PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 1, 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, November 22, 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, December 1, 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.

Administrative Meeting Only

Subdivision Plats

1. C10-10-146
C12-10-147
Blue Sage Development

REQUEST: Final Plat approval of PACIFIC STREET WEST REPLAT SEVEN, a subdivision outside the city limits, with rezoning from R6 to DR, R4 and R6

LOCATION: Southwest of South H.W.S. Cleveland Boulevard and Blue Sage Parkway
Public Hearing and Administrative Meeting

RECONSIDERATION

2. 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

HOLD OVER CASES

Master Plan Referrals

3. C3-10-099
   Bella Terra, LLC
   REQUEST: Approval of an amendment to the Future Land Use Element of the City's Master Plan from Open space to a Mixed-Use area for property located Southeast of 132nd and Pacific Streets
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

Subdivision Plats

4. C12-10-038
   Irvington Volunteer Fire Department
   REQUEST: Preliminary Plat approval of SMOKY RIDGE, a subdivision outside the city limits
   LOCATION: Northeast of 72nd Street and Northern Hills Drive

5. C10-10-100
   C12-10-101
   H. Stephen Shanahan and Shadow Ridge Limited Partnership
   REQUEST: Preliminary Plat approval of STERLING RIDGE, a subdivision inside the city limits, with rezoning from DR to DR, R4, R6 and MU (portions of which property lie within the flood fringe and floodway)
   LOCATION: Southeast of 132nd Street and Pacific Street

Special Use Permits

6. C8-10-149
   Khalil Eljamal
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District
   LOCATION: 12901 "Q" Street

Conditional Use Permits

7. C7-10-037
   Irvington Volunteer Fire Department
   REQUEST: Approval of a Conditional Use Permit to allow Safety services in a DR-ED District
   LOCATION: Northeast of 72nd Street and Northern Hills Drive
<table>
<thead>
<tr>
<th>Request No.</th>
<th>District</th>
<th>Request Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. C3-06-067</td>
<td>Bluestone Development, LLC</td>
<td>Approval of Second Amendment to Courtland Place No. 2, LLC TIF Redevelopment Plan</td>
</tr>
<tr>
<td>9. C12-10-179</td>
<td>Paul Yates</td>
<td>Preliminary and Final Plat approval of IRVINGTON PLACE REPLAT, a subdivision outside the city limits</td>
</tr>
<tr>
<td>10. C10-10-178a</td>
<td>Orange Development</td>
<td>Preliminary and Final Plat approval of CVS 3rd ADDITION, a minor plat inside the city limits, with approval of a MCC-Major Commercial Corridor Overlay District</td>
</tr>
<tr>
<td>11. C12-10-184</td>
<td>Gateway Pointe, LLC</td>
<td>Preliminary and Final Plat approval of I-80 BUSINESS PARK REPLAT NINE, a minor plat outside the city limits, with a waiver of Section 53-8(4)(d) of the Municipal Code regarding street frontage</td>
</tr>
<tr>
<td>12. C10-10-180</td>
<td>Holy Name Housing</td>
<td>Rezoning from R5(35) to R4</td>
</tr>
<tr>
<td>13. C10-10-181</td>
<td>ALIFF Hospitality</td>
<td>Rezoning from GI to R7</td>
</tr>
<tr>
<td>14. C10-10-182</td>
<td>Harman Appliance Sales, Inc.</td>
<td>Rezoning from LO and CC to LC</td>
</tr>
<tr>
<td>15. C10-97-029</td>
<td>Suzanne &amp; Walter Scott Foundation</td>
<td>Approval of a Major Amendment to a Mixed Use District Development Agreement for Aksarben Business and Education Campus</td>
</tr>
<tr>
<td>16. C8-10-042</td>
<td>TD Ameritrade</td>
<td>Approval of a Major Amendment to a Large Project Use Permit with a waiver of Section 55-326, Height to allow an overall height of 260 feet (230’ structure + 30’ antenna) in a GO District</td>
</tr>
</tbody>
</table>
REQUEST: Approval of a Special Use Permit to allow Religious assembly in an AG District
LOCATION: 4418 and 4428 South 180th Street

Conditional Use Permits

18. C7-91-113
    Alegent Health
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow a Medical office in a LO District
LOCATION: 10109 Maple Street

19. C7-10-177
    Omaha Public Schools
REQUEST: Approval of a Conditional Use Permit to allow a Secondary educational facility in a R3 District
LOCATION: 8050 North 129th Avenue

Vacations

20. C14-10-176
    Property Owner
REQUEST: Vacation of Capitol Avenue from 36th Street east 74.3+/- feet

MINUTES TO BE APPROVED: November 3, 2010

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