PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 7, 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 May 7, 2014.

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

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, April 28, 2014.

ADMINISTRATIVE MEETING ONLY

Subdivisions

| 1. | C10-06-166 C12-06-167 Blumkin Family Limited Partnership | REQUEST: | Final Plat approval of CANDLEWOOD HILLS (Lots 3-7, Outlot "A"), a subdivision inside the city limits, with rezoning from R6 to DR, R7 and MU (portions of which property is also located within an ACI-4(PL) Overlay District), and 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 6-0. Approval of the rezoning from R6 to DR, R7 and MU (portions of which property is also located within an ACI-4(PL) Overlay District). Approval of the Major Amendment to the Mixed Use District Development Agreement, subject to submittal of an acceptable final Mixed Use District Development Agreement Amendment prior to forwarding the request to City Council. Approval of the Final Plat of CANDLEWOOD HILLS (Lots 3-7, Outlot "A"),
a subdivision inside the city limits, subject to addressing the following conditions prior to forwarding the request to City Council for final action: 1) Submittal of the final wetlands analysis, 2) Provide for the 30 foot wide easement for the trail corridor along the northern boundary of the Final Plat, 3) Provide for the “public” access easement on the Final Plat, and 4) Including a note on the Final Plat that states, “Access to Lot 7 may be converted to right-in/right-out only in the future to address safety or operational issues.”

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 (laid over from 01/08/14)
   LOCATION: 829 North 204th Street

DISPOSITION: LAYOVER 6-0. Layover the rezoning, Preliminary and Final Plat at the request of the applicant.

3. C10-14-035 C12-14-036 Mick Pick LLC
   REQUEST: Preliminary and Final Plat approval of MICK'S HILLTOP, a minor plat inside the city limits, with rezoning from R7 to CC (laid over from 03/05/14)
   LOCATION: 7575 Crown Point Avenue

DISPOSITION: Withdrawn

   REQUEST: Revised Preliminary and Final Plat approval of THE PRAIRIES (Lots 136-269, Outlots F-G, I-M), a subdivision outside the city limits, with rezoning from AG to DR, R4 and R5 (laid over from 04/02/14)
   LOCATION: Northeast of Skyline Drive and West Center Road

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR, R4 and R5. Approval of the Revised Preliminary Plat subject to: 1) Separating the sanitary sewer from the stormwater basin in Outlot F, 2) Including provisions for use, ownership, and maintenance of the outlots in the final subdivision agreement; including provisions for Outlot L, 3) An acceptable debt ratio of 4% or less, and 4) Submittal of an acceptable final subdivision agreement. Approval of the Final Plat subject to compliance with the conditions of revised preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.
# Rezonings

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<tr>
<th>No.</th>
<th>Case Number</th>
<th>REQUEST</th>
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<tbody>
<tr>
<td>5.</td>
<td>C10-14-071</td>
<td>Rezoning from R7 to R8 and Approval of a PUD-Planned Unit Development Overlay District (property is also located within an ACI-1(PL) Overlay District) (laid over from 04/02/14)</td>
<td>3327 Harney Street</td>
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<td>C11-14-072</td>
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<td>34 Harney, LLC</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from R7 to R8 (property is also located within an ACI-1(PL) Overlay District). Approval of the PUD, subject to the following conditions being met prior to forwarding the request to the City Council for final action: 1) Receive a waiver from the Zoning Board of Appeals for the number of off-street parking stalls, 2) Compliance with the revised site and landscape plans, 3) Compliance with the proposed building elevations, 4) Compliance with all applicable provisions of Article XXII – Urban Design, and 5) Compliance with all other applicable regulations.

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<tr>
<td>6.</td>
<td>C10-13-128</td>
<td>Rezoning from R6 to MU (laid over from 04/02/14)</td>
<td>215 South 181st Street</td>
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<td>Greek Orthodox Church of Greater Omaha</td>
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**DISPOSITION:** LAYOVER 5-1. Lay over the request to allow the applicant additional time to submit a mixed use district development agreement for review.

## Special Use Permits

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<th>No.</th>
<th>Case Number</th>
<th>REQUEST</th>
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<tr>
<td>7.</td>
<td>C8-14-057</td>
<td>Approval of a Special Use Permit to allow Convenience storage and Automotive rentals in a CC District (laid over from 03/05/14)</td>
<td>7575 Crown Point Avenue</td>
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<td></td>
<td>Mick Pick LLC</td>
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**DISPOSITION:** Withdrawn

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<tr>
<td>8.</td>
<td>C8-14-060</td>
<td>Approval of a Large Project Special Use Permit to allow Multiple-family residential in a CC District (laid over from 04/02/14)</td>
<td>5505 South 120th Street</td>
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<td>McNeil Company Builders</td>
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**DISPOSITION:** LAYOVER 5-0. Lay over the request for 60 days, 30 days if ready, to allow the applicant additional time to either provide a site/landscape plan that complies with all applicable regulations and honors the easements of record; or the easements of record issue being resolved prior to the proposed plans being placed back on the Planning Board agenda for further action.

## Conditional Use Permits

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<tr>
<th>No.</th>
<th>Case Number</th>
<th>REQUEST</th>
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<tr>
<td>9.</td>
<td>C7-11-005 (D)</td>
<td>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 01/08/14)</td>
<td>829 North 204th Street</td>
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<td></td>
<td>Metropolitan Community College</td>
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**DISPOSITION:** LAYOVER 6-0.
(REGULAR AGENDA)

Master Plan Referral

10. C3-14-077
Planning Department on behalf of
the City of Omaha
REQUEST: Approval of the EKARD COURT TIF
REDEVELOPMENT PROJECT PLAN
LOCATION: 617 South 31st Street

DISPOSITION: APPROVAL 6-0.

11. C3-14-078
Planning Department on behalf of
the City of Omaha
REQUEST: Approval of the MIDTOWN TRIANGLE TIF
REDEVELOPMENT PROJECT PLAN
LOCATION: Northwest of 30th and Leavenworth Streets
and 3036 Marcy Street

DISPOSITION: APPROVAL 6-0.

12. C3-14-079 (D)
192 Maple, LLC
REQUEST: Approval of an Amendment to the Future
Land Use Element of the City's Master Plan
to allow a Neighborhood (30-acre) Mixed
Use Center
LOCATION: Intersection of 192nd Street and West
Maple Road

DISPOSITION: LAYOVER 6-0. Layover amendment to the Future Land Use Element of the Master
Plan to place a 30-acre neighborhood sized mixed-use area at 192nd and West Maple to allow
the applicant time to provide clearer evidence of the benefits of the change, identify the appropriate
acreage and to coordinate with neighboring vacant property owners.

13. C3-14-080
Planning Department on behalf of
the City of Omaha
REQUEST: Approval of an Amendment to the Storm
Water Element of the City's Master Plan to
update the Watershed Management Plan
and develop a new Implementation Plan
LOCATION: Omaha and 3-mile extraterritorial jurisdiction
(within the Papillion Creek Watershed)

DISPOSITION: APPROVAL 6-0.

Subdivisions

14. C10-14-081 (D)
C12-14-082
192 Maple, LLC
REQUEST: Preliminary Plat approval of ANTLER VIEW,
a subdivision outside the city limits, with
re zoning from AG and R4 to DR, R7 and
MU
LOCATION: Southeast of 192nd Street and West Maple
Road

DISPOSITION: LAYOVER 6-0. Layover the rezoning from AG and R4 to DR, R7 and MU and the
Preliminary Plat to allow the applicant time to address the issues discussed in the Amendment to
the Future Land Use Element recommendation report (Case #C3-14-079), to provide
the appropriate east-west ¼ mile, north-south and east-west ½ mile connections and provide a
wetlands analysis.
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<tr>
<th>Request Number</th>
<th>Requestor</th>
<th>Request Details</th>
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<tbody>
<tr>
<td>C12-14-083 (D)</td>
<td>Frank Krejci</td>
<td>Preliminary and Final Plat approval of ST. PAT'S FIELD, a subdivision outside the city limits. LOCATION: Northeast of 230th and West Maple Road. DISPOSITION: LAYOVER 6-0. Layover of the preliminary plat to allow the applicant to meet with the Planning Department and to address the following items: 1) Submitting an application to the Zoning Board of Appeals for the minimum lot size requirement, 2) Submitting a new application for a subdivision plat with an accompanying justification letter for the desired waivers of Section 53-9 OMC Subdivision Improvements, 3) Submitting of a revised preliminary plat depicting utility systems and appropriate sanitary sewer systems if no waivers are requested of these systems, 4) Submittal of a site grading plan. Layover of the final plat in order for the applicant to address the conditions of the preliminary plat approval.</td>
</tr>
<tr>
<td>C12-14-085 (D)</td>
<td>Frank Krejci</td>
<td>Preliminary and Final Plat approval of RIVER'S EDGE PARK, a subdivision outside the city limits. LOCATION: Northwest of 230th and West Maple Road. DISPOSITION: LAYOVER 6-0. Layover of the preliminary plat to allow the applicant to meet with the Planning Department and to address the following items: 1) Submitting a new application for a subdivision plat with an accompanying justification letter for the desired waivers of Section 53-9 OMC Subdivision Improvements and Section 53-8(4)(d) Lot Frontage, 2) To provide for sanitary sewer facilities in compliance with all applicable development regulations, 3) To provide for utility facilities in compliance with all applicable development regulations, 4) Submittal of a site grading plan if necessary. Layover of the final plat in order for the applicant to address the conditions of the preliminary plat approval.</td>
</tr>
<tr>
<td>C10-14-087 (D)</td>
<td>Douglas Street Lodging, LLC</td>
<td>Preliminary Plat approval of SADDLE CREEK MIDTOWN, a subdivision inside the city limits, with rezoning from R8 and GI to CC (property is also located within an ACI-2(50/PL) and ACI-1(PL) Overlay District). LOCATION: Southeast of Saddle Creek Road and Dodge Street. DISPOSITION: APPROVAL 6-0. Approval of the rezoning from R8 and GI to CC (property is also located within an ACI-2(50) Overlay District). Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Improve the new north/south alley to City standards via the Public Works Department public improvement process, 2) Submittal of an AutoTURN exhibit showing that a garbage truck can maneuver through the right angle turn that is created by the construction of the new alley and where it meets the existing one, 3) Coordinate with the Public Works and Planning Departments on determining the amount of land to be dedicated throughout the site, 4) Including provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 5) Provide sidewalks along all public streets as required by the Subdivision Ordinance and ACI-2(50) Overlay District regulations, and 6) Listing the full legal description on the Final Plat.</td>
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Rezonings

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<th>Request Details</th>
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<tr>
<td>C10-14-089 (D)</td>
<td>Kevin Laughlin</td>
<td>Rezoning from R3 to R4 LOCATION: 2611 North 138th Street, 2548 and 2606 North 137th Street.</td>
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</tbody>
</table>
DISPOSITION: APPROVAL 6-0.

19. C10-99-272 (D)
   Mike Hogan Development Co.
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Whispering Hills
   LOCATION: Northeast of 110th and Corby Streets

DISPOSITION: LAYOVER 6-0. Layover to allow the applicant to submit a Major Amendment to the Whispering Hills Mixed Use Development Agreement that removes Lot 1, Whispering Hills Replat from the agreement and is accompanied with a rezoning of the proposed apartment property to R7. The applicant must also work with Public Works regarding the access to the site.

20. C10-14-090 (D)
    C10-96-198
    Showcase Homes, Inc.
    REQUEST: Rezoning from MU to R5 and Approval of a Major Amendment to the Mixed Use District Development Agreement for Standing Bear Plaza
    LOCATION: Northwest of 134th and Fort Streets

DISPOSITION: APPROVAL 5-0. Approval of the Major Amendment to the Standing Bear Mixed Use District Development Agreement for Lots 19, 20, and 21, and Lot 1, Replat 15, Standing Bear, to allow for the removal of those lots from the mixed use development subject to the submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action. Approval of the rezoning from MU to R5 subject to the Major Amendment conditions being met prior to forwarding to City Council for final action.

21. C7-14-091 (D)
    C10-14-092
    Cyndonna Tefft
    REQUEST: Rezoning from GI to CC and Approval of a Conditional Use Permit to allow Single-family residential in a CC District
    LOCATION: 7447 Farnam Street

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from GI to CC. Approval of the Conditional Use Permit to allow Single family residential in a CC District subject to: Paving the rear of the building to accommodate one (1) additional parking stall.

Special Use Permits

22. C8-14-084 (D)
    Frank Krejci
    REQUEST: Approval of a Special Use Permit to allow Outdoor sports and recreation in an AG District
    LOCATION: Northeast of 230th and West Maple Road

DISPOSITION: LAYOVER 6-0. Lay over the request for a Special Use Permit to allow Outdoor sports and recreation in an AG District to allow additional time for the applicant to meet with the Planning Department and to: 1) Address access, sidewalk, circulation issues, and the hard surfacing requirements, 2) Provide for sanitary sewer facilities in compliance with all applicable development regulations, 3) Provide for utility facilities in compliance with all applicable development regulations, 4) Submit improvement plans (i.e. grading, street/sidewalk, utilities) where necessary, 5) Provide a more detailed Operating Statement, 6) Submit a Flood Plain Development Application, and 7) To provide detailed site/landscape plans for adequate review.
23. C8-14-098 (D)
Metro Area Youth Services
REQUEST: Approval of a Special Use Permit to allow a
Recreational club in a R3 District
LOCATION: 5112 Ames Avenue

DISPOSITION: APPROVAL 6-0. Approval of a Special Use Permit to allow a Recreational club in a R3 District subject to: 1) Submittal of an accurate to-scale site plan that complies with all regulations (Section 55-884(d)(6) prior to forwarding this request to the City Council for final action, 2) A limit of 15 occupants at any time for this operation (not including MAYS employees), 3) The applicant receiving a final Certificate of Occupancy for the facility, 4) Compliance with the submitted site plan, 5) Compliance with the submitted operating statement, 6) Compliance with all other applicable regulations.

Conditional Use Permits

24. C7-14-086 (D)
Frank Krejci
REQUEST: Approval of a Conditional Use Permit to allow a Campground in an AG District
LOCATION: Northwest of 230th and West Maple Road

DISPOSITION: LAYOVER 6-0. Lay over the request for Conditional Use Permit to allow a Campground in an AG District to allow additional time for the applicant to meet with the Planning Department and to: 1) To address access, sidewalk and circulation issues and improvements, 2) To provide for sanitary sewer facilities in compliance with all applicable development regulations, 3) To provide for utility facilities in compliance with all applicable development regulations, 4) Submit improvement plans (i.e. grading, street/sidewalk, utilities) where necessary, 5) To provide a more detailed Operational Plan and Flood Emergency Action Plan, 6) To provide detailed site/landscape plans for adequate review, and 7) Submit a Flood Plain Development Application.

25. C7-14-093 (D)
Grant and Jennifer Hebel
REQUEST: Approval of a Conditional Use Permit to allow Veterinary services in a GI District
LOCATION: 3125 South 61st Avenue

DISPOSITION: APPROVAL 6-0. Approval of a Conditional Use Permit to allow Veterinary services in a GI District subject to: 1) Compliance with the proposed site plan, 2) Compliance with the operating statement, and 3) Compliance with all applicable regulations.

26. C7-14-094 (D)
Spring Lake Cong. of Jehovahs
REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4(35) District
LOCATION: 4928 South 39th Street

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Religious Assembly in a R4(35) district subject to: 1) Compliance with the submitted site plan, 2) Compliance with all stormwater management regulations, 3) Compliance with all applicable ordinances and regulations, and 4) The applicant obtaining all necessary permits.

Vacations

27. C14-14-095 (D)
Planning Board
REQUEST: Vacation of the north/south alley between 130th to 131st from "L" Street south to the previously vacated east/west alley

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

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<td>28.</td>
<td>C14-14-096 (D) Planning Board</td>
<td>REQUEST: Vacation of six (6) inches of the east/west alley on the south, north of Farnam Street, between 40th and 41st Streets, adjacent to Lots 13 and 14, Block 6, Jerome Park (4016 Farnam Street)</td>
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**DISPOSITION: APPROVAL 5-0.** Approval of the proposed vacation, subject to all easements being retained in the vacating ordinance.

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<td>29.</td>
<td>C14-14-097 (D) Planning Board</td>
<td>REQUEST: Vacation of 40th Street from Jones Street north to previously vacated 40th Street, Emile Street from 40th Street to 41st Street, and the north/south alleys not previously vacated in Block 1, Potters Addition and Block 1, Vandercook Terrace</td>
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**DISPOSITION: APPROVAL 6-0.** Approval of the proposed vacation, subject to all easements being retained in the vacating ordinance.

**Historic Preservation**

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<td>30.</td>
<td>C3-14-067 Turner Park North, LLC</td>
<td>REQUEST: Approval of the Rescission of the Local Landmark Status for the Clarinda-Page Apartment Building (#H6-14-2) (laid over from 04/02/14)</td>
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<td>LOCATION: Southeast of Turner Boulevard and Farnam Street</td>
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**DISPOSITION: APPROVAL 4-1.**