

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, August 5, 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, July 27, 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, August 5, 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

Subdivisions

1.	C10-14-127 C12-14-128 FRK Development, LLC	REQUEST:	Final Plat approval of INDIAN POINTE (Lots 161-266, Outlots D-K), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northeast of 192nd and Sahler Streets

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2.	C10-15-111 C12-15-112 CFHJR LLC	REQUEST:	Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to DR, R7 and MU (laid over from 05/06/15)
		LOCATION:	Northwest of 204th Street and West Center Road
3.	C10-00-244 C10-15-156 C12-15-157 Nichols Seeman Investments	REQUEST:	Preliminary and Final Plat approval of THE WOODLANDS REPLAT TWO, a minor plat outside the city limits, with rezoning from MU to DR and MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for The Woodlands (laid over from 06/03/15)
		LOCATION:	Northwest of 192nd and "Q" Streets

Special Use Permits

4.	C7-15-125 C8-15-120 C10-15-121 Redbird Group, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> and a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District, with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 05/06/15)
		LOCATION:	Northeast of 204th and Farnam Streets

(REGULAR AGENDA)

Master Plan Referral

5.	C19-15-165a Planning Department on behalf of the City of Omaha	REQUEST:	Amendment to the 2015 Annexation Package to include all of Skyline Country - SID 394 (previous annexation maps inadvertently excluded a portion)
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction
6.	C3-15-186 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2016-2021 Capital Improvement Program
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction
7.	C3-15-187 Meredith Efken	REQUEST:	Approval of a Local Landmark Designation - Ernest P. Buffett House
		LOCATION:	1015 South 30th Avenue
8.	C3-15-188 Lawrence Butler	REQUEST:	Approval of a Local Landmark Designation - Atlas Apartments
		LOCATION:	1609 Binney Street

9.	C3-15-203 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN EARLY CHILDHOOD TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	6801 Mercy Road
10.	C3-15-204 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN SC HOUSING DEVELOPMENT TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northeast of 67th and Pine Streets

Subdivisions

11.	C12-15-189 The Salvation Army	REQUEST:	Preliminary and Final Plat approval of RENAISSANCE, a minor plat inside the city limits
		LOCATION:	Northeast of 38th and Cuming Streets
12.	C10-05-291 C12-05-292 Jerry Palmer	REQUEST:	Revised Preliminary and Final Plat approval of GINGER CREEK (Lots 1-3), a subdivision outside the city limits, with rezoning from DR to R6 and MU (a portion of property is also located within the flood fringe overlay district)
		LOCATION:	Southeast of 165th Street and West Maple Road
13.	C10-15-190 C12-15-191 Bill Alford	REQUEST:	Preliminary and Final Plat approval of GRAYHAWK VILLAGE REPLAT 1, a minor plat inside the city limits, with rezoning from MU to DR and MU
		LOCATION:	Southwest of 144th Street and West Maple Road
14.	C12-15-192 Bernard Morello	REQUEST:	Preliminary and Final Plat approval of SOUTH OMAHA REPLAT 23, a minor plat inside the city limits, with a waiver of Section 53-8(5) Easements
		LOCATION:	Generally located west of Dahlman Avenue and south of "A" Street
15.	C12-15-194 Sheltering Tree, Inc.	REQUEST:	Preliminary and Final Plat approval of SHELTERING TREE, a minor plat inside the city limits
		LOCATION:	7400 Military Avenue
16.	C10-14-104 C12-14-105 Anchor Pointe Development, LLC	REQUEST:	Revised Preliminary and Final Plat (Lots 1-83, Outlots A-F) approval of ANCHOR POINTE (formerly PRAIRIE RIDGE), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 168th and Ida Streets
17.	C10-15-195 C12-15-196 JHBF, LLC	REQUEST:	Preliminary Plat approval of ANDRESEN MEADOWS ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Southwest of 176th and Emmet Streets

Overlay Districts

18.	C11-13-095 Foundations Development, LLC	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District
		LOCATION:	4502 South 60th Street
19.	C9-97-123 Planning Department on behalf of the City of Omaha	REQUEST:	Repeal of a PK-Parking Overlay District
		LOCATION:	Southeast of 18th and Clark Streets

Rezoning

20.	C10-15-197 Planning Department on behalf of the City of Omaha	REQUEST:	Rezoning from R5 to R4
		LOCATION:	3114 Seward Street
21.	C10-15-198 George Petersen	REQUEST:	Rezoning from GO to CC
		LOCATION:	8258 Hascall Street
22.	C10-15-199 1702 Cuming LLC	REQUEST:	Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Northwest of 17th and Cuming Streets
23.	C10-15-200 Jennifer Zhang	REQUEST:	Rezoning from GO to CC, with approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	6315 Center Street
24.	C10-15-205 McNeil Company	REQUEST:	Rezoning from R4(35) to R4
		LOCATION:	4953 Mayberry Street

Special Use Permits

25.	C7-10-062 C8-15-193 Sheltering Tree, Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> , along with a Major Amendment to a Conditional Use Permit to allow <i>Secondary educational facilities</i> in a R2 District (property is also located within an existing ACI-3(PL) Overlay District)
		LOCATION:	7400 Military Avenue

Conditional Use Permits

26.	C7-15-202 Douglas County School District 0001	REQUEST:	Approval of a Conditional Use Permit to allow <i>Secondary education facilities</i> in a R4 District
		LOCATION:	3529 "Q" Street

MINUTES TO BE APPROVED: June 3, 2015 and July 1, 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.