PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 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, August 23, 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, September 1, 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.

Public Hearing and Administrative Meeting

(REGULAR AGENDA)

Master Plan Referrals

1. C3-10-116
   Planning Department on behalf of the City of Omaha

   REQUEST: Approval of an amendment to Chapter 55
   Zoning of the Municipal Code regarding Vehicle storage
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
2. C3-10-129
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Emergency residential care services
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

3. C3-10-130
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Equipment repair services
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

4. C3-10-131
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Major utility facilities
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

5. C3-10-132
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 Zoning of the Municipal Code regarding Park and recreation services
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

6. C3-10-133
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the Piano Building, LLC TIF Redevelopment Project Plan
LOCATION: 4900 Dodge Street

7. C3-10-092
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to a Blighted and Substandard Designation
LOCATION: 33rd Street on the east, Charles Street on the north - to include a three-block area between Charles and Seward Street and between North Saddlecreek Road and 50th Street, 52nd Street on the west between Charles and Leavenworth Streets, then extending to 60th Street on the west between Leavenworth and Pacific Streets

8. C3-10-135
Volunteers of America, Dakotas
REQUEST: Approval of an amendment to the Future Land Use Element of the City's Master Plan from Industrial to Medium-high density residential
LOCATION: Northeast of 40th and Pacific Streets

Subdivision Plats

9. C10-10-119
C12-10-120
NewStreet, LLC
REQUEST: Preliminary and Final Plat approval of N. D. PARK, a subdivision inside the city limits, with rezoning from HI to CBD
LOCATION: Northeast of North 15th Street and Mike Fahey Street

10. C10-10-123
C12-10-124
Shaune Miller, Manager
Fire Ridge Real Estate
REQUEST: Preliminary and Final Plat approval of FIRE RIDGE ESTATES REPLAT 6, a minor plat inside the city limits, with rezoning from DR and R4 to DR and R4
LOCATION: Northeast of South HWS Cleveland Boulevard and Harney Street
11. C10-10-126  
   C12-10-127  
   Volunteers of America, Dakotas  
   REQUEST: Preliminary and Final Plat approval of VETERANS VILLAGE, a minor plat inside the city limits, with rezoning from GI to R7 and GI  
   LOCATION: Northeast of 40th and Pacific Street

**Overlay Districts**

12. C10-10-106  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District  
   LOCATION: Riverfront Drive to 24th Street from Farnam to Cuming / Nicholas Streets

13. C10-10-122  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District  
   LOCATION: Conagra Drive and 6th Street to 16th Street and Pacific to Farnam Streets

**Rezonings**

14. C10-10-114  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Rezoning from Douglas County AG and RR-2 to City of Omaha AG, DR and R2  
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

15. C10-97-090  
   Dino’s Storage  
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Hillsborough Plaza to allow Warehousing and distribution (limited)  
   LOCATION: Northeast of 147th Street and West Maple Road

16. C10-10-134  
   Parkway Properties, LLC  
   REQUEST: Rezoning from DR to GI (portions of which property lie within the flood fringe)  
   LOCATION: Southwest of 69th and “F” Streets

**Special Use Permits**

17. C8-10-113  
   Christine Freeman  
   REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R4 District  
   LOCATION: 5029 South 133rd Street

18. C8-10-117  
   Violet Iluebby  
   REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R5 District  
   LOCATION: 2440 Spaulding Street

19. C8-10-121  
   Don Eckles  
   Boundless Enterprises  
   REQUEST: Approval of a Special Use Permit to allow Restaurant (drive-in or fast food) in a GI District  
   LOCATION: Southwest of 84th and “F” Streets

20. C8-10-125  
   Volunteers of America, Dakotas  
   REQUEST: Approval of a Special Use Permit to allow General office in a R7 District (pending)  
   LOCATION: Northeast of 40th and Pacific Street
Conditional Use Permits

21. 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

Vacations

22. C14-10-115
Property Owner

REQUEST: Vacation of the north/south alley from Ames Avenue, south to the east/west alley (behind 4425 North 16th Street)

MINUTES TO BE APPROVED: August 4, 2010

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