PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 8, 2014, 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 8, 2014.

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

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, December 30, 2013.

ADMINISTRATIVE MEETING ONLY

Subdivisions

| REQUEST: Final Plat approval of COUNTRY CLUB ESTATES, a minor plat inside the city limits |
| LOCATION: Southwest of 66th and State Streets |

DISPOSITION: APPROVAL 7-0. 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) Providing the letter of approval from the Douglas County Health Department and the Nebraska Department of Environmental Quality (NDEQ) for the future septic system, and 2) Submittal of an acceptable final subdivision agreement.
2. C10-13-178  
  C12-13-179  
  DP Metro Capital  
  **REQUEST:** Final Plat approval of GROVE RIDGE (formerly known as 192ND AND LEAVENWORTH), a subdivision outside the city limits, with rezoning from AG to R6  
  **LOCATION:** Northeast of 192nd and Leavenworth Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the Final Plat, subject to the following conditions being addressed prior to forwarding the request to the City Council for final action: 1) An overall debt ratio of less than 4%, and 2) Submittal of an acceptable final subdivision agreement. Approval of the rezoning from AG to DR and R6. Approval of the PUD-Planned Unit Development Overlay District.

3. C10-08-184  
  C12-08-185  
  CR Investments, Inc.  
  **REQUEST:** Final Plat approval of WOOD VALLEY (Lot 296-351, OL "H-I"), a subdivision outside the city limits, with rezoning from AG to DR and R4  
  **LOCATION:** Northwest of 138th and Ida Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat subject to submittal of a final acceptable amended subdivision agreement that includes an updated tree mitigation plan if necessary, prior forwarding the request to the City Council for final action.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

4. 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 (laid over from 02/06/13)  
  **LOCATION:** 829 North 204th Street

**DISPOSITION:** LAYOVER 6-0-1. Layover at the request of the applicant.

**Conditional Use Permits**

5. 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' (laid over from 02/06/13)  
  **LOCATION:** 829 North 204th Street

**DISPOSITION:** LAYOVER 6-0-1. Layover at the request of the applicant.
### Master Plan Referral

<table>
<thead>
<tr>
<th>6.</th>
<th>C3-14-002</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the 39th AND FARNAM TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>Northwest of 39th and Farnam Streets</td>
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**DISPOSITION:** APPROVAL 7-0.

<table>
<thead>
<tr>
<th>7.</th>
<th>C3-14-013</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of an Amendment to the Future Land Use Element of the City's Master Plan</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
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**DISPOSITION:** APPROVAL 7-0.

<table>
<thead>
<tr>
<th>8.</th>
<th>C3-14-012</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the Vinton Street NCE District Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION:</td>
<td>Area generally bounded by Castelar Street on the north, 13th and 15th Street on the east, Deer Park Boulevard on the south and 24th Street on the west</td>
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</table>

**DISPOSITION:** APPROVAL 7-0.

### Subdivisions

<table>
<thead>
<tr>
<th>9.</th>
<th>C10-14-003 (D)</th>
<th>Celebrity Homes</th>
<th>REQUEST:</th>
<th>Preliminary Plat approval of WOOD VALLEY REPLAT 4, a subdivision outside the city limits, with rezoning from R6 to R4</th>
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<tbody>
<tr>
<td></td>
<td>C12-14-004</td>
<td></td>
<td>LOCATION:</td>
<td>Northeast of 144th and Ida Streets</td>
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**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R6 to R4. Approval of the Preliminary Plat subject to the applicant addressing the following prior to or with the application for final plat approval: 1) Coordinate with the Douglas County Engineer's office to remove the existing driveway return from the east side of 144th Street (near the northwest corner of the subject site), 2) Coordinate with the Parks Department on the construction of a trail along the 144th Street frontage and provide language covering these improvements in the final subdivision agreement, 3) Provide a note on the plat that direct vehicular access will not be allowed to 144th Street, Ida Street, 142nd Street or Military Road from any of the lots, 4) Provide an updated tree canopy analysis, and provide for mitigation (if necessary), 5) Provide a 115 foot noise attenuation easement from the centerline of Ida Street, 6) Provide 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 144th Street and Ida Street, 7) Provide sidewalks along all public streets, as well as connecting the subdivision to the trail to be built along 144th Street through Outlot “C.”, 8) Account for the maintenance of all sidewalks, including double frontage lots, in the final subdivision agreement, 9) Compliance with all applicable stormwater management ordinances and policies, 10) Include provisions for use, ownership and maintenance of the outlots in the final subdivision agreement, 11) Provide a letter of approval for established delivery points from the Omaha Post Office, and 12) An acceptable debt ratio of 4% or less.
| 10. | C12-14-005 (D) Mactier Farms | REQUEST: | Preliminary and Final Plat approval of MACTIER PLACE, a minor plat outside the city limits, with a waiver of Section 53-9(9) for Sidewalks |
|     |                             | LOCATION: | 3811 North Post Road |

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver of Section 53-9(9) Sidewalks. Approval of the preliminary plat subject to: 1) A note being placed on the final plat that Lot 1 will be required to comply with all provisions of the North Hills Environmental Overlay District. Approval of the Final Plat as amended by the condition of Preliminary Plat approval and subject to the submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding this request to the City Council.

| 11. | C10-06-166 C12-06-167 Blumkin Family Limited Partnership | REQUEST: | Revised Preliminary Plat approval of CANDLEWOOD HILLS, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from R6 to DR, R7 and MU (portions of which property is also located within an ACI-4(PL) Overlay District), and with Approval of a Major Amendment to the Mixed Use District Development Agreement for Candlewood Hills |
|     |                             | LOCATION: | Northwest of 124th Plaza and West Dodge Road |

**DISPOSITION:** APPROVAL 6-1. Approval of the rezoning from R6 to DR, R7 and MU, subject to submittal of an acceptable amended mixed use district development agreement. Approval of the waiver of Section 53-8(4)(d) for lot frontage, subject to reciprocal access and circulation being provided to Lot 3. Approval of the Revised Preliminary Plat subject to the following being submitted with or prior to submittal of the Final Plat for Phase II: 1) An updated tree canopy mitigation plan, if necessary, 2) Inclusion of the entire wetland areas in the outlot, 3) Providing for all improvements identified in the final approved traffic study, 4) Providing an easement on the final plat for the trail corridor along the northern boundary of the plat, 5) Access easements for the private rights-of-way shall be made to the benefit of the public, 6) Sidewalks being provided as required, 7) Including a note on the final plat that states that no access direct access will be allowed to Lot 4 and 5 from West Dodge Frontage Road, 8) Including a note on the final plat that states that, “Access to Lot 7 may be converted to right-in/right-out only in the future to address safety or operational issues.”, and 9) Compliance with all stormwater management policies and ordinances.

**Rezonings**

| 12. | C10-14-007 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of an NCE-C Neighborhood Conservation and Enhancement District |
|     |                             | LOCATION: | Area generally bounded by 17th Street on the east, Elm Street on the south, 19th Street on the west and Bancroft Street on the north |

**DISPOSITION:** APPROVAL 7-0.
13. **C10-14-008 (D)**
   JMJ Partners, LLC and 144 South 39th St, LLC

**REQUEST:**
Rezoning from GC to NBD (property is also located within an ACI-1(PL) Overlay District)

**LOCATION:**
North of Farnam Street from 39th to 40th Street

**DISPOSITION:** APPROVAL 7-0.

14. **C10-14-009 (D)**
   Vistas, LLC

**REQUEST:**
Rezoning from R7 and GC to CC (portions of property is also located within an ACI-2(65) Overlay District)

**LOCATION:**
Northwest of 80th Street and West Dodge Road

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R7 and GC to CC -ACI-2(65) subject to the following items being addressed prior to forwarding the request to the City Council for final action: 1) Replatting the existing lots and parts of lots into one lot of record, and 2) Submittal of an acceptable final Development Agreement.

15. **C10-13-096a (D)**
   C9-13-096
   Stephen Center, Inc.

**REQUEST:**
Rezoning from R7 and GI to R7 and approval of a PK-Parking Overlay District

**LOCATION:**
Northwest of 28th and "R" Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R7 and GI to R7. Approval of the PK-Parking Overlay District, subject to: 1) Submittal of a revised site/landscape plan that includes the following prior to forwarding the request to the City Council: (a) Direct internal sidewalk connections to the public sidewalk on the north and south portions of the parking lot, (b) Two handicapped-accessible parking stalls, and (c) Four foot high screening along the eastern and southern boundaries of the site.

### Conditional Use Permits

16. **C7-14-010**
   Tasha Clerc

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

**LOCATION:**
8910 Military Road

**DISPOSITION:** APPROVAL 7-0. Approval of the proposed Conditional Use subject to: 1) Submittal of revised site and landscape plans which comply with all site development regulations, 2) Submitting an application for an administrative subdivision before building permit submittal, 3) The Conditional Use Permit is for this user only, 4) Compliance with the amended site and landscape plans, 5) Compliance with the operating statement, 6) Compliance with all applicable stormwater management regulations, 7) Obtaining a Certificate of Occupancy from the Permits and Inspections Division, 8) Obtaining all necessary permits, and 9) Compliance with all other applicable site development regulations.
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<tr>
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<th><strong>REQUEST:</strong></th>
<th><strong>LOCATION:</strong></th>
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<tbody>
<tr>
<td>17.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Cemetery in a DR District</td>
<td>7909 Mormon Bridge Road</td>
</tr>
<tr>
<td>18.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Cultural services in a R5 District</td>
<td>2001 South 6th Street</td>
</tr>
</tbody>
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**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the site plan, 2) Compliance with a revised landscape plan which provides the screening required in Section 55-740(g) for the western most parking lot, 3) Compliance with all applicable stormwater management regulations, 4) Compliance with the operating statement, 5) Obtaining a Certificate of Occupancy from the Permits and Inspections Division, 6) Obtaining all necessary permits, and 7) Compliance with all other applicable site development regulations.