PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 4, 2012, 1:30 P.M.
Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Thomas O. Kelley, Chair; Arnold C. Nesbitt, Vice Chair; John Hoich; R. J. Neary; Anna Nubel; Van C. Dee; and Greg Rosenbaum.

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, December 26, 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, January 4, 2012 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
(REGULAR AGENDA)

Master Plan Referrals

1. C3-12-007
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of a Blighted and Substandard Designation
   LOCATION: Generally, Castelar Street on the north, I-80 on the south, Riverview Road on the east, and South 24th Street on the west

2. C3-12-006
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the AKSARBEN APARTMENTS II TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 2121 South 64th Plaza
3. C3-12-004
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the AMBASSADOR APARTMENTS, LLC TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 109 and 111 South 49th Avenue

4. C3-12-011
Lexus of Omaha
REQUEST: Approval of an Amendment to the Future Land Use Element of the Master Plan from residential to office/commercial
LOCATION: Southeast of 132nd Street and West Dodge Road

5. C3-11-199
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an amendment to Chapter 55 regarding Assisted living and Convalescent services
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

6. C3-12-024
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the Dundee Business Improvement District
LOCATION: Generally, Webster Street on the north, the alley between Underwood Avenue and California Street on the south, 49th Street on the east and 51st Street on the west

Subdivisions

7. C10-12-009
C12-12-010
Elkhorn Public Schools
REQUEST: Preliminary Plat approval of SAGEWOOD WEST, a subdivision outside the city limits, with rezoning from AG to R4
LOCATION: Southeast of 180th and Fort Streets

8. C10-12-013
C12-12-014
Lexus of Omaha
REQUEST: Preliminary and Final Plat approval of ANDERSON ACRES REPLAT FOUR, a minor plat inside the city limits, with rezoning from LO and CC to CC, and approval of an ACI-4 Overlay District
LOCATION: Southeast of 132nd Street and West Dodge Road

9. C12-12-020
Bonnie L. Meador
REQUEST: Preliminary and Final Plat approval of MEADOR MEADOWS, a minor plat outside the city limit
LOCATION: 7633 Dutch Hall Road

10. C10-12-022
C12-12-023
Jeremy Carrell
REQUEST: Preliminary and Final Plat approval of HOMESTEAD ACRES REPLAT 2, a minor plat outside the city limits, with rezoning from DR to R4
LOCATION: Southeast of 50th and Washington Streets
**Overlay Districts**

11. C11-97-045  
    Lexus of Omaha  
    **REQUEST:** Approval of a Major Amendment to a Planned Unit Development Overlay District  
    **LOCATION:** Southeast of 132nd Street and West Dodge Road

12. C9-10-036a  
    C10-10-036b  
    Scott Kaminski  
    **REQUEST:** Approval of a Major Amendment to a PK-Parking Overlay District and approval of an ACI-2(50) Overlay District  
    **LOCATION:** 4804 Douglas Street

13. C10-12-001  
    Planning Department on behalf of the City of Omaha  
    **REQUEST:** Approval of an ACI-1(50)-Area of Civic Importance Overlay District  
    **LOCATION:** Generally, South 24th Street from Leavenworth Street to "S" Street

**Rezonings**

14. C10-12-002  
    Mary Pat & Gabriel Florido  
    **REQUEST:** Rezoning from HI to R4  
    **LOCATION:** 2614 and 2624 "Y" Street

15. C10-98-193  
    Heritage Management Services  
    **REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy  
    **LOCATION:** Northwest of 168th Street and Oak Drive

16. C10-12-025  
    Jeremy Carrell  
    **REQUEST:** Rezoning from R4 and R5 to R4 and R5  
    **LOCATION:** 6616 South 171st Circle and 6627 South 172nd Avenue

17. C7-12-018  
    C10-12-019  
    Jeff Anderson  
    **REQUEST:** Rezoning from GI to CC and approval of a Conditional Use Permit to allow *Multiple family residential* in a CC District  
    **LOCATION:** 11025 "M" Street

**Special Use Permits**

18. C8-12-021  
    (Combines Cases #C8-90-98, C8-94-210 and C8-99-55)  
    Lexus of Omaha  
    **REQUEST:** Approval of a Major Amendment to a Special Use Permit to allow *Automotive sales* in a CC District  
    **LOCATION:** Southeast of 132nd Street and West Dodge Road

19. C8-09-141  
    Anthony Catania  
    **REQUEST:** Approval of a Major Amendment to a Special Use Permit to allow *Automotive sales* in a GC District  
    **LOCATION:** 4412 South 42nd Street

20. C8-12-017  
    Keith McNeese  
    **REQUEST:** Approval of a Special Use Permit to allow *Automotive sales* in a GC District  
    **LOCATION:** 3824 North 30th Street
Conditional Use Permits

21. C7-12-005
   Platte County Ambulance
   db/a Midwest Medical Transport
   REQUEST: Approval of a Conditional Use Permit to allow
             Safety services in a CC District
   LOCATION: 3434 South 84th Street

22. C7-12-008
   Elkhorn Public Schools
   REQUEST: Approval of a Conditional Use Permit to allow
             Secondary educational facilities in a R4 District
   LOCATION: Southeast of 180th Street and Grand Avenue

Vacations

23. C14-12-003
    Property Owner
    REQUEST: Vacation of a 22.34' by 3.76' triangular piece
              of Cuming Street right-of-way east of 16th Street

MINUTES TO BE APPROVED: December 7, 2011

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