PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 2, 2011, 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 November 2, 2011.

MEMBERS PRESENT: John Hoich, Chair
Arnold Nesbitt, Vice Chair
Anna Nubel
R. J. Neary
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, October 24, 2011.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

1. C3-11-183 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the PARK SCHOOL APARTMENTS TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 1320 South 29th Street
   DISPOSITION: APPROVED 5-1.

2. C3-11-184 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the ROSELAND THEATRE APARTMENTS TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 4932 South 24th Street
   DISPOSITION: APPROVED 5-1.
3. C3-11-185
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 1501 JACKSON LLC TIF
             REDEVELOPMENT PROJECT PLAN
   LOCATION: 1501 Jackson Street
   DISPOSITION: APPROVED 7-0.

4. C3-11-193
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Surplus Declaration and Disposal of city-owned property
   LOCATION: 20706 Flavin Street
   DISPOSITION: APPROVED 7-0. Approved subject to retention of any necessary easements.

Subdivisions

5. C8-11-189 (D)
   C10-11-187
   C12-11-188
   C12-11-191
   Kenneth Soll and Keith B. Edquist
   REQUEST: Preliminary Plat approval of NORTHERN HILLS ESTATES (Lot 26 through 72, inclusive) a subdivision outside the city limits, with a waiver of Section 53-8(2)(g) for pavement width and Section 53-9(9) Sidewalks, with rezoning from DR and AV to DR, and a Special Use Permit to allow development in the North Hills Environmental Overlay District
   LOCATION: Generally, southwest of 72nd Street and Northern Hills Drive
   DISPOSITION: LAYOVER 7-0. Laid over at the request of the applicant.

6. C10-11-190 (D)
   C12-11-191
   Richard Berkshire
   REQUEST: Preliminary Plat approval of WEST PACIFIC TERRACE, REPLAT 1, a subdivision inside the city limits with rezoning from R1 to R2
   LOCATION: West of 76th and Howard Streets
   DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant time to reconsider the number of lots, the lot layout, obtain needed ZBA waivers, and make all needed revisions for a resubmittal.

7. C10-11-194
   C12-11-195
   Kum & Go
   REQUEST: Preliminary Plat approval of KUM & GO AT 144th & Q, a subdivision inside the city limits with approval of an MCC-Major Commercial Corridor Overlay District
   LOCATION: Southeast of 144th and “Q” Streets
   DISPOSITION: APPROVED 6-0.

8. C10-11-197(D)
   C12-11-198
   Greg Cutchall
   Cutchall Management
   REQUEST: Preliminary and Final Plat approval of LOWE’S OF OMAHA REPLAT 1, a subdivision inside the city limits, with rezoning from GI and GI/ACI-2(65) to CC/ACI-2(65) and GI
   LOCATION: Southeast of 76th and Dodge Streets
   DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant time to address site compliance issues and amend the Preliminary Plat exhibit.
Rezonings

9. C10-11-192 (D)  
Planning Department on behalf of the City of Omaha  
REQUEST: Rezoning from R7 to R4  
DISPOSITION: APPROVED 7-0.

10. C10-00-315 (D)  
Brakes Plus  
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Elk Creek Pines to allow Automotive repair services  
LOCATION: 3837 North 168th Street  
DISPOSITION: APPROVED 7-0.  Approved subject to submittal of an acceptable Mixed Use District Development Agreement amendment that includes the following documents prior to forwarding the request to the City Council for final action: 1) An updated Exhibit “B” showing the proposed landscape plan; 2) Updated exhibits showing a 5 foot wide sidewalk along Spaulding Street and the addition of one Autumn Blaze Maple at the southern entrance of the parking lot; 3) Corrected and signed originals of the amendment documents; and 4) The appropriate number of copies for each of the exhibits.

11. C10-11-196- Withdrawn  
Kimley-Horn and Associates  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 13105 Birch Drive  
DISPOSITION: Withdrawn at the request of the applicant.

Special Use Permits

12. C11-87-182 (D)  
Northwoods Coffee Company d/b/a Fox Hollow Coffee  
REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Restaurant (limited and drive-thru) in R7/PUD  
LOCATION: 1919 Papillion Parkway  
DISPOSITION: APPROVED 7-0.  Approved subject to compliance with: 1) The amended operating statement; 2) All other original conditions of approval; and 3) Compliance with all other applicable regulations.

Conditional Use Permits

13. C7-11-186  
Dwayne Brown  
REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO District  
LOCATION: 10707 Pacific Street  
DISPOSITION: APPROVED 7-0.  Approved subject to the following conditions: 1) Submittal of a revised operating statement and/or revised site plan that addresses the parking deficiency and is acceptable to Planning Department prior to the issuance of a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department; 2) Compliance with the parking regulations of the Municipal Code (including number of provided handicapped stalls); 3) Compliance with the site plan and revised operating statement; and 4) Compliance with all other applicable development regulations.
Vacations

14. C14-11-200 Property Owner
REQUEST: Vacation of Madison Street from 25th Street to a point approximately 380 feet east of the east right-of-way line of 25th Street

DISPOSITION: APPROVED 7-0. Approved subject to retention of all necessary easements.

Plat and Dedication

15. C16-11-195 (D) Property Owner
REQUEST: Plat and Dedication of a strip of land adjacent to Lot 1, Eagle Run Commercial Subdivision Replat 1
LOCATION: Southeast of Birch Drive and West Maple Road

DISPOSITION: APPROVED 7-0.