PLANNING BOARD
AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 2, 2020, 1:30 P.M.
Omaha/Douglas Civic Center
1819 Farnam Street
Room 702

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, August 24, 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, September 2, 2020 at 10:00 a.m. Meet in Room 1210 on the 12th 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

<table>
<thead>
<tr>
<th>#</th>
<th>C10-20-088</th>
<th>REQUEST: Final Plat approval of 168 SNOWDEN COMMONS, a subdivision outside city limits, with rezoning from AG to DR and R4</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>C12-20-089</td>
<td>LOCATION: Northwest of 168th Street and Rachel Snowden Parkway</td>
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<td></td>
<td>Bennington Public Schools</td>
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<tr>
<td>Case Number</td>
<td>Properties</td>
<td>REQUEST</td>
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<tr>
<td>2. C10-18-244 C12-18-245</td>
<td>Loren Johnson, Celebrity Homes Omaha</td>
<td>Final Plat approval of WOODBROOK (Lots 103-252, Outlots D-G) (formerly SAGEWOOD POINTE), a subdivision outside city limits, with rezoning from AG to R4</td>
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<tr>
<td>3. C10-20-005 C12-20-006</td>
<td>Lanoha Development</td>
<td>Final Plat approval of SANCTUARY RIDGE (Lots 1-79, Outlots A-H), a subdivision outside the city limits; along with rezoning from AG to R4 (portions of the property are located within the FW-Floodway Overlay District)</td>
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<td>4. C10-19-245 C12-19-246</td>
<td>Walnut Grove, LLC</td>
<td>Final Plat approval of HANOVER FALLS CENTER (Lots 1-2, Outlot A), a subdivision outside city limits, with rezoning from AG to DR, R6</td>
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<td>5. C10-20-073 C12-20-074</td>
<td>Jeffrey A Silver</td>
<td>Final Plat approval of HEARTWOOD ESTATES, a subdivision inside city limits, with rezoning from R4 and MU to R4 and MU</td>
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**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

(HOLD OVER CASES)

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Properties</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. C10-20-154 C12-20-155</td>
<td>Dan Downs</td>
<td>Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in the GC District, along with approval of the MCC-Major Commercial Corridor Overlay District (laid over from 8/05/20)</td>
<td>1809 Madison Street</td>
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(REGULAR AGENDA)

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Properties</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>7. C3-20-159</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of an amendment to the Land Use Element, Transportation Element, and the Urban Design Element of the City’s Master Plan regarding TOD-Transit Oriented Development</td>
<td>City of Omaha and the three-mile extraterritorial zoning jurisdiction</td>
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<td>REQUEST:</td>
<td>LOCATION:</td>
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<td>8.</td>
<td>Approval of an amendment to Chapter 55 regarding TOD-Transit Oriented Development and Accessory Dwelling Units</td>
<td>City of Omaha and the three-mile extraterritorial zoning jurisdiction</td>
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<tr>
<td>9.</td>
<td>Approval of an amendment to Chapter 55 regarding the MU-Mixed Use District</td>
<td>City of Omaha and the three-mile extraterritorial zoning jurisdiction</td>
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<tr>
<td>10.</td>
<td>Approval of an amendment to Chapter 55 regarding bicycle parking, R5-R8 District site development regulations, storm shelters, and landscape performance bonds</td>
<td>City of Omaha and the three-mile extraterritorial zoning jurisdiction</td>
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</tr>
<tr>
<td>11.</td>
<td>Approval of an amendment to Chapter 55 regarding Article XXII-Urban Design</td>
<td>City of Omaha and the three-mile extraterritorial zoning jurisdiction</td>
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<td>12.</td>
<td>Approval of the disposal of City-owned property to an interested party</td>
<td>959, 963, 967, 971 North 28th Avenue</td>
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<td>13.</td>
<td>Approval of the 39 HARNEY STREET TIF Redevelopment Project Plan</td>
<td>3922, 3924, 3926 Harney Street</td>
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<tr>
<td>14.</td>
<td>Approval of an amendment to the Future Land Use Element of the City's Master Plan from Office commercial to industrial</td>
<td>4240 South 50th Street</td>
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### Subdivisions

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<tr>
<td>15.</td>
<td>Preliminary and Final Plat approval of BENSON GARDENS REPLAT 22, a minor plat inside city limits, with rezoning from R2 to R5</td>
<td>2306 North 79th Street</td>
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<td>16.</td>
<td>Preliminary Plat approval of SILVER VALLEY, a subdivision inside city limits, with waiver to Section 53-8(2), Street grading, along with rezoning from R2 to DR and R4</td>
<td>Northeast of 72nd Street and Silver Valley Road</td>
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<td>17.</td>
<td>Preliminary and Final Plat approval of COUNTRY CLUB ESTATES REPLAT 2, a minor plat inside city limits</td>
<td>6825 State Street</td>
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| **18.** | C12-20-172  
Michael and Rhonda Peavy | REQUEST: Preliminary and Final Plat approval of PEAVY VILLAGE ESTATES, a minor plat outside city limits, with waivers to Sections 53-8(2g), Street width; 53-9(3) Street surfacing, including curb and gutter; and 53-9(9) Sidewalks (property is located within an ED-Environmental Resources Overlay District)  
LOCATION: West of 66th Street and Twin Brooks Plaza |
| **19.** | C10-20-173  
C12-20-174  
HRC Development, LLC | REQUEST: Preliminary Plat approval of ANCHOR VIEW, a subdivision outside city limits, with rezoning from AG to DR and R5  
LOCATION: 17550 Potter Street |
| **20.** | C10-20-177  
C12-20-178  
Woodsonia-North Streams, LLC | REQUEST: Preliminary Plat approval of NORTH STREAMS REPLAT ONE, a subdivision outside city limits, with rezoning from DR and R4 to DR and R4 (pending)  
LOCATION: Southwest of 202nd and I Streets |
| **21.** | C10-19-219  
C12-19-220  
Falcone Land Development | REQUEST: Preliminary and Final Plat approval of VISTANCIA (Lots 513-523), a minor plat outside the city limits, with rezoning from AG and DR to R4  
LOCATION: Northwest of 210th and Fort Streets |

**Rezonings**

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| **22.** | C10-20-180  
Timothy Benak | REQUEST: Rezoning from GI to R5  
LOCATION: 1502 William Street |
| **23.** | C10-20-181  
River Stone Custom Homes | REQUEST: Rezoning from R3 to R5  
LOCATION: 7022 North 54th Street |
| **24.** | C10-20-182  
Stan Houston Equipment | REQUEST: Rezoning from CC to GI  
LOCATION: 4240 South 50th Street |
| **25.** | C10-20-184  
1213 Jones, LLC | REQUEST: Rezoning from DS to CBD (property is located within an ACI-1-Area of Civic Importance Overlay District)  
LOCATION: 2564 Harney Street |
| **26.** | C10-20-021  
85 Seabees, LLC | REQUEST: Approval of a Major Amendment to the Mixed Use Development Agreement for Flanagan Pointe (pending)  
LOCATION: Northeast of 180th and Fort Streets |
| **27.** | C10-10-100  
Lockwood Development | REQUEST: Approval of a Major Amendment to the Mixed Use Development Agreement for Sterling Ridge  
LOCATION: Southeast of 132nd and Pacific Streets |
| **28.** | C10-20-185  
Jackson Family Companies, LLC | REQUEST: Rezoning from GC to CC  
LOCATION: Southwest of 40th Street and Bedford Avenue |
### Special Use Permits

| 29. | C8-20-187  
Mark Sanford | REQUEST: Approval of a Special Use Permit to allow Funeral services in the GI District  
LOCATION: 9370 North 45th Street |
| 30. | C8-20-188  
C8-20-191  
Karen Buddhist Society of Omaha | REQUEST: Approval of a Special Use Permit to allow Religious assembly in the DR District, and approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District  
LOCATION: 9861 North 60th Street |

### Conditional Use Permits

| 31. | C7-98-216  
C10-20-186  
Westside Community Schools, School District 66 | REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R2 District, along with approval of the MCC-Major Commercial Corridor Overlay District  
LOCATION: Southeast of 90th and Pacific Streets |
| 32. | C7-18-139  
Reda Hamza | REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Food sales (limited) in the LO District  
LOCATION: 1938 North 85th Street |

### Vacations

| 33. | C14-20-189  
Property owner | REQUEST: Vacation of the east/west alley located between South 5th Street and South 6th Street; and between Woolworth Avenue and Pine Street; abutting Lots 1-8, Block 22, Credit Founier Addition  
LOCATION: Northeast of 6th and Pine Streets |
| 34. | C14-20-190  
Planning Board | REQUEST: Vacation of the north/south alley located south of Indiana Street and abutting Nebraska Department of Transportation right-of-way along North Freeway, along with vacation of Indiana Street east of North 28th Avenue  
LOCATION: Southeast of Indiana Street and North 28th Avenue |

**MINUTES TO BE APPROVED:** August 5, 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.