PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 7, 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, March 29, 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, April 7, 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

1. C10-09-164 REQUEST: Rezoning from R7 and GC to R7
   Park Avenue Legacy, LLC LOCATION: Northeast of Ed Creighton and Park Avenues
Conditional Use Permits

2. C7-10-026
   Joel Haver
   REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC District
   LOCATION: 15949 West Center Road

Special Use Permits

3. C8-09-093
   Tibebe Wolde
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 3156 (3152) Leavenworth Street

(REGULAR AGENDA)

Public Hearing and Administrative Meeting

Master Plan Referrals

4. C3-10-043
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: 3501 State Street

5. C3-10-044
   Parks, Recreation & Public Property on behalf of the City of Omaha
   REQUEST: Approval of an updated Master Plan for the Omaha Suburban Park System
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

6. C3-10-045
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding surfacing for off-street parking
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

7. C3-10-046
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding nonconforming structures
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

8. C3-10-047
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding the Urban family residential district
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

9. C3-10-048
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding exceptions for private and community garages
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

10. C3-10-049
    Planning Department on behalf of the City of Omaha
    REQUEST: Approval of a Chapter 55 Amendment regarding permitted uses in the R3 District
    LOCATION: Omaha and 3-mile extraterritorial jurisdiction

11. C3-10-050
    Planning Department on behalf of the City of Omaha
    REQUEST: Approval of a Chapter 55 Amendment regarding Special permit uses in the R4 District
    LOCATION: Omaha and 3-mile extraterritorial jurisdiction
12. C3-10-051
Planning Department on behalf of the City of Omaha

REQUEST: Approval of a Chapter 55 Amendment regarding Special permit uses in the R-WRN walkable residential neighborhood district

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

Subdivision Plats

13. C10-10-031
C12-10-032
Jeffrey Mesenbrink

REQUEST: Preliminary and Final Plat approval of FLORENCE HEIGHTS REPLAT 7, a minor plat inside the city limits, with rezoning from R4(35) and GI to GI (portions of which property lie within the flood fringe)

LOCATION: Northeast of 44th and McKinley Streets

14. 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

15. C10-10-039
C12-10-040
Jeffrey B. Farnham

REQUEST: Preliminary and Final Plat approval of LOGEMAN’S ADDITION, a minor plat outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code and with rezoning from AG to DR

LOCATION: 7240 North 144th Street

Rezonings

16. C10-10-036
Dundee Ridge, LLC

REQUEST: Rezoning from R7-ACI-2 to GO-ACI-2 and approval of a PK

LOCATION: Southwest of 48th and Dodge Streets

17. C10-10-052
L & M Enterprises

REQUEST: Rezoning from R4(35) to R5

LOCATION: 5445 South 51st Street

Special Use Permits

18. C8-09-210
AT&T

REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in a R4 District, with a waiver of Section 55-186 Height, to allow a 90 foot tall tower

LOCATION: 15801 Butler Avenue

19. C8-93-092
AT&T

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Broadcast tower in a CC District, with a waiver of Section 55-366 Height, to allow extension of the tower to 98 feet

LOCATION: 2820 South 108th Street

20. C8-10-033
Douglas County School District 0001

REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R4 District

LOCATION: 4768 “Q” Street

21. C8-10-035
Reliant Auto Sales, LLC

REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District

LOCATION: 20507 Nicholas Circle, Suite 100
REQUEST: Approval of a Large Project Special 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

LOCATION: Southwest of 108th Avenue and Old Mill Road

Conditional Use Permits

23. C7-10-029
   Buck's Inc.
   REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a GC District
   LOCATION: 4955 South 72nd Street

24. C7-10-034
   Nicholas Schnell
   REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO District
   LOCATION: 3009 South 87th Street

25. 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

Dedication

26. C16-10-030
    Property Owner
    REQUEST: Plat and Dedication of an irregular strip of land containing 206 square feet of area adjacent to the northeast corner of Lot 1, Frederick Plaza
    LOCATION: Southwest of 84th and Frederick Streets

MINUTES TO BE APPROVED: March 3, 2010

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