PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 3, 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, July 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, August 3, 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

   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
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2. C10-11-022  
   C12-11-023  
   Garden Ridge, L.P. a Texas Limited Partnership  
   (Laid Over from 2/2/11, 4/6/11,  
   5/4/11, 6/1/11, and 7/6/11)  
   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

Rezonings

3. C10-11-099  
   C11-11-100  
   Eagles Nest  
   (Laid Over from 6/1/11)  
   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

Special Use Permits

4. C8-11-114  
   Bear Properties  
   (Laid Over from 7/6/11)  
   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

(REGULAR AGENDA)

Master Plan Referrals

5. C3-11-137  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of a Chapter 55 amendment regarding temporary signs (55-823, 55-825)  
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

6. C3-11-146  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of a Chapter 55 amendment regarding the MCC Corridor Overlay District  
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

7. C3-11-072  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the PROSPECT VILLAGE NEIGHBORHOOD REDEVELOPMENT PLAN  
   LOCATION: Generally, Parker Street on the north, Hamilton Street on the south, 30th Street on the east and 36th Street on the west

8. C3-11-126  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the 2012-2017 Capital Improvement Program  
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction
9. C3-11-138
Lanoha Real Estate Company
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

10. C3-11-142
Planning Department on behalf of the City of Omaha
REQUEST: Approval of Property Acquisition
LOCATION: West of 60th Street and South of Interstate 80

11. C3-11-143
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the PARK AVENUE DEVELOPMENT, LLC TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 628, 710, 712, 804, 806, and 846 Park Avenue; 709 and 713 South 13th Streets; 2934 Leavenworth Street

12. C3-11-144
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the LOFTS at 14th, LLC TIF PROJECT REDEVELOPMENT PLAN
LOCATION: 802 South 14th Street

Subdivisions

13. C10-11-123
C12-11-124
Michael P. Arp
REQUEST: Preliminary and Final Plat approval of TWO FIFTEEN PACIFIC PLACE, a subdivision outside the city limits, with rezoning from AG to R2
LOCATION: Southwest of 214th and Pacific Streets

14. C12-11-125
Dillon Real Estate Co., Inc.
REQUEST: Preliminary and Final Plat approval of DILLON REAL ESTATE 1, a subdivision inside the city limits
LOCATION: Northeast of 33rd and “Q” Streets

15. C12-11-128
Irvington Warehouse, LLC
REQUEST: Preliminary and Final Plat approval of IRVINGTON WAREHOUSE CENTER, a subdivision outside the city limits
LOCATION: South of 92nd and Fremont Streets

16. C10-11-132
C12-11-133
Kum & Go
REQUEST: Preliminary and Final Plat approval of CORNHUSKER INDUSTRIAL PARK REPLAT 8, a subdivision inside the city limits, with rezoning from GI to GC and approval of an MCC Overlay District
LOCATION: Northeast of 84th and “J” Streets

17. C10-11-130
C12-11-131
Vann Realty
REQUEST: Preliminary Plat approval of WEST MAPLE HILLS, a subdivision outside the city limits, with rezoning from AG to DR and R8
LOCATION: 18404 West Maple Road

Overlay Districts

18. C10-11-119
Vicky Stadther
McDonalds USA LLC
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
LOCATION: 10777 “Q” Street
Rezonings

19. C10-11-122
   Vicky Stadther
   McDonalds USA LLC
   REQUEST: Rezoning from GI-ACI-1(PL) to CC-ACI-1(PL)
   LOCATION: 2410 Cuming Street

20. C10-92-239
   The Dillon Stores
   REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Lakeside Plaza (Lakeside Hills)
   LOCATION: 17310 Lakeside Hills Plaza

21. C10-11-120
   Maureen Shelton Gill
   REQUEST: Rezoning from R4(35) to R5
   LOCATION: 6759, 6763, 6767, 6771, 6775, 6801, 6805 and 6809 Blondo Street

22. C10-11-136
   Pierson Enterprises
   REQUEST: Rezoning from HI-ACI-1(PL) to CBD-ACI-1(PL)
   LOCATION: Southwest of 12th and Nicholas Streets

23. C10-11-140
   C7-11-139
   Lanoha Real Estate Company
   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 an LO District
   LOCATION: Northeast of 85th Avenue and Cass Street

Special Use Permits

24. C8-11-127
   Red City Auto Center
   REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
   LOCATION: 4831 North 90th Street

25. C8-11-129
   Lehn Land LLC
   REQUEST: Approval of a Special Use Permit to allow Convenience storage in a CC District
   LOCATION: 20120 Veterans Drive

Conditional Use Permits

26. C7-09-083
   Covenant Presbyterian Church
   REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District
   LOCATION: 15002 Blondo Street

27. C7-11-134
   Fustafa Aden
   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

28. C7-11-135
   America First Real Estate Group
   REQUEST: Approval of a Conditional Use Permit to allow Multiple-family residential in a GO District
   LOCATION: 819 Dorcas Street
Vacations

29. C14-11-118
Planning Board
REQUEST: Vacation of a 5,474 square foot portion of 78th Street right-of-way south of West Center Road

30. C14-11-121
Planning Board
REQUEST: Vacation of 156th Street right-of-way from West Center Road south

Dedications

31. C16-11-141
Property Owner
REQUEST: Dedication of the east 9 feet of the south 433.78 feet of Lot 2, Corrigan OPS Addition
LOCATION: Northwest of 42nd Street and "Y" Street

MINUTES TO BE APPROVED: July 6, 2011

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