PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 5, 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; 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, May 27, 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, June 5, 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

<table>
<thead>
<tr>
<th>#</th>
<th>Location</th>
<th>Request</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>C10-13-065 C12-13-066 FRK Development, LLC</td>
<td>Final Plat approval of INDIAN POINTE, a subdivision outside the city limits, with rezoning from AG to DR and R4</td>
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<td></td>
<td>18808 West Maple Road</td>
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### 2. C10-13-057
Austin Realty Co.

**REQUEST:** Final Plat approval of THE VILLAS OF OMAHA AT BUTLER RIDGE (formerly known as THE VILLAGE AT BUTLER RIDGE REPLAT 1), a subdivision outside the city limits, with rezoning from DR and R6 to DR and R6 (see also #C11-13-059)

**LOCATION:** Northwest of 156th Street and Butler Avenue

### PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

#### Subdivisions

#### 3. C10-13-055
Edgewater Investments, LLC

**REQUEST:** Preliminary Plat approval of EDGEWATER, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b) for cul-de-sac length, 53-8(2)(g) for streets and Section 53-9(9) for sidewalks

**LOCATION:** Northeast of 228th Street and Edgewater Road

#### 4. C10-13-053
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

**LOCATION:** Southwest of 192nd Street and West Dodge Road

#### Rezonings

#### 5. C10-00-040
Bear Properties, Inc.

**REQUEST:** Approval of a Major Amendment to a Mixed Use District Development Agreement for Grayhawk

**LOCATION:** Southwest of 144th Street and West Maple Road

#### Special Use Permits

#### 6. C8-13-102
D.E. Bomberger, Jr.

**REQUEST:** Approval of a Special Use Permit to allow *Large group living* in a R7 District

**LOCATION:** Southwest of 27th and “Q” Streets
(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>Request No.</th>
<th>Planning Department on behalf of the City of Omaha</th>
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<tbody>
<tr>
<td>7.</td>
<td>MIDTOWN URBAN LIVING TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Approval of the MIDTOWN URBAN LIVING TIF REDEVELOPMENT PROJECT PLAN</td>
<td>3105 Dewey Avenue and 506 South 31st Street</td>
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<tr>
<td>8.</td>
<td>1301 JONES TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Approval of the 1301 JONES TIF REDEVELOPMENT PROJECT PLAN</td>
<td>1301 and 1315 Jones Street</td>
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<td>9.</td>
<td>Amendment to Chapter 53 regarding street surfacing</td>
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<td>Omaha and 3-mile extraterritorial jurisdiction</td>
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<tr>
<td>10.</td>
<td>Amendment to Chapter 55 regarding the AG District regulations</td>
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<tr>
<th>Request No.</th>
<th>Northridge, LLC</th>
<th>REQUEST:</th>
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<tbody>
<tr>
<td>11.</td>
<td>Preliminary Plat approval of NORTHRIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4</td>
<td>Preliminary Plat approval of NORTHRIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4</td>
<td>Northeast of 186th and Pacific Streets</td>
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<tr>
<th>Request No.</th>
<th>Warehouse 51, LLC</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tr>
<td>12.</td>
<td>Revised Preliminary Plat of SEATON INDUSTRIAL PARK and Final Plat approval of SEATON INDUSTRIAL PARK (Lot 2), a subdivision outside the city limits, with rezoning from DR to GI</td>
<td>Revised Preliminary Plat of SEATON INDUSTRIAL PARK and Final Plat approval of SEATON INDUSTRIAL PARK (Lot 2), a subdivision outside the city limits, with rezoning from DR to GI</td>
<td>Southeast of I-680 and Irvington Road</td>
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<th>Request No.</th>
<th>MRINCN03, LLC</th>
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<td>13.</td>
<td>Preliminary and Final Plat approval of MID-AMERICA PLAZA REPLAT 1, a minor plat inside the city limits, and approval of an MCC-Major Commercial Corridor Overlay District (see also #C7-13-108)</td>
<td>Preliminary and Final Plat approval of MID-AMERICA PLAZA REPLAT 1, a minor plat inside the city limits, and approval of an MCC-Major Commercial Corridor Overlay District (see also #C7-13-108)</td>
<td>7100 West Center Road</td>
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<th>BSR-FW, LLC</th>
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<td>14.</td>
<td>Revised Preliminary Plat approval of FALLING WATERS, a subdivision outside the city limits, with rezoning from AG to DR, R4 and MU</td>
<td>Revised Preliminary Plat approval of FALLING WATERS, a subdivision outside the city limits, with rezoning from AG to DR, R4 and MU</td>
<td>Northwest of 192nd and Harrison Streets</td>
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| 15. | C10-07-127  
C12-07-128  
Full Circle Ventures, Inc. | Revised Preliminary Plat approval of LEYTHAM with rezoning from AG to DR, R4, and MU and approval of a NC (Neighborhood Conservation) Overlay District | Northeast of 168th and State Streets |
| 16. | C12-13-112  
Lamp, Rynearson & Associates | Preliminary and Final Plat approval of ELK RIDGE REPLAT 6, a minor plat outside the city limits | Southeast of 194th Circle and Seward Street |
| 17. | C10-13-119  
C12-13-120  
Pacific Windgate, LLC | Preliminary Plat approval of WINDGATE RANCH (Lot 97-363, O.L. E-O), a subdivision outside the city limits, with rezoning from AG to DR and R4 | West of 204th Street, north and south of Blue Sage Parkway |
| 18. | C12-13-121  
Lamp, Rynearson & Associates | Preliminary and Final Plat approval of BAKER PLACE, a minor plat inside the city limits | 4910 Young Street |

**Planned Unit Development Overlay Districts**

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| 19. | C11-13-059  
Austin Realty, Co. | Approval of a Planned Unit Development Overlay District (see also #C10-13-057, C12-13-058) | Northwest of 156th Street and Butler Avenue |

**Rezoning**

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| 20. | C10-13-106  
D.E Bomberger, Jr. | Approval of an MCC-Major Commercial Corridor Overlay District | Southwest of 27th and “Q” Streets |
Ronald E. Hansen, Jr. | Rezoning from HI to R7 (property also located within an NCE-C Overlay District) | 1115 South 7th Street |
| 22. | C10-13-114  
C11-13-115  
Jerry Reimer | Rezoning from GO to R7 and approval of a Planned Unit Development Overlay District | Southwest of 192nd Street and Western Avenue |
23. C10-13-116  
C11-12-077  
Craig Fischer  
REQUEST: Rezoning from R6 to R4, approval of a MCC-Major Commercial Corridor Overlay District and repeal a Planned Unit Development Overlay District  
LOCATION: 1101 South 178th Street

24. C10-13-117  
1301 Holdings. LLC  
REQUEST: Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District)  
LOCATION: 1315 Jones Street

25. C10-13-118  
John Perlebach  
REQUEST: Rezoning from R4(35) and GC to CC and approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: Northwest of 57th Street and Northwest Radial Highway

Conditional Use Permits

26. C7-98-228  
Pastor Bart Wilcox  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District  
LOCATION: 4801 North 144th Street

27. C7-13-108  
MRINCNO3, LLC  
REQUEST: Approval of a Conditional Use Permit to allow General retail sales in a GO District (property is also to be located within a proposed MCC-Major Commercial Corridor Overlay District (see also C10-13-109, C12-13-110)  
LOCATION: 7100 West Center Road

28. C7-13-113  
Farm Credit Services of America, FLCA  
REQUEST: Approval of a Conditional Use Permit to allow Surface parking in a CC District  
LOCATION: 5010 South 118th Street

Vacations

29. C14-13-042  
Planning Board  
REQUEST: Vacation of the east/west alley between Dodge and Douglas Streets from 19th Street east to where it dead-ends (132+ feet)

MINUTES TO BE APPROVED: April 3 and May 1, 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.