

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, March 4, 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, February 23, 2015.

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, March 4, 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.

ADMINISTRATIVE MEETING ONLY

1.	C10-14-087 C12-14-088 DSL Hospitality	REQUEST:	Final Plat approval of SADDLE CREEK MIDTOWN, a subdivision inside the city limits, with rezoning from R8 and GI to CC (property is also located within an ACI-2(50) Overlay District)
		LOCATION:	Southeast of Saddle Creek Road and Dodge Street

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2.	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 a waiver of Section 53-8(2)(b) for Cul-de-sac length, with rezoning from AG to R3 (laid over from 07/02/14)
		LOCATION:	Northwest of 192nd Street and West Maple Road
3.	C10-14-081 C12-14-082 192 Maple, LLC	REQUEST:	Revised Preliminary and Final Plat (Phase I) approval of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R7 and MU (laid over from 02/04/15)
		LOCATION:	Southeast of 192nd Street and West Maple Road

Conditional Use Permits

4.	C7-15-049 Music School Development Corp, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Personal improvement services</i> in a LC District (laid over from 02/04/15)
		LOCATION:	7023 Cass Street

(REGULAR AGENDA)

Master Plan Referral

5.	C3-15-016 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 30th and Fort Redevelopment Plan
		LOCATION:	An area generally bounded by Ellison Avenue on the north, Florence Boulevard on the east, Storz Expressway/North Freeway on the south and 30th Street on the west
6.	C3-15-017 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Kellom Heights Redevelopment Plan (Amendment Three)
		LOCATION:	An area bounded by Hamilton Street on the north, 24th Street on the east, Cuming Street on the south and 27th Street on the west
7.	C3-15-055 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the HIGHLANDER 75 NORTH TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Generally, north of Parker Street, south of Lindsay Avenue, east of 32nd Street and west of 29th Street

8.	C3-15-056 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the MILLARD LUMBER TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	An area generally bounded by "Q" Street and Millard Avenue and between 134th and 135th Streets
9.	C3-15-057 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN POINTE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	6920, 6940 and 6940 1/2 Pacific Street
10.	C3-15-058 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the LITTLE MARCY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	3078 Mason Street and 815, 817 and 819 South 31st Street
11.	C3-15-059 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE ONES at 35TH & DODGE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northeast of 35th and Dodge Streets
12.	C3-15-060 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE HOME BASE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1817 Aksarben Drive
13.	C3-15-061 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 1702 CUMING TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 17th and Cuming Street
14.	C3-15-062 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the WILLIAM ROWS TIF REDEVELOPMENT PROJECT PLAN (advertised as 1234 S. 10 TH TIF REDEVELOPMENT PROJECT PLAN)
		LOCATION:	1230 and 1234 South 10th Street and 1233 South 11th Street
15.	C3-15-075 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the MIDTOWN HOTEL at SADDLECREEK and DODGE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of Saddlecreek Road and Dodge Street

Subdivisions

16.	C10-13-155 C12-13-156 Charleston Homes, LLC	REQUEST:	Revised Preliminary and Final Plat (Phase II) of ARBOR VIEW, a subdivision outside the city limits, with rezoning from AG to R4
		LOCATION:	Northwest of 204th Street and Grand Avenue

17.	C10-14-204 C12-14-205 Richard Russell	REQUEST:	Revised Preliminary and Final Plat of OMAHA WORKS INDUSTRIAL PARK REPLAT 11, a subdivision inside the city limits, with rezoning from GI to LI and GI, with approval of an MCC Overlay District (Lot 8)
		LOCATION:	Northeast of 132nd and "I" Streets
18.	C12-14-153 Keith Edquist	REQUEST:	Revised Preliminary and Final Plat of NORTHERN HILLS ESTATES THREE, a subdivision outside the city limits
		LOCATION:	East of 69th and Plum Streets
19.	C10-15-063 C12-15-064 John Perlebach	REQUEST:	Preliminary and Final Plat of BOYD'S ADDITION REPLAT 4, a minor plat inside the city limits, with rezoning from R5, CC and GI to CC, with approval of an ACI-1(PL) Overlay District (portions of property are located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 30th Street and Ames Avenue
20.	C12-15-065 Ulferts Row House Property Management, LLC and ENLR, LLC	REQUEST:	Preliminary and Final Plat of SWITZLER'S SUBDIVISION REPLAT 2, a minor plat inside the city limits (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 26th Street and St. Mary's Avenue
21.	C10-10-167 C10-15-066 C12-15-067 Tom McLeay	REQUEST:	Preliminary and Final Plat of W. JOHNSTON COMMONS, a cluster subdivision inside the city limits, with rezoning from R7 and GC to R7, with approval of an NCE-C Overlay District (portions of property are located within an existing NCE-C Overlay District)
		LOCATION:	1230 and 1234 South 10th Street and 1233 South 11th Street

Overlay Districts

22.	C11-15-068 DSL Hospitality	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	Southeast of Saddle Creek Road and Dodge Street

Rezoning

23.	C10-15-069 1323 Holdings LLC	REQUEST:	Rezoning from DS to CBD (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	1323 Jackson Street

24.	C10-15-070 Michael Bridgeford	REQUEST:	Rezoning from R4(35) and GC to R4
		LOCATION:	5519 North 6th Street

Special Use Permits

25.	C8-14-235 Merlyn Menjivar	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (limited)</i> in a HI District
		LOCATION:	2221 Washington Street

Conditional Use Permits

26.	C7-15-071 Grace Fellowship Church	REQUEST:	Approval of a Conditional Use Permit to allow <i>Religious assembly</i> in a R4 District
		LOCATION:	1211 South 211th Street

27.	C7-08-073 Metropolitan Community College	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>College and university facilities</i> in a R4-ACI-2 District (pending)
		LOCATION:	Northwest of 30th Street and Sorensen Parkway

Vacations

28.	C14-15-072 Planning Board	REQUEST:	Vacation of Ida Circle - lying to the north of Ida Street, abutting Lot 19, Riverfront Industrial Park on the north; Lot 1, Riverfront Industrial Park Replat 6 on the south and Eppley Airfield Addition on the east
-----	------------------------------	----------	---

29.	C14-15-073 Property Owner	REQUEST:	Vacation of the north/south alley between 18th Street and Florence Boulevard from Nicholas Street to Paul Street
-----	------------------------------	----------	--

MINUTES TO BE APPROVED: January 7, 2015 and February 4, 2015.

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.