PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 6, 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 June 6, 2012.

MEMBERS PRESENT: Thomas O. Kelley, Chair
Anna Nubel
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chair
John Hoich
R. J. Neary

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, May 28, 2012.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C8-11-189
   C10-11-187
   C12-11-188
   Keith B. Edquist

REQUEST: Final Plat approval of NORTHERN HILLS ESTATES TWO, a subdivision outside the city limits, with rezoning from DR and AV to DR, and a Special Use Permit to allow development in the North Hills Environmental Overlay District

LOCATION: Generally, Southwest of 72nd Street and Northern Hills Drive

DISPOSITION: LAYOVER 4-0. Laid over the Final Plat to allow the applicant additional time to submit the following: 1) A letter from the NDEQ approving the proposed on-site waste water treatment; 2) A letter from the Douglas County Emergency Management Agency confirming that acceptable emergency warning is being provided for the area; and 3) An acceptable draft final subdivision agreement that includes all of the required exhibits.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Overlay Districts

2. C10-12-094 (D) C7-12-093
   William J. Stott, AIA
   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: APPROVED 4-0. Approval of the MCC Overlay and approval of the Conditional Use Permit to allow Automotive repair services in an MCC/CC District subject to the following conditions: 1) Compliance with all applicable development regulations; 2) Compliance with the approved site plan; and 3) Compliance with the approved operating statement.

3. C10-12-096 (D) C8-12-095
   Ryan Steele
   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: APPROVED 4-0. Approval of the MCC-Major Commercial Corridor Overlay District; approval of the Special Use Permit to allow Convenience storage in a CC-Community Commercial District subject to: 1) Submittal of a revised site plan and related materials prior to forwarding this request to City Council that adequately addresses the following: a) Twenty-five feet of clearance for vehicular stacking between the gate entrance and the northern property line; b) Twenty feet of landscaping and placement of a sidewalk along the entire northern portion of the site; c) Providing one handicap stall that is sixteen feet in width; d) Providing acceptable height specifics and proposed building materials; and e) Providing specifics in regards to retaining wall; 2) Compliance with the revised site and landscape plans; 3) Compliance with the operating statement; 4) Compliance with signage regulations; and 5) Compliance with all other applicable regulations.

Special Use Permits

4. C8-12-065 Sobir Samaritdinov
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 4902 Northwest Radial Highway

   DISPOSITION: LAYOVER 4-0. Laid over for 60 days, or 30 days if ready, to allow the applicant time to meet with the neighbors.

Conditional Use Permits

5. C7-12-069 (D) Dr. Terry Bolamperti
   REQUEST: Approval of a Conditional Use Permit to allow a Social club in an R6 District
   LOCATION: Southwest of 132nd and Fort Streets

   DISPOSITION: APPROVED 4-0. Approval of the Conditional Use Permit to allow a Social club in an R6 District subject to the following conditions: 1) Compliance with all applicable development regulations; 2) Compliance with submitted site plan; 3) Compliance with submitted operating statement; and 4) Compliance with submitted building elevations.
(REGULAR AGENDA)

Master Plan Referrals

6. C3-12-102
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of THE NORTH OMAHA SENIOR COTTAGES TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 5435 St. Richards Plaza
   DISPOSITION: APPROVED 4-0.

7. C3-12-103
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of MENARD’S PLAZA TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 4726 South 72nd Street and 7337 “L” Street
   DISPOSITION: APPROVED 4-0.

8. C3-12-104
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of TD AMERITRADE TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 200 South 108th Avenue
   DISPOSITION: APPROVED 4-0.

9. C19-12-107
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2012 Annexation Package; Standing Bear SID 416, Pegasus SID 447, Hillsborough Plaza SID 440, Seven Pines, Highland Park and adjacent areas SID 370, Pepperwood SID 300, The Colonies and adjacent areas SID 330, Walnut Lake SID 414, Lakeview Heights and Chimney Ridge SID 244
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 4-0.

Subdivisions

10. C12-12-110 (D)
    Matt Tarr
    REQUEST: Preliminary Plat approval of PACIFIC POINTE ESTATES REPLAT THREE, a subdivision outside the city limits
    LOCATION: North of 194th Avenue and Walnut Circle
    DISPOSITION: APPROVED 4-0. Approval of the Preliminary Plat subject to providing a note on the Final Plat stating that driveway access from Lot 1 shall be directly onto 194th Avenue and shall not connect to the hammerhead.

11. C10-12-111 (D)
    C12-12-112
    Discount Tire Corporation
    REQUEST: Preliminary and Final Plat approval of MIRACLE HILLS REPLAT 3, a minor plat inside the city limits, with approval of an ACI-4(PL) Overlay District
    LOCATION: Northwest of 120th Street and West Dodge Road
    DISPOSITION: APPROVED 4-0. Approval of the ACI-4(PL) Overlay District; approval of the Preliminary Plat subject to the applicant placing a note on the Final Plat mylars that states that Lot 1 and 2 will not have direct access to West Dodge Frontage Road North; and approval of the Final Plat as amended by the condition of Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement.
12. C10-12-114 (D) C12-12-115 Discount Tire Corporation
REQUEST: Preliminary and Final Plat approval of GEORGETOWN REPLAT VI, a minor plat inside the city limits with approval of an MCC Overlay District
LOCATION: Southeast of 144th and Arbor Streets

DISPOSITION: APPROVED 4-0. Approval of the MCC Overlay District; approval of the Preliminary Plat subject to: 1) The applicant placing a note on the Final Plat mylars that states that Lot 1 will not have direct access to 144th Street; and 2) Adding an easement to the Final Plat mylars that provides for ingress/egress between Lot 1, Georgetown Replat VI and Lot 8 and 9, Fromkin’s Commercial Plaza. Approval of the Final Plat as amended by the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.

Overlay Districts

13. C10-12-106 (D) Slosburg Company
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
LOCATION: 2501 South 90th Street

DISPOSITION: APPROVED 4-0.

14. C10-12-108 (D) Buck’s Inc.
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
LOCATION: 3052 South 84th Street

DISPOSITION: APPROVED 4-0.

15. C10-12-109 (D) Frank Firoz
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
LOCATION: 7501 Cass Street

DISPOSITION: APPROVED 4-0.

16. C10-96-196 (D) Cricket Communications
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Ridgeview
LOCATION: 18505 Wright Street

DISPOSITION: APPROVED 4-0. Approval of the major amendment subject to submittal of an acceptable final Mixed Use District Development Agreement amendment prior to forwarding the request to the City Council.

Rezoning

17. C10-12-119 (D) Richard Franek
REQUEST: Rezoning from DR to R4
LOCATION: 5813 Holmes Street

DISPOSITION: APPROVED 4-0.
Special Use Permits

18. C8-5-121(a) (D)  
C7-09-078  
Boyd Dingman

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Body and fender repair in a GC District and approval of a Major Amendment to a Conditional Use Permit of a “Takedown Plan” for off-premise advertising signs

LOCATION: 12020 Emmet Street

DISPOSITION: LAYOVER 4-0. Laid over the Major Amendment to a Special Use Permit to allow Body and fender repair services in a GC District and the Major Amendment to a Conditional Use Permit of a “Takedown Plan” for off-premise advertising signs to allow the applicant time to: 1) Revise the location on the subject site or modify the plans of the proposed billboard so that it complies with all applicable regulations of the Zoning Code; and 2) Work with City staff in regards to the 2009 Conditional Use Permit “Takedown Plan” for off-premise advertising signs and that all conditions have been adequately met.

19. C8-12-117  
Jeffrey Hannon

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

LOCATION: 6901 Maple Street

DISPOSITION: DENIED 4-0.

20. C8-12-120  
Associated Property, LLC

REQUEST: Approval of a Special Use Permit to allow Custom manufacturing in a CC District

LOCATION: 4905 South 97th Street

DISPOSITION: APPROVED 4-0. Approval of the Special Use Permit to allow Custom Manufacturing in a CC district subject to the following: 1) Conformance with the operating statement and site plan as submitted; 2) No outdoor storage of materials; 3) Compliance with all other applicable regulations; and 4) Obtaining all necessary permits.

Conditional Use Permits

21. C7-12-105  
Alejandro Torres

REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District

LOCATION: 4655 South 60th Avenue

LAYOVER 4-0. Laid over to allow the applicant time to meet with the neighbors.

22. C7-12-113 (D)  
C8-12-064  
Discount Tire Corporation

REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC-ACI-4(PL) District and approval of a Major Amendment to a Large Project Special Use Permit

LOCATION: Northwest of 120th Street and West Dodge Road

DISPOSITION: APPROVED 4-0. Approval of the Conditional Use Permit to allow Automotive repair services in a CC-ACI-4(PL) District, subject to: 1) Compliance with a revised site plan in compliance with all applicable development regulations; 2) Compliance with a revised landscape plan in compliance with all applicable development regulations; 3) Compliance with revised building elevations in compliance with all applicable development regulations; 4) Compliance with all sign regulations; 5) Compliance with the proposed operating statement; and 6) The applicant obtaining all required permits and a Certificate of Occupancy. Approval of the Major Amendment to the Large Project Special Use Permit subject to all original conditions of approval.
23. C7-12-116 (D) Discount Tire Corporation

REQUEST: Approval of a Conditional Use Permit to allow 
Automotive repair services in a CC-MCC District

LOCATION: 14323 Arbor Street

DISPOSITION: APPROVED 4-0. Approval of the Conditional Use Permit to allow Automotive repair services in a CC-MCC District, subject to: 1) Compliance with a revised site plan that provides a cross access driveway to the south and complies with all applicable development regulations; 2) Compliance with a revised landscape plan that provides a cross access driveway to the south and complies with all applicable development regulations; 3) Compliance with revised building elevations in compliance with all applicable development regulations; 4) Compliance with all sign regulations; 5) Compliance with the proposed operating statement; and 6) The applicant obtaining all required permits and a Certificate of Occupancy.

24. C7-12-118 (D) Northwest Respiratory Services

REQUEST: Approval of a Conditional Use Permit to allow 
Warehousing and distribution (limited) in a CC District

LOCATION: 10935 Mockingbird Drive

DISPOSITION: APPROVED 4-0. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District subject to: 1) Compliance with a revised site plan that includes compliance with perimeter parking lot landscaping regulations of 1 tree per 500 square feet per 55-718 and interior parking lot landscaping regulations of 5% per 55-740(f)(5); 2) Compliance with the submitted operating statement; and 3) Compliance with the submitted building elevations.