PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 4, 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, April 25, 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, May 4, 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. C10-11-027
   C12-11-028
   Southern Valley Limited Partnership

REQUEST: Final Plat approval of SOUTHERN VALLEY REPLAT ONE, a cluster subdivision inside the city limits, with rezoning from R4(35) to R5

LOCATION: Southwest of 17th and "Q" Streets
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

2. C3-11-051  
Planning Board on behalf of the  
City of Omaha (Laid Over from  
4/6/11)  
REQUEST: Approval of the BMAKK CORPORATION  
REDEVELOPMENT PROJECT PLAN  
LOCATION: 1440 Read Street and 6924 North 14th Avenue

Subdivisions

3. C10-11-022  
C12-11-023  
Garden Ridge, L.P. a Texas  
Limited Partnership (Laid Over  
from 4/6/11)  
REQUEST: Preliminary and Final Plat approval of  
GARDEN RIDGE ADDITION, a subdivision  
inside the city limits, with approval of an MCC  
Overlay District  
LOCATION: Northwest of 129th Avenue and West Center Road

Rezonings

4. C10-11-004  
Ruth L. Dailey (Laid Over from  
1/5/11)  
REQUEST: Rezoning from R4(35) and R8 to R8 and CC  
LOCATION: 5821 and 5825 North 30th Street and 2907 Laurel Avenue

5. C10-98-193  
Continental 159 Fund, LLC (Laid  
Over from 4/6/11)  
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Legacy  
LOCATION: Southwest of 168th Street and West Center Road

6. C10-11-050  
Don Gardiner (Laid Over from  
4/6/11)  
REQUEST: Rezoning from MU to R6  
LOCATION: East and West of North Main Street North of Blondo Street

(REGULAR AGENDA)

Subdivisions

7. C10-10-100  
C12-10-101  
Bella Terra, LLC  
REQUEST: Revised Preliminary and Final Plat approval of STERLING RIDGE, a subdivision inside the city limits, with rezoning from DR to DR, R4, R6, MU (portions of which property lie within the flood fringe and floodway)  
LOCATION: Southeast of 132nd and Pacific Streets
8. C10-11-084  
C12-11-085  
Fort Street Senior Community, LLC  
REQUEST: Preliminary and Final Plat approval of CYPRESS POINTE, a minor plat inside the city limits, with rezoning from CC to R6  
LOCATION: Southwest of 60th Street and Hartman Avenue

**Overlay Districts**

9. C11 11 082  
Olsson Associates  
REQUEST: Approval of a PUD-Planned Unit Development Overlay District  
LOCATION: Southeast of Sterling Ridge Drive and Pacific Street

10. C11-11-086  
Fort Street Senior Community, LLC  
REQUEST: Approval of a PUD-Planned Unit Development Overlay District  
LOCATION: Southwest of 60th Street and Hartman Avenue

**Rezonings**

11. C10-11-077  
Lofts at 14th LLC  
REQUEST: Rezoning from DS to CBD (subject property is located within an ACI-1(PL) Overlay District)  
LOCATION: 802 South 14th Street

12. C10-11-078  
1301 Holdings LLC  
REQUEST: Rezoning from DS to CBD (subject property is located within an ACI-1(PL) Overlay District)  
LOCATION: 1301 Jones Street

**Special Use Permits**

13. C8-11-084  
Holy Name Housing Corporation  
REQUEST: Approval of a Special Use Permit to allow Large group living in a R7 District and "Reasonable Accommodation"  
LOCATION: Northeast of Fort Street and Fontenelle Boulevard

14. C8-11-068  
Fidelity Towers, Inc. and AT&T Wireless  
REQUEST: Approval of a Special Use Permit to allow Broadcast tower in an AG District with a waiver of Section 55-87 Height to 125 feet  
LOCATION: 17515 Pacific Street

15. C8-11-075  
Tom Heaney  
REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District  
LOCATION: 10808 Blondo Street

16. C8-11-081  
Lakeside Auto Recycler's, Inc.  
REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District  
LOCATION: 1404 Grace Plaza (1351 Locust Street and 2203 North 14th Plaza)
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17. C8-11-083  
Fantastic Beginnings  
REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R5(35) District  
LOCATION: 4102 South 13th Street

Conditional Use Permits

18. C7-11-069  
C10-98-129  
AT&T Wireless  
REQUEST: Approval of a Conditional Use Permit to allow a Broadcast tower in a GI-MD District with a waiver of Section 55-506 Height to 150 feet and approval of a Major Amendment to a MD Overlay District Development Agreement  
LOCATION: 5808 South 118th Circle

19. C7-11-070  
Douglas County School District  
0001  
REQUEST: Approval of a Conditional Use Permit to allow Secondary educational facilities in a CC District  
LOCATION: 5141 "F" Street

20. C8-94-093  
C7-11-079  
EHPV Real Estate Group LLC  
REQUEST: Approval of a Conditional Use Permit to allow Outdoor sports and recreation in a GC District and approval of a Major Amendment to a Large Project Special Use Permit  
LOCATION: 8100 Cass Street

21. C7-11-080  
Divine Shepherd Lutheran  
Church  
REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R4(35) District  
LOCATION: 15156 "R" Street (15005 "Q" Street existing church)

22. C7-11-071  
Tracy Huey  
REQUEST: Approval of a Conditional Use Permit to allow Restaurant (drive-in or fast food) in a Li District and a Major Amendment to a Conditional Use Permit to allow General retail sales in a Li District  
LOCATION: 9939 Redick Circle (Suite 1)

Vacations

23. C14-11-073  
Planning Board  
REQUEST: Vacation of the east/west alley between Farnam and Harney Streets from 13th to 14th Streets

24. C14-11-074  
Planning Board  
REQUEST: Vacation of the east 25 feet of 50th Avenue from "O" Street south 144.06 feet to the back property line of 5015 "O" Street

MINUTES TO BE APPROVED: April 6, 2011

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