PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 5, 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, July 27, 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, August 5, 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

Subdivisions

<table>
<thead>
<tr>
<th>#</th>
<th>C10-14-127</th>
<th>C12-14-128</th>
<th>FRK Development, LLC</th>
</tr>
</thead>
</table>

REQUEST: Final Plat approval of INDIAN POINTE (Lots 161-266, Outlots D-K), a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northeast of 192nd and Sahler Streets
**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-15-111, C12-15-112, CFHJR LLC</td>
<td>Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to DR, R7 and MU (laid over from 05/06/15)</td>
<td>Northwest of 204th Street and West Center Road</td>
</tr>
<tr>
<td>C10-00-244, C10-15-156, C12-15-157, Nichols Seeman Investments</td>
<td>Preliminary and Final Plat approval of THE WOODLANDS REPLAT TWO, a minor plat outside the city limits, with rezoning from MU to DR and MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for The Woodlands (laid over from 06/03/15)</td>
<td>Northwest of 192nd and &quot;Q&quot; Streets</td>
</tr>
</tbody>
</table>

**Special Use Permits**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-15-125, C8-15-120, C10-15-121, Redbird Group, LLC</td>
<td>Approval of a Special Use Permit to allow Convenience storage and a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 05/06/15)</td>
<td>Northeast of 204th and Farnam Streets</td>
</tr>
</tbody>
</table>

**(REGULAR AGENDA)**

**Master Plan Referral**

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C19-15-165a, Planning Department on behalf of the City of Omaha</td>
<td>Amendment to the 2015 Annexation Package to include all of Skyline Country - SID 394 (previous annexation maps inadvertently excluded a portion)</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
</tr>
<tr>
<td>C3-15-186, Planning Department on behalf of the City of Omaha</td>
<td>Approval of the 2016-2021 Capital Improvement Program</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
</tr>
<tr>
<td>C3-15-187, Meredith Efken</td>
<td>Approval of a Local Landmark Designation - Ernest P. Buffett House</td>
<td>1015 South 30th Avenue</td>
</tr>
<tr>
<td>C3-15-188, Lawrence Butler</td>
<td>Approval of a Local Landmark Designation - Atlas Apartments</td>
<td>1609 Binney Street</td>
</tr>
</tbody>
</table>
### Planning Board Agenda
**August 5, 2015**

#### 9.
**C3-15-203**
Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of the AKSARBEN EARLY CHILDHOOD TIF REDEVELOPMENT PROJECT PLAN  
**LOCATION:** 6801 Mercy Road

#### 10.
**C3-15-204**
Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of the AKSARBEN SC HOUSING DEVELOPMENT TIF REDEVELOPMENT PROJECT PLAN  
**LOCATION:** Northeast of 67th and Pine Streets

### Subdivisions

#### 11.
**C12-15-189**
The Salvation Army  
**REQUEST:** Preliminary and Final Plat approval of RENAISSANCE, a minor plat inside the city limits  
**LOCATION:** Northeast of 38th and Cuming Streets

#### 12.
**C10-05-291**  
**C10-05-292**  
Jerry Palmer  
**REQUEST:** Revised Preliminary and Final Plat approval of GINGER CREEK (Lots 1-3), a subdivision outside the city limits, with rezoning from DR to R6 and MU (a portion of property is also located within the flood fringe overlay district)  
**LOCATION:** Southeast of 165th Street and West Maple Road

#### 13.
**C10-15-190**  
**C12-15-191**  
Bill Alford  
**REQUEST:** Preliminary and Final Plat approval of GRAYHAWK VILLAGE REPLAT 1, a minor plat inside the city limits, with rezoning from MU to DR and MU  
**LOCATION:** Southwest of 144th Street and West Maple Road

#### 14.
**C12-15-192**  
Bernard Morello  
**REQUEST:** Preliminary and Final Plat approval of SOUTH OMAHA REPLAT 23, a minor plat inside the city limits, with a waiver of Section 53-8(5) Easements  
**LOCATION:** Generally located west of Dahlman Avenue and south of "A" Street

#### 15.
**C12-15-194**  
Sheltering Tree, Inc.  
**REQUEST:** Preliminary and Final Plat approval of SHELTERING TREE, a minor plat inside the city limits  
**LOCATION:** 7400 Military Avenue

#### 16.
**C10-14-104**  
**C12-14-105**  
Anchor Pointe Development, LLC  
**REQUEST:** Revised Preliminary and Final Plat (Lots 1-83, Outlots A-F) approval of ANCHOR POINTE (formerly PRAIRIE RIDGE), a subdivision outside the city limits, with rezoning from AG to DR and R4  
**LOCATION:** Northwest of 168th and Ida Streets

#### 17.
**C10-15-195**  
**C12-15-196**  
JHBF, LLC  
**REQUEST:** Preliminary 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
## Overlay Districts

<table>
<thead>
<tr>
<th>#</th>
<th>District Code</th>
<th>Property</th>
<th>Request Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>C11-13-095</td>
<td>Foundations Development, LLC</td>
<td>Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District</td>
<td>4502 South 60th Street</td>
</tr>
<tr>
<td>19</td>
<td>C9-97-123</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Repeal of a PK-Parking Overlay District</td>
<td>Southeast of 18th and Clark Streets</td>
</tr>
</tbody>
</table>

## Rezonings

<table>
<thead>
<tr>
<th>#</th>
<th>District Code</th>
<th>Property</th>
<th>Request Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>C10-15-197</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Rezoning from R5 to R4</td>
<td>3114 Seward Street</td>
</tr>
<tr>
<td>21</td>
<td>C10-15-198</td>
<td>George Petersen</td>
<td>Rezoning from GO to CC</td>
<td>8258 Hascall Street</td>
</tr>
<tr>
<td>22</td>
<td>C10-15-199</td>
<td>1702 Cuming LLC</td>
<td>Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
<td>Northwest of 17th and Cuming Streets</td>
</tr>
<tr>
<td>23</td>
<td>C10-15-200</td>
<td>Jennifer Zhang</td>
<td>Rezoning from GO to CC, with approval of a MCC-Major Commercial Corridor Overlay District</td>
<td>6315 Center Street</td>
</tr>
<tr>
<td>24</td>
<td>C10-15-205</td>
<td>McNeil Company</td>
<td>Rezoning from R4(35) to R4</td>
<td>4953 Mayberry Street</td>
</tr>
</tbody>
</table>

## Special Use Permits

<table>
<thead>
<tr>
<th>#</th>
<th>District Code</th>
<th>Property</th>
<th>Request Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>C7-10-062</td>
<td>Sheltering Tree, Inc.</td>
<td>Approval of a Special Use Permit to allow Large group living, along with a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R2 District (property is also located within an existing ACI-3(PL) Overlay District)</td>
<td>7400 Military Avenue</td>
</tr>
</tbody>
</table>

## Conditional Use Permits

<table>
<thead>
<tr>
<th>#</th>
<th>District Code</th>
<th>Property</th>
<th>Request Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>C7-15-202</td>
<td>Douglas County School District 0001</td>
<td>Approval of a Conditional Use Permit to allow Secondary education facilities in a R4 District</td>
<td>3529 &quot;Q&quot; Street</td>
</tr>
</tbody>
</table>