

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, January 7, 2015, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Anna Nubel, Chairperson; Brinker Harding, Vice Chairperson, Van C. Deeb; Arnold Nesbitt; Greg Rosenbaum; Trenton Magid and David Rosacker.

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 29, 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, January 7, 2015 at **11:00 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.cityofomaha.org/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.

CERTIFICATE OF APPRECIATION: John Lee Hoich

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezoning

1.	C10-14-231 Dennis Kosmicki	REQUEST:	Rezoning from DR to R2 (laid over from 12/03/14)
		LOCATION:	8704 Boyd Street

(REGULAR AGENDA)

Master Plan Referral

2.	C3-15-003 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the BLACKSTONE MIXED-USE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	3824 Farnam Street and 401 South 41st Street
3.	C3-15-004 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2015 Consolidated Plan
		LOCATION:	Omaha and 3-mile extraterritorial zoning jurisdiction
4.	C3-15-018 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:	An area generally bounded between "Q" Street and Millard Avenue and between 134th and 136th Streets

Subdivisions

5.	C10-15-005 C12-15-006 Metropolitan Community College	REQUEST:	Preliminary and Final Plat of FORT OMAHA EXPANSION, a minor plat inside the city limits, with rezoning from R4 and GI to R4 and Approval of an ACI-2 Overlay District
		LOCATION:	Northwest of 30th Street and Sorensen Parkway
6.	C10-15-009 C12-15-010 Holy Name Housing Corporation	REQUEST:	Preliminary and Final Plat of ADAMS PARK, a minor plat inside the city limits, with rezoning from R4(35), R5 and R5(35) to R5 and R6
		LOCATION:	South of 37th and Maple Street intersection
7.	C10-15-012 C12-15-013 City of Omaha	REQUEST:	Preliminary and Final Plat of NORTHEAST JOINT USE FACILITY REPLAT 1, a minor plat inside the city limits, with rezoning from R4(35) and GI to GI
		LOCATION:	East of the 20th and Jaynes Street intersection
8.	C10-12-153 C12-12-154 Sixty Sorensen, LLC	REQUEST:	Revised Preliminary and Final Plat of SORENSEN PLACE, a subdivision inside the city limits, with a waiver of Section 53- 8(4)(d) for Lot frontage, with approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	Northeast of 60th Street and Sorensen Parkway

9.	C10-15-014 C12-15-015 Blondo 186, LLC	REQUEST:	Preliminary Plat of BLONDO 186, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b) for Cul-de-sac length maximum from 600' to 715', along with rezoning from AG to DR and R4
		LOCATION:	Northeast of 189th and Blondo Streets
10.	C10-15-019 C12-15-020 Lanoha 135 Millard, LLC	REQUEST:	Preliminary Plat of LUMBERYARD DISTRICT, a subdivision inside the city limits, with rezoning from CC, GI and RR to CC and NBD
		LOCATION:	An area generally bound by Millard Avenue on the north, "Q" Street on the south, 134 th Street on the east and 136 th Street on the west.

Overlay Districts

11.	C11-15-011 Holy Name Housing Corporation	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	South of 37th and Maple Street intersection
12.	C11-15-021 Lanoha 135 Millard, LLC	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	An area generally bound by Millard Avenue on the north, "Q" Street on the south, 134 th Street on the east and 136 th Street on the west.

Rezoning

13.	C10-15-022 Fred Marchese	REQUEST:	Rezoning from GC to R4
		LOCATION:	3712 South 13th Street
14.	C10-15-023 Dan Rudolph	REQUEST:	Approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	10505 Pacific Street
15.	C10-15-024 Aunt Stitchy's LLC	REQUEST:	Approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	Northeast of 84th Street and West Center Road
16.	C10-02-262 GYC Properties LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station
		LOCATION:	East of Cuming Street at approximately 182nd Street

Special Use Permits

17.	C8-12-155 C8-12-156 C7-13-012 C7-15-030 Sixty Sorensen, LLC	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Convenience storage</i> , approval of a Major Amendment to a Large Project Special Use Permit, approval of a Major Amendment to a Conditional Use Permit to allow <i>Multiple-family residential</i> and approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District
		LOCATION:	Northeast of 60th Street and Sorensen Parkway
18.	C8-15-028 Blake Cemer Properties, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Custom manufacturing</i> in a CC District
		LOCATION:	20513 Nicholas Circle

Conditional Use Permits

19.	C7-15-025 Tasman Omaha LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a GC District
		LOCATION:	4557 South 38th Street
20.	C7-15-026 3101 South 24th Street LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Multiple-family residential</i> in a CC District (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	3101 South 24th Street
21.	C7-88-158 C7-96-135 Quality Living, Inc.	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Convalescent services</i> in a R7 District
		LOCATION:	6404 North 70th Plaza
22.	C7-15-027 Lanoha 135 Millard, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Surface Parking</i> in a NBD District
		LOCATION:	East of the 136 th and Potwin Street intersection

MINUTES TO BE APPROVED: November 5, 2014 and December 3, 2014.

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 ext. 2060. A 72-hour advance notice is required.