

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, July 11, 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, July 2, 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, July 11, 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

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| 1. | C12-12-110
Matt Tarr | REQUEST: | Final Plat approval of PACIFIC POINTE ESTATES REPLAT THREE, a subdivision outside the city limits |
| | | LOCATION: | North of 194th Avenue and Walnut Circle |

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

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| 2. | C8-12-065
Sobir Samaritdinov | REQUEST: | Approval of a Special Use Permit to allow <i>Automotive sales</i> in a GC District |
| | | LOCATION: | 4902 Northwest Radial Highway |

(REGULAR AGENDA)

Master Plan Referrals

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| 3. | C3-12-123
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of a Chapter 55 Amendment
regarding site plan review procedures |
| | | LOCATION: | Omaha and 3-mile extraterritorial jurisdiction |
| 4. | C3-12-124
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of a Chapter 53 Amendment
regarding final plats |
| | | LOCATION: | Omaha and 3-mile extraterritorial jurisdiction |
| 5. | C3-12-136
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of a Chapter 55 Amendment
regarding parking lot landscaping |
| | | LOCATION: | Omaha and 3-mile extraterritorial jurisdiction |
| 6. | C3-12-130
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of FEDERAL OFFICE BUILDING
TIF REDEVELOPMENT PROJECT PLAN |
| | | LOCATION: | 106 South 15 th Street |
| 7. | C3-12-131
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of NFM OFFICE BUILDING TIF
REDEVELOPMENT PROJECT PLAN |
| | | LOCATION: | 808 South 74 th Plaza and 727 South 75 th
Street |
| 8. | C3-12-099
Planning Department on behalf of
the City of Omaha | REQUEST: | Approval of the Transportation Element of
the City of Omaha Master Plan |
| | | LOCATION: | Omaha and 3 mile extraterritorial jurisdiction |

Subdivisions

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| 9. | C12-12-121
Verizon Wireless | REQUEST: | Preliminary and Final Plat approval of
KNUTSON ADDITION, a minor plat outside
the city limits |
| | | LOCATION: | Northeast of Northern Hills Drive and
Calhoun Road |
| 10. | C12-12-127
Dave Akiens | REQUEST: | Preliminary and Final Plat approval of R.C.
PLATTS 1 ST ADDITION REPLAT 1, a minor
plat inside the city limits |
| | | LOCATION: | 4534 Madison Street |

11. C12-12-128
Prime Real Estate
- REQUEST: Preliminary and Final Plat approval of PRIME BUSINESS PARK, a minor plat inside the city limits
- LOCATION: 22145 West Maple Road

Overlay Districts

12. C10-12-132
Planning Department on behalf of the City of Omaha
- REQUEST: Approval of an ACI-4(PL)-Area of Civic Importance Overlay District
- LOCATION: West Dodge Road from 90th to 96th Streets and 120th to 132nd Streets
13. C10-12-133
Planning Department on behalf of the City of Omaha
- REQUEST: Approval of an ACI-2(65) and ACI-4(PL)-Area of Civic Importance Overlay District
- LOCATION: South 72nd Street, I-80 to Pacific Street
14. C10-12-134
Planning Department on behalf of the City of Omaha
- REQUEST: Approval of an ACI-2(50), ACI-3(PL) and ACI-4(PL)-Area of Civic Importance Overlay District
- LOCATION: North 72nd Street from Cuming to I-680
15. C10-12-135
Planning Department on behalf of the City of Omaha
- REQUEST: Approval of an ACI-4(PL)-Area of Civic Importance Overlay District
- LOCATION: Abbott Drive

Rezoning

16. C10-12-125
Raymond L. Christensen, Jr.
- REQUEST: Rezoning from DR to R4
- LOCATION: 4859 South 60th Street
17. C10-12-126
Perry Poyner
- REQUEST: Rezoning from DS to CBD (said property is located within an ACI-1(PL) Overlay District)
- LOCATION: 1316 Jones Street
18. C10-96-261
Quick Silver, LLC
- REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Altech Business Park
- LOCATION: 3730 South 149th Street, Suite 105
19. C10-05-208
Roanoke Development, LLC
- REQUEST: Approval of a Major Amendment to a Mixed Use District Development Agreement for Roanoke
- LOCATION: 11811 Fort Street
20. C10-98-193
AT&T Mobility
- REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy to allow a 95 foot tall Broadcast tower (cell tower)
- LOCATION: 2710 Oak Drive

Special Use Permits

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| 21. | C8-12-129
Central States | REQUEST: | Approval of a Special Use Permit to allow a <i>Broadcast tower</i> in a GC District with a waiver of Section 55-406 Height to 150 feet |
| | | LOCATION: | 3509 Center Street |
| 22. | C8-12-100
C8-12-101
Verizon Wireless | REQUEST: | Approval of a Special Use Permit to allow a <i>Broadcast tower</i> 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 |
| 23. | C8-05-175
Rainwood Hill Properties, LLC | REQUEST: | Approval of a Major Amendment to a Special Use Permit to allow a <i>Nonputrescible landfill</i> in AG |
| | | LOCATION: | Southwest of 120 th Street and Rainwood Road |
| 24. | C8-10-060
Sadoff Iron & Metals Company | REQUEST: | Approval of a Major Amendment to a Special Use Permit to allow <i>Scrap and salvage</i> services in a GI District |
| | | LOCATION: | 4918 F Street |

Vacations

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| 25. | C14-12-122
Property Owner | REQUEST: | Vacation of the east/west alley between Izard and Nicholas Streets from 18 th Street to Florence Boulevard |
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MINUTES TO BE APPROVED: June 6, 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.