

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, January 8, 2014, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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**Planning Board Members:** R.J. Neary, Chair; Anna Nubel, Vice Chair; John Hoich; Van C. Deeb; Arnold Nesbitt; Greg Rosenbaum and Brinker Harding.

**Certification of Publication:** Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, December 30, 2013.

**Applicant or Representative:** Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

**Consent Agenda:** Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department's recommendations will act on any case that is not removed from the disposition agenda. Consent agendas will be available at the meeting.

**Planning Board Members:** Pre-meeting will be on Wednesday, January 8, 2013 at **11:30 a.m.**, site inspections at **9:00 a.m.** Meet in the **Planning Department Central Conference Room.**

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at <http://www.ci.omaha.ne.us/planning>. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

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## **ADMINISTRATIVE MEETING ONLY**

### **Subdivisions**

1.	C12-13-209 AOBJ, LLC	REQUEST:	Final Plat approval of COUNTRY CLUB ESTATES, a minor plat inside the city limits
		LOCATION:	Southwest of 66th and State Streets

2.	C10-13-178 C12-13-179 DP Metro Capital	REQUEST:	Final Plat approval of GROVE RIDGE (formerly known as 192ND AND LEAVENWORTH), a subdivision outside the city limits, with rezoning from AG to R6
		LOCATION:	Northeast of 192nd and Leavenworth Streets
3.	C10-08-184 C12-08-185 CR Investments, Inc.	REQUEST:	Final Plat approval of WOOD VALLEY (Lot 296-351, OL "H-I"), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 138th and Ida Streets

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

4.	C10-11-006 C12-11-016 Metropolitan Community College	REQUEST:	Preliminary and Final Plat approval of MCC ELKHORN CAMPUS, a subdivision inside the city limits, with rezoning from AG to R6 (laid over from 02/06/13)
		LOCATION:	829 North 204 <sup>th</sup> Street

**Conditional Use Permits**

5.	C7-11-005 Metropolitan Community College	REQUEST:	Approval of a Conditional Use Permit to allow College and university facilities in a R6 District, with a waiver of Section 55-226 Height to 70' (laid over from 02/06/13)
		LOCATION:	829 North 204 <sup>th</sup> Street

**(REGULAR AGENDA)**

**Master Plan Referral**

6.	C3-14-002 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 39 <sup>TH</sup> AND FARNAM TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 39th and Farnam Streets
7.	C3-14-013 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

8.	C3-14-012 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Vinton Street NCE District Plan
		LOCATION:	Area generally bounded by Castelar Street on the north, 13th and 15th Street on the east, Deer Park Boulevard on the south and 24th Street on the west

**Subdivisions**

9.	C10-14-003 C12-14-004 Celebrity Homes	REQUEST:	Preliminary Plat approval of WOOD VALLEY REPLAT 4, a subdivision outside the city limits, with rezoning from R6 to R4
		LOCATION:	Northeast of 144th and Ida Streets

10.	C12-14-005 Mactier Farms	REQUEST:	Preliminary and Final Plat approval of MACTIER PLACE, a minor plat outside the city limits, with a waiver of Section 53-9(9) for Sidewalks
		LOCATION:	3811 North Post Road

11.	C10-06-166 C12-06-167 Blumkin Family Limited Partnership	REQUEST:	Revised Preliminary Plat approval of CANDLEWOOD HILLS, a subdivision inside the city limits, with a waiver of Section 53- 8(4)(d) for lot frontage, with rezoning from R6 to DR, R7 and MU (portions of which property is also located within an ACI-4(PL) Overlay District), and with Approval of a Major Amendment to the Mixed Use District Development Agreement for Candlewood Hills
		LOCATION:	Northwest of 124 <sup>th</sup> Plaza and West Dodge Road

**Rezoning**

12.	C10-14-007 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an NCE-C Neighborhood Conservation and Enhancement District
		LOCATION:	Area generally bounded by 17th Street on the east, Elm Street on the south, 19th Street on the west and Bancroft Street on the north

13.	C10-14-008 JMJ Partners, LLC and 144 South 39th St, LLC	REQUEST:	Rezoning from GC to NBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	North of Farnam Street from 39 <sup>th</sup> to 40 <sup>th</sup> Street

14.	C10-14-009 Vistas, LLC	REQUEST:	Rezoning from R7 and GC to CC (portions of property is also located within an ACI-2(65) Overlay District)
		LOCATION:	Northwest of 80th Street and West Dodge Road
15.	C10-13-096a C9-13-096 Stephen Center, Inc.	REQUEST:	Rezoning from R7 and GI to R7 and approval of a PK-Parking Overlay District
		LOCATION:	Northwest of 28th and "R" Streets

**Conditional Use Permits**

16.	C7-14-010 Tasha Clerc	REQUEST:	Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District
		LOCATION:	8910 Military Road
17.	C7-14-011 Forest Lawn Cemetery Association	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Cemetery in a DR District
		LOCATION:	7909 Mormon Bridge Road
18.	C7-02-054 Omaha Botanical Center, Inc.	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow Cultural services in a R5 District
		LOCATION:	2001 South 6th Street

**ELECTION OF OFFICERS**

**MINUTES TO BE APPROVED:** October 2, November 6 and December 4, 2013

**If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 x2060. A 72-hour advance notice is required.**