PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 6, 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 February 6, 2013.

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

MEMBERS NOT PRESENT:
None

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, January 28, 2013.

ADMINISTRATIVE MEETING ONLY

Subdivisions

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<th>REQUEST: Final Plat approval of WINDGATE RANCH, a subdivision outside the city limits, with rezoning from AG to DR, R3 and R4</th>
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<td>1.</td>
<td>LOCATION: South of Pacific Street at 208th Street</td>
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DISPOSITION: APPROVED 7-0. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement and addressing the following prior to forwarding the request to City Council for final action: 1) Expanding the limits of Outlot A to include the full extent of the drainageway; 2) Amending the configuration of Outlot B so that it has at least 20 feet of frontage on a public right-of-way; 3) Amending the Final Plat so that sidewalk chamfers on corner lots are 12' (or, more precisely, 12.02', resulting from 8.5' X 8.5' triangles); and 4) Adding a note on the plat that there shall be no direct vehicular access to Pacific Street from Lots 5-7 and Lots 12-14 and a note that there shall be no direct vehicular access to 208th Street from Lots 1-5 and Lots 23-26.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C10-11-006 (D)  
   C12-11-016  
   Metropolitan Community College  
   REQUEST: Preliminary and Final Plat approval of MCC ELKHORN CAMPUS, a subdivision inside the city limits, with rezoning from AG to R6  
   LOCATION: 829 North 204th Street

DISPOSITION: LAYOVER 7-0.

Special Use Permits

3. C8-12-129  
   Central States  
   REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in a GC District  
   LOCATION: 3509 Center Street

DISPOSITION: APPROVED 4-2. Approval of the request for a Special Use Permit to allow a Broadcast tower in a GC District, with a waiver of Section 55-406 Height, subject to: 1) Submittal of an amended site and landscape plan prior to issuance of a building permit 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; 2) Submittal of an amended tower elevation prior to issuance of a building permit that limits the overall height of the monopole to 105 feet; 3) The lease area being large enough and tower being of sufficient structure integrity to allow for co-location of at least two additional providers; 4) Compliance with the revised site, landscaping and elevations; 5) Compliance with the proposed operating statement; 6) Providing a governmental access statement; and 7) Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

Conditional Use Permits

4. C7-11-005 (D)  
   Metropolitan Community College  
   REQUEST: Approval of a Conditional Use Permit to allow College and university facilities in a R6 District, with a waiver of Section 55-226 Height to 70’  
   LOCATION: 829 North 204th Street

DISPOSITION: LAYOVER 7-0.

5. C7-13-012  
   Sixty Sorensen, LLC  
   REQUEST: Approval of a Conditional Use Permit to allow Multiple family residential in a CC District  
   LOCATION: Northeast of 60th Street and Newport Plaza

DISPOSITION: APPROVED 6-0. Approval of the Conditional Use Permit to allow Multiple family residential in a CC/MCC District subject to: 1) Submittal of a revised landscape plan that is in compliance with all applicable landscaping regulations and specifically shows the existing trees that will remain along the northern boundary line in conjunction with the proposed tree mitigation plan for the Final Platting of Sorensen Place; and 2) Revise the site/landscape plan(s) so that the layout of sidewalks are consistent; 3) Compliance with the revised site and landscape plans; 4) Compliance with the submitted operating statement; 5) Compliance with all parking regulations of the Omaha Municipal Code; 6) Compliance with MCC regulations as indicated in Article XXII of the Omaha Municipal Code; and 7) Compliance with all other applicable regulations.
Vacations

6. 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: DENIED 7-0.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-12-221 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the CROSSROADS AREA REDEVELOPMENT PLAN

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 7-0.

8. C3-13-021 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 1405 HARNEY, LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 1405 Harney Street

DISPOSITION: APPROVED 7-0.

9. C3-13-022 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 501 PARK AVENUE, LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 501 Park Avenue

DISPOSITION: APPROVED 7-0.

10. C3-13-038 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the AKSARBEN MU PROJECT AT 72ND & POPPLETON STREETS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: Southeast of 72nd and Poppleton Streets

DISPOSITION: APPROVED 7-0. Approval subject to the developer working with the Planning Department and Public Works to provide on-street parking.

11. C3-13-039 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the NEIGHBORHOOD DEVELOPMENT & HOUSING STUDY

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVED 7-0. Approval of the Joslyn Neighborhood Development and Housing Study.

Subdivisions


REQUEST: Preliminary and Final Plat approval of POPPLETON PARK REPLAT ONE, a minor plat inside the city limits, with rezoning from GI to CC and approval of an MCC Overlay District

LOCATION: 360 North Saddle Creek Road

DISPOSITION: APPROVED 7-0. Approval of the rezoning from GI to CC; approval of the MCC Overlay District; and approval of the Preliminary Plat subject to: 1) Providing for all improvements identified in the final approved traffic study; 2) Providing ingress/egress, parking
and circulation easements to the adjacent properties to the north and south; as well as a drive aisle connection through Lot 2 to the added surface parking for Westlake Hardware; 3) Dedicating additional right-of-way for the sidewalks as necessary; and 4) Compliance 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 a final acceptable subdivision agreement, if required.

13. C10-13-033
   C12-13-034
   Mike Kahre/PAC 211, LLC
   REQUEST: Preliminary Plat approval of SOUTHPOINTE ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Southeast of 211th and Pacific Streets
   DISPOSITION: LAYOVER 7-0.

14. C12-13-036 (D)
   C8-13-035
   E & A Consulting Group, Inc.
   REQUEST: Preliminary and Final Plat approval of PFEIFER ADDITION REPLAT 1, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code and approval of a Special Use Permit to allow development in the North Hills Environmental Overlay District
   LOCATION: 13412 North 47th Street
   DISPOSITION: APPROVED 7-0. Approval of the Special Use Permit to allow development in the North Hills Environmental Resources Overlay District; approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; and approval of the Preliminary Plat subject to: 1) Coordinating and adjusting the proposed driveway grades with the Douglas County Engineer’s office; 2) Placing the building envelope and driveway area on the Final Plat; and 3) Submittal of an acceptable final subdivision agreement, if necessary. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if required.

Rezonings

15. C10-13-037 (D)
    Garrison Hassenflu
    REQUEST: Rezoning from DS to CBD (said property is also located within the ACI-1(PL)-Area of Civic Importance Overlay District)
    LOCATION: 701 South 24th Street
    DISPOSITION: APPROVED 7-0.

16. C10-13-017 (D)
    Matthew Plazek
    REQUEST: Rezoning from R4(35) to R5
    LOCATION: 5613 and 5615 Seward Street
    DISPOSITION: APPROVED 7-0.

17. C10-13-018 (D)
    Jean Faulconbridge and Gary Purtrino
    REQUEST: Rezoning from R4(35) to R5
    LOCATION: 1409 and 1413 North 60th Street
    DISPOSITION: APPROVED 7-0.

18. C10-13-020
    E.R. Newman
    REQUEST: Rezoning from GI to CC and approval of a MCC Overlay District
    LOCATION: 344 North Saddle Creek Road
    DISPOSITION: APPROVED 7-0.
19. C10-13-025 (D) 
    Ames Plaza, LLC  
    REQUEST: Rezoning from R3 to R5 
    LOCATION: Approximately 5800 Fowler Avenue 

DISPOSITION: LAYOVER 7-0. Laid over the request to allow the applicant additional time to submit additional site, landscape plan and elevation information.

20. C10-13-026 (D) 
    Nicholas Triantafillou  
    REQUEST: Rezoning from GI to CC (said property is also located within an ACI-2(PL)-Area of Civic Importance Overlay District) 
    LOCATION: 4409 Dodge Street 

DISPOSITION: LAYOVER 7-0. Laid over the rezoning request so that the applicant can submit an application for a minor subdivision plat and both cases can be acted upon concurrently.

21. C10-06-054 (D) 
    Magnum Development Corporation  
    REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Pacific Street West 
    LOCATION: Southeast of 204th and Pacific Streets 

DISPOSITION: APPROVED 7-0. Approval of the Major Amendment to the Pacific Street West Mixed Use District Development Agreement provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council: 1) The submittal of an administrative subdivision to create Lots 1 & 2, Replat 8; 2) Submittal of an updated site plan that addresses parking lot perimeter landscaping per 55-928(f); 3) The updated site plan should also show the required 7% interior landscaping on each site per 55-928(c); 4) Only one unshared access point per lot on internal main streets is allowed per 55-564(d)(5); 5) The updated site plan should also show required curbside landscaping throughout the development and along Pacific Street per 55-924(a); 6) Trash enclosures should be screened and out of the front yard setback per 55-927 (specifically Lot 2, Replat 5); 7) Diagonal parking should be shown on the updated site plan on all internal main streets; 8) Elevations must be provided for the plaza adjacent commercial and apartment buildings showing required entrances and transparency; and 9) Submittal of five signed, original Mixed Use Agreement amendments and three full size sets of plans.

22. C10-04-237 - Withdrawn 
    KDI Omaha, L.P.  
    REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Sorensen Park Plaza 
    LOCATION: Southwest of 72nd Street and Curtis Plaza 

Withdrawn at the request of the applicant.

Special Use Permits

23. C8-13-027 (D) 
    Heartland Family Services  
    REQUEST: Approval of a Special Use Permit to allow General office in a R7-PUD District 
    LOCATION: 4318 Fort Street 

DISPOSITION: APPROVED 7-0. Approval of the Special Use Permit to allow General Office in a R7-PUD District subject to the following: 1) Compliance with the proposed operating statement and building elevations; 2) Obtaining all necessary permits; and 3) Compliance with all applicable development regulations.
24.  C8-13-028 (D)  
Holy Name Housing  
REQUEST:  Approval of a Special Use Permit to allow General office in a R7-PUD District  
LOCATION:  4320 Fort Street  

DISPOSITION: APPROVED 7-0. Approval of the Special Use Permit to allow General Office in a R7-PUD District subject to the following: 1) Compliance with the proposed operating statement and building elevations; 2) Obtaining all necessary permits; and 3) Compliance with all applicable development regulations.

25.  C8-13-029 (D)  
John Jeanetta  
REQUEST:  Approval of a Special Use Permit to allow Large group living in a R7 District, with Reasonable Accommodation  
LOCATION:  4842 Sprague Street  

DISPOSITION: LAYOVER 7-0. Laid over the Special Use Permit to allow Large group living in a R7 District to allow the applicant time to provide additional information and all of the necessary requirements outlined in Section 55-763(c)(3), address parking issues that are non-compliant with the Zoning Code and submit a subdivision of the property to 1 lot that adequately addresses the proposed parking within Sprague Street right-of-way.

Request to Reconsider

26.  C8-11-180  
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: DENIED 5-2. Motion to reconsider was denied.