PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 1, 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 August 1, 2012.

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

MEMBERS NOT PRESENT: John Hoich
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, July 23, 2012.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

1. C8-05-121(a) 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: APPROVED 5-0. Approval of a Major Amendment to a Special Use Permit to allow Body and fender repair services in a GC-General Commercial District subject to: 1) Signage will only be allowed as indicated on the site and building elevation plans and must comply with the signage standards for the GC district. No flags or banner signs will be permitted; 2) The applicant not pursuing this location for an electronic off-premise advertising sign; 3) Limiting all repair activities to completely enclosed buildings; 4) The paint booth must be designed for painting and meet all applicable codes; 5) Outdoor storage for a maximum of 3 vehicles in a fully fenced and
screened area; 6) Compliance with site, building elevation and operating plans; and 7) Compliance with all other applicable code regulations.

(REGULAR AGENDA)

Master Plan Referrals

2. C3-12-137
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2013-2018 Capital Improvement Program
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.

3. C19-12-138
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the Annexation of Elk Hills Subdivision (SID 553) adjacent to Blondo Street and 2240 North Main Street
   LOCATION: Omaha and 3 mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0. Approval subject to the property owner of the area comprising SID 553 accomplishing the following prior to forwarding this request to the City Council: 1) Recording the replat of Elk Hills as approved by the City; and 2) Making the SID debt free.

4. C3-12-139
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of THE LERNER BUILDING TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 325 South 16th Street
   DISPOSITION: APPROVED 5-0.

5. C3-12-140
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2012 Integrated Solid Waste Management Plan update
   LOCATION: Omaha and 3 mile extraterritorial jurisdiction
   DISPOSITION: APPROVED 5-0.

Subdivisions

6. C12-12-147 (D)
   Tinkham Land Surveying, Inc.
   REQUEST: Preliminary and Final Plat approval of KNIGHT’S ACRES, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks
   LOCATION: 14601 and 14605 North 78th Street
   DISPOSITION: APPROVED 5-0. Approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code and approval of the Preliminary Plat subject to: 1) Obtaining NDEQ approval of backup on-site wastewater treatment systems for the proposed lots. Location of such backup systems will need to be shown on the Final Plat; and 2) Placement of a note on the Final Plat indicating that any future activities on the site will comply with the North Hills Environmental Overlay District regulations of the Omaha Municipal Code. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

7. C12-12-148 (D)
   Steve Buchanan, on behalf of Buck’s Inc.
   REQUEST: Preliminary and Final Plat approval of BUCKY’S CROSSROADS PLAZA ADDITION, a minor plat inside the city limits
   LOCATION: Northeast of 78th and Dodge Streets
DISPOSITION: APPROVED 5-0. Approval of the Preliminary Plat and approval of the Final Plat subject to submittal of an updated plat with a legend for all easements and other hatched areas and an ingress/egress access easement to the adjacent property on the east. The applicant will also need to provide an acceptable subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

8. C10-12-149 (D)  
   C12-12-150  
   Steve Buchanan, on behalf of  
   Buck's Inc.

   REQUEST: Preliminary and Final Plat approval of BUCKY'S LANDMARK PLAZA ADDITION, a minor plat inside the city limits with approval of an MCC-Major Commercial Corridor Overlay District

   LOCATION: Northeast of 138th and "Q" Streets

DISPOSITION: APPROVED 5-0. Approval of the MCC Overlay District, subject to an acceptable site plan approved by the Planning Department, before forwarding the Final Plat and rezoning request to City Council. Approval of the Preliminary Plat subject to: 1) Removal of the “Permitted Ingress/Egress Areas” depicted on the Final Plat and updating the Final Plat mylars; and 2) Vacating and/or relocating the 15 foot OPPD and 5 foot utility easements. Approval of the Final Plat as amended by the condition of Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement.

9. C10-11-167 (D)  
   C12-11-168  
   Sean Negus

   REQUEST: Revised Preliminary and Final 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. Approval of the Revised 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 outlots in the final subdivision agreement and on the Final Plat. Approval of the Final Plat subject to compliance with all of the conditions of the Revised Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to the City Council.

10. C10-12-151  
    C12-12-152  
    Fort 165 LLC

   REQUEST: Preliminary Plat approval of COPPER VALLEY, a subdivision outside the city limits, with rezoning from AG to DR and R6

   LOCATION: Southeast of 168th and Fort Streets

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to DR and R6. Approval of the Preliminary Plat subject to the following being addressed with the Final Plat and/or final subdivision agreement: 1) Coordinate with the Public Works Department on the location and alignment of 167th Street right-of-way to provide for an acceptable connection to the existing 167th Street stub; 2) The applicant should coordinate with Public Works on the location of the street and right-of-way stub(s) from 167th Street to the properties to the west; 3) The northern connection of 167th Street to Fort Street should be located further to the east; 4) Provide for a deceleration lane for the eastbound right turn movement on Fort Street at 167th Street; 5) Dedicate an additional 10 feet of right-of-way along Fort Street where the deceleration lane fronts the subdivision; 6) Coordinate with Douglas County in establishing a maintenance agreement to allow for routine maintenance of 167th Street; 7) The applicant will be required to provide for all improvements identified in the final approved traffic study; 8) Submittal of 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 boundary adjacent to Fort Street; 9) Sidewalks need to be provided along all public streets; 10) Coordinating the proposed grades along the northern boundary of the plat with the future improvement of Fort Street; 11) Submitting submit cross
section information for review that shows the relationship of the proposed site grading to the existing and future Fort Street improvements; 12) Placement of the eastern drainageway in an outlot that is equal to a 3:1 slope from the NRD designated water level plus 20 feet, or large enough to contain the path of a 100-year storm (whichever is greater); 13) Providing a Post Construction Stormwater Management Plan that includes treatment for the first ½ inch of stormwater for water quality and providing for a no-net increase in stormwater runoff must be completed for the proposed project; 14) Including provisions in the subdivision agreement for Watershed Management Fees, in addition to all other applicable fees; 15) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat; 16) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning has been provided for the area; and 17) Providing a letter of approval from Douglas County Environmental Services for the Noxious Weed Plan.

11. C10-12-157
    C12-12-158
    White Lotus Development

REQUEST: Preliminary Plat approval of TRIBEDO, a subdivision outside the city limits, with rezoning from AG and MH-ACI-4(PL) to DR and MU-ACI-4(PL) (portions of which property lie within the flood fringe)

LOCATION: Northwest of 168th Street and West Dodge Road

DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG and MH/ACI-4(PL) to DR and MU/ACI-4(PL) (portions of which property lie within the flood fringe) subject to submittal of an acceptable, Mixed Use District Development Agreement and acceptable site plan in compliance with all applicable regulations including ¼ mile gap provisions; approval of the Preliminary Plat subject to the applicant addressing all of the following conditions prior to submittal of the Final Plat: 1) Submittal of a Revised Preliminary Plat; 2) Written approval from NDOR that the right-of-way acquisition is possible; 3) Providing an updated existing traffic impact study and providing for all improvements identified in the final approved traffic study; 4) Submitting storm sewer design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to 174th Street (Old Lincoln Highway) to the Douglas County Engineer’s office for review; 5) Vacating the existing Burt Street right-of-way and showing it on the plat; 6) Providing a vehicular access easement from Burt Street to Lots 7 and 10; 7) Modify the plat so that the street currently shown as “Tribedo Drive” follows the street naming conventions per the Omaha Municipal Code; 8) Provisions for use, ownership and maintenance of the outlots needs to be included in the subdivision agreement and on the Final Plat including a letter from the Parks Department indicating whether any portion of the proposed 50 foot wide trail easement needs to be constructed into a trail at this time; 9) An approval letter from the Douglas County Emergency Management Department confirming that acceptable emergency warning has been provided for the area; and 10) A letter of approval of a Noxious Weed Plan from Douglas County.

12. C10-12-153
    C12-12-154
    Sixty Sorensen, LLC

REQUEST: Preliminary Plat approval of SORESEN PLACE, a subdivision inside the city limits, with rezoning from CC to R6 and CC with approval of an MCC-Major Commercial Corridor Overlay District

LOCATION: Northeast of 60th Street and Sorensen Parkway

DISPOSITION: LAYOVER 5-0. Laid over the Preliminary Plat to allow the applicant time to redesign the submittal so that the access issues can be adequately addressed within 90 days or 60 days, if ready, and the developer to meet with the neighbors prior to the next hearing.
Rezonings

13. C10-02-262 (D) McWhinney Real Estate Services

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station

LOCATION: Northwest of 180th and West Dodge Road

DISPOSITION: APPROVED 5-0. Approval of the Major Amendment to the West Dodge Station Mixed Use District Development Agreement to allow a height waiver for wall signs greater than 35’.


REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Walnut Grove Plaza

LOCATION: 4966 and 5030 South 155th Street

DISPOSITION: APPROVED 5-0. Approval of the Major Amendment to the Walnut Grove Plaza Mixed Use District Development Agreement to allow Assisted living subject to submittal of an administrative subdivision and an acceptable mixed use district development agreement amendment that includes the following documents prior to forwarding the request to the City Council for final action: 1) An updated landscape plan addressing the 40’ on center tree planting, 8’ curbside landscaping per 55-924 and 35’ on center tree planting around the parking lot perimeter per 55-928(3)(f); 2) An updated site plan showing a minimum of 5’ sidewalks along Orchard Avenue and Ohern Street per 55-924; 3) Acceptable building and trash enclosure elevations per 55-926 and 55-935(1) along with fence elevations and at least one entrance along the sidewalk adjacent façade of 155th Street; and 4) The submittal of an administrative subdivision, with a 115’ noise attenuation easement, to create one lot.

15. C10-04-237 (D) KDI Omaha, L.P.

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Sorensen Park Plaza

LOCATION: 6228 North 72nd Street

DISPOSITION: APPROVED 5-0. Approval of the Major Amendment to the Sorensen Park Plaza Mixed Use District Development Agreement to allow a fast-food restaurant on a fourth lot subject to submittal of an acceptable mixed use district development agreement amendment that includes the following documents prior to forwarding the request to the City Council for final action: 1) A landscape plan addressing the 40’ on center tree planting, 8’ curbside landscaping per 55-924 and 35’ on center tree planting around the parking lot perimeter per 55-928(3)(f); 2) Per 55-928(c), the applicant will be required to include 7% interior parking lot landscaping; 3) Acceptable building and trash enclosure elevations per 55-935(1); and 4) Five acceptable, original, signed mixed use development agreements.

Special Use Permits

16. C8-12-141 (D) Quadrelle Realty Services, LLC

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

LOCATION: 12500 “I” Street

DISPOSITION: APPROVED 4-0. Approval of the Special Use Permit to allow General office in a GI District subject to: 1) Submittal of an exhibit that designates the approximate locations of the building to be used for General office prior to sending this request to City Council; 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.
REQUEST: Approval of a Special Use Permit to allow Meat packing and related industries in a HI District

LOCATION: 5941 South 25th Street

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow Meatpacking and related industries in HI subject to the following conditions: 1) Compliance with the site plan; 2) Compliance with the operating statement; 3) Compliance with all other applicable regulations; and 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

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

LOCATION: 5500 "L" Street

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow Automotive sales in a CC District, subject to: 1) Submittal of an acceptable revised site plan showing the following prior to forwarding this request to the City Council: a) Providing a minimum ten (10) foot street yard landscape buffer with 3 trees along that portion of “L” Street Frontage Road which is located in front of the existing west building; b) Removing the existing pole sign reference; 2) Applying for a MCC - Major Commercial Overlay District before forwarding the request to City Council; 3) Interior parking lot landscaping and building façade improvements that comply with the MCC regulations; 4) All signage in compliance with the MCC regulations, including removal of the existing pole sign; 5) Compliance with the revised site plan; 6) Compliance with the proposed operating statement; and 7) Compliance with all applicable regulations, including exterior lighting..

REQUEST: Approval of a Special Use Permit to allow Convenience storage and approval of a Large Project Special Use Permit in a CC/MCC District

LOCATION: Northeast of 60th Street and Sorensen Parkway

DISPOSITION: LAYOVER 5-0. Laid over the Large Project Special Use Permit and Special Use Permit to allow Convenience storage in a CC/MCC District to give the applicant time to revise the submittal to comply with all applicable regulations within 90 days or 60 days if ready and the developer to meet with the neighbors prior to the next hearing.

Conditional Use Permits

REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Multiple-family residential in a CC District

LOCATION: 14121 Pierce Plaza

DISPOSITION: LAYOVER 5-0. Laid over the Major Amendment to the Conditional Use Permit to allow additional time for the applicant to: 1) Submit a corrected application indicating the correct number of units proposed; 2) Submit parking calculations for the entire apartment complex; 3) Submit color building elevations and identify the type of materials; 4) Submit a floor plan that indicates the number of efficiency, 1 bedroom, and 2 bedroom units; 5) Submit an updated site plan to provide sidewalks along South 143rd Street and Mayfair Drive; and 6) Meeting with the affected neighbors to the south before resubmittal.
REQUEST: Approval of a Conditional Use Permit to allow **Warehousing and distribution (limited)** in a GC District

LOCATION: 4012 South 24th Street

DISPOSITION: APPROVED 5-0. Approval of the Conditional Use Permit to allow **Warehousing and distribution (limited)** in a GC District subject to: 1) Submittal of a revised site plan that adequately addresses all applicable parking regulations and the required 5 feet of perimeter landscaping along the south property line; 2) Installation of a new sidewalk (to the south of the existing structure) that is differentiated from the adjacent drive aisle; 3) The applicant applying for a right-of-way lease and re-stripe the existing 7 parking stalls off of 24th Street into a diagonal alignment; 4) Compliance with the revised site plan; 5) Compliance with the proposed operating statement; 6) Compliance with all applicable regulations; and 7) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow **Religious assembly** in a R4 District

LOCATION: 4814 Oaks Lane

DISPOSITION: LAYOVER 5-0. Laid over the Major Amendment to a Conditional Use Permit to allow **Religious assembly** in R4 subject to: 1) Submittal of a revised site/landscape plan that: a) Removes the proposed parking lot southern access point closest to “N” Street and redesigns the parking area adjacent to Oaks Lane to comply with the requirements for compact parking stalls; and b) Adjusts the location or reduces the size of the future storage building within the parking area; 2) Submittal of an operating statement including use of the proposed storage building; and 3) Submittal of an elevation plan for the proposed storage building.

Dedications

REQUEST: Dedication of a 298 square foot piece of land located Southwest of 50th and "L" Streets

DISPOSITION: APPROVED 5-0.