PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, October 5, 2011, 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, September 26, 2011.

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.

Consent Agenda: Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent 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 consent agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, October 5, 2011 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

Subdivisions

1. C12-11-095  
   Keith B. Edquist  
   (Laid Over from 9/7/11)  
   REQUEST: Final Plat approval of NORTHERN HILLS BUSINESS PARK (formerly NORTHERN HILLS AIRPARK), a subdivision outside the city limits  
   LOCATION: Northeast of 72nd Street and Bennington Road

2. C10-11-111  
   C12-11-112  
   Blondo Street Development, LLC  
   REQUEST: Final Plat approval of ANDRESEN MEADOWS, a subdivision outside the city limits, with rezoning from AG to DR and R4 (portions of which property lie within the flood fringe)  
   LOCATION: Northeast of 180th and Blondo Streets
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

3. C3-11-138
   Lanoha Real Estate Company
   (Laid Over from 8/3/11)
   REQUEST: Approval of an amendment to the Future Land Use Element of the City's Master Plan from low density residential to office/commercial
   LOCATION: Northeast of 85th Avenue and Cass Street

Subdivisions

4. C10-11-022
   C12-11-023
   Garden Ridge, L.P., a Texas Limited Partnership
   (Laid Over from 8/3/11)
   REQUEST: Preliminary and Final Plat approval of GARDEN RIDGE ADDITION, a subdivision inside the city limits, with approval of an MCC-Major Commercial Corridor Overlay District
   LOCATION: Northwest of 129th Avenue and West Center Road

5. C12-11-128
   Irvington Warehouse, LLC
   (Laid Over from 8/3/11)
   REQUEST: Preliminary and Final Plat approval of IRVINGTON WAREHOUSE CENTER, a subdivision outside the city limits
   LOCATION: South of 92nd and Fremont Streets

Rezonings

6. C10-11-140
   C7-11-139
   Lanoha Real Estate Company
   (Laid Over from 8/3/11)
   REQUEST: Rezoning from R2 and LO to LO with approval of an MCC Overlay District and approval of a Conditional Use Permit to allow Medical office in a LO District
   LOCATION: Northeast of 85th Avenue and Cass Street

Conditional Use Permits

7. C7-11-134
   Fustafa Aden
   (Laid Over from 8/3/11)
   REQUEST: Approval of a Conditional Use Permit to allow General retail sales and Food sales (limited) in a GO-ACI-2(50) District
   LOCATION: 3610 Dodge Street

(REGULAR AGENDA)

Master Plan Referrals

8. C3-11-089
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 amendment regarding noise regulations (Section 55-803)
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction
9. C3-11-182
Planning Department on behalf of the City of Omaha
REQUEST: Approval of a Chapter 55 Amendment regarding use regulations (Section 55-68)
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

10. C3-11-163
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the GTMC, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 2020 Avenue "J" East

11. C3-11-165
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the 2012 ACTION PLAN
LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

12. C3-11-166
Planning Department on behalf of the City of Omaha
REQUEST: Approval of a Surplus Declaration and Disposal of city-owned property
LOCATION: 3434 South 84th Street

Subdivisions

13. C10-11-164a
C12-11-164
C8-11-180
Christ Community Church of the Christian & Missionary Alliance
REQUEST: Preliminary and Final Plat approval of CHRIST COMMUNITY CHURCH, a subdivision inside the city limits, with rezoning from DR and GO to DR and GO (portions of which property lie within the flood fringe and floodway) and approval of a Large Project Special Use Permit
LOCATION: 404 South 108th Court

14. C10-11-167
C12-11-168
Sean Negus
REQUEST: Preliminary Plat approval of COUNTRY CLUB HILLS, a subdivision inside the city limits, with rezoning from R3, R5 and GC to R5
LOCATION: Southwest of 63rd and Girard Streets

15. C12-11-169
3703 Davenport, LLC
C/o Thomas H. McLeay
REQUEST: Preliminary and Final Plat approval of THE AUSTIN AT MIDTOWN, a subdivision inside the city limits
LOCATION: Southeast of 38th and Davenport Streets

16. C12-11-170
Batchelder Family Trust
REQUEST: Preliminary and Final Plat approval of BATCHELDER HILLS, a subdivision outside the city limits
LOCATION: Southwest of 66th and State Streets

17. C12-11-179
Kimley-Horn and Associates
REQUEST: Preliminary and Final Plat approval of VINTAGE OAKS REPLAT 42, a subdivision outside the city limits
LOCATION: Northeast of 168th and Harrison Streets

Rezonings

18. C10-94-158
Kimley-Horn and Associates
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Vintage Oaks
LOCATION: Northeast of 168th and Harrison Streets
19. **C10-08-135**  
Jason Lanoha  
**REQUEST:** Approval of a Major Amendment to a Mixed Use District Development Agreement for Ridgeview  
**LOCATION:** Southwest of 185th Street and West Center Road

20. **C10-11-171**  
Habitat for Humanity  
**REQUEST:** Rezoning from GI to R4  
**LOCATION:** 3725 1/2 Ohio Street

21. **C10-11-172**  
David E. Abboud  
**REQUEST:** Rezoning from R3 to R4  
**LOCATION:** North of Ohio Street and East of 137th Street

22. **C10-11-173**  
Paul Ambrose  
**REQUEST:** Rezoning from R3 to R6  
**LOCATION:** 324 North 35th Avenue

### Special Use Permits

23. **C8-11-174**  
AT&T Wireless  
**REQUEST:** Approval of a Special Use Permit to allow a Broadcast tower in a CC District, with a waiver of Section 55-366 Height to 100’  
**LOCATION:** 710 1/2 North 102nd Street

24. **C8-11-175**  
Westside Early Childhood  
**REQUEST:** Approval of a Special Use Permit to allow Day care (general) in a R2 District  
**LOCATION:** 9030 Western Avenue

25. **C8-11-178**  
Edward Okosi  
**REQUEST:** Approval of a Special Use Permit to allow Day care (general) in a R3 District  
**LOCATION:** 5622 North 69th Street

### Conditional Use Permits

26. **C7-96-292**  
Dr. Kelly R. Conway D.D.S., M.S.  
**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Medical office in a LO District  
**LOCATION:** 535 North 87th Street

27. **C7-11-162**  
Grace Lutheran Church  
**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R7 District  
**LOCATION:** 1326 South 26th Street

28. **C7-11-176**  
Rich Craig  
**REQUEST:** Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District  
**LOCATION:** 10765 “M” Street

29. **C7-11-177**  
Steve Jamrozy  
**REQUEST:** Approval of a Conditional Use Permit to allow Single family residential (detached) in a GC District  
**LOCATION:** 3524 Leavenworth Street

**MINUTES TO BE APPROVED:** September 7, 2011

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