

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, July 2, 2014, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

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, June 23, 2014.

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, July 2, 2014 at **11:30 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

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| 1. | C3-14-103 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the Saddle Creek South Community Redevelopment Area Designation |
| | | LOCATION: | An area generally bound by Pacific Street on the northeast, south along 48 th Street to Center Street, west to 51 st Street, north to Poppleton Avenue, east to 50 th Street, north to Pacific Street and then east to the original starting point (laid over from 06/04/14) |

Subdivisions

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| 2. | 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 05/07/14) |
| | | LOCATION: | 829 North 204 th Street |
| 3. | C12-14-085 Frank Krejci | REQUEST: | Preliminary Plat approval of RIVER'S EDGE PARK, a subdivision outside the city limits, with a waiver of Section 53-8(4) for Lot frontage, a waiver of Section 53-9(3) for Street surfacing, a waiver of Section 53-9(5) for Sanitary sewer, a waiver of Section of 53-9(7) for Water mains, and a waiver of Section 53-9(9) for Sidewalks (laid over from 05/07/14) |
| | | LOCATION: | Northwest of 230th and West Maple Road |

Rezoning

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| 4. | C10-13-128 Greek Orthodox Church of Greater Omaha | REQUEST: | Rezoning from R6 to MU (laid over from 05/07/14) |
| | | LOCATION: | 215 South 181 st Street |
| 5. | C10-96-261 SMJ International | REQUEST: | Approval of a Major Amendment to a Mixed Use District Development Agreement for Altech Business Park to allow a <i>Broadcast tower</i> (laid over from 06/04/14) |
| | | LOCATION: | 4002 South 149 th Circle |

Special Use Permits

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| 6. | C8-14-112 Roy Dailey | REQUEST: | Approval of a Special Use Permit to allow <i>Automotive sales</i> in a GC District (laid over from 06/04/14) |
| | | LOCATION: | 3702 North 30 th Street |

Conditional Use Permits

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| 7. | 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 05/07/14) |
| | | LOCATION: | 829 North 204 th Street |
| 8. | C7-14-086 Frank Krejci | REQUEST: | Approval of a Conditional Use Permit to allow a <i>Campground</i> in an AG District (laid over from 05/07/14) |
| | | LOCATION: | Northwest of 230th and West Maple Road |

(REGULAR AGENDA)

Master Plan Referral

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| 9. | C3-14-116 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the SOUTH OMAHA SURGICAL CENTER TIF REDEVELOPMENT PROJECT PLAN |
| | | LOCATION: | 3201 South 24 th Street |

Subdivisions

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| 10. | C10-14-118 C12-14-119 Gottsch Enterprises, LLC | REQUEST: | Preliminary Plat approval of INDIAN CREEK LANDINGS II, a subdivision outside the city limits, with rezoning from AG to R3 |
| | | LOCATION: | Northwest of 192nd and West Maple Road |

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| 11. | C10-14-127 C12-14-128 FRK Development, LLC | REQUEST: | Preliminary Plat of INDIAN POINTE PHASE II (Lots 161-417, OL "D"- "J"), a subdivision outside the city limits, with rezoning from AG to DR and R4 |
| | | LOCATION: | Northeast of 192nd and Sahler Streets |

Rezoning

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| 12. | C10-14-120 SPM Manager, LLC | REQUEST: | Rezoning from R8 to NBD (property is also located within an NCE-C Overlay District) |
| | | LOCATION: | 4908 Underwood Avenue |

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| 13. | C10-14-121 Luis Chavez | REQUEST: | Rezoning from HI to R4 |
| | | LOCATION: | 2614 "Z" Street |

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| 14. | C10-02-203 Berkshire Hathaway Home Services | REQUEST: | Approval of a Major Amendment to the Mixed Use District Development Agreement for West Village Pointe |
| | | LOCATION: | Southeast of 179th and Chicago Streets |

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| 15. | C10-14-122 Mike Sharif | REQUEST: | Approval of a MCC-Major Commercial Corridor Overlay District |
| | | LOCATION: | 13125 "Q" Street |

Special Use Permits

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| 16. | C8-14-123 Grover Street Ice Arena | REQUEST: | Approval of a Special Use Permit to allow <i>Indoor sports and recreation</i> in a GI District |
| | | LOCATION: | 6161 Grover Street |

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| 17. | C8-14-124 Anthony L. Felici | REQUEST: | Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District (portion of property within flood fringe) |
| | | LOCATION: | 13525 Millard Avenue |

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| 18. | C8-14-125 Santa Monica, Inc. | REQUEST: | Approval of a Special Use Permit to allow <i>Transitional living</i> in a GO District (property is also located within an ACI-1(PL) Overlay District) |
| | | LOCATION: | 401 South 39th Street |

Conditional Use Permits

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| 19. | C7-07-290 Omaha Christian Academy | REQUEST: | Approval of a Major Amendment to a Conditional Use Permit for a <i>Primary education facilities</i> in a GO District |
| | | LOCATION: | 10244 Wiesman Drive |

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| 20. | C7-14-126 Joan's Place, LLC | REQUEST: | Approval of a Conditional Use Permit to allow <i>Day care services (general)</i> in a GI District |
| | | LOCATION: | 5022 South 114th Street |

MINUTES TO BE APPROVED: April 2, 2014, May 7, 2014 and June 4, 2014

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.