PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 3, 2010, 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, October 25, 2010.

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, November 3, 2010 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

HOLD OVER CASES

Rezonings

<table>
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<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>C10-97-090 Dino’s Storage</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Hillsborough Plaza to allow Warehousing and distribution (limited)</td>
<td>Northeast of 147th Street and West Maple Road</td>
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</tbody>
</table>
Special Use Permits

2. C8-10-150
   Jeremy Bryant
   REQUEST: Approval of a Special Use Permit to allow Personal services in a GI District
   LOCATION: 2922 North 61st Street

(REGULAR AGENDA)

Master Plan Referrals

3. C3-10-153
   Loren Johnson
   CR Investments, Inc.
   REQUEST: Approval of a variance from the Future Development Zone specifications of the Urban Development Element of the City of Omaha Master Plan
   LOCATION: Northeast of 168th and Ida Streets

4. C3-10-169
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2011 Action Plan
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

Subdivision Plats

5. C10-10-154
   C12-10-155
   Loren Johnson
   CR Investments, Inc.
   REQUEST: Preliminary Plat approval of HIGHLAND RIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Northeast of 168th and Ida Streets

6. C12-10-156
   Jeremy Carrell on behalf of the Property Owner
   REQUEST: Preliminary and Final Plat approval of SSAM PROPERTIES ADDITION, a subdivision inside the city limits
   LOCATION: 15803 & 15815 Pacific Street

7. C12-10-157
   Jeremy Carrell on behalf of the Property Owner
   REQUEST: Preliminary and Final Plat approval of ROGERS RIDGE REPLAT 4, a subdivision inside the city limits
   LOCATION: 1425 Skyline Drive

8. C10-10-158
   C12-10-159
   Matt Dougherty, Member Piano Building, LLC
   REQUEST: Preliminary and Final Plat approval of DOUGHERTY PLACE, a subdivision inside the city limits, with a waiver of Section 53-8(4)(a) Minimum lot depth, and with rezoning from R7 and GC to R7 and CC (portions of which property are located within an ACI-2 Overlay District)
   LOCATION: 4900 Dodge Street

9. C10-8-254
   C12-8-255
   Southern Valley Limited Partnership
   REQUEST: Revised Preliminary and Final Plat approval of SOUTHERN VALLEY, a cluster subdivision inside the city limits, with rezoning from R4(35) to R5
   LOCATION: Southwest of 17th and "Q" Streets
10. **C10-10-160**  
    **C12-10-161**  
    Metroplitan Utilities District  
    **REQUEST:** Preliminary Plat approval of MUD ACRES, a subdivision located outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code, and rezoning from DR to DR and GI (portions of which property lie within the flood fringe)  
    **LOCATION:** Southeast of 120th Street and Military Road

11. **C12-10-162**  
    Mel Friesen on behalf of Community Bible Church  
    **REQUEST:** Preliminary and Final Plat approval of BAY MEADOWS REPLAT 8, a subdivision inside the city limits  
    **LOCATION:** Southwest of 90th and “Q” Streets

12. **C10-10-174**  
    **C12-10-175**  
    Orange Development  
    **REQUEST:** Preliminary and Final Plat approval of CVS 2nd ADDITION, a subdivision inside the city limits with approval of a MCC-Major Commercial Corridor Overlay District  
    **LOCATION:** Southeast of 84th Street and West Center Road

**Rezonings**

13. **C10-10-163**  
    City of Omaha  
    **REQUEST:** Rezoning from R7 to R5  
    **LOCATION:** 2109, 2111 and 2113 Ohio Street

14. **C10-10-164**  
    City of Omaha  
    **REQUEST:** Rezoning from R7 to R5  
    **LOCATION:** 2213, 2219, 2222 and 2226 Miami Street

15. **C10-10-165**  
    City of Omaha  
    **REQUEST:** Rezoning from R7 to R5  
    **LOCATION:** 1818, 1820, 1822 and 1824 Corby Street

16. **C10-10-166**  
    City of Omaha  
    **REQUEST:** Rezoning from R7 to R5  
    **LOCATION:** 2011 and 2013 Ohio Street

17. **C10-10-167**  
    City of Omaha  
    **REQUEST:** Approval of an NCE-C Neighborhood Conservation and Enhancement District  
    **LOCATION:** South 10th Street from Downtown to I-80

18. **C10-02-262**  
    Dennis Plachy  
    **REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station to allow a 48 foot tall wall sign  
    **LOCATION:** Northwest of 180th Street and West Dodge Road

**Special Use Permits**

19. **C8-10-173**  
    Metropolitan Utilities District  
    **REQUEST:** Approval of a Large Project Special Use Permit  
    **LOCATION:** Southeast of 120th Street and Military Road
Conditional Use Permits

20. C7-10-168
    Nick Kirshenbaum
    REQUEST: Approval of a Conditional Use Permit to allow Automotive repair in a CC District
    LOCATION: 14225 “Q” Street

21. C7-10-172
    Jay Dubya
    REQUEST: Approval of a Conditional Use Permit to allow Single-family (detached) in a CC District
    LOCATION: 101 North 39th Street

22. C7-90-108
    Mel Friesen on behalf of Community Bible Church
    REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in an R3 District
    LOCATION: Southwest of 90th and “Q” Streets

Vacations

23. C14-10-171
    Property Owner
    REQUEST: Vacation of three (3) irregular segments, two (2) along Abbott Drive at vacated 14th Street East and south of Avenue H, and one (1) on 15th Street East

Dedications

24. C16-10-170
    Property Owner
    REQUEST: Dedication of the west 4 feet and the south 13.68 feet of Lot 1, Dundee Place Replat No. 19
    LOCATION: Northeast of 49th and Dodge Streets

Reconsideration

25. C7-10-118
    NewStreet, LLC
    REQUEST: Approval of a Conditional Use Permit to allow Outdoor entertainment in a CBD District (pending)
    LOCATION: Northeast of North 15th Street and Mike Fahey Street

MINUTES TO BE APPROVED: September 1, 2010

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