

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, September 3, 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 September 3, 2014.

MEMBERS PRESENT: R. J. Neary, Chair
Anna Nubel, Vice Chair
Arnold Nesbitt
Van C. Deeb
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, August 25, 2014.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1.	C10-14-104 C12-14-105 Oakwood Homes of Nebraska, LLC	REQUEST:	Final Plat approval of PRAIRIE RIDGE (Lot 1-112, OL "A-F"), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 168th and Ida Streets

DISPOSITION: APPROVAL 6-0. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement and for the following to be addressed prior to forwarding the request to the City Council for final action: 1) Add the following notes on the Final Plat: (a) "There shall be no direct access to Potter Street from Lot 1." and (b) "There shall be no direct access from Lots 19 to HWS Cleveland Boulevard", (2) Place building footprints on the Final Plat for Lots 1-20, 85-86 and 108-109, 3) Show HWS Cleveland Boulevard as a continuous 100' in right-of-way width for the entire section to be in Phase I, and 4) Receive confirmation from the Corps of Engineers regarding the findings in the applicant's wetlands analysis prior to issuance of any grading permits.

(REGULAR AGENDA)

Master Plan Referral

2.	C3-14-150 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Deer Park Neighborhood Redevelopment Plan
		LOCATION:	An area generally bounded by Martha Street on the north, 15th Street on the east, Interstate 80 on the south and 21st Street on the west

DISPOSITION: APPROVAL 6-0. Approval.

Subdivisions

3.	C10-14-151 D - Approval C12-14-152 Pacific Windgate II, LLC	REQUEST:	Preliminary Plat of WINDGATE RANCH TWO REPLAT 1, a subdivision outside the city limits, with rezoning from DR and R4 to DR and R4
		LOCATION:	East of 214th and Frances Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR and R4 to DR and R4. Approval of the preliminary plat subject to addressing the following items prior to or with submittal of an application for final plat: 1) Submitting a revised public improvement plan to Public Works for approval, 2) 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, and 3) Including provisions for use, ownership and maintenance of the outlots within the final subdivision agreement.

4.	C12-14-153 D - Layover Keith Edquist	REQUEST:	Preliminary Plat of NORTHERN HILLS ESTATES THREE, a subdivision outside the city limits, with a waiver of Section 53- 9(9) for Sidewalks and Section 53-9(3) for Street Surfacing
		LOCATION:	East of 69th and Plum Streets

DISPOSITION: LAYOVER 6-0. Layover to address the following: 1) Providing for the paving of all stub streets to the limits of the subdivision, including temporary turnarounds, 2) Placing any drainageway within an outlot sized to accommodate either the 3:1 + 20' section, or the 100-year storm flow (whichever is greater), 3) Providing for the use, ownership, and maintenance of the outlots in the subdivision agreement, 4) Complying 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 for water quality, 5) Submittal of a combined, revised, and acceptable tree canopy mitigation plan for Phase II and III, 6) Submittal of a letter of approval from the NDEQ, 7) Approval letter from the Douglas County Emergency Management confirming that there is sufficient emergency warning systems in place, 8) Submitting a wetland analysis, and providing for mitigation, if needed, 9) Submitting an application for Special Use Permit for the North Hills Environmental Resources Overlay District, 10) Submittal of FAA Form 7460 (if necessary), and 11) Confirmation that building heights are acceptable due to proximity to the North Omaha Airport.

5.	C12-14-154 D - Approval Ehrhart Griffin & Associates	REQUEST:	Preliminary and Final Plat of NORTH PEEK ACRES, a minor plat inside the city limits
		LOCATION:	Southwest of Mormon Bridge Road and Sheffield Street

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the applicant waiving the right to protest a future sidewalk improvement district. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

6.	C12-14-155 D - Approval Patrick Malloy	REQUEST:	Preliminary and Final Plat of MALLOY ADDITION - THE BROWNSTONE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for lot depth
		LOCATION:	3003 Pacific Street

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to approval of the following conditions prior to forwarding to the City Council: 1) Submitting an 'As-Built' survey, that details setback dimensions and impervious coverage amounts, and receiving the necessary waivers from the Zoning Board of Appeals, and 2) Update final plat with an acceptable access easement. Approval of the Final Plat subject to conditions of Preliminary Plat approval and submittal of a subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

7.	C10-14-156 D - Approval C12-14-157 Tinkham Land Surveying	REQUEST:	Preliminary and Final Plat approval of S PAKIESER ACRES, a minor plat outside the city limits, with rezoning from AG to DR, with a waiver of Section 53-9(9) for Sidewalks
		LOCATION:	12216 Blair High Road

DISPOSITION: APPROVAL 6-0. Denial of the waiver of Section 53-9(9) for sidewalks. Approval of the Preliminary Plat subject to the applicant obtaining NDEQ approval of the private sewage system prior to forwarding the Final Plat to the City Council for final action. Approval of the Final Plat, as amended by the condition of Preliminary Plat approval, and subject to submittal of an acceptable subdivision agreement.

8.	C12-14-158 D - Approval SAI Properties II Inc.	REQUEST:	Preliminary and Final Plat of CENTER RIDGE REPLAT 2, a minor plat outside the city limits
		LOCATION:	19310 Gold Street

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat. Approval of the Final Plat subject to submittal of an acceptable subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

9.	C10-14-159a D - Approval C12-14-159 J Dubbya Land, LLC	REQUEST:	Preliminary Plat of PRIME BUSINESS PARK REPLAT, a subdivision inside the city limits and Approval of a MCC-Major Commercial Corridor Overlay District (portion of property within flood fringe, flood way and MCC Overlay District)
		LOCATION:	Southwest of Old Highway 64 and West Maple Road

DISPOSITION: APPROVAL 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the preliminary plat subject to: 1) Providing for a deceleration lane on eastbound West Maple Road at 220th Street, 2) Placing a note on the plat that there shall be no direct vehicular access to West Maple Road from Lots 2 or 4, 3) Providing a letter of approval from the

Douglas County Health Department and the Nebraska Department of Environmental Quality (NDEQ) for the existing and future septic systems prior to submittal of the final plat, 4) Submitting a maintenance agreement for the public street to Douglas County Engineer's office for approval, 5) Providing for sidewalks as required, and 6) Compliance with all stormwater management policies and ordinances.

10.	C10-14-160 C12-14-161 Wes Neuhaus	REQUEST:	Preliminary Plat approval of LAKEVIEW POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4, R6 and MU with approval of a Mixed Use District Development Agreement
		LOCATION:	Northwest of 168 th and Fort Streets

DISPOSITION: LAYOVER 6-0. Layover the Preliminary Plat and rezoning until the subject site is located within the Zone of Present Development.

11.	C10-14-039 C12-14-040 Pacific Renaissance, LLC	REQUEST:	Revised Preliminary and Final Plat approval of PACIFIC RENAISSANCE (formerly known as PACIFIC VILLAGE), a subdivision outside the city limits, with rezoning from AG to R6
		LOCATION:	Northwest of 192nd and Pacific Streets

DISPOSITION: LAYOVER 6-0. Layover the Revised Preliminary and Final Plat to allow the applicant time to address the following items: 1) Provide either a public street dedicated as right-of-way or a private street with a public access easement built to City standards to the northern and western boundary of the site, 2) Provide 60 degree parking adjacent to the circulator for the benefit of the public, 3) Provide the green corner within an outlot on the plat, and 4) Add the following notes on the Final Plat: (a) There shall be no access from Lot 1 to Pacific Street, (b) Only one access from Lot 1 to 192nd Street shall be granted (across from Marcy Street), and (c) Access will be restricted to right-in/right-out vehicular turning movements at the time that 192nd Street is upgraded to a 4-lane section with raised medians in the future.

Overlay Districts

12.	C11-14-162 Pacific Renaissance, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	Northwest of 192 nd and Pacific Streets

DISPOSITION: LAYOVER 6-0. Layover the PUD request to allow the applicant additional time to provide the necessary western connection.

13.	C11-11-086 D - Approval Fort Street Senior Community, LLC	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District
		LOCATION:	Southwest of 60 th Street and Hartman Avenue

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to the PUD, subject to the following conditions: 1) Revise the building elevations to comply with a maximum height of 35 feet prior to forwarding the request to the City Council, 2) Compliance with the submitted site and landscape plans, 3) Compliance with the revised building elevations, and 4) Compliance with all other applicable regulations.

Rezoning

14.	C10-14-163 D - Approval Anthony Felici	REQUEST:	Approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	13525 Millard Avenue

DISPOSITION: APPROVAL 6-0. Approval.

15.	C10-14-164 D - Approval Roy Dailey	REQUEST:	Rezoning from GC to CC and Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
		LOCATION:	3702 North 30 th Street

DISPOSITION: APPROVAL 6-0. Approval.

16.	C10-14-165 D - Approval Arthur Bobier	REQUEST:	Rezoning from GI to R5
		LOCATION:	8301 North 28 th Avenue

DISPOSITION: APPROVAL 6-0. Approval.

17.	C10-14-166 David Galvan	REQUEST:	Rezoning from GI to NBD and Approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	2907 "Q" Street

DISPOSITION: APPROVAL 6-0. Approval.

18.	C10-14-167 D - Approval Block 22 LLC, 2215 Harney Street LLC, and Nebraska Urban Indian Health Coalition	REQUEST:	Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 24th and Harney Streets

DISPOSITION: APPROVAL 6-0. Approval.

19.	C10-14-168 D - Approval Judi Anding	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	5835 Ohio Street

DISPOSITION: APPROVAL 6-0. Approval.

20.	C10-14-169 D - Approval Omaha1232, LLC	REQUEST:	Rezoning from GI to NBD (property is also located within an ACI-1(50) Overlay District)
		LOCATION:	1232 South 13th Street

DISPOSITION: APPROVAL 6-0. Approval.

21.	C10-14-170 D - Approval Michael Anderson and Noel Macek	REQUEST:	Rezoning from R2 and R4(35) to R2 and R4 (properties are also located within an ED Overlay District)
		LOCATION:	9527 and 9601 North 30th Street

DISPOSITION: APPROVAL 6-0. Approval.

Special Use Permits

22.	C8-14-171 Heather Sims	REQUEST:	Approval of a Special Use Permit to allow <i>Small group living (nondisabled)</i> in a R4(35) District
		LOCATION:	5123 Pinkney Street

DISPOSITION: LAYOVER 6-0. Layover the request for 60 days, 30 if ready.

23.	C8-14-172 D - Withdrawn Youth Care, Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> (formerly C3-84-250) in a R2 District
		LOCATION:	5525 Hartman Avenue

DISPOSITION: Withdrawn

24.	C8-14-173 D - Layover SBA Communications/Verizon Wireless	REQUEST:	Approval of a Special Use Permit to allow a Broadcast tower in a GC District, with a waiver of Section 55-406 Height to allow a 110 foot tall tower (property is also located within an ACI-2(50) Overlay District)
		LOCATION:	7076 Maple Street

DISPOSITION: LAYOVER 6-0. Layover the request to allow the applicant time to revise the site plan in compliance with the zoning ordinance and explore alternative tower designs and to submit the following: 1) Provide city-wide coverage maps that include the proposed location with and without the proposed coverage, 2) Provide coverage maps of the specific site and its relationship to other tower sites showing the variation in coverage provided in 10-20 foot increments between the allowed and proposed height, 3) Provide to-scale site and landscape plans that include solid wood fencing, appropriate landscape screening and providing hard surface access to the lease area, and 4) Reducing the area of the support facilities to a maximum of 350 square feet.

25.	C8-14-174 D - Approval Ray Trimble	REQUEST:	Approval of a Special Use Permit to allow <i>General retail sales</i> in a GI District
		LOCATION:	13743 Industrial Road

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow General retail sales, subject to the following conditions: 1) Compliance with the site plan, 2) Compliance with the submitted operating statement, and 3) Compliance with all other applicable regulations.

26.	C8-14-175 D - Layover Nebraska Electrical Services	REQUEST:	Approval of a Special Use Permit to allow <i>Custom manufacturing</i> in a CC District (property is also located within a MCC Overlay District and flood fringe overlay district)
		LOCATION:	22101 West Maple Road

DISPOSITION: LAYOVER 6-0. Layover the request to allow the applicant additional time to submit the following: 1) A revised site plan that is in compliance with all applicable site development regulations for the CC District and the MCC Overlay District, 2) Providing a landscape plan in compliance with Article XIII – Landscape and Screening, 3) Providing a revised operating statement detailing the users and activities will occur, 4) Providing a detailed floor plan, 5) Architectural elevations of all buildings, specifying height and construction materials, 6) A proposed sign rendering and exhibit showing any proposed sign location, 7) No outdoor storage is permitted, 8) Submit a Flood Plain Development Application, 9) Obtaining all necessary permits, and 10) Compliance with all other applicable site development regulations.

27.	C8-14-176 D - Layover Ardon Investments, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> in a CC District (property is also located within a MCC Overlay District and flood fringe overlay district)
		LOCATION:	22101 West Maple Road

DISPOSITION: LAYOVER 6-0. Layover the request to allow the applicant additional time to submit the following: 1) A revised site plan that is in compliance with all applicable site development regulations for the CC District, the Supplemental Use regulations for convenience storage and the MCC Overlay District regulations, 2) Providing a landscape plan in compliance with Article XIII – Landscape and Screening, 3) Providing a revised operating statement detailing the users and activities will occur, 4) Providing a detailed floor plan, 5) Architectural elevations of all buildings, specifying height and construction materials, 6) A proposed sign rendering and exhibit showing any proposed sign location, 7) No outdoor storage is permitted 8) Submit a Flood Plain Development Application, 9) Obtaining all necessary permits, and 10) Compliance with all other applicable site development regulations.

Conditional Use Permits

28.	C7-14-177 D - Approval The Architectural Offices	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in a CC District
		LOCATION:	2828 South 82nd Avenue

DISPOSITION: APPROVAL 6-0. Approval of the proposed Conditional Use subject to: 1) Submittal of revised site and/or landscape plans which comply with all site development regulations, 2) Closing the southernmost driveway along 82nd Avenue north of Tangier Way, 3) Providing for a sidewalk along South 82nd Avenue, 4) The Conditional Use Permit is for this user only, 5) Compliance with the amended site and landscape plans, 6) Compliance with the operating statement, 7) Compliance with all applicable stormwater management regulations, 8) Obtaining a Certificate of Occupancy from the Permits and Inspections Division, 9) Obtaining all necessary permits, and 10) Compliance with all other applicable site development regulations.

29.	C7-14-178 Midwest Designs	REQUEST:	Approval of a Conditional Use Permit to allow <i>Single-family (attached)</i> in a R4(35) District
		LOCATION:	1114 and 1118 South 55th Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Single family residential (attached) in the R4 (35) District subject to: 1) Compliance with the existing site plan, 2) General compliance with the existing building elevations, and 3) Compliance with all other applicable regulations.

30.	C7-14-179 D - Approval Aunt Stitchy's LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Personal services</i> in a LO District
		LOCATION:	Northeast of 84th Street and West Center Road

DISPOSITION: APPROVAL 6-0. Approval of a Conditional Use Permit to allow Personal services in a LO District subject to: 1) Receive a waiver from the Zoning Board of Appeals for impervious coverage or submit a revised site plan that complies with this regulation, 2) Revise the site plan so that an acceptable 6 foot high screen is provided along the eastern property boundary, 3) Submit an application to rezone the site with the MCC Overlay District, 4) Compliance with the revised site plan, 5) Compliance with the proposed operating statement, 6) Compliance with all applicable stormwater management ordinances and policies, and 7) Compliance with all other applicable regulations.

31.	C7-14-180 D - Approval Clarkson Memorial Hospital	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a <i>Parking structure</i> in a GC District (property is also located within an ACI-1(PL) Overlay District), with a waiver of Section 55-406 Height to 105'
		LOCATION:	4111 Harney Street

DISPOSITION: APPROVAL 6-0. Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Parking structure in a GC-General Commercial District (property is also located within an ACI-1(PL) Overlay District), with a waiver of Section 55-406 Height to 105,' subject to the following conditions: 1) Receive a waiver from the Zoning Board of Appeals for Building coverage, 2) Revise the site plan to consolidate the 41st Street accesses into a single two-way access or convert them to a pair of one-way accesses, 3) Submit a landscape plan that provides the acceptable amount of perimeter tree plantings, 4) Provide 26 handicapped-accessible parking stalls, 5) Compliance with the revised site plan, 6) Compliance with the proposed operating statement, 7) Compliance with all applicable stormwater management ordinances and policies, and 8) Compliance with all other applicable regulations.