



City of Omaha
Jean Stothert, Mayor

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Planning Department

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James R. Thele
Director

May 19, 2015
C10-06-054

Honorable President

and Members of the City Council,

The attached Ordinance approves a Major Amendment to the Mixed Use District Development Agreement for Pacific Street West located Southeast of 204th and Pacific Streets. The applicant is Magnum Development Corporation.

CASE DESCRIPTION: The purpose of this request is to allow for the development of three commercial buildings, an apartment complex, plaza area and accompanied lot line adjustments.

DEPARTMENT RECOMMENDATION: Approval of the Major Amendment to the Pacific Street West Mixed Use Agreement provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council:

1. The submittal of an administrative subdivision to create Lots 1 & 2, Replat 10.
2. Submittal of an updated site plan that addresses parking lot perimeter landscaping per 55-928(f).
3. The updated site plan should also show the required 7% interior landscaping on each site per 55-928(c).
4. Only one unshared access point per lot on internal main streets is allowed per 55-564(d)(5).
5. The updated site plan should also show required curbside landscaping throughout the development and along Pacific Street per 55-924(a)
6. Trash enclosures should be screened and out of the front yard setback per 55-927 (specifically Lot 2, Replat 5).
7. Diagonal parking should be shown on the updated site plan on all internal main streets.
8. Elevations must be provided for the plaza adjacent commercial and apartment buildings showing required entrances and transparency.
9. Submittal of five signed, original Mixed Use Agreement amendments and three full size sets of plans.

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

Honorable President
and Members of the City Council
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Respectfully submitted,

Referred to City Council for Consideration:

James R. Thele 4/28/15
James R. Thele
Date

Sean Stothard 5/11/15
Mayor's Office
Date

ck

Planning Director

Pln0359ts

**OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT
January 30, 2013**

Case Number: #C10-06-54
Applicant: Magnum Development Corporation
Request: Approval of a Major Amendment to a Mixed Use District Development Agreement for Pacific Street West.
Location: 204th and Pacific Streets

I. GENERAL INFORMATION:

Purpose: To amend the Pacific Street West Mixed Use District Development Agreement to change lot lines and recreate the required plaza area.

Existing Land Use: Grocery store/Vacant land **Existing Zoning:** MU

Adjacent Land Use and Zoning:

North	Power Station	AG
South	School	R4
East	Single family residential	R4
West	Vacant land	MU

Zoning History: Case #C12-06-55- Preliminary and Final approval of Pacific Street West.
Case #C10-98-193-Rezoning to MU-mixed use.

Future Land Use Plan Designation: Office/commercial.

Applicable Regulations: Any future development of the site is subject to compliance with the Pacific Street West Mixed Use District Development Agreement, Article 22 Urban Design, and all other applicable regulations.

Sidewalks throughout the development must comply with requirements shown on Table 55-924 for both the MU-Main Street and MU-Internal Street classifications.

Architectural building elevations must be submitted at the time of building permit and must comply with the wall materials discussed in Table 55-935(1).

Per 55-564(d)(5), lots abutting an internal main street shall be limited to one unshared and one shared access from any internal street system.

Per 55-928(f), perimeter parking lot landscaping adjacent to public streets will need to include one 2" caliper tree at 35' on center intervals.

Curbside landscaping is required throughout the development and along Pacific Street per 55-924(a).

7% interior parking lot landscaping is required on each site per 55-928(c).

Trash enclosures should be screened and out of the front yard setback per 55-927 (specifically, Lot 2, Replat 5).

No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance. Approval of the amendment 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: The site consists of two vacant lots.

Development Proposal: The applicant proposes to develop a grouping of two commercial buildings and an apartment complex surrounding 21,000 square feet of plaza area on Lot 2, Replat 8. In addition, a stand-alone, strip center commercial development is proposed on Lot 1, Replat 8.

Public Improvements:

- Sidewalks throughout the development must comply with requirements shown on Table 55-924 for both the MU-Main Street and MU-Internal Street classifications.

Grading and Drainage:

- No net increase in stormwater runoff.
- Treat the first ½ " of stormwater for water quality.

Land Use and Planning: The proposed use is consistent the mixed use zoning and Future Land Use Element of the City's Master Plan.

IV. RECOMMENDATION: Approval of the Major Amendment to the Pacific Street West Mixed Use District Development Agreement provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council:

1. The submittal of an administrative subdivision to create Lots 1 & 2, Replat 8.
2. Submittal of an updated site plan that addresses parking lot perimeter landscaping per 55-928(f).
3. The updated site plan should also show the required 7% interior landscaping on each site per 55-928(c).
4. Only one unshared access point per lot on internal main streets is allowed per 55-564(d)(5).
5. The updated site plan should also show required curbside landscaping throughout the development and along Pacific Street per 55-924(a)
6. Trash enclosures should be screened and out of the front yard setback per 55-927 (specifically Lot 2, Replat 5).
7. Diagonal parking should be shown on the updated site plan on all internal main streets.
8. Elevations must be provided for the plaza adjacent commercial and apartment buildings showing required entrances and transparency.
9. Submittal of five signed, original Mixed Use Agreement amendments and three full size sets of plans.

V. ATTACHMENTS:

Site plan
Mixed Use agreement

21.	C10-06-054 (D) Magnum Development Corporation	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Pacific Street West
		LOCATION:	Southeast of 204 th and Pacific Streets

At the Planning Board meeting held on February 6, 2013, Mr. Kelley moved for approval of the Major Amendment to the Pacific Street West Mixed Use District Development Agreement provided the following conditions are addressed and an acceptable final Mixed Use Development agreement is submitted prior to forwarding to City Council: 1) The submittal of an administrative subdivision to create Lots 1 & 2, Replat 8; 2) Submittal of an updated site plan that addresses parking lot perimeter landscaping per 55-928(f); 3) The updated site plan should also show the required 7% interior landscaping on each site per 55-928(c); 4) Only one unshared access point per lot on internal main streets is allowed per 55-564(d)(5); 5) The updated site plan should also show required curbside landscaping throughout the development and along Pacific Street per 55-924(a); 6) Trash enclosures should be screened and out of the front yard setback per 55-927 (specifically Lot 2, Replat 5); 7) Diagonal parking should be shown on the updated site plan on all internal main streets; 8) Elevations must be provided for the plaza adjacent commercial and apartment buildings showing required entrances and transparency; and 9) Submittal of five signed, original Mixed Use Agreement amendments and three full size sets of plans. Mr. Hoich seconded the motion which carried 7-0.

CASE: C10-06-054
APPLICANT: Magnum Development Corporation
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Pacific Street West
LOCATION: Southeast of 204th and Pacific Streets

SUBJECT AREA IS SHADED - FEBRUARY 2013

