PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 4, 2013, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: R.J. Neary, Chair; Anna Nubel, Vice Chair; John Hoich; Van C. Deeb; Arnold Nesbitt 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, November 25, 2013.

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 disposition agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, December 4, 2013 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. | C10-04-060  
C12-04-061  
BSR-FW, LLC | REQUEST: Final Plat approval of FALLING WATERS (Lot 173-258, O.L. F-G), a subdivision outside the city limits, with rezoning from AG to DR and R4 |
<p>| | LOCATION: Northwest of 192nd and Harrison Streets |</p>
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-13-119</td>
<td>Pacific Windgate, LLC</td>
<td>Final Plat approval of WINDGATE RANCH II (formerly known as WINDGATE (Lot 97-363, O.L. E-O), a subdivision outside the city limits, with rezoning from AG to DR and R4 (laid over from 10/2/13 and 9/4/13))</td>
<td>West of 204th Street, north and south of Blue Sage Parkway</td>
</tr>
<tr>
<td>C10-12-157</td>
<td>White Lotus Development</td>
<td>Final Plat approval of WEST DODGE POINTE (formerly known as TRIBEDO (Lot 8, O.L. B), a subdivision outside the city limits, with rezoning from MH-ACI-4(PL) to DR and MU-ACI-4(PL) (portions of which property lie within the flood fringe))</td>
<td>Northwest of 168th Street and West Dodge Road</td>
</tr>
<tr>
<td>C10-13-150</td>
<td>American National Bank</td>
<td>Preliminary Plat of AMERICAN NATIONAL BANK SADDLE CREEK, a subdivision inside the city limits, with rezoning from GI to GO (property is also located within an ACI-2-(PL) Overlay District) (laid over from 10/2/13 and 8/7/13)</td>
<td>520 and 600 South Saddle Creek Road</td>
</tr>
<tr>
<td>C10-13-212</td>
<td>Cinder Block Enterprises, Inc.</td>
<td>Preliminary and Final Plat of LATOUR, a minor plat inside the city limits, with rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District) (laid over from 11/6/13)</td>
<td>1915 Jackson Street</td>
</tr>
</tbody>
</table>

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

4. **C10-13-151**
   **American National Bank**
   **REQUEST:** Preliminary Plat of AMERICAN NATIONAL BANK SADDLE CREEK, a subdivision inside the city limits, with rezoning from GI to GO (property is also located within an ACI-2-(PL) Overlay District) (laid over from 10/2/13 and 8/7/13)
   **LOCATION:** 520 and 600 South Saddle Creek Road

5. **C10-13-213**
   **Cinder Block Enterprises, Inc.**
   **REQUEST:** Preliminary and Final Plat of LATOUR, a minor plat inside the city limits, with rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District) (laid over from 11/6/13)
   **LOCATION:** 1915 Jackson Street

**(REGULAR AGENDA)**

**Master Plan Referral**

6. **C3-13-218**
   **Planning Department on behalf of the City of Omaha**
   **REQUEST:** Approval of the NICHOL FLATS TIF REDEVELOPMENT PROJECT PLAN
   **LOCATION:** 1015 North 16th Street
7. C3-06-122
Planning Department on behalf of
the City of Omaha
REQUEST: Approval of an Amendment to the
TOWNSEND INVESTMENTS LLC,
WALLSTREET TOWER OMAHA TIF
REDEVELOPMENT PROJECT PLAN
LOCATION: 1416 Dodge Street

8. C3-06-199
Planning Department on behalf of
the City of Omaha
REQUEST: Approval of an Amendment to the North
Central Omaha Community Redevelopment
Area Designation
LOCATION: Area generally bounded by 48th Street on
the east, Spaulding Street on the south, 60th Avenue
on the west and Whitmore Street on the north

**Subdivisions**

9. C12-13-229
Boyer Young Development Co.
REQUEST: Preliminary and Final Plat approval of ELK
RIDGE REPLAT 7, a minor plat outside the
city limits
LOCATION: East of Elk Ridge Drive and Seward Street

**Rezonings**

10. C10-13-230
Renee Elias
REQUEST: Rezoning from GI to R5
LOCATION: 2016 Poppleton Avenue

11. C10-13-231
Benjamin Madrid-Carreno
REQUEST: Rezoning from GI to R4
LOCATION: 2342 Polk Street

Dudley Hawkins
REQUEST: Rezoning from DR to LI (property is located
within the flood fringe)
LOCATION: Southwest of 61st and Orchard Avenue

13. C10-13-233
Wiesman Development, LLC
REQUEST: Rezoning from CC to GO
LOCATION: 9102 Burt Street

14. C10-13-234
C7-13-235
Karen Christian Revival Church
REQUEST: Rezoning from DR to R3 and approval of a
Conditional Use Permit to allow Religious
assembly in a R3 District
LOCATION: 6010 North 49th Street

15. C10-13-241
Alegent Health
REQUEST: Rezoning from GI to NBD
LOCATION: West of North 29th Street, north of Tucker
Street and south of Clay Street

**Special Use Permits**

16. C8-13-236
Scrap Central, Inc.
REQUEST: Approval of a Special Use Permit to allow
Scrap and salvage services in a GI District
LOCATION: 2728 North 85th Street
17. C8-13-029
   NFW, LLC
   REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Large group living in a R7 District; with Reasonable Accommodation
   LOCATION: Southeast of 49th Avenue and Sahler Street (formerly 4842 Sprague Street and 4829 Sahler Street)

18. C8-13-237
    Mark Oedekoven
    REQUEST: Approval of a Special Use Permit to allow Indoor sports and recreation in a GI District
    LOCATION: 14242 "C" Circle

19. C8-13-238
    C7-13-239
    MCS Enterprises, LLC
    REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District and approval of a Conditional Use Permit to allow Automotive repair services in a CC District
    LOCATION: 20210 Gate Dancer Street

Conditional Use Permits

20. C7-13-191
    Craig Fischer
    REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District (property is located within an MCC Overlay District)
    LOCATION: 1101 South 178th Street

21. C7-13-240
    Laura Wilwerding, LLC
    REQUEST: Approval of a Conditional Use Permit to allow Medical offices in an LO District (property is located within the flood fringe)
    LOCATION: 8723 Oak Street

**MINUTES TO BE APPROVED:** October 2, 2013 and November 6, 2013

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 x.2060. A 72-hour advance notice is required.