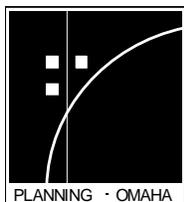


# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, March 6, 2013, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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**Planning Board Members:** R.J. Neary, Chair; Anna Nubel, Vice Chair; Thomas O. Kelley, John Hoich, Arnold C. Nesbitt, 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, February 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, March 6, 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.

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## **ADMINISTRATIVE MEETING ONLY**

### **Subdivisions**

1.	C10-12-237 C12-12-238 Legacy Primary, LLC	REQUEST:	Final Plat approval of CAMP LEGACY PLACE, a subdivision outside the city limits, with rezoning from AG to R4
		LOCATION:	Southeast of 168 <sup>th</sup> and Ida Streets
2.	C10-12-235 C12-12-236 Chicks and Bricks, LLC	REQUEST:	Final Plat approval of BLUEBARN HILL, a subdivision inside the city limits, with rezoning from HI to CBD (said property is also located within the ACI-1(PL) and NCE Overlay Districts)
		LOCATION:	Southwest of 10 <sup>th</sup> and Pacific Streets

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

3.	C10-13-033 C12-13-034 Mike Kahre/PAC 211, LLC	REQUEST:	Preliminary Plat approval of SOUTHPOINTE ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Southeast of 211 <sup>th</sup> and Pacific Streets

**Special Use Permits**

4.	C8-13-029 John Jeanetta	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> in a R7 District, with Reasonable Accommodation
		LOCATION:	4842 Sprague Street

**(REGULAR AGENDA)**

**Master Plan Referrals**

5.	C3-13-045 The Parks Department on behalf of the City of Omaha	REQUEST:	Approval of the Omaha's Historic Boulevard Master Plan
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

6.	C3-13-047 The Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the NORTH OMAHA SENIOR COTTAGES - PHASE II TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	5315 St. Richards Plaza

7.	C3-13-061 The Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to Chapter 55 regarding interior parking lot landscaping
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

**Subdivisions**

8.	C12-13-043 Jason Protiva	REQUEST:	Preliminary and Final Plat approval of DINGO ACRES, a subdivision outside the city limits
		LOCATION:	10703 and 10707 North 72 <sup>nd</sup> Street

9.	C12-13-049 SS Glenn, LLC	REQUEST:	Preliminary and Final Plat approval of BRANDO, a minor plat inside the city limits
		LOCATION:	Southwest of 29 <sup>th</sup> Street and Dewey Avenue

10.	C10-13-050a C12-13-050 Alan Frost	REQUEST:	Preliminary and Final Plat approval of FROST'S HILLTOP, a minor plat outside the city limits, with rezoning from AG to DR
		LOCATION:	10425 Rainwood Road

11.	C10-13-051 C12-13-052 Edward Rose Development Company	REQUEST:	Preliminary and Final Plat approval of NDOR INDUSTRIAL, a minor plat inside and outside the city limits, with rezoning from CC and LI to LI
		LOCATION:	2829 North 204 <sup>th</sup> Street
12.	C10-08-258 C12-08-259 Jerry Palmer	REQUEST:	Revised Preliminary Plat approval of GINGER CREEK (Lot 4 through 35 and Outlot "A", a subdivision outside the city limits, with rezoning from DR to DR, R4 and R6 (portions of which property lie within the flood fringe and floodway)
		LOCATION:	Southwest of 163rd and Pinkney Streets
13.	C10-13-053 C12-13-054 Jasper Stone Development	REQUEST:	Preliminary Plat approval of GATEWAY PARK, a subdivision inside and outside the city limits, with rezoning from AG to R6 and MU, and approval of a Mixed Use District Development Agreement
		LOCATION:	Southwest of 192 <sup>nd</sup> Street and West Dodge Road
14.	C10-13-055 C12-13-056 Edgewater Investments, LLC	REQUEST:	Preliminary Plat approval of EDGEWATER, a cluster subdivision outside the city limits, with a waiver of Section 53-8(2)(b) for cul-de-sac length and Section 53-9(9) for sidewalks, and rezoning from AG to DR
		LOCATION:	Northeast of 228 <sup>th</sup> Street and Edgewater Road
15.	C10-13-057 C12-13-058 Austin Realty Co.	REQUEST:	Preliminary Plat approval of VILLAS OF OMAHA AT BUTLER RIDGE, a subdivision outside the city limits, with rezoning from R6 to DR and R6
		LOCATION:	Northwest of 156th Street and Butler Avenue

**Overlay Districts**

16.	C11-13-059 Austin Realty Co.	REQUEST:	Approval of a Planned Unit Development Overlay District
		LOCATION:	Northwest of 156th Street and Butler Avenue

**Rezoning**

17.	C10-13-046 Charles Grimes	REQUEST:	Rezoning from R3 to R5
		LOCATION:	510 and 512 South 55 <sup>th</sup> Street

18.	C10-04-237 KDI Omaha, L.P.	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Sorensen Park Plaza
		LOCATION:	Northwest of 72 <sup>nd</sup> Street and Crown Point Avenue

19.	C10-00-040 Design Associates, Inc.	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Grayhawk
		LOCATION:	Southeast of 147 <sup>th</sup> and Spencer Streets

**Special Use Permits**

20.	C8-13-048 AMD Auto Plaza	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District
		LOCATION:	5825 North 90 <sup>th</sup> Street

21.	C8-94-174 Douglas County School District 0001	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Outdoor sports and recreation</i> in a DR District
		LOCATION:	2110 "O" Street

22.	C8-13-051a NDOR	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Maintenance and service facilities</i> in a LI District
		LOCATION:	2829 North 204 <sup>th</sup> Street

**Conditional Use Permits**

23.	C7-96-105 Dial-Cambridge, L.P.	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Multiple family residential</i> in a LC District
		LOCATION:	East of 168 <sup>th</sup> Street between Burke Street and West Dodge Road

**Vacations**

24.	C14-13-041 Planning Board	REQUEST:	Vacation of the north/south alley between 18th Street and Florence Boulevard from Charles to Clark Streets
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25.	C14-13-060 Planning Board	REQUEST:	Vacation of 113 <sup>th</sup> Avenue from Bel Air Drive, north to the terminus of the dead end street
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**Request to Reconsider**

26.	C8-12-129 Central States	REQUEST:	Reconsider approval of a Special Use Permit to allow a <i>Broadcast tower</i> in a GC District
		LOCATION:	3509 Center Street

**MINUTES TO BE APPROVED:** January 9, 2013 and February 6, 2013.

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