DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on April 6, 2011.

MEMBERS PRESENT: John Hoich, Chair
Arnold Nesbitt, Vice Chair
Anna Nubel
R. J. Neary
Thomas O. Kelley
Van C. Deeb

MEMBERS NOT PRESENT: Greg Rosenbaum

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PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1. C10-11-022
   C12-11-023
   Garden Ridge, L.P. a Texas Limited Partnership
   REQUEST: Preliminary and Final Plat approval of GARDEN RIDGE ADDITION, a subdivision inside the city limits, with approval of an MCC Overlay District
   LOCATION: Northwest of 129th Avenue and West Center Road
   DISPOSITION: LAYOVER 6-0. Laid over for 30 days to allow parties additional time to engage in discussions.

2. C10-11-006
   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 5-0. Laid over for 60 days (30 days if ready).
Conditional Use Permits

3. C7-11-005  
   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 5-0. Laid over for 60 days (30 days if ready).

(REGULAR AGENDA)

Master Plan Referrals

4. C3-11-051 (D)  
   Planning Board on behalf of the  
   City of Omaha  
   REQUEST: Approval of the BMAKK CORPORATION  
   REDEVELOPMENT PROJECT PLAN  
   LOCATION: 1440 Read Street and 6924 North 14th  
   Avenue  

DISPOSITION: LAYOVER 6-0.

5. C3-11-052  
   Planning Board on behalf of the  
   City of Omaha  
   REQUEST: Approval of the LIVESTOCK COMMONS,  
   LLC REDEVELOPMENT PROJECT PLAN  
   LOCATION: 4910 South 30th Street  

DISPOSITION: APPROVED 6-0.

6. C3-11-053  
   Planning Board on behalf of the  
   City of Omaha  
   REQUEST: Approval of the RORICK APARTMENTS TIF  
   REDEVELOPMENT PROJECT PLAN  
   LOCATION: 604 South 22nd Street  

DISPOSITION: APPROVED 6-0.

7. C3-11-054  
   Planning Board on behalf of the  
   City of Omaha  
   REQUEST: Approval of the SALEM VILLAGE II LIMITED  
   PARTNERSHIP REDEVELOPMENT PROJECT PLAN  
   LOCATION: 3520 Lake Street  

DISPOSITION: APPROVED 6-0.

8. 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 6-0.

9. C3-11-055  
   Planning Board on behalf of the  
   City of Omaha  
   REQUEST: Approval of an amendment to the Future  
   Land Use Element of the City’s Master Plan  
   regarding an amended future land use map  
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction  

DISPOSITION: APPROVED 6-0.
Subdivision Plats

10. C10-11-040 (D) C12-11-041
    Holy Name Housing Corporation

    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 a rezoning from R4(35) to R7

    LOCATION: Northeast of Fort Street and Fontenelle Boulevard

    DISPOSITION: APPROVED 6-0. Approval of the rezoning from R4(35) to R7. Approval of the waiver of Section 53-8(4)(d) Lot frontage. Approval of the Preliminary Plat. Approval of the Final Plat subject to submittal of an acceptable subdivision agreement prior forwarding the request to the City Council.

11. C10-11-048a (D) C12-11-048
    PDM, Inc.

    REQUEST: Preliminary and Final Plat approval of 72 BLONDO, a minor plat inside the city limits, with approval of an ACI-2(50)-Area of Civic Importance Overlay District

    LOCATION: 1945 North 72nd Street

    DISPOSITION: APPROVED 5-0. Approval of an ACI-2(50) District designation for the subject property. Approval of the Preliminary Plat subject to closing the right-in/right-out driveway on 72nd Street and providing a note on the Final Plat mylars that indicates access to 72nd Street will be limited to the existing full movement driveway. Approval of the Final Plat as amended by the condition of Preliminary Plat approval.

12. C12-11-057 (D)
    BMAKK Corporation

    REQUEST: Preliminary and Final Plat approval of BMAKK INDUSTRIAL, a minor plat inside the city limits

    LOCATION: Northeast of 16th and Ida Streets

    DISPOSITION: APPROVED 6-0. Approval of the Preliminary and Final Plat.

13. C10-11-058 C12-11-059
    Peoples National Bank

    REQUEST: Preliminary and Final Plat approval of ELK RIDGE REPLAT SIX, a minor plat inside the city limits, with rezoning from R5 to R4

    LOCATION: North and South of Seward Street and East of Elk Ridge Drive

    DISPOSITION: LAYOVER 6-0. Laid over for 60 days (30 days if ready).

14. C10-11-060 (D) C12-11-061
    Bank of the West

    REQUEST: Preliminary and Final Plat approval of GLENN PARK FIRST ADDITION, a minor plat inside the city limits, with approval of an MCC Overlay District

    LOCATION: Southeast of North 60th Street and Northwest Radial Highway

    DISPOSITION: APPROVED 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the Preliminary Plat. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.
Overlay Districts

15. C11-11-042 (D) Holy Name Housing Corporation

REQUEST: Approval of a Planned Unit Development Overlay District

LOCATION: Northeast of Fort Street and Fontenelle Boulevard

DISPOSITION: APPROVED 6-0. Approval of the Planned Unit Development Overlay District, subject to the following reports being submitted, if required, prior to forwarding the request to the City Council: 1) Traffic Impact Study; 2) Post-Construction Storm Water Management Plan; and 3) Drainage Computations.


REQUEST: Approval of a Major Amendment to a Planned Unit Development Overlay District

LOCATION: 5615 Northampton Boulevard

DISPOSITION: APPROVED 6-0. Approval of the proposed amendment subject to submittal of a revised site plan, a landscaping plan and building elevations in compliance with the following prior to forwarding the request to the City Council: 1) Compliance with Article XIV Off-street Parking and Loading Regulations of the Municipal Code; 2) Providing seven (7) evergreen trees every 20 feet on center, no more than 20 feet inside the southwest property line; and 3) The owner and Planning Department agreeing to the color and the materials used for the maintenance building before forwarding to the City Council.

Rezonings

17. C10-04-237 (D) Olsson Associates

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: APPROVED 5-0. Approval of the Major Amendment to the Sorensen Park Plaza Mixed Use Agreement with the following conditions being met prior to forwarding the request to City Council: 1) Submittal of an administrative subdivision; and 2) Submittal of an acceptable mixed use amendment that includes, in addition to what has already been submitted: a) A statement that includes the timing of the sidewalk construction on Outlot A; b) An updated Exhibit B and the lot description table; and c) Consistently apply the lot area per use to all lots with more than one use.

18. C10-98-193 (D) Continental 159 Fund, LLC

REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Legacy

LOCATION: Southwest of 168th Street and West Center Road

DISPOSITION: LAYOVER 6-0.

19. C10-02-262 (D) McWhinney

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

LOCATION: Northwest of 180th and West Dodge Road

DISPOSITION: APPROVED 6-0. Approval of the Major Amendment to the West Dodge Station Mixed Use Agreement subject to the following conditions being met prior to forwarding to City Council: 1) Update Building Elevations to comply with Section 55-936; 2) Update the site plan to show the buildings at an acceptable setback and correct sidewalk and landscaping widths along the internal main street; 3) Change the on-street parking to angle parking rather than 90 degree;
and 4) Submit West Dodge Station Replat 6 for approval that includes shared parking and access easements.

20. C10-11-063 (D) 
   C8-11-062 
   Meriwether, Inc. 
   REQUEST: Rezoning from HI to DR and approval of a Special Use Permit to allow Campground in a DR District 
   LOCATION: 2499 Freedom Park Road 
   DISPOSITION: LAYOVER 6-0.

21. C10-11-045 
   Planning Department on behalf of the City of Omaha 
   REQUEST: Rezoning from GC to R5 
   LOCATION: 2003 Maple Street 
   DISPOSITION: APPROVED 6-0. Approval of the rezoning from GC to R5.

22. C10-11-046 (D) 
   Planning Department on behalf of the City of Omaha 
   REQUEST: Rezoning from R7 and GI to R5 
   LOCATION: 1502, 1510, 1516 and 1522 North 18th Street; 1505, 1517, 1519 and 1527 Florence Boulevard and 1818 Charles Street 
   DISPOSITION: APPROVED 6-0. Approval of the rezoning from R7 and GI to R5.

23. C10-11-047 (D) 
   Mary Lawry 
   REQUEST: Rezoning from HI to R4 
   LOCATION: 4951, 4953 and 4957 South 36th Avenue 
   DISPOSITION: APPROVED 6-0. Approval of the rezoning from HI to R4.

24. C10-11-050 
   Don Gardiner 
   REQUEST: Rezoning from MU to R6 
   LOCATION: East and West of North Main Street North of Blondo Street 
   DISPOSITION: LAYOVER 5-1. Laid over for 30 days.

Special Use Permits

25. C8-11-037 
   VSS Catholic Communications 
   REQUEST: Approval of a Special Use Permit to allow Broadcast tower in a GO District with a waiver of Section 55-326 Height to 60 feet 
   LOCATION: 13326 “A” Street 
   DISPOSITION: WITHDRAWN.

26. C7-11-038 
   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: APPROVED 6-0. Denial of the Special Use Permit to allow Office and commercial use types in an R7-Medium-Density Multiple-Family Residential District. Approval of a Large Project Conditional Use Permit in an NCE-C District subject to: 1) The planting of two (2) regular over story trees along the western portion and four (4) over story trees along the eastern portion of the subject site; 2) Continue to work with Planning and Public Works Department staff on specifications for the required improvements of the alley along the west side of the property and the appropriate on-street parking along 10th Street; 3) Work with Planning Department staff on any unanswered issues with the urban design site plan review; 4) Submittal of a revised site plan addressing the building setback issues for the proposed structure or receive a variance from the Zoning Board of Appeals; and 5) Compliance with all other applicable regulations.
27. C8-08-014 Ashley Freeman

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Convenience storage in a GC District

LOCATION: 5800 Ames Avenue

DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to the Special Use Permit to allow Convenience storage in a GC District by removing Condition #1 as originally approved.

28. C8-11-049 AT&T

REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in a R2 District with a waiver of Section 53-146 Height to 140 feet

LOCATION: 5308 Hartman Avenue

DISPOSITION: APPROVED 5-1. Denial of the Special Use Permit as requested. Approval of a Special Use Permit to allow a Broadcast tower in an R2 District with a waiver of Section 53-146 Height to 125 feet subject to: 1) Compliance with the site plan; 2) Compliance with an amended landscape plan that provides for 6 foot tall screening; 3) Compliance with the elevations; 4) Compliance with the operating statement; 5) That the tower be sufficient enough to co-locate at least two (2) additional providers; 6) Submittal of an annual report due January of each year disclosing the location of each tower site within the City of Omaha and its three-mile extraterritorial jurisdiction; and 7) FAA approval, if necessary.

29. C8-11-064 (D) Holy Name Housing Corporation

REQUEST: Approval of a Special Use Permit to allow Large group living in a R7 District

LOCATION: Northeast of Fort Street and Fontenelle Boulevard

DISPOSITION: APPROVED 6-0. Approval of a Special Use Permit to allow Large group living subject to the following prior to forwarding request to City Council: 1) Submittal of an application for reasonable accommodation that the number of residents permitted in a non-owner-occupied dwelling unit(s) for Large Group Living and off-street parking if less than the required amount; 2) Submittal of a site plan and elevations; and 3) Submittal of a parking study that shows required and provided off-street parking for all proposed uses on the St. Richard’s Campus.

30. C8-11-065 Open Door Mission

REQUEST: Approval of a Special Use Permit to allow Large group living in a GI District

LOCATION: 2705 North 20th Street East

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow Large group living in a GI District subject to: 1) Compliance with the site plan; 2) Compliance with the operating statement; 3) Compliance with the building elevations; and 4) Submission of all required supplemental information to the satisfaction of the Planning Department prior to submittal to the City Council.

Conditional Use Permits

31. C7-11-056 (D) Nonin Chowaney

REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R4(35) District

LOCATION: 3625 Lafayette Avenue

DISPOSITION: APPROVED 6-0. Approval of the Conditional Use Permit to allow Religious assembly in a R4(35) District, subject to the following conditions: 1) The property shall be limited to no more than 36 people on the site at one time; 2) Compliance with the submitted operating statement; 3) Compliance with the proposed site plan; 4) Compliance with all other applicable regulations; and 5) That the applicant obtain the appropriate Certificate of Occupancy.