PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 5, 2020, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair; Cydney Franklin, David Rosacker, Jeffrey Moore, Michael Pate and Patrick Morris.

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, January 27, 2020.

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, February 5, 2020 at 11:00 a.m. Meet in the Central Conference Room on the 11th Floor.

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

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<tr>
<th></th>
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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>1</td>
<td>C12-19-178</td>
<td>Final Plat approval of PONCA HILLS ESTATES, a subdivision outside city limits</td>
<td>Northwest of Northern Hills Drive and 66th Street</td>
</tr>
</tbody>
</table>
2. **C10-15-299**
   **C12-15-300**
   Western Springs Land Corp
   **REQUEST:** Final Plat approval of SHADOW VIEW VILLAGE (Lots 1-4, Outlots A-D), a subdivision outside city limits, with rezoning from AG to MU
   **LOCATION:** Northwest of South H.W.S. Cleveland Boulevard and West Center Road

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

3. **C10-19-245**
   **C12-19-246**
   Cameron General Contractors
   **REQUEST:** Preliminary Plat approval of HANOVER FALLS CENTER, a subdivision outside the city limits, with rezoning from AG to DR, R6, and MU (laid over from 12/04/19)
   **LOCATION:** Northwest of 156th and State Streets

4. **C10-19-251**
   **C12-19-252**
   Woodsonia Acquisitions, LLC
   **REQUEST:** Preliminary Plat approval of LAKE LIVIN, a subdivision outside city limits, with rezoning from AG to R7 (laid over 1/8/20)
   **LOCATION:** Northwest of 168th and Fort Streets

**Overlays**

5. **C11-19-255**
   Woodsonia Acquisitions, LLC
   **REQUEST:** Approval of a PUD-Planned Unit Development Overlay District (laid over 1/08/20)
   **LOCATION:** Northwest of 168th and Fort Streets

**REGULAR AGENDA**

**Master Plan Referrals**

6. **C3-20-017**
   Planning Department on behalf of the City of Omaha
   **REQUEST:** Approval of the disposal of City-owned property to an interested party
   **LOCATION:** 3004 and 3004 ½ V Street

7. **C3-20-018**
   Planning Department on behalf of the City of Omaha
   **REQUEST:** Approval of the disposal of City-owned property to an interested party
   **LOCATION:** North of 214th and Grover Streets

8. **C3-19-088**
   Planning Department on behalf of the City of Omaha
   **REQUEST:** Approval of an amendment to the 2019 Consolidated Action Plan
   **LOCATION:** City of Omaha

**Subdivisions**

9. **C10-20-019**
    **C12-20-020**
    Mark Sanford
    **REQUEST:** Preliminary and Final Plat approval of PLAYERS CLUB, a minor plat outside city limits, with rezoning from AG to DR (portion of the property is located within the FF-Flood Fringe Overlay District)
    **LOCATION:** Southeast of 132nd and State Streets
### Rezonings

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Requester</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>10.</td>
<td>C10-20-021</td>
<td>Ardon Investments, LLC</td>
<td>Preliminary Plat approval of FLANAGAN POINTE, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU</td>
<td>Northeast of 180th and Fort Streets</td>
</tr>
<tr>
<td>11.</td>
<td>C12-20-023</td>
<td>City of Omaha</td>
<td>Preliminary and Final Plat approval of GENE LEAHY MALL REPLAT ONE, a minor plat inside city limits (property is located within an ACI-1 Overlay District)</td>
<td>Northeast of 13th and Farnam Streets</td>
</tr>
<tr>
<td>12.</td>
<td>C10-20-024</td>
<td>Joe Semin</td>
<td>Rezoning from R4(35) to R4</td>
<td>4323 South 33rd Street</td>
</tr>
<tr>
<td>13.</td>
<td>C10-20-025</td>
<td>StandardHistoricOwner, LLC</td>
<td>Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
<td>500 South 18th Street</td>
</tr>
<tr>
<td>14.</td>
<td>C10-20-026</td>
<td>203rd Plaza, LLC</td>
<td>Approval of the MCC-Major Commercial Corridor Overlay District</td>
<td>1402 and 1404 North 203rd Street</td>
</tr>
<tr>
<td>15.</td>
<td>C10-20-027</td>
<td>Gary Bowen</td>
<td>Rezoning from GC to R5</td>
<td>6052 Country Club Road</td>
</tr>
<tr>
<td>16.</td>
<td>C10-20-028</td>
<td>Julie Roy for My Montessori School, LLC</td>
<td>Rezoning from R6 and R7 to R7 (property is located within an ACI-1 Overlay District)</td>
<td>518 South 38th Street</td>
</tr>
<tr>
<td>17.</td>
<td>C10-20-029</td>
<td>3347 Ames Avenue, LLC</td>
<td>Rezoning from R5(35) to LC, with approval of the MCC-Major Commercial Corridor Overlay District</td>
<td>3343 and 3347 Ames Avenue</td>
</tr>
<tr>
<td>18.</td>
<td>C7-16-227</td>
<td>College of Saint Mary</td>
<td>Rezoning from MU to DR, with expansion of the ACI-2(65) Overlay District, along with approval of a Major Amendment to the Conditional Use Permit to allow College and university facilities in the DR District with a waiver of Section 55-108, Height, to allow a 44 foot tall building (portions of the property are located within the ACI-2 Overlay District and the FF-Flood Fringe Overlay District)</td>
<td>7000 Mercy Road</td>
</tr>
<tr>
<td>19.</td>
<td>C10-20-035</td>
<td>HBI, LLC</td>
<td>Rezoning from R4(35) to R4</td>
<td>2886 Bauman Avenue</td>
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### Special Use Permits

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<th>No.</th>
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<tr>
<td>20.</td>
<td>C8-20-033</td>
<td>Tim Jacoby</td>
<td>Request to allow a Heliport in a GO District (property is located in an ACI-2 Overlay District)</td>
<td>8200 West Dodge Road</td>
</tr>
</tbody>
</table>
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| 21. | C8-20-034  
J.S.J Enterprises, LLC | REQUEST: | Approval of a Special Use Permit to allow *General offices* in the GI District (a portion of the property is located in the FF-Flood Fringe Overlay District) |
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<td>LOCATION:</td>
<td>7525 North 101st Street</td>
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**Conditional Use Permits**

| 22. | C7-20-031  
Frank Krejci | REQUEST: | Approval of a Conditional Use Permit to allow *Surface parking* in the CC District |
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<td>LOCATION:</td>
<td>391 North 243rd Street</td>
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| 23. | C7-20-032  
Joseph Dempsey | REQUEST: | Approval of a Conditional Use Permit to allow *Auto sales* in the CBD (property is located within an ACI-1 Overlay District) |
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<td>LOCATION:</td>
<td>2621 Farnam Street</td>
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**MINUTES TO BE APPROVED:** January 8, 2020

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 Ext. 2013. A 72-hour advance notice is required.