PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 6, 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, May 23, 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, June 6, 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

| 1. | 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) (laid over from 4/4/18) | LOCATION: Southeast of 168th Street and Military Road |
2. **C10-17-184 C12-17-185 RL Development LLC**  
**REQUEST:** Final Plat approval of PLAZA 133, a subdivision outside the city limits, with rezoning from GI, GC, MH and DR to GI and DR and approval of a IG-Industrial Gateway Overlay District (portions of the property are located within the FW-Floodway Overlay District and FF-Flood Fringe Overlay District)  
**LOCATION:** North of 101st Street and Blair High Road

### PUBLIC HEARING AND ADMINISTRATIVE MEETING

#### (HOLD OVER CASES)

**Master Plan Referrals**

3. **C3-18-082 Planning Department on behalf of the City of Omaha**  
**REQUEST:** Approval of the KIEWIT HEADQUARTERS CAMPUS REDEVELOPMENT PLAN (laid over from 5/2/18)  
**LOCATION:** An area generally bound by Cuming Street on the north, 15th Street on the east, Cass Street on the south and 17th Street on the west

### Subdivisions

4. **C10-18-078 C12-18-079 Skrupa Investment Co.**  
**REQUEST:** Preliminary Plat approval of PRIVADA, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b), Cul-de-sac length, along with rezoning from AG to DR, R4, R6 and MU (laid over from 5/2/18)  
**LOCATION:** Southwest of 204th Street and West Center Road

**REQUEST:** Preliminary Plat approval of PRESERVE ON PACIFIC ADDITION, a cluster subdivision inside the city limits, with a waiver of Section 53-9(9), Sidewalks, along with rezoning from R1 to R5 (laid over from 4/4/18)  
**LOCATION:** 9402 Pacific Street

### Special Use Permits

6. **C8-91-091 The Approach at SR, LLC**  
**REQUEST:** Approval of a Major Amendment to a Special Use Permit to allow Outdoor Sports and Recreation in a DR District (laid over from 3/7/18)  
**LOCATION:** Between Pacific Street and West Center Road, from 180th Street to 192nd Street
## REGULAR AGENDA

### Master Plan Referrals

<table>
<thead>
<tr>
<th>No.</th>
<th>Master Plan Referral</th>
<th>Request</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>7.</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the CHARLIE GRAHAM TIF REDEVELOPMENT PROJECT PLAN</td>
<td>4103 Leavenworth Street</td>
</tr>
<tr>
<td>8.</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the THE BANK - PHASE 2 TIF REDEVELOPMENT PROJECT PLAN</td>
<td>1919 Douglas Street</td>
</tr>
<tr>
<td>9.</td>
<td>Omaha Shelter for Homeless Trust</td>
<td>Approval of an Amendment to the Future Land Use Element of the City's Master Plan</td>
<td>Northwest of 16th and Nicholas Streets</td>
</tr>
<tr>
<td>10.</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the Surplus Declaration and Disposal of City Property</td>
<td>2401 North 24th Street and 2232 Willis Avenue</td>
</tr>
<tr>
<td>11.</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the Surplus Declaration and Disposal of City Property</td>
<td>2414 Lake Street</td>
</tr>
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### Subdivisions

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<thead>
<tr>
<th>No.</th>
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<th>Request</th>
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<tbody>
<tr>
<td>12.</td>
<td>Majestic Pointe (Lots 244-252 and Outlots I-N), a subdivision outside the city limits, with rezoning from AG to DR and MU</td>
<td>Revised Preliminary Plat approval of MAJESTIC POINTE (Lots 244-252 and Outlots I-N), a subdivision outside the city limits, with rezoning from AG to DR and MU</td>
<td>Southwest of 168th and State Streets</td>
</tr>
<tr>
<td>13.</td>
<td>Heartland Church Subdivision</td>
<td>Preliminary and Final Plat approval of HEARTLAND CHURCH SUBDIVISION, a minor plat inside the city limits, with rezoning from DR and R6 to R5</td>
<td>5046 Terrace Drive</td>
</tr>
<tr>
<td>14.</td>
<td>Pacific Reserve, Chris Erickson</td>
<td>Preliminary Plat approval of PACIFIC RESERVE, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d), Lot frontage, along with rezoning from AG to DR and R5</td>
<td>20601 Pacific Street</td>
</tr>
<tr>
<td>15.</td>
<td>Sweetbriar II LLC</td>
<td>Preliminary and Final Plat approval of AMERICAN INTERSTATE PLAZA REPLAT 2, a minor plat located inside the city limits</td>
<td>Southwest of 160th and Evans Streets</td>
</tr>
<tr>
<td>16.</td>
<td>Yuri Paskar</td>
<td>Preliminary and Final Plat approval of BINNEY ROW, a minor plat located inside the city limits, with rezoning from R4(35) to R4</td>
<td>Northeast of 67th Avenue and Binney Street</td>
</tr>
</tbody>
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17. C10-18-094  
   C12-18-095  
   Todd Schneidewind  
REQUEST: Preliminary and Final Plat approval of TOWER PLAZA REPLAT FOURTEEN, a minor plat located inside the city limits, with rezoning from R7 and GC to GC, along with expansion of the ACI-2(65) Overlay District (portion of the property is located in an ACI-2 Overlay District)  
LOCATION: 8012 West Dodge Road and 8031 Davenport Street

18. C10-18-096  
   C12-18-097  
   Omaha Shelter for Homeless Trust  
REQUEST: Preliminary and Final Plat approval of SIENA/FRANCIS HOUSE SHELTER, a minor plat located inside the city limits, with rezoning from DS, GC and GI to DS, along with approval of an ACI-1 Overlay District  
LOCATION: Northwest of 16th and Nicholas Streets

Rezonings

19. C10-18-100  
   Suzanne C. Rittenhouse  
REQUEST: Rezoning from AG and DR to AG and DR (property is located within the FF-Flood Fringe Overlay District)  
LOCATION: Southeast of 252nd and Blondo Streets

20. C10-02-069  
   Woodhouse Auto Family  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Village Pointe to allow Automotive sales  
LOCATION: 225 North 170th Street

   Greg Pour  
REQUEST: Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)  
LOCATION: 1401 Jackson Street

Overlay Districts

22. C10-18-098  
   Esau Yadullah  
REQUEST: Approval of an ACI-3(PL), Area of Civic Importance Overlay District  
LOCATION: 11910 West Dodge Road and 11815 Webster Street

23. C10-18-084  
   Mark Sanford / Valerie McGill  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 3203 North 204th Street

24. C10-18-099  
   Blue Sage Apt. Associates, LLC  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: Northwest of 204th Street and Blue Sage Parkway
### Special Use Permits

<table>
<thead>
<tr>
<th>Request Number</th>
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<tbody>
<tr>
<td>C8-18-101</td>
<td>NY Auto Sales</td>
<td>Approval of a Special Use Permit to allow Automotive sales in a GC District (property is located within an ACI-2 Overlay District)</td>
<td>Northwest of 71st and Blondo Streets</td>
</tr>
<tr>
<td>C8-18-102</td>
<td>C8-18-103 Amerco Real Estate Company</td>
<td>Approval of a Special Use Permit to allow Automotive rentals in a CC District and Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District</td>
<td>5808 South 144th Street and 5801 South 147th Street</td>
</tr>
<tr>
<td>C8-18-104</td>
<td>Pacific Reserve, LLC Chris Erickson</td>
<td>Approval of a Special Use Permit to allow Daycare service (general) in a R5 District (pending)</td>
<td>20601 Pacific Street (Lot 5, Pacific Reserve)</td>
</tr>
<tr>
<td>C8-18-105</td>
<td>Schlick Construction</td>
<td>Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District</td>
<td>3327 Lindenwood Lane</td>
</tr>
<tr>
<td>C8-18-107</td>
<td>S&amp;W Fence</td>
<td>Approval of a Large Project Special Use Permit in a GI District, to allow total building floor area over 40,000 square feet (a portion of the property is located in the FF-Flood Fringe Overlay District)</td>
<td>6726 North 87th Circle</td>
</tr>
</tbody>
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### Conditional Use Permits

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<tr>
<td>C7-18-083</td>
<td>Jerry Gordman</td>
<td>Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District</td>
<td>2502 South 133rd Plaza</td>
</tr>
<tr>
<td>C7-08-229(a)</td>
<td>Omaha Shelter for Homeless Trust</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Noncommercial day shelters in a DS District</td>
<td>Northwest of 16th and Nicholas Streets</td>
</tr>
<tr>
<td>C7-18-115</td>
<td>Pel State Trampolines, LLC</td>
<td>Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District</td>
<td>5645 North 90th Street</td>
</tr>
<tr>
<td>C7-18-116</td>
<td>Heartland Church Network</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5 District (pending)</td>
<td>5046 Terrace Drive</td>
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</tbody>
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**MINUTES TO BE APPROVED:** May 2, 2018.

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 ext. 2005. A 72-hour advance notice is required.