PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 2, 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, April 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, April 4, 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.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C10-12-037 C12-12-038
   Tom Falcone
   REQUEST: Final Plat approval of RANCH VIEW ESTATES 3, a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Southwest of 213rd and Walnut Streets
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

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

Rezonings

3. C7-12-069
   REQUEST: Rezoning from MU to R6, approval of a Planned Unit Development Overlay District and approval of a Conditional Use Permit to allow a Social club in a R6 District
   C11-12-070(a)
   C10-12-070
   Dr. Terry Bolamperti
   LOCATION: Southwest of 132nd and Fort Streets

4. C10-12-076
   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
   C11-12-077
   C7-12-078
   The Mainland Companies, LLC
   LOCATION: Southeast of 178th and Pacific Streets

(REGULAR AGENDA)

Master Plan Referrals

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

6. C3-12-085
   REQUEST: Approval of the VICTORY APARTMENTS, LLC TIF REDEVELOPMENT PROJECT PLAN
   Planning Department on behalf of the City of Omaha
   LOCATION: 819 Dorcas Street

7. C3-12-099
   REQUEST: Approval of the Transportation Element of the City of Omaha Master Plan
   Planning Department on behalf of the City of Omaha
   LOCATION: Omaha and 3 mile extraterritorial jurisdiction

Subdivisions

8. C12-12-082
   REQUEST: Preliminary and Final Plat of WESTPLEX LOT 5, a subdivision inside the city limits
   Westplex Limited Partnership IV
   LOCATION: 1010 North 102nd Street

9. C10-12-086
   REQUEST: Preliminary and Final Plat approval of ONE LOVE FIRST ADDITION, a minor plat inside the city limits with rezoning from GC to CC
   C12-12-087
   Raising Cane's Restaurants, LLC
   LOCATION: 7052 Dodge Street
10. **C10-12-089**
    **C12-12-091**
PDM, Inc.

**REQUEST:** Preliminary Plat approval of NORTH POINTE REPLAT 2, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from DR and CC to CC and approval of an MCC Overlay District

**LOCATION:** Northwest of 50th Street and Ames Avenue

11. **C12-12-092**

James and Christina Audet

**REQUEST:** Preliminary and Final Plat approval of AUDET ESTATES, a minor plat inside the city limits

**LOCATION:** Northeast of 69th and McKinley Streets

12. **C12-12-098**

Kavan Homes, Inc.

**REQUEST:** Preliminary and Final Plat approval of BRIAR HILLS REPLAT 6, a minor plat inside the city limits

**LOCATION:** Southwest of 168th Street and Western Avenue

**Overlay Districts**

13. **C8-12-088**

PDM, Inc.

**REQUEST:** Approval of a Large Project Special Use Permit in CC/MCC

**LOCATION:** Northwest of 50th Street and Ames Avenue

14. **C10-12-094**

**C7-12-093**

William J. Stott, AIA

**REQUEST:** Approval of an MCC Overlay District and a Conditional Use Permit to allow Automotive repair services in CC/MCC

**LOCATION:** 7802 Military Avenue

15. **C10-12-096**

**C8-12-095**

Ryan Steele

**REQUEST:** Approval of an MCC Overlay District and a Special Use Permit to allow Convenience storage in CC

**LOCATION:** Southwest of 90th Plaza and Sorensen Parkway

**Rezoning**

16. **C10-12-084**

Charles A. Christenson

**REQUEST:** Rezoning from R4(35) to R5

**LOCATION:** 2714-16 North 52nd Street

17. **C10-12-090**

Troy and Jennelea Montanez

**REQUEST:** Rezoning from GC to CC

**LOCATION:** 4014 South 13th Street

**Special Use Permits**

18. **C8-12-097**

Quadrelle Realty Services, LLC

**REQUEST:** Approval of a Special Use Permit to allow General office in GI

**LOCATION:** 12720 “I” Street
19. C8-12-100  
   C8-12-101  
   Verizon Wireless  
   REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in DR-ED, with a waiver of Section 55-108 Height to 158 feet and approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District  
   LOCATION: Northeast of Northern Hills Drive and Calhoun Road

Dedications

20. C16-12-083  
    Property Owner  
    REQUEST: Dedication of a 342 square foot piece of land located Northeast of 10th and Dodge Streets

MINUTES TO BE APPROVED: April 4, 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.