DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on July 11, 2012.

MEMBERS PRESENT: Thomas O. Kelley, Chair
Anna Nubel
John Hoich
R. J. Neary
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chair

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, July 2, 2012.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C12-12-110 Matt Tarr

REQUEST: Final Plat approval of PACIFIC POINTE ESTATES REPLAT THREE, a subdivision outside the city limits

LOCATION: North of 194th Avenue and Walnut Circle

DISPOSITION: APPROVED 6-0. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

2. 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DISPOSITION: WITHDRAWN at the request of the applicant.

(REGULAR AGENDA)

Master Plan Referrals

3. C3-12-123
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding site plan review procedures
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

4. C3-12-124
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 53 Amendment regarding final plats
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

5. C3-12-136
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding parking lot landscaping
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0.

6. C3-12-130
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of FEDERAL OFFICE BUILDING TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 106 South 15th Street

DISPOSITION: APPROVED 5-1.

7. C3-12-131
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of NFM OFFICE BUILDING TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 808 South 74th Plaza and 727 South 75th Street

DISPOSITION: APPROVED 5-1.

8. C3-12-099
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the Transportation Element of the City of Omaha Master Plan
   LOCATION: Omaha and 3 mile extraterritorial jurisdiction

DISPOSITION: APPROVED 6-0. Approval contingent upon the Staff Working Group working for implementation revising the evaluation metrics and developing a final prioritized transportation project list, all of which will be amended to the Transportation Element no later than one year after City Council approval.
Subdivisions

9. C12-12-121  
Verizon Wireless  
REQUEST: Preliminary and Final Plat approval of KNUTSON ADDITION, a minor plat outside the city limits  
LOCATION: Northeast of Northern Hills Drive and Calhoun Road  

DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat, subject to the applicant adding a note to the Final Plat mylars that states that there shall be no more than two vehicular driveways onto Highway 75 as approved by the NDOR. Approval of the Final Plat, as amended by the condition of Preliminary Plat approval, subject to submittal of an acceptable final subdivision agreement.

10. C12-12-127  
Dave Akiens  
REQUEST: Preliminary and Final Plat approval of R.C. PLATTS 1ST ADDITION REPLAT 1, a minor plat inside the city limits  
LOCATION: 4534 Madison Street  

LAYOVER 6-0. Laid over until the September 5, 2012 meeting to allow the applicant time to determine the cost of street improvements.

11. C12-12-128  
Prime Real Estate  
REQUEST: Preliminary and Final Plat approval of PRIME BUSINESS PARK, a minor plat inside the city limits  
LOCATION: 22145 West Maple Road  

DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1) Amending Note #2 on the plat to contemplate a 25 foot ingress/egress easement; or the applicant needs to show a 50 foot easement on the plat; 2) Correcting the numbering of the notes on the Final Plat; 3) Compliance with all stormwater management policies and ordinances; and 4) The applicant applying for the MCC Overlay District designation for the two lots included in the proposed plat. Approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.

Overlay Districts

12. C10-12-132  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-4(PL)-Area of Civic Importance Overlay District  
LOCATION: West Dodge Road from 90th to 96th Streets and 120th to 132nd Streets  

DISPOSITION: APPROVED 6-0.

13. C10-12-133  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-2(65) and ACI-4(PL)-Area of Civic Importance Overlay District  
LOCATION: South 72rd Street, I-80 to Pacific Street  

DISPOSITION: APPROVED 6-0.

14. C10-12-134  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-2(50), ACI-3(PL) and ACI-4(PL)-Area of Civic Importance Overlay District  
LOCATION: North 72nd Street from Cuming to I-680  

DISPOSITION: APPROVED 6-0.
15. C10-12-135
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an ACI-4(PL)-Area of Civic Importance Overlay District
LOCATION: Abbott Drive
DISPOSITION: APPROVED 6-0.

Rezonings

16. C10-12-125 (D)
Raymond L. Christensen, Jr.
REQUEST: Rezoning from DR to R4
LOCATION: 4859 South 60th Street
DISPOSITION: APPROVED 6-0.

17. C10-12-126 (D)
Perry Poyner
REQUEST: Rezoning from DS to CBD (said property is located within an ACI-1(PL) Overlay District)
LOCATION: 1316 Jones Street
DISPOSITION: APPROVED 6-0.

18. C10-96-261 (D)
Quick Silver, LLC
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Altech Business Park
LOCATION: 3730 South 149th Street, Suite 105
DISPOSITION: APPROVED 6-0. Approval subject to submittal of an acceptable final mixed use district development agreement amendment prior to forwarding the request to the City Council for final action.

19. C10-05-208 (D)
Roanoke Development, LLC
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Roanoke
LOCATION: 11811 Fort Street
DISPOSITION: APPROVED 6-0. Approval subject to submittal of an acceptable final mixed use district development agreement amendment prior to forwarding the request to the City Council for final action.

20. C10-98-193
AT&T Mobility
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy to allow a 95 foot tall Broadcast tower (cell tower)
LOCATION: 2710 Oak Drive
DISPOSITION: APPROVED 5-1. Approval subject to submittal of an acceptable, final mixed use district development agreement amendment that includes: 1) An amended site and landscape plan that provides for a landscape screen consisting of a hedge or row of evergreen trees having a minimum width of six feet and a minimum height of 15 feet at maturity immediately adjacent to the fenced area; and 2) A lease area that is large enough and the tower being of sufficient structure integrity to allow for co-location by at least one additional provider.
Special Use Permits

21. C8-12-129
   Central States
   REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in a GC District with a waiver of Section 55-406 Height to 150 feet
   LOCATION: 3509 Center Street

LAYOVER 5-1. Laid over until the September 5, 2012 meeting.

22. C8-12-100
    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: APPROVED 5-1. Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District subject to: 1) Complying with the proposed grading, sediment and erosion control plans; as also approved by the NDOR; and 2) Implementing the tree canopy mitigation and landscaping plans and maintaining the plantings. Approval of the Special Use Permit to allow a Broadcast tower in the DR-ED District, with a waiver of Section 55-108 Height, subject to: 1) The applicant obtaining a Zoning Board of Appeals waiver for the surfacing of the access drive to allow a gravel surface except within 50 feet of the public right-of-way; 2) Submittal of an amended site and landscape plan prior to issuance of a building permit that provides for proposed tree mitigation and a landscape screen consisting of a hedge or row of evergreen trees having a minimum width of six feet and a minimum height of 15 feet at maturity immediately adjacent to the fenced area; 3) Submittal of an amended fencing plan that includes a solid wood fence not to exceed 6 feet in height and includes no barbed wire atop; 4) Submittal of an amended tower elevation prior to issuance of a building permit that limits the overall height of the monopole to 110 feet; 5) The lease area being large enough and tower being of sufficient structure integrity to allow for co-location of at least two additional providers; 6) Compliance with the revised site, landscaping and elevations; 7) Compliance with the proposed operating statement; 8) Providing a governmental access statement; and 9) Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

23. C8-05-175
    Rainwood Hill Properties, LLC
    REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Nonputrescible landfill in AG
    LOCATION: Southwest of 120th Street and Rainwood Road

DISPOSITION: APPROVED 6-0. Approval subject to: 1) To the extent it is determined by the applicant to be commercially reasonable, excavate, recycle and properly dispose of prior buried materials; 2) Continue to farm the area currently under cultivation (the green area on the colored plans); 3) Comply with the amended site and operating plans; 4) Comply with Chapter 33 of the Municipal Code and all state and county requirements; 5) Re-evaluation and renewal of the Special Use Permit prior to September, 2017, and thereafter, every five (5) years by the Planning Department, Planning Board and City Council; 6) Compliance with the Agreement between Rainwood Hill Properties, LLC and York Rite Masonic Temple dated December 15, 2005, and as amended by the August 31, 2010, Husch Blackwell correspondence agreeing to removal of the five (5) year term which is attached to and incorporated into this Exhibit “B”; and 7) All other original conditions of approval as applicable.
24.  C8-10-060
Sadoff Iron & Metals Company

REQUEST:  Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a GI District

LOCATION:  4918 F Street

DISPOSITION:  APPROVED 6-0.  Approval subject to:  1) Compliance with the revised site and landscape plan; 2) Compliance with the submitted operating statement; and 3) Compliance with all other applicable regulations.

Vacations

25.  C14-12-122 (D)
Property Owner

REQUEST:  Vacation of the east/west alley between Izard and Nicholas Streets from 18th Street to Florence Boulevard

DISPOSITION:  APPROVED 6-0.  Approval of the proposed vacation subject to any necessary easements being included in the vacating ordinance.