PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 6, 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 April 6, 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, March 28, 2016.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

   C12-15-300
   Western Springs Land Corp.

REQUEST: Preliminary Plat approval of SHADOW VIEW VILLAGE, a subdivision outside the city limits, with rezoning from AG to MU with approval of a Mixed Use District Development Agreement (laid over from 12/02/15)

LOCATION: Northwest of HWS Cleveland Boulevard and West Center Road

DISPOSITION: LAYOVER 7-0. Layover for 30 days to allow the applicant time for discussions with the adjacent property owner.
**Rezonings**

2. **C10-98-071**  
   **Dragon Storage, LLC**  
   **REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge (laid over from 03/02/16)  
   **LOCATION:** Northwest of 180th and Harrison Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the Falcon Ridge Mixed Use Development Agreement to allow a Convenience storage facility and a reconfigured plaza area subject to submittal of an acceptable Mixed Use Development Agreement and submittal of an acceptable Minor Plat to subdivide the parcel prior to forwarding to City Council.

**Conditional Use Permits**

3. **C7-10-177 (D)**  
   **Omaha Neon Sign Company**  
   **REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R3 District (laid over from 03/02/16)  
   **LOCATION:** 8050 North 129th Avenue

**DISPOSITION:** APPROVAL 7-0. Approval of the requested Major Amendment subject to the following conditions: 1) Compliance with the original conditions of approval for the use permit. 2) Approval of the necessary ZBA waivers for the proposed signage. 3) Compliance with the submitted sign plans.

**(REGULAR AGENDA)**

**Master Plan Referrals**

4. **C3-16-067**  
   **Paul R. Kimmons**  
   **REQUEST:** Approval of a Local Landmark Designation - Johnston Building  
   **LOCATION:** 1146 South 32nd Street

**DISPOSITION:** APPROVAL 7-0.

5. **C3-16-068**  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of an Update to The Omaha Suburban Park Master Plan  
   **LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVAL 7-0.

6. **C3-10-169**  
   **C3-12-228**  
   **C3-13-206**  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of amendments to the 2011, 2013 and 2014 Action Plans  
   **LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVAL 7-0.

7. **C3-16-069**  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of an amendment to Chapter 55 regarding Day care services (general)  
   **LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION:** APPROVAL 7-0.
### Subdivisions

<table>
<thead>
<tr>
<th>No.</th>
<th>Requestor</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>8.</td>
<td>C12-16-070 (D)</td>
<td>Preliminary and Final Plat approval of PACIFIC STREET WEST REPLAT 13, a minor plat outside the city limits</td>
<td>Southeast of 203rd and Pierce Streets</td>
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<tr>
<td>9.</td>
<td>C12-16-071a (D) C12-16-071 DMT, LLC</td>
<td>Preliminary and Final Plat approval of DMT, a minor plat inside the city limits, with rezoning from DR and CC to CC (portion of property is located within the flood fringe and floodway overlay districts)</td>
<td>909 South 107th Avenue</td>
</tr>
<tr>
<td>10.</td>
<td>C10-16-072 C12-16-073 Lockwood Development</td>
<td>Preliminary Plat approval of STERLING RIDGE PHASE II, a subdivision inside the city limits, with rezoning from DR and R4 to DR and R4</td>
<td>South of Hickory Street between 127th and 129th Streets</td>
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**DISPOSITION:** APPROVAL 7-0. Approval of the preliminary plat subject to the following: 1) Constructing sidewalks per City standards along the 203rd Street frontage of Lots 2 and 3 immediately after recording the final plat. 2) Enter into an inter-local agreement with Douglas County for the Pacific Street improvements as required in the original Pacific Street West subdivision agreement or provide a letter of credit covering the full cost of the Pacific Street improvements. 3) Coordinating with Public Works to develop an acceptable PCSMP. 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 prior to forwarding to the City Council.

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from CC & DR to CC. Approval of the preliminary plat subject to: 1) Providing cross access and circulation easements on the final plat. 2) Providing sidewalks along 107th Avenue street frontage. 3) Providing a trip generation memo documenting the net change in trips for the proposed development and providing a traffic study, if necessary. 4) Providing for all improvements identified in the traffic study, if the study is required. 5) Approval of a Flood Plain Development Permit before the submittal of any building permits. 6) Compliance with all applicable stormwater management ordinances and policies. 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.

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from DR and R4 to DR and R4. Approval of the preliminary plat subject to the following being addressed prior to submittal of the final plat: 1) Removal of the proposed medians. 2) Including the proposed cul-de-sacs within their own outlots. 3) Improving the private cul-de-sacs to city standards and providing for the use, ownership and maintenance in the subdivision agreement. 4) Providing for sidewalks, streetscape improvements and street trees as required by code (53-9 OMC). 5) Compliance with all applicable stormwater management ordinances and policies. 6) Continued compliance with the approved tree canopy analysis and mitigation plans approved by the City Council August 16, 2011.
### 11. C10-16-075  
C12-16-076  
C11-16-074  
Sage Capital, LLC

**REQUEST:** Preliminary and Final Plat approval of DUNDEE FLATS, a minor plat inside the city limits, with rezoning from GC to R8, with approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an existing ACI-2(50) Overlay District)

**LOCATION:** Southeast of 49th and Dodge Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from GC to R8. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide sidewalks as required by the Subdivision Ordinance. 2) 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. Approval of the PUR subject to the applicant continuing to work with Urban Design to provide acceptable building elevations prior to forwarding to City Council.

### 12. C10-16-077  
C12-16-078  
Omaha School District #66

**REQUEST:** Preliminary and Final Plat approval of OAKDALE SCHOOL, a minor plat inside the city limits, with rezoning from DR to R4

**LOCATION:** 9801 West Center Road

**DISPOSITION:** APPROVAL 6-0-1. Approval of the rezoning from DR to R4. Approval of the preliminary plat subject to: 1) Coordinating with Public Works on an acceptable circulation, queuing, and site access plan. 2) Providing for public improvements to West Center Frontage Road as identified by Public Works. 3) Submittal of a rezoning application to include the property in the MCC Overlay District. 4) Compliance with all applicable stormwater management ordinances and policies. 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.

### 13. C10-16-079  
C12-16-080  
J. Keith Basham

**REQUEST:** Preliminary Plat approval of COUNTRY CLUB OAKS REPLAT 5, a subdivision inside the city limits, with rezoning from R6 to R3

**LOCATION:** Southwest of 60th and State Streets

**DISPOSITION:** APPROVAL 5-2. Approval of the rezoning from R6 to R3, subject to requesting that the existing PUD be repealed. Approval of the waiver of Section 53-8(2)(g) street design standards (The waiver of Section 53-8(2)(b) for cul-de-sac length and Section 53-9(9) for sidewalk was allowed by the City in 1968). Approval of the preliminary plat subject to providing the following with or prior to submittal of a final plat: 1) Placing 60th Court in an outlot. 2) Including provisions for use, ownership and maintenance of the outlot in the subdivision agreement. 3) 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. 4) Submittal of an acceptable subdivision agreement.
### 14. C10-16-081
C12-16-082
Gottsch Brothers, LLC

**REQUEST:** Preliminary Plat approval of SKYLINE RIDGE, a subdivision outside the city limits, with rezoning from DR and R4 to MU with approval of a Mixed Use District Development Agreement

**LOCATION:** Northwest of 204th and North Main Streets

**DISPOSITION:** APPROVAL 7-0.
Approval of the rezoning from DR and R4 to MU, subject to submittal of an acceptable Mixed Use Development Agreement to be submitted with the Final Plat. Approval of the Preliminary Plat, subject to the following conditions: 1) Submit a traffic study and provide for all improvements identified in the final approved study. 2) Dedicate right-of-way along a line 100 feet from the centerline of 204th Street. 3) Dedicate 12.5 feet of right-of-way from the curbline along the North Main Street frontage of Lot 1 (if it has not already been provided). 4) Make a contribution to the future improvement of Blondo Street between 204th Street and North Main Street. 5) Provide the following notes on the plat: (a) There shall be no direct access onto 204th Street from Lots 1, 2, 3 or 6. (b) There shall be no direct access onto North Main Street from Lot 1. 6) Include noise attenuation easements on Lot 6 for a distance of 115 feet from the centerlines of 204th Street and Blondo Street, as well as providing the standard noise attenuation easement language. 7) The grading of Lot 6 will need to match the future profile of Blondo Street - coordinate with the Douglas County Engineer’s office. 8) Provide sidewalks along all streets. 9) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 10) Include provisions for use, ownership and maintenance of the outlot in the final subdivision agreement.

### Rezonings

#### 15. 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 Body and fender repair services in a GC District (Reconsideration)

**LOCATION:** 9421 "Q" Street

**DISPOSITION:** APPROVAL 7-0.
Approval of the rezoning from CC-Community Commercial District to GC-General Commercial District. Approval of an MCC-Major Commercial Corridor Overlay District. Approval of a Special Use Permit to allow Body and fender repair services in a GC-General Commercial District subject to: 1) Enter into an acceptable Development Agreement with the City prior to forwarding the request to City Council. 2) Submit a revised site plan prior to forwarding the request to City Council that extends the new fencing in the southeast portion of the site to close the “S” Street access (without a gate). 3) Compliance with the MCC Overlay District regulations, including removal of the existing pole sign. 4) No outdoor storage of vehicles awaiting repair, parts or partially dismantled vehicles. 5) This use permit is for this applicant only. 6) Compliance with the revised site plan. 7) Compliance with the submitted operating statement. 8) Compliance with the proposed building elevation. 9) Compliance with all applicable stormwater management ordinances and policies. 10) Compliance with all other applicable regulations.

#### 16. C10-16-083 (D)
Debbie Reiss

**REQUEST:** Rezoning from HI to R4

**LOCATION:** 4964 South 36th Street

**DISPOSITION:** APPROVAL 7-0.

#### 17. C10-16-084 (D)
Omaha Chinese Culture Association

**REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District

**LOCATION:** 8206 Blondo Street

**DISPOSITION:** APPROVAL 7-0.
<table>
<thead>
<tr>
<th>Request Number</th>
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<tbody>
<tr>
<td>18. C10-16-085 (D)</td>
<td>Imelda Onate</td>
<td>Rezoning from GI to R7</td>
<td>1263 and 1265 South 15th Street</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>19. C10-16-086 (D)</td>
<td>Clarity Development Company</td>
<td>Rezoning from R8 and GC to NBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
<td>Northwest of 38th and Farnam Streets</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>20. C10-16-087 D - Approval</td>
<td>Tenth Street Market</td>
<td>Rezoning from HI to CBD (property is also located within an existing NCE-C District)</td>
<td>1100 Pierce Street</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>21. C10-16-088 D - Approval</td>
<td>William Pries</td>
<td>Approval of a Parking Adjustment for a Mixed Use Development (Section 55-736)</td>
<td>Southeast of 125th Avenue and West Center Road</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>22. C11-98-214a C8-16-089</td>
<td>Children's Hospital and Medical Center</td>
<td>Approval of a Special Use Permit to allow Large group living in a R6 District, and a Major Amendment to the existing PUD-Planned Unit Development Overlay District</td>
<td>7815 Harney Street</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>23. C7-16-090</td>
<td>Katie Jensen</td>
<td>Approval of a Conditional Use Permit to allow a Kennel in a DR District (property is also located within an existing ED-Environmental Overlay District)</td>
<td>9038 North 66th Street</td>
<td>APPROVAL 7-0.</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R2 District</td>
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<td>LOCATION:</td>
<td>1616 South 120th Street</td>
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DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit (assumed), subject to the following conditions: 1) Submittal of a minor subdivision plat and rezoning to include the property in the MCC Overlay District. 2) Constructing off-site sidewalks in queuing areas identified in the final approved traffic study. 3) Providing sidewalks along the site’s Skylark Drive and Pinewood Circle Drive frontages. 4) Reconfiguring the 123rd Street sidewalk crossing so that the ramps and crosswalk are in ROW. 5) Providing that all new public street sidewalks will be constructed to City standards. 6) Submittal of a revised landscape plan in compliance with the provisions in Section 55-740 & 55-718 before building permit submittal. 7) Compliance with the proposed site plan and revised landscape plan. 8) Compliance with the proposed operating statement. 9) Compliance with the building elevations. 10) Compliance with the storm shelter provisions in Section 55-787. 11) Compliance with all stormwater management regulations. 12) Obtaining all necessary permits and Certificates of Occupancy.

| REQUEST: | Approval of a Major Amendment to a Conditional Use Permit to allow Safety services in a GI District (portion of property is located within the flood fringe overlay district) |
| LOCATION: | 11650 Rainwood Road |

DISPOSITION: APPROVAL 6-1. Approval of the Major Amendment to the Conditional Use Permit for Phase VI, the outdoor gun range as proposed, subject to: 1) All conditions of approval for the Master Concept approved October 2002. 2) Compliance with the Memorandum of Understanding relative to the project dated December 3, 2002. 3) Compliance with the proposed Operating Statement for Phase VI. 4) Compliance with the proposed site plan for Phase VI. 5) Compliance with the proposed elevations for Phase VI. 6) Compliance with all applicable site development regulations.

**Vacations**

| REQUEST: | Vacation of North 22nd Street adjacent to Cuming Street to the North and the remnant alley extending from the East right-of-way line of North 22nd Street to the West right-of-way line of North 21st Street, together with, the 20 foot wide alley between the East right-of-way line of 21st Street and the Southerly projection of the East line of the West 22 feet of Lot 3, Block 205 1/2, of the Original City of Omaha. |

DISPOSITION: APPROVAL 7-0. Approval, subject to retention of any and all necessary easements and releasing the storm inlet and public combination sewer within the proposed vacation to the property owner for private maintenance.

| REQUEST: | Vacation of the alley right-of-way surrounding Lots 1-8, Block 232, South Omaha City Lots |

DISPOSITION: APPROVAL 7-0. Approval of the proposed vacation, subject to all easements being retained in the vacating ordinance.