

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, October 1, 2014, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Anna Nubel, Chairperson; Brinker Harding, Vice Chairperson, Van C. Deeb; Arnold Nesbitt; Greg Rosenbaum and Trenton Magid.

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, September 22, 2014.

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, October 1, 2014 at **11:00 a.m.**, site inspections at **9:00 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.	C12-14-085 Frank Krejci	REQUEST:	Final Plat approval of RIVER'S EDGE PARK, a subdivision outside the city limits
		LOCATION:	Northwest of 230th and West Maple Road

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

2.	C10-14-039 C12-14-040 Pacific Renaissance, LLC	REQUEST:	Revised Preliminary and Final Plat approval of PACIFIC RENAISSANCE (formerly known as PACIFIC VILLAGE), a subdivision outside the city limits, with rezoning from AG to R6 (laid over from 08/06/14)
		LOCATION:	Northwest of 192nd and Pacific Streets

Overlay Districts

3.	C11-14-162 Pacific Renaissance, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District (laid over from 08/06/14)
		LOCATION:	Northwest of 192 nd and Pacific Streets

Special Use Permits

4.	C8-14-171 Heather Sims	REQUEST:	Approval of a Special Use Permit to allow <i>Small group living (nondisabled)</i> in a R4(35) District (laid over from 08/06/14)
		LOCATION:	5123 Pinkney Street

5.	C8-14-176 Ardon Investments, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> in a CC District (property is also located within a MCC Overlay District and flood fringe overlay district) (laid over from 08/06/14)
		LOCATION:	22101 West Maple Road

(REGULAR AGENDA)

Master Plan Referral

6.	C3-14-182 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 5018 UNDERWOOD AVE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	5018 Underwood Avenue

7.	C3-14-183 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the THE FLATS ON HOWARD TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of 24th and Harney Streets

8.	C3-14-021 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to Chapter 53 regarding Subdivision regulations
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

Subdivisions

9.	C10-98-071 C10-14-185a C12-14-185 Lockwood Development	REQUEST:	Preliminary and Final Plat approval of FALCON RIDGE REPLAT 3, a subdivision outside the city limits, with a waiver of Section 53-8 for Minimum Horizontal Curve Radius, with rezoning from MU to DR and MU, and Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge
		LOCATION:	Northwest of 180th and Harrison Streets

Overlay Districts

10.	C11-14-186 Eddy Santamaria	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	3115 Pacific Street

Rezoning

11.	C10-14-187 Melvin Sudbeck Homes, Inc.	REQUEST:	Rezoning from R3 to R4
		LOCATION:	2511 North 138th Street

12.	C10-14-188 4001 Farnam LLC	REQUEST:	Rezoning from GC to NBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	Southwest of 40th and Farnam Streets

13.	C10-10-100 Lockwood Development	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for Sterling Ridge
		LOCATION:	Southeast of 132nd and Pacific Streets

14.	C10-14-189 Planning Department on behalf of the City of Omaha	REQUEST:	Douglas County AG, RR2 and R1 to City of Omaha AG, DR and R1 Zoning Conversion for expanded 3-mile limit (portions of property within flood fringe and flood way Overlay Districts)
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

Special Use Permits

15.	C8-14-190 C10-14-190a Slowey Management	REQUEST:	Approval of a Large Project Special Use Permit to allow a Hotel in a GI District and Approval of an MCC Overlay District
		LOCATION:	Southeast of 132nd and "I" Streets

Vacations

16.	C14-14-191 Planning Board	REQUEST:	Vacation of six (6) inches of the east/west alley on the south, north of Farnam Street, between 40th and 41st Streets, adjacent to Lot 15, Block 6, Jerome Park (4016 Farnam Street)
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17.	C14-14-192 Property Owner	REQUEST:	Vacation of the north/south alley west of 30th Street from Saratoga Street north 903.1 feet to a previously vacated segment of the same alley
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MINUTES TO BE APPROVED: August 6, 2014 and September 3, 2014.

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.