PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 6, 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, April 27, 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, May 6, 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

Master Plan Referrals
1. C3-09-074
   Planning Department
   REQUEST: Surplus declaration and disposal of City-owned property
   LOCATION: 2302 “M” Street, 4805, 4807 and 4809 South 23rd Street

Subdivisions
2. C12-09-058
   Timothy Hank Robinson
   REQUEST: Preliminary and Final Plat approval of ROBINSON AND ROGER’S ADDITION, a minor plat located outside the city.
   LOCATION: Southeast of 72nd Street and Rainwood Road
3. C10-09-059
   C12-09-060
   Northwest Bible Fellowship
   REQUEST: Preliminary and Final Plat approval of NORTHWEST BIBLE FELLOWSHIP, a subdivision located outside the city limits, with a waiver of Section 53-9(9), Improvements for sidewalks; with rezoning from AG to DR
   LOCATION: Southeast of Highway 133 and Pawnee Road

4. C12-09-061
   Sportscenter Properties, LLC
   REQUEST: Preliminary and Final Plat approval of OMAHA WORKS INDUSTRIAL PARK REPLAT SEVEN, a minor plat inside the city limits
   LOCATION: Northwest of 120th and “I” Streets

5. C10-09-062
   C12-09-063
   City of Omaha
   REQUEST: Preliminary and Final Plat approval of HALL PLACE ADDITION REPLAT NO. 1, a minor plat located inside the city limits
   LOCATION: Southeast of 18th and Ohio Streets

6. C12-09-064
   Richard DenHerder-Rescue Mission
   REQUEST: Preliminary Plat approval of OPEN DOOR MISSION ADDITION, a subdivision located inside the city limits
   LOCATION: Southwest of 23rd Street East and East Locust Street

Rezonings

7. C10-09-069
   C7-09-070
   Abdulrahman Y. Mohamed
   REQUEST: Rezoning from GI to R4, and Approval of a Conditional Use Permit to allow Religious assembly in an R4 District
   LOCATION: 3902 Lake Street

8. C10-09-071
   Mark Van Zile
   REQUEST: Rezoning from GI to R4
   LOCATION: 1217 South 15th Street

9. C10-09-072
   Josh Ballard
   REQUEST: Rezoning from GI to R4
   LOCATION: 1215 South 15th Street

10. C10-09-076
    James Gustafson
    REQUEST: Rezoning from DR and R3 to R3
    LOCATION: 3328 North 133rd Circle

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

Special Use Permits

12. C8-09-067
    Paul Vonderfecht
    REQUEST: Approval of a Special Use Permit to allow a Wind energy conservation system (WECS) in a CC District
    LOCATION: Southwest of 108th Street and West Center Road
13. C8-09-068  
Northwest Bible Fellowship  
REQUEST: Approval of a Special Use Permit to allow *Religious assembly* in a DR District (pending)  
LOCATION: Southeast of Highway 133 and Pawnee Road

14. C8-09-073  
Dawn Edan  
REQUEST: Approval of a Special Use Permit to allow a Day care (general) in an R4(35) District  
LOCATION: 2820 North 70th Avenue

15. C8-09-077  
Michael Simmonds  
REQUEST: Approval of a Special Use Permit to allow *Restaurant (drive-in)* in a CBD District  
LOCATION: Northeast of 14th and Cuming Streets

16. C8-07-284  
Sportscenter Properties, LLC  
REQUEST: Approval of a Major Amendment to a Special Use Permit to allow *Indoor Sports and Recreation* in a GI District  
LOCATION: Northwest of 120th and "I" Streets

17. C8-09-082  
Nicole Humlicek  
REQUEST: Approval of a Special Use Permit to allow *Day care (general)* in an R4 District  
LOCATION: 4812 South 194th Avenue

**Conditional Use Permits**

18. C7-09-066  
Nebraska Medical Center  
REQUEST: Approval of a Conditional Use Permit to allow *Surface parking* in a GC District  
LOCATION: 139 South 41st Street

19. C7-09-045  
Pat McNeil  
REQUEST: Approval of a Conditional Use Permit to allow *Multiple family residential* in a CC District  
LOCATION: Southwest of 108th Street and North Mill Road

20. C7-09-075  
Daniel Newcomer  
REQUEST: Approval of a Conditional Use Permit to allow a Wind energy conservation system (WECS) in a DR-ED District  
LOCATION: 11302 North Hwy 75

21. C7-09-025  
The Lamar Company, LLC  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit for a “Takedown Plan” for Off-Premise Advertising Signs  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

22. C7-09-078  
Waitt Outdoor, LLC  
REQUEST: Approval of a Conditional Use Permit for a “Takedown Plan” for Off-Premise Advertising Signs  
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

23. C7-09-079  
Jun Kaneko  
REQUEST: Approval of a Conditional Use Permit to allow *Warehousing and distribution*
Dedications

24. C16-09-065
    Property Owner
    REQUEST: Plat and Dedication of approximately 13 feet of land adjacent to Avenue “J” on the north and adjacent to N. 20th Street East on the East
    LOCATION: Northeast of North 20th Street East and Avenue “J”

ADDENDUM

25. C8-09-080
    Ray Trimble
    REQUEST: Approval of a Special Use Permit to allow “General office” use types in a GI District
    LOCATION: 4383 Nicholas Street

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