PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 9, 2013, 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 January 9, 2013.

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

MEMBERS NOT PRESENT: Thomas O. Kelley

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, December 31, 2012.

ADMINISTRATIVE MEETING ONLY

Subdivisions

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-11-187 C12-11-188 Keith B. Edquist</td>
<td>Final Plat approval of NORTHERN HILLS ESTATES TWO, a subdivision outside the city limits, with rezoning from DR and AV to DR</td>
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<tr>
<td></td>
<td>Generally, southwest of 72nd Street and Northern Hills Drive</td>
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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 for final action.
2. **C10-12-153**
   C12-12-154
   Sixty Sorensen, LLC

**REQUEST:** Final Plat approval of SORENSEN PLACE, a subdivision inside the city limits, and approval of an MCC-Major Commercial Corridor Overlay District

**LOCATION:** Northeast of 60th Street and Sorensen Parkway

**DISPOSITION:** APPROVED 6-0. Approval of the MCC Overlay District for Lots 1-7 and 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)**

**Master Plan Referrals**

3. **C3-12-219**
   Planning Department on behalf of the City of Omaha

**REQUEST:** Approval of the ELKHORN AREA REDEVELOPMENT PLAN

**LOCATION:** Generally, Glenn to Blondo Streets, 204th to 207th Streets

**DISPOSITION:** APPROVED 6-0.

**(REGULAR AGENDA)**

**Master Plan Referrals**

4. **C3-13-001**
   Legacy Primary, LLC

**REQUEST:** Approval of a waiver of the Present Development Zone specification of the Urban Development Element of the City of Omaha Master Plan

**LOCATION:** Southeast of 168th and Ida Streets

**DISPOSITION:** APPROVED 6-0.

**Subdivisions**

5. **C10-12-237**
   C12-12-238
   Legacy Primary, LLC

**REQUEST:** Preliminary Plat approval of CAMP LEGACY PLACE, a subdivision outside the city limits, with rezoning from AG to DR

**LOCATION:** Southeast of 168th and Ida Streets

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from AG to DR; approval of the Preliminary Plat subject to the following being provided with or prior to an application for Final Plat: 1) Entering into an interlocal agreement with Douglas County to provide for a pro-rata financial contribution to the widening of Ida Street to a three-lane section along the lot frontage; 2) Including a stipulation within the final subdivision agreement regarding the interlocal agreement with Douglas County; 3) Shifting the 25 foot wide north/south access easement to the east boundary of Lot 2 (to be known as Outlot “A”); 4) Changing Lot 2 to Outlot “A”; 5) Including a note on the plat stating that there shall be no vehicular access to 168th Street or to Ida Street. Including provisions in the final subdivision agreement stating that the driveway to Ida Street will be removed once access to 166th Avenue is provided; and 6) Compliance with all applicable stormwater management policies and ordinances.
6. C10-13-002a (D)  
C12-13-002  
Planning Department on behalf of the City of Omaha  

REQUEST:  Preliminary and Final Plat approval of CORBY STREET SIX, a minor plat inside the city limits, with rezoning from R7 to R5  

LOCATION:  Southeast of 18th and Corby Streets

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from R7 to R5; approval of the Preliminary Plat subject to the applicant: 1) Making any necessary sidewalk repairs surrounding the site; and 2) Complying with all applicable stormwater management ordinances and policies. Approval of the Final Plat, as amended by the conditions of Preliminary Plat approval, and subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council.

7. C10-13-003 (D)  
C12-13-004  
Celebrity Homes  

REQUEST:  Preliminary Plat approval of CANTERBERRY SOUTH, a subdivision outside the city limits, with rezoning from AG to DR and R4  

LOCATION:  Northeast of 199th and "K" Streets

**DISPOSITION:** APPROVED 6-0. Approval of the Preliminary Plat subject to the following being submitted with or prior to an application for Final Plat approval: 1) The applicant providing a contribution to the cost of the future bridge over the creek; 2) Paving all stub streets to the property line; 3) Providing temporary turnarounds at the terminus of all temporarily dead-ended streets; 4) Providing traffic calming on all streets longer than 1,000 feet; 5) Providing a minimum 8.5' x 8.5' for sidewalk chamfers at all street corners; 6) Outlot “D” being of sufficient width to provide the greater of a 3:1+ 20' section or the 100-year storm flow; 7) Compliance with all applicable stormwater management policies and ordinances; 8) Including provisions for use, ownership and maintenance of the outlots in the final subdivision agreement and as a note on the Final Plat; 9) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County; 10) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 11) An acceptable debt ratio of 4% or less.

8. C10-13-016  
C12-13-005  
R. L. Grinnell Corporation  

REQUEST:  Preliminary and Final Plat approval of THE COAL YARD, a minor plat inside the city limits, with rezoning from HI and CBD to CBD (portions of which property are also located within an ACI-1(PL)-Areas of Civic Importance Overlay District)  

LOCATION:  Northwest of 13th and Nicholas Street

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from CBD and HI to CBD (portions of which property are located within an ACI-1(PL)-Areas of Civic Importance Overlay District) and approval of the Preliminary Plat, subject to: 1) Including the 25 x 490 foot adjacent piece of land if the west piece of land is under the same ownership in the subdivision; and 2) Providing the standard dedication language on the Final Plat. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable subdivision, if necessary, prior to forwarding to City Council.

**Rezonings**

9. C10-13-006 (D)  
Lanning Lund, LLC  

REQUEST:  Rezoning from DS to CBD  

LOCATION:  604 South 22nd Street

**DISPOSITION:** APPROVED 6-0.
### DISPOSITION: APPROVED 6-0.

10. **C10-13-007 (D)**  
    Bruce Frasier  
    REQUEST: Rezoning from GI to NBD  
    LOCATION: 6124 Military Avenue

### Special Use Permits

12. **C8-12-237a**  
    Legacy Primary, LLC  
    REQUEST: Approval of a Special Use Permit to allow *Outdoor sports and recreation* in a DR District  
    LOCATION: Southeast of 168th and Ida Streets

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow *Outdoor sports and recreation* in a DR District subject to: 1) Submittal of a site plan and landscape plan in compliance with all applicable regulations prior to issuance of any building permits; 2) Providing an eastbound deceleration lane prior to issuance of any building permits; 3) Providing sidewalks adjacent to the site prior to or with any building permits; 4) Removal of the driveway onto Ida Street as soon as access to 166th Avenue has been constructed; 5) Working with the Public Works Department regarding the location of acceptable driveway connections to 166th Avenue; 6) Compliance with all applicable stormwater management policies and ordinances; 7) Submittal of final building elevations, acceptable to the Planning Department, prior to issuance of any building permits; 8) Compliance with the proposed phasing plan; as amended by condition #4 above; 9) Compliance with the proposed operating statement; and 10) General compliance with all applicable regulations.

13. **C8-11-180 (D)**  
    Christ Community Church  
    REQUEST: Approval of a Major Amendment to a Large Project Special Use Permit in a GO District  
    LOCATION: 404 South 108th Court

DISPOSITION: APPROVED 6-0. Approval of the Major Amendment to a Large Project Special Use Permit in the GO District, subject to: 1) Compliance with the site plan approved with the original Large Project Special Use Permit; 2) Compliance with all other applicable city ordinances and regulations; 3) Compliance with a revised sign plan including reducing the height of the monument sign along I-680 to 20’ tall; 4) Approval of the necessary sign waivers from the Zoning Board of Appeals; and 5) Work with the Planning Department to ensure signs within the FW-Floodway are in compliance.

14. **C8-13-009 (D)**  
    RST Golf, LLC  
    REQUEST: Approval of a Special Use Permit to allow *Indoor sports and recreation* in a GI District  
    LOCATION: 10035 Scott Circle

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow *Indoor sports and recreation* in a GI District subject to the following conditions: 1) The applicant obtaining a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department; 2) Compliance with the proposed operating statement; and 3) Compliance with all applicable development regulations.
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**15. C8-13-010**  
*Fidelity Tower*

**REQUEST:** Approval of a Special Use Permit to allow a *Broadcast tower* in an AG District, with a waiver of Section 55-87 Height to 150 feet

**LOCATION:** 7002 North 156th Street

**DISPOSITION:** DENIED 5-1.

### Conditional Use Permits

**16. C7-13-011 (D)**  
*Moore’s Play Parlor LLC*

**REQUEST:** Approval of a Conditional Use Permit to allow *Indoor sports and recreation* in a CC District

**LOCATION:** 8412 Park Drive

**DISPOSITION:** APPROVED 6-0. Approval of the proposed Conditional Use Permit to allow *Indoor sports and recreation* in a CC District subject to: 1) Compliance with the proposed site plan and operating statement; 2) Obtaining a Certificate of Occupancy from the Permits and Inspections Division; 3) Compliance with all Nebraska State laws regarding “skilled” games; and 4) Compliance with all other applicable site development regulations.

**17. C7-13-012**  
*Sixty Sorensen, LLC*

**REQUEST:** Approval of a Conditional Use Permit to allow *Multiple family residential* in a CC/MCC District

**LOCATION:** Northeast of 60th Street and Newport Plaza

**DISPOSITION:** LAYOVER 6-0. Laid over the Conditional Use Permit to allow *Multiple family residential* in a CC/MCC District to allow the applicant time to re-submit a site plan that provides the adequate number of off-street parking stalls and is located outside of the front/street side yards, shows proposed landscaping/screening and provide any additional information as required by the Urban Design regulations.

### Vacations

**18. C14-13-013**  
*Property Owner*

**REQUEST:** Vacation of the alley between North Main Street and 206th Street from Elkhorn Drive to the UPRR property

**DISPOSITION:** LAYOVER 6-0. Laid over for 60 days, 30 days if ready, to allow the applicant additional time to determine other options.

**19. C14-13-014 (D)**  
*Property Owner*

**REQUEST:** Vacation of the east/west alley between California Street and Mike Fahey Street from 16th to 17th Streets

**DISPOSITION:** APPROVED 6-0. Approval of the proposed vacation, subject to all easements being retained in the vacating ordinance.

**20. C14-13-015**  
*Property Owner*

**REQUEST:** Vacation of California Street from 16th to 17th Streets

**DISPOSITION:** DENIED 4-2.