This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on January 4, 2012.

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

MEMBERS NOT PRESENT: Anna Nubel
Greg Rosenbaum

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PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

1. C3-12-007 (D)
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: Generally, Castelar Street on the north, I-80 on the south, Riverview Road on the east, and South 24th Street on the west
   DISPOSITION: LAYOVER 5-0. Laid over at the request of the applicant.

2. C3-12-006
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the AKSARBEN APARTMENTS II TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 2121 South 64th Plaza
   DISPOSITION: APPROVED 5-0.
3. C3-12-004  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the AMBASSADOR APARTMENTS, LLC TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 109 and 111 South 49th Avenue  
DISPOSITION: APPROVED 5-0.

4. C3-12-011  
Lexus of Omaha  
REQUEST: Approval of an Amendment to the Future Land Use Element of the Master Plan from residential to office/commercial  
LOCATION: Southeast of 132nd Street and West Dodge Road  
DISPOSITION: APPROVED 5-0.

5. C3-11-199  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an amendment to Chapter 55 regarding Assisted living and Convalescent services  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction  
DISPOSITION: APPROVED 5-0.

6. C3-12-024  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the Dundee Business Improvement District  
LOCATION: Generally, Webster Street on the north, the alley between Underwood Avenue and California Street on the south, 49th Street on the east and 51st Street on the west  
DISPOSITION: APPROVED 5-0.

Subdivisions

7. C10-12-009  
C12-12-010  
Elkhorn Public Schools  
REQUEST: Preliminary Plat approval of SAGEWOOD WEST, a subdivision outside the city limits, with rezoning from AG to R4  
LOCATION: Southeast of 180th and Fort Streets  
DISPOSITION: APPROVED 5-0. Approval of the Preliminary Plat subject to: 1) Submit a revised Preliminary Plat; 2) Submit a traffic study for review and approval by the Public Works Department; 3) Provide for all improvements identified in the approved traffic study; 4) Revise the Preliminary Plat to extend Tibbles Street west through Lot 1; 5) Revise the Preliminary Plat to provide a pedestrian connection to 176th Street through Lot 300 and/or 301, Sagewood to Lot 1, Sagewood West; 6) Submit a Post-Construction Stormwater Management Plan that is acceptable to the Public Works Department and the Papio-Missouri River NRD demonstrating on-site control of the first 1/2” of stormwater runoff as well as provide for a no-net increase in peak runoff from a 2-year storm event; and 7) The department approves changes to the Preliminary Plat, traffic study and storm water runoff that have been submitted.

8. C10-12-013  
C12-12-014  
Lexus of Omaha  
REQUEST: Preliminary and Final Plat approval of ANDERSON ACRES REPLAT FOUR, a minor plat inside the city limits, with rezoning from LO and CC to CC, and approval of an ACI-4 Overlay District  
LOCATION: Southeast of 132nd Street and West Dodge Road  
DISPOSITION: APPROVED 5-0. Approval of the rezoning from LO and CC to CC; approval of the ACI-4 Overlay District; approval of the Preliminary Plat subject to the applicant providing a dedication of 12.5 feet of right-of-way back of curb along all street frontage; and approval of the Final Plat as amended by the condition of Preliminary Plat approval.
9. C12-12-020 (D)  
Bonnie L. Meador  
REQUEST: Preliminary and Final Plat approval of MEADOR MEADOWS, a minor plat outside the city limit  
LOCATION: 7633 Dutch Hall Road  

DISPOSITION: APPROVED 5-0. Approval of the Preliminary Plat subject to placement of a note on the Final Plat that Lot 2 and 3 shall share a driveway access to Dutch Hall Road; and approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

10. C10-12-022 (D)  
C12-12-023  
Jeremy Carrell  
REQUEST: Preliminary and Final Plat approval of HOMESTEAD ACRES REPLAT 2, a minor plat outside the city limits, with rezoning from DR to R4  
LOCATION: Southeast of 50th and Washington Streets  

DISPOSITION: APPROVED 5-0. Approval of the rezoning from DR to R4; approval of the Preliminary Plat, subject to the installation of sidewalks as required by the Omaha Municipal Code; 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.

Overlay Districts

11. C11-97-045  
Lexus of Omaha  
REQUEST: Approval of a Major Amendment to a Planned Unit Development Overlay District  
LOCATION: Southeast of 132nd Street and West Dodge Road  

DISPOSITION: APPROVED 5-0. Approval of the PUD subject to submittal of site/landscape plans and building elevations in compliance with all applicable CC/ACI-4 District regulations prior to forwarding the request to the City Council for final action.

12. C9-10-036a  
C10-10-036b  
Scott Kaminski  
REQUEST: Approval of a Major Amendment to a PK-Parking Overlay District and approval of an ACI-2(50) Overlay District  
LOCATION: 4804 Douglas Street  

DISPOSITION: LAYOVER 5-0. Laid over to allow time for the applicant to redesign the proposed parking lot expansion.

13. C10-12-001  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-1(50)-Area of Civic Importance Overlay District  
LOCATION: Generally, South 24th Street from Leavenworth Street to “S” Street  

DISPOSITION: APPROVED 5-0.
Rezonings

14. C10-12-002 (D) Mary Pat & Gabriel Florido  
   REQUEST: Rezoning from HI to R4  
   LOCATION: 2614 and 2624 "Y" Street  
   DISPOSITION: LAYOVER 5-0. Laid over allow the applicant time to meet with City staff.

15. C10-98-193 Heritage Management Services  
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy  
   LOCATION: Northwest of 168th Street and Oak Drive  
   DISPOSITION: APPROVED 5-0. Approval provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council: 1) Submittal of an updated site plan that addresses sidewalk widths, bufferyards and landscaping; 2) Submittal of architectural building elevations; 3) Preparation of a noise study to show facility is in compliance with the NDEQ; 4) Provide for adequate sight distance around any signs at intersection corners; and 5) Submittal of three full size sets of plans.

16. C10-12-025 Jeremy Carrell  
   REQUEST: Rezoning from R4 and R5 to R4 and R5  
   LOCATION: 6616 South 171st Circle and 6627 South 172nd Avenue  
   DISPOSITION: DENIED 5-0.

17. C7-12-018 (D) C10-12-019 Jeff Anderson  
   REQUEST: Rezoning from GI to CC and approval of a Conditional Use Permit to allow Multiple family residential in a CC District  
   LOCATION: 11025 "M" Street  
   DISPOSITION: APPROVED 5-0. Approval of the rezoning from GI to CC and approval of the Conditional Use Permit to allow Multiple family residential in a CC District subject to: 1) The applicant obtaining any necessary Zoning Ordinance waivers prior to forwarding the rezoning to the City Council for final action; 2) Compliance with the approved site plan; 3) Compliance with the existing elevations; any elevation changes would require, at least, administrative approval in the future prior to issuance of any building permits; 4) Compliance with the Operation Statement; 5) The applicant obtaining new Certificates of Occupancy for Multiple family residential; and 6) Approval of the rezoning from GI to CC.

Special Use Permits

18. C8-12-021 (Combines Cases #C8-90-98, C8-94-210 and C8-99-55) Lexus of Omaha  
   REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Automotive sales in a CC District  
   LOCATION: Southeast of 132nd Street and West Dodge Road  
   DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit subject to: 1) Compliance with the site/landscape plans in conformance with the CC/ACI-4 District regulations; 2) Compliance with building elevations in compliance with the CC/ACI-4 District regulations; 3) Submittal of an acceptable updated operating statement; 4) Maintaining the existing landscaped bufferyard and screening along the southern property line; 5) Maintaining the existing tree plantings along the frontage road; 6) Complying with all signage regulations contained in the Zoning Ordinance; 7) Complying with all lighting standards in the Omaha Municipal Code; 8) No outdoor paging system; and 9) Compliance with all other applicable regulations.
19. **C8-09-141 (D)**
    
**REQUEST:** Approval of a Major Amendment to a Special Use Permit to allow *Automotive sales* in a **GC District**

**LOCATION:** 4412 South 42nd Street

**DISPOSITION:** APPROVED 5-0. Approval subject to: 1) Compliance with all original conditions of approval; 2) Maintaining a minimum 15 foot setback between the proposed addition and the western property line; 3) Providing a 6 foot tall landscape screen along the western property line in compliance with Section 55-717 of the Omaha Municipal Code prior to issuance of a building permit for the proposed detailing addition; and 4) Removal of the asphalt surfacing from that part of Lot 3, Block 2, Hascall’s Subdivision (4413 South 42nd Avenue) and proper re-seeding of the lot prior to approval of a building permit for the proposed detailing addition.

20. **C8-12-017**
    
**REQUEST:** Approval of a Special Use Permit to allow *Automotive sales* in a **GC District**

**LOCATION:** 3824 North 30th Street

**DISPOSITION:** DENIED 5-0.

**Conditional Use Permits**

21. **C7-12-005 (D)**
    
**REQUEST:** Approval of a Conditional Use Permit to allow *Safety services* in a **CC District**

**LOCATION:** 3434 South 84th Street

**DISPOSITION:** LAYOVER 5-0. Laid over at the request of the applicant.

22. **C7-12-008**
    
**REQUEST:** Approval of a Conditional Use Permit to allow *Secondary educational facilities* in a **R4 District**

**LOCATION:** Southeast of 180th Street and Grand Avenue

**DISPOSITION:** APPROVED 5-0. Approval subject to: 1) Submittal of a revised site plan in compliance with all applicable regulations prior to issuance of a building permit; 2) Submittal of a landscape plan in compliance with all applicable regulations prior to issuance of a building permit; 3) Compliance with the concept elevations; 4) Compliance with the Operating Statement; 5) The Final Plat of Sagewood West being recorded; and 6) Obtaining all necessary permits and Certificates of Occupancy.

**Vacations**

23. **C14-12-003 (D)**
    
**REQUEST:** Vacation of a 22.34’ by 3.76’ triangular piece of Cuming Street right-of-way east of 16th Street

**DISPOSITION:** APPROVED 5-0.