

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, July 1, 2015, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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## *DISPOSITION AGENDA*

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This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on July 1, 2015.

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

MEMBERS NOT PRESENT: Trenton Magid  
David Rosacker

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**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, June 22, 2015.

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### ADMINISTRATIVE MEETING ONLY

1.	C12-15-083 Ehrhart Griffin & Associates	REQUEST:	Final Plat approval of THE COTTAGES AT OAKDALE ADDITION, a cluster subdivision inside the city limits (laid over from 04/01/15)
		LOCATION:	9515 West Center Road

**DISPOSITION: APPROVAL 5-0.** 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)**

**Overlay Districts**

2.	C11-08-105 (D) Ehrhart Griffin & Associates	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District (laid over from 04/01/15)
		LOCATION:	9515 West Center Road

**DISPOSITION: APPROVAL 5-0.** Approval of the Major Amendment to a PUD-Planned Unit Development Overlay District, subject to submittal of a revised site/landscape plan providing a sidewalk along the West Center Frontage Road before submittal to the City Council.

**(REGULAR AGENDA)**

**Master Plan Referral**

3.	C3-15-160 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the RAIL AND COMMERCE BLDG TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	950 South 10 <sup>th</sup> Street

**DISPOSITION: APPROVAL 5-0.**

4.	C3-15-161 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE STERLING APTS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	541 South 24 <sup>th</sup> Street

**DISPOSITION: APPROVAL 5-0.**

5.	C3-15-162 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 16th Street Business Improvement District (BID)
		LOCATION:	Properties along 16th Street from Dodge Street to Howard Street

**DISPOSITION: APPROVAL 5-0.**

6.	C3-15-163 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to the Transportation Element of the City's Master Plan regarding Complete Streets
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION: APPROVAL 5-0.**

7.	C3-15-164 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to the Interceptor Sewer Master Plan, Arterial Street Improvement Program (ASIP) and Urban Development Element of the City's Master Plan
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION: APPROVAL 5-0.**

8.	C19-15-165 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2015 Annexation Package: Northwest Village 2 <sup>nd</sup> Addition (SID 430); Whispering Hills (SID 460); Standing Bear Pointe (SID 401); Hillsborough Pointe (SID 432) and adjacent area; Nelson's Creek (SID 337); Diamond Head (SID 350) Huntington Park (SID 374) and adjacent area; Eldorado (SID 206); Skyline Country (SID 394) and adjacent area; Area Southwest of 180 <sup>th</sup> and F Street; 180 <sup>th</sup> Plaza (SID 481) and adjacent area; Rolling Meadows (SID 286) and adjacent area; Cinnamon Creek (SID 392) and adjacent area; Mission Pines (SID 412); Vintage Oaks (SID 399); Le Beau (SID 240); Brookhaven West (SID 435)
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION: APPROVAL 5-0.**

**Subdivisions**

9.	C12-15-166 (D) View 132 LLC	REQUEST:	Preliminary and Final Plat approval of 132 VIEW, a minor plat inside the city limits (property is also located within a pending MCC Overlay District)
		LOCATION:	Northeast of 132nd and "I" Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the Preliminary Plat, subject to the following conditions: 1. Coordinate with the Public Works Department to determine whether or not an update to the traffic study is necessary and provide for any identified improvements, 2. Compliance with all applicable stormwater management ordinances and policies, 3. Provide sidewalks as required by the Subdivision Ordinance. 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 to the City Council.

10.	C12-15-167 Charlotte Rasmussen	REQUEST:	Preliminary and Final Plat approval of ERIKSEN ACRES, a minor plat outside the city limits, with waivers of Section 53-8(2)(g) for street width, Section 53-8(4)(d) for lot frontage, Section 53-9(3) for Street surfacing and Section 53-9(9) for Sidewalks
		LOCATION:	10313 North 72nd Street

**DISPOSITION: APPROVAL 5-0.** Approval of the waiver of Section 53-8(2)(g) for street width to 22 feet. Approval of the waiver of Section 53-9(9) for sidewalks.

**Denial of the waiver of Section 53-8(4)(d) for lot frontage.** A 40 foot wide outlet along the extent of the northern boundary should be provided. Denial of the waiver of Section 53-9(3) for street surfacing. Street surfacing should meet the minimum construction and depth requirements.

**Approval of the preliminary plat subject to:** 1. Compliance with Section 55-901 of the Zoning Ordinance for the North Hills Environmental Resources Overlay District; and including a note on the final plat regarding same, 2. Providing the existing and proposed building footprints and on-site wastewater treatment facilities locations on the final plat, 3. Providing a 40 foot wide outlet along the extent of the northern boundary of the plat for the private way, 4. Obtaining any

necessary Zoning Board of Appeals waivers for any setback nonconformities created by the outlot, and 5. Approval of the on-site wastewater treatment facilities prior to approval of a final plat.

Lay over the final plat until disposition of the waiver requests have been determined and/or the conditions of the preliminary plat recommendation have been addressed.

11.	C12-15-168 (D) Brinshore Development	REQUEST:	Preliminary and Final Plat approval of HIGHLANDER 75 NORTH REPLAT 1, a minor plat inside the city limits (property is also located within a pending ACI-1(PL) Overlay District)
		LOCATION:	Northwest of 30th and Patrick Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the preliminary plat subject to the following conditions: 1. Providing for all improvements identified in the final approved traffic study, 2. Coordinating with the Public Works Department regarding the configuration of the north end of 31st Street, and 3. Providing sidewalk along the north side of Lot 1 (by easement within the lot boundaries if necessary). Approval of the Final Plat as amended by the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement.

12.	C8-15-169 C10-15-170 C12-15-171 John Pink	REQUEST:	Preliminary and Final Plat approval of PINK GRADING INDUSTRIAL PARK, a minor plat inside the city limits, with rezoning from DR to DR and GI, along with Approval of a Special Use Permit to allow <i>Scrap and salvage services</i> in a GI District (a portion of which property is located within a flood fringe and floodway overlay district)
		LOCATION:	Northeast of 60th and Harrison Streets

**DISPOSITION: APPROVAL 5-0.** Approval of a Special Use Permit to allow Scrap and salvage services in a GI District subject to: 1. Submittal of a revised site/landscape plan prior to forwarding this request to City Council that adequately addresses the following: a. Providing a revised operating statement indicating the specific days of operation, b. Providing for 20 paved off-street parking stalls and delineating the paved drive aisles, c. Providing a permanent restroom facility in compliance with Section 49 Omaha Municipal Code, d. Obtaining a waiver from the Zoning Board of Appeals for the 300 foot separation requirement and the required number of parking stalls, and e. Providing the appropriate screening which satisfies Section 55-766(b)(2) along the west side of Lot 1, 2. Compliance with the revised site/landscape plan, 3. Compliance with the revised operating statement, 4. The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department, 5. Compliance with Article XVII – Performance Standards Omaha Municipal Code, 6. Compliance with Chapter 41 – Air Quality Control Omaha Municipal Code, 7. Compliance with Sections 30-81 through 30-110 Omaha Municipal Code, and 8. Compliance with all other applicable regulations.

Approval of the rezoning from DR to GI and DR (portions of which property is located within a flood fringe and floodway overlay district). Approval of the preliminary plat subject to: 1. The applicant providing for the provisions of installing a sidewalk along South 60th Street or agreeing to waive the right to protest a future sidewalk improvement district within the subdivision agreement, 2. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement, and 3. Compliance with all applicable stormwater management regulations. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding to City Council.

**Rezoning**

13.	C10-15-172 (D) Rick Cox	REQUEST:	Rezoning from DR to R2
		LOCATION:	6003 North 52nd Street

**DISPOSITION: APPROVAL 5-0.**

14.	C10-15-173 (D) Barry Stych	REQUEST:	Rezoning from R3 to R4
		LOCATION:	2618 and 2624 North 137th Street

**DISPOSITION: APPROVAL 5-0.**

15.	C10-15-174 (D) James Overton	REQUEST:	Rezoning from GI to CC
		LOCATION:	3744 Lake Street

**DISPOSITION: LAYOVER 5-0. Layover to allow the applicant time to submit an application for a Special Use Permit.**

16.	C10-15-175 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R5(35) to R4
		LOCATION:	For several properties generally located south of Patrick Avenue, west of 31st Street, north of Charles Street and east of John A. Creighton Boulevard

**DISPOSITION: APPROVAL 5-0.**

17.	C10-15-176 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R4(35) to R4
		LOCATION:	3403 and 3407 Boyd Street

**DISPOSITION: APPROVAL 5-0.**

18.	C10-15-177 (D) Boundaryline Surveys	REQUEST:	Rezoning from DR and R2 to DR and R2
		LOCATION:	South of 169th Circle and Ontario Street

**DISPOSITION: APPROVAL 5-0.**

19.	C10-15-178 (D) Kylee Simon	REQUEST:	Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	999 North 16th Street

**DISPOSITION: APPROVAL 5-0.**

20.	C7-15-179 (D) C10-15-180 Dave Paladino	REQUEST:	Rezoning from R2 and CC to CC, with approval of an ACI-2(50)-Area of Civic Importance Overlay District, and approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District (portion of property is located within an existing ACI-2(50) Overlay District)
		LOCATION:	Southwest of 72nd and Maple Streets

**DISPOSITION: APPROVAL 5-0. Approval of the rezoning from R2 and CC to CC. Approval of the ACI-2(50) Overlay District. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in a CC district subject to the following: 1. Obtaining waivers for an excessive FAR and parking reductions from the Zoning Board of Appeals, 2. Constructing new**

sidewalks and curbside landscaping per the ACI-2 regulations along all street frontages, 3. Complying with 55-935 wall materials, 4. Continue working with the Planning Department regarding landscaping along the north side of the structure, 5. Compliance with the Public Work's comment regarding designing the site as if the property line were 14' south of its current location, 6. Compliance with the operating statement, 7. No outdoor storage of materials, 8. Compliance with all other applicable regulations, and 9. The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

21.	C10-15-185 (D) Ivan Rodriguez	REQUEST:	Rezoning from G1 to R5
		LOCATION:	2110 Poppleton Avenue

**DISPOSITION: APPROVAL 5-0.**

**Special Use Permits**

22.	C8-15-181 (D) YMCA of Greater Omaha	REQUEST:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow a <i>Recreational club</i> in a R6 District
		LOCATION:	13010 Atwood Avenue

**DISPOSITION: APPROVAL 5-0.** Approval of the Major Amendment to a Special Use Permit (assumed) to allow Recreational Club in R6, subject to: 1. Compliance with the submitted sign plans, subject to reducing the height of the monument sign to a maximum of 6 feet, 2. Removal of all other signage on the site, 3. Approval of the necessary signage waivers from the Zoning Board of Appeals, 4. Compliance with all other applicable regulations, and 5. Compliance with the plans and conditions of the Minor Amendment approved January 9, 1997.

23.	C8-15-184 (D) Bethlehem House	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> in a R7 District
		LOCATION:	Southeast of 15th and Martha Streets

**DISPOSITION: APPROVAL 5-0.** Approval of a Special Use Permit to allow Large group living in a R7 District subject to: 1. Receiving a waiver from the Zoning Board of Appeals for the following prior to sending this request to the City Council: a. Parking in the front yard, b. Perimeter parking lot landscaping, and c. Impervious coverage for proposed Lot 2, 2. Revising the site plan to provide a depth of 40 feet for the new five-stall parking lot prior to sending this request to City Council, 3. A limit of 12 residents in the facility (not including house managers), 4. The facility being limited to this operator only (Bethlehem House), 5. Compliance with the revised site plan, 6. Compliance with the proposed operating statement, 7. Compliance with all other applicable regulations, and 8. The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

24.	C8-15-182 C7-15-183 The Salvation Army	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> and a Conditional Use Permit to allow <i>Multiple-family residential</i> in a GO District
		LOCATION:	3612 Cuming Street

**DISPOSITION: APPROVAL 5-0.** Approval of the Special Use Permit to allow Large group living and the Conditional Use Permit to allow Multiple-family residential subject to the following conditions: 1. Obtaining a Zoning Board of Appeals waiver to allow off-street parking within the front yard setback along Cuming Street and to allow the reduced number of required off-street parking stalls, 2. Dedicating right-of-way to a line 12.5 feet behind the curb line, 3. Complying with City's Guidelines and Regulations for Driveway Location, Design and Construction, 4. Providing an updated site plan that delineates bicycle parking, 5. Coordinating with METRO on the placement of and type a transit shelter, and 6. Compliance with all other applicable regulations.

**Conditional Use Permits**

25.	C7-15-099 (D) Elkhorn School District 10	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a <i>Secondary educational facility</i> in a DR District
		LOCATION:	Northwest of 207th and Glenn Streets

**DISPOSITION: APPROVAL 5-0.** Approval of the Major Amendment to the Conditional Use Permit (assumed), subject to the following conditions: 1. Obtaining the necessary waiver from the Zoning Board of Appeals for parking in the front yard setback for nonresidential uses in a residential district, 2. Submittal of a revised landscape plan providing for 7 trees along Glenn Street, 3. Compliance with the proposed site plan, 4. Compliance with the proposed operating statement, 5. Compliance with the building elevations, 6. Compliance with the storm shelter provisions in Section 55-787, 7. Compliance with all stormwater management regulations, and 8. Obtaining all necessary permits and Certificates of Occupancy.