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, May 28, 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, June 6, 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

Subdivisions

1. C8-11-189
   C10-11-187
   C12-11-188
   Keith B. Edquist

REQUEST: Final Plat approval of NORTHERN HILLS ESTATES TWO, a subdivision outside the city limits, with rezoning from DR and AV to DR, 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
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Overlay Districts

2. 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

3. 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

Special Use Permits

4. 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

Conditional Use Permits

5. C7-12-069  
   Dr. Terry Bolamperti  
   REQUEST: Approval of a Conditional Use Permit to allow a Social club in an R6 District  
   LOCATION: Southwest of 132nd and Fort Streets

(REGULAR AGENDA)

Master Plan Referrals

6. C3-12-102  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of THE NORTH OMAHA SENIOR COTTAGES TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 5435 St. Richards Plaza

7. C3-12-103  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of MENARD’S PLAZA TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 4726 South 72nd Street and 7337 “L” Street

8. C3-12-104  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of TD AMERITRADE TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 200 South 108th Avenue

9. C19-12-107  
   Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the 2012 Annexation Package; Standing Bear SID 416; Pegasus SID 447, Hillsborough Plaza SID 440, Seven Pines, Highland Park and adjacent areas SID 370, Pepperwood SID 300, The Colonies and adjacent areas SID 330, Walnut Lake SID 414, Lakeview Heights and Chimney Ridge SID 244  
   LOCATION: Omaha and 3-mile extraterritorial jurisdiction
**Subdivisions**

10. C12-12-110
    Matt Tarr
    REQUEST: Preliminary Plat approval of PACIFIC POINTE ESTATES REPLAT THREE, a subdivision outside the city limits
    LOCATION: North of 194th Avenue and Walnut Circle

11. C10-12-111
    C12-12-112
    Discount Tire Corporation
    REQUEST: Preliminary and Final Plat approval of MIRACLE HILLS REPLAT 3, a minor plat inside the city limits, with approval of an ACI-4(PL) Overlay District
    LOCATION: Northwest of 120th Street and West Dodge Road

12. C10-12-114
    C12-12-115
    Discount Tire Corporation
    REQUEST: Preliminary and Final Plat approval of GEORGETOWN REPLAT VI, a minor plat inside the city limits with approval of an MCC Overlay District
    LOCATION: Southeast of 144th and Arbor Streets

**Overlay Districts**

13. C10-12-106
    Slosburg Company
    REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
    LOCATION: 2501 South 90th Street

14. C10-12-108
    Buck’s Inc.
    REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
    LOCATION: 3052 South 84th Street

15. C10-12-109
    Frank Firoz
    REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
    LOCATION: 7501 Cass Street

16. C10-96-196
    Cricket Communications
    REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Ridgeview
    LOCATION: 18505 Wright Street

**Rezoning**

17. C10-12-119
    Richard Franek
    REQUEST: Rezoning from DR to R4
    LOCATION: 5813 Holmes Street

**Special Use Permits**

18. C8-5-121(a)
    C7-09-078
    Boyd Dingman
    REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Body and fender repair in a GC District and approval of a Major Amendment to a Conditional Use Permit of a “Takedown Plan” for off-premise advertising signs
    LOCATION: 12020 Emmet Street
REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
LOCATION: 6901 Maple Street

REQUEST: Approval of a Special Use Permit to allow Custom manufacturing in a CC District
LOCATION: 4905 South 97th Street

Conditional Use Permits

REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District
LOCATION: 4655 South 60th Avenue

REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC-ACI-4 District and approval of a Major Amendment to a Large Project Special Use Permit
LOCATION: Northwest of 120th Street and West Dodge Road

REQUEST: Approval of a Conditional Use Permit to allow Automotive repair services in a CC-MCC District
LOCATION: 14323 Arbor Street

REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District
LOCATION: 10935 Mockingbird Drive

MINUTES TO BE APPROVED: May 2, 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.