PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, July 6, 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, June 27, 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, July 6, 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, 5/4/11 and 6/1/11)  

   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
**Master Plan Referrals**

2. C3-11-109  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of the 5203 LEAVENWORTH, LLC TIF PROJECT REDEVELOPMENT PLAN  
**LOCATION:** 5203 Leavenworth Street

3. C3-11-110  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of the DUNDEE RIDGE MEDICAL TIF PROJECT REDEVELOPMENT PLAN  
**LOCATION:** 4825 Dodge Street

4. C3-11-066  
Planning Board on behalf of the City of Omaha  
**REQUEST:** Approval of a Blighted and Substandard Designation  
**LOCATION:** North of Pacific Street, south of Western Avenue, east of 90th Street and west of 52nd Street

**Subdivisions**

5. C10-11-111  
Blondo Street Development, LLC  
**REQUEST:** Preliminary 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

6. C10-11-063  
Meriwether, Inc.  
**REQUEST:** Preliminary and Final Plat approval of MERIWETHER PLACE, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) regarding lot frontage, and with rezoning from HI to DR (portions of which property lie within the flood fringe and floodway)  
**LOCATION:** 2499 Freedom Park Road

**Overlay Districts**

7. C10-98-193  
AT&T Mobility  
**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy to allow a 95 foot tall Broadcast tower (cell tower)  
**LOCATION:** 2710 Oak Drive

**Rezonings**

8. C10-11-107  
Planning Department on behalf of the City of Omaha  
**REQUEST:** Douglas County AG and RR2 to City of Omaha AG, DR and R6 Zoning Conversion for expanded 3-mile limit  
**LOCATION:** Omaha and 3-mile extraterritorial jurisdiction

9. C10-11-115  
Shawn McInlay  
**REQUEST:** Rezoning from GO to CC  
**LOCATION:** 10371 Ellison Circle
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Special Use Permits

10. C8-11-114
    Bear Properties
    REQUEST: Approval of a Special Use Permit to allow
             Restaurant (drive-in or fast food) in a
             CBD/ACI-1(PL) District
    LOCATION: 1203 Mike Fahey Street

11. C8-11-062
    Meriwether, Inc.
    REQUEST: Approval of a Special Use Permit to allow
             Campground in a DR District (portions of
             which property lie within the floodway)
    LOCATION: 2499 Freedom Park Road

Conditional Use Permits

12. C7-11-116
    John Nepper, Jr.
    REQUEST: Approval of a Conditional Use Permit to allow
             a Wind Energy Conservation System
             (WECS) in a GI District (portions of
             which property lie within the flood fringe)
    LOCATION: 3550 Keystone Drive

Dedications

13. C16-11-117
    Property Owner
    REQUEST: Plat and Dedication of a 6,117 square foot
             piece of land for the extension of 59th Street
    LOCATION: 59th Street north of Hascall Street

Addendum

Master Plan Referral

14. C3-11-108
    Planning Department on behalf of
    the City of Omaha
    REQUEST: Approval of the CO2 OMAHA, LLC TIF
             PROJECT REDEVELOPMENT PLAN
    LOCATION: 1502 South 10th Street

MINUTES TO BE APPROVED: June 1, 2011

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