PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 2, 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 May 2, 2012.

MEMBERS PRESENT: Thomas O. Kelley, Chair
Arnold Nesbitt, Vice Chair
John Hoich
Anna Nubel
R. J. Neary
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, April 23, 2012.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C10-12-037
   C12-12-038
   Tom Falcone

REQUEST: Final Plat approval of RANCH VIEW ESTATES 3, a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Southwest of 213th and Walnut Streets

DISPOSITION: APPROVED 7-0. Approval of the rezoning from AG to R2. Approval of the Final Plat subject to the following being submitted prior to forwarding the request to City Council: 1) A letter of approval of a Noxious Weed Plan from Douglas County; 2) A letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 3) An acceptable final subdivision agreement.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

2. C3-12-058
   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: APPROVED 7-0.

Rezonings

3. C7-12-069
   C11-12-070(a)
   C10-12-070
   Dr. Terry Bolamperti
   REQUEST: Rezoning from MU to R6, approval of a Planned Unit Development Overlay District
   and approval of a Conditional Use Permit to allow a Social club in a R6 District
   LOCATION: Southwest of 132nd and Fort Streets
   DISPOSITION: APPROVED 7-0. Approval of the rezoning from MU to R6; approval of the PUD subject to submittal of acceptable final plans prior to forwarding the PUD and rezoning request to City Council; and layover of the Conditional Use Permit to allow a Social club in an R6 District subject to the following conditions: 1) Submittal acceptable final site and landscape plans, drawn to scale, that shows parking lot setbacks, sidewalks and tree plantings on both Fort and 132nd Street; 2) Submittal of final building elevations acceptable to the Planning Department; and 3) The applicant showing evidence of contact with the adjacent property owner regarding rezoning their site from MU to CC; and 4) Compliance with all applicable development regulations.

4. C10-12-076
   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: APPROVED 7-0. Approval of the rezoning from R4 to R6; approval of a PUD-Planned Unit Development Overlay District; and approval of the Conditional Use Permit to allow Convalescent services in R6 subject to: 1) Compliance with the proposed site and landscape plan; 2) Compliance with the operating statement; and 3) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-12-059
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of THE NOTTINGHAM AT GIFFORD PARK TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3304 Burt Street
   DISPOSITION: APPROVED 7-0.
REQUEST: Approval of the VICTORY APARTMENTS, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 819 Dorcas Street

DISPOSITION: APPROVED 7-0.

REQUEST: Approval of the Transportation Element of the City of Omaha Master Plan
LOCATION: Omaha and 3 mile extraterritorial jurisdiction

DISPOSITION: APPROVED 7-0.

Subdivisions

REQUEST: Preliminary and Final Plat of WESTPLEX LOT 5, a subdivision inside the city limits
LOCATION: 1010 North 102nd Street

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat and approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.

REQUEST: Preliminary and Final Plat approval of ONE LOVE FIRST ADDITION, a minor plat inside the city limits with rezoning from GC to CC (said property is located within an ACI-2(65) Overlay District)
LOCATION: 7052 Dodge Street

DISPOSITION: APPROVED 7-0. Approval of the rezoning from GC/ACI-2(65) to CC/ACI-2(65). Approval of the Preliminary Plat subject to: 1) Placing a note on the Final Plat that states that Lot 1 and 2 will share a single right-in/right-out access onto Dodge Street; 2) Providing an access and circulation easement to the properties to the east, west and north on the Final Plat; 3) Submittal of an acceptable grading plan that takes into account the access and circulation easement to the properties to the east and west; 4) Paving the internal driveway proposed on Lot 1 to the west property line to facilitate cross access to the property to the west; and designing the driveway on the west side of the proposed building to “T” into the east/west access drive; 5) Moving the proposed sidewalk 3 feet to the north and expanding the proposed right-of-way dedication to the north side of the sidewalk; 6) Compliance with all applicable stormwater management ordinances and policies; and 7 ) Submittal of an acceptable final subdivision agreement. Approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if required.

REQUEST: Preliminary Plat approval of NORTH POINTE REPLAT 2, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from DR and CC to CC and approval of an MCC Overlay District
LOCATION: Northwest of 50th Street and Ames Avenue

DISPOSITION: APPROVED 7-0. Approval of the rezoning from DR and CC to CC; approval of the MCC Overlay District; approval of the waiver of Section 53-8(4)(d) for lot frontage (for Lot 2, North Pointe Replat 2) subject to the appropriate access, circulation and parking easements for Lot 1, 2 and 3, North Pointe Replat 2 and Lot 2, North Pointe Replat 1 being included on the Final Plat; and
approval of the Preliminary Plat subject to: 1) The applicant providing for all improvements identified in the final approved traffic study; 2) Improving 50th Street, from Ames Avenue to the proposed truck access driveway just south of Grand Avenue, as per the recommendations of the Public Works Department; 3) The applicant working with the Public Works Department regarding removal of the traffic signal at 50th Street and Ames Avenue and its replacement with new signals at the intersection of the site driveway and Ames Avenue; 4) The applicant acquiring property (and subsequently dedicating right-of-way) from the two other properties at the site and Ames Avenue intersection for the placement of the traffic signal poles; 5) Providing a permanent access easement for the maintenance of the traffic signal facilities on the north leg of the intersection of the site driveway with Ames Avenue; 6) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality; 7) Providing a direct pedestrian access (sidewalk/stairs) between the sidewalk along 50th Street and the front entrance of the store (i.e. just north of the intersection of 50th and Fowler Streets); 8) Including an acceptable tree mitigation plan as an attachment to the final subdivision agreement; and 9) Submittal of an acceptable final subdivision agreement.

11. C12-12-092 (D)  
   James and Christina Audet  
   REQUEST: Preliminary and Final Plat approval of AUDET ESTATES, a minor plat inside the city limits  
   LOCATION: Northeast of 69th and McKinley Streets  

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat and approval of the Final Plat subject to submittal of an acceptable final subdivision agreement, if necessary.

12. C12-12-098 (D)  
   Kavan Homes, Inc.  
   REQUEST: Preliminary and Final Plat approval of BRIAR HILLS REPLAT 6, a minor plat inside the city limits  
   LOCATION: Southwest of 168th Street and Western Avenue  

DISPOSITION: APPROVED 7-0. Approval of the Preliminary Plat subject to: 1) Including language in regards to the use, ownership and maintenance of Outlot “A” in the final subdivision agreement and in a note on the Final Plat mylars; and 2) Providing a noise attenuation easement on Outlot “A” 115 feet from the centerline of 168th Street. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval prior to forwarding the plat to the City Council.

Overlay Districts

13. C8-12-088  
   PDM, Inc.  
   REQUEST: Approval of a Large Project Special Use Permit in CC/MCC  
   LOCATION: Northwest of 50th Street and Ames Avenue  

DISPOSITION: APPROVED 7-0. Approval of the Large Project Special Use Permit subject to: 1) The applicant submitting revised site and landscape plans that comply with all interior parking lot landscaping requirements prior to forwarding this request to the City Council for final action; 2) Compliance with the revised site plan; 3) Compliance with the revised landscape plan; 4) Compliance with the proposed building elevations; 5) Providing for all improvements outlined in the final approved traffic study; 6) Compliance with all conditions of Preliminary Plat approval for North Pointe Replat 3; and 7) Approval of and recording of the Final Plat of North Pointe Replat 3.
REQUEST: Approval of an MCC Overlay District and a Conditional Use Permit to allow Automotive repair services in CC/MCC

LOCATION: 7802 Military Avenue

DISPOSITION: LAYOVER 7-0. Laid over the request to allow the applicant time to work with the City in resubmitting an updated site plan with landscaping.

REQUEST: Approval of an MCC Overlay District and a Special Use Permit to allow Convenience storage in CC

LOCATION: Southwest of 90th Plaza and Sorensen Parkway

DISPOSITION: LAYOVER 7-0. Laid over the request to allow the applicant additional time to submit the following: 1) A revised site plan that is in compliance with all applicable site development regulations, specifically addressing, but not limited to, landscaping, driveway stacking, location of signage, handicapped parking and design of buildings; 2) A detailed operating statement; 3) Architectural elevations of all buildings, specifying height and construction materials; and 4) Proposed sign rendering and exhibit showing that the proposed sign location will allow for adequate sight distance at the corner of North 90th Plaza and Sorensen Parkway.

Rezoning

REQUEST: Rezoning from R4(35) to R5

LOCATION: 2714-16 North 52nd Street

DISPOSITION: APPROVED 7-0.

REQUEST: Rezoning from GC to CC

LOCATION: 4014 South 13th Street

DISPOSITION: APPROVED 7-0.

Special Use Permits

REQUEST: Approval of a Special Use Permit to allow General office in GI

LOCATION: 12720 “I” Street

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow General office in a GI District subject to: 1) Connecting the sidewalks along “I” Street with the front parking areas and building entrances; 2) Compliance with the proposed site plan; 3) Compliance with the proposed operating statement; 4) Compliance with all applicable regulations; and 5) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
19. C8-12-100 (D)  
   C8-12-101  
   Verizon Wireless  

REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in DR-ED, with a waiver of Section 55-108 Height to 158 feet and approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District  

LOCATION: Northeast of Northern Hills Drive and Calhoun Road  

DISPOSITION: LAYOVER 7-0. Laid over the request to allow the applicant additional time to: 1) Properly subdivide the property in compliance with Chapter 53 Subdivision of the Municipal Code; 2) Provide city-wide coverage maps that include the proposed location with and without the proposed coverage; 3) Provide coverage maps of the specific site and its relationship to other tower sites showing the variation in coverage provided in 10-20 foot increments between the allowed and proposed height; 4) Provide to-scale plans and elevations that include solid wood fencing, screening along, at least, the north side of the fenced area, and hard surface access to the lease area; 5) Revise the fencing exhibits; and 6) Submit a tree canopy analysis and mitigation plan.

Dedications

20. C16-12-083 (D)  
   Property Owner  

REQUEST: Dedication of a 342 square foot piece of land located Northeast of 10th and Dodge Streets  

DISPOSITION: APPROVED 7-0.