



City of Omaha
Jim Suttle, Mayor

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CITY CLERK
OMAHA, NEBRASKA

Planning Department

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

November 20, 2012

C10-12-196
C12-12-197

Honorable President

and Members of the City Council,

The attached Resolution approves the Preliminary Plat of PAPILLION PARKWAY PLAZA REPLAT 1, a minor plat inside the city limits, located at 11010 North Mill Road. The applicant is Charles Vacanti.

CASE DESCRIPTION: The purpose of this request is to subdivide Lot 1, Papillion Parkway Plaza (7.57 acres) into two (2) lots. Approval of a rezoning from CC – Community Commercial District to R6-Low-Density Multiple Family Residential District and CC – Community Commercial District for the subject site will accompany the final plat.

DEPARTMENT RECOMMENDATION: Approval of the preliminary plat.

PLANNING BOARD RECOMMENDATION: Approval, by consent, as recommended by the Planning Department, 5-0.

(Preliminary Plat – PAPILLION PARKWAY PLAZA REPLAT 1 – Inside City)

Respectfully submitted,

Referred to City Council for Consideration:


R. E. Cunningham, RA, F.SAME
Planning Director
Date 11/05/2012


Mayor's Office
Date 10.26.12

Approved:

Approved:


Pam Spaccarotella
Finance Director
Date 10-26-12


Todd Pfitzer, City Engineer
Transportation Services
Date 10/24/12

**OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT
September 26, 2012**

Case Number: #C10-12-196, C12-12-197

Applicant: Charles Vacanti

Request: Preliminary and Final Plat approval of PAPHILLION PARKWAY PLAZA REPLAT 1, a minor plat inside the city limits, with rezoning from CC-Community Commercial District to R6-Low-Density Multiple Family Residential District and CC.

Location: 11010 North Mill Road

I. GENERAL INFORMATION:

Purpose: To subdivide Lot 1, Papillion Parkway Plaza (7.57 acres) into two lots.

Existing Land Use: Vacant

Existing Zoning: CC

Adjacent Land Use and Zoning:

North	Multiple family residential	R7-PUD
South	Office	CC
East	Multiple family residential	R6-PUD
West	Open space/drainage	CC-FW

Future Land Use Plan Designation: Existing office/commercial.

Applicable Regulations: Lot 1 would be subject to compliance with the R6 District site development regulations and Lot 2 would be subject to compliance with the CC District site development regulations.

II. SPECIAL INFORMATION:

Site Characteristics: The site is an existing lot of record that is 7.57 acres in size. There are no existing improvements on the site.

Development Proposal: The applicant proposes to subdivide the 7.57 acres into two lots. Development of a nursing home (Case #C7-12-198) is proposed for Lot 1. No new development has been proposed for Lot 2.

Public Improvements:

- Traffic and Circulation – Access to the proposed lots will be off of the existing adjacent right-of-way.
- Sanitary Sewers - Sanitary sewer is available to the site.
- Sidewalks – Sidewalks will be provided as required.

Utilities: Water, gas and electricity are all available to the site.

Grading and Drainage: Development of the lots will be required to comply with all applicable stormwater management ordinances and policies.

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

III. ANALYSIS:

The proposed subdivision and rezoning are consistent with the city's subdivision ordinance and Master Plan.

IV. RECOMMENDATION:

Approval of the rezoning from CC to R6 and CC.

Approval of the preliminary plat.

Approval of the final plat subject to submittal of an acceptable subdivision agreement, if necessary.

V. ATTACHMENTS

Preliminary Plat

Final Plat

CASE: C10-12-196, C12-12-197
APPLICANT: Charles Vacanti
REQUEST: Preliminary and Final Plat approval of PAPILLION PARKWAY PLAZA
REPLAT 1, a minor plat inside the city limits, with rezoning from CC to R6 and CC
LOCATION: 11010 North Mill Road

SUBJECT AREA IS SHADED - OCTOBER 2012

