PLANNING BOARD AGENDA

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

MEMBERS PRESENT: Anna Nubel, Chair
John Hoich, Vice Chair
R. J. Neary
Arnold Nesbitt
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, February 21, 2010.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C12-10-038
   Irvington Volunteer Fire Department

   REQUEST: Final Plat approval of SMOKY RIDGE, a subdivision outside the city limits
   LOCATION: Northeast of 72nd Street and Northern Hills Drive

   DISPOSITION: APPROVED 7-0. Approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final approval.

2. C10-10-160
   C12-10-161
   Metropolitan Utilities District

   REQUEST: Final Plat approval of MUD ACRES, a subdivision located outside the city limits, with rezoning from DR to DR and GI
   LOCATION: Southeast of 120th Street and Military Road
DISPOSITION: APPROVED 7-0. Approval of the final plat subject to submittal of acceptable final plat mylars and an acceptable final subdivision agreement that adequately addresses conditions of approval #1, 3 and 5 prior to forwarding the final plat to the City Council.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

3. C10-11-006 (D) C12-11-016
   Metropolitan Community College
   REQUEST: Preliminary and Final Plat approval of MCC ELKHORN CAMPUS, a subdivision inside the city limits, with rezoning from AG to R6
   LOCATION: 829 North 204th Street

DISPOSITION: LAYOVER 7-0.

Special Use Permits

4. C8-11-017 (D)
   Credit Auto Sales
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District
   LOCATION: 3530 South 50th Street

DISPOSITION: APPROVED 7-0. Approval of the Special Use Permit to allow Automotive sales in a CC District subject to: 1) Submittal of an acceptable landscape plan prior to forwarding the request to the City Council; 2) Compliance with the proposed site and landscape plan; 3) Compliance with the operating statement; 4) Compliance with all other applicable regulations; 5) Installation of sidewalks along the closed access points prior to issuance of the Certificate of Occupancy; and 6) Obtaining a Certificate of Occupancy from the Planning Department Permit Division prior to operation of the facility.

Conditional Use Permits

5. C7-11-005 (D)
   Metropolitan Community College
   REQUEST: Approval of a Conditional Use Permit to allow College and university facilities in a R6 District, with a waiver of Section 55-226 Height to 70 feet
   LOCATION: 829 North 204th Street

DISPOSITION: LAYOVER 7-0.

(REGULAR AGENDA)

Master Plan Referrals

6. C3-11-031 (D)
   Planning Board on behalf of the City of Omaha
   REQUEST: Approval of the Surplus Declaration and Disposal of City Property
   LOCATION: Southeast of 13th and Nicholas Streets

DISPOSITION: APPROVED 7-0.
7. C3-11-043
Planning Board on behalf of the City of Omaha
REQUEST: Approval of the CHRISTIAN WORSHIP CENTER NEW VISIONS OMAHA (VA) REDEVELOPMENT PLAN
LOCATION: 1417 North 18th Street

DISPOSITION: APPROVED 6-0. Approval, as project is in compliance with Nebraska Community Development Law, City of Omaha Ordinances and TIF Guidelines.

8. C3-11-044
Planning Board on behalf of the City of Omaha
REQUEST: Approval of the OMAHA HOUSING FOR THE HOMELESS, LLC NEW VISIONS OMAHA REDEVELOPMENT PLAN
LOCATION: 1425 North 18th Street

DISPOSITION: APPROVED 6-0. Approval, as project is in compliance with Nebraska Community Development Law, City of Omaha Ordinances and TIF Guidelines.

Subdivision Plats

Jerry Palmer
REQUEST: Revised Preliminary Plat approval of GINGER CREEK (Lots 1-3), a subdivision outside the city limits, with rezoning from DR to R6 and MU (portions of which property lie within the flood fringe and floodway)
LOCATION: Southeast of 165th Street and West Maple Road

DISPOSITION: APPROVED 7-0. Approve the rezoning plan from DR to R6 and MU subject to the submittal of an acceptable final mixed-use development agreement. Approve the preliminary plat subject to addressing the following with the final plat and subdivision agreement: 1) Provide for the installation of sidewalks along both sides of all streets; 2) Submit a flood fringe analysis to ensure that no more than 25% of the flood fringe is filled; 3) Note the minimum lowest floor elevation (based on the FEMA maps) for each lot on the plat; 4) Submit a letter from Douglas County Environmental Services that indicates a noxious weed plan has been approved; and 5) Submit the project with a debt ratio of 4% or less.

10. C10-08-258 (D) C12-08-259
Jerry Palmer
REQUEST: Preliminary Plat approval of GINGER CREEK (Lots 4-35 and Outlot "A") with rezoning from DR to DR, R4 and R6 (portions of which property lie within the flood fringe and floodway)
LOCATION: Southwest of 163rd and Pinkney Streets

DISPOSITION: APPROVED 7-0. Approval of the rezoning plan from DR to DR, R4 and R6. Approval of the preliminary plat subject to: 1) The applicant making a contribution toward the future bridge that will be constructed to the west; 2) Connecting Street #3 to 163rd Street; 3) Installation and operation of sediment and erosion control measures prior to grading; 4) Providing a post-construction stormwater management plan and maintenance agreement; 5) Providing a 10 foot wide concrete trail within a 40 foot wide trail easement along the east side of the creek; 6) Approval of the park, trail and parkway improvements and expenses approved by the Park and Recreation Advisory Board; 7) Noting in the subdivision agreement that any outlots will be privately owned and maintained; 8) Providing a letter of approval of a Noxious Weed Plan from Douglas County at the time final plat application is submitted; and 9) An overall debt ratio under 4%.
11. **REQUEST:** Preliminary and Final Plat approval of ST. RICHARD’S CAMPUS, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) Lot frontage, and approval of rezoning from R4(35) to R7
   **LOCATION:** Northeast of Fort Street and Fontenelle Boulevard

**DISPOSITION:** LAYOVER 7-0.

**Overlay Districts**

12. **REQUEST:** Approval of a Planned Unit Development Overlay District
    **LOCATION:** Northeast of Fort Street and Fontenelle Boulevard

**DISPOSITION:** LAYOVER 7-0.

**Rezonings**

13. **REQUEST:** Approval of a Major Amendment to a Mixed Use District Development Agreement for Sorensen Park Plaza
    **LOCATION:** Southwest of 72nd Street and Sorensen Parkway

**DISPOSITION:** LAYOVER 7-0.

14. **REQUEST:** Rezoning from R4 and CC to R4 and CC
    **LOCATION:** Southwest of North 207th Street and North Main Streets

**DISPOSITION:** APPROVED 7-0. Approval of the rezoning from R4 and CC to R4 and CC.

15. **REQUEST:** Rezoning from R6 to LO
    **LOCATION:** 215 South 181st Street

**DISPOSITION:** DENIED 6-1.

**Special Use Permits**

16. **REQUEST:** Approval of a Major Amendment to a Large Project Special Use Permit to allow detached storage buildings
    **LOCATION:** Northeast of 132nd Street and West Dodge Road

**DISPOSITION:** APPROVED 7-0. Approval of the Major Amendment to the Large Project Special Use Permit in the CC-Community Commercial District subject to: 1) Complying with the site, building elevation and operating plans; 2) Complying with all previous conditions of approval; and 3) Owner to meet with the neighbor representatives prior to going to City Council.

17. **REQUEST:** Approval of a Special Use Permit to allow a Broadcast tower in a GO District with a waiver of Section 55-326 Height to 60 feet
    **LOCATION:** 13326 “A” Street

**DISPOSITION:** LAYOVER 7-0.
18. C7-11-038 (D)  
   C8-11-039  
   CO2 Omaha, LLC  
   REQUEST: Approval of a Large Project Conditional Use Permit in an NCE-C District and approval of a Special Use Permit to allow Office and commercial use types in a R7 District  
   LOCATION: 1502 South 10th Street  
   DISPOSITION: LAYOVER 7-0.

Conditional Use Permits

19. C7-11-032 (D)  
   Peggy Huff  
   REQUEST: Approval of a Conditional Use Permit to allow Day care (general) in a GI District  
   LOCATION: 13748 “F” Street  
   DISPOSITION: APPROVED 7-0. Approval of the Conditional Use Permit to allow Day care services (general) in a GI District subject to: 1) Compliance with the proposed site plan; 2) Compliance with the proposed operating statement; 3) Compliance with all applicable development regulations; and 4) Obtaining a Certificate of Occupancy from the Planning Department Permit Division prior to operation of the facility.

20. C7-11-034 (D)  
   C10-11-035  
   Edwin E. Anderson, Pastor  
   Good Shepherd Baptist Church  
   REQUEST: Rezoning from AG and R3 to R4 and approval of a Conditional Use Permit to allow Religious assembly in a R4 District  
   LOCATION: 16909 Pacific Street  
   DISPOSITION: APPROVED 7-0. Approval of the rezoning from AG and R3 to R4, subject to a Minor Plat being submitted prior to the rezoning going forward to City Council. Approval of the Conditional Use Permit to allow Religious assembly in an R4 District subject to: 1) Submittal of a site plan drawn to scale; 2) Submittal of an operating statement; 3) Submittal of an application for a Minor Plat, that includes a 60 foot dedication for Right of Way from the centerline of Pacific Street; 4) Installation of sidewalks, as required, along all street frontages; 5) Compliance with all Stormwater Management policies; 6) Compliance with the landscaping requirements and its compliance with all applicable development regulations; and 7) Compliance with applicable sign regulations.

21. C7-11-036  
   William W. Marshall  
   Five Points Bank  
   REQUEST: Approval of a Conditional Use Permit to allow Financial services in a LO District  
   LOCATION: 8820 Arbor Street  
   DISPOSITION: APPROVED 6-0. Approval of the request for a Conditional Use Permit to allow Financial services in LO, subject to: 1) Compliance with a revised site plan, with the addition of two over story type street trees along south property line and two along west property line; and a 4’ screen along the east side of the parking lot; 2) Compliance with the proposed operating statement; 3) Compliance with all other applicable regulations; 4) Submittal of a rezoning application for the MCC-Major Commercial Overlay District; 5) Submittal and compliance with acceptable, labeled elevation plan that meets the MCC regulations; and 6) All signage must comply with the MCC regulations.

Vacations

22. C14-11-029 (D)  
   Planning Board on behalf of the City of Omaha  
   REQUEST: Vacation of 39th Street from Mason to Pacific  
   DISPOSITION: APPROVED 6-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.