PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 7, 2018, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair, Trenton Magid, 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, February 26, 2018.

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 7, 2018 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

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>1.</td>
<td>Final Plat approval of GEORGE MILLER PARKWAY NORTH, a subdivision outside the city limits, with rezoning from AG to R4</td>
<td>Northwest of 177th Street and George Miller Parkway</td>
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</tbody>
</table>
|   | C10-17-163  
C12-17-164  
Elkhorn Public Schools |  |
| 2. | Final Plat approval of WEST FARM REPLAT 4, a subdivision outside the city limits, with rezoning from R4, R7 and MU to R4, R7 and MU | Southwest of 144th Street and West Dodge Road |
|   | C10-18-015  
C12-18-016  
New West Farm Holdings, LLC – Jeffrey A. Silver |  |
3. C10-14-044  
   C12-14-045  
   Majestic C Team LLC  
   REQUEST: Final Plat approval of MAJESTIC POINTE (Lots 187-243, Outlots F-H), a subdivision outside the city limits, with rezoning from AG and DR to DR and R4  
   LOCATION: Southwest of 168th and State Streets

4. C10-14-104  
   C12-14-105  
   Douglas County School District #59  
   REQUEST: Final Plat approval of ANCHOR POINTE (Lot 216), a subdivision outside the city limits, with rezoning from AG to R4  
   LOCATION: Southwest of 168th Street and HWS Cleveland Boulevard

5. C10-17-215  
   C12-17-216  
   CC Military LLC  
   REQUEST: Final Plat approval of COPPER CREEK (Lots 1-92 and Outlots A-G), a subdivision outside the city limits, with rezoning from AG to DR and R5 (portions of the property are located within the FF-Flood Fringe Overlay District)  
   LOCATION: Southeast of 168th Street and Military Road

PUBLIC HEARING AND ADMINISTRATIVE MEETING
(HOLD OVER CASES)

Subdivisions

6. C12-17-210  
   Orchard Valley Inc.  
   REQUEST: Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks (laid over from 10/4/17)  
   LOCATION: Southeast of 66th and Garvin Streets

Rezonings

7. C10-17-248  
   C11-17-249  
   Adam Watson  
   REQUEST: Rezoning from GI to R6, along with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/1/17)  
   LOCATION: 1514 William Street

(REGULAR AGENDA)

Master Plan Referrals

8. C3-18-024  
   Mount Vernon Baptist Church  
   REQUEST: Approval of a Local Landmark Designation – Grand Theater Building  
   LOCATION: Southwest of 16th and Binney Streets

9. C3-18-025  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the Surplus Declaration and Disposal of City Property  
   LOCATION: Certain city owned property north of Nicholas Street, between 11th and 12th Streets
<table>
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<tr>
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<th>Requestor</th>
<th>Request</th>
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<tbody>
<tr>
<td>10.</td>
<td>C3-18-027 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the LANDMARK BUILDING TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Northeast of 13th and Harney Streets</td>
</tr>
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<td>11.</td>
<td>C10-18-033 C12-18-034 Blue Sage Apt. Associates LLC</td>
<td>Final Plat approval of STONECREEK AT BLUE SAGE (formerly Windgate Ranch (Lot 363 and Outlot N)), a subdivision outside the city limits, with rezoning from AG to R6</td>
<td>Northwest of 204th Street and Blue Sage Parkway</td>
</tr>
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<td>12.</td>
<td>C10-18-028 C12-18-029 Gloda Investors, LLC</td>
<td>Preliminary and Final Plat approval of GLODA ADDITION, a minor plat outside the city limits, with rezoning from AG to GI, along with approval of an IG - Industrial Gateway Overlay District</td>
<td>Southeast of Blair High Road and McKinley Street</td>
</tr>
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<td>13.</td>
<td>C3-18-030 C10-18-031 C12-18-032 Jerry Torczon, Richland Homes, LLC</td>
<td>Preliminary Plat approval of HUNZEKER, a subdivision outside the city limits, with rezoning from AG to R4, along with a request for a variance to the Present Development Zone boundary of the Urban Development Element of the City's Master Plan</td>
<td>Northwest of Kilpatrick Parkway and State Street</td>
</tr>
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<td>14.</td>
<td>C12-18-035 Lamp Rynearson and Associates, Inc.</td>
<td>Preliminary and Final Plat approval of DUDA FARM ACRES, a minor plat located outside the city limits with a waiver of Section 53-9(9) Sidewalks (portions of the property are located in the FF-Flood Fringe Overlay District)</td>
<td>Southeast of North River Drive and White Deer Lane</td>
</tr>
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<td>15.</td>
<td>C10-18-036 C12-18-037 The Approach at SR, LLC</td>
<td>Preliminary Plat approval of THE RIDGES REPLAT 17, a cluster subdivision inside the city limits, with a waiver of Section 53-9(9), Sidewalks, along with rezoning from DR to R4</td>
<td>Southeast of Pacific and 189th Streets</td>
</tr>
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<td>16.</td>
<td>C11-18-038 C10-18-039 C12-18-040 All Holy Spirit Greek Orthodox Church</td>
<td>Preliminary Plat approval of EVERT PLACE, a subdivision outside the city limits, with rezoning from AG to R6 along with approval of a PUD-Planned Unit Development Overlay District</td>
<td>Northwest of 192nd Street and Grey Fawn Plaza</td>
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17. **C10-17-129**  
**C12-17-130**  
**Fountain II LLC**  
**REQUEST:** Revised Preliminary Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE, a subdivision outside the city limits, with rezoning from AG to DR and MU  
**LOCATION:** 240 South 192nd Street

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### Rezonings

18. **C10-18-041**  
**Chris Hochsteler**  
**REQUEST:** Rezoning from DS to CBD (property is located in an ACI-1 Overlay District)  
**LOCATION:** Northwest of 11th and Leavenworth Streets

19. **C10-18-042**  
**Chaz Kline**  
**REQUEST:** Rezoning from GI to CC (property is located in an ACI-2 Overlay District)  
**LOCATION:** 4524 and 4602 Farnam Street

20. **C10-18-043**  
**Larry Watson**  
**REQUEST:** Rezoning from R8 to NBD (property is located in an NCE Overlay District)  
**LOCATION:** 4911 Underwood Avenue

21. **C7-18-044**  
**C10-18-045**  
**Jesuit Academy**  
**REQUEST:** Rezoning from R4 and GC to R4 along with Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R4 District  
**LOCATION:** Southwest and Southeast of 22nd Street and Willis Avenue

22. **C10-18-046**  
**Carrell and Associates**  
**REQUEST:** Rezoning from R1 to R3  
**LOCATION:** Northeast of 212th and Harney Streets

23. **C10-18-047**  
**Carrell and Associates**  
**REQUEST:** Rezoning from R6, LO and CC to R6 and CC (portions of the property are located in the FF-Flood Fringe Overlay District)  
**LOCATION:** Southeast of 147th and F Streets

24. **C10-18-048**  
**Troy and April Perchal**  
**REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District  
**LOCATION:** 20324 Veterans Drive

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### Special Use Permits

25. **C8-18-050**  
**Alexis Ramesy**  
**REQUEST:** Approval of a Special Use Permit to allow Automotive sales in a CC District (property is located in an ACI-3 Overlay District and portions of the property are located in a FF-Flood Fringe Overlay District)  
**LOCATION:** 3424 North 72nd Street

26. **C8-18-051**  
**Orchard Valley, Inc c/o Melvin Sudbeck**  
**REQUEST:** Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District  
**LOCATION:** Southeast of 66th and Garvin Streets
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<tbody>
<tr>
<td>27.</td>
<td>Approval of a Special Use Permit to allow General office in a GI District</td>
<td>8800 F Street</td>
</tr>
<tr>
<td>28.</td>
<td>Approval of a Major Amendment to a Special Use Permit to allow Outdoor Sports and Recreation in a DR District</td>
<td>Between Pacific Street and West Center Road, from 180th Street to 192nd Street</td>
</tr>
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**Conditional Use Permits**

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<tbody>
<tr>
<td>29.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R2 District</td>
<td>7415 Hickory Street</td>
</tr>
<tr>
<td>30.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R4 District</td>
<td>15656 Fort Street</td>
</tr>
<tr>
<td>31.</td>
<td>Approval of a Conditional Use Permit to allow Secondary educational facilities in a R4 District</td>
<td>Northwest of 177th Street and George Miller Parkway</td>
</tr>
<tr>
<td>32.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Multiple family residential in a CC District (property is located within an MCC Overlay District)</td>
<td>Northeast of 60th Street and Bauman Plaza</td>
</tr>
</tbody>
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**MINUTES TO BE APPROVED:** February 7, 2018.

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.