

# 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

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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 February 3, 2016.**

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

MEMBERS NOT PRESENT:              None

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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, January 25, 2016.

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## **PUBLIC HEARING AND ADMINISTRATIVE MEETING**

### **(REGULAR AGENDA)**

#### **Master Plan Referrals**

1.	C3-16-027 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the HDR HEADQUARTERS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 11 <sup>th</sup> and Dodge Streets

**DISPOSITION: APPROVAL 7-0.**

2.	C3-16-028 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the MAYBERRY 51 TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 51 <sup>st</sup> and Mayberry Streets

**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 51 <sup>st</sup> 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.

**Rezoning**

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.**

9.	C10-16-033 (D) Robert Skradski	REQUEST:	Rezoning from HI to R4
		LOCATION:	4971 South 36th Avenue

**DISPOSITION: APPROVAL 7-0.**

10.	C10-16-034 (D) Randall Ashley	REQUEST:	Rezoning from HI to CBD (property is also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	1017 South 10th Street

**DISPOSITION: APPROVAL 7-0.**

11.	C10-16-035 (D) David Kipling	REQUEST:	Rezoning from R2 to R3
		LOCATION:	2023 North 83rd Street

**DISPOSITION: APPROVAL 7-0.**

12.	C10-16-036 (D) Dugan Funeral Services Inc.	REQUEST:	Rezoning from GI to CC and GI, with approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	Southwest of 52nd and Center Streets

**DISPOSITION: APPROVAL 7-0.**

13.	C10-01-237 (D) National Park Service	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for Gallup University Riverfront Campus
		LOCATION:	601 Riverfront Drive

**DISPOSITION: APPROVAL 7-0.**

14.	C10-07-003 (D) East Campus Realty	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for Midtown Crossing
		LOCATION:	Southeast of 33rd and Farnam Streets

**DISPOSITION: APPROVAL 7-0.**

15.	C10-16-037 (D) Brian Wragge	REQUEST:	Approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	3809 North 90th Street

**DISPOSITION: APPROVAL 7-0.**

16.	C8-16-038 C10-16-039 Mark Sanford	REQUEST:	Rezoning from CC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Special Use Permit to allow <i>Body and fender repair services</i> in a GC District
		LOCATION:	9421 "Q" Street

**DISPOSITION: APPROVED 4-3.**

17.	C10-16-044 (D) BD3 LLC	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**

18.	C8-16-040 (D) Hansen Property Development, Inc.	REQUEST:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow <i>Scrap and salvage services</i> in a GI District
		LOCATION:	5940 South 60th Street

**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. 6) Submittal of a flood plain development permit.

19.	C8-16-041 Kyle Kellner	REQUEST:	Approval of a Special Use Permit to allow <i>Scrap and salvage services</i> in a GI District
		LOCATION:	2625 Deer Park Boulevard

**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**

20.	C7-93-161 (D) Millard School District 17	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow a <i>Secondary educational facility</i> in a R4 District
		LOCATION:	5710 South 176th Avenue

**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 <i>General retail sales</i> 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.