DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on August 6, 2014.

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

MEMBERS NOT PRESENT: Arnold Nesbitt

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 28, 2014.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

| 1. | C3-14-079 192 Maple, LLC | REQUEST: Approval of an Amendment to the Future Land Use Element of the City's Master Plan to allow a Community (60-acre) Mixed Use Center (laid over from 05/07/14) | LOCATION: Intersection of 192nd Street and West Maple Road |

DISPOSITION: APPROVAL 6-0. Approval.
Subdivisions

2. C10-14-081
   C12-14-082
   192 Maple, LLC

REQUEST: Preliminary Plat approval of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R7 and MU (laid over from 05/07/14)

LOCATION: Southeast of 192nd Street and West Maple Road

DISPOSITION: APPROVAL 6-0. Approval of rezoning from AG and R4 to DR, R7 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 Revised Preliminary Plat and/or Final Plat: 1) Submittal of a Revised Preliminary Plat, 2) Provide for all improvements identified in the final approved traffic study, 3) Dedicate right-of-way as necessary for the north-south ½ mile connection to be located at the northeast portion of the proposed development, 4) Provide an east-west ¼ mile connection along the south side of proposed Lot 1, 5) Pave the stub street in the dedicated right-of-way that connects to Miami Street, 6) Place the remaining land south and west of the dedicated right-of-way in the southwest corner of Outlot “C” in another outlot, 7) Dedicate an additional 10 feet of right-of-way along 192nd Street for the first 300 feet south of West Maple Road, 8) Coordinate with the Public Works Department on the design of the proposed roundabout, 9) Provide, keep or modify so the following notes are on the Final Plat: (a) “No direct access shall be permitted to 192nd Street or to West Maple Road from any lots.”, (b) “Street D [replace with actual street name] shall be restricted to a right-in/right-out only movement at 192nd Street in the future.”, (c) “There shall be no access from Lot 15 to Street A [actual street name].”, (d) “Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7.” (A reciprocal access easement will need to be placed on the plat to accommodate this), 10) Coordinate the sanitary sewer design with the Douglas County Engineer’s office so that it is consistent with the future 180th and Blondo Street improvements, 11) 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 192nd Street, 12) Place any jurisdictional waterways and wetlands within an outlot, 13) Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 14) Providing for all applicable fees as outlined in the Omaha Municipal Code, 15) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 16) Provide sidewalks as required by City codes, 17) An acceptable debt ratio of 4% or less, 18) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, and 19) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County.

Special Use Permits

3. C8-14-124
   Anthony L. Felici

REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District (portion of property within flood fringe) (laid over from 07/02/14)

LOCATION: 13525 Millard Avenue

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow Automotive sales, subject to the following conditions prior to forwarding to City Council: 1) Applying for and approval of an MCC overlay district, 2) Obtaining flood plain development permit, 3) Compliance with all applicable regulations, and 4) Compliance with the operating statement.
**REGULAR AGENDA**

**Master Plan Referral**

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<tr>
<th>Item</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
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<tr>
<td>4.</td>
<td>C3-14-130</td>
<td>Approval of the 40 HARNEY-FARNAM TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Southwest of 40th and Farnam Streets</td>
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<td>5.</td>
<td>C3-14-131</td>
<td>Approval of THE PORT TIF REDEVELOPMENT PROJECT PLAN</td>
<td>4355 Davenport Street</td>
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<td>6.</td>
<td>C3-14-132</td>
<td>Approval of the KOUNTZE PARK AREA TIF REDEVELOPMENT PROJECT PLAN</td>
<td>An area generally bounded by 24th Street on the west, Sahler Street on the north, Florence Boulevard on the east and Pratt Street on the south</td>
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<td>7.</td>
<td>C3-14-133</td>
<td>Approval of the Ellison-Fort Community Redevelopment Area Designation</td>
<td>An area generally bounded by 30th Street on the west, Ellison Avenue on the north, Florence Boulevard on the east and Arthur C. Storz Expressway/Sorensen Parkway on the south</td>
</tr>
<tr>
<td>8.</td>
<td>C3-14-134</td>
<td>Approval of the 2015-2020 Capital Improvement Program</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
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**Subdivisions**

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<tr>
<td>9.</td>
<td>C10-14-044</td>
<td>Revised Preliminary and Final Plat (Lot 1-98, Outlot &quot;A-C&quot;) approval of MAJESTIC POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4, R7 and MU with approval of a Mixed Use District Development Agreement</td>
<td>Southwest of 168th and State Streets</td>
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**DISPOSITION:** APPROVAL 6-0. Approval.

9. Approval of the proposed rezoning from AG to DR, R4, R7 and MU, subject to an acceptable final mixed use district development agreement. Approval of the revised preliminary plat subject to the following being addressed prior to or with final plat approval by the City Council: 1) Providing for all improvements identified in the approved traffic study, 2) Reducing the street right-of-ways widths from 60 feet to 50 feet for all the streets in the subdivision except for the proposed Kilpatrick Parkway, 3) Provide for the improvement of 168th
and State Streets to three lanes and enter into an inter-local agreement with Douglas County, 4) Providing sidewalk chamfers on corner lots must be 8.5’ X 8.5’, 5) Reconfiguring Street A to provide the ¼ mile east/west through route, 6) A street connection shall be made between Street A and the ½-mile connection to 168th Street. If this will not be a public street in dedicated ROW, then provide a private street built to City standards in a public access easement through the intervening lots, 7) Provide an access easement across Lot 250 from Street B to Outlot N, 8) Removing the northern driveway on Lot 258 and show it as a shared driveway on the common lot line between Lots 257 and 258 within the Mixed Use District Development Agreement and its exhibits, 9) Removing the southern driveway on lot 253 and show it as a shared driveway on the common lot line between Lots 253 and 254 within the Mixed Use District Development Agreement and its exhibits, 10) Private trails need to be placed in outlots owned and maintained privately (not by the District). Either relocate the trails to such outlots, or the PCSMP outlots will need to be owned and maintained privately, 11) Providing for compliance with all applicable stormwater management ordinances and policies, 12) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement, and 13) An acceptable debt ratio of 4% or less. Approval of the final plat (Phase 1) subject to the following being addressed prior to forwarding the final plat (Phase I) to the City Council for final action: 1) Satisfactorily addressing all conditions of revised preliminary plat approval, and 2) Submittal of an acceptable final subdivision agreement.

**Rezonings**

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<td>10</td>
<td>C10-14-135 D - Approval</td>
<td>Irene Gill</td>
<td>Rezoning from R4(35) to R5</td>
<td>4219 and 4221 Madison Street</td>
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<tr>
<td>11</td>
<td>C10-14-136</td>
<td>Tige Development &amp; Design</td>
<td>Rezoning from DR to R4</td>
<td>2218 North 179th Street</td>
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<tr>
<td>12</td>
<td>C10-14-137</td>
<td>Berkshire Family Bldg, LLC</td>
<td>Rezoning from R1 to R2</td>
<td>600 and 610 South 76th Street</td>
<td></td>
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<tr>
<td>13</td>
<td>C10-14-138</td>
<td>9290 Partnership</td>
<td>Rezoning from LO and LC to LO and LC (property is also located within an ACI-4(PL) Overlay District)</td>
<td>Southeast of 148th Street and Cass Circle</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>C10-14-139 D - Approval</td>
<td>Alegent Creighton Health</td>
<td>Rezoning from R4(35) and GC to CC and Approval of an MCC Overlay District</td>
<td>Northwest of 42nd and &quot;L&quot; Streets</td>
<td></td>
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15.  
**C10-14-140 D - Layover**  
Rod Laible  
**REQUEST:** Rezoning from GC to GI  
**LOCATION:** North of 101st Street and Blair High Road

**DISPOSITION:** LAYOVER 6-0. Layover.

### Special Use Permits

16.  
**C8-14-125**  
Santa Monica, Inc.  
**REQUEST:** Approval of a Special Use Permit to allow Transitional living in a GO District (property is also located within an ACI-1(PL) Overlay District); with Reasonable Accommodation  
**LOCATION:** 401 South 39th Street

**DISPOSITION:** APPROVAL 4-0. Approval of a Special Use Permit to allow Transitional living in a GO District subject to: 1) Receiving a waiver from the Zoning Board of Appeals for the separation distance from other existing Transitional living facilities prior to forwarding the request to the City Council, 2) The facility being limited to no more than 20 occupants at one time, 3) The applicant providing 1 handicapped-accessible parking stall, 4) Compliance with the site plan, 5) Compliance with the submitted operating statement, 6) Compliance with the submitted Reasonable Accommodation application, and 7) Compliance with all other applicable regulations.

17.  
**C8-14-141 D - Approval**  
Caitlyn Todd  
**REQUEST:** Approval of a Special Use Permit to allow Day care services (general) in a R4 District  
**LOCATION:** 14614 Knudsen Street

**DISPOSITION:** APPROVAL 6-0. Approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions: 1) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department, 2) Compliance with storm shelter regulations, 3) Compliance with the submitted site plan, 4) Compliance with the proposed operating statement, and 5) Compliance with all applicable development regulations.

18.  
**C8-14-143 D - Approval**  
Millard Lumber, Inc.  
**REQUEST:** Approval of a Special Use Permit to allow General office in a GI District  
**LOCATION:** 12900 "I" Street

**DISPOSITION:** APPROVAL 6-0. Approval of the Special Use Permit to allow General office, subject to the following conditions prior to forwarding to City Council: 1) An agreement from the rail line operator/owner that the proposed rail spur is acceptable, 2) An updated site/landscaping plan showing 6.5’ of curbside landscaping and a 5’ sidewalk along I Street, and 3) Compliance with all other applicable regulations.

### Conditional Use Permits

19.  
**C7-14-144 D - Approval**  
Auto Bathouse, LLC  
**REQUEST:** Approval of a Conditional Use Permit to allow Automotive washing in a CBD District (property is also located within an ACI-1(PL) Overlay District)  
**LOCATION:** 716 South 9th Street

**DISPOSITION:** APPROVAL 6-0. Approval of a Conditional Use Permit to allow Automotive washing in the CBD subject to: 1) Approval of a ROW lease to include the dock area, 2) Compliance with the updated operating statement that limits services on the dock by not allowing power tools or auto washing, 3) Compliance with the site plan, and 4) Compliance with all other regulations.
### 20. C7-14-145 D - Approval
St. Stanislaus Church

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4(35) District

**LOCATION:** 4002 "J" Street

**DISPOSITION:** APPROVAL 6-0. Approval of a Conditional Use Permit to allow Religious assembly in a R4(35) District subject to: 1) Submittal of a revised site plan with a minimum 15 foot side setback for the structure from the north property line prior to approval of the building permit, 2) Compliance with the revised site plan, and 3) Compliance with all applicable regulations.

### Vacations

#### 21. C14-14-146 D - Approval
Planning Board

**REQUEST:** Vacation of the east 8 feet of 45th Street from Corby Street to Maple Street

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

#### 22. C14-14-147 D - Approval
Planning Board

**REQUEST:** Vacation of Davenport Street from 10th Street to 12th Street and 11th Street from the south right-of-way line of Davenport Street north a point on the diagonal 53.18 feet on the east and 79.88 on the west

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