

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, September 3, 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, August 25, 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, September 3, 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.	C10-14-104 C12-14-105 Oakwood Homes of Nebraska, LLC	REQUEST:	Final Plat approval of PRAIRIE RIDGE (Lot 1-112, OL "A-F"), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 168th and Ida Streets

(REGULAR AGENDA)

Master Plan Referral

2.	C3-14-150 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Deer Park Neighborhood Redevelopment Plan
		LOCATION:	An area generally bounded by Martha Street on the north, 15th Street on the east, Interstate 80 on the south and 21st Street on the west

Subdivisions

3.	C10-14-151 C12-14-152 Pacific Windgate II, LLC	REQUEST:	Preliminary Plat of WINDGATE RANCH TWO REPLAT 1, a subdivision outside the city limits, with rezoning from DR and R4 to DR and R4
		LOCATION:	East of 214th and Frances Streets

4.	C12-14-153 Keith Edquist	REQUEST:	Preliminary Plat of NORTHERN HILLS ESTATES THREE, a subdivision outside the city limits, with a waiver of Section 53- 9(9) for Sidewalks and Section 53-9(3) for Street Surfacing
		LOCATION:	East of 69th and Plum Streets

5.	C12-14-154 Ehrhart Griffin & Associates	REQUEST:	Preliminary and Final Plat of NORTH PEEK ACRES, a minor plat outside the city limits
		LOCATION:	Southwest of Mormon Bridge Road and Sheffield Street

6.	C12-14-155 Patrick Malloy	REQUEST:	Preliminary and Final Plat of MALLOY ADDITION - THE BROWNSTONE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for lot depth
		LOCATION:	3003 Pacific Street

7.	C10-14-156 C12-14-157 Tinkham Land Surveying	REQUEST:	Preliminary and Final Plat approval of S PAKIESER ACRES, a minor plat outside the city limits, with rezoning from AG to DR, with a waiver of Section 53-9(9) for Sidewalks
		LOCATION:	12216 Blair High Road

8.	C12-14-158 SAI Properties II Inc.	REQUEST:	Preliminary and Final Plat of CENTER RIDGE REPLAT 2, a minor plat outside the city limits
		LOCATION:	19310 Gold Street

9.	C10-14-159a C12-14-159 J Dubbya Land, LLC	REQUEST:	Preliminary Plat of PRIME BUSINESS PARK REPLAT, a subdivision inside the city limits and Approval of a MCC-Major Commercial Corridor Overlay District (portion of property within flood fringe, flood way and MCC Overlay District)
		LOCATION:	Southwest of Old Highway 64 and West Maple Road

10.	C10-14-160 C12-14-161 Wes Neuhaus	REQUEST:	Preliminary Plat approval of LAKEVIEW POINTE, a subdivision outside the city limits, with rezoning from AG to DR, R4, R6 and MU with approval of a Mixed Use District Development Agreement
		LOCATION:	Northwest of 168 th and Fort Streets

11.	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
		LOCATION:	Northwest of 192nd and Pacific Streets

Overlay Districts

12.	C11-14-162 Pacific Renaissance, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	Northwest of 192 nd and Pacific Streets

13.	C11-11-086 Fort Street Senior Community, LLC	REQUEST:	Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District
		LOCATION:	Southwest of 60 th Street and Hartman Avenue

Rezoning

14.	C10-14-163 Anthony Felici	REQUEST:	Approval of a MCC-Major Commercial Corridor Overlay District
		LOCATION:	13525 Millard Avenue

15.	C10-14-164 Roy Dailey	REQUEST:	Rezoning from GC to CC and Approval of an ACI-1(PL)-Area of Civic Importance Overlay District
		LOCATION:	3702 North 30 th Street

16.	C10-14-165 Arthur Bobier	REQUEST:	Rezoning from GI to R5
		LOCATION:	8301 North 28 th Avenue

17.	C10-14-166 David Galvan	REQUEST:	Rezoning from GI to NBD and Approval of an MCC-Major Commercial Corridor Overlay District
		LOCATION:	2907 "Q" Street

18.	C10-14-167 Block 22 LLC, 2215 Harney Street LLC, and Nebraska Urban Indian Health Coalition	REQUEST:	Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 24th and Harney Streets

19.	C10-14-168 Judi Anding	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	5835 Ohio Street

20.	C10-14-169 Omaha1232, LLC	REQUEST:	Rezoning from GI to NBD (property is also located within an ACI-1(50) Overlay District)
		LOCATION:	1232 South 13th Street
21.	C10-14-170 Michael Anderson and Noel Macek	REQUEST:	Rezoning from R2 and R4(35) to R2 and R4 (properties are also located within an ED Overlay District)
		LOCATION:	9527 and 9601 North 30th Street

Special Use Permits

22.	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
		LOCATION:	5123 Pinkney Street
23.	C8-14-172 Youth Care, Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living (formerly C3-84-250)</i> in a R2 District
		LOCATION:	5525 Hartman Avenue
24.	C8-14-173 SBA Communications/Verizon Wireless	REQUEST:	Approval of a Special Use Permit to allow a Broadcast tower in a GC District, with a waiver of Section 55-406 Height to allow a 110 foot tall tower (property is also located within an ACI-2(50) Overlay District)
		LOCATION:	7076 Maple Street
25.	C8-14-174 Ray Trimble	REQUEST:	Approval of a Special Use Permit to allow <i>General retail sales</i> in a GI District
		LOCATION:	13743 Industrial Road
26.	C8-14-175 Nebraska Electrical Services	REQUEST:	Approval of a Special Use Permit to allow <i>Custom manufacturing</i> in a CC District (property is also located within a MCC Overlay District and flood fringe overlay district)
		LOCATION:	22101 West Maple Road
27.	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)
		LOCATION:	22101 West Maple Road

Conditional Use Permits

28.	C7-14-177 The Architectural Offices	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in a CC District
		LOCATION:	2828 South 82nd Avenue

29.	C7-14-178 Midwest Designs	REQUEST:	Approval of a Conditional Use Permit to allow <i>Single-family (attached)</i> in a R4(35) District
		LOCATION:	1114 and 1118 South 55th Street
30.	C7-14-179 Aunt Stitchy's LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Personal services</i> in a LO District
		LOCATION:	Northeast of 84th Street and West Center Road
31.	C7-14-180 Clarkson Memorial Hospital	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a <i>Parking structure</i> in a GC District (property is also located within an ACI-1(PL) Overlay District), with a waiver of Section 55-406 Height to 105'
		LOCATION:	4111 Harney Street

MINUTES TO BE APPROVED: June 4, 2014, July 2, 2014, July 21, 2014 and August 6, 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.