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

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

MEMBERS NOT PRESENT: Thomas O. Kelley, Chair
Greg Rosenbaum

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ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C10-11-140
C12-11-215
Lanoha Real Estate Co., Inc.

REQUEST: Final Plat approval of WEST DODGE FIRST ADDITION, a subdivision inside the city limits, with rezoning from R2 and LO to LO and approval of an MCC Overlay District

LOCATION: Northeast of 85th Avenue and Cass Street

DISPOSITION: APPROVED 5-0. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C10-12-039a (D) C12-12-039
   Royce Grayhawk
   REQUEST: Preliminary and Final Plat approval of WEST
   GRAYHAWK REPLAT THREE, with rezoning
   from R6 and MU to MU
   LOCATION: Southwest of 147th Street and West Maple
   Road

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

3. C10-11-167 C12-11-168
   Sean Negus
   REQUEST: Preliminary Plat approval of COUNTRY
   CLUB HILLS, a subdivision inside the city
   limits, with rezoning from R3, R5 and GC to
   R3
   LOCATION: Southwest of 63rd and Girard Streets

DISPOSITION: APPROVED 5-0. Approval of the rezoning from R3, R5 and GC to R3 and approval of the Preliminary Plat subject to: 1) Providing sanitary sewer to all buildable lots within the proposed subdivision; 2) Providing for storm sewers/inlets along Girard Street; 3) Providing for sidewalks along Girard Street; 4) Providing for a no net increase in stormwater runoff and treating the first ½ inch of stormwater for water quality; and 5) Providing for the use, ownership and maintenance of the outlot in the final subdivision agreement.

Rezonings

4. C10-00-040 (D)
   Royce Grayhawk
   REQUEST: Approval of a Major Amendment to a Mixed
   Use District Development Agreement for
   Grayhawk
   LOCATION: Southwest of 147th Street and West Maple
   Road

DISPOSITION: LAYOVER 5-0. Laid over the Major Amendment to a Mixed Use District Development Agreement subject to allow the applicant additional time to resubmit the following: 1) Updated exhibits reflecting the extension of the plaza area southward that shows greater connectivity between the office/commercial lots and Lot 1; 2) The applicant meeting with the surrounding neighbors to discuss the project; 3) Updated exhibits reflecting the realignment of the southern access drive with 150th Street in addition to changing that access point from emergency to full access; 4) Updated landscape plan showing tree planting in the western buffer yard, 7% interior off street parking lot landscaping and appropriate parking lot screening of the southern and eastern off street parking of Lot 1; 5) Updated exhibits showing the completion of the sidewalk around the western portion of the convenience store and all access points entering the development along with detailed measurements of curbside landscape and sidewalk widths throughout the mixed use area based on 55-924; 6) Acceptable building elevations for the entire mixed use development; 7) Identify and screen all trash enclosures; 8) Remove the Papillion Easement language from the structure on Lot 2; and 9) Any setbacks, landscaping, etc. that differ from regulations must be addressed in the mixed use agreement as we will not rely on any inconsistencies within the site plan at the time of building permit.
5. C10-12-055  
C11-12-056  
Apollo Building Corporation  

REQUEST:  Rezoning from DR and R5 to R6 and approval of a Planned Unit Development Overlay District  

LOCATION:  Generally, 133rd Street south of Larimore Avenue and north of Meredith Avenue  

DISPOSITION:  APPROVED 5-0. Approval of the rezoning from DR and R5 to R6; approval of the PUD Overlay District and plans, subject to the applicant working with the Urban Design Division of the Planning Department on acceptable final building elevations prior to forwarding the request to the City Council for approval.

Conditional Use Permits

6. C7-12-049 (D)  
Frank Firoz  

REQUEST:  Approval of a Conditional Use Permit to allow Duplex residential in LC  

LOCATION:  7501 Cass Street  

DISPOSITION:  APPROVED 5-0. Approval of the Conditional Use Permit to allow Duplex residential in LC subject to the following: 1) The applicant submitting an application for approval of an MCC Overlay District on the site; 2) Submittal of a revised site plan in compliance with Article XIV Off-street Park and Loading Regulations of the Omaha Municipal Code prior to issuance of a building permit; 3) Submittal of a landscape plan in compliance with Article XIII Landscaping and Screening of the Omaha Municipal Code with removal of the 6 foot screen fence along the north property line; 4) Submittal of building elevations and specifications in compliance with the MCC Overlay District regulations for those portions of the structure that will be altered; 5) Compliance with the approved site/landscape plans and building elevations; 6) Compliance with all applicable ordinances and regulations; and 7) The applicant obtaining all necessary permits and certificates of occupancy.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-11-217  
Planning Department on behalf of the City of Omaha  

REQUEST:  Approval of 3101 SOUTH 24TH STREET, LLC TIF REDEVELOPMENT PROJECT PLAN  

LOCATION:  3101 South 24th Street  

DISPOSITION:  APPROVED 5-0.

8. C3-12-048  
Planning Department on behalf of the City of Omaha  

REQUEST:  Approval of the Public Facilities Element of the City of Omaha Master Plan  

LOCATION:  Omaha and 3-mile extraterritorial jurisdiction  

DISPOSITION:  APPROVED 5-0. Approval of the Public Facilities Element of the Master Plan.

9. C3-12-058 (D)  
Planning Department on behalf of the City of Omaha  

REQUEST:  Approval of the MCDONALD’S USA, LLC TIF REDEVELOPMENT PROJECT PLAN  

LOCATION:  2410 Cuming Street  

DISPOSITION:  LAYOVER 5-0.
10. C3-12-063  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally bound by 204th Street on the east, 207th Street on the west, Glenn Street on the north and Blondo Street on the south  
DISPOSITION: APPROVED 5-0.

11. C3-12-064  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally bound by 42nd Street on the east, 49th Street on the west, Nebraska Avenue on the north and Fort Street on the south  
DISPOSITION: APPROVED 5-0.

12. C3-12-080  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally, Dodge Street on the north, 114th Street on the west and I-680 corridor on the east and west from Dodge to Pacific Streets  
DISPOSITION: APPROVED 5-0.

13. C3-12-081  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Southwest quadrant of the intersection of 72nd and "L" Streets, "L" Street on the north and 72nd Street on the east  
DISPOSITION: APPROVED 4-1.

14. C3-12-072  
E & G Investments, LLC  
REQUEST: Approval of an amendment to the Future Land Use Element of the Master Plan to de-designate West Dodge Place (52.15 acres) as Mixed Use to allow an additional 10.8 acres of Mixed Use development  
LOCATION: Northwest of 180th Street and West Dodge Road  
DISPOSITION: DENIED 4-1.

Subdivisions

15. C10-12-009 (D)  
C12-12-010  
Elkhorn Public Schools  
REQUEST: Revised Preliminary and Final 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 rezoning from AG to R4; approval of the revised Preliminary Plat subject to: 1) Public Works Department approval of the traffic study; 2) Providing for all improvements identified in the approved traffic study; 3) Coordinating the improvement of 180th Street with Douglas County; 4) Providing for the proper alignment of the proposed driveways to the elementary school site, opposite 176th Street and Browne Circle and providing a driveway connection to Grand Avenue as was included on previous site plans; 5) Submitting storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundaries adjacent to 180th Street; 6) Compliance with all stormwater management ordinances and policies; 7) Submittal of cross section information, for review purposes, that shows the relationship of the proposed grading to the existing and future 180th Street improvements; 8) Coordinating with the Parks Department regarding the 10 foot wide pedestrian trail along 180th Street and approval of the plans by the Park Board prior to forwarding the Final Plat to the City Council; 9) Submittal of a letter from Douglas County.
County Emergency Management confirming that acceptable emergency warning is being provided for the area prior to approval of the Final Plat; 10) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County Environmental Services prior to approval of a Final Plat.

Approval of the Final Plat, as amended by the conditions of preliminary approval, and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.

16. C10-12-074
   C12-12-075
   Elkhorn Public Schools

REQUEST: Preliminary and Final Plat approval of WEST BAY WEST, a subdivision outside the city limits, with rezoning from AG and R4 to R4

LOCATION: Southeast of 192nd and Spring Streets

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG and R4 to R4 and approval of the Preliminary Plat subject to: 1) Providing deeds for all included parcels prior to forwarding this request to City Council; 2) The applicant providing for all improvements identified in the final approved traffic study; 3) Providing for sidewalk along the north side of Lot 1 extending to 192nd Street and along 188th Avenue adjacent to Lot 1 and 2 and extend to Lamont Street and then west to connect to the existing sidewalk; 4) Compliance with all current stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treating the first ½ inch of stormwater for water quality; 5) Submitting a tree canopy analysis; 6) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 7) Resubmitting final plat mylars in compliance with Section53-7(4) of the Subdivision Ordinance. Approval of the Final Plat as amended by the Preliminary Plat conditions of approval.

Overlay Districts

17. C11-95-045 (D)
    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 Major Amendment to the PUD subject to submittal of site/landscape plans and building elevations in compliance with all applicable CC/ACI-4 District regulations and providing for cross access to the bank site from the east and west prior to forwarding the request to the City Council for final action.

18. C10-12-079 (D)
    C9-98-277
    C9-99-188
    C9-00-013
    85th Street Associates

REQUEST: Approval of an MCC Overlay District and Repeal of a PK Overlay District

LOCATION: North of Chicago Street, south of Cass Street and east of 84th Street

DISPOSITION: APPROVED 5-0. Approval of the MCC-Major Commercial Corridor Overlay District and Repeal of all PK-Parking Overlay Districts for this site.

Rezoning

19. C10-12-067 (D)
    Hustad Real Estate Holdings LLC

REQUEST: Rezoning from GI to R5(35)

LOCATION: 4623 Douglas Street

DISPOSITION: APPROVED 5-0.
20. C10-12-068  
Kelli Renner  
REQUEST: Rezoning from R4(35) to R5  
LOCATION: 3873 Gold Street  
DISPOSITION: DENIED 5-0.

21. C7-12-069 (D)  
C10-12-070  
Dr. Terry Bolamperti  
REQUEST: Rezoning from MU to R6 and approval of a Conditional Use Permit to allow a Social club in a R6 District  
LOCATION: Southwest of 132nd and Fort Streets  
DISPOSITION: LAYOVER 5-0. Laid over to allow the applicant time to work with the City regarding traffic, site plan, easement, building elevation and landscaping issues.

22. C10-12-073  
C10-02-262  
E & G Investments, LLC  
REQUEST: Rezoning from R6 to MU and approval of a Major Amendment to a Mixed Use District Development Agreement for West Dodge Station  
LOCATION: 885 North HWS Cleveland Boulevard  
DISPOSITION: DENIED 5-0.

23. C10-12-076 (D)  
C11-12-077  
C7-12-078  
The Mainland Companies, LLC  
REQUEST: Rezoning from R4 to R6 with approval of a Planned Unit Development Overlay District and approval of a Conditional Use Permit to allow Convalescent services in R6  
LOCATION: Southeast of 178th and Pacific Streets  
DISPOSITION: LAYOVER 5-0. Laid over the request to allow the applicant additional time to submit a revised site plan that is in compliance with all applicable site development regulations and specifically addresses the location of the access drive and cross easements with the adjacent lot to the east, consider inclusion of the lot to the east, installation of sidewalk along Pacific Street, the required landscaped bufferyards, detailed specifics about the retaining wall and schematic architectural plans and elevations sufficient to indicate building height, bulk, materials and general architectural design.

Special Use Permits

24. C8-12-021 (D)  
(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 Major Amendment to the Large Project Special Use Permit subject to: 1) Compliance with the site/landscape plans in conformance with the CC/ACI-4 District regulations; 2) Providing for cross access to the bank site from the east and west; 3) Compliance with building elevations in compliance with the CC/ACI-4 District regulations; 4) Submittal of an acceptable updated operating statement; 5) Maintaining the existing landscaped bufferyard and screening along the southern property line; 6) Maintaining the existing tree plantings along the frontage road; 7) Complying with all signage regulations contained in the Zoning Ordinance; 8) Complying with all lighting standards in the Omaha Municipal Code; 9) No outdoor paging system; and 10) Compliance with all other applicable regulations.
25. C8-12-065 (D) Sobir Samaritdinov

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

LOCATION: 4902 Northwest Radial Highway

DISPOSITION: LAYOVER 5-0. Laid over the request to provide the applicant time to submit a revised site plan, make application for rezoning of the site to the CC-MCC District and for the property owner to address any possible code enforcement issues.

26. C8-10-042 TD Ameritrade

REQUEST: Approval of a Major Amendment to a Large Project Special Use Permit to allow signage not in compliance with Chapter 55 Zoning of the Omaha Municipal Code

LOCATION: Southwest of 108th Avenue and Old Mill Road

DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to a Large Project Special Use Permit to allow 1,400 sq. ft. of signage not in compliance with Chapter 55 Zoning of the Omaha Municipal Code subject to all other conditions approved as part of the original Special Use Permit. The applicant withdrew the requested 300 sq. ft. sign contingency.

27. C7-12-071 (D) Troy & Jennelea Montanez

REQUEST: Approval of a Conditional Use Permit to allow **Single family residential** in a GC District

LOCATION: 4014 South 13th Street

DISPOSITION: APPROVED 5-0. Approval of a Conditional Use Permit to allow *Single-family residential* in a GC District subject to the following conditions: 1) Apply for a rezoning to CC-Community Commercial after approval of the Conditional Use Permit; 2) Removing the wood fence from the City’s right-of-way; 3) Removing the concrete surface area located on the north side of the property and landscaping to create more pervious surface area; 4) Compliance with the amended site plan; 5) Compliance with the building elevations; 6) Compliance with the operating statement; 7) Compliance with all other applicable regulations; and 8) Obtaining the appropriate permits.

28. C14-12-066 (D) Planning Board

REQUEST: Vacation of Abbott Drive right-of-way located north of Dodge Street and east of 10th Street

DISPOSITION: APPROVED 5-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.