PLANNING BOARD AGENDA

PUBLIC HEARING AND ADMINISTRATIVE MEETING

Wednesday, March 7, 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, February 27, 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, March 7, 2012 at 11:00 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)

Master Plan Referrals

1. C3-11-217 Planning Department
   On behalf of the City of Omaha
   REQUEST: Approval of 3101 SOUTH 24TH STREET, LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3101 South 24th Street
Subdivisions

2. 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

3. 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

4. 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

Rezonings

5. 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

(REGULAR AGENDA)

Master Plan Referrals

6. C3-12-042  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of a Surplus Declaration and Disposal of city-owned property  
   LOCATION: Northeast of 211th and Pacific Streets

7. C3-12-043  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of Chapter 55 amendments regarding urban design  
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

8. C3-12-058  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the MCDONALD’S USA, LLC TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 2410 Cuming Street

9. C3-12-059  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the NOTTINGHAM AT GIFFORD PARK TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 3304 Burt Street
### Subdivisions

10. **C12-12-041**  
    Rex Ekwall  
    **REQUEST:** Preliminary and Final Plat approval of EKWALL 1ST ADDITION, a minor plat inside the city limits  
    **LOCATION:** Southeast of 156th Street and West Center Road

11. **C12-12-052**  
    Barry Ominksy  
    **REQUEST:** Preliminary and Final Plat approval of UNITED STATES COLD STORAGE INC–OMAHA, a minor plat inside the city limits  
    **LOCATION:** Southeast of Dahlman Avenue and “G” Street

12. **C12-12-057**  
    Prime Real Estate, LLC  
    **REQUEST:** Preliminary and Final Plat approval of PRIME BUSINESS PARK, a minor plat inside the city limits  
    **LOCATION:** 22145 West Maple Road

13. **C12-12-060**  
    Parks, Recreation and Public Property Department on behalf of the City of Omaha  
    **REQUEST:** Preliminary and Final Plat approval of KIEWIT PLACE, a minor plat inside the city limits  
    **LOCATION:** Northwest of 60th and “F” Streets

### Rezoning

14. **C10-12-044**  
    Rex Ekwall  
    **REQUEST:** Rezoning from GI to CC (portions of which property lie within the flood fringe and floodway)  
    **LOCATION:** 2727 South 156th Street

15. **C10-12-050**  
    Tenth Street Bridge Properties, LLC  
    **REQUEST:** Rezoning from HI to CBD  
    **LOCATION:** 1002, 1010 and 1012 South 10th Street

16. **C10-12-053**  
    David L. Smith  
    **REQUEST:** Rezoning from AG to DR  
    **LOCATION:** 14014 North 108th Street

17. **C10-12-055**  
    C11-12-056  
    Apollo Building Corporation  
    **REQUEST:** Rezoning from DR and R5 to R6 and approval of a Planned Unit Development Overlay District  
    **LOCATION:** Generally, 133rd Street south of Larimore Avenue and north of Meredith Avenue

18. **C10-12-054**  
    PDM, Inc.  
    **REQUEST:** Rezoning from GI to LO  
    **LOCATION:** 2424 Oak Street

### Special Use Permits

19. **C8-12-051**  
    Abbie Britton  
    **REQUEST:** Approval of a Special Use Permit to allow Day care (general) in R4(35)  
    **LOCATION:** 11104 “U” Street
Conditional Use Permits

20. C7-12-049
   Frank Firoz
   REQUEST: Approval of a Conditional Use Permit to allow Duplex residential in LC
   LOCATION: 7501 Cass Street

Vacations

21. C14-12-046
   Douglas County
   REQUEST: Vacation of a portion of Wright Street, east of 240th Street

22. C14-12-047
   Property Owner
   REQUEST: Vacation of William Street from the east line of abandoned railroad right-of-way west of 50th Street and east of Block 12, West Side Addition, going west to the west property line of Lot 14, Block 12, West Side Addition

Dedications

23. C16-12-045
   Property Owner
   REQUEST: Dedication of a strip of land along the east boundary of Lot 1 Armstrong's First Addition Replat 23, 150 sq. ft. +/-
   LOCATION: Northwest of 24th and Cuming Streets

MINUTES TO BE APPROVED: February 1, 2012

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