PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 7, 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 September 7, 2011.

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

MEMBERS NOT PRESENT: John Hoich, Chair
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, July 25, 2011.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C12-11-095
   Keith B. Edquist
   (Laid Over from 8/3/11)

   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 5-0, as requested by the applicant.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Overlay Districts

2.  C10-98-193  
AT&T Mobility  
(Laid Over from 7/6/11)  
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: DENIED 5-0.

Rezonings

3.  C10-11-122 (D)  
Vicky Stadther  
McDonalds USA LLC  
(Laid Over from 8/3/11)  
REQUEST: Rezoning from GI-ACI-1(PL) to CC-ACI-1(PL)  
LOCATION: 2410 Cuming Street  
DISPOSITION: APPROVED 5-0.

(REGULAR AGENDA)

Master Plan Referrals

4.  C3-11-149  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Chapter 55 Amendment regarding fees  
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction  
DISPOSITION: APPROVED 5-0.

5.  C3-11-145  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the 1201 HOWARD, LLC TIF PROJECT REDEVELOPMENT PLAN  
LOCATION: 1201 Howard Street  
DISPOSITION: APPROVED 5-0.

6.  C3-08-155  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an Amendment to the 18th and LOCUST AREA REDEVELOPMENT PLAN  
LOCATION: Generally, Locust on the north, the alley right-of-way between 16th and 18th Streets on the east, a line following existing property lines approximately 115 feet south of Corby Street on the south and 19th Avenue on the west  
DISPOSITION: APPROVED 5-0.

7.  C3-11-160  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the NO DO ZESTO DEVELOPMENT, LLC TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 1203 Mike Fahey Street  
DISPOSITION: APPROVED 5-0.
Subdivisions

8. **C12-11-154 (D)**
   Lakeside Plaza Holdings LP
   **REQUEST:** Preliminary and Final Plat approval of LAKESIDE PLAZA REPLAT 2, a minor plat inside the city limits
   **LOCATION:** 17370 Lakeside Hills Plaza

**DISPOSITION:** APPROVED 5-0. Approval of the Preliminary Plat subject to the applicant placing reciprocal access and circulation between the proposed lots and a sidewalk from the fuel station to the grocery store; and approval of the Final Plat as amended by the condition of Preliminary Plat approval.

9. **C10-11-155 (D)**
   C12-11-156
   E & A Consulting Group, Inc.
   **REQUEST:** Preliminary and Final Plat approval of SKYLINE OFFICE PARK, a minor plat inside the city limits with rezoning from CC to LO
   **LOCATION:** Northeast of 210th Street and West Dodge Road

**DISPOSITION:** APPROVED 4-0. Approval of the rezoning from CC to LO; approval of the Preliminary Plat subject to the applicant providing for a financial contribution toward the improvement of the adjacent streets and an easement to the east; and approval of the Final Plat as amended by the conditions of Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement.

10. **C10-11-157**
    C12-11-158
    Kimley-Horn and Associates
    **REQUEST:** Preliminary and Final Plat approval of WEST BENSON REPLAT THIRTEEN, a minor plat inside the city limits with approval of a MCC-Major Commercial Corridor Overlay District
    **LOCATION:** 2451 North 90th Street

**DISPOSITION:** APPROVED 5-0. Approval of the MCC Overlay District; approval of the Preliminary Plat; and approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.

Overlay Districts

11. **C10-11-151**
    Planning Department on behalf of the City of Omaha
    **REQUEST:** Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
    **LOCATION:** Generally, North 30th Street from Sprague Street to Sorensen Parkway, Ames Avenue from North 28th Avenue to North 33rd Street

**DISPOSITION:** APPROVED 5-0.

12. **C10-11-152**
    Planning Department on behalf of the City of Omaha
    **REQUEST:** Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
    **LOCATION:** Generally, Farnam Street and Harney Street from Turner Boulevard to South 42nd Street

**DISPOSITION:** APPROVED 5-0.

13. **C10-11-153 (D)**
    Dillon Real Estate Co., Inc.
    **REQUEST:** Approval of a MCC-Major Commercial Corridor Overlay District
    **LOCATION:** Northeast corner of 33rd and “Q” Streets

**DISPOSITION:** APPROVED 5-0.
Rezonings

14. C10-02-262 (D) Mike Purdy Purdy & Slack Architects

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station

LOCATION: Northwest of 180th Street and West Dodge Road

DISPOSITION: APPROVED 5-0. Approval of the Major Amendment to the West Dodge Station Mixed Use District Development Agreement subject to the following being submitted prior to forwarding the request to the City Council: 1) West Dodge Station Replat 7; 2) Operating statement; and 3) An acceptable final Mixed Use District Development Agreement Amendment.

Conditional Use Permits

15. C7-07-073 (D) The Nebraska Methodist Hospital

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District

LOCATION: 8303 Dodge Street

DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO-General Office District subject to: 1) Compliance with the proposed site plan; 2) Compliance with the proposed operating statement; and 3) Compliance with all other applicable rules and regulations.

16. C7-11-036 Five Points Bank

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Financial services in a LO District

LOCATION: 8820 Arbor Street

DISPOSITION: DENIED 5-0.

Vacations

17. C14-11-150 (D) Property Owner

REQUEST: Vacation of the east/west alley between Izard and Nicholas Streets from 12th to 13th Streets; and, vacation of a portion of right-of-way at the southeast corner of 13th and Nicholas Streets (795 sq. ft. more or less)

DISPOSITION: APPROVED 5-0.