

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, October 7, 2015, 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; Trenton Magid and David Rosacker.

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 28, 2015.

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 7, 2015 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.cityofomaha.org/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

Infill & Redevelopment Design Guidelines

Subdivisions

1.	C10-14-118 C12-14-119 Gottsche Enterprises, LLC	REQUEST:	Final Plat approval of INDIAN CREEK LANDINGS II, a subdivision outside the city limits, with rezoning from AG to R3 (laid over from 09/02/15)
		LOCATION:	Northwest of 192nd Street and West Maple Road

2.	C10-15-195 C12-15-196 JHBF, LLC	REQUEST:	Final Plat approval of ANDRESEN MEADOWS ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Southwest of 176th and Emmet Streets

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

3.	C10-15-207 C12-15-208 Neeraj Agarwal	REQUEST:	Preliminary Plat approval of BLAIR COMMONS, a subdivision outside the city limits, with rezoning from DR to R5 and R6 (laid over from 09/02/15)
		LOCATION:	West of 90th Street and south of Blair High Road

Rezoning

4.	C10-15-200 Jennifer Zhang	REQUEST:	Rezoning from GO to CC, with approval of a MCC-Major Commercial Corridor Overlay District (laid over from 08/05/15)
		LOCATION:	6315 Center Street

(REGULAR AGENDA)

Master Plan Referrals

5.	C3-15-259 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the KIEWIT EDUCATION, INNOVATION AND LEADERSHIP (EIL) FACILITY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 14th and Mike Fahey Streets

6.	C3-15-260 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the FITZGERALD GATEWAY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1624 Cuming Street

7.	C3-15-261 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the WOOLWORTH LOFTS TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1114 Howard Street

8.	C3-15-262 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the KING SCIENCE REDEVELOPMENT PLAN
		LOCATION:	An area bounded by Sahler Street on the north, Florence Boulevard on the east, Pratt Street on the south and 24th Street on the west

Subdivisions

9.	C10-15-263 C12-15-264 204 FStreet, LLC	REQUEST:	Preliminary Plat approval of GRANDVIEW, a subdivision outside the city limits, with rezoning from AG to DR, R4 and R6
		LOCATION:	Northwest of 204th and "F" Streets
10.	C10-13-051 C12-13-052 NDOR	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 204th Street
11.	C10-13-072 C12-13-073 Clarendon Properties, Inc.	REQUEST:	Revised Preliminary and Final Plat approval of WATERFORD VILLAGE, a subdivision outside the city limits, with rezoning from AG to DR and MU
		LOCATION:	Northwest of 144th and Ida Streets
12.	C10-13-150 C12-13-151 American National Bank	REQUEST:	Final Plat approval of AMERICAN NATIONAL BANK SADDLE CREEK, a subdivision inside the city limits, with rezoning from GI to CC (property is also located within an ACI-2(PL)-Area of Civic Importance Overlay District)
		LOCATION:	520 and 600 South Saddle Creek Road

Overlay Districts

13.	C11-15-265 204 FStreet, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	Northwest of 204th and "F" Streets

Rezoning

14.	C10-15-257 Sister M. Lucy Astuto	REQUEST:	Rezoning from GI to R5
		LOCATION:	2214 and 2216 Poppleton Avenue
15.	C10-98-193 Verizon Wireless, LLC	REQUEST:	Approval of a Major Amendment to a Mixed Use District Development Agreement for Legacy to allow a <i>Broadcast tower</i>
		LOCATION:	17677 Wright Street
16.	C10-02-262 Ted Zetzman	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station
		LOCATION:	885 North HWS Cleveland Boulevard
17.	C8-15-266 C10-15-267 American Cancer Society	REQUEST:	Rezoning from LO and GO to GO, and Approval of a Special Use Permit to allow a <i>Hotel</i> in a GO District
		LOCATION:	Southeast of 81st and Dodge Streets

18.	C10-15-268 Dave Paladino	REQUEST:	Rezoning from DS to CBD (property is also located within an ACI-1(PL)-Area of Civic Importance Overlay District)
		LOCATION:	1624 Cuming Street
19.	C10-15-275 RESUMO, LLC	REQUEST:	Rezoning from HI to CBD (property is also located within an ACI-1(PL)-Area of Civic Importance Overlay District)
		LOCATION:	Northwest of 11 th and Mason Streets

Special Use Permits

20.	C8-15-258 Sandra Kosierowski	REQUEST:	Approval of a Special Use Permit to allow <i>Day care services (general)</i> in a R4 District
		LOCATION:	17118 Patterson Drive
21.	C8-15-269 Scooter's Coffee	REQUEST:	Approval of a Special Use Permit to allow a <i>Restaurant (drive-in or fast food)</i> in a GI District
		LOCATION:	5921 "F" Street
22.	C8-15-270 Troy Longe	REQUEST:	Approval of a Special Use Permit to allow a <i>Large group living</i> facility in a R2 District
		LOCATION:	911 South 85th Street
23.	C8-11-081 Lakeside AutoRecyclers, Inc.	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow <i>Scrap and salvage services</i> in a HI District
		LOCATION:	1404 Grace Street
24.	C8-13-051a NDOR	REQUEST:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow <i>Maintenance and service facilities</i> in a LI District
		LOCATION:	2829 North 204th Street
25.	C8-15-273 US Cellular	REQUEST:	Approval of a Special Use Permit to allow a <i>Broadcast tower</i> in a GC District
		LOCATION:	6601 Blondo Street

Conditional Use Permits

26.	C7-15-271 Mike Shramek	REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in a CC District
		LOCATION:	13131 Fort Street
27.	C7-15-272 US Cellular	REQUEST:	Approval of a Conditional Use Permit to allow a <i>Broadcast tower</i> in a GI District
		LOCATION:	2222 North 84th Street

28.	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 168th Circle between Burke Street and West Dodge Road

MINUTES TO BE APPROVED: September 2, 2015.

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 ext. 2060. A 72-hour advance notice is required.