PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, July 6, 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 July 6, 2011.

MEMBERS PRESENT: John Hoich, Chair
Thomas O. Kelley
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chair
Anna Nubel
R. J. Neary

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 27, 2011.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1. C10-11-022 (D)
   C12-11-023
   Garden Ridge, L.P. a Texas Limited Partnership
   (Laid Over from 4/6/11, 5/4/11 and 6/1/11)

   REQUEST: Preliminary and Final Plat approval of GARDEN RIDGE ADDITION, a subdivision inside the city limits, with approval of an MCC-Major Commercial Corridor Overlay District

   LOCATION: Northwest of 129th Avenue and West Center Road

DISPOSITION: LAYOVER 4-0.
(REGULAR AGENDA)

Master Plan Referrals

2. C3-11-109
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the 5203 LEAVENWORTH, LLC TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 5203 Leavenworth Street

DISPOSITION: APPROVED 4-0. Approval up to $209,231.00 in TIF funds, which represents the financing that the increase in taxes will cover, based on the projected valuation of the completed project and the tax stream generated. This project provides for the complete renovation of an existing historical property located in an area of the City targeted for development. This project enhances the opportunity for the continued redevelopment of the Leavenworth corridor between 52nd and 60th Streets. This project enhances the opportunity for expanded interest in a transitional area of Omaha through the renovation of a privately owned, closed facility that has been declining in value and is a negative asset to the City.

3. C3-11-110
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the DUNDEE RIDGE MEDICAL TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 4825 Dodge Street

DISPOSITION: APPROVED 4-0.

4. C3-11-066
Planning Board on behalf of the City of Omaha
REQUEST: Approval of a Blighted and Substandard Designation
LOCATION: North of Pacific Street, south of Western Avenue, east of 90th Street and west of 52nd Street

DISPOSITION: APPROVED 4-0. Approval of a Blighted and Substandard Designation for the Crossroads District to include the following Census Tract Block Groups: 4600_3, 6400_4, and 6701_1.

Subdivisions

5. C10-11-111
C12-11-112
Blondo Street Development, LLC
REQUEST: Preliminary Plat approval of ANDRESEN MEADOWS, a subdivision outside the city limits, with rezoning from AG to DR and R4 (portions of which property lie within the flood fringe)
LOCATION: Northeast of 180th and Blondo Streets

DISPOSITION: APPROVED 4-0. Approval of the rezoning from AG to DR and R4. Approval of the preliminary plat subject to the following being addressed with the final plat and/or final subdivision agreement: 1) Indicating the correct right-of-way width along Blondo Street, east of 180th Street, adjacent to the bridge; 2) Providing a contribution to the future improvement of 180th and Blondo Streets; 3) Entering into an interlocal agreement with Douglas County and including provisions in the final subdivision agreement to provide for payment to the County in lieu of widening Blondo Street and 180th Street to a 3-lane section; 4) Include a note on the final plat that no direct vehicular access will be allowed to 180th or Blondo Streets from Lot 1 and 2 and Outlots B, D and E; 5) Providing a 35 foot “no build” easement along HWS Cleveland Boulevard; 6) Providing for decorative lighting per the 2010 Master Plan for Suburban Parks update along HWS Cleveland Boulevard; 7) Including language in the subdivision agreement regarding the HWS Cleveland bridge stating that the structure shall continue to be maintained by the applicant or SID, should the area west of the structure be acquired for the 180th and Blondo Street Improvement Project; 8) Extending Street C right-of-way extended north to the edge of the
property line and providing traffic calming north of the boulevard; 9) Including a noise attenuation easement along Blondo Street for Lot 1 and 2, a minimum of 115 feet from centerline; 10) Submittal of storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundaries adjacent to 180th and Blondo Streets; 11) Entering into an interlocal agreement with Douglas County and providing an additional contribution to the 180th and Blondo Street Improvement Project covering the construction of sidewalks along 108th and Blondo Streets; 12) Coordinating the proposed grades along the southern boundary of the plat with the future improvement of Blondo Street; 13) Submitting submit cross section information for review that shows the relationship of the proposed site grading to the existing and future 180th Street and Blondo Street improvements; 14) Providing a Post Construction Stormwater Management Plan that includes treatment for the first ½ inch of stormwater for water quality and providing for a no-net increase in stormwater runoff from a 2-year storm event must be completed for the proposed project; 15) Including provisions in the subdivision agreement, as needed, for Watershed Management Fees; 16) Providing cross sections of the waterway to verify that this setback is wholly within the outlot boundaries; 17) Providing a 10 foot wide concrete trail along the east side of 180th Street; 18) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement; 19) Providing a letter of approval from Douglas County Emergency Management confirming that acceptable emergency warning has been provided for the area; 20) Providing a letter of approval from Douglas County Environmental Services for the Noxious Weed Plan; 21) Providing a letter of approval from Douglas County Environmental Services for the Noxious Weed Plan; 22) Providing a letter of approval from the U.S. Postal Service regarding centralized mailbox units; 23) The total debt ratio being 4% or less.

6. C10-11-063  
   C12-11-113  
   Meriwether, Inc.  
   REQUEST: Preliminary and Final Plat approval of MERIWETHER PLACE, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) regarding lot frontage, and with rezoning from HI to DR (portions of which property lie within the flood fringe and floodway)  
   LOCATION: 2499 Freedom Park Road  
   DISPOSITION: LAYOVER 4-0. Laid over to allow expansion of the land area included in the proposed subdivision and until the accompanying Special Use Permit (Case #C8-11-062) to allow a Campground in a DR District can be recommended for approval.

Overlay Districts

7. C10-98-193 (D)  
   AT&T Mobility  
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy to allow a 95 foot tall Broadcast tower (cell tower)  
   LOCATION: 2710 Oak Drive  
   DISPOSITION: LAYOVER 4-0. Laid over for 30 days to allow the applicant time to submit the following information: 1) A map delineating the area of inadequate service due to a lack of coverage or capacity; 2) Information showing that the proposed tower would provide needed coverage or capacity; 3) A map showing all sites, with zoning classification, including alternate sites, from which the needed coverage could also be provided; 4) An explanation of why an alternate site that would not require a use permit has not been proposed; 5) Demonstrate that existing towers, buildings or other structures cannot accommodate the proposed tower within the service area, and why existing public, community or institutional facility cannot accommodate the proposed tower within the service area; 6) Demonstrate that collocation is not possible within the service area; 7) Demonstrate why the tower is to be located at the proposed site in order to satisfy the needs of the applicant’s wireless service grid system; 8) Demonstrate how the site will be designed to accommodate future multiple users; and 9) Show that the development of the
proposed tower will preserve the preexisting character of the surrounding buildings and land use as much as possible. In addition, show that existing on-site vegetation will be preserved or improved, and the disturbance of the existing topography will be minimized, unless such disturbance would result in less visual impact of the tower on the surrounding area.

Rezonings

8. C10-11-107
   Planning Department on behalf of the City of Omaha
   REQUEST: Douglas County AG to City of Omaha AG and R6 Zoning Conversion for expanded 3-mile limit
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

   DISPOSITION: APPROVED 4-0. Approval of the amendment to the City of Omaha’s official zoning map to reflect the conversions from Douglas County zoning to Omaha’s zoning due to the 2011 Annexation Package which resulted in expansion of the three-mile extraterritorial jurisdiction.

9. C10-11-115 (D)
   Shawn McInlay
   REQUEST: Rezoning from GO to CC
   LOCATION: 10371 Ellison Circle

   DISPOSITION: APPROVED 4-0.

Special Use Permits

10. C8-11-114 (D)
    Bear Properties
    REQUEST: Approval of a Special Use Permit to allow Restaurant (drive-in or fast food) in a CBD/ACI-1(PL) District
    LOCATION: 1203 Mike Fahey Street

    DISPOSITION: LAYOVER 4-0. Laid over to allow the applicant additional time to meet with the Planning Department to discuss the following issues: 1) Submit an updated site plan that addresses the following: a) Perimeter parking lot landscaping along the southwest property line, 5 feet in width; b) Provide 1 handicap accessible parking stall; c) Perimeter landscaping along 12th Street at the southeast corner of the site, or provide a screen wall 3’ in height; d) Redesign the drive thru lane to be a minimum of 12 feet in width; e) Redesign the thru lane for traffic adjacent to the drive thru to be 12 feet in width; f) Relocate the dumpster to a location that is accessible to garbage trucks; g) Show location and dimensions of outdoor patio along 12th Street on the site plan; 2) Provide building elevations that properly identify the location of all building materials; 3) Building materials must comply with the approved building materials list in the Urban Design Article and be used in the appropriate amounts and locations; and 4) Consider constructing the building as originally proposed with multiple stories with a roof top “pub”.

11. C8-11-062 (D)
    Meriwether, Inc.
    REQUEST: Approval of a Special Use Permit to allow Campground in a DR District (portions of which property lie within the floodway)
    LOCATION: 2499 Freedom Park Road

   DISPOSITION: LAYOVER 4-0.
Conditional Use Permits

12. C7-11-116  
   John Nepper, Jr.  
   REQUEST: Approval of a Conditional Use Permit to allow a Wind Energy Conservation System (WECS) in a GI District (portions of which property lie within the flood fringe)  
   LOCATION: 3550 Keystone Drive  

DISPOSITION: APPROVED 4-0. Approval of the Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District (portions of which property lie within the flood fringe) subject to: 1) Compliance with the proposed site plans; 2) Compliance with the proposed operating statement; 3) Compliance with Section 55-804(a-c) of the Zoning Code which requires that the maximum permitted sound levels of the system (taken at the front property line of the use) must not exceed 60 db(A) between the hours of 7 a.m. and 9 p.m. and 55 db(A) between 9 p.m. and 7 a.m.; 4) Providing certification of approval of the method of interconnection and operation by the Omaha Public Power District prior to issuance of a permit through the Permits & Inspections Division of the Planning Department; and 5) Compliance with all other applicable rules and regulations.

Dedications

13. C16-11-117 (D)  
   Property Owner  
   REQUEST: Plat and Dedication of a 6,117 square foot piece of land for the extension of 59th Street  
   LOCATION: 59th Street north of Hascall Street  

DISPOSITION: APPROVED 4-0.

Addendum

Master Plan Referral

14. C3-11-108  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the CO2 OMAHA, LLC TIF PROJECT REDEVELOPMENT PLAN  
   LOCATION: 1502 South 10th Street  

DISPOSITION: APPROVED 4-0.