PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 5, 2014, 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; Greg Rosenbaum and Brinker Harding.

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 24, 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, March 5, 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

<table>
<thead>
<tr>
<th>1.</th>
<th>C10-14-003</th>
<th>REQUEST: Final Plat approval of WOOD VALLEY REPLAT 4, a subdivision outside the city limits, with rezoning from R6 to R4</th>
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<tbody>
<tr>
<td></td>
<td>C12-14-004</td>
<td>LOCATION: Northeast of 144th and Ida Streets</td>
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<td></td>
<td>Celebrity Homes</td>
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OMAHA PLANNING
### Master Plan Referral

2. C3-14-001  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of the STEPHEN CENTER TIF REDEVELOPMENT PROJECT PLAN  
   **LOCATION:** Southwest of 27th and "Q" Streets

3. C3-14-023  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of the CASS ST. APTS TIF REDEVELOPMENT PROJECT PLAN  
   **LOCATION:** 7023 Cass Street

4. C3-14-025  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of the 34 HARNEY APTS TIF REDEVELOPMENT PROJECT PLAN  
   **LOCATION:** 3327 Harney Street

5. C3-14-026  
   **Planning Department on behalf of the City of Omaha**  
   **REQUEST:** Approval of the Old Millard Community Redevelopment Area Designation  
   **LOCATION:** An area generally bounded by "L" Street on the northeast, south to Cottner Street, west to 134th Street, south to "Q" Street, west to Cottner Street, north to Millard Avenue, west to the West Branch Papio Creek, and then following the property lines north and east to Stevens Street on the north back to "L" Street

6. C3-14-048  
   **5319 North, LLC**  
   **REQUEST:** Approval of an Amendment to the Future Land Use Element of the City's Master Plan  
   **LOCATION:** Northeast of 30th and Fort Streets

### Subdivisions

7. C10-14-027  
   **C12-14-028**  
   **Midtown Triangle, LLC**  
   **REQUEST:** Preliminary and Final Plat approval of MIDTOWN TRIANGLE, a minor plat inside the city limits, with rezoning from CC and GI to NBD (property is also located within an ACI-1(PL) Overlay District)  
   **LOCATION:** Northwest of 30th and Leavenworth Streets

8. C12-14-029  
   **WM Grace Co. LLC**  
   **REQUEST:** Preliminary and Final Plat approval of KRANTZ SUBDIVISION REPLAT 1, a minor plat inside the city limits  
   **LOCATION:** 7820 "L" Street

9. C12-14-030  
   **Midtown REI, LLC**  
   **REQUEST:** Preliminary and Final Plat approval of ABOUD'S FIRST ADDITION REPLAT ONE, a minor plat inside the city limits  
   **LOCATION:** 6201 South 90th Street
<table>
<thead>
<tr>
<th>No.</th>
<th>Case Number</th>
<th>Applicant</th>
<th>Request</th>
<th>Location</th>
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</thead>
</table>
| 10. | C10-14-031  
C12-14-032 | Dillon Companies, Inc. | Preliminary and Final Plat approval of DILLON’S SADDLE CREEK, a minor plat inside the city limits, with rezoning from GC and GI to CC and approval of an MCC Overlay District | 888 South Saddle Creek Road |
| 11. | C10-14-033  
C12-14-034 | Boyer Young Development Co. | Preliminary and Final Plat approval of ELK RIDGE REPLAT 8, a minor plat outside the city limits, with rezoning to R5 | East of Elk Ridge Drive and Seward Street |
| 12. | C10-14-035  
C12-14-036 | Mick Pick LLC | Preliminary and Final Plat approval of MICK’S HILLTOP, a minor plat inside the city limits, with rezoning from R7 to CC | 7575 Crown Point Avenue |
| 13. | C10-14-037a  
C12-14-037 | Batis Development | Preliminary and Final Plat approval of CYNET COMMERCIAL PLAZA REPLAT 2, a minor plat inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, and approval of an MCC Overlay District (Lot 1) | Southwest of 136th and "Q" Streets |
| 14. | C10-00-040  
C12-14-038 | Royce Grayhawk | Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a minor plat inside the city limits, with Approval of a Major Amendment to the Mixed Use District Development Agreement for West Grayhawk | Southwest of 147th Street and West Maple Road |
| 15. | C10-14-039  
C12-14-040 | Pacific Renaissance, LLC | Preliminary Plat approval of PACIFIC VILLAGE, a subdivision outside the city limits, with rezoning from AG to R6 | Northwest of 192nd and Pacific Streets |
| 16. | C10-14-041  
C12-14-042 | Bluestone Development | Preliminary and Final Plat approval of CASS PLACE, a minor plat inside the city limits, with rezoning from R2 to R8 and approval of an ACI-2 Overlay District | 7023 Cass Street |
| 17. | C10-12-223  
C12-12-224 | Celebrity Homes | Revised Preliminary Plat approval of HIGHLAND HILLS (formerly known as HIGHLAND RIDGE) and approval of the Final Plat of HIGHLAND HILLS (Lot 1-190, Outlot A-B), a subdivision outside the city limits, with rezoning from AG to DR and R4 | Northeast of 168th and Ida Streets |
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<th>REQUEST:</th>
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| 18. | C10-14-044  
C12-14-045  
Majestic Pointe, LLC | Preliminary Plat approval of MAJESTIC POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4 and MU | LOCATION: Southwest of 168th and State Streets |
| 19. | C10-14-046  
C12-14-047  
5319 North, LLC | Preliminary and Final Plat approval of 30 METROPOLITAN PLACE, a minor plat inside the city limits, with rezoning from R4 and GC to CC and approval of an ACI-2 Overlay District | LOCATION: Northeast of 30th and Fort Streets |

**Overlay Districts**

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<th>REQUEST:</th>
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| 20. | C11-14-043  
Bluestone Development | Approval of a PUD-Planned Unit Development Overlay District | LOCATION: 7023 Cass Street |
| 21. | C11-14-049  
C7-14-061  
5319 North, LLC | Approval of a PUD-Planned Unit Development Overlay District and Approval of a Conditional Use Permit to allow Multiple-family residential in a CC-ACI-2 District (pending) | LOCATION: Northeast of 30th and Fort Streets |
| 22. | C10-73-180  
5319 North, LLC | Repeal of a PK-Parking Overlay District | LOCATION: Northeast of 30th and Fort Streets |

**Rezonings**

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<th>REQUEST:</th>
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| 23. | C10-14-050  
Teodora Castaneda | Rezoning from GI to R5 | LOCATION: 4129 Lake Street |
| 24. | C10-14-051  
Planning Department on behalf of the City of Omaha | Rezoning from R4(35) to R4 | LOCATION: 4230 Ohio Street |
| 25. | C10-14-052  
Planning Department on behalf of the City of Omaha | Rezoning from R5(35) and GC to R5 | LOCATION: 3109, 3111 and 3113 Franklin Street, 1622 North 31st Street, 3218, 3220, 3222 and 3224 Charles Street, 3114 Seward Street |
| 26. | C10-14-053  
Planning Department on behalf of the City of Omaha | Rezoning from R5(35) to R5 | LOCATION: 3711, 3717, 3718 and 3726 Parker Street |
| 27. | C10-14-054  
RL Grinnell Corporation | Rezoning from HI to CBD and approval of an ACI-1(PL) Overlay District | LOCATION: Northwest of 13th and Nicholas Streets |
<table>
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<tr>
<th>No.</th>
<th>Requestor ID</th>
<th>Requestor</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>28.</td>
<td>C10-97-029</td>
<td>St. Paul II Newman Center</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Business &amp; Education Campus</td>
<td>Northeast of 71st Street and Poppleton Avenue</td>
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<td>29.</td>
<td>C8-14-055</td>
<td>Edward Greve</td>
<td>Approval of a Special Use Permit to allow Automotive sales in a CC District</td>
<td>1300 Veterans Drive</td>
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<td>30.</td>
<td>C8-14-056</td>
<td>Elton Foster</td>
<td>Approval of a Special Use Permit to allow Vehicle storage in an GC District</td>
<td>3601 North 24th Street</td>
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<td>31.</td>
<td>C8-14-057</td>
<td>Mick Pick LLC</td>
<td>Approval of a Special Use Permit to allow Convenience storage and Automotive rentals in a CC District</td>
<td>7575 Crown Point Avenue</td>
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<td>32.</td>
<td>C8-14-060</td>
<td>McNeil Company Builders</td>
<td>Approval of a Large Project Special Use Permit to allow Multiple-family residential in a CC District</td>
<td>5505 South 120th Street</td>
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<td>33.</td>
<td>C7-14-058</td>
<td>Tiere Scott and Trina Donovan</td>
<td>Approval of a Conditional Use Permit to allow Day care services (general) in an LI District</td>
<td>2920 North 118th Street</td>
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<td>34.</td>
<td>C7-14-059</td>
<td>God's Missionary Baptist Church</td>
<td>Approval of a Conditional Use Permit to allow Religious assembly in a R2 District</td>
<td>Southwest of 49th Street and Nebraska Avenue</td>
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<td>35.</td>
<td>C7-88-236</td>
<td>Evangelical Bible Church</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R2 District</td>
<td>7820 Fort Street and 5112 North 78th Street</td>
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**MINUTES TO BE APPROVED:** February 5, 2014

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 x2060. A 72-hour advance notice is required.