PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 3, 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 April 3, 2013.

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

MEMBERS NOT PRESENT: R. J. Neary, 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, March 25, 2013.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C10-13-003
   C12-13-004
   Celebrity Homes
   REQUEST: Final 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 Final Plat subject to submittal of 1) Placing the 25 foot front yard setback along the entire frontage of Lot 16 and 20 on the Final Plat mylars; and 2) Submittal of an acceptable final subdivision agreement being submitted prior to forwarding the request to the City Council for final action.

2. C10-12-213
   C12-12-214
   The Omaha Home for Boys
   REQUEST: Final Plat approval of OMAHA HOME FOR BOYS REPLAT 1, a subdivision inside the city limits, with rezoning from R4(35) and R7 to R7
   LOCATION: Southeast of 52nd Street and Ames Avenue
DISPOSITION: APPROVED 6-0. 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)

Rezonings

3. C10-13-025
   Ames Plaza, LLC
   REQUEST: Rezoning from R3 to R5
   LOCATION: 5800 Fowler Avenue

DISPOSITION: APPROVED 6-0. Approval of the rezoning from R3 to R5.

Conditional Use Permits

4. C7-96-105 (D)
   Dial-Cambridge, L.P.
   REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Multiple family residential in a LC District
   LOCATION: East of 168th Street between Burke Street and West Dodge Road

DISPOSITION: APPROVED 6-0. Approval of the Major Amendment to the Conditional Use Permit to allow Multiple family residential in a LC District subject to the following conditions: 1) Submitting a revised site plan showing sidewalks along Davenport Plaza (which connects to Burke Street and 168th Circle) and the internal driveways within Phase 2; 2) Construction of the original sidewalk along Davenport Plaza prior to issuance of a Certificate of Occupancy for the new buildings; 3) Submitting a revised landscape plan in compliance with Article XIII Landscaping and Screening, OMC Section 55-717; 4) Submitting a revised site plan depicting handicapped accessible parking stalls in compliance with OMC Section 55-740(d); 5) Compliance with the storm shelter protection standards set forth in OMC Section 55-787 at the time of building permit submittal; 6) Compliance with the approved building elevations; 7) Compliance with all applicable ordinances and regulations; 8) The applicant obtaining all necessary permits; and 9) Compliance with all other applicable original conditions.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-13-081
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the TRAVERS ROW TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: Southwest of 26th and St. Mary’s Avenue

DISPOSITION: APPROVED 6-0.

6. C3-13-082
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 40TH & FARNAM TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3922-3928 Farnam Street

DISPOSITION: APPROVED 5-0.
7. C3-13-083
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the AKSARBEN VILLAGE ZONE 8 - GORDMANS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 1904 South 67th Street

DISPOSITION: APPROVED 5-0.

Subdivisions

8. C12-13-064 (D)
The Planning Department on behalf of the City of Omaha

REQUEST: Preliminary and Final Plat approval of CITYVIEW, a minor plat inside the city limits

LOCATION: Southeast of 10th Street and Capitol Avenue

DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat, subject to: 1) Adding a note to the plat that indicates “There shall be no direct vehicular access from Lot 1 to Dodge Street.”; 2) Placement of the right-of-way that is being vacated in the northwest corner of the plat to be placed into an outlot (“Outlot A”); 3) Adding a note to the plat that states “Outlot A is reserved to protect existing City sewer and traffic signal facilities. In the future, Outlot A may be combined with Lot 1 via an administrative subdivision to form a single buildable lot, provided that the subdividing party provides for the public improvements to relocate the City’s existing facilities.”; 4) Change the legal description on the plat to include both Outlot A and Lot 1. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

9. C10-13-065
C12-13-066
FRK Development, LLC

REQUEST: Preliminary Plat approval of INDIAN POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4, R5 and R7

LOCATION: 18808 West Maple Road

DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG to DR and R4. Approval of the Preliminary Plat subject to the following being addressed prior to or with submittal of a Final Plat: 1) The applicant entering into an interlocal agreement with Douglas County to provide for a contribution to the County for the 180th Street bridge; and to commit to future financial contribution to cover the cost of paving 192nd Street to a three-lane section north of Sahler Street within the subdivision boundaries. This interlocal agreement must be a stipulation of the subdivision agreement and must be executed prior to approval of a Final Plat; 2) Coordinating with the Nebraska Department of Roads regarding all proposed modifications to West Maple Road; 3) Provide for a three-lane section on the east leg of 192nd and Sahler Streets; 4) Providing for traffic signal modifications at 192nd and West Maple Road; 5) Dedication of an additional 10' of right-of-way along each side of 192nd Street for the first 300' north of West Maple Road; 6) Placing a note on the plat stating that there shall be no direct vehicular access from Lots 24 or 25 onto Sahler Street; 7) Coordinating with the Public Works Department regarding the provision of temporary turnarounds at the end of all temporarily dead ended streets. These turnarounds need to be included within the right-of-way and within the subdivision boundary; 8) Providing traffic calming on any street in excess of 1,000 feet; 9) Providing a minimum right-of-way dedication of 8.5’x8.5’ is needed for sidewalk chamfers at all street corners; 10) The note regarding the noise attenuation easement referencing 192nd Street; 11) That all lots within the subdivision are served by sanitary sewer functioning by gravity; 12) Including provisions in the subdivision agreement for the maintenance of the sidewalks adjacent to Lot 79; 13) Coordinating the initial site grades adjacent to 192nd Street with the initial construction and future improvement of the roadway; 14) Including any drainageway in an outlot and sized to accommodate either the 3:1+20’ section or the 100-year storm flow, whichever is greater; 15) Compliance with all applicable stormwater management ordinances and policies; including providing a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality; 16) Providing for the use, ownership and maintenance of the outlots in the final subdivision agreement and as a note on the Final Plat; 17) Submittal of a tree canopy analysis, and if necessary, a mitigation plan; 18) Submittal of a wetland analysis, and if necessary, a mitigation plan; 19) Submittal of a letter from
Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 20) Submittal of a letter from the Omaha Postmaster regarding the provision of centralized delivery (cluster boxes); 21) An acceptable debt ratio of 4% or less; and 22) Including the building envelopes on the Final Plat for Lot 47, 79 and 146.

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<thead>
<tr>
<th>No.</th>
<th>C10-13-072 (D) C12-13-073 Clarendon Properties, Inc.</th>
<th>REQUEST: Preliminary Plat approval of WATERFORD VILLAGE, a subdivision outside the city limits with rezoning from AG to DR and MU</th>
<th>LOCATION: Northwest of 144th and Ida Streets</th>
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**DISPOSITION:** LAYOVER 6-0. Laid over of the Preliminary Plat and rezoning in order to give the applicant sufficient time to work with the Planning Department regarding mixed use plaza/grouping of building requirements.

<table>
<thead>
<tr>
<th>No.</th>
<th>C10-05-291 C12-05-292 Jerry Palmer</th>
<th>REQUEST: Revised Preliminary Plat of GINGER CREEK (Lots 1-3) a subdivision outside the city limits, with rezoning from DR to R6 and MU (portions of which property lie within the flood fringe and floodway)</th>
<th>LOCATION: Southeast of 165th Street and West Maple Road</th>
</tr>
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</table>

**DISPOSITION:** APPROVED 6-0. Approval of the rezoning plan from DR to R6 and MU subject to the submittal of an acceptable final mixed-use development agreement. Approval of the Preliminary Plat subject to addressing the following with the Final Plat and subdivision agreement: 1) Provide for the installation of sidewalks along both sides of all streets; 2) Compliance with all applicable stormwater management ordinances and policies; 3) Submittal of a flood fringe analysis to ensure that no more than 25% of the flood fringe is filled; 4) Note the minimum lowest floor elevation (based on the FEMA maps) for each lot on the plat; 5) Submittal of a letter from Douglas County Environmental Services that indicates a noxious weed plan has been approved; and 6) Submit the project with an acceptable overall debt ratio of 4% or less.

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<th>No.</th>
<th>C10-13-078 C12-13-079 Lanoha Development Company</th>
<th>REQUEST: Preliminary Plat approval of THE PRAIRIES, a subdivision outside the city limits, with rezoning from AG to DR, R4 and R5</th>
<th>LOCATION: Northeast of Skyline Drive and West Center Road</th>
</tr>
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**DISPOSITION:** APPROVED 6-0. Approval of the rezoning from AG to DR, R4 and R5. Approval of the Preliminary Plat subject to the following being addressed prior to or with submittal of a revised preliminary and Final Plat: 1) An acceptable final traffic signal warrant analysis for the intersection of Skyline Drive and West Center Road. The applicant must provide for any and all improvements identified in the final acceptable analysis; 2) Improve Skyline Drive to a three-lane section from the northern boundary of the plat to West Center Road. The applicant will be required to enter into an interlocal agreement with Douglas County for the improvement of Skyline Drive; 3) Grade and improve Street “A” right-of-way to connect to the Walnut Street right-of-way improvements to the east; 4) Eliminate Street “A” as a general obligation expense; 5) Provide right-of-way, public street connections and improvements between the Street “B” and Street “F” groupings and between the Street “F” and Street “I”; 6) Provide a 115’ noise attenuation easement, from the centerline of Skyline Drive on the Final Plat; 7) Provide a note on the Final Plat stating that there shall be no direct access to Skyline Drive from Outlot “A”, “F” and “J”; 8) Provide access to Outlot “L”; 9) Coordinate with the Public Works Department to determine if sidewalk chamfers will be necessary at the street corners, and if so, provide the appropriate right-of-way dedications. The sidewalks will not be allowed as a general obligation expense; 10) Coordinate with the Public Works Department regarding any improvements to medians within street right-of-way; 11) Constructing the cul-de-sacs to City standards and eliminating the center...
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islands; 12) Redesigning the on-street parking; 13) Provide for traffic calming on all streets in excess of 1,000 feet; 14) Placing the drainageway in an outlot sized to accommodate either the 3:1+20’ section or the 100-year storm flow (whichever is greater); 15) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment for the first ½ inch of stormwater for water quality; 16) Providing a 10’ wide concrete trail within a 40’ easement; 17) Including provisions for use, ownership and maintenance of the outlots in the final subdivision agreement and a note on the Final Plat; 18) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 19) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County will be required at the time a Final Plat application is submitted; 20) Submittal of a letter of approval from the Postmaster regarding centralized mail delivery will be required at the time a Final Plat application is submitted; and 21) An acceptable debt ratio of 4% or less.

13. C12-13-080  
Lockwood Development  
REQUEST: Preliminary and Final Plat approval of AMERICAN INTERSTATE PLAZA REPLAT 1, a minor plat outside the city limits  
LOCATION: Southwest of 160th Street and West Maple Road

DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1) A notation on the plat and in the subdivision agreement providing for the use, ownership, and maintenance of the proposed outlot; 2) Providing an ingress/egress easement between Lots 1 and 2; and 3) Compliance with all applicable stormwater management policies and ordinances, including coordination with the NRD. Approval of the Final Plat, subject to compliance with all conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

Rezonings

14. C10-13-067 (D)  
Trek Properties c/o Bob Cox  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 14208 Pierce Plaza

DISPOSITION: APPROVED 6-0.

15. C10-13-068 (D)  
Bentley L.S. Swan  
REQUEST: Rezoning from DS to CBD  
LOCATION: 2450, 2452 and 2454 Harney Street

DISPOSITION: APPROVED 6-0.

16. C10-13-070  
C11-13-071  
Sean T. Mullen  
REQUEST: Rezoning from R3 to R7 and approval of a Planned Unit Development Overlay District  
LOCATION: 3304 Burt Street

DISPOSITION: APPROVAL 6-0. Approval subject to: 1) Modify the submittal to comply with or receive waivers from the Zoning Board of Appeals for (a) The landscaped buffer yard on the west side of the site, (b) The number of off-street parking stalls, (c) Parking lot perimeter landscaping, and (d) Off-street parking in the front yard setback; 2) Provide two handicapped-accessible parking stalls on site; 3) Modify the proposed fencing so that no portion exceeds 6 feet in height; 4) Clarify whether the southwestern portion of the site will utilize different fencing from the rest of the site; 5) Indicate whether an entrance gate will be used and if so, provide a minimum distance of 25 feet between the curb line of Burt Street and such entrance gate to the facility; 6) Provide detailed specifics about schematic architectural plans and elevations sufficient to indicate building height, bulk, materials and general architectural design of the apartment building; and 7) Submittal of an administrative subdivision that combines the property into 1 legal lot of record prior to forwarding the request to the City Council for final action.
### 17. C10-13-075 (D)  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Rezoning from R7 to R5  
**LOCATION:** 1617-1625 and 1802 Corby Street

**DISPOSITION:** APPROVED 6-0.

### 18. C10-13-076 (D)  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Rezoning from R7 to R4  
**LOCATION:** 2515, 2516, 2521 and 2524 Patrick Avenue

**DISPOSITION:** APPROVED 6-0.

### 19. C10-13-077 (D)  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Rezoning from R7 to R5  
**LOCATION:** 1526-1538 North 18th Street

**DISPOSITION:** APPROVED 6-0.

### 20. C10-02-241  
Lockwood Development  
**REQUEST:** Approval of a Major Amendment to a Mixed Use District Development Agreement for American Interstate Plaza  
**LOCATION:** Southwest of 160th Street and West Maple Road

**DISPOSITION:** APPROVAL 6-0. Approval of a Major Amendment to a Mixed Use District Development Agreement subject to the following conditions: 1) The site plan that is submitted be compliant with Section 55-564; and 2) Submittal of plans to the Urban Design Review Board for an advisory opinion prior to forwarding the request to the City Council for final action.

### Conditional Use Permits

### 21. C7-98-216  
Westside Community Schools  
**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R2 District  
**LOCATION:** 8701 Pacific Street

**DISPOSITION:** APPROVED 6-0. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with all other previously approved use permits, major and minor amendments and variances for the campus; and 2) Compliance with the proposed site plan and operating statement.

### 22. C7-13-069 (D)  
Todd Scholz  
**REQUEST:** Approval of a Conditional Use Permit to allow Outdoor sports and recreation in a DS/ACI-1(PL) District  
**LOCATION:** Northeast of 25th and St. Mary's Avenues

**DISPOSITION:** APPROVED 6-0. Approval of the Conditional Use Permit, subject to: 1) Submittal of a revised site plan that includes ornamental decorative fencing no higher than 6 feet in height enclosing the eastern, southern and western boundaries; 2) Submittal of a fence rendering that indicates details and materials to be used; 3) Compliance with the revised site plan; and 4) Compliance with the submitted operating statement.
<table>
<thead>
<tr>
<th>23.</th>
<th>C7-13-074 Horace Bethea</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow a Social club in a R7 District</th>
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<tbody>
<tr>
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<td>LOCATION: 3713 North 24th Street</td>
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DISPOSITION: DENIED 6-0.