



City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
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CITY CLERK
OMAHA, NEBRASKA

R. E. Cunningham, RA, F.SAME
Director

January 10, 2012
C10-11-211

Honorable President

and Members of the City Council,

The attached Ordinance rezones property located at 819 South 7th Street from HI/ACI-1(PL)-Heavy Industrial District/Area of Civic Importance Overlay District to CBD/ACI-1(PL)-Central Business District/Area of Civic Importance Overlay District. The applicant is James Holt

CASE DESCRIPTION: The purpose of this request is to allow the rezoning of 819 South 7th Street from HI/ACI-1(PL) to CBD/ACI-1(PL).

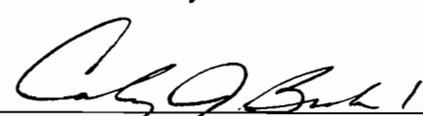
DEPARTMENT RECOMMENDATION: Approve

PLANNING BOARD RECOMMENDATION: Approval as recommended by the Planning Department, 6-0.

Respectfully submitted,

Referred to City Council for Consideration:


R. E. Cunningham, RA, F.SAME Date
Planning Director 


Mayor's Office Date

Pln1300tts

OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT
November 30, 2011

Case Number: #C10-11-211
Applicant: James Holt
Request: Rezoning from HI/ACI-1(PL) - Heavy Industrial District/ Area of Civic Importance Overlay District to CBD/ACI-1(PL)-Central Business District/ Area of Civic Overlay District.
Location: 819 South 7th Street

I. GENERAL INFORMATION

Purpose: To rezone 819 South 7th Street from HI/ACI-1(PL) to CBD/ACI-1(PL).

Existing Land Use: Commercial/industrial

Existing Zoning: HI/ACI-1(PL)

Adjacent Land Use and Zoning:

North	OPD Stables	CBD/ACI-1(PL)
South	Vacant land/Railroad tracks	HI/ACI-1(PL)
East	OPPD Station	HI
West	Telecommunications facility	HI/ACI-1(PL)

Zoning History: Case #11-130, waiver of the use regulations of the HI District to allow a *Kennel* and a waiver to reduce the minimum number of required off-street parking stalls from 9 to 0; laid over November 17, 2011 by the Zoning Board of Appeals.

Future Land Use Plan Designation: Downtown mixed use.

Applicable Regulations: If rezoned, the property would be subject to compliance with the CBD/ACI-1(PL) District development regulations.

No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance. Approval of a rezoning by the Planning Board and City Council does not include or imply an acceptance of the site plan for permit purposes.

II. SPECIAL INFORMATION

Site Characteristics: This request involves one parcel located on the north side of Marcy Street and the east side of 7th Street.

Development Proposal: The applicant has proposed to rezone the property to CBD to allow for a wider variety of permitted uses and to reduce the amount of required off-street parking.

Public Improvements:

The pavement thickness for the proposed on-street parking needs to be a minimum of 7 inches of concrete per City standards.

A dedication of right-of-way along the east edge of the sidewalk fronting 7th Street will be required.

ADA compliant curb ramps will need to be constructed at the corner of 7th and Marcy Street

Land Use and Planning: The proposed rezoning to CBD is consistent with the Future Land Use Element of the City's Master Plan.

III. ANALYSIS

Although the proposed rezoning is consistent with the Future Land Use Element and carries out the goals and objectives of the City of Omaha Master Plan, one of the applicant's intended uses (*Kennel*) is not allowed in the CBD District. A waiver of use in CBD to allow a *Kennel* will not be supported by the Planning Department

IV. RECOMMENDATION: Approval of the rezoning from HI/ACI-1(PL) to CBD/ACI-1(PL).

V. ATTACHMENTS

Site Plan



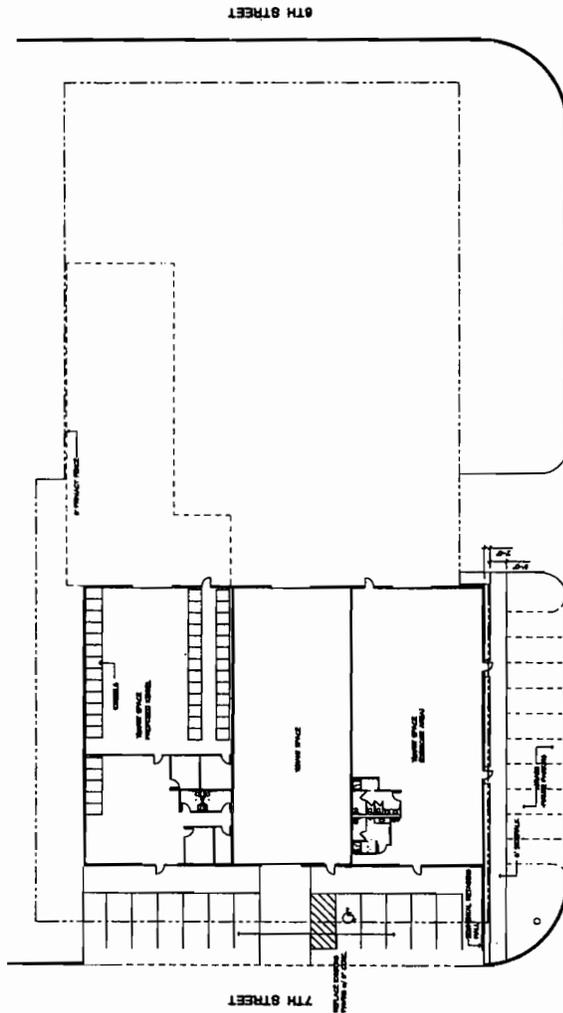
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THE HOLT BUILDING
 264 SOUTH 7TH STREET
 OMAHA, NEBRASKA



Project No. 10000
 Date: 10/1/00
 Drawn by: [Name]
 Checked by: [Name]
 Contract No. [Number]
 Project Name: [Name]
 Project Address: [Address]
 Project City: [City]
 Project State: [State]
 Project Zip: [Zip]
 Project Client: [Client Name]
 Project Description: [Description]

A1.1



MARCY STREET

1
 SITE PLAN
 10/1/00

CASE: C10-11-211
APPLICANT: James Holt
REQUEST: Rezoning from HI/ACI-1(PL) to CBDACI-1(PL)
LOCATION: 819 South 7th Street

SUBJECT AREA IS SHADED - DECEMBER 2011

