PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 2, 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, May 24, 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, June 2, 2010 at 11:00 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

1. C12-09-160
   Incontro Enterprises, LLC
   REQUEST: Final Plat approval of INCONTRO VILLAGE, a subdivision inside the city limits
   LOCATION: Southeast of 60th and Spring Streets
Public Hearing and Administrative Meeting

HOLD OVER CASES

Master Plan Referrals

2. 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

3. C3-10-069
   Planning Department on behalf of
   the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55
   Zoning of the Municipal Code regarding
   nonconforming uses
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

Subdivision Plats

4. C12-09-204
   Curt Hofer Construction, Inc.
   REQUEST: Preliminary and Final Plat approval of
   LINDEN ESTATES REPLAT 8, a minor plat
   inside the city limits
   LOCATION: North 142nd Circle, north of Hamilton Street

Conditional Use Permits

5. C7-10-063
   City of Omaha
   REQUEST: Approval of a Conditional Use Permit to allow
   Safety services in a R4 District
   LOCATION: Northwest of Atlas and "D" Streets

(REGULAR AGENDA)

Master Plan Referrals

6. C3-10-071
   Notre Dame Apartments, LLC
   REQUEST: Approval of the NOTRE DAME, LLC
   TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3501 State Street

7. C3-10-072
   Capitol Rows LLC
   REQUEST: Approval of the CAPITOL ROWS, LLC
   TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: Between 22nd and 24th Streets,
   Chicago and Davenport Streets

8. C3-10-073
   828 South 17th Street, LLC
   REQUEST: Approval of the 828 SOUTH 17th STREET,
   LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 828 South 17th Street

9. C3-10-074
   JSE Land Corporation
   REQUEST: Approval of an amendment to the Future
   Land Use Element of the City’s Master Plan
   from Industrial to Low density residential for
   property located at 4916 "J" Street
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
10. C3-10-084
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding off-street parking design standards
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

11. C3-10-085
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding setback adjustments
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

**Subdivision Plats**

12. C10-10-077
    C12-10-078
    Curt Hofer Construction, Inc.
    REQUEST: Preliminary and Final Plat approval of MOORE’S HILLTOP, a minor plat outside the city limits, with rezoning from AG to R3
    LOCATION: 17324 “F” Street

13. C10-10-079
    C12-10-080
    CR Investments, Inc.
    REQUEST: Preliminary and Final Plat approval of WOOD VALLEY REPLAT 2, a minor plat outside the city limits, with rezoning from DR and R4 to DR and R4
    LOCATION: Northeast of 144th Street and Military Road

14. C10-10-081
    C12-10-082
    Orange Development
    REQUEST: Preliminary and Final Plat approval of DUNDEE PLACE REPLAT NO. 19, a minor plat inside the city limits, with rezoning from R7, LO and GC to CC (subject property is also located within an ACI-2 Overlay District), and Repeal of a PK-Parking Overlay District
    LOCATION: Northeast of 49th and Dodge Streets

**Rezonings**

15. C10-10-075
    Joe Kosiski
    REQUEST: Rezoning from R3 to R5
    LOCATION: 4916 “J” Street

16. C10-10-076
    Sebastian Anzaldo
    REQUEST: Rezoning from GI to R4
    LOCATION: 2338 Polk Street

**Special Use Permits**

17. C8-09-208
    Silo Extreme Outdoor Adv., LLC
    REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Indoor sports and recreation and Outdoor sports and recreation in a GI District
    LOCATION: 3417 Vinton Street

18. C8-91-008
    Hawkins Construction Company
    REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Landfill (nonputrescible solid waste disposal) in a GI District
    LOCATION: Southeast of 62nd and “Q” Streets
MINUTES TO BE APPROVED: May 5, 2010

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