PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 3, 2016, 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 3, 2016.

MEMBERS PRESENT: Brinker Harding, Chairman
Arnold Nesbitt, Vice Chairman
Greg Rosenbaum
Van C. Deeb
Trenton Magid
David Rosacker
Kristine Karnes

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 25, 2016.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

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<td>1.</td>
<td>C3-16-027 Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 7-0.

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<td>2.</td>
<td>C3-16-028 Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 7-0.
Subdivisions

3. C10-15-263 (D)
   C12-15-264
   204 FStreet, LLC

   REQUEST: Revised Preliminary Plat approval of
   GRANDVIEW and Final Plat approval of
   GRANDVIEW (Lots 1-225, Outlots A-I), a
   subdivision outside the city limits, with
   rezoning from AG to DR, R4 and R5

   LOCATION: Northwest of 204th and "F" Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR, R4 and R5. Approval of
the revised preliminary plat subject to: 1) Coordinating with the NDOR regarding a traffic study, the
street connection to 204th Street, and the need for a southbound right-turn lane at 204th and Street
“A”. 2) Providing a technical memorandum to the City that evaluates the signal warrants at 204th
and Street “A” and provides for the required improvements. 3) Providing for the improvement of
“F” Street to three lanes. 4) Constructing the roundabout at the intersection of Street “A” and “J”
to align the two east/west approaches so that they serve as a continuous through movement (each
of these two approaches are required to intersect the north/south street at a 90 degree angle). 5)
Provide for temporary paved turnarounds at the end of all stub streets. 6) Provide traffic calming
on all street segments in excess of 1,000 feet. 7) Coordinate with Public Works regarding an
acceptable general obligation paving plan. 8) Providing a green corner in compliance with Section
53-9(14)(a-e) and including it within its’ own outlot with frontage to Street “B”. 9) Include the
standard noise attenuation easement language on the final plat(s). 10) Provide for sidewalks as
required on “F” Street, and if acceptable to the NDOR 204th Street. 11) Compliance with all
applicable stormwater management ordinances and policies. 12) Provide design and cost
estimates for parkway and trail improvements for Park Advisory Board approval prior to forwarding
the final plat to the City Council. 13) Provide for the use, ownership and maintenance of the outlots
in the subdivision agreement. 14) Including building footprints in compliance with the R4 District
setback regulations (including the 35 foot no build easement) on all of the buildable lots adjacent
to the parkway. 15) The overall debt ratio being under the accepted 4%. Approval of the final plat
subject to compliance with the revised preliminary plat conditions and submittal of an acceptable
final subdivision agreement prior to forwarding the request to the City Council for final action.

4. C10-16-029 (D)
   C12-16-030
   TD2

   REQUEST: Preliminary and Final Plat approval of
   THE RIDGES REPLAT 13, a minor plat inside the
   city limits, with rezoning from DR to DR and R4

   LOCATION: North of Shadow Ridge Drive and west of
   181st Street

DISPOSITION: APPROVAL 7-0. Approval of the zoning from DR to DR and R4. Approval of the
Preliminary Plat, subject to the following conditions: 1) Submittal of an application for a Minor
Amendment to the existing Special Use Permit for Outdoor sports and recreation. 2) Providing the
building envelope on the final plat and a note stating that development on Lot 1 must comply with
the site development standards in Chapter 55 OMC. 3) Placing a note on the final plat that there
shall be only one vehicular access to Pacific Street from Lot 2, at 188th Plaza. 4) 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,
if necessary, prior to forwarding to City Council.
5. C10-97-029 (D)  
   C12-16-031 Noddle Bradford VI, LLC  
   **REQUEST:** Preliminary and Final Plat approval of AKSARBEN VILLAGE REPLAT 16, a minor plat inside the city limits, with approval of a Major Amendment to a Mixed Use District Development Agreement for Aksarben Business & Education Campus  
   **LOCATION:** Northeast of 67th and Frances Streets  

**DISPOSITION:** APPROVAL 6-0-1. Approval of a Major Amendment to the Mixed Use District Development Agreement for the Aksarben Business & Education Campus subject to submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action. Approval of the preliminary plat subject to the following: 1) Compliance with the City’s Guidelines and Regulations for Driveway Location, Design and Construction. 2) Compliance with an approved Flood Plain Development permit. 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.

6. C11-16-043  
   C12-16-042 Mayberry 51 LLC  
   **REQUEST:** Preliminary and Final Plat approval of MAYBERRY PLACE, a minor plat inside the city limits with approval of a PUR-Planned Unit Redevelopment Overlay District  
   **LOCATION:** Northwest of 51st and Mayberry Streets  

**DISPOSITION:** APPROVAL 7-0. Approval of the PUR, subject to submittal of a revised site plan that shows handicapped parking, swimming pool, bbq/fire pit and is in compliance with all applicable site development regulations prior to forwarding the request to City Council. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study. 2) Submit an exhibit to the Public Works Department to verify that the northbound approach of 51st Street to Leavenworth Street has adequate sight distance. 3) Provide sidewalks as required by the Subdivision Ordinance. 4) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council for final action.

**Overlay District**

7. C11-73-078 (D)  
   Darwin Goodsell  
   **REQUEST:** Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District  
   **LOCATION:** Northwest of 78th Street and Sorensen Parkway  

**DISPOSITION:** LAYOVER 7-0. Layover the request to allow the applicant additional time to coordinate with the Glenbrook Homeowner’s Association.

**Rezonings**

8. C10-16-032 (D)  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Repeal of an existing ACI-1(50) Overlay District  
   **LOCATION:** 2505 Oak Street  

**DISPOSITION:** APPROVAL 7-0.
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<tr>
<th></th>
<th>Request Number</th>
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<tbody>
<tr>
<td>9.</td>
<td>C10-16-033 (D)</td>
<td>Robert Skradski</td>
<td>Rezoning from HI to R4</td>
<td>4971 South 36th Avenue</td>
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<td>10.</td>
<td>C10-16-034 (D)</td>
<td>Randall Ashley</td>
<td>Rezoning from HI to CBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
<td>1017 South 10th Street</td>
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<td>11.</td>
<td>C10-16-035 (D)</td>
<td>David Kipling</td>
<td>Rezoning from R2 to R3</td>
<td>2023 North 83rd Street</td>
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<td>12.</td>
<td>C10-16-036 (D)</td>
<td>Dugan Funeral Services Inc.</td>
<td>Rezoning from GI to CC and GI, with approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>Southwest of 52nd and Center Streets</td>
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<td>13.</td>
<td>C10-01-237 (D)</td>
<td>National Park Service</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Gallup University Riverfront Campus</td>
<td>601 Riverfront Drive</td>
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<td>14.</td>
<td>C10-07-003 (D)</td>
<td>East Campus Realty</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Midtown Crossing</td>
<td>Southeast of 33rd and Farnam Streets</td>
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<td>15.</td>
<td>C10-16-037 (D)</td>
<td>Brian Wragge</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>3809 North 90th Street</td>
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<td>16.</td>
<td>C8-16-038 C10-16-039</td>
<td>Mark Sanford</td>
<td>Rezoning from CC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Special Use Permit to allow <em>Body and fender repair services</em> in a GC District</td>
<td>9421 &quot;Q&quot; Street</td>
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**DISPOSITION:** APPROVAL 7-0.

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**DISPOSITION:** APPROVED 4-3.
### REQUEST:
Rezoning from GC to NBD (property is also located within an existing ACI-1(PL) Overlay District)

### LOCATION:
3909, 3913 and 3921 Farnam Street

**DISPOSITION:** APPROVAL 7-0.

## Special Use Permits

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<tr>
<td>18.</td>
<td>C8-16-040 (D)</td>
<td>Approval of a Major Amendment to a Special Use Permit (assumed) to allow Scrap and salvage services in a GI District</td>
<td>5940 South 60th Street</td>
</tr>
<tr>
<td>19.</td>
<td>C8-16-041</td>
<td>Approval of a Special Use Permit to allow Scrap and salvage services in a GI District</td>
<td>2625 Deer Park Boulevard</td>
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</table>

**DISPOSITION:** LAYOVER 7-0. Layover of the Major Amendment to the Special Use Permit (assumed) to allow Scrap and salvage services in a GI District in order to allow the applicant additional time to submit and/or provide the following:
1. Removing the fill placed within the boundaries of the floodway immediately.
2. A revised operating statement providing detailed information on the proposed vehicle processing facility, the maintenance/fabrication facility and open storage areas.
3. Providing a timeline on the removal of the fill placed around the remainder of the property and providing information on where the fill will be transported and placed.
4. Providing information on the purpose and the timeline for the temporary access road.
5. Providing a landscape plan showing vegetative cover for the new slope created by the re-grading.

**DISPOSITION:** APPROVAL 7-0. Approval of a Special Use Permit to allow Scrap and salvage services in a GI District subject to:
1. Submittal of a to-scale revised site plan that adequately addresses the following prior to forwarding the request to the City Council: (a) Provide an 8 foot tall opaque screening/fencing around the perimeter of the facility. (b) Indicate the location and number of off-street parking stalls to be onsite. (c) Provide a sidewalk along Deer Park Boulevard.
2. Compliance with all applicable sign regulations.
3. Compliance with the revised site plan.
4. Compliance with the submitted operating statement.
5. The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department.
6. That storage of materials on site not exceed heights taller than the screening.
7. Compliance with Sections 30-81 through 30-110 of the Omaha Municipal Code.
8. Compliance with all other applicable regulations.

### Conditional Use Permits

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<tr>
<td>20.</td>
<td>C7-93-161 (D)</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R4 District</td>
<td>5710 South 176th Avenue</td>
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**DISPOSITION:** APPROVAL 7-0. Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R4 District, subject to the following conditions:
1. Receive all necessary parking waivers from the Zoning Board of Appeals.
2. Compliance with the site plan.
3. Compliance with the operating statement.
4. Compliance with all original conditions of approval.
5. Compliance with all other applicable regulations.
21. C7-16-045
Kurt Geschwender

REQUEST: Approval of a Conditional Use Permit to allow General retail sales in a GO District

LOCATION: 11217 Wright Circle

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow General retail sales in a GO District, subject to the following conditions: 1) Coordinate with the City of Omaha Police Department and/or Douglas County Sheriff's Department to obtain all necessary licenses and permits required to run this type of business. 2) Compliance with the site plan. 3) Compliance with the operating statement. 4) Compliance with all other applicable regulations.