PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 7, 2012, 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 November 7, 2012.

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

MEMBERS NOT PRESENT:
- Greg Rosenbaum

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, October 29, 2012.

ADMINISTRATIVE MEETING

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>APPROVED 6-0. Approval of the rezoning from AG to DR and R6 and approval of the Final Plat subject to the following being submitted prior to forwarding the request to the City Council: 1) An original signed Dedication document for the necessary right-of-way for the south 167th Street connection; 2) A copy of the approved agreement with Douglas County for maintenance of 167th Street; and 3) An acceptable final subdivision agreement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Southeast of 168th and Fort Streets</td>
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1. C10-12-151
   C12-12-152
   Fort 165 LLC

   Final Plat approval of COPPER VALLEY, a subdivision outside the city limits, with rezoning from AG to DR and R6
PUBLIC HEARING AND ADMINISTRATIVE MEETING

HOLD OVER CASES

Master Plan Referrals

| REQUEST: | Approval of the AMES-LOCUST INDUSTRIAL PARK AREA REDEVELOPMENT PLAN and the AMES-LOCUST INDUSTRIAL PARK REDEVELOPMENT PROJECT PLAN |
| LOCATION: | Generally, Ames Avenue on the north, Locust Street on the south, North 13th Street on the east and North 24th Street on the west |

DISPOSITION: APPROVED 4-1.

(REGULAR AGENDA)

Master Plan Referrals

| REQUEST: | Approval of the ELKHORN AREA REDEVELOPMENT PLAN |
| LOCATION: | Generally, Glenn to Blondo Streets, 204th to 207th Streets |

DISPOSITION: LAYOVER 6-0.

| REQUEST: | Approval of ELK HILL PROPERTIES, LLC TIF REDEVELOPMENT PROJECT PLAN |
| LOCATION: | 223 North Main Street |

DISPOSITION: APPROVED 6-0.

Subdivisions

| REQUEST: | Preliminary Plat and Final Plat approval of SERENITY, a minor plat inside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code and with rezoning from R1 to R4 |
| LOCATION: | 11206 Bel Air Drive |

DISPOSITION: APPROVED 5-1. Approval of the rezoning from R1 to R4; approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; approval of the Preliminary Plat subject to: 1) The applicant confirming that the existing development on proposed Lot 2 complies with all R4 District site development regulations prior to forwarding the preliminary plat to the City Council for final action; and 2) Waiving the right to protest any future sidewalk improvement district; and approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.
<table>
<thead>
<tr>
<th>Request Number</th>
<th>Rezoning/Overlay District</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. C10-12-213 (D) C12-12-214</td>
<td>Preliminary Plat and Final Plat approval of OMAHA HOME FOR BOYS REPLAT 1, a subdivision inside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code, and rezoning from R3, R4(35) and R7 to R4</td>
<td>The Omaha Home for Boys</td>
<td>Southeast of 52nd Street and Ames Avenue</td>
</tr>
<tr>
<td>7. C10-12-215 (D) C12-12-216</td>
<td>Preliminary Plat approval of KINGSWOOD HEIGHTS, a subdivision inside the city limits with rezoning from DR to R4</td>
<td>DB Properties</td>
<td>3330 South 132nd Street</td>
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</table>

**Overlay Districts**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>8. C11-11-082 (D)</td>
<td>Approval of a Major Amendment to a Planned Unit Development Overlay District</td>
<td>Olsson Associates</td>
<td>Southeast of Sterling Ridge Drive and Pacific Street</td>
</tr>
<tr>
<td>9. C10-12-218</td>
<td>Approval of an ACI-1(50)-Area of Civic Importance Overlay District</td>
<td>Oscar Duran</td>
<td>2402 South 13th Street</td>
</tr>
</tbody>
</table>

**Rezonings**

<table>
<thead>
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<tbody>
<tr>
<td>10. C10-12-210 (D) Philip Kommer</td>
<td>Rezoning from R7 to R5</td>
<td></td>
<td>1029 and 1031 South 30th Avenue</td>
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**DISPOSITION: LAYOVER 6-0.** Laid over the request for rezoning from R3, R4(35) and R7 to R4; denial of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; and laid over the Preliminary Plat to allow the applicant time to revise and resubmit the plat with the required easements and right-of-way dedications; and laid over the Final Plat until such time as the City Council has approved a Preliminary Plat.

**DISPOSITION: APPROVED 6-0.** Approval of the rezoning from DR to R4 and approval of the Preliminary Plat subject to the following being provided prior to or with submittal of the Final Plat: 1) The Final Plat including a pedestrian connection to the south from Spring Street; 2) Submittal of an acceptable PCSMP; 3) Providing the appropriate 12 foot sidewalk chamfers on the corner lot; and 4) Submittal of an analysis that shows that the downstream storm sewers have the capacity to handle runoff from the new street extensions.

**DISPOSITION: APPROVED 6-0.** Approval of the proposed amendment subject to: 1) The applicant receiving a waiver of Section 55-717 for the required bufferyard along the north property line; 2) The applicant submitting a revised site plan that provides two additional handicapped accessible parking stalls and sidewalks along the driveway to Pierce Street; and 3) The applicant submitting an acceptable landscape plan prior to forwarding the amendment to the City Council.

**DISPOSITION: LAYOVER 6-0.** Laid over to allow time to obtain a waiver from the Zoning Board of Appeals and approval of the Zoning Board of Appeals fee to be waived.

**DISPOSITION: APPROVED 6-0.** Approval of the rezoning from R7 to R5.
**REQUEST:** Rezoning from GI to CC/ACI-1(PL)

**LOCATION:** 3023 and 3025 Leavenworth Street

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from GI to CC.

**Special Use Permits**

11. C10-12-211 (D)
    Tim Sheehy

**REQUEST:** Approval of a Special Use Permit to allow Personal improvement services and Personal services in a GI District

**LOCATION:** 4383 Nicholas Street

**DISPOSITION:** APPROVED 6-0. Approval of the Special Use Permit for Personal improvement services and Personal services in a GI District subject to: 1) Removal of all barbed wire from existing fencing on the property; 2) Construction and striping of all parking areas as indicated on the site plan; 3) Working with city staff in regards to providing an acceptable amount of landscaping; 4) Compliance with all parking regulations of the Omaha Municipal Code, including providing a total of 5 handicapped-accessible stalls; 5) Compliance with the revised site plan; 6) Compliance with the updated operating statements; 7) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division for all separate use types in the building, including the existing General offices; and 8) Compliance with all other applicable regulations.

12. C8-12-163 (D)
    Mark Sanford

**REQUEST:** Approval of a Special Use Permit to allow Automotive sales in a CC District

**LOCATION:** 3012 North 93rd Street

**DISPOSITION:** APPROVED 6-0. Approval of the Special Use Permit to allow Automotive sales in a CC District subject to: 1) No vehicles on display at any time; 2) Compliance with the proposed operating statement and plans; 3) Compliance with all applicable regulations; and 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

13. C8-12-209 (D)
    H & B Enterprise

**REQUEST:** Approval of a Special Use Permit to allow Automotive sales in a CC District

**LOCATION:** 9025 Maplewood Boulevard

**DISPOSITION:** APPROVED 6-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.

14. C8-12-217
    Brian Johnson

**REQUEST:** Approval of a Special Use Permit to allow Automotive sales in a CC District

**LOCATION:** 9025 Maplewood Boulevard

**DISPOSITION:** DENY 5-1.

**Vacations**

15. C14-12-212
    Property Owner

**REQUEST:** Vacation of Poplar Street from 205th Street to North Main Street

**DISPOSITION:** DENY 6-0.

16. C14-12-222 (D)
    Planning Board

**REQUEST:** Vacation of the east/west alleys between Burt and Cuming Streets from 18th Street to Florence Boulevard and from Florence Boulevard to 20th Street

**DISPOSITION:** APPROVED 6-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.