PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 7, 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 August 7, 2013.

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

MEMBERS NOT PRESENT: 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 26, 2013.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

<p>| | |</p>
<table>
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<tr>
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<tbody>
<tr>
<td>REQUEST:</td>
<td>Preliminary Plat approval of WATERFORD VILLAGE, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 4/3/13)</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Northwest of 144th and Ida Streets</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG to DR and MU, subject to addressing the following items prior to forwarding to City Council: 1) Providing a minimum of the mandatory 10% office requirement for Mixed Use Districts, 2) Creation of an acceptable plaza area that meets the intent of the Mixed Use District site development standards per 55-564(e) OMC, 3) Submittal of an acceptable Mixed Use District Development Agreement. Approval of the
Preliminary, addressing the following items prior to or with submittal of an application for final plat: 1) Rename Waterford Village Plaza to 145th Street, 2) Provide for sidewalks along all right-of-way frontages and along the north/south street, 3) Correct the existing right-of-way and proposed dedications shown adjacent to 144th Street, 4) Provide for improvement of the existing 2-lane section of Ida Street (from west of 146th Avenue to the subdivision frontage) to a 3-lane section, 5) Ida Street improvements shall account for the proximity of the existing trail on the south side of Ida St. which crosses the box culvert west of 146th Avenue. Coordinate with Douglas County on the improvements necessary (curb and gutter, etc.), 6) A 125’ street right-of-way dedication measured from the centerline of 144th Street west will be required for the entire length of the site, 7) Provide an access easement to Lot 4, 8) Both of the proposed driveway connections, to 144th and Ida Streets, shall be restricted to right-in/right-out vehicular turning movements at the time the streets are upgraded to a 4-lane section with raised medians, 9) Direct access to 144th Street and Ida Street will not be permitted, with exception of the 146th Street and Waterford Village Drive connections shown on the plat, 10) Provide the required noise attenuation easement and place the standard noise attenuation easement language on the final plat, 11) Provide for use, ownership, and maintenance of the outlet in the subdivision agreement, 12) Submittal of a traffic signal warrant analysis for the intersection of 144th and Ida Streets (accounting for the trips generated by the proposed development), and provide for any improvements, 13) Coordinating the proposed site grades along the southern and eastern boundaries of the platting, adjacent to Ida and 144th Streets with the future improvement of these roadways, and 14) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.

<table>
<thead>
<tr>
<th></th>
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<th>REQUEST: Preliminary Plat approval of GATEWAY PARK, a subdivision inside and outside the city limits, with rezoning from AG to R6 and MU, and approval of a Mixed Use Development District Development Agreement (laid over from 7/10/13)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION: Southwest of 192nd Street and West Dodge Road</td>
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DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG to R6 and MU, subject to submittal of an acceptable Mixed-Use District Development Agreement with application for Final Plat approval. Approval of the Preliminary Plat subject to the following being addressed with or prior to submittal of a Final Plat: 1) Submittal of an updated traffic impact study and provide for all improvements identified, 2) Coordinate with the Public Works Department on the design of the roundabout at the intersection of Street 1 and Street 2, 3) Coordinate with the Public Works Department and Douglas County on the required modifications to 192nd Street, 4) Entering into an interlocal agreement with Douglas County covering the 192nd Street improvements, 5) Provide for the adjacent landowner’s property to be incorporated into the project as part of the ½ mile connection, 6) Coordinate with the NDOR and/or City for right-of-way vacations or acquisitions, 7) Pave to the south property line and provide a temporary turnaround for the connector street south of Farnam Street, 8) Align the intersection of Street 01 with the driveway on the south side, 9) Remove the existing temporary turnarounds at the end of Farnam and 197th Streets, 10) Dedicate right-of-way to provide for a minimum of 50 feet of right-of-way from the centerline along 192nd Street, if needed, 11) Dedicate an additional 10 feet of right-of-way along 192nd Street for the first 300 feet north of Street 1 (the ¼ mile connection), 12) Revise the notes on the plat to state that there shall be no direct access onto West Dodge Road or 192nd Street from any lots abutting those streets, 13) Provide an access easement from Street 2 to Outlot “C” across Lot 3, 14) Revise the design of Street 6 north of Street 1 so that parking lot drive aisles do not terminate onto the street, 15) Coordinate the design and placement of all traffic calming measures with the Public Works Department, 16) Provide the standard noise attenuation easement language on the Final Plat for Lot 15, 17) Provide storm sewer design computations and final plans to Douglas County

C10-13-053
C12-13-054
Jasper Stone Development
for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street, 18) Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 19) Providing for all applicable fees as outlined in the Omaha Municipal Code, 20) Coordinate with the Parks Department in regards to improvements to be made to H.W.S. Cleveland Boulevard and how to address insufficient park amenities in this area, 21) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 22) Provide sidewalks as required by City codes, 23) An acceptable debt ratio of 4% or less, and 24) Coordinate with the Public Works Department regarding the potential for berming and landscaping west of Street 7.

3. C10-01-111 (D)
C12-01-111a
Warehouse 51, LLC

| REQUEST: | Revised Preliminary Plat of SEATON INDUSTRIAL PARK and Final Plat approval of SEATON INDUSTRIAL PARK (Lot 2), a subdivision outside the city limits, with rezoning from DR to GI (laid over from 7/10/13) |
| LOCATION: | Southeast of I-680 and Irvington Road |

DISPOSITION: LAYOVER 6-0. Layover as requested by the applicant.

Zoning

4. C10-13-118
John Perlebach

| REQUEST: | Rezoning from R4(35) and GC to CC and approval of an MCC-Major Commercial Corridor Overlay District (laid over from 7/10/13) |
| LOCATION: | Northwest of 57th Street and Northwest Radial Highway |

DISPOSITION: APPROVED 5-1. Approval.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-13-143 (D)
The Papio-Missouri River Natural Resources District

| REQUEST: | Approval of a Conservation Easement |
| LOCATION: | North of the Allwine Prairie Preserve located northwest of 144th and State Streets |

DISPOSITION: LAYOVER 6-0. Layover as requested by the applicant.

6. C3-13-147
Planning Department on behalf of the City of Omaha

| REQUEST: | Approval of the 2014-2019 Capital Improvement Program |
| LOCATION: | Omaha and 3-mile extraterritorial jurisdiction |

DISPOSITION: APPROVED 6-0. Approval.
### 7. C3-13-149
Planning Department on behalf of the City of Omaha

**REQUEST:** Approval of TRIPLE C DEVELOPMENT TIF REDEVELOPMENT PROJECT PLAN

**LOCATION:** 2601, 2617 and 2619 North 16th Street and 1518 Ohio Street

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

### 8. C3-13-161
Planning Department on behalf of the City of Omaha

**REQUEST:** Approval of VILLAGE EAST SENIOR APARTMENTS TIF REDEVELOPMENT PROJECT PLAN

**LOCATION:** 2011 North 25th Street

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

### 9. C3-13-154
Charleston Homes, LLC

**REQUEST:** Approval of a variance from the Future Development Zone specifications of the Urban Development Element of the City of Omaha Master Plan

**LOCATION:** Northwest of 204th Street and Ames Avenue

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

### Subdivisions

### 10. C10-13-104 (D)
C12-13-105 Northridge, LLC

**REQUEST:** Revised Preliminary and Final Plat approval of NORTHRIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4

**LOCATION:** Northeast of 186th and Pacific Streets

**DISPOSITION:** APPROVED 5-0. Approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat subject to the following being addressed prior to or with Final Plat approval by the City Council: 1) Provide a tree canopy analysis and provide for mitigation, if necessary, 2) Update the Revised Preliminary Plat to reflect consistent lot numbering as shown on the Final Plat, 3) Provide for compliance with all applicable stormwater management ordinances and policies, 4) Provide for sidewalks along all public streets, 5) Work with the Parks, Recreation and Public Property Department in regards to acceptable park fee language in the final subdivision agreement, and 6) An acceptable debt ratio of 4% or less. Approval of the Final Plat subject to the following being addressed prior to forwarding the Final Plat to the City Council for final action: 1) Satisfactorily addressing all conditions of Revised Preliminary Plat approval, 2) Submittal of an acceptable final subdivision agreement.

### 11. C10-13-150 (D)
C12-13-151 American National Bank

**REQUEST:** Preliminary Plat of AMERICAN NATIONAL BANK SADDLE CREEK, a subdivision inside the city limits, with rezoning from GI to GO (property is also located within an ACI-2-(PL) Overlay District)

**LOCATION:** 520 and 600 South Saddle Creek Road

**DISPOSITION:** LAYOVER 6-0. Layover the Preliminary Plat and rezoning to allow the applicant time to work with the adjacent property owner and city staff to work together regarding access off of Saddle Creek Road and Emile Street right-of-way dedication.
### 12. C10-13-152
C12-13-153
C11-08-105
Essex Communities

**REQUEST:** Preliminary Plat of COTTAGES OF OAKDALE, a cluster subdivision inside the city limits, with rezoning from R6 to R5 and repeal a PUD-Planned Unit Development Overlay District

**LOCATION:** 9515 West Center Road

**DISPOSITION:** APPROVED 6-0. Approve the repeal of the Planned Unit Overlay District. Approve the rezoning from R6 to R5. Approval of the preliminary plat subject to the following being submitted with or prior to an application for final plat approval: 1) Working with the Public Works Department regarding the provision of turnarounds at the termination points on the private driveways, 2) Obtaining the necessary waivers from the Zoning Board of Appeals before submittal of the final plat, 3) Compliance with all applicable stormwater management policies and ordinances, and 4) Including provisions for use, ownership and maintenance of the outlot in the final subdivision agreement.

### 13. C10-13-155
C12-13-156
Charleston Homes, LLC

**REQUEST:** Preliminary Plat of ARBOR VIEW, a subdivision outside the city limits, with rezoning from AG to DR and R4

**LOCATION:** Northwest of 204th Street and Ames Avenue

**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 with or prior to submittal of a Final Plat: 1) Submittal of a traffic impact study and provide for all improvements identified, 2) Including provisions in the subdivision agreement for the grade coordination and widening of Fort Street and 204th Street to 3 lanes adjacent to the subdivision, 3) Coordinate with Douglas County and the City to determine the necessary improvements to the intersection of 204th and Fort Street, 4) Entering into an interlocal agreement with Douglas County and the City for the improvements of 204th Street and Fort Street, 5) Add the following notes on the Final Plat: (a) “There shall be no access from Lots 49 and 50 to 207th Street” (b) “There shall be no access from Lots 75 and 255 to Grand Avenue”, 6) Providing for traffic calming on any street in excess of 1,000 feet, 7) Providing for the paving of all stub streets to the property line and include the appropriate temporary turnarounds 8) Providing the standard language for noise attenuation easements on the Final Plat, 9) Providing sidewalks along all public streets, 10) Providing 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, 11) Placing the footprint of the buildable area on the Final Plat for Lot 104, 12) Account for or provide clarification on the gap between the OPPD substation and the northeast portion of the plat, 13) Providing for all applicable fees as outlined in the Omaha Municipal Code, 14) Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 15) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 16) Providing a letter of approval from Douglas County regarding noxious weed control, 17) Providing a letter of approval for established delivery points from the Omaha Post Office, and 18) An acceptable debt ratio of 4% or less.

### 14. C10-13-157
C12-13-158
Mike Moylan

**REQUEST:** Preliminary and Final Plat of THE CAPITOL DISTRICT, a minor plat inside the city limits, with rezoning from DS to CBD (property is also located within an ACI-1-(PL) Overlay District)

**LOCATION:** Northwest of 10th Street and Capitol Avenue
DISPOSITION: APPROVED 6-0. Approval of the rezoning from DS-ACI-1(PL) to CBD-ACI-1(PL). Approval of the Preliminary, subject to addressing the following items: 1) Coordinating with the Public Works Department for the placement of parking meters on the public portion of Davenport Street if it is to remain a public street, 2) Coordinating with the Public Works Department on the design of Davenport Street, 3) Providing a sidewalk easement from the curb line of 10th Street to the back of the sidewalk in front of the proposed hotel, 4) Coordinating with the Public Works Department to provide acceptable driveway dimensions and locations, 5) The final mylars must be labeled as The Capitol District, Lots 1 through 5, 6) Provide bicycle, transit, and other infrastructure to support the assumptions in the traffic memo, and 7) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. Approval of the Final Plat subject to compliance with 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.

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<thead>
<tr>
<th></th>
<th>C10-05-144 (D) C12-05-145 AVG-CFM 204Q, LLC</th>
<th>REQUEST:</th>
<th>Revised Preliminary Plat of COVENTRY, a subdivision outside the city limits, with rezoning from AG, R6 and MU to DR, R4, R6 and MU and approval of a Major Amendment to a Mixed Use District Development Agreement</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>Northwest of 204th and Harrison Streets</td>
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DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG, R6 and MU to DR, R4, R6 and MU, subject to submittal of an acceptable final Mixed Use District Development Agreement prior to forwarding the rezoning to MU to the City Council for final action. Approval of the Revised Preliminary Plat subject to the following conditions being address with or prior to submittal of a final plat: 1) Submittal of an acceptable final approved traffic study and providing for all improvements identified, 2) The right-in/right-out access to Harrison Street being 660’ west of the centerline of 204th Street, 3) Any ¼ mile access to 204th Street being approved by the NDOR, 4) Dedication of right-of-way and street improvements to connect to the rest of the public streets within the site if the ¼ mile access to 204th Street is approved by the NDOR, 5) Coordinating with the Public Works Department regarding the appropriate location of, dedication of right-of-way and improvement of public streets through Lot 142 and 143, 6) Providing a 100’ section of right-of-way from the center line of 204th Street, 7) Connecting 209th Street into the proposed roundabout to provide for better access between the neighborhood and commercial area, 8) Entering into an interlocal agreement with Douglas and Sarpy County regarding Harrison Street improvements, 9) Including a note on the final plat that states that there will be no access to Spence Drive from Lot 16, 10) including a note on the final plat that states that there will be no access to 204th Street from Lot 142, 143 and Outlot “C”, 11) including a note on the final plat that states that there will be no access to Harrison Street from Lot 13 through 16, 143 or Outlot “A”, 12) Providing for temporary turnarounds at the terminus of all temporarily dead-ended streets, 13) Providing traffic calming on all streets longer than 1,000 feet, 14) Providing a noise attenuation easement 115’ from the center line of 204th Street and showing the standard easement language on the final plat. If Lot 143 is to include residential uses, then also provide the 115’ noise attenuation easement along Harrison Street on that lot, 15) Providing for sidewalks as required. Provisions for maintenance of the sidewalks on all double fronted lots needs to be included in the final subdivision agreement, 16) Site grades, street connections and storm sewer discharges being coordinated with the future improvement of Harrison Street, 17) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality, 18) Park Board approval of the boulevard plans and cost estimates, 19) Including provisions for use, ownership and maintenance of the oulots the final subdivision agreement, 20) Providing a letter of approval of a Noxious Week Plan from Douglas County, and 21) An acceptable overall debt ratio of 4% or less.
### Zoning

<table>
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<tr>
<th>#</th>
<th>Case Number</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>16</td>
<td>C10-13-137 (D)</td>
<td>Legacy Homes Omaha, LLC</td>
<td>Rezoning from R3 to R4</td>
</tr>
<tr>
<td>17</td>
<td>C10-13-138 (D)</td>
<td>S and R Development, LLC</td>
<td>Rezoning from R7 to CC (property is also located within an ACI-1(50)-Area of Civic Importance Overlay District)</td>
</tr>
<tr>
<td>18</td>
<td>C10-13-140 (D)</td>
<td>Bethany Lutheran Church</td>
<td>Rezoning from AG and R5 to R5</td>
</tr>
<tr>
<td>19</td>
<td>C10-13-144 (D)</td>
<td>Aton E. Poggenpohl</td>
<td>Rezoning from R4(35) to R5</td>
</tr>
</tbody>
</table>

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

### Special Use Permits

<table>
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<tr>
<th>#</th>
<th>Case Number</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>20</td>
<td>C8-13-146</td>
<td>Maria Torres</td>
<td>Approval of a Special Use Permit to allow Body and fender repair services in a GC District (the site is also located within an NCE-C-Neighborhood Conservation/Enhancement District)</td>
</tr>
<tr>
<td>21</td>
<td>C8-94-093</td>
<td>Hy-Vee, Inc.</td>
<td>Approval of a Major Amendment to a Large Project Special Use Permit in a GC District (portions of which property lie within the flood fringe)</td>
</tr>
</tbody>
</table>

**DISPOSITION:** LAYOVER 6-0. Layover the request to provide the applicant time to meet with staff, submit a revised site & landscape plan that addresses the concerns outlined in the report and to provide an updated operating statement detailing all the uses at the site, within 60 days or 30 days if ready.

**DISPOSITION:** LAYOVER 6-0. Layover the Major Amendment to a Large Project Special Use Permit in a GC District (portions of which property lie within the flood fringe) to allow the applicant time to work with City staff and revise the submittal in the following ways: 1) Clarify the total building coverage on the site, 2) Provide the required 30 foot landscaped buffer adjacent to the new southeastern 55-stall parking lot expansion, 3) Modify the configuration of the southern access drive where it begins to curve, 4) The layout and location of new sidewalks, 5) Determine if landscaping west of the new convenience store is adequate, 6) Review to ensure that all components of the new convenience store comply with all applicable regulations, and 7) Provide building elevations for the new convenience store.
## Conditional Use Permits

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<tr>
<th>#</th>
<th>Conditional Use Permit</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
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<tbody>
<tr>
<td>22</td>
<td>C7-13-142 D - Approval JMJ Partners, LLC</td>
<td>Approval of a Conditional Use Permit to allow <em>Multiple family residential</em> in a GC District (the site is also located within an ACI-1(PL)-Area of Civic Importance Overlay District)</td>
<td>3928 Farnam Street</td>
</tr>
<tr>
<td>23</td>
<td>C7-13-148 (D) Calvin L. Hinz Architects, P.C.</td>
<td>Approval of a Conditional Use Permit to allow <em>Large group living</em> in a GO District (the site is also located within a PUD-Planned Unit Development Overlay District)</td>
<td>7815 Farnam Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVED 5-0. Approval of the Conditional Use Permit to allow Multiple family residential in a GC -ACI-1(PL) District subject to: 1) Compliance with an amended site plan that depicts 6’ of curbside landscaping and a 5’ sidewalk, 2) Compliance with the proposed operating statement, and 3) Compliance with all other applicable regulations.

**DISPOSITION:** APPROVED 6-0. Approval of a Conditional Use Permit to allow Large group living in a GO -PUD District subject to: 1) Compliance with the proposed site plan, 2) Compliance with the operating statement, 3) Compliance with all applicable regulations, and 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

## Vacations

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<tr>
<th>#</th>
<th>C14-13-141 (D) Planning Board</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>24</td>
<td>Vacation of the south 1 foot of Jackson Street from 15th Street west abutting Lots 1, 2 and 3, Block 171, Original City of Omaha.</td>
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</tbody>
</table>

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