PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 5, 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 September 5, 2012.

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

MEMBERS NOT PRESENT: Thomas O. Kelley, Chair
John Hoich

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, August 27, 2012.

ADMINISTRATIVE MEETING

1. C10-12-089 C12-12-091 PDM, Inc.
   REQUEST: Final Plat approval of NORTH POINTE
   REPLAT 2, a subdivision inside the city limits, 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 5-0. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement being submitted prior to forwarding the request to the City Council for final action.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C12-12-127 (D)
   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

DISPOSITION: APPROVED 5-0. Approval of the Preliminary Plat subject to: 1) The applicant waiving the right to protest the creation of a future street improvement district in the final subdivision agreement; and 2) Removal of all accessory structures (sheds, garages and barns) on proposed Lot 2 prior to forwarding the Final Plat to City Council. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable subdivision agreement prior to forwarding the Final Plat to the City Council.

Special Use Permits

3. C8-12-129
   Central States
   LOCATION: 3509 Center Street
   DISPOSITION: LAYOVER 5-0. Laid over at the request of the applicant for 60 days until the November 7, 2012 meeting. The applicant agreed to extend the “shot clock”.

Conditional Use Permits

4. C7-12-159
   Pacific West Properties, L.P.
   LOCATION: 14121 Pierce Plaza
   DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Multiple-family residential in a CC District, subject to: 1) Providing an amended site plan indicating handicapped accessible parking stalls and trash enclosure locations before issuance of a building permit; 2) Trash enclosures to be constructed out of masonry materials; 3) Compliance with the storm shelter protection standards set forth in Section 55-787 at the time of building permit submittal; 4) Submittal of a landscape plan in compliance with Article XIII Landscaping and Screening, Section 55-717 of the Omaha Municipal Code that provides for continuous screening along the south property line; 5) Compliance with the approved building elevations; 6) Compliance with all applicable ordinances and regulations; 7) The applicant obtaining all necessary permits; and 8) All existing or planned lighting on the east and south side of the buildings shall be full cutoff fixtures.

5. C7-12-145 (D)
   Faith Westwood United Methodist Church
   LOCATION: 4814 Oaks Lane
   DISPOSITION: APPROVED 5-0. Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4 District, subject to: 1) Addressing the encroachment of the storage building into the parking stalls along the north side of the building; 2) Compliance with revised site/landscape plans and operating statement; 3) Approval of the necessary waivers by the Zoning Board of Appeals; 4) No
net increase in stormwater runoff and treat the first ½" of stormwater for water quality; and 5) Compliance with all applicable codes and regulations.

(REGULAR AGENDA)

Master Plan Referrals

| REQUEST | Approval of an ACI-1(PL) and ACI-2(PL)- Area of Civic Importance Overlay District |
| LOCATION | I-480 to Saddle Creek Road and from Harney to Leavenworth Streets |

DISPOSITION: APPROVED 5-0.

| REQUEST | Approval of an amendment to Chapter 55 Zoning regarding an alcohol impact ordinance |
| LOCATION | Omaha and 3-mile extraterritorial zoning jurisdiction |

DISPOSITION: APPROVED 4-1. Approval of the proposed ordinance as amended.

| REQUEST | Approval of an amendment to Chapter 55 Zoning regarding revisions to Article 22 Urban Design |
| LOCATION | Omaha and 3-mile extraterritorial zoning jurisdiction |

DISPOSITION: APPROVED 5-0. Approval of the proposed ordinance changes.

| REQUEST | Approval of the 50TH & AMES AVENUE WAL-MART TIF REDEVELOPMENT PROJECT PLAN |
| LOCATION | Northwest of 50th Street and Ames Avenue |

DISPOSITION: APPROVED 5-0.

| REQUEST | Approval of an amendment to a NCE-C Neighborhood Conservation and Enhancement District |
| LOCATION | South 10th Street from Downtown to I-80 |

DISPOSITION: APPROVED 5-0. Approval of the proposed amendment.

Subdivisions

| REQUEST | Preliminary and Final Plat approval of AKSARBEN VILLAGE REPLAT 13, a minor plat inside the city limits |
| LOCATION | Northeast of 67th and Shirley Streets |

DISPOSITION: APPROVED 5-0. Approval of the Preliminary and Final Plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council.
12. C12-12-166 (D)  
Gene Francis  
REQUEST: Preliminary and Final Plat approval of SALT CREEK CROSSING, a minor plat inside the city limits  
LOCATION: 600 South 72nd Street  

**DISPOSITION:** LAYOVER 5-0. Laid over the Preliminary and Final Plat until the applicant can provide enough accurate information to the Planning Department to discern whether or not the existing development on proposed Lot 1 will remain conforming.

13. C12-12-167 (D)  
McDonald’s  
REQUEST: Preliminary and Final Plat approval of MCDONALD’S 2ND ADDITION, a minor plat inside the city limits  
LOCATION: 7717 Dodge Street  

**DISPOSITION:** APPROVED 5-0. Approval of the Preliminary Plat subject to: 1) The applicant providing a note on the plat that states that there shall be no direct access from Lot 1 to Dodge Street; and 2) The applicant dedicating a sufficient amount of right-of-way to accommodate sidewalks along the street frontages, per City standards. Approval of the Final Plat, as amended by the conditions of Preliminary Plat approval, subject to submittal of an acceptable final subdivision agreement before forwarding the final plat to the City Council for final action.

14. C12-12-170 (D)  
Mark Houlton  
REQUEST: Preliminary and Final Plat approval of DOUBLE D SOUTH ADDITION REPLAT ONE, a minor plat inside the city limits  
LOCATION: Southeast of 87th Street and Sorensen Parkway  

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

15. C12-12-175 (D)  
Dave Ulferts  
REQUEST: Preliminary and Final Plat approval of TRAVERHURST REPLAT 1, a minor plat inside the city limits  
LOCATION: Southwest of 26th Street and St. Mary’s Avenue  

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

16. C10-12-176  
C12-12-177  
Triple C Development  
REQUEST: Preliminary and Final Plat approval of MILLARD AND CALDWELL’S ADDITION REPLAT 4, a minor plat inside the city limits with rezoning from GC to CC and ACI-2(PL)  
LOCATION: 2601 North 16th Street  

**DISPOSITION:** APPROVED 5-0. Approval of the rezoning from GC to CC-ACI-2(PL); approval of the Preliminary Plat subject to the applicant: 1) Improving 15th Avenue adjacent to the subdivision to city standards; 2) Providing the required minimum radius of 25 feet per city standards and provide for all required improvements necessary to accommodate the radius; 3) Complying with all applicable stormwater management ordinances and policies; and 4) Providing the deeds to the remaining pieces of 16½, 17 and 17½; and approval of the Final Plat, as amended by the conditions of Preliminary Plat approval, and subject to submittal of an acceptable final subdivision agreement.
DISPOSITION: APPROVED 5-0. Approval of the rezoning from AG to DR, R3, R4, R5 and MU, subject to submittal of an acceptable mixed use district development agreement being submitted with the Final Plat of Phases 3 and 5; approval of the revised Preliminary Plat subject to the following items being addressed prior to forwarding the revised Preliminary Plat to the City Council for final action: 1) Providing an accurate phasing exhibit for the entire development (including the platted and recorded first phase); 2) Providing an accurate Source and Use of Funds for each of the five phases and the sum total for the overall development; 3) Providing an accurate Subdivision Plat application form for the overall development; and 4) Providing an updated, acceptable, tree canopy loss analysis and mitigation plan; and, subject to the following items being addressed prior to or with application for final plat approval of each applicable phase of development: 1) Providing for the installation of all improvements included in the approved updated traffic study; 2) Providing traffic calming on all streets over 1,000' in length; 3) Preparation and submittal of 1:20 drawings for all roundabouts, chicanes and any other proposed traffic calming; 4) Providing a half mile connection to the west in the vicinity of Lots 209/210; 5) Providing for the construction of temporary turnarounds at the end of all interim dead-ended streets; 6) Providing for the extension sanitary sewer; 7) Providing for the installation of sidewalks along both 192nd and Harrison Streets and both sides of all interior streets; 8) Grading the subdivision to match the future plans and profiles for both 192nd and Harrison Streets; 9) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 10) An acceptable overall debt ratio of 4% or less.

Overlay Districts

18. C10-12-181 (D) Russ Larson

REQUEST: Approval of an MCC Overlay District

LOCATION: 5500 “L” Street

DISPOSITION: APPROVED 5-0.

Rezonings

19. C10-12-178 (D) James W. Cosgrove

REQUEST: Rezoning from R4(35) to R5

LOCATION: 2808 South 40" Street

DISPOSITION: APPROVED 5-0.

20. C10-02-092 (D) MJA, LLC

REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Whispering Ridge Replat One

LOCATION: Southeast of North H.W.S. Cleveland Boulevard and West Maple Road

DISPOSITION: APPROVED 5-0. Approval of the Major Amendment to the Whispering Ridge Mixed Use District Development Agreement to allow Automotive repair services 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) The submittal of an updated Exhibit B and sign budget that is consistent with existing development at Whispering Ridge; 2) Updated Major Amendment
agreements with the correct template for signatures; 3) An updated landscape plan addressing the 40’ on center tree planting along HWS Cleveland Boulevard and West Maple Road; 4) Acceptable building and trash enclosure elevations per 55-926 and 55-935(1), including adding dormers and wall material changes on the west side of Christian Brother’s Automotive; and 5) The submittal of an updated site plans reflecting the change in building orientation, 5’ sidewalks, an ingress/egress easement from Lot 2 to Lot 3 and acceptable driveway locations.

21.  C10-12-168 (D)  
McNeil Company  
REQUEST:  Rezoning from GI to CC  
LOCATION:  11111 “M” Street

DISPOSITION: APPROVED 5-0.

22.  C10-12-169 (D)  
Randall Roy  
REQUEST:  Rezoning from R7 to R4  
LOCATION:  1130 South 30” Avenue

DISPOSITION: APPROVED 5-0.

23.  C10-12-171 (D)  
Jacqueline A. Pueppke  
REQUEST:  Rezoning from R5 and DR to R5  
LOCATION:  17255 Howard Plaza

DISPOSITION: APPROVED 5-0. Approval of the rezoning from DR to R5 conditioned upon the following items being satisfied before forwarding the rezoning request to the City Council: 1) Submittal of an administrative subdivision to allow for the lot line adjustment; 2) Amending the subdivision agreement for Residences on the Greens at Pacific Springs to note the private ownership of Outlot A and the maintenance of the existing cul-de-sac will be provided by the private property owner. Providing that the cul-de-sac will be retained; and 3) Obtaining a building permit for the fence that will result in compliance with Section 55-767 OMC.

Special Use Permits

24.  C8-12-161 (D)  
C7-12-162  
Tabernacle of Faith Church  
REQUEST:  Approval of a Special Use Permit to allow Small group living (nondisabled) and a Conditional Use Permit to allow Religious assembly in a R5 District  
LOCATION:  2443 Evans Street

DISPOSITION: LAYOVER 5-0. Laid over the request to allow the applicant additional time to: 1) Provide a site/landscape plan and detailed operating statement in compliance with all applicable regulations; and 2) Determine the required amount of off-street parking that would be required and address how it is to be accomplished.

25.  C8-12-163 (D)  
Mark Sanford  
REQUEST:  Approval of a Special Use Permit to allow Personal improvement services and Indoor entertainment in a GI District  
LOCATION:  4383 Nicholas Street

DISPOSITION: LAYOVER 5-0. Laid over the request to allow time for the applicant to meet with city staff and provide a full submittal in compliance with all applicable regulations of the Zoning Code.

26.  C8-12-172 (D)  
Silvino Gomez  
REQUEST:  Approval of a Special Use Permit to allow Scrap and salvage services in a HI District  
LOCATION:  902 Grace Street

DISPOSITION: APPROVED 5-0. Approval of the Special Use Permit to allow Scrap and salvage services in a HI District, subject to: 1) Submittal of a revised site plan and operating statement
that adequately addresses the required fencing/screening and the number of parking stalls for all use types on the property prior to forwarding this request to the City Council; 2) The applicant installing an 8 foot opaque fence around the Scrap and salvage portion of the site prior to receiving a Certificate of Occupancy; 3) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department; 4) Compliance with the revised site plan; 5) Compliance with the revised operating statement; 6) Compliance with Sections 30-81 through 30-110 of the Omaha Municipal Code; and 7) Compliance with all other applicable regulations.

| 27. | C8-12-173 (D) | Silvino Gomez | REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District | LOCATION: 1613 North 11th Street |

DISPOSITION: LAYOVER 5-0. Laid over the request to allow the applicant time to submit a revised site plan and operating statement that adequately addresses all regulations for off-street parking.

**Conditional Use Permits**

| 28. | C7-12-174 | Paul Vonderfecht | REQUEST: Approval of a Conditional Use Permit to allow Single family attached in an R4(35) District | LOCATION: 6010 Charles Street |

DISPOSITION: LAYOVER 5-0. Laid over for 30-60 days to allow the applicant an opportunity to discuss the project with the neighbors.