Public Hearing and Administrative Meeting
Wednesday, April 1, 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, March 23, 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, April 1, 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. C12-09-009
   Dan Dolezal, Ehrhart Griffin & Associates
   REQUEST: Final Plat approval of EMMA ADDITION, a subdivision inside the city limits
   LOCATION: Northwest of South 135th and “Q” Streets

2. C10-08-184
   C12-08-185
   CR Investments, Inc.
   REQUEST: Final Plat approval of WOOD VALLEY (Phase II – Lots 285-295), a subdivision outside the city limits, with rezoning from AG to R4
   LOCATION: Northeast of 144th and Ida Streets
HOLD OVER CASES

Master Plan Referrals

3. C3-09-037
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an Amendment to Chapter 55 regarding AG Cluster site development regulations
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

REGULAR AGENDA

Master Plan Referrals

4. C3-09-052
   Bluestone Development, LLC
   REQUEST: Approval of the Lot 9, LLC Mixed-use Building Project Redevelopment Plan
   LOCATION: Southwest of 13th and Cuming Streets

5. C3-09-053
   Omaha Collision Company, LLC
   REQUEST: Approval of the Omaha Collision Company, LLC Redevelopment Plan
   LOCATION: 2340 Paul Street

6. C3-09-054
   TBF Company, LLC, General Partner
   REQUEST: Approval of the Southern Valley Townhomes Redevelopment Plan
   LOCATION: Southwest of 18th and "Q" Streets

7. C3-09-055
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2009 Sanitary Interceptor Sewer Element of the Master Plan
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

8. C3-09-056
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to the Urban Development Element of the Master Plan to change the Zone of Present Development
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

9. C3-09-057
   J. Robert Perrin,
   REQUEST: Approval of an Amendment to the Land Use Element of the Master Plan from industrial to medium/high density residential
   LOCATION: Northeast of 40th and Mason Streets

Subdivisions Plats

10. C12-09-049
    Planning Department on behalf of the City of Omaha
    REQUEST: Preliminary and Final Plat approval of UNION PACIFIC PLACE REPLAT 4, Lot 1, a minor plat inside the city limits
    LOCATION: Northwest of 10th and Webster Streets

11. C10-07-127
    C12-07-128
    Full Circle Ventures, Inc. c/o Herb Freeman
    REQUEST: Revised Preliminary Plat approval of LEYTHAM, a subdivision outside the city limits, with rezoning from AG to DR, R4, and MU and approval of a NC (Neighborhood Conservation) Overlay District
    LOCATION: Northeast of 168th and State Streets
12. C10-08-254 C12-08-255
TBF Company, LLC
REQUEST: Revised Preliminary and Final Plat approval of SOUTHERN VALLEY (formerly 18th & “Q” Townhomes), a subdivision inside the city limits with a waiver of Section 53-8(4) Minimum design standards for lot depth, and rezoning from R4(35) to R5
LOCATION: Southwest of 18th and “Q” Streets

Overlay Districts

13. C9-09-043
Mike Moylan
REQUEST: Approval of a Parking Overlay District
LOCATION: 2129 Binney Street

Rezonings

14. C10-09-038
Planning Department
REQUEST: Rezoning from MU to CC and approval of an ACI-2 Overlay District
LOCATION: 7808 Dodge Street

15. C10-09-042
Val G. Splittgerber
REQUEST: Rezoning from R8 and GI to GI
LOCATION: 2316 and 2320 North 83rd Street

16. C10-09-050 C7-09-051
Michael P. Mellen, Grubb & Ellis
REQUEST: Rezoning from GC to DS and Approval of a Conditional Use Permit to allow Warehousing and distribution (general) in a DS District
LOCATION: 2213-2215 Leavenworth Street

17. C10-09-041 C7-09-04a
J. Robert Perrin
REQUEST: Rezoning from GI to R6 and LO and Approval of a Conditional Use Permit to allow Multiple family residential in LO
LOCATION: Northeast of 40th and Mason Streets

18. C10-06-166
Bill Preston, Midwest First Financial, Inc.
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement (Candlewood Hills)
LOCATION: Northwest of 122nd Street and West Dodge Road

Special Use Permits

19. C8-09-044
Avery Schwer
REQUEST: Approval of a Special Use Permit to allow a Wind energy conservation system (WECS) in an R4(35) District
LOCATION: 6454 Woolworth Avenue

Vacations

20. C14-09-046
Property Owner
REQUEST: Vacation of the east/west alley north of Cuming Street from 24th Street west 127 feet

21. C14-09-047
Property Owner
REQUEST: Vacation of 1.5 feet of the alley adjacent on the west side of Lot 5, Block 12, Parkvale Addition (3018 South 35th Street)
22. C14-09-048  
   Property Owner  
   REQUEST: Vacation of a segment of Weber Street adjacent to Lot 17, Block 1, Dillons 2nd Addition (behind 2722 Wyoming Street)

MINUTES TO BE APPROVED: March 4, 2009

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