PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 7, 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, November 28, 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, December 7, 2011 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

(HOLD OVER CASES)

Subdivisions

1. C10-11-197
   C12-11-198
   Greg Cutchall
   Cutchall Management

REQUEST: Preliminary and Final Plat approval of LOWE'S OF OMAHA REPLAT 1, a subdivision inside the city limits, with rezoning from GI and GI/ACI-2(65) to CC/ACI-2(65) and GI

LOCATION: Southeast of 76th and Dodge Streets
Rezonings

2. C10-94-158  
Kimley-Horn and Associates
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement (Vintage Oaks)
LOCATION: Northeast of 168th and Harrison Streets

Conditional Use Permits

3. 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 an LO District
LOCATION: 535 North 87th Street

(REGULAR AGENDA)

Master Plan Referrals

4. C3-11-216  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of GARAGE LOFTS, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 202 and 216 North 19th Street

5. C3-11-217  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of 3101 SOUTH 24TH STREET, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 3101 South 24th Street

6. C3-11-218  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of GEORGETOWN AKSARBEN, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 6349 Cedar Plaza

7. C3-11-219  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of 8TH STREET TOWNS, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: Southwest of 8th and Pacific Streets

8. C3-11-220  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of 2223 DODGE STREET LLC, TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 2223 Dodge Street

9. C3-11-221  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of THE BARKER BUILDING LLC, TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 306 South 15th Street

10. C3-11-225  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of UNITED STATES COLD STORAGE, INC. TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 4302 South 30th Street

11. C3-11-199  
Planning Department
On behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 regarding Assisted living
Omaha and 3-mile extraterritorial jurisdiction
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

13. C10-11-203
C12-11-204
Celebrity Homes, Inc.

REQUEST: Preliminary Plat and Final Plat approval of HARRISON PARK REPLAT 5, a minor plat outside the city limits, with rezoning from DR and R5 to DR

LOCATION: Southwest of 190th and Adams Streets

14. C10-11-212
C12-11-213
Planning Department
On behalf of the City of Omaha

REQUEST: Preliminary and Final Plat approval of 84th & GROVER PLACE, a subdivision inside the city limits, with rezoning from CC to DR and CC (portions of which property lie within the flood fringe and floodway) and approval of an MCC Overlay District

LOCATION: 3434 South 84th Street

15. C10-11-140
C12-11-215
Lanoha Real Estate Company, Inc.

REQUEST: Preliminary and Final Plat approval of WEST DODGE FIRST ADDITION, a subdivision inside the city limits, with rezoning from R2 and LO to LO, and approval of a MCC Overlay District

LOCATION: Northeast of 85th Avenue and Cass Street

16. C10-11-222
C12-11-223
Gerald L. Torczon

REQUEST: Preliminary and Final Plat approval of WHISPERING RIDGE WEST REPLAT THREE, a minor plat outside the city limits, with rezoning from DR to DR and R5

LOCATION: Southeast of 176th and Wirt Streets

17. C10-11-224a
C12-11-224
Kimley-Horn and Associates

REQUEST: Preliminary and Final Plat approval of AVALON REPLAT ONE, a minor plat inside the city limits with approval of a MCC Overlay District

LOCATION: Southwest of 49th and “L” Streets

Rezonings

18. C10-11-205
Lund-Ross

REQUEST: Rezoning from CC to R7

LOCATION: 3454 Lake Street

19. C11-11-209
C10-11-210
Christian Christensen

REQUEST: Rezoning from HI/ACI-1(PL) to R8/ACI-1(PL) and approval of a Planned Unit Development Overlay District

LOCATION: Southwest of 8th and Pacific Streets
<table>
<thead>
<tr>
<th>Request Number</th>
<th>Request Type</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 C10-11-211</td>
<td>Rezoning</td>
<td>Rezoning from HI/ACI-1(PL) to CBD/ACI-1(PL)</td>
</tr>
<tr>
<td>James Holt</td>
<td></td>
<td>819 South 7th Street</td>
</tr>
<tr>
<td>21 C10-97-066</td>
<td>Approval</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement (Mission Pines Plaza)</td>
</tr>
<tr>
<td>Lanoha Real Estate Company, Inc.</td>
<td></td>
<td>Northwest of 168th and Harrison Streets</td>
</tr>
</tbody>
</table>

### Special Use Permits

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Request Type</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 C8-11-207</td>
<td>Approval</td>
<td>Approval of a Special Use Permit to allow Day care services (general) in a R4(35) District</td>
</tr>
<tr>
<td>James Bridgeman</td>
<td></td>
<td>2537 North 62nd Street</td>
</tr>
<tr>
<td>23 C8-07-194</td>
<td>Approval</td>
<td>Approval of a Major Amendment to a Special Use Permit to allow Convenience storage in a CC District</td>
</tr>
<tr>
<td>Joe Kozol</td>
<td></td>
<td>Northeast of 60th Street and Hartman Avenue</td>
</tr>
<tr>
<td>24 C8-11-214</td>
<td>Approval</td>
<td>Approval of a Special Use Permit to allow Day care services (general) in a R3 District</td>
</tr>
<tr>
<td>Anne Trouba</td>
<td></td>
<td>8214 Templeton Drive</td>
</tr>
</tbody>
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### Conditional Use Permits

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<thead>
<tr>
<th>Request Number</th>
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</tr>
</thead>
<tbody>
<tr>
<td>25 C7-10-026</td>
<td>Approval</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Automotive repair services in a CC District</td>
</tr>
<tr>
<td>Jim Haver</td>
<td></td>
<td>15949 West Center Road</td>
</tr>
<tr>
<td>26 C7-11-139</td>
<td>Approval</td>
<td>Approval of a Conditional Use Permit to allow Medical office in a LO/MCC District</td>
</tr>
<tr>
<td>Lanoha Real Estate Co., Inc.</td>
<td></td>
<td>Northeast of 85th Avenue and Cass Street</td>
</tr>
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### Vacations

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Request Type</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>27 C14-11-208</td>
<td>Vacation</td>
<td>Vacation of 14th Street from Nicholas Street north between 1101 North 14th Street and 1112 North 14th Street</td>
</tr>
</tbody>
</table>

**MINUTES TO BE APPROVED:** November 2, 2011

**ELECTION OF OFFICERS**

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