PLANNING BOARD AGENDA

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, March 26, 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, April 4, 2012 at 10:45 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. C10-11-140
   C12-11-215
   Lanoha Real Estate Co., Inc.

REQUEST: Final Plat approval of WEST DODGE FIRST ADDITION, a subdivision inside the city limits, with rezoning from R2 and LO to LO and approval of an MCC Overlay District

LOCATION: Northeast of 85th Avenue and Cass Street
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

**Subdivisions**

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

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

**Rezonings**

4. **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

5. **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

**Conditional Use Permits**

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

**REGULAR AGENDA**

**Master Plan Referrals**

7. **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

8. **C3-12-048**
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the Public Facilities Element of the City of Omaha Master Plan
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
9. 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

10. C3-12-063  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally bound by 204th Street on the east, 207th Street on the west, Glenn Street on the north and Blondo Street on the south

11. C3-12-064  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally bound by 42nd Street on the east, 49th Street on the west, Nebraska Avenue on the north and Fort Street on the south

12. C3-12-080  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Generally, Dodge Street on the north, 114th Street on the west and I-680 corridor on the east and west from Dodge to Pacific Streets

13. C3-12-081  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of a Blighted and Substandard Designation  
LOCATION: Southwest quadrant of the intersection of 72nd and "L" Streets, "L" Street on the north and 72nd Street on the east

14. C3-12-072  
E & G Investments, LLC  
REQUEST: Approval of an amendment to the Future Land Use Element of the Master Plan to de-designate West Dodge Place (52.15 acres) as Mixed Use to allow an additional 10.8 acres of Mixed Use development  
LOCATION: Northwest of 180th Street and West Dodge Road

**Subdivisions**

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

16. C10-12-074  
C12-12-075  
Elkhorn Public Schools  
REQUEST: Preliminary and Final Plat approval of WEST BAY WEST, a subdivision outside the city limits, with rezoning from AG and R4 to R4  
LOCATION: Southeast of 192nd and Spring Streets

**Overlay Districts**

17. 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
18. C10-12-079
   C9-98-277
   C9-99-188
   C9-00-013
   85th Street Associates
   REQUEST: Approval of an MCC Overlay District and
   Repeal of a PK Overlay District
   LOCATION: North of Chicago Street, south of Cass Street
   and east of 84th Street

Rezoning

19. C10-12-067
   Hustad Real Estate Holdings LLC
   REQUEST: Rezoning from GI to R5(35)
   LOCATION: 4623 Douglas Street

20. C10-12-068
    Kelli Renner
    REQUEST: Rezoning from R4(35) to R5
    LOCATION: 3873 Gold Street

21. C7-12-069
    C10-12-070
    Dr. Terry Bolamperti
    REQUEST: Rezoning from MU to R6 and approval of a
    Conditional Use Permit to allow a Social club
    in a R6 District
    LOCATION: Southwest of 132nd and Fort Streets

22. C10-12-073
    C10-02-262
    E & G Investments, LLC
    REQUEST: Rezoning from R6 to MU and approval of a
    Major Amendment to a Mixed Use District
    Development Agreement for West Dodge
    Station
    LOCATION: 885 North HWS Cleveland Boulevard

23. C10-12-076
    C11-12-077
    C7-12-078
    The Mainland Companies, LLC
    REQUEST: Rezoning from R4 to R6 with approval of a
    Planned Unit Development Overlay District
    and approval of a Conditional Use Permit to
    allow Convalescent services in R6
    LOCATION: Southeast of 178th and Pacific Streets

Special Use Permits

24. 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

25. C8-12-065
    Sobir Samaritdinov
    REQUEST: Approval of a Special Use Permit to allow
    Automotive sales in a GC District
    LOCATION: 4902 Northwest Radial Highway

26. C8-10-042
    TD Ameritrade
    REQUEST: Approval of a Major Amendment to a Large
    Project Special Use Permit to allow signage
    not in compliance with Chapter 55 Zoning of
    the Omaha Municipal Code
    LOCATION: Southwest of 108th Avenue and Old Mill
    Road
Conditional Use Permits

27. C7-12-071
   Troy & Jennelea Montanez
   REQUEST: Approval of a Conditional Use Permit to allow
   Single family residential in a GC District
   LOCATION: 4014 South 13th Street

Vacations

28. C14-12-066
   Planning Board
   REQUEST: Vacation of Abbott Drive right-of-way located
   north of Dodge Street and east of 10th Street

MINUTES TO BE APPROVED: March 7, 2012

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5204. A 72-hour advance notice is required.