbilt Apartments (SID 406) and Adjacent Areas.

**DISPOSITION:** APPROVED 5-0. Approval of the proposed annexation.