PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 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, August 29, 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, September 7, 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
   (Laid Over from 8/3/11)

   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)

Overlay Districts

2. C10-98-193
   AT&T Mobility
   (Laid Over from 7/6/11)
   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

3. C10-11-122
   Vicky Stadther
   McDonalds USA LLC
   (Laid Over from 8/3/11)
   REQUEST: Rezoning from GI-ACI-1(PL) to CC-ACI-
   1(PL)
   LOCATION: 2410 Cuming Street

(REGULAR AGENDA)

Master Plan Referrals

4. C3-11-149
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Chapter 55 Amendment regarding fees
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

5. C3-11-145
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 1201 HOWARD, LLC TIF
   PROJECT REDEVELOPMENT PLAN
   LOCATION: 1201 Howard Street

6. C3-08-155
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of an Amendment to the 18th and LOCUST AREA REDEVELOPMENT PLAN
   LOCATION: Generally, Locust on the north, the alley right-of-way between 16th and 18th Streets on the east, a line following existing property lines approximately 115 feet south of Corby Street on the south and 19th Avenue on the west

7. C3-11-160
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the NO DO ZESTO DEVELOPMENT, LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 1203 Mike Fahey Street

Subdivisions

8. C12-11-154
   Lakeside Plaza Holdings LP
   REQUEST: Preliminary and Final Plat approval of LAKESIDE PLAZA REPLAT 2, a minor plat inside the city limits
   LOCATION: 17370 Lakeside Hills Plaza

9. C10-11-155
   C12-11-156
   E & A Consulting Group, Inc.
   REQUEST: Preliminary and Final Plat approval of SKYLINE OFFICE PARK, a minor plat inside the city limits with rezoning from CC to LO
   LOCATION: Northeast of 210th Street and West Dodge Road
10. C10-11-157  
C12-11-158  
Kimley-Horn and Associates  
REQUEST: Preliminary and Final Plat approval of WEST BENSON REPLAT THIRTEEN, a minor plat inside the city limits with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: 2451 North 90th Street

**Overlay Districts**

11. C10-11-151  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District  
LOCATION: Generally, North 30th Street from Sprague Street to Sorensen Parkway, Ames Avenue from North 28th Avenue to North 33rd Street

12. C10-11-152  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an ACI-1(PL)-Area of Civic Importance Overlay District  
LOCATION: Generally, Farnam Street and Harney Street from Turner Boulevard to South 42nd Street

13. C10-11-153  
Dillon Real Estate Co., Inc.  
REQUEST: Approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: Northeast corner of 33rd and “Q” Streets

**Rezonings**

14. C10-02-262  
Mike Purdy  
Purdy & Slack Architects  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station  
LOCATION: Northwest of 180th Street and West Dodge Road

**Conditional Use Permits**

15. C7-07-073  
The Nebraska Methodist Hospital  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District  
LOCATION: 8303 Dodge Street

16. C7-11-036  
Five Points Bank  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Financial services in a LO District  
LOCATION: 8820 Arbor Street

**Vacations**

17. C14-11-150  
Property Owner  
REQUEST: Vacation of the east/west alley between Izard and Nicholas Streets from 12th to 13th Streets; and, vacation of a portion of right-of-way at the southeast corner of 13th and Nicholas Streets (795 sq. ft. more or less)

**MINUTES TO BE APPROVED:** August 3, 2011

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