PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 2, 2016, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

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DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on March 2, 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, February 22, 2016.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

1. C3-16-022 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2016 Consolidated Plan
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction
   DISPOSITION: APPROVAL 7-0.

2. C3-16-046 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the ADAMS PARK TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: South of the 36th Court and Maple Street intersection
   DISPOSITION: APPROVAL 7-0.
3. C3-16-047  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of THE YARD APARTMENTS TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 1415 Cuming Street  

DISPOSITION: APPROVAL 7-0.

4. C3-16-048  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the FAIR DEAL VILLAGE MARKETPLACE TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: Southwest of 24th and Burdette Streets  

DISPOSITION: APPROVAL 7-0.

Subdivisions

5. C10-16-049 (D)  
C12-16-050  
CHI Nebraska  
REQUEST: Preliminary and Final Plat approval of ARMSTRONG'S 1ST ADDITION REPLAT 2, a minor plat inside the city limits, with rezoning from R7, CC and GI to CC, with expansion of the ACI-1(PL) Overlay District  
LOCATION: Northwest of 24th and Cuming Streets  

DISPOSITION: APPROVAL 7-0.  Approval of the rezoning from R7, CC & GI to CC.  Approval of the expansion of the ACI-1(PL) Overlay District.  Approval of the preliminary plat subject to:  1) Coordinating with Public Works on the appropriate process to facilitate the proposed ROW vacation.  2) 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, if necessary, prior to forwarding to City Council.

6. C12-08-018 (D)  
C10-16-051  
C12-16-052  
Real Growth, LLC  
REQUEST: Preliminary Plat approval of THE VILLAS OF PINEY CREEK (a Revised Preliminary Plat of a portion of WEST HAMPTON PARK), with a waiver of Section 53-8(4)(d) for lot frontage, and Final Plat approval of THE VILLAS OF PINEY CREEK (Lots 1-51, Outlots A-B), a subdivision outside the city limits, with rezoning from R4 and CC to DR, R4 and CC  
LOCATION: East of 204th Street and north of Blondo Parkway  

DISPOSITION: LAYOVER 7-0.  Layover as requested by the Applicant.
7. C10-16-053 (D)  
C12-16-054  
C11-16-055  
Kelley & Jerram, LLO  

REQUEST: 
Preliminary and Final Plat approval of AVANTI, 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 R7, and approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an existing NCE-C Overlay District)  

LOCATION: Southeast of 10th and Pierce Streets  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R7 and GC to R7. Approval of the waiver of Section 53-8(4)(a) for Lot depth. Approval of the Preliminary Plat, subject to the following conditions: 1) Construct the alley in Outlot B to City standards and grant separate public access and utilities easements. 2) Provide (and file concurrently with the Final Plat) a quitclaim deed from each property owner on the south side of the alley signing away their right to half of the vacated right-of-way. 3) Comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 4) Coordinate with the Public Works Department to develop an acceptable Post Construction Stormwater Management Plan (PCSMP). 5) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 6) Provide sidewalks as required by the Subdivision Ordinance. 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 request to the City Council for final action.

Rezonings

8. C10-16-056  
Jean Cappellano  

REQUEST: 
Rezoning from GC to R7 (property is also located within an existing NCE-C District)  

LOCATION: 615 Pierce Street  

DISPOSITION: APPROVAL 7-0.  

9. C10-98-071 (D)  
Dragon Storage, LLC  

REQUEST: 
Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge  

LOCATION: Northwest of 180th and Harrison Streets  

DISPOSITION: LAYOVER 7-0. Lay over the request to allow the applicant additional time to: 1) Submit revised site/landscape plans in compliance with all applicable code requirements. 2) Submit detailed building elevations in compliance with all applicable code requirements. 3) Submittal of the anticipated subdivision plat.
| 10. | C8-05-121a  
C10-16-057  
Dingman Investment LLC | REQUEST: Approval of a rezoning from CC and GC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Major Amendment to a Special Use Permit to allow *Body and fender repair services* in a GC District (portion of property is located within the flood fringe overlay district) | LOCATION: Southwest of 120th Street and West Maple Road |

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from CC & GC to GC subject to submittal of an acceptable Development Agreement before forwarding the request to the City Council for final action. Approval of the MCC Overlay District. Approval of the Major Amendment to a Special Use Permit to allow Body and fender repair services in a GC District subject to the following conditions: 1) Submittal of building elevations, which comply with the MCC Overlay District regulations, prior to forwarding the request to City Council. 2) Coordinating with Public Works on the impact of its upcoming 120th Street improvement project on the proposed site plan, and dedicating ROW as identified by the City. 3) Granting an access easement to the adjacent lot to the west for the proposed western driveway. 4) Providing a sidewalk along the south side of the property along Emmet Street. 5) Limiting all repair activities to completely enclosed buildings. 6) The paint booths must be designed for painting and meet all applicable local and federal regulations. 7) No outdoor storage of vehicles awaiting repair, parts or partially dismantled vehicles. 8) Compliance with the City's driveway design and location regulations. 9) Compliance with the Operating Statement. 10) Compliance with the MCC Overlay District regulations. 11) This use permit is for this applicant only. 12) Compliance with all other applicable regulations.

**Special Use Permits**

| 11. | C8-16-058 (D)  
Nicole Wilson | REQUEST: Approval of a Special Use Permit to allow *Day care services (general)* in a R4 District | LOCATION: 18324 Adams Circle |

**DISPOSITION:** APPROVAL 7-0. Approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions: 1) Compliance with the submitted site plan. 2) Compliance with the proposed operating statement. 3) Compliance with all applicable site development regulations.

**Conditional Use Permits**

| 12. | 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 | LOCATION: 8050 North 129th Avenue |

**DISPOSITION:** LAYOVER 7-0. Layover to allow the applicant time to prepare an overall sign plan for the site and to redesign the sign proposed with the request.
<table>
<thead>
<tr>
<th>Request Number</th>
<th>Applicant</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-16-059 (D)</td>
<td>Ann O'Connor</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R2 District (portion of property is located within flood fringe and flood way overlay districts)</td>
<td>6401 Sorensen Parkway</td>
</tr>
<tr>
<td>C7-16-064 - Withdrawn</td>
<td>Paul Kelly</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Medical office in a LO District</td>
<td>1113 North 72nd Street</td>
</tr>
<tr>
<td>C7-16-060 (D)</td>
<td>Murphy Oil USA</td>
<td>Approval of a Conditional Use Permit to allow Food sales (convenience) in a LI District (property is also located within a MCC Overlay District)</td>
<td>Southeast of 132nd and &quot;F&quot; Streets</td>
</tr>
<tr>
<td>C14-16-061 (D)</td>
<td>Property Owner</td>
<td>Vacation of 86th Circle right-of-way from 2905 to 2926 South 86th Circle (abutting Lots 3-8, Loveland Acres)</td>
<td></td>
</tr>
<tr>
<td>C14-16-062 - Withdrawn</td>
<td>Property Owner</td>
<td>Vacation of 21st Street East from Avenue H to Avenue J</td>
<td></td>
</tr>
</tbody>
</table>

**DISPOSITION**: APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Secondary Educational Facility in a R2 District, subject to: 1) Submittal and compliance with a revised sign plan for a monument sign with a masonry base acceptable to the Planning Department. 2) Compliance with the submitted site plan. 3) Approval of the necessary signage waivers from the Zoning Board of Appeals. 4) Submittal of an application to add the MCC-Major Commercial Corridor Overlay to the site. 5) The electronic message portion of the sign must comply with 55-854, Performance Standards. 6) Compliance with all other applicable regulations.

**DISPOSITION**: CASE WITHDRAWN.

**DISPOSITION**: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Food sales (convenience) in a LI District, subject to the following conditions: 1) Submit a revised site plan that moves the monument sign to a minimum of 12 feet from the west and north property lines. 2) Submit an acceptable landscape plan. 3) Compliance with the revised site plan. 4) Compliance with the revised acceptable landscape plan. 5) Compliance with the proposed building elevations. 6) Compliance with all applicable stormwater management ordinances and policies. 7) Compliance with the MCC Overlay District regulations. 8) Compliance with all other applicable regulations.

**Vacations**

**DISPOSITION**: APPROVAL 7-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance, no buildings permitted over the easements and a cul-de-sac being provided for snow removal services and traffic flow.

**DISPOSITION**: CASE WITHDRAWN.
18. C14-16-063 (D)  
Planning Board  
REQUEST: Vacation of Davenport Street from 10th Street to 12th Street

DISPOSITION: APPROVAL 7-0. Approval, subject to retention of any and all necessary easements, including the maintenance of the public access easement on Davenport Street which connects to 11th Street, as well as, any other stipulations identified in the approved subdivision agreement.

RECONSIDERATION

Case #C8-16-038, C10-16-039 – Rezoning from CC-Community Commercial District to GC-General Commercial District, 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 at 9421 “Q” Street.

DISPOSITION: APPROVAL 7-0.