PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 3, 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 August 3, 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, July 25, 2011.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C12-11-095 (D) Keith B. Edquist

REQUEST: Final Plat approval of NORTHERN HILLS BUSINESS PARK (formerly NORTHERN HILLS AIRPARK), a subdivision outside the city limits

LOCATION: Northeast of 72nd Street and Bennington Road

DISPOSITION: LAYOVER 7-0, as requested by the applicant.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C10-11-022 (D)  C12-11-023
   Garden Ridge, L.P. a Texas Limited Partnership
   (Laid Over from 2/2/11, 4/6/11, 5/4/11, 6/1/11, and 7/6/11)
   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 7-0. Laid over for 60 days, as requested by the applicant.

Rezonings

3. C10-11-099  C11-11-100
   Eagles Nest
   (Laid Over from 6/1/11)
   REQUEST: Rezoning from LI to R7 and approval of a PUD-Planned Unit Development Overlay District
   LOCATION: East of 99th Street, South of Redick Avenue

DISPOSITION: APPROVED 7-0. Approval of the rezoning from LI to R7; approval of the PUD subject to: 1) Submittal of an acceptable modified traffic study and development agreement providing for all required improvements prior to forwarding the request to City Council for final action; 2) All site/landscape plans and building elevations being amended to comply with all applicable regulations prior to being forwarded to City Council for final action; 3) Submitting a revised phasing schedule that eliminates references to items that do not comply with all applicable regulations; and 4) The public access easement from the north property line (between Lot 5 and 6) needs to be extended so that it connects to the driveway on the west side of the development.

Special Use Permits

4. C8-11-114
   Bear Properties
   (Laid Over from 7/6/11)
   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: APPROVED 6-0. Approval of a Special Use Permit to allow Restaurant (drive-in or fast food) in a CBD-Central Business District, subject to: 1) Screening the transformer adjacent to 12th Street per Section 55-927; 2) Providing 5 feet of perimeter landscaping along the property line adjacent to the railroad right-of-way; and 3) Providing for a no net increase in stormwater runoff and treating the first ½” of stormwater for water quality.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-11-137
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 amendment regarding temporary signs (55-823, 55-825)
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

DISPOSITION: APPROVED 7-0.
6. C3-11-146
Planning Department on behalf of the City of Omaha
REQUEST: Approval of a Chapter 55 amendment regarding the MCC Corridor Overlay District
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction
DISPOSITION: APPROVED 7-0.

7. C3-11-072
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the PROSPECT VILLAGE NEIGHBORHOOD REDEVELOPMENT PLAN
LOCATION: Generally, Parker Street on the north, Hamilton Street on the south, 30th Street on the east and 36th Street on the west
DISPOSITION: APPROVED 6-1.

8. C3-11-126
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the 2012-2017 Capital Improvement Program
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction
DISPOSITION: APPROVED 7-0.

9. C3-11-138 (D)
Lanoha Real Estate Company
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: Northeast of 85th Avenue and Cass Street
DISPOSITION: LAYOVER 7-0, as requested by the applicant.

10. C3-11-142
Planning Department on behalf of the City of Omaha
REQUEST: Approval of Property Acquisition
LOCATION: West of 60th Street and South of Interstate 80
DISPOSITION: APPROVED 7-0.

11. C3-11-143
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the PARK AVENUE DEVELOPMENT, LLC TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 628, 710, 712, 804, 806, and 846 Park Avenue; 709 and 713 South 13th Streets; 2934 Leavenworth Street
DISPOSITION: APPROVED 7-0.

12. C3-11-144
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the LOFTS at 14th, LLC TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 802 South 14th Street
DISPOSITION: APPROVED 7-0.
Subdivisions

13. C10-11-123 (D)
    C12-11-124
    Michael P. Arp

REQUEST: Preliminary and Final Plat approval of TWO FIFTEEN PACIFIC PLACE, a subdivision outside the city limits, with rezoning from AG to R2

LOCATION: Southwest of 214th and Pacific Streets

DISPOSITION: APPROVED 7-0. Approval of the rezoning from AG to R2; approval of the Preliminary Plat, subject to submittal of a full-size copy of the plat indicating the location of the property line between proposed Lots 1 and 2 prior to forwarding the request to City Council; and approval of the Final Plat, subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable subdivision agreement, if necessary, prior to forwarding the Final Plat to City Council.

14. C12-11-125 (D)
    Dillon Real Estate Co., Inc.

REQUEST: Preliminary and Final Plat approval of DILLON REAL ESTATE 1, a subdivision inside the city limits

LOCATION: Northeast of 33rd and “Q” Streets

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat subject to the applicant submitting an application to add the MCC Overlay District; and approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable subdivision agreement, if necessary.

15. C12-11-128 (D)
    Irvington Warehouse, LLC

REQUEST: Preliminary and Final Plat approval of IRVINGTON WAREHOUSE CENTER, a subdivision outside the city limits

LOCATION: South of 92nd and Fremont Streets

DISPOSITION: LAYOVER 6-0. Laid over to allow the applicant additional time to address the following: 1) The Plat incorrectly labels 90th Street as 91st Plaza and 2) The creek, including the 3:1, plus 20 foot easement needs to be included in an outlot to be owned and maintained by the applicant.

16. C10-11-132 (D)
    C12-11-133
    Kum & Go

REQUEST: Preliminary and Final Plat approval of CORNHUSKER INDUSTRIAL PARK REPLAT 8, a subdivision inside the city limits, with rezoning from GI to GC and approval of an MCC Overlay District

LOCATION: Northeast of 84th and “J” Streets

DISPOSITION: APPROVED 6-0. Denial of the rezoning from GI to GC; approval of the MCC Overlay District; approval of the Preliminary Plat subject to: 1) Revising the dedication language on the plat and 2) Removing any language referring to a minimum depth of utilities and assigning responsibility for damages; and approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable subdivision agreement, if necessary, prior to the request being forwarded to City Council.

17. C10-11-130 - Withdrawn
    C12-11-131
    Vann Realty

REQUEST: Preliminary Plat approval of WEST MAPLE HILLS, a subdivision outside the city limits, with rezoning from AG to DR and R8

LOCATION: 18404 West Maple Road

Withdrawn at the request of the applicant.
Overlay Districts

18. C10-11-119 (D) Vicky Stadther McDonalds USA LLC
   REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
   LOCATION: 10777 “Q” Street
   DISPOSITION: APPROVED 7-0.

Rezonings

19. C10-11-122 (D) Vicky Stadther McDonalds USA LLC
   REQUEST: Rezoning from GI-ACI-1(PL) to CC-ACI-1(PL)
   LOCATION: 2410 Cuming Street
   DISPOSITION: LAYOVER 7-0, as requested by the applicant.

20. C10-92-239 The Dillon Stores
   REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Lakeside Plaza (Lakeside Hills)
   LOCATION: 17310 Lakeside Hills Plaza
   DISPOSITION: APPROVED 7-0. Approval of the Major Amendment to the Legacy Mixed Use Agreement subject to: 1) A site plan that shows the required 8 foot curbside landscaping and 5 foot sidewalk; 2) Planting trees in the new islands located at the end of the parking aisles on the north side of the gas station; and 3) Submittal of acceptable Mixed Use Development Agreement amendment.

21. C10-11-120 (D) Maureen Shelton Gill
   REQUEST: Rezoning from R4(35) to R5
   LOCATION: 6759, 6763, 6767, 6771, 6775, 6801, 6805 and 6809 Blondo Street
   DISPOSITION: APPROVED 7-0.

22. C10-11-136 (D) Pierson Enterprises
   REQUEST: Rezoning from HI-ACI-1(PL) to CBD-ACI-1(PL)
   LOCATION: Southwest of 12th and Nicholas Streets
   DISPOSITION: APPROVED 7-0.

23. C10-11-140 (D) C7-11-139 Lanoha Real Estate Company
   REQUEST: Rezoning from R2 and LO to LO with approval of an MCC Overlay District and approval of a Conditional Use Permit to allow Medical office in an LO District
   LOCATION: Northeast of 85th Avenue and Cass Street
   DISPOSITION: LAYOVER 7-0, as requested by the applicant.

Special Use Permits

24. C8-11-127 - Withdrawn Red City Auto Center
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 4831 North 90th Street
   Withdrawn at the request of the applicant.
25. C8-11-129 (D)
Lehn Land LLC

REQUEST: Approval of a Special Use Permit to allow Convenience storage in a CC District

LOCATION: 20120 Veterans Drive

DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant time to submit a revised site plan and additional information.

Conditional Use Permits

26. C7-09-083
Covenant Presbyterian Church

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District

LOCATION: 15002 Blondo Street

DISPOSITION: APPROVED 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Religious assembly in a R4-Single Family Residential (High Density) District subject to: 1) Submittal and compliance of a revised site plan that adds berm screening to the northwest and south of the parking lot and moves the proposed berm screening on the east and north portions of the property closer to the parking lot; 2) Submittal and compliance of an updated operating statement; and 3) Compliance with all other applicable regulations.

27. C7-11-134 (D)
Fustafa Aden

REQUEST: Approval of a Conditional Use Permit to allow General retail sales and Food sales (limited) in a GO-ACI-2(50) District

LOCATION: 3610 Dodge Street

DISPOSITION: LAYOVER 7-0. Laid over to allow the applicant time to submit a parking study.

28. C7-11-135
America First Real Estate Group

REQUEST: Approval of a Conditional Use Permit to allow Multiple-family residential in a GO District

LOCATION: 819 Dorcas Street

DISPOSITION: APPROVED 7-0. Approval of a Conditional Use Permit to allow Multiple-family residential in a GO-General Office District subject to: 1) Providing seven (7) handicapped parking stalls on the site; 2) Compliance with the proposed site plan; 3) Compliance with the proposed operating statement; and 4) Compliance with all other applicable rules and regulations.

Vacations

29. C14-11-118 (D)
Planning Board

REQUEST: Vacation of a 5,474 square foot portion of 78th Street right-of-way south of West Center Road

DISPOSITION: APPROVED 7-0. Approval of the proposed vacation, subject to retention of all necessary easements.

30. C14-11-121 (D)
Planning Board

REQUEST: Vacation of 156th Street right-of-way from West Center Road south

DISPOSITION: APPROVED 7-0. Denial of the proposed vacation as submitted. Approval of the proposed vacation with the exception of a portion of land on the west that is 50 feet in width at the north end and 80 feet in width on the south end, subject to retention of all necessary easements and submit an application to subdivide and rezone the property prior to forwarding this request to City Council.
Dedications

31. C16-11-141 (D)  
Property Owner

REQUEST: Dedication of the east 9 feet of the south 433.78 feet of Lot 2, Corrigan OPS Addition

LOCATION: Northwest of 42nd Street and "Y" Street

DISPOSITION: APPROVED 7-0.