



City of Omaha
Jim Suttle, Mayor

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Planning Department

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

February 26, 2013
C10-13-016
C12-13-005

Honorable President

and Members of the City Council,

The attached Ordinance rezones the property located Northwest of 13th and Nicholas Streets from HI-Heavy Industrial District and CBD-Central Business District to CBD-Central Business District (portions of which property are located within an ACI-1(PL) – Areas of Civic Importance Overlay District). The applicant is R. L. Grinnell Corporation.

CASE DESCRIPTION: This rezoning request accompanies the Final Plat of The Coal Yard.

DEPARTMENT RECOMMENDATION: Approval of the rezoning from HI and CBD to CBD (portions of which property are within ACI-1(PL) Overlay District).

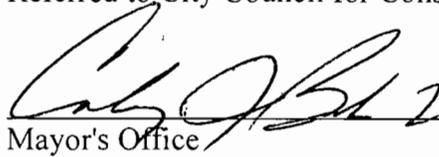
SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request January 9, 2013. A full summary of the proceedings is attached.

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
Planning Director
Date 25 Jan 2013


Mayor's Office
Date 2.14.13

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PLANNING BOARD MINUTES

8.	C10-13-016 C12-13-005 R. L. Grinnell Corporation	REQUEST:	Preliminary and Final Plat approval of THE COAL YARD, a minor plat inside the city limits, with rezoning from HI and CBD to CBD (portions of which property are also located within an ACI-1(PL) Overlay District)
		LOCATION:	Northwest of 13th and Nicholas Street

At the Planning Board Meeting held on January 9, 2013, Doug Latch, 2027 Dodge Street, appeared before the board representing the seller, L & R Holdings, who is working with Mr. Grinnell with regard to the minor plat which will be used to provide additional parking. Mr. Latch stated that early in the process it was discovered that the land had never been platted therefore a minor plat was needed. He stated that his client is in favor of the request and agrees with all conditions with the exception of the 25 x 490 foot adjacent piece of land. Mr. Latch stated that the land is not owned by his client and cannot be replatted without title. He further stated that the piece of land is landlocked and has been since Lund Ross bought the property in approximately 1997 when Lund Ross built their headquarters.

Mr. Nesbitt questioned if taxes are being paid on the property. Mr. Latch answered that his client has been paying the taxes but that does not justify title.

Bob Grinnell, 1218 Nicholas Street, appeared before the board. Mr. Grinnell stated that he would consider acquiring the additional 25 foot that adjoins his property if this request is approved and the property is reasonably priced.

Chad Weaver, Assistant Planning Director, stated that the property in question would need to be cleared up to the County's satisfaction therefore the department recommends approval of the rezoning from CBD and HI to CBD; approval of the preliminary plat, subject to: 1) Including the 25 x 490 foot adjacent piece of land on the west under same ownership in the subdivision; and 2) Providing the standard dedication language on the final plat; and approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable subdivision, if necessary, prior to forwarding to City Council.

Mr. Neary suggested that the 25 x 490 foot adjacent piece of land be included if the west piece of land is under the same ownership.

Ms. Nubel moved for approval of the rezoning from CBD and HI to CBD (portions of which property are located within an ACI-1(PL)-Areas of Civic Importance Overlay District); approval of the Preliminary Plat, subject to: 1) Including the 25 x 490 foot adjacent piece of land if the west piece of land is under the same ownership in the subdivision; and 2) Providing the standard dedication language on the Final Plat; and approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable subdivision, if necessary, prior to forwarding to City Council. Mr. Deeb seconded the motion which carried 6-0.

January 2013

Pln3036ece

CASE: C10-13-016, C12-13-005
APPLICANT: R. L. Grinnell Corporation
REQUEST: Preliminary and Final Plat approval of THE COAL YARD, a minor plat inside the city limits, with rezoning from HI and CBD to CBD (portions of which property are also located within an ACI-1(PL) Overlay District)
LOCATION: Northwest of 13th and Nicholas Street

SUBJECT AREA IS SHADED - JANUARY 2013

