PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 3, 2016, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Brinker Harding, Chairman, Arnold Nesbitt; Vice Chairman, Van C. Deeb; Greg Rosenbaum; Trenton Magid, David Rosacker and Kristine Karnes.

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, January 25, 2016.

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, February 3, 2016 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Approval of the HDR HEADQUARTERS TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Northwest of 11th and Dodge Streets</td>
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<tr>
<td>2.</td>
<td>Approval of the MAYBERRY 51 TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Northwest of 51st and Mayberry Streets</td>
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1. C3-16-027 Planning Department on behalf of the City of Omaha

2. C3-16-028 Planning Department on behalf of the City of Omaha
### Subdivisions

<table>
<thead>
<tr>
<th></th>
<th>C10-15-263</th>
<th>REQUEST:</th>
<th>Location:</th>
<th>Details:</th>
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<tbody>
<tr>
<td>3.</td>
<td>C10-15-264 C12-15-264 204 F Street, LLC</td>
<td>Revised Preliminary Plat approval of GRANDVIEW (Lots 1-225, Outlots A-I), a subdivision outside the city limits, with rezoning from AG to DR, R4 and R5</td>
<td>Northwest of 204th and &quot;F&quot; Streets</td>
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<td>4.</td>
<td>C10-16-029 C12-16-030 TD2</td>
<td>Preliminary and Final Plat approval of THE RIDGES REPLAT 13, a minor plat inside the city limits, with rezoning from DR to DR and R4</td>
<td>North of Shadow Ridge Drive and west of 181st Street</td>
<td></td>
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<td>5.</td>
<td>C10-97-029 C12-16-031 Noddle Bradford VI, LLC</td>
<td>Preliminary and Final Plat approval of AKSARBEN VILLAGE REPLAT 16, a minor plat inside the city limits, with approval of a Major Amendment to a Mixed Use District Development Agreement for Aksarben Business &amp; Education Campus</td>
<td>Northeast of 67th and Frances Streets</td>
<td></td>
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<td>6.</td>
<td>C11-16-043 C12-16-042 Mayberry 51 LLC</td>
<td>Preliminary and Final Plat approval of MAYBERRY PLACE, a minor plat inside the city limits with approval of a PUR-Planned Unit Redevelopment Overlay District</td>
<td>Northwest of 51st and Mayberry Streets</td>
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### Overlay District

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<thead>
<tr>
<th></th>
<th>C11-73-078</th>
<th>REQUEST:</th>
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<tr>
<td>7.</td>
<td>Darwin Goodsell</td>
<td>Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District</td>
<td>Northwest of 78th Street and Sorensen Parkway</td>
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### Rezonings

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<tr>
<th></th>
<th>C10-16-032</th>
<th>REQUEST:</th>
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<th>Details:</th>
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<tbody>
<tr>
<td>8.</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Repeal of an existing ACI-1(50) Overlay District</td>
<td>2505 Oak Street</td>
<td></td>
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<td>9.</td>
<td>C10-16-033 Robert Skradski</td>
<td>Rezoning from HI to R4</td>
<td>4971 South 36th Avenue</td>
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<tr>
<td>10.</td>
<td>C10-16-034 Randall Ashley</td>
<td>Rezoning from HI to CBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
<td>1017 South 10th Street</td>
<td></td>
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<tr>
<td>11.</td>
<td>C10-16-035 David Kipling</td>
<td>Rezoning from R2 to R3</td>
<td>2023 North 83rd Street</td>
<td></td>
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### 12. C10-16-036
**Dugan Funeral Services Inc.**  
**REQUEST:** Rezoning from GI to CC and GI, with approval of an MCC-Major Commercial Corridor Overlay District  
**LOCATION:** Southwest of 52nd and Center Streets

### 13. C10-01-237
**National Park Service**  
**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Gallup University Riverfront Campus  
**LOCATION:** 601 Riverfront Drive

### 14. C10-07-003
**East Campus Realty**  
**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Midtown Crossing  
**LOCATION:** Southeast of 33rd and Farnam Streets

### 15. C10-16-037
**Brian Wragge**  
**REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District  
**LOCATION:** 3809 North 90th Street

### 16. C8-16-038
**C10-16-039**  
**Mark Sanford**  
**REQUEST:** Rezoning from CC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Special Use Permit to allow *Body and fender repair services* in a GC District  
**LOCATION:** 9421 "Q" Street

### 17. C10-16-044
**BD3 LLC**  
**REQUEST:** Rezoning from GC to NBD (property is also located within an existing ACI-1(PL) Overlay District)  
**LOCATION:** 3909, 3913 and 3921 Farnam Street

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### Special Use Permits

### 18. C8-16-040
**Hansen Property Development, Inc.**  
**REQUEST:** Approval of a Major Amendment to a Special Use Permit (assumed) to allow *Scrap and salvage services* in a GI District  
**LOCATION:** 5940 South 60th Street

### 19. C8-16-041
**Kyle Kellner**  
**REQUEST:** Approval of a Special Use Permit to allow *Scrap and salvage services* in a GI District  
**LOCATION:** 2625 Deer Park Boulevard

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### Conditional Use Permits

### 20. C7-93-161
**Millard School District 17**  
**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow a *Secondary educational facility* in a R4 District  
**LOCATION:** 5710 South 176th Avenue

### 21. C7-16-045
**Kurt Geschwender**  
**REQUEST:** Approval of a Conditional Use Permit to allow *General retail sales* in a GO District  
**LOCATION:** 11217 Wright Circle
MINUTES TO BE APPROVED: November 4, 2015 and December 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.