PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 1, 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. Deeb; 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, January 23, 2012.

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, February 1, 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.

ADMINISTRATIVE MEETING ONLY

1. C12-11-195  
   Kum & Go  
   REQUEST:  Final Plat approval of KUM & GO AT 144TH & Q, a subdivision inside the city limits with approval of an MCC-Major Commercial Corridor Overlay District  
   LOCATION:  Southeast of 144th and “Q” Streets
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

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

Subdivisions

3. C10-11-167
   C12-11-168
   Sean Negus
   REQUEST: Preliminary Plat approval of COUNTRY CLUB HILLS, a subdivision inside the city limits, with rezoning from R3, R5 and GC to R3
   LOCATION: Southwest of 63rd and Girard Streets

4. C8-11-189
   C10-11-187
   C12-11-188
   Keith B. Edquist
   REQUEST: Preliminary Plat approval of NORTHERN HILLS ESTATES TWO (Lot 1 through 23, inclusive and Outlot “A” and “B”) a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks, with rezoning from DR and AV to DR and AV, and a Special Use Permit to allow development in the North Hills Environmental Overlay District
   LOCATION: Generally, southwest of 72nd Street and Northern Hills Drive

Overlay Districts

5. 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

Rezonings

6. C10-12-002
   Mary Pat & Gabriel Florido
   REQUEST: Rezoning from HI to R4
   LOCATION: 2614, 2620 and 2624 "Y" Street

Special Use Permits

7. 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

8. C7-12-005
   Platte County Ambulance d/b/a Midwest Medical Transport
   REQUEST: Approval of a Conditional Use Permit to allow Safety services in a CC District
   LOCATION: 3434 South 84th Street
(REGULAR AGENDA)

Master Plan Referrals

9. C3-12-027  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Surplus Declaration and Disposal of City-owned property  
   LOCATION: 325 South 16th Street

Subdivisions

10. C12-12-029  
    Fair Deal Development Company, LLC  
    REQUEST: Preliminary and Final Plat approval of VILLAGE EAST, a minor plat inside the city limits  
    LOCATION: Southeast of 25th Street and Patrick Avenue

11. C12-12-031  
    Keith B. Edquist  
    REQUEST: Preliminary and Final Plat approval of NORTH OMAHA AIRPORT ACRES REPLAT TWO, a minor plat inside the city limits  
    LOCATION: 7155 Bennington Road

12. C10-12-032  
    C12-12-033  
    Ivan Gilreath, Boys & Girls Clubs of the Midlands  
    REQUEST: Preliminary and Final Plat approval of FIRST ADDITION TO SOUTH OMAHA REPLAT 1, a minor plat inside the city limits, with rezoning from R7 to DR and R7  
    LOCATION: Southeast of 22nd and “O” Streets

13. C10-12-037  
    C12-12-038  
    Tom Falcone  
    REQUEST: Preliminary Plat approval of RANCH VIEW ESTATES 3, a subdivision outside the city limits, with rezoning from AG to DR and R4  
    LOCATION: Southwest of 213th and Walnut Streets

14. C10-12-039a  
    C12-12-039  
    Royce Grayhawk  
    REQUEST: Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a subdivision inside the city limits with rezoning from R6 and MU to MU  
    LOCATION: Southwest of 147th Street and West Maple Road

Overlay Districts

15. C10-12-028  
    Casey’s Retail Company  
    REQUEST: Approval of a MCC Overlay District  
    LOCATION: 9905 Q Street

Rezoning

16. C10-12-026  
    Planning Department on behalf of the City of Omaha  
    REQUEST: Rezoning from R7 to R5  
    LOCATION: 1813 and 1815 Clark Street; 1533, 1537, 1543, 1545, 1547, 1551, 1553, 1557, 1559 and 1563 Florence Boulevard
17. C10-12-035  
C8-12-035a  
Lenity Group  
REQUEST: Rezoning from DR to R5 and approval of a Special Use Permit to allow Assisted living in an R5 District  
LOCATION: 13208 Meredith Avenue

18. C10-12-036  
Larry A. Jobeun, Trustee  
REQUEST: Rezoning from GC and GI to GO (portions of which property lie within the flood fringe)  
LOCATION: 808 South 74th Plaza and 727 South 75th Street

19. C10-00-040  
Royce Grayhawk  
REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Grayhawk  
LOCATION: Southwest of 147th Street and West Maple Road

Special Use Permits

20. C8-12-034  
Scott Dye, Douglas County School District 001  
REQUEST: Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District  
LOCATION: Southeast of 22nd and “O” Streets

Conditional Use Permits

21. C7-12-030  
Randy Bauer  
REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R3 District  
LOCATION: 6221 Girard Street

MINUTES TO BE APPROVED: January 4, 2012

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