

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, January 6, 2016, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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

**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 28, 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, January 6, 2016 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.

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## **PUBLIC HEARING AND ADMINISTRATIVE MEETING**

### **(HOLD OVER CASES)**

#### **Master Plan Referrals**

1.	C3-15-294 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the BLUE LION PROJECT TIF REDEVELOPMENT PROJECT PLAN (laid over from 12/02/15)
		LOCATION:	Southeast of 24th and Lake Streets

**Subdivisions**

2.	C10-14-160 C12-14-161 Wes Neuhaus	REQUEST:	Preliminary Plat approval of LAKEVIEW POINTE, a subdivision outside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from AG to R4, R5 and MU with approval of a Mixed Use District Development Agreement (laid over from 11/04/15)
		LOCATION:	Northwest of 168th and Fort Streets

**Rezoning**

3.	C10-15-316 Buchanan Energy	REQUEST:	Rezoning from GI to CC and approval of an MCC-Major Commercial Corridor Overlay District (laid over from 12/02/15)
		LOCATION:	Southeast of 63 <sup>rd</sup> and Center Streets

**(REGULAR AGENDA)**

**Master Plan Referrals**

4.	C3-16-001 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AVANTI TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of 10th and Pierce Streets
5.	C3-16-002 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the BD3-BLACKSTONE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	3814, 3909, 3913 and 3921 Farnam Street
6.	C3-16-003 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the COLONIAL TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	140 and 144 South 38th Street
7.	C3-16-005 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN VILLAGE ZONE 5 HILTON GARDEN INN TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of Frances Street and Aksarben Drive

**Subdivisions**

8.	C10-16-006 C12-16-007 Holy Name Housing Corporation	REQUEST:	Preliminary and Final Plat approval of ADAMS PARK REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from R6 to R4 and R6
		LOCATION:	South of the 36th Court and Maple Street intersection

9.	C10-16-008 C12-16-009 Brian Wragge	REQUEST:	Preliminary and Final Plat approval of NORTH 90TH PLAZA REPLAT 3, a minor plat inside the city limits, with rezoning from DR and CC to CC
		LOCATION:	3809 North 90th Street

**Rezoning**

10.	C10-16-010 Lisboa LLC	REQUEST:	Rezoning from GC to NBD
		LOCATION:	3501, 3522 and 3528 Center Street

11.	C10-16-011 Czech Village LLC	REQUEST:	Rezoning from GI to NBD
		LOCATION:	1247, 1249, 1253, 1257 and 1261 South 14th Street

12.	C10-16-012 Czech Village LLC	REQUEST:	Rezoning from GI to NBD
		LOCATION:	1249, 1253, 1255 and 1257 South 15th Street

13.	C10-16-013 14 Williams LLC	REQUEST:	Rezoning from GI to NBD
		LOCATION:	1406, 1408, 1410, 1412 and 1414 William Street

14.	C10-16-014 Hawkins Construction Company	REQUEST:	Rezoning from CC to GI (property is also located within an existing ACI-1(50) Overlay District)
		LOCATION:	2505 Oak Street

15.	C8-16-015 C10-16-016 Omaha Chinese Culture Association	REQUEST:	Rezoning from R2 and R3 to R3 and approval of a Special Use Permit to allow a <i>Social club</i> in a R3 District
		LOCATION:	8206 Blondo Street

16.	C10-16-020 Baceline Investments	REQUEST:	Approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	5414 North 90th Street

17.	C10-16-021 Jose Luis Sanchez	REQUEST:	Rezoning from GI to R5
		LOCATION:	2228 Poppleton Avenue

18.	C10-16-023 Fred and Barbara Scarpello	REQUEST:	Rezoning from GI to R5
		LOCATION:	1214 South 22nd Street

**Conditional Use Permits**

19.	C7-16-017 Mark Sanford	REQUEST:	Approval of a Conditional Use Permit to allow <i>Pet services</i> in a GI District
		LOCATION:	7820 "F" Street

20.	C7-16-018 Valor Christian Academy	REQUEST:	Approval of a Conditional Use Permit to allow <i>Secondary educational facilities</i> in a R2 District
		LOCATION:	2941 North 80th Street

**Vacations**

21.	C14-16-019 Property Owner	REQUEST:	Vacation of the east/west alley abutting 3804, 3810, 3812 and 3814 Farnam Street and 140 South 38th Street
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**ELECTION OF OFFICERS**

**MINUTES TO BE APPROVED: November 4, 2015 and December 2, 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.**