



City of Omaha
Jim Suttle, Mayor

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Planning Department

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

December 11, 2012
C8-12-088

Honorable President
and Members of the City Council,

The attached Resolution approves the request of PDM, Inc. for a Large Project Special Use Permit in a CC-Community Commercial District with an MCC-Major Commercial Corridor Overlay District for property located Northwest of 50th Street and Ames Avenue.

CASE DESCRIPTION: The purpose of this request is to allow for the redevelopment of the site for a new Walmart store. This Large Project Special Use Permit accompanies the Final Plat of North Pointe Replat 2.

DEPARTMENT RECOMMENDATION: Approval of the Large Project Special Use Permit subject to:

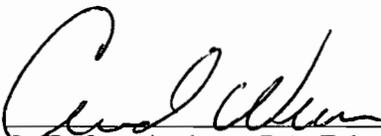
1. The applicant submitting revised site and landscape plans that comply with all interior parking lot landscaping requirements prior to forwarding this request to the City Council for final action.
2. Compliance with the revised site plan.
3. Compliance with the revised landscape plan.
4. Compliance with the proposed building elevations.
5. Providing for all improvements outlined in the final approved traffic study.
6. Compliance with all conditions of preliminary plat approval for North Pointe Replat 2.
7. Approval of and recording of the final plat of North Pointe Replat 2.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request May 2, 2012. A full summary of the proceedings is attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 7-0.

Respectfully submitted,

Referred to City Council for Consideration:


R. E. Cunningham, RA, F.SAME
Planning Director
5/22/12
Date


Mayor's Office
6.15.12
Date

INTER-OFFICE COMMUNICATION
City of Omaha, Nebraska
Planning Department

TO: Chairman and Members of the Planning Board

FROM: R. E. Cunningham, RA, F.SAME
Planning Director

DATE: April 25, 2012

SUBJECT: Large Project Special Use Permit
Northwest of 50th Street and Ames Avenue
Case #C8-12-088

The applicant has requested approval of a Large Project Special Use Permit for an 18.95 acre site located northwest of 50th Street and Ames Avenue. The site includes Lot 1, 2 and 3, North Pointe Replat 2 (see Case #C10-12-089, C12-12-091).

Section 55-367 of the Omaha Municipal Code states, "Any project encompassing an area of ten acres or over within the CC District shall require a special permit as set forth in Section 55-884".

The applicant proposes to remove the northernmost structure on the site to allow for the construction of a new 178,651 square foot Walmart store. There are two other existing structures on the site, one 7,920 square foot and the other 17,200 square foot in size that will remain. Redevelopment of the site will consist of the new Walmart, associated off-street parking, landscaping improvements as well as certain required off-site public improvements.

The applicant has been working closely with the Planning Department regarding compliance with all applicable Chapter 55 site development regulations; including Urban Design. The proposed site plan, landscape plan and building elevations (with the exception of parking lot interior landscaping) are in substantial compliance with all applicable codes.

In addition, the applicant has been working with the Public Works Department regarding the provision of all necessary improvements identified in the final approved traffic study.

Public Improvements:

- Traffic and Circulation - The applicant will be required to provide for all improvements identified in the final approved traffic study.

50th Street, from Ames Avenue to the proposed truck access driveway just south of Grand Avenue, will be required to be improved as per the recommendations of the Public Works Department.

The applicant will be required to work with the Public Works Department regarding removal of the traffic signal at 50th Street and Ames Avenue and its replacement with new signals at the intersection of the site driveway and Ames Avenue.

At the site driveway and Ames Avenue the traffic signal poles will be required to be located on public right-of-way. A dedication of right-of-way will be needed for this purpose. The applicant

will also need to provide for the acquisition of property (and subsequent right-of-way dedication) from the two other properties at the intersection for the placement of signal poles. Final pole placement shall be subject to approval by the Public Works Department. Should acquisition not be possible, then the existing traffic signals shall remain in place at 50th Street and Ames Avenue and the traffic study revised accordingly. A permanent access easement for the maintenance of the traffic signal facilities on the north leg of the intersection of the site driveway with Ames Avenue will need to be provided.

- **Grading and Drainage** - The applicant will be required to provide for no net increase in stormwater runoff, treat the first ½ inch of stormwater for water quality and comply with all applicable stormwater management ordinances and policies.

The preliminary grading and drainage plan shows proposed underground detention and water quality systems that provide for a no net increase in stormwater runoff per City and NRD requirements.

- **Sidewalks** - A direct pedestrian access (sidewalk/stairs) needs to be provided between the sidewalk along 50th Street and the front entrance of the store (i.e. just north of the intersection of 50th and Fowler Streets).

The applicant will be required to work with the Planning Department Bike/Ped. Coordinator to include provisions for bicycle parking.

- **Environmental**: The applicant has submitted a tree canopy analysis and mitigation plan as required.

ANALYSIS: Section 55-367 and 55-884 and 885 of the Municipal Code provides for approval of a Large Project Special Use Permit that is in compliance with all applicable regulations and in substantial conformance with the Master Plan.

DEPARTMENT RECOMMENDATION: Approval of the Large Project Special Use Permit subject to:

1. The applicant submitting revised site and landscape plans that comply with all interior parking lot landscaping requirements prior to forwarding this request to the City Council for final action.
2. Compliance with the revised site plan.
3. Compliance with the revised landscape plan.
4. Compliance with the proposed building elevations.
5. Providing for all improvements outlined in the final approved traffic study.
6. Compliance with all conditions of preliminary plat approval for North Pointe Replat 2.
7. Approval of and recording of the final plat of North Pointe Replat 2.

Project Review

Case No: #C8-12-088

Project Name:

Location: Northwest of 50th Street and Ames Avenue

Zoning: CC/MCC (proposed)

Site Plan Review/Mixed Use

Date: 04/25/12

Conditional Use/Special Use Permit

Reviewed By: CLR

CRITERIA	GUIDELINES
1. Land Use Compatibility: a. Development Density	Site area per unit, Floor Area Ratio, and/or Intensity Rating should be similar to surrounding uses if not separated by major manmade or natural features. <u>COMMENTS:</u> Acceptable; complies with Chapter 55.
2. Height and Scale: a. Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Substantial differences must be justified by urban design considerations. <u>COMMENTS:</u> Acceptable; design considerations have been applied to the situation and location of the proposed 178,651 square foot structure in regard to the site and the adjacent properties.
b. Setbacks	Development should respect pre-existing setback lines in surrounding areas. Variations must be justified by significant site features or operating characteristics. <u>COMMENTS:</u> Acceptable; complies with Chapter 55.
c. Building Coverage	When possible, building coverage should be similar to that displayed in surrounding areas. Higher coverage should be mitigated by landscaping or other site amenities. <u>COMMENTS:</u> Acceptable; complies with Chapter 55.
3. Site Development:	
a. Frontage	Generally, a project's frontage along a street or private way should be similar to its lot width.
b. Parking/ Internal Circulation	1. Parking and circulation should serve all structures with minimal vehicular and pedestrian conflicts. 2. All structures must be readily accessible to public safety vehicles. 3. Development must have access to adjacent public streets or private ways. Internal circulation should distribute traffic to minimize congestion at access points. <u>COMMENTS:</u> Reciprocal access, parking and circulation easements are required as well as compliance with the final approved traffic study.
c. Landscaped Areas	Landscaped areas should be planned as an integral part of the development, providing street landscaping and buffering, and

dividing otherwise unbroken paved areas. Parts of a site with steep slopes, wooded areas, and natural drainageways should be preserved.

COMMENTS: The proposed landscape plan will be required to comply with all applicable landscape ordinances and minimum standards.

4. Building Design:

Architectural design and building materials should be compatible with surrounding areas if located adjacent to landmark districts or in highly visible locations.

COMMENTS: The proposed structure will be required to comply with the Urban Design article of Chapter 55.

5. Operating Characteristics:

a. Traffic Capacity

Projects should not materially reduce the existing level of service on adjacent streets. Projects will be required to make street improvements and/or dedicate right-of-way to mitigate negative effects.

COMMENTS: Acceptable provided the applicant provides for all improvements noted in the final approved traffic study.

b. External Traffic Effects

Project design should direct non-residential traffic away from residential areas.

COMMENTS: Acceptable.

c. External Effects-

Projects with long operating hours must minimize effects on surrounding residential areas.

Operating Hours

COMMENTS: Acceptable.

d. Outside Storage

If permitted, outside storage areas must be screened from adjacent streets and less intensive zoning districts and uses.

COMMENTS: Outside storage is not permitted.

6. Public Facilities:

a. Sewage Disposal

Developments within 500 feet of a public sanitary sewer must connect to the public sewer system. If permitted, individual systems must not adversely affect public health, safety, or welfare.

COMMENTS: Existing.

b. Sanitary Sewer Capacity

Sanitary sewer must have adequate capacity to serve development.

COMMENTS: Acceptable.

c. Storm Water Management

1. Development design should handle storm water without overloading or substantially diminishing capacity of public storm sewer system.

2. Development should not inhibit development of other properties.

3. Development should not increase probability or erosion, flooding, landslides, or other endangerment to surrounding properties.

COMMENTS: Acceptable provided compliance with all applicable stormwater management ordinances and policies.

d. Utilities

Project must provide evidence of utility service to site.

COMMENTS: Existing. Utility service must comply with the Urban Design article of Chapter 55.

7. Comprehensive Plan:

Projects should be consistent with the comprehensive plan of the City of Omaha and should minimize adverse economic effects on surrounding properties.

COMMENTS: The project, in compliance with all applicable regulations, will be in conformance with the Master Plan.

PLANNING BOARD MINUTES

It was the consensus of the Board to hear the following two cases together.

Subdivisions

- | | | | |
|-----|---------------------------------------|-----------|--|
| 10. | C10-12-089
C12-12-091
PDM, Inc. | REQUEST: | Preliminary Plat approval of NORTH POINTE REPLAT 2, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from DR and CC to CC and approval of an MCC Overlay District |
| | | LOCATION: | Northwest of 50th Street and Ames Avenue |

At the Planning Board meeting held on May 2, 2012, Larry Jobeun, 11440 West Center Road, appeared before the board on behalf of the applicant. Also present was Jim Canney, Market Manager for Walmart; Jeff Keating, PDM, Inc.; the architect from Tulsa, Oklahoma; and representatives from Olsson Associates, consulting engineers. Mr. Jobeun shared a site plan and stated that the project is a redevelopment of the former Bakers location, which will be demolished and replaced by a 178,000 square foot Walmart Super Center. He explained that PDM would retain the existing medical office building and retail strip center. Mr. Jobeun pointed out that the traffic signal would be shifted from 50th Street to the main entrance of the center. The Walmart Super Center will be full service with a pharmacy, deli, general merchandise, optical, bakery, etc. The construction is anticipated to commence in January 2013 and will be completed by January 2014. Mr. Jobeun stated a neighborhood meeting was held recently and the neighbors that were present were in favor of the project. He explained that the details are being worked out with a few items on the recommendation report including the improvements on 50th Street, acquisition of additional property and dedication of additional right-of-way and the direct pedestrian access because of a substantial grade change. Mr. Jobeun stated that the site complies with all the site regulators and offered to answer any questions

Ms. Nubel questioned the design of the building and was concerned that the building be well designed and not the box-style. Mr. Jobeun reminded the board that the project is in an overlay district and will comply with the Urban Design code with respect to building height, building materials, etc.

Terry Jackson-Miller, 3223 North 45th Street, Executive Director, North Omaha Neighborhood Alliance appeared before the board in support of the project. Ms. Jackson-Miller stated that there is an overwhelming need for goods and services in North Omaha and offered to be involved in the project.

Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval subject to the nine items listed on the recommendation report.

Mr. Kelley commended Walmart for making an investment in North Omaha.

In response to Mr. Rosenbaum, Mr. Weaver stated that Walmart would be responsible for the cost of moving the traffic signal along with other street improvements.

Ms. Nubel moved to APPROVE the rezoning from DR and CC to CC; approval of the MCC Overlay District; approval of the waiver of Section 53-8(4)(d) for lot frontage (for Lot 2, North Pointe Replat 2) subject to the appropriate access, circulation and parking easements for Lot 1, 2 and 3, North Pointe Replat 2 and Lot 2, North Pointe Replat 1 being included on the Final Plat;

and approval of the Preliminary Plat subject to: 1) The applicant providing for all improvements identified in the final approved traffic study; 2) Improving 50th Street, from Ames Avenue to the proposed truck access driveway just south of Grand Avenue, as per the recommendations of the Public Works Department; 3) The applicant working with the Public Works Department regarding removal of the traffic signal at 50th Street and Ames Avenue and its replacement with new signals at the intersection of the site driveway and Ames Avenue; 4) The applicant acquiring property (and subsequently dedicating right-of-way) from the two other properties at the site and Ames Avenue intersection for the placement of the traffic signal poles; 5) Providing a permanent access easement for the maintenance of the traffic signal facilities on the north leg of the intersection of the site driveway with Ames Avenue; 6) 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; 7) Providing a direct pedestrian access (sidewalk/stairs) between the sidewalk along 50th Street and the front entrance of the store (i.e. just north of the intersection of 50th and Fowler Streets); 8) Including an acceptable tree mitigation plan as an attachment to the final subdivision agreement; and 9) Submittal of an acceptable final subdivision agreement. Mr. Deeb seconded the motion which carried 7-0.

Overlay Districts

13.	C8-12-088 PDM, Inc.	REQUEST:	Approval of a Large Project Special Use Permit in CC/MCC
		LOCATION:	Northwest of 50th Street and Ames Avenue

Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval subject to the seven items listed on the recommendation report.

Ms. Nubel moved to APPROVE the Large Project Special Use Permit subject to: 1) The applicant submitting revised site and landscape plans that comply with all interior parking lot landscaping requirements prior to forwarding this request to the City Council for final action; 2) Compliance with the revised site plan; 3) Compliance with the revised landscape plan; 4) Compliance with the proposed building elevations; 5) Providing for all improvements outlined in the final approved traffic study; 6) Compliance with all conditions of Preliminary Plat approval for North Pointe Replat 3; and 7) Approval of and recording of the Final Plat of North Pointe Replat 3. Mr. Rosenbaum seconded the motion which carried 7-0.

May 2012

Pln2737ece

SUBJECT AREA IS SHADED - MAY 2012

