PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 7, 2009 - 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Pete Festersen, Chairman; R. J. Neary, Robert Mancuso, John Hoich, Anna Nubel, Arnold Nesbitt and Thomas O. Kelley.

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 30, 2008.

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.

Disposition Agenda: Cases that are placed on the disposition agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a disposition 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. Disposition agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, January 7, 2009 at 11:30 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.ci.omaha.ne.us/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

Subdivision Plats

1. C10-08-220
   C12-08-221
   Western Springs Land Corp.;
   Stone Creek Plaza, LLC

   REQUEST: Final Plat approval of KENSINGTON PARK, a subdivision outside the city limits, with rezoning from AG to DR, R6 and MU
   LOCATION: Northwest of 204th and "Q" Streets
Regular Agenda

Master Plan Referrals

2. C3-09-006  
   Troy Roehrs  
   REQUEST: Approval of an Amendment to the Land Use Element of the City’s Master Plan from residential to office/commercial and expansion of an existing mixed use area  
   LOCATION: 8758 and 8766 West Center Road

3. C3-08-243  
   Planning Department  
   REQUEST: Approval of a Chapter 55 Amendment regarding banners  
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

4. C3-09-018  
   Planning Department  
   REQUEST: Dunsany Flats Redevelopment Plan  
   LOCATION: Northeast of 10th and Pierce Streets

5. C3-09-019  
   Planning Department  
   REQUEST: National Athletic Trainers’ Association Board of Certification, Inc. Redevelopment Plan  
   LOCATION: 1415 Harney Street

6. C3-09-020  
   Planning Department  
   REQUEST: OMAR-5, LLC Redevelopment Plan  
   LOCATION: 4383 Nicholas Street

7. C3-09-021  
   Planning Department  
   REQUEST: Swartz Printing Company “Driscoll Leather Building” Redevelopment Plan  
   LOCATION: 714 South 15th Street

Subdivisions

8. C12-09-001  
   A. Luke Wallace  
   REQUEST: Preliminary and Final Plat approval of VILLAGE GREEN, a minor plat inside the city limits  
   LOCATION: North of 3rd and Bancroft Streets

9. C12-09-009  
   Dan Dolezal, Ehrhart Griffin & Associates  
   REQUEST: Preliminary Plat approval of EMMA ADDITION, a subdivision inside the city limits  
   LOCATION: Northwest of South 135th and “Q” Streets

10. C10-09-012  
    C12-09-013  
    Dwight Anderson  
    REQUEST: Preliminary Plat approval of ‘Q’ STREET ACRES REPLAT 1, a subdivision inside the city limits, with rezoning from DR to DR and CH (portions of which property lie within the flood fringe)  
    LOCATION: 5517 South 70th Street

11. C10-07-281  
    C12-07-282  
    HyVee Inc.  
    REQUEST: Preliminary Plat approval of PACIFIC SPRINGS PLACE, a subdivision outside the city limits, with rezoning from AG and MU to MU, and approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs  
    LOCATION: Northeast of 180th and Pacific Streets
<table>
<thead>
<tr>
<th>Item</th>
<th>C10-09-011</th>
<th>C12-08-253</th>
<th>80 Dodge, LLC</th>
<th>REQUEST:</th>
<th>Preliminary and Final Plat approval of TOWER PLAZA REPLAT 10, a subdivision inside the city limits, with rezoning from MU to CC and approval of an ACI-2 Overlay District</th>
<th>LOCATION:</th>
<th>Northeast of 80th Street and Dodge Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>C10-09-016</td>
<td>C12-09-017</td>
<td>Jeremy Carrell</td>
<td>REQUEST:</td>
<td>Preliminary and Final Plat approval of SOUTH SIDE ACRES REPLAT 13, a minor plat inside the city limits, with rezoning from DR to R4</td>
<td>LOCATION:</td>
<td>5801 South 53rd Street</td>
</tr>
</tbody>
</table>

Rezonings

<table>
<thead>
<tr>
<th>Item</th>
<th>C10-09-004</th>
<th>C7-09-005</th>
<th>Troy Roehrs</th>
<th>REQUEST:</th>
<th>Rezoning from R2 to LO and approval of a Conditional Use Permit to allow Medical office in an LO District</th>
<th>LOCATION:</th>
<th>8758 and 8766 West Center Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>C10-08-156</td>
<td>Buck’s Inc.</td>
<td></td>
<td>REQUEST:</td>
<td>Rezoning from R7 and GC to CC</td>
<td>LOCATION:</td>
<td>8008, 8010 West Dodge Road, 222 North 80th Street, 8001 and 8011 Davenport Street</td>
</tr>
</tbody>
</table>

Overlay Districts

<table>
<thead>
<tr>
<th>Item</th>
<th>C10-09-010</th>
<th>Canadian Four State Holding</th>
<th>REQUEST:</th>
<th>Approval of an MCC Overlay District</th>
<th>LOCATION:</th>
<th>360 North Saddle Creek Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>C10-09-014</td>
<td>Planning Department</td>
<td>REQUEST:</td>
<td>Approval of an ACI Overlay District</td>
<td>LOCATION:</td>
<td>13th Street from Leavenworth to I-80</td>
</tr>
<tr>
<td>Item</td>
<td>C10-09-015</td>
<td>Planning Department</td>
<td>REQUEST:</td>
<td>Approval of an ACI Overlay District</td>
<td>LOCATION:</td>
<td>Dodge Street Corridor extending from Saddle Creek to 69th Street</td>
</tr>
</tbody>
</table>

Special Use Permits

<table>
<thead>
<tr>
<th>Item</th>
<th>C8-09-003</th>
<th>Daveda Anderson-Ervin</th>
<th>REQUEST:</th>
<th>Approval of a Special Use Permit to allow Day care services (general) in an R4(35) District</th>
<th>LOCATION:</th>
<th>6102 Manderson Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>C8-09-008</td>
<td>Rosalie Williams</td>
<td>REQUEST:</td>
<td>Approval of a Special Use Permit to allow Day care services (general) in an R4(35) District</td>
<td>LOCATION:</td>
<td>6720 North 34th Street</td>
</tr>
</tbody>
</table>

Conditional Use Permits

<table>
<thead>
<tr>
<th>Item</th>
<th>C7-09-002</th>
<th>C R Investments, Inc.</th>
<th>REQUEST:</th>
<th>Approval of a Conditional Use Permit to allow Single family (attached) in an R4 District</th>
<th>LOCATION:</th>
<th>North of “L” Street between 189th and 192nd Street</th>
</tr>
</thead>
</table>
22. C7-09-007
   Jerry Steinhoefel

   REQUEST: Approval of a Conditional Use Permit to allow Personal improvement services in an LC District

   LOCATION: 1217 South 75th Street

ELECTION OF OFFICERS

MINUTES TO BE APPROVED: December 3, 2008

If alternative (tape) to the agenda is needed, please advise Cheri Rockwell. A 72-hour advance notice is required.