PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 2, 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, November 23, 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, December 2, 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

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<tbody>
<tr>
<td>1</td>
<td>C12-15-192 Bernard Morello</td>
<td>REQUEST: Final Plat approval of SOUTH OMAHA REPLAT 23, a subdivision inside the city limits (laid over from 11/04/15)</td>
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<td></td>
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<td>LOCATION: Generally located west of Dahlman Avenue and south of “A” Street</td>
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2. **C10-15-207**
   **C12-15-208**
   **BHRHUD, L.P.**
   **REQUEST:** Final Plat approval of BLAIR COMMONS (Lot 1, Outlots A-C), a subdivision outside the city limits, with rezoning from DR to R6
   **LOCATION:** West of 90th Street and south of Blair High Road

3. **C12-06-053**
   **C10-15-138**
   **C12-15-139**
   **6300 Arbor Street, LLC**
   **REQUEST:** Final Plat approval of AKSARBEN VILLAGE SOUTH (Lot 2), a subdivision inside the city limits, with rezoning from MH and GI to MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Village (portion of property is also located within the flood fringe overlay district)
   **LOCATION:** South of 63rd Street and West Center Road

4. **C10-15-084**
   **C12-15-085**
   **Blue Sage Development, LLC**
   **REQUEST:** Final Plat approval of TUSCAN RIDGE, a subdivision outside the city limits, with rezoning from R6 to DR and R4
   **LOCATION:** Southwest of 199th Street and Blue Sage Parkway

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Conditional Use Permits**

5. **C7-15-272**
   **US Cellular**
   **REQUEST:** Approval of a Conditional Use Permit to allow a Broadcast tower in a GI District (laid over from 10/07/15)
   **LOCATION:** 2222 North 84th Street

6. **C7-15-287**
   **Troy Podraza**
   **REQUEST:** Approval of a Conditional Use Permit to allow Indoor entertainment in a LC District (laid over from 11/04/15)
   **LOCATION:** 15220 Military Road

**(REGULAR AGENDA)**

**Master Plan Referrals**

7. **C3-15-291**
   **Planning Department on behalf of the City of Omaha**
   **REQUEST:** Approval of the Old Market South Community Redevelopment Area Designation
   **LOCATION:** An area generally bounded by Pacific Street on the north, 6th Street on the east, Castelar Street on the south and 16th Street on the west
| 8. | C3-15-292  
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the OLDE TOWNE ELKHORN BUSINESS IMPROVEMENT DISTRICT |
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<td>LOCATION:</td>
<td>An area generally bounded by Glenn Street on the north, 204th Street on the east, Biondo Street on the south and 207th Street/Elkhorn Drive on the west</td>
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| 9. | C3-15-293  
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the BREAKERS TIF REDEVELOPMENT PROJECT PLAN |
|     |                                                          | LOCATION: | 415 Leavenworth Street |
| 10. | C3-15-294  
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the BLUE LION PROJECT TIF REDEVELOPMENT PROJECT PLAN |
|     |                                                          | LOCATION: | Southeast of 24th and Lake Streets |
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the SLIPS IN BLACKSTONE TIF REDEVELOPMENT PROJECT PLAN |
|     |                                                          | LOCATION: | 124 South 39th Street |
| 12. | C3-15-296  
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the Surplus Declaration and Disposal of City Property |
|     |                                                          | LOCATION: | The 20 foot wide strip of Outlot EE, Eldorado Addition (adjacent to 1918 North 149th Court) |
| 13. | C3-96-276  
Planning Department on behalf of the City of Omaha | REQUEST: | Approval of an Amendment to the DOWNTOWN NORTHEAST REDEVELOPMENT PLAN for OPAS |
|     |                                                          | LOCATION: | Northwest of 11th and Douglas Streets |

**Subdivisions**

Lamp Rynearson & Associates | REQUEST: | Preliminary and Final Plat approval of HANA HANA, a minor plat inside the city limits |
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<td>LOCATION:</td>
<td>East of the 67th and &quot;F&quot; Street intersection</td>
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| 15. | C12-15-298  
Hood Packaging Corporation | REQUEST: | Preliminary and Final Plat approval of BEMIS CAMPUS REPLAT 1, a minor plat inside the city limits |
|     |                               | LOCATION: | West of the Valley Street and 25th Street intersection |
John Perlebach  
C12-15-064 | REQUEST: | Final Plat of BOYD'S ADDITION REPLAT 4, a subdivision inside the city limits, with rezoning from R5, CC and GI to CC, with approval of an ACI-2(PL) Overlay District (portions of property are located within an existing ACI-1(PL) Overlay District) |
|     |                               | LOCATION: | Southeast of 30th Street and Ames Avenue |
17. **C10-15-299**  
   **C12-15-300**  
   Western Springs Land Corp.  
   **REQUEST:** Preliminary Plat approval of SHADOW VIEW VILLAGE, a subdivision outside the city limits, with rezoning from AG to MU with approval of a Mixed Use District Development Agreement  
   **LOCATION:** Northwest of HWS Cleveland Boulevard and West Center Road

18. **C12-15-317**  
   Mike Shramek  
   **REQUEST:** Preliminary Plat and Final Plat approval of THE SHOPPES AT LORETO REPLAT ONE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(d) for Lot frontage (property is located within an existing MCC Overlay District)  
   **LOCATION:** 2334 North 90th Street

**Rezonings**

19. **C10-15-301**  
   Jaime Cruz  
   **REQUEST:** Rezoning from HI to R4  
   **LOCATION:** 2607, 2611 and 2615 “X” Street

20. **C10-15-302**  
   Jose Ontiveros  
   **REQUEST:** Rezoning from DR to R4  
   **LOCATION:** 4914 South 49th Street

21. **C10-15-303**  
   William Welchert  
   **REQUEST:** Rezoning from AG to DR (property is also located within an ED Overlay District)  
   **LOCATION:** 11550 Pawnee Road

22. **C10-15-304**  
   Travis Freeman  
   **REQUEST:** Rezoning from GC to NBD (property is also located within an existing ACI-1(PL) Overlay District)  
   **LOCATION:** 3852 and 3876 Farnam Street

23. **C10-15-305**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)  
   **LOCATION:** Southeast of 10th Street and Capitol Avenue

24. **C10-15-306**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Rezoning from R7 to R5  
   **LOCATION:** Southeast of 18th and Clark Streets

25. **C10-11-151**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Approval of amending an existing ACI-1(PL)-Area of Civic Importance Overlay District to an ACI-2(PL)-Area of Civic Importance Overlay District  
   **LOCATION:** Generally North 30th Street from Sprague Street to Sorensen Parkway, Ames Avenue from North 28th Avenue to North 33rd Street
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<tr>
<td>26.</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Tivoli</td>
<td>17510 Gold Plaza</td>
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<tr>
<td>27.</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>2222 North 84th Street</td>
</tr>
<tr>
<td>28.</td>
<td>Rezoning from GI to CC and approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>Southeast of 63rd and Center Streets</td>
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**Special Use Permits**

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<th>REQUEST:</th>
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<tr>
<td>29.</td>
<td>Approval of a Special Use Permit to allow <em>Indoor entertainment</em> in a GI District</td>
<td>8809 &quot;F&quot; Street</td>
</tr>
<tr>
<td>30.</td>
<td>Approval of a Special Use Permit to allow <em>Broadcast tower</em> in a R4 District with a waiver of Section 55-186 Height to 90 feet</td>
<td>15656 Fort Street</td>
</tr>
<tr>
<td>31.</td>
<td>Approval of a Major Amendment to a Special Use Permit to allow <em>Meat packing and related industries</em> in a HI District</td>
<td>Northeast of 27th and &quot;N&quot; Streets</td>
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**Conditional Use Permits**

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<tr>
<td>32.</td>
<td>Approval of a Conditional Use Permit to allow <em>Warehousing and distribution (limited)</em> in a CC District</td>
<td>2334 North 90th Street</td>
</tr>
<tr>
<td>33.</td>
<td>Approval of a Conditional Use Permit to allow <em>Restaurant (general)</em> in a LC District (property is also located within a pending ACI-1(PL) Overlay District)</td>
<td>Northwest of 30th Street and Patrick Avenue</td>
</tr>
<tr>
<td>34.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow <em>Religious assembly</em> in a R2 District</td>
<td>7415 Hickory Street</td>
</tr>
</tbody>
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### 35. C7-15-313
St. Patrick's Catholic Church & School

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5 District with a waiver of Section 55-206 Height to 44 feet

**LOCATION:** 20500 West Maple Road

### 36. C7-15-314
NS-Yard West, LLC

**REQUEST:** Approval of a Conditional Use Permit to allow Surface parking in a CBD District (property is also located within an existing ACI-1(PL) Overlay District)

**LOCATION:** 1515 Cuming Street

### Show-Cause Hearing

### 37. C7-05-136
C8-08-047
Mick Pick

**REQUEST:** Conditional Use Permit to allow Warehousing and distribution (limited) and a Special Use Permit to allow Automotive sales in a GC District

**LOCATION:** 5717 North 90th Street

**MINUTES TO BE APPROVED:** November 4, 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.