PLANNING BOARD AGENDA – Amended 7/1/10

Public Hearing and Administrative Meeting
Wednesday, July 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, June 28, 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, July 7, 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. C3-10-071
   Notre Dame Apartments, LLC
   REQUEST: Approval of the NOTRE DAME, LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3501 State Street
Special Use Permits

3. 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

(REGULAR AGENDA)

Master Plan Referrals

4. C3-10-086
   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 regulations
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

5. C3-10-092
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: Pacific to Charles Street, 33rd to 52nd Street, Leavenworth to Pacific Street and 52nd to 60th Street

6. C3-10-096
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of The South Omaha Development Project
   LOCATION: Generally bound by Center Street on the north, Harrison Street on the south, the Missouri River on the east and 42nd Street on the west

Subdivision Plats

7. C12-10-091
   Liberty Bank, FSB
   REQUEST: Preliminary and Final Plat approval of MAPLE CREEK REPLAT 2, a subdivision outside the city limits
   LOCATION: Southwest of 162nd Street and West Maple Road

Overlay Districts

8. C10-10-094
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
   LOCATION: 16th to 30th Streets from Harney to Dodge Streets and from 16th to 28th Street from Leavenworth to Harney Streets

Rezonings

9. C10-10-088
   Ivy Dow
   REQUEST: Rezoning from GI-ACI-1(50) to NBD-ACI-1(50)
   LOCATION: 1908 South 13th Street

10. C10-10-090
    Michael Helmers & Petra Rangel
    REQUEST: Rezoning from HI to R4
    LOCATION: 4970 South 36th Avenue
11. C10-10-093  
   Jerard Pearson, Dave Morton, Maria Cutshall, Michael Besch, Scott Tanner  
   REQUEST: Rezoning from GI to R4  
   LOCATION: 4901/4903 and 4909 Mayberry; 846, 963 and 969 South 49th Street

**Special Use Permits**

12. C8-10-089  
   Parks and Recreation Department on behalf of the City of Omaha  
   REQUEST: Approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District  
   LOCATION: 11808 John J. Pershing Drive

**Conditional Use Permits**

13. C7-97-082  
   Andrew Groothuis  
   REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in an R2 District  
   LOCATION: 1821 North 90th Street

**Vacations**

14. C14-10-028  
   Property Owner  
   REQUEST: Vacation of 40th Street from Dewey Avenue to Emile Street

**Annexation**

15. C19-10-095  
   The City of Omaha  
   REQUEST: Approval of the 2010 Annexation Package  
   LOCATION: NRD Site NW of Standing Bear Lake, Vanderbilt Apartments (SID 406) and Adjacent Areas.

**MINUTES TO BE APPROVED:** June 2, 2010

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