PLANNING BOARD AGENDA

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

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber


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, September 28, 2009.

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, October 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

1. C10-00-201
   C10-07-281
   C12-07-282
   HyVee Inc.

REQUEST: Final 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
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

2. C10-09-081
   AP Investments, LLC
   REQUEST: Rezoning from R8 to MU
   LOCATION: Northwest of 186th Avenue and West Dodge Road

3. C10-09-155
   Tito Flores
   REQUEST: Rezoning from R4(35) to R5
   LOCATION: 1624 Missouri Avenue

(REGULAR AGENDA)

Master Plan Referrals

4. C3-09-167
   Planning Department on behalf of the City of Omaha
   REQUEST: Surplus Declaration and Disposal of City-owned property (old Elkhorn City Hall)
   LOCATION: 20601 Glenn Street

5. C3-09-168
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 1009 CAPITAL AVENUE LLC TAX INCREMENT FINANCING REDEVELOPMENT PROJECT PLAN
   LOCATION: Southwest of 10th Street and Capitol Avenue

6. C3-09-177
   Nebraska CVS Pharmacy, LLC
   REQUEST: Approval of an amendment to the Future Land Use Element of the City’s Master Plan from low density residential to office/commercial
   LOCATION: Southeast of 72nd and Maple Streets

Subdivisions

7. C12-09-160
   Incontro Enterprises, LLC
   REQUEST: Preliminary Plat approval of INCONTRO VILLAGE, a subdivision inside the city limits, with a waiver of Section 53-8(4)(a) for lot depth
   LOCATION: Southeast of 60th and Spring Streets

8. C10-09-161
   C12-09-162
   Dolores Bangert, Mosaic Housing Corporation II
   REQUEST: Preliminary and Final Plat approval of RIDGEVIEW HEIGHTS, a minor plat inside the city limits, with rezoning from DR to R3
   LOCATION: Southwest of 66th Street and Sorensen Parkway
9. C10-09-178
   C12-09-179
   Donn Fizer

   REQUEST: Preliminary and Final Plat approval of
             BONITA REPLAT 7, a minor plat inside the
             city limits, with rezoning from R4(35) and
             CC to CC and approval of an ACI-2 (62)
             Overlay District

   LOCATION: Southeast of 72\textsuperscript{nd} and Maple Streets

10. C10-09-180
    C12-09-181
    Gottsch Land Co.

   REQUEST: Preliminary and Final Plat approval of HIGH
             POINT REPLAT 8, a subdivision outside the
             city limits, with rezoning from R6 to CC

   LOCATION: Southeast of 204\textsuperscript{th} Street and Veterans
             Drive

11. C10-09-183
    C12-09-184
    Mitchell Auto Auction, LLC

   REQUEST: Preliminary and Final Plat approval of
             INTRANSIT ADDITION REPLAT, a minor
             plat inside the city limits, with a waiver of
             Section 53-8(4)(d) of the subdivision
             ordinance regarding lot frontage, with
             rezoning from CC to CC and GI

   LOCATION: 5500 “L” Street

12. C8-09-185
    C12-09-186
    Mark Wetzel

   REQUEST: Preliminary and Final Plat approval of
             WETZEL’S ADDITION, a minor plat outside
             the city limits, with a waiver of Section 53-
             9(9) for sidewalks and Approval of a
             Special Use Permit to allow development in
             the North Hills Environmental Overlay
             District

   LOCATION: 11460 Calhoun Road

\textbf{Planned Unit Development}

13. C11-09-143
    Tim Holland

   REQUEST: Approval of a Planned Unit Development
             Overlay District

   LOCATION: 209 South 49\textsuperscript{th} Street

\textbf{Rezonings}

14. C10-09-163
    C8-07-294
    Joseph Kozol

   REQUEST: Rezoning from DR and CC to CC and
             approval of a Major Amendment to a
             Special Use Permit to allow Convenienc
             storage in a CC District

   LOCATION: 5707 North 60\textsuperscript{th} Street

15. C10-09-164
    Park Avenue Legacy, LLC

   REQUEST: Rezoning from R7 and GC to R7

   LOCATION: Northeast of Ed Creighton and Park
             Avenues

16. C10-09-014
    Planning Department
    on behalf of the City of Omaha

   REQUEST: Approval of an ACI-1(50), ACI-2(50) and
             ACI-4 (PL) Overlay District (this adds the
             designated baseline to the existing districts)

   LOCATION: 13\textsuperscript{th} Street from Leavenworth Street to I-80
17. C10-09-015
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an ACI-2 (50) Overlay District (this adds the designated baseline to the existing district)
LOCATION: Dodge Street generally from Saddle Creek Road west to 69th Street

18. C10-09-169
Choyeske, LLC
REQUEST: Rezoning from GI to NBD
LOCATION: 1734 and 1736 South 13th Street

19. C10-09-170
Five Fountains, LLC
REQUEST: Rezoning from R3 to R4
LOCATION: Cuming Circle east of 192nd Street

20. C10-09-171
TLR Investments
REQUEST: Rezoning from R2 and GC to R2 and GC (adjustment in the zoning boundary line)
LOCATION: 8032 Maple Street

21. C10-09-172
Barry Mayfield
REQUEST: Rezoning from R3 to R4
LOCATION: 13609 and 13615 Miami Street

22. C10-09-173
Pauline Borromeo
REQUEST: Rezoning from R7 to R4
LOCATION: 3019 Pacific Street

Special Use Permits

23. C8-09-165
Mosaic
REQUEST: Approval of a Special Use Permit to allow Large group living in an R3 District (pending)
LOCATION: Southwest of 66th Street and Sorensen Parkway

24. C8-09-187
Thomas Barker
REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District
LOCATION: 20120 Veterans Drive

Conditional Use Permits

25. C7-09-174
Michael Donovan
REQUEST: Approval of a Conditional Use Permit to allow a Wind energy conservation system (WECS) in a GI District
LOCATION: 13747 Industrial Road

26. C7-02-118
City of Omaha Police Department on behalf of the City of Omaha
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Safety services in a GI District (Phase V – Police Canine Training Center)
LOCATION: 11650 Rainwood Road
Vacation

27. C14-09-175
   Planning Department on behalf of the City of Omaha
   REQUEST: Vacation of the alley between Elkhorn Drive and Glenn Street from 206th to 207th Street

Dedications

28. C16-09-176
    Property Owner
    REQUEST: Dedication of an irregular piece of land at the northeast corner of 108th and Fort Streets

ADDENDUM

Master Plan Referral

29. C3-09-189
    Planning Department on behalf of the City of Omaha
    REQUEST: Approval of an Amendment to Chapter 55 regarding supplemental use regulations for Wind energy conservation systems Omaha and 3-mile extraterritorial jurisdiction

MINUTES TO BE APPROVED: September 2, 2009

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