

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, February 4, 2015, 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 February 4, 2015.

MEMBERS PRESENT: Anna Nubel, Chair
Brinker Harding, Vice Chair
Arnold Nesbitt
Van C. Deeb
Greg Rosenbaum
Trenton Magid
David Rosacker

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, January 26, 2015.

ADMINISTRATIVE MEETING ONLY

1.	C12-14-159 J Dubbya Land, LLC	REQUEST:	Final Plat approval of PRIME BUSINESS PARK REPLAT, a subdivision inside the city limits (laid over from 12/03/14)
		LOCATION:	Southwest of Old Highway 64 and West Maple Road

DISPOSITION: APPROVAL 7-0. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2.	C10-14-227 C12-14-228 Brinshore Development	REQUEST:	Preliminary Plat of HIGHLANDER 75 NORTH, a subdivision inside the city limits, with rezoning from R5(35) and R7 to LC-ACI-1(PL), R7 and R7-ACI-1(PL) (laid over from 12/03/14)
		LOCATION:	Generally, north of Parker Street, south of Grant Street, east of 32nd Street and west of 29th Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R5(35) and R7 to LC-ACI-1(PL), R7 and R7-ACI-1(PL). Approval of the Preliminary Plat subject to: 1) Providing for all improvements identified in the final approved traffic study, 2) Coordinating with the Public Works Department regarding the transitions in and out of the “road diet” section of 30th Street north and south of the project extents, 3) Maintain utility easements or provide for the removal/relocation of all utilities in the right-of-way proposed for vacation, 4) Removal of the splitter islands at 31st and Patrick Streets, 5) Either securing a public access easement across Salem Baptist Drive between 30th and 31st Streets or providing for the dedication and paving of a cul-de-sac on 31st Street at the northern boundary of the subdivision, 6) Compliance with all applicable stormwater management ordinances and policies, and 7) Confirm that acceptable emergency warning facilities currently exist in the area.

3.	C10-12-153 C12-12-154 Sixty Sorensen, LLC	REQUEST:	Revised Preliminary and Final Plat of SORENSEN PLACE, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for Lot frontage, with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 01/07/15)
		LOCATION:	Northeast of 60th Street and Sorensen Parkway

DISPOSITION: APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the waiver of Section 53-8(4)(d) for Lot frontage, subject to the applicant providing an acceptable alternative public access easement. Approval of the Revised Preliminary Plat subject to the following conditions: 1) Construct an eastbound left turn lane at the intersection of the site access with Sorensen Parkway, 2) Provide for all improvements identified in the final approved traffic study, 3) Grant a public access easement across Outlot A, 4) Provide a noise attenuation easement on Lot 5, 115 feet from the centerline of 60th Street, 5) Provide access to the corner lot on the southwest portion of the site, 6) Submit an acceptable wetlands mitigation plan, 7) Work with city staff on finalization of the tree mitigation plan, 8) Provide sidewalks as required by the Subdivision Ordinance, 9) Compliance with all applicable stormwater management ordinances and policies, and 10) Include provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement. Layover the final plat to allow the applicant time to submit a wetlands mitigation plan.

4.	C10-15-014 C12-15-015 Blondo 186, LLC	REQUEST:	Preliminary Plat of BLONDO 186, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b) for Cul-de-sac length maximum from 600' to 715', along with rezoning from AG to DR and R4 (laid over from 01/07/15)
		LOCATION:	Northeast of 189th and Blondo Streets

DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-8(2)(b) for Cul-de-sac length maximum from 600' to 715'. 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) Continued coordination with the property owner to the east, and submittal of a revised preliminary plat if the street connections deviate, 2) Coordinate with Douglas County to grade the subdivision to the ultimate 5-lane profile of Blondo Street, 3) Coordinate the outfall sewer and public street connections locations with the proposed Antler View subdivision to the north of the development, 4) Provide for paving of Blondo Street to the three-lane section and coordinate with Douglas County on the appropriate tie in with their 180th and Blondo Street project, 5) Construct the 183rd Street approach to Blondo Street as a three-lane section with a 4' median and dedicate additional ROW as needed to accommodate this section, 6) Coordinating with the property owner to the east of the proposed subdivision for the acquisition of land necessary for the 183rd Street connection with Blondo Street. Either include it within the subdivision boundaries or submit a paper ROW dedication for recording prior to final plat approval, 7) Repositioning the stub of 183rd Street so that it can curve north and east as the continuous North/South ¼-mile through route and reconfiguring the ROW along with the intersection of 183rd Street & Patrick Avenue, 8) Pave the street connection between the subdivision boundary and 189th Street, 9) Construction all intersection curb ramps and all sidewalks fronting outlots in conjunction with the initial infrastructure improvements, 10) The applicant will need to coordinate with Public Works and SID #502 to provide for the removal of the Miami Street lift station, 11) Separate the drainageway and the park ground into two separate lots (currently shown as Outlot L), 12) Submitting an exhibit showing that there will be adequate sight distance looking north from the intersection of 188th Street and 186th Street, under the full build out condition for Lot 23. If sight distance is deficient, provide for the re-routing 186th Street into a 4-way intersection with 186th and Burdette Streets, 13) Add the following notes on the Final Plat: (a) "There shall be no direct access to 186th Street from Lot 1 or Outlot F.", (b) "There shall be no direct access onto 183rd Street from Outlot H.", 14) Submit a wetland analysis and provide for mitigation if any wetlands are damaged, 15) Drainageways need to be placed in an outlot sized to accommodate either the 3:1 + 20' section, or the 100-year storm flow (whichever is greater), including the drainageway along Blondo Street from Lot 1 to Outlot H, 16) Place a noise attenuation easement 115' from the centerline of Blondo Street and provide the standard noise attenuation easement language on the plat, 17) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 18) Provide for traffic calming on any street in excess of 1,000 feet, 19) Pave all street stubs to the property line and provide temporary turnarounds, 20) Provide a contribution to Douglas County's 180th Street bridge project, 21) Provide a sidewalk along Blondo Street and sidewalks as required by the Subdivision Ordinance, 22) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 23) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, 24) Provide a letter of approval from Douglas County regarding noxious weed control, and 25) Maintaining an acceptable debt ratio of 4% or less.

Overlay Districts

5.	C11-14-226 Brinshore Development	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 12/03/14)
		LOCATION:	Generally, north of Parker Street, south of Grant Street, between 29th and 31st Street

DISPOSITION: APPROVAL 7-0.

Special Use Permits

6.	C8-14-220 SBA Communications/Verizon Wireless	REQUEST:	Approval of a Special Use Permit to allow a <i>Broadcast tower</i> in a DR District, with a waiver of Section 55-108 Height to 105 feet tall tower (laid over from 11/05/14)
		LOCATION:	16140 Fort Street

DISPOSITION: APPROVAL 5-2. Approval of the Special Use Permit subject to: 1) Compliance with a revised tower elevation that provides a total height of 75 feet and the capability of co-location for at least 2 providers, 2) Compliance with the site and landscaping plans, 3) Submittal of an annual report, each year in January, to the Planning Department that discloses each broadcast tower location and operating status within Omaha's zoning jurisdiction, and 4) A governmental access easement for a public safety and communications network.

7.	C8-12-155 C8-12-156 C7-13-012 C7-15-030 Sixty Sorensen, LLC	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Convenience storage</i> , approval of a Major Amendment to a Large Project Special Use Permit, approval of a Major Amendment to a Conditional Use Permit to allow <i>Multiple-family residential</i> and approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District (laid over from 01/07/15)
		LOCATION:	Northeast of 60th Street and Sorensen Parkway

DISPOSITION: LAYOVER 7-0.

(REGULAR AGENDA)

Master Plan Referral

8.	C3-15-002 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 30 METROPOLITAN PLACE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northeast of 30th and Fort Streets

DISPOSITION: APPROVAL 7-0.

9.	C3-15-052 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to Chapter 55 regarding Article XXII - Urban Design
		LOCATION:	Omaha and 3-mile extraterritorial zoning jurisdiction

DISPOSITION: APPROVAL 7-0.

Subdivisions

10.	C10-15-032 C12-15-033 Icon Properties Midtown LLC	REQUEST:	Preliminary and Final Plat of THE ONE, a minor plat inside the city limits, with approval of an ACI-2(50) Overlay District
		LOCATION:	Northeast of 35th and Dodge Streets

DISPOSITION: APPROVAL 7-0. Approval of the ACI-2(50) Overlay District. Approval of the Preliminary, subject to the applicant: 1) Change the access note of the plat to: "There shall be no direct vehicular access to Dodge Street from Lot 1." Do not include 35th Street in the access restriction, 2) Coordinate with Metro Transit regarding transit improvements, and 3) Provide bike parking and indoor facilities. 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.

11.	C10-15-034 (D) C12-15-035 Green Shoe Investments LLC	REQUEST:	Preliminary and Final Plat of GREEN SHOE, a minor plat inside the city limits, with rezoning from DR to GI
		LOCATION:	South of Blair High Road and Interstate 680

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DR to GI. Approval of the preliminary plat subject to: 1) Acquiring the right-of-way (ROW) or securing an easement from the Nebraska Department of Roads (NDOR) for the 50 foot access area described in Note 4 on the final plat, 2) Acquiring the small 50x70 foot rectangular parcel located southeast of Lot 1; or securing an access easement from the NDOR, and 3) Compliance with all applicable stormwater management ordinances and policies. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.

12.	C10-15-036 (D) C12-15-037 NM Hotel, LLC	REQUEST:	Preliminary and Final Plat of NM PLACE, a minor plat inside the city limits, with rezoning from GO and GC to GO (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 44th and Farnam Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GO and GC to GO (property is also located within an ACI-1(PL) Overlay District). Approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study, 2) Provide for the dedication of right-of-way as needed to accommodate all improvements identified in the final approved traffic study, 3) Provide for the removal or relocation of all utilities, or grant utility easements for all proposed right-of-way vacations, 4) Coordinate with Metro Transit and Public Works regarding necessary right-of-way for transit improvements and associated traffic modifications, 5) Coordinate with Public Works on an acceptable phasing plan and schedule during the construction of the public improvements, 6) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, and 7) Provide sidewalks as required by the Subdivision Ordinance (including maintaining the existing sidewalk south of Harney Street and east of 42nd Street). Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to City Council.

13.	C10-15-038 (D) C12-15-039 City of Omaha	REQUEST:	Preliminary and Final Plat of LOCUST GLEN, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from R7 and GC to R5
		LOCATION:	Southwest of 19th and Locust Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R7 and GC to R5. Approval of the waiver of Section 53-8(4)(a) for Lot depth. Approval of the Preliminary Plat, subject to receiving approval of a waiver of lot size from the Zoning Board of Appeals for proposed Lots 1-6. Approval of the Final Plat, subject to the condition of Preliminary Plat approval, prior to forwarding the Final Plat to City Council.

14.	C10-15-007 (D) C12-15-008 Invest Omaha 1 LLC	REQUEST:	Preliminary and Final Plat of COBURN'S SUBDIVISION REPLAT ONE, a minor plat inside the city limits, with rezoning from R7 to R8 (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southwest of 36th and Jones Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R7 to R8. Approval of the Preliminary Plat subject to: 1) Providing for the removal or relocation of all utilities within the segment of alley to be vacated, and 2) Granting a public access easement between the southern boundary of Lot 1 and the north curblin of the paved addition to the alley. Approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

15.	C10-15-050 C12-15-051 Music School Development Corp, LLC	REQUEST:	Preliminary and Final Plat of CASS PLACE, a minor plat inside the city limits, with rezoning from R2 to LC
		LOCATION:	7023 Cass Street

DISPOSITION: APPROVAL 6-1. Approval of the rezoning from R2 to LC. **APPROVAL 7-0.** Approval of the preliminary plat subject to: 1) The applicant coordinating with the Public Works Department regarding necessary arrangements to facilitate the future internal access connections to adjacent sites (easements, etc.), and 2) Compliance with all applicable stormwater management ordinances and policies. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.

16.	C10-15-040 (D) C12-15-041 415 Leavenworth LLC, Omaha Public Power District and ConAgra Foods Inc.	REQUEST:	Preliminary and Final Plat of POWER STATION, a minor plat inside the city limits, with a waiver of Section 53-8(5)(c/d) for Utility easements and Section 53-9 for Sidewalks, with rezoning from DS and HI to CBD and HI, with approval of an ACI-1(PL) Overlay District (for proposed Lot 2)
		LOCATION:	East of 6th and Leavenworth Streets

DISPOSITION: APPROVAL 7-0. Approval of the ACI-1(PL) for proposed Lot 2. Approval of a waiver to OMC 53-8(5)(c) and (d) regarding utility easements. Approval of a waiver to OMC 53-9 regarding sidewalks. Approval of the rezoning from DS and HI to CBD and HI. Approval of the Preliminary, subject to the applicant: 1) Either provide a ROW dedication/public access easement where the street and sidewalk encroach the northeastern corner of Lot 1 at the eastern termination of the Leavenworth Street ROW, or re-design the roadway to avoid this conflict, 2) Granting a public access easement over the cul-de-sac. Coordinate with Public Works on the design of the cul-de-sac to ensure it is constructed to City standards, and 3) Coordinate with Parks Department on trail connections and locations and providing an easement for future

connection to the south. 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.

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

DISPOSITION: LAYOVER 7-0. Layover the Revised Preliminary and Final Plat to allow the applicant time to submit additional information in regards to the location and size of the waterway and wetlands on the subject site, revise the north-south ¼ mile connection to become more direct and provide the green corner.

18.	C10-04-060 (D) C12-04-061 Royce Falling Waters LLC	REQUEST:	Revised Preliminary Plat of FALLING WATERS and Final Plat of FALLING WATERS COMMERCIAL, a subdivision outside the city limits, with rezoning from AG to DR and MU, with approval of a Mixed Use District Development Agreement
		LOCATION:	Northwest of 192nd and Harrison Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable final Mixed Use District Development Agreement prior to forwarding the final plat to the City Council for final action. Approval of the Revised Preliminary Plat subject to: 1) All previous approved preliminary plat conditions, approved by the City Council that remain applicable to Phase IV, 2) Providing for all improvements identified in the final approved traffic study, 3) Providing for the construction of deceleration lanes for southbound 192nd and the 194th Street access at Harrison Street at 194th Street, 4) Providing a note on the final plat that states that the Monroe Street access at 192nd and the 194th Street access at Harrison Street shall be restricted to right-in/right-out movements in the future, 5) Providing a note on the final plat that states that there shall be no direct access to 195th Street from Lot 3, 194th Street from Lots 5 and 6, Monroe Street from Lots 8 or 9, and Adams Street from Lot 10, 6) Compliance with the City's Guidelines and Regulations for Driveway Location, Design and Construction, 7) Providing for sidewalks as required by the Subdivision Ordinance, 8) Coordinating with Douglas County regarding the grading of the subdivision to the ultimate 5-lane profile of 192nd and Harrison Streets, 9) Verifying that the drainageway in Outlots A and B accommodates either the 3:1 +20' section or the 100-year storm flow; whichever is greater, 10) 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 storm water for water quality, 11) Providing the green corner per Section 55-564(f) within its own outlot, 12) Including provisions in the subdivision agreement for use, ownership and maintenance of the outlots, 13) Verifying that the previous tree mitigation plans are still valid or resubmit for approval, and 14) That the overall debt ratio for all phases of development for Falling Waters being under the accepted 4%. Approval of the Final Plat subject to compliance with the applicable conditions of Revised Preliminary Plat approval and subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

19.	C10-15-053 C12-15-054 Lane Building Corp.	REQUEST:	Preliminary Plat of SHADOW GLEN NORTH REPLAT 1, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d) for Lot frontage, with rezoning from DR to DR, R4 and R6
		LOCATION:	Northeast of 168th and Locust Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DR to DR, R4 and R6. Approval of the waiver of Section 53-8(4)(d) for Lot frontage, subject to the applicant providing a public access easement to Oulot "A". Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide for traffic signal modifications at the 168th and Bedford intersection, 2) Coordinate with the Douglas County Engineer's Office to grade the subdivision to the ultimate five-lane profile of 168th Street, 3) Provide a contribution to the future Bedford Avenue bridge, 4) Make the stub street north of the 165th Avenue and Wirt Street intersection either private or part of Lot 64, 5) Place the following notes on the plat: (a) "There shall be no direct access to 168th Street from Lots 52 and 53." and (b) "There shall be no direct access to Locust Street from Lot 52.", 6) Provide traffic calming on all streets longer than 1,000 feet, 7) Pave all street stubs to the property line and provide temporary turnarounds, 8) Provide a noise attenuation easement 115 feet from the centerline of 168th Street and provide the standard noise attenuation easement language on the final plat, 9) Renumber the lot numbers to be sequential based on the development phases and submit an updated Phasing Plan, 10) Provide sidewalks as required by the Subdivision Ordinance, 11) Compliance with all applicable stormwater management ordinances and policies, 12) Include provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement, 13) Provide a letter of approval from Douglas County regarding noxious weed control, 14) Provide a letter of approval for established delivery points from the Omaha Post Office, and 15) An acceptable debt ratio of 4% or less.

Overlay Districts

20.	C11-14-049 (D) 5319 North, LLC	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District
		LOCATION:	Northeast of 30th and Fort Streets

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the PUD subject to the applicant meeting the following conditions prior to forwarding the request to the City Council for final action: 1) Recording the 30 METROPOLITAN PLACE Final Plat, 2) Approval of the revised parking, bufferyard, and height waivers from the Zoning Board of Appeals, 3) Working with the Planning Department to move the dumpster location away from the street, 4) Removal of a parking stall straddling the property line on the northeast corner of the site, and 5) Coordinating with Metro Transit regarding stop locations along 30th Street.

Rezoning

21.	C10-15-042 (D) Jesus Vallin	REQUEST:	Rezoning from HI to R4
		LOCATION:	4958 South 36th Street

DISPOSITION: APPROVAL 7-0.

22.	C10-15-043 (D) David and Helen Edwards	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	1503 North 58th Street

DISPOSITION: APPROVAL 7-0.

23.	C10-15-044 (D) Gregory Schaneman	REQUEST:	Rezoning from R3 to R5
		LOCATION:	505 North 41st Avenue

DISPOSITION: APPROVAL 7-0.

24.	C10-96-261 (D) Kristopher Jarecki	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Altech Business Park to allow <i>Automotive sales</i>
		LOCATION:	3880 South 149th Street

DISPOSITION: APPROVAL 7-0.

25.	C10-04-099 (D) DHK LLC	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Maple Creek
		LOCATION:	Southwest of 162nd Street and West Maple Road

DISPOSITION: APPROVAL 7-0.

Special Use Permits

26.	C8-15-045 (D) Mohamed Aboutaleb	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District
		LOCATION:	11714 West Dodge Road

DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow Automotive sales in a CC District subject to: 1) The use permit is for this applicant only, 2) No pole signs permitted, 3) Compliance with the proposed operating statement and plans, 4) Compliance with all applicable regulations, and 5) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

27.	C8-15-046 (D) St. John Lutheran Church	REQUEST:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow <i>Religious assembly</i> in a DR-ED District
		LOCATION:	4519 Kelby Road

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Special Use Permit (assumed) to allow Religious Assembly in a DR-ED, subject to: 1) Working with the Planning Department on a site design for a monument sign in compliance with zoning regulations, 2) Submittal of a revised site plan and sign plan providing a monument sign in compliance, 3) Removal of the sign structures for the two (2) existing signs, 4) Compliance with the revised site plan, and 5) Compliance with the operating statement.

Conditional Use Permits

28.	C7-14-010 Jacques and Tasha Clerc	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Indoor sports and recreation</i> 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) Submittal and approval of an administrative subdivision prior to issuance of building permits, 3) The Conditional Use Permit is for this user only, 4) Compliance with the amended site and landscape plans, 5) Compliance with the originally approved 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.

29.	C7-15-047 Verizon Wireless	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4(35) District, with a waiver of Section 55-186 Height to allow 50 foot tall radio antenna
		LOCATION:	1502 North 52nd Street

DISPOSITION: LAYOVER 7-0. Layover the request and continue the public hearing for the Major Amendment to a Conditional Use Permit (assumed) to allow Religious Assembly, subject to: 1) Submittal of documentation from the church and/or the owner of the spire addressing the availability of co-location space, and 2) If co-location space is not available then the applicant should work with the Planning Department regarding alternative design options.

30.	C7-15-048 (D) Clarkson Memorial Hospital	REQUEST:	Approval of a Conditional Use Permit to allow <i>Surface parking</i> in a GC District (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	4248 Douglas Street

DISPOSITION: LAYOVER 7-0. Layover the Conditional Use Permit to allow Surface parking in a GC-ACI-1(PL) District to allow the applicant to submit a revised site plan in compliance with all applicable regulations.

31.	C7-15-049 Music School Development Corp, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Personal improvement services</i> in a LC District
		LOCATION:	7023 Cass Street

DISPOSITION: LAYOVER 7-0. Layover of the Conditional Use Permit in order for the applicant to submit updated site, landscape and improvement plans which provides the north/south vehicular access easement.