PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 1, 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 September 1, 2010.

MEMBERS PRESENT: Anna Nubel, Chair
John Hoich, Vice Chair
R. J. Neary
Arnold Nesbitt
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: Thomas O. Kelley

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, August 23, 2010.

Public Hearing and Administrative Meeting

(REGULAR AGENDA)

Master Plan Referrals

1. C3-10-116
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Vehicle storage
LOCATION: Omaha and 3-mile extraterritorial jurisdiction
DISPOSITION: APPROVED 6-0.

2. C3-10-129
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Emergency residential care services
LOCATION: Omaha and 3-mile extraterritorial jurisdiction
DISPOSITION: APPROVED 6-0.
3. C3-10-130
Planning Department on behalf of
the City of Omaha

REQUEST: Approval of an amendment to Chapter 55
Zoning of the Municipal Code regarding
Equipment repair services

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

4. C3-10-131
Planning Department on behalf of
the City of Omaha

REQUEST: Approval of an amendment to Chapter 55
Zoning of the Municipal Code regarding
Major utility facilities

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

5. C3-10-132
Planning Department on behalf of
the City of Omaha

REQUEST: Approval of an amendment to Chapter 55
Zoning of the Municipal Code regarding
Park and recreation services

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

6. C3-10-133
Planning Department on behalf of
the City of Omaha

REQUEST: Approval of the Piano Building, LLC
TIF Redevelopment Project Plan

LOCATION: 4900 Dodge Street

DISPOSITION: APPROVED 6-0. Approved subject to: 1.) 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 to cover cost associated with project
development as submitted for approval through the Tax Increment Financing process; 2.) The
Redevelopment Plan will incorporate and be subject to recommendations of the Planning
Department and Planning Board; and 3.) The project will be in compliance with the Master Plan,
appropriate Ordinances and development regulations of the City.

7. C3-10-092 D - Layover
Planning Department on behalf of
the City of Omaha

REQUEST: Approval of an amendment to a Blighted and
Substandard Designation

LOCATION: 33rd Street on the east, Charles Street on
the north - to include a three-block area
between Charles and Seward Street and
between North Saddlecreek Road and 50th
Street, 52nd Street on the west between
Charles and Leavenworth Streets, then
extending to 60th Street on the west between
Leavenworth and Pacific Streets

DISPOSITION: LAYOVER 6-0.

8. C3-10-135
Volunteers of America, Dakotas

REQUEST: Approval of an amendment to the Future
Land Use Element of the City's Master Plan
from Industrial to Medium-high density
residential

LOCATION: Northeast of 40th and Pacific Streets

DISPOSITION: APPROVED 5-0.
**Subdivision Plats**

9. C10-10-119  
   C12-10-120  
   NewStreet, LLC  
   **REQUEST:** Preliminary and Final Plat approval of N. D. PARK, a subdivision inside the city limits, with rezoning from HI to CBD  
   **LOCATION:** Northeast of North 15th Street and Mike Fahey Street  
   **DISPOSITION:** APPROVED 6-0. Approval of the preliminary and final plat. Approval of the rezoning from HI to CBD.

10. C10-10-123 D - Approval  
     C12-10-124  
     Shaune Miller, Manager  
     Fire Ridge Real Estate  
     **REQUEST:** Preliminary and Final Plat approval of FIRE RIDGE ESTATES REPLAT 6, a minor plat inside the city limits, with rezoning from DR and R4 to DR and R4  
     **LOCATION:** Northeast of South HWS Cleveland Boulevard and Harney Street  
     **DISPOSITION:** APPROVED 6-0. Approval of the preliminary and final plat. Approval of the rezoning from DR and R4 to DR and R4.

11. C10-10-126  
     C12-10-127  
     Volunteers of America, Dakotas  
     **REQUEST:** Preliminary and Final Plat approval of VETERANS VILLAGE, a minor plat inside the city limits, with rezoning from GI to R7 and GI  
     **LOCATION:** Northeast of 40th and Pacific Streets  
     **DISPOSITION:** APPROVED 5-0. Approval of the rezoning from GI to R7 and GI. Approval of the preliminary plat subject to the applicant obtaining the appropriate bufferyard waiver (55-716) prior to approval of a final plat by the City Council. Approval of the final plat, as amended by the preliminary plat condition, and submittal of an acceptable final subdivision agreement, if necessary.

**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:** APPROVED 6-0.

13. C10-10-122  
     Planning Department on behalf of the City of Omaha  
     **REQUEST:** Approval of an ACI-1(PL)-Area of Civic Importance Overlay District  
     **LOCATION:** Conagra Drive and 6th Street to 16th Street and Pacific to Farnam Streets  
     **DISPOSITION:** APPROVED 6-0.

**Rezonings**

14. C10-10-114  
     Planning Department on behalf of the City of Omaha  
     **REQUEST:** Rezoning from Douglas County AG and RR-2 to City of Omaha AG, DR and R2  
     **LOCATION:** Omaha and 3-mile extraterritorial jurisdiction  
     **DISPOSITION:** APPROVED 6-0.
15. C10-97-090  
Dino’s Storage  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Hillsborough Plaza to allow Warehousing and distribution (limited)  
LOCATION: Northeast of 147th Street and West Maple Road

DISPOSITION: LAYOVER 6-0. Laid over until the November 3, 2010 meeting to allow the applicant time to address the following issues: 1.) An updated site plan drawn to scale and including the following changes: a.) Remove the storage areas accessed from the exterior of the building on the north side; b.) Add screening that meets the requirements of Section 55-717 (b) on the west and north side of the building; c.) Add street trees along the north property line(one tree will be required for every 100 feet of lot frontage); and d.) Include a landscaping details table that includes the type, amount, and caliper of proposed plantings; 2.) Meet with the Planning Department to address design issues with the proposed building; 3.) Full cut of lights are required; 4.) Compliance with Operating Statement; 5.) Compliance with all applicable sign regulations; and 6.) Submittal of an acceptable amendment to the Mixed Use Agreement.

16. C10-10-134  
Parkway Properties, LLC  
REQUEST: Rezoning from DR to GI (portions of which property lie within the flood fringe)  
LOCATION: Southwest of 69th and “T” Streets

DISPOSITION: LAYOVER 5-0. Laid over until the next meeting on October 6, 2010.

Special Use Permits

17. C8-10-113 D - Approval  
Christine Freeman  
REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R4 District  
LOCATION: 5029 South 133rd Street

DISPOSITION: APPROVED 6-0. Approval of a Special Use Permit to allow Day care (general) in a R4 District subject to: 1.) Compliance with the proposed site plan; 2.) Compliance with the proposed operating statement; 3.) The hours of operation being limited to Monday through Friday from 6 a.m. to 6 p.m., with the exception of allowing one (1) child to be dropped off at 3 a.m.; 4.) Compliance with all applicable development regulations; and 5.) Obtaining a Certificate of Occupancy from the Planning Department Permit Division prior to operation of the facility, if necessary.

18. C8-10-117 D - Layover  
Violet Iluebey  
REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R5 District  
LOCATION: 2440 Spaulding Street

DISPOSITION: LAYOVER 6-0. Laid over to allow the applicant time to submit an acceptable operating statement that includes information on the proposed occupancy, the days and hours of operation, number of employees and whether the applicant will reside in the structure.

19. C8-10-121  
Don Eckles  
Boundless Enterprises  
REQUEST: Approval of a Special Use Permit to allow Restaurant (drive-in or fast food) in a GI District  
LOCATION: Southwest of 84th and “F” Streets

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow a Restaurant (drive-in or fast food) in a GI District, subject to: 1.) Compliance with the site and landscape plans, operating statement and elevation plan; 2.) Compliance with the MCC regulations including building design, signage and landscaping; 3.) The trash dumpster must be screened by a masonry enclosure designed to match the building; 4.) Submittal of an application for rezoning to add the MCC-Major Commercial Corridor Overlay District to the site; 5.) Compliance with all applicable
regulations; 6.) Provide a cross access easement with the property to the south; and 7.) Move the ordering point 40' to the north.

20. C8-10-125 Volunteers of America, Dakotas

REQUEST: Approval of a Special Use Permit to allow General office in a R7 District (pending)

LOCATION: Northeast of 40th and Pacific Streets

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow 10,000 square feet of General office use within the proposed Veterans Village of Omaha, subject to: 1.) The applicant obtaining any necessary waivers or comply with the Zoning Ordinance prior to forwarding the request to the City Council; 2.) Compliance with the proposed site plan; 3.) Compliance with the proposed operating statement; and 4.) Compliance with all other applicable regulations.

Conditional Use Permits

21. C7-10-118 NewStreet, LLC

REQUEST: Approval of a Conditional Use Permit to allow Outdoor entertainment in a CBD District (pending)

LOCATION: Northeast of North 15th Street and Mike Fahey Street

DISPOSITION: LAYOVER 6-0. Laid over until the next meeting on October 6, 2010 to allow the applicant additional time to: 1.) Revise site/landscape plans; 2.) Revise the operating statement; 3.) Submit proposed fence elevations; 4.) Submit a lighting plan; and 5.) Submit an overall signage plan.

Vacations

22. C14-10-115 D - Approval Property Owner

REQUEST: Vacation of the north/south alley from Ames Avenue, south to the east/west alley (behind 4425 North 16th Street)

DISPOSITION: APPROVED 6-0. Approved subject to all easements being reserved in the vacating ordinance.