PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 1, 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, May 23, 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, June 1, 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1. C10-11-022
   C12-11-023
   Garden Ridge, L.P. a Texas Limited Partnership (Laid Over from 4/6/11 and 5/4/11)

   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
2. C10-11-006  
   C12-11-016  
   Metropolitan Community College  
   (Laid Over from 4/6/11)  
   REQUEST: Preliminary and Final Plat approval of MCC ELKHORN CAMPUS, a subdivision inside the city limits, with rezoning from AG to R6  
   LOCATION: 829 North 204th Street

**Overlay Districts**

3. C11-11-082  
   Olsson Associates  
   (Laid Over from 5/4/11)  
   REQUEST: Approval of a PUD-Planned Unit Development Overlay District  
   LOCATION: Southeast of Sterling Ridge Drive and Pacific Street

**Rezonings**

4. C10-11-050  
   Don Gardiner (Laid Over from 4/6/11 and 5/4/11)  
   REQUEST: Rezoning from MU to R6  
   LOCATION: East and West of North Main Street North of Blondo Street

5. C10-09-028  
   Arlene J. Cosgrove  
   (Laid over from 2/4/09)  
   REQUEST: Rezoning from DR and GI to GI (portions of which property lie within the flood fringe and floodway)  
   LOCATION: Southwest of 63rd and Arbor Streets

**Special Use Permits**

6. C8-11-064  
   Holy Name Housing Corporation  
   (Laid Over from 4/6/11 and 5/4/11)  
   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

**Conditional Use Permits**

7. C7-11-071  
   Tracy Huey  
   (Laid Over from 5/4/11)  
   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)

8. C7-11-005  
   Metropolitan Community College  
   (Laid Over from 4/6/11)  
   REQUEST: Approval of a Conditional Use Permit to allow College and university facilities in a R6 District, with a waiver of Section 55-226 Height to 70’  
   LOCATION: 829 North 204th Street
(REGULAR AGENDA)

Annexation

9. C19-11-087
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 2011 Annexation Package

LOCATION: 1) Glenbrook and Adjacent Areas and Sorensen Parkway (SID 250); 78th Street to 83rd Street, Craig Street to Sorensen Parkway
2) Le Beau West (SID 288); West of 154th Street to West of 153rd Street, Madison to Harrison Streets
3) Pacific Hollow and Adjacent Areas (SID 322); East of 152nd Street to UPRR, South of Hickory Street to Pacific Street
4) Oakbrook Meadows (SID 327); West Papio Creek to 156th Street, Nina Street to South of Howe Street
5) Oakbrook Meadows (2nd Addition) (SID 359); North of Grover Street to Nina Street, West Papio Creek to 156th Street
6) Pacific Meadows 2nd Addition and Adjacent Areas (SID 347); 160th Street to UPRR, West Dodge Road to South of Jones Street
7) Autumn Ridge (SID 354); 168th Street to West of 174th Street, “Q” Street to North of “O” Street
8) Hawthorne (SID 393); 180th Street to West of 174th Street, “Q” Street to South of “L” Street
9) Banyan Hills (SID 388); East of 174th Street to 169th Street, South of Shirley Street to Pacific Street
10) Wynnewood 1st Addition and Adjacent Areas (SID 362); North of Nebraska Avenue to Sorensen Parkway, Wenninghoff Road to 78th Street
11) Miracle Hills Golf Course and Adjacent Area; 120th Street to Papillion Creek, Blondo Street to Miracle Hills Drive

Master Plan Referrals

10. C3-11-088
Planning Department on behalf of the City of Omaha

REQUEST: Public Property Acquisition

LOCATION: 20229 Hopper Street, 20706 Flavin Street and property north of the northwest corner of the intersection of 204th Street and West Maple Road

11. C3-11-090
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the NORTH OMAHA VILLAGE REVITALIZATION PLAN

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

12. C3-11-091
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 3703 DAVENPORT LLC TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 3703 Davenport Street
Subdivisions

13. C10-11-092
C12-11-093
St. John’s Greek Orthodox Parish of Omaha, Nebraska

REQUEST: Preliminary and Final Plat approval of ST. JOHN’S GREEK ORTHODOX, a subdivision inside the city limits, and approval of an ACI-1(PL) Area of Civic Importance Overlay District

LOCATION: Northwest of 29th Street and St. Mary’s Avenue

14. C12-11-094
Lamp, Rynearson & Associates, Inc.

REQUEST: Preliminary and Final Plat approval of UNION PACIFIC PLACE REPLAT 5, a subdivision inside the city limits

LOCATION: Southwest of 12th and Mike Fahey Streets

15. C12-11-095
Keith B. Edquist

REQUEST: Preliminary Plat approval of NORTHERN HILLS AIRPARK, a subdivision outside the city limits

LOCATION: Northeast of 72nd Street and Bennington Road

16. C10-11-096
C12-11-097
Rod Jobman

REQUEST: Preliminary Plat and Final Plat approval of JOBMAN ADDITION, a subdivision inside the city limits, with a waiver of Section 53-9(9) sidewalks of the Municipal Code, and rezoning from R4(35) to R4

LOCATION: 5110 Spaulding Street

17. C10-07-127
C12-07-128
Herbert L. Freeman

REQUEST: Preliminary Plat approval of LEYTHAM, a subdivision outside the city limits, with rezoning from AG to DR, R4, and MU and approval of a NCE-E-Neighborhood Conservation/Enhancement Overlay District

LOCATION: Northeast of 168th and State Streets

Overlay Districts

18. C10-11-101
William W. Marshall

REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District

LOCATION: 8820 Arbor Street

19. C10-11-098
C10-11-099
C11-11-100
St. John’s Greek Orthodox Parish of Omaha, Nebraska

REQUEST: Approval of a PK-Parking Overlay District

LOCATION: Northwest of 29th Street and St. Mary’s Avenue

Rezonings

20. C10-11-099
Eagles Nest

REQUEST: Rezoning from LI to R7 and approval of a PUD-Planned Unit Development Overlay District

LOCATION: East of 99th Street, South of Redick Avenue

21. C10-11-102
Reeder Family, LLC

REQUEST: Rezoning from R3 to R4

LOCATION: 13636 Ohio Street and 13641 Miami Street
22. C10-11-103
   Timothy J. Wurth
   **REQUEST:** Rezoning from DR to DR and R4
   **LOCATION:** 2512 South 105th Avenue and 10620 Gold Plaza

**Conditional Use Permits**

23. C7-11-104
    Bark Avenue
    **REQUEST:** Approval of a Conditional Use Permit to allow *Pet services* in a GI District
    **LOCATION:** 13706 "C" Street

24. C7-10-026
    Jim Haver
    **REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow *Automotive repair services* in a CC District
    **LOCATION:** 15949 West Center Road

25. C7-11-105
    Mike Hill
    **REQUEST:** Approval of a Conditional Use Permit to allow *Personal improvement services* in a LC District
    **LOCATION:** 8810 Blondo Street

**MINUTES TO BE APPROVED:** May 4, 2011

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