PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 4, 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 August 4, 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, July 26, 2010.

Public Hearing and Administrative Meeting

HOLD OVER CASES

Subdivision Plats

1. C8-10-110 D - Layover
C12-10-038
Irvington Volunteer Fire Department

REQUEST: Preliminary Plat approval of SMOKY RIDGE, a subdivision outside the city limits and approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District

LOCATION: Northeast of 72nd Street and Northern Hills Drive

DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant additional time to: 1.) Revise the preliminary plat to provide the following: a) Dedication of an additional 10 feet of right-of-way for the first 300 feet at the intersection of 72nd Street and Northern Hills Drive; b) Dedication of 5 foot by 5 foot right-of-way at the corners of the internal streets; c) Relocation of the Street “B” connection to Northern Hills Drive to the 1/8 mile point for a future right-in, right-out connection; d) A street connection to the east to allow access to a future ¼ mile access point; e) Straightening
of Street “B” out to eliminate the two (2) reverse curves; f) A noise attenuation easement from 115 feet from the centerline on lots adjacent to 72nd Street and Northern Hills Drive; and g) Include all on-site wastewater treatment systems, reserve areas, and areas for structures including the dwelling or establishment, driveway, and outbuildings for all lots; and 2.) Submit a drainage study which includes a “no-net increase in runoff” analysis and “Post-Construction Storm Water Management Plan” in compliance with Section 32, including payment of fees, as outlined in the Municipal Code; 3.) Obtain NDEQ approval of on-site wastewater treatment systems that are proposed for any lot less than three acres in size, based on the most recent lot layout; 4.) Submit an acceptable slopes analysis; 5.) Submit an acceptable tree canopy loss mitigation plan; 6.) Complete the airspace analysis based on the most recent lot layout, and further investigate whether or not constructing residential units in the runway protection zone for Lot 1, 2, 3, 12, 13 and 17 as indicated will be allowed; 7.) Provide for the paving of 72nd Street and Northern Hills Drive to three (3) lanes adjacent to the subdivision; 8.) Provide for a paved turnaround at the terminus of Street “A”; and 9.) Provide for the use, ownership and maintenance of the Outlot “A” in the subdivision agreement.

2. C12-09-058 D - Approval
   Timothy Hank Robinson
   REQUEST: Preliminary and Final Plat approval of ROBINSON AND ROGER’S ADDITION, a minor plat outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code
   LOCATION: Southeast of 72nd Street and Rainwood Road

   DISPOSITION: APPROVED 7-0. Approval of waiver of Section 53-9(9) Sidewalks, of the Municipal Code and the preliminary and final plat, subject to the following items being addressed prior to forwarding the final plat to the City Council: 1.) Putting the building pad sites (building envelope) on the final plat mylars; 2.) Providing a note on the mylars that there shall be no vehicular access to 72nd Street; 3.) Providing the owner’s signatures on the mylars; and 4.) Submittal of an acceptable final subdivision agreement, if necessary.

   Conditional Use Permits

3. 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 7-0.

   Vacations

4. C14-10-028 D - Approval
   Property Owner
   REQUEST: Vacation of 40th Street from Dewey Avenue to Emile Street

   DISPOSITION: APPROVED 7-0. Approval of the vacation of 40th Street between Emile Street and Dewey Avenue, subject to UNMC’s approval of the proposed agreement prior to the vacation being approved by City Council.

   (REGULAR AGENDA)

   Master Plan Referrals

5. C3-10-097
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to expand the Benson Business Improvement District
   LOCATION: Generally, Northwest Radial Highway on the north, Maple Street on the south, 57th Street on the east and 63rd Street on the west
DISPOSITION: APPROVED 7-0.

6. C3-10-098  
REQUEST: Approval of an amendment to the Future Land Use Element of the City’s Master Plan from low density residential to office/commercial  
LOCATION: Southeast of 90th and Blondo Streets

7. C3-10-099 D - Layover  
REQUEST: Approval of an amendment to the Future Land Use Element of the City's Master Plan from open space to a mixed-use area  
LOCATION: Southeast of 132nd and Pacific Streets

DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant time to design a 36-acre (or less) mixed-use area that complies with the code and is within the quarter-mile.

8. C3-10-111  
REQUEST: Approval of the 2011-2016 Capital Improvement Program  
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

DISPOSITION: APPROVED 7-0.

Subdivision Plats

9. C10-10-100 D - Layover  
REQUEST: Preliminary Plat approval of STERLING RIDGE, a subdivision inside the city limits, with rezoning from DR to DR, R4, R6 and MU (portions of which property lie within the flood fringe and floodway)  
LOCATION: Southeast of 132nd and Pacific Street

DISPOSITION: LAYOVER 7-0. Laid over the proposed rezoning and subdivision for redesign in compliance with the zoning ordinance, subdivision ordinance and Master Plan.

10. C10-10-102  
REQUEST: Preliminary and Final Plat approval of WEST DODGE REPLAT 7, a minor plat inside the city limits, with rezoning from R2 and CC to CC with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: Southeast of 90th and Blondo Streets

DISPOSITION: APPROVED 4-3.

11. C10-10-104 D - Approval  
REQUEST: Preliminary and Final Plat approval of THE RIDGES REPLAT 9, a minor plat inside the city limits, with rezoning from DR and R4 to DR and R4  
LOCATION: Northeast of 192nd and West Center Road

DISPOSITION: APPROVED 7-0. Approval of the rezoning from DR and R4 to DR and R4. Approval of the Preliminary and Final Plat, subject to submittal of an application for a minor amendment to the special use permit for outdoor sports and recreation (Case #C8-91-091) prior to forwarding the Final Plat to the City Council.
Overlay Districts

12. **C10-10-106**
   Planning Department on behalf of the City of Omaha
   **REQUEST:** Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
   **LOCATION:** Riverfront Drive to 24th Street from Farnam to Cuming / Nicholas Streets
   **DISPOSITION:** LAYOVER 7-0.

Rezonings

13. **C10-10-107 D - Approval**
   Planning Department on behalf of the City of Omaha
   **REQUEST:** Rezoning from GI to R4
   **LOCATION:** Northeast of 30th and Bondesson Streets
   **DISPOSITION:** APPROVED 7-0.

Special Use Permits

14. **C8-10-108**
    **C8-10-112**
    DK Enterprises
    **REQUEST:** Approval of a Special Use Permit to allow Automotive sales and Vehicle storage in a GC District
    **LOCATION:** 4425-4431 North 16th Street
    **DISPOSITION:** LAYOVER 7-0.