PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 4, 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 May 4, 2016.

MEMBERS PRESENT: Brinker Harding, Chairman
Greg Rosenbaum
Van C. Deeb
Trenton Magid
David Rosacker

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chairman
Kristine Karnes

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, April 25, 2016.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>REQUEST</th>
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<tbody>
<tr>
<td>C12-08-018</td>
<td>Preliminary Plat approval of THE VILLAS OF PINEY CREEK (a Revised Preliminary Plat of a portion of WEST HAMPTON PARK), 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 to DR and R4 (laid over from 03/02/16)</td>
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<tr>
<td>C10-16-051</td>
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<td>C12-16-052</td>
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<td>Real Growth, LLC</td>
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LOCATION: East of 204th Street and north of Blondo Parkway

DISPOSITION: APPROVAL 5-0. Approval of the rezoning from R4 to DR and R4. Approval of the Preliminary Plat of The Villas of Piney Creek subject to: 1) The applicant committing to the payment of a ¼ of the cost of the traffic signal to be installed by the City in the future at 204th Street and Blondo Parkway if the subdivision is not included in SID 489. 2) Coordinating with the Public Works Department regarding an acceptable GO (General Obligation) paving plan is required. 3) Providing a note on the plat that states that there shall be no direct access to Blondo Parkway from any lots within the subdivision. 4) Providing sidewalk chamfers of 12.01’ on lot corners at public street
intersections are required. 5) Providing for traffic calming on all street segments in excess of 1,000 feet. 6) Including provisions in the subdivision agreement regarding sidewalk maintenance responsibilities for all double-fronted lots. 7) Compliance with all stormwater ordinances and policies will be required; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 8) An acceptable debt ratio of 4% or less unless the improvements are funded privately. Approval of the Final Plat of The Villas of Piney Creek (Lot 1 – 51, Outlot A and B) 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 for final action.

(REGULAR AGENDA)

Master Plan Referrals

| 2. | C3-16-125 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the AKSARBEN APARTMENTS III TIF REDEVELOPMENT PROJECT PLAN | LOCATION: 2313 South 63rd Street |

DISPOSITION: APPROVAL 5-0.

| 3. | C3-16-126 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the DUNDEE FLATS TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Southeast of 49th and Dodge Streets |

DISPOSITION: APPROVAL 5-0.

| 4. | C3-16-127 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the LITTLE BOHEMIA TIF REDEVELOPMENT PROJECT PLAN | LOCATION: 1419, 1423 and 1425 South 13th Street |

DISPOSITION: APPROVAL 5-0.

| 5. | C3-16-128 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the 1207 CASS TIF REDEVELOPMENT PROJECT PLAN | LOCATION: 1207 Cass Street |

DISPOSITION: APPROVAL 5-0.

Subdivisions

| 6. | C12-16-096 (D) | Kountze Endowment True Vision LLC | REQUEST: Preliminary and Final Plat approval of KOUNTZE COMMONS, a minor plat inside the city limits (property is also located within an existing ACI-1(PL) Overlay District) | LOCATION: Southwest of 26th Avenue and Douglas Street |

DISPOSITION: APPROVAL 5-0. Approval of the Preliminary Plat, subject to the following conditions: 1) Include the standard right-of-way vacation language on the plat. 2) Provide for the removal or relocation of all utilities, or retain easements in the proposed right-of-way vacated areas. 3) Show a public access easement on the plat between Douglas and Farnam Streets. 4) Coordinate with the Public Works Department on the design of curb bump-outs along Farnam Street. 5) Include provisions in the subdivision agreement for 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 the plat to the City Council.
7. C12-16-097 (D)
   Dragon Storage, LLC
   REQUEST: Preliminary and Final Plat approval of FALCON RIDGE REPLAT 3, a minor plat outside the city limits
   LOCATION: Northwest of 180th and Harrison Streets

   DISPOSITION: APPROVAL 5-0. Approval of the Preliminary Plat, subject to the following conditions: 1) Coordinate with the Public Works Department in regards to the removal of the existing Harrison Street drive approach and constructing new sidewalks to connect the existing ones. 2) Place the following notes on the plat: (a) There shall be no direct access to Harrison Street from Lot 2 or Outlot B. (b) There shall be no direct access to 180th Street from Lot 2, Outlot A or Outlot B. 3) Provide sidewalks along Drexel Street. 4) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 5) Include provisions for use, ownership and maintenance of the outlots in the final subdivision agreement. 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 the plat to the City Council.

8. C10-16-098 (D)
   C12-16-099
   Maple Valley, LLC
   REQUEST: Preliminary Plat approval of MAPLE VALLEY REPLAT ONE, a subdivision outside the city limits, with a waiver of Section 53-8 for Street design standards (maximum grade), with rezoning from DR and MU to DR and MU
   LOCATION: Southeast of 168th Street and West Maple Road

   DISPOSITION: LAYOVER 5-0. Layover at the request of the applicant.

9. C7-16-100 (D)
   C10-16-101
   C12-16-102
   Relevant Community Church
   REQUEST: Preliminary and Final Plat approval of RELEVANT COMMUNITY, a minor plat inside the city limits, with rezoning from AG to R4, along with Approval of a Conditional Use Permit to allow Religious assembly in a R4 District with a waiver of Section 55-186 Height to 55 feet (a portion of property is located within the flood fringe overlay district)
   LOCATION: 21220 Elkhorn Drive

   DISPOSITION: APPROVAL 5-0. Approval of the waiver of Section 55-186 Height to 55 feet. Approval of the Conditional Use Permit to allow Religious Assembly in a R4 district subject to: 1) Submittal of a revised site/landscape plan which addresses the following: (a) Providing for a sidewalk along West Maple Road. (b) Compliance with the City’s Guidelines and Regulations for Driveway Location, Design and Construction. (c) Providing parking lot screening in accordance with Section 55-740(g) along the parking area on the east side of the property. 2) Obtaining the necessary waiver from the Zoning Board of Appeals for the deficiency in the impervious surface coverage percentage. 3) Signage in compliance with the Chapter 55 regulations. 4) Compliance with the revised site plan. 5) Compliance with the operating statement. 6) Compliance with the building elevations. 7) Compliance with all applicable stormwater management ordinances and policies. 8) Compliance with all applicable regulations.
   Approval of the rezoning from AG to R4. Approval of the preliminary plat subject to: 1) Coordinating with NDOR for a determination on whether an extension of the westbound left turn lane will be required at the intersection of Elkhorn Drive and West Maple Road. 2) Provide for any identified improvements, if required. 3) Place a note on the plat that there shall be no direct access to West Maple Road from Lot 1. 4) Show all existing easements on the plat and grant an easement to the City for the sanitary sewer line if one does not exist. 5) Compliance with the City’s Guidelines and Regulations for Driveway Location, Design and Construction. 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.
Overlay Districts

10. C9-16-103 Kurtis Suhr
    REQUEST: Approval of a PK-Parking Overlay District
    LOCATION: 820, 824 and 826 South 41st Street

    DISPOSITION: APPROVAL 5-0. Approval of the PK Overlay District, subject to the following prior to forwarding the request to the City Council for final action: 1) Submittal of a final site/landscape plan in compliance with all applicable regulations; or 2) Submittal of a final site/landscape plan in compliance with all applicable regulations except those waived by the Zoning Board of Appeals (e.g. handicap stall requirements).

Rezonings

11. C10-16-106 (D) Ann O’Connor
    REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
    LOCATION: 6401 Sorensen Parkway

    DISPOSITION: APPROVAL 5-0.

12. C10-16-120 (D) Victor Icenogle
    REQUEST: Rezoning from R3 to R4
    LOCATION: 2617 North 138th Street

    DISPOSITION: APPROVAL 5-0.

    REQUEST: Rezoning from R4(35) to R4
    LOCATION: 4210 Ohio Street

    DISPOSITION: APPROVAL 5-0.

14. C10-16-109 (D) John Capellupo
    REQUEST: Rezoning from GI to R4
    LOCATION: 128 Cedar Street

    DISPOSITION: APPROVAL 5-0.

15. C10-16-110 (D) Red River Service Corp
    REQUEST: Rezoning from DR and GI to GI (property is located within the flood fringe overlay district)
    LOCATION: 6105 Weir Street

    DISPOSITION: APPROVAL 5-0.

    REQUEST: Rezoning from MU to R7 (property is also located within an existing ACI-4(PL) Overlay District)
    LOCATION: Northwest of 124th Plaza and West Dodge Road

    DISPOSITION: APPROVAL 5-0. Approval subject to submittal of the following items prior to forwarding to City Council: 1) An acceptable Administrative Subdivision. 2) An acceptable Minor Amendment to the Candlewood Hills Mixed Use Development Agreement.

17. C10-16-112 (D) Andrew Wesely
    REQUEST: Approval of a Parking Adjustment for a Mixed Use Development (Section 55-736)
    LOCATION: 4911 South 72nd Street

    DISPOSITION: APPROVAL 5-0. Approval of the parking adjustment for mixed use developments pursuant to Section 55-736 of the Municipal Code, subject to: 1) Compliance with the submitted site plan. 2) Compliance with the submitted detailed parking information.
18. C12-06-053 (D) Howard Kooper
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Village (portion of property is also located within the flood fringe overlay district)
LOCATION: 2313 South 63rd Street

DISPOSITION: Case Withdrawn

19. C10-16-129 (D) Mark Sanford
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
LOCATION: 5638 Center Street

DISPOSITION: APPROVAL 5-0.

Special Use Permits

20. C8-16-113 (D) National Vehicle Marketing
REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District
LOCATION: 4819 South 107th Avenue

DISPOSITION: APPROVAL 5-0. Approval of the Special Use Permit to allow Automotive sales in a CC District subject to: 1) No vehicles on display at any time. 2) Compliance with the submitted operating statement. 3) Compliance with all applicable regulations. 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

21. C8-14-175 (D) Nebraska Electrical Services
REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Custom manufacturing in a CC District (property is also located within a MCC overlay district and flood fringe overlay district)
LOCATION: 3603 North 222nd Street

DISPOSITION: APPROVAL 5-0. Approval of the Major Amendment to the Special Use Permit to allow Custom Manufacturing in a CC-Community Commercial District subject to: 1) Compliance with the site and landscape plans. 2) No pole signs permitted. 3) No outdoor storage is permitted. 4) Compliance with the operating statement. 5) Compliance with the submitted building elevations. 6) Compliance with an approved Flood Plain Development Permit. 7) Compliance with all other applicable regulations.

Vacations

22. C14-16-114 (D) Property Owner
REQUEST: Vacation of that part of 11th Street lying north of that part of vacated 11th Street (Ord. 40525) north approximately 57.03 feet (north of Mason Street)

DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to retention of any and all necessary easements.

23. C14-16-115 (D) Planning Board
REQUEST: Vacation of 27th Avenue from the north right-of-way line of Farnam Street to the south right-of-way line of Douglas Street

DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to the following conditions: 1) The existing brick will be returned to the City. 2) The returns removed and curbs constructed to close the alley at the cost of the requesting party. 3) Requesting party must verify if the sewer line in the street has been abandoned and should be plugged at 28th and Dodge Streets.
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<tr>
<td>24.</td>
<td>C14-16-116</td>
<td>REQUEST: Vacation of the east/west alley between 38th Avenue and 38th Street that abuts 221 South 38th Avenue and 3814 &amp; 3824 Farnam Street</td>
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<td>DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to retention of any and all necessary easements, dedication of a public access easement and complying with any other stipulations identified in an approved subdivision agreement, if applicable.</td>
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| 25. | C14-16-117 (D) | REQUEST: Vacation of the north/south alley adjacent to Mason Street between Turner Boulevard and 33rd Street, stretching north of Mason Street 132 feet |
|   | Planning Board | |
|   |   | DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to retention of any and all necessary easements, dedication of a public access easement and complying with any other stipulations identified in an approved subdivision agreement, if applicable. |

| 26. | C14-16-118 (D) | REQUEST: Vacation of the north/south alley adjacent to Mason Street between Turner Boulevard and 33rd Street, stretching south of Mason Street 176 feet |
| Planning Board | |
|   |   | DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to retention of any and all necessary easements, dedication of a public access easement and complying with any other stipulations identified in an approved subdivision agreement, if applicable. |

| 27. | C14-16-119 (D) | REQUEST: Vacation of the east/west alley adjacent to 31st Street between Marcy Street and Mason Street, stretching from 31st Street west 150 feet |
| Planning Board | |
|   |   | DISPOSITION: APPROVAL 5-0. Approval of the vacation, subject to the following conditions: 1) Retention of sewer easements. 2) Dedication of a public access easement. 3) Time for coordination to move waste collection services. 4) Approval will be subject to the stipulations and conditions of the approved subdivision agreement for this area. |