PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 2, 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, February 22, 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, March 2, 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.

(REGULAR AGENDA)

Master Plan Referrals

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<tbody>
<tr>
<td>1.</td>
<td>C3-16-022 Planning Department on behalf of the City of Omaha</td>
<td>REQUEST: Approval of the 2016 Consolidated Plan</td>
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<td></td>
<td></td>
<td>LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction</td>
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<td>2.</td>
<td>C3-16-046 Planning Department on behalf of the City of Omaha</td>
<td>REQUEST: Approval of the ADAMS PARK TIF REDEVELOPMENT PROJECT PLAN</td>
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<td></td>
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<td>LOCATION: South of the 36th Court and Maple Street intersection</td>
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### Planning Board Agenda
March 2, 2016
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<table>
<thead>
<tr>
<th>3.</th>
<th>C3-16-047 Planning Department on behalf of the City of Omaha</th>
<th><strong>REQUEST:</strong> Approval of THE YARD APARTMENTS TIF REDEVELOPMENT PROJECT PLAN</th>
<th><strong>LOCATION:</strong> 1415 Cuming Street</th>
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<tr>
<td>4.</td>
<td>C3-16-048 Planning Department on behalf of the City of Omaha</td>
<td><strong>REQUEST:</strong> Approval of the FAIR DEAL VILLAGE MARKETPLACE TIF REDEVELOPMENT PROJECT PLAN</td>
<td><strong>LOCATION:</strong> Southwest of 24th and Burdette Streets</td>
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**Subdivisions**

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<tr>
<th>5.</th>
<th>C10-16-049 C12-16-050 CHI Nebraska</th>
<th><strong>REQUEST:</strong> Preliminary and Final Plat approval of ARMSTRONG'S 1ST ADDITION REPLAT 2, a minor plat inside the city limits, with rezoning from R7, CC and GI to CC, with expansion of the ACI-1(PL) Overlay District</th>
<th><strong>LOCATION:</strong> Northwest of 24th and Cuming Streets</th>
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<tr>
<td>6.</td>
<td>C12-08-018 C10-16-051 C12-16-052 Real Growth, LLC</td>
<td><strong>REQUEST:</strong> Preliminary Plat approval of THE VILLAS OF PINEY CREEK (a Revised Preliminary Plat of a portion of WEST HAMPTON PARK), with a waiver of Section 53-8(4)(d) for lot frontage, and Final Plat approval of THE VILLAS OF PINEY CREEK (Lots 1-51, Outlots A-B), a subdivision outside the city limits, with rezoning from AG to DR, R4 and CC.</td>
<td><strong>LOCATION:</strong> East of 204th Street and north of Blondo Parkway</td>
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<td>7.</td>
<td>C10-16-053 C12-16-054 C11-16-055 Kelley &amp; Jerram, LLO</td>
<td><strong>REQUEST:</strong> Preliminary and Final Plat approval of AVANTI, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from R7 and GC to R7, and approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an existing NCE-C Overlay District)</td>
<td><strong>LOCATION:</strong> Southeast of 10th and Pierce Streets</td>
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**Rezonings**

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<th>8.</th>
<th>C10-16-056 Jean Cappellano</th>
<th><strong>REQUEST:</strong> Rezoning from GC to R7 (property is also located within an existing NCE-C District)</th>
<th><strong>LOCATION:</strong> 615 Pierce Street</th>
</tr>
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<tr>
<td>9.</td>
<td>C10-98-071 Dragon Storage, LLC</td>
<td><strong>REQUEST:</strong> Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge</td>
<td><strong>LOCATION:</strong> Northwest of 180th and Harrison Streets</td>
</tr>
</tbody>
</table>
10. **REQUEST:** Approval of a rezoning from CC and GC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Major Amendment to a Special Use Permit to allow *Body and fender repair services* in a GC District (portion of property is located within the flood fringe overlay district)

   **LOCATION:** Southwest of 120th Street and West Maple Road

### Special Use Permits

11. **REQUEST:** Approval of a Special Use Permit to allow *Day care services (general)* in a R4 District

   **LOCATION:** 18324 Adams Circle

### Conditional Use Permits

12. **REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow a *Secondary educational facility* in a R3 District

   **LOCATION:** 8050 North 129th Avenue

13. **REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a *Secondary educational facility* in a R2 District (portion of property is located within flood fringe and flood way overlay districts)

   **LOCATION:** 6401 Sorensen Parkway

14. **REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a *Medical office* in a LO District

   **LOCATION:** 1113 North 72nd Street

15. **REQUEST:** Approval of a Conditional Use Permit to allow *Food sales (convenience)* in a LI District (property is also located within a MCC Overlay District)

   **LOCATION:** Southeast of 132nd and "F" Streets

### Vacations

16. **REQUEST:** Vacation of 86th Circle right-of-way from 2905 to 2926 South 86th Circle (abutting Lots 3-8, Loveland Acres)

17. **REQUEST:** Vacation of 21st Street East from Avenue H to Avenue J

18. **REQUEST:** Vacation of Davenport Street from 10th Street to 12th Street
RECONSIDERATION

Case #C8-16-038, C10-16-039 – Rezoning from CC-Community Commercial District to GC-General Commercial District, 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 at 9421 “Q” Street.

MINUTES TO BE APPROVED: February 3, 2016.

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.