PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 1, 2018, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair, Trenton Magid, David Rosacker, Jeffrey Moore, Michael Pate and Patrick Morris.

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 18, 2018.

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 1, 2018 at 11:00 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

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| 1. | C10-18-061  
C12-18-062  
Woodsonia-204 Center LLC | REQUEST: Final Plat approval of WEST CENTER COMMONS, a subdivision located outside the city limits, with rezoning from AG to MU (laid over from 7/11/18) | LOCATION: Southeast of 204th Street and West Center Road |
| 2. | C10-14-104  
C12-14-105  
Anchor Pointe Development LLC | REQUEST: Final Plat approval of ANCHOR POINTE (Lots 217-302 and Outlots P-T), a subdivision outside the city limits, with rezoning from AG to R4 | LOCATION: Northwest of Ida Street and HWS Cleveland Boulevard |
### PUBLIC HEARING AND ADMINISTRATIVE MEETING

**(HOLD OVER CASES)**

#### Subdivisions

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>REQUEST</th>
<th>LOCATION</th>
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</thead>
<tbody>
<tr>
<td>C10-14-044, C12-14-045, David Steier / Ken Hagen</td>
<td>Revised Preliminary Plat approval of MAJESTIC POINTE (Lots 244-252 and Outlots I-N), a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 6/6/18)</td>
<td>Southwest of 168th and State Streets</td>
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#### (REGULAR AGENDA)

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>Case Numbers</th>
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<tbody>
<tr>
<td>C3-18-027, Planning Department on behalf of the City of Omaha</td>
<td>Approval of an amendment to the LANDMARK BUILDING TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Northeast of 13th and Harney Streets</td>
</tr>
<tr>
<td>C3-18-177, Planning Department on behalf of the City of Omaha</td>
<td>Approval of amendments to the 2016 and 2017 Action Plans</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
</tr>
<tr>
<td>C3-18-176, Planning Department on behalf of the City of Omaha</td>
<td>Approval of the 2019-2024 Capital Improvement Program</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
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#### Subdivisions

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<td>C8-18-140, C10-18-141, C12-18-161, Sean Negus</td>
<td>Preliminary and Final Plat approval of PEACEFUL OAKS, a minor plat outside the city limits, with rezoning from DR to R1 and approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District (property is located within an ED-Environmental Resources Overlay District)</td>
<td>North of North Crest Drive and West of North Post Road</td>
</tr>
<tr>
<td>C10-18-162, C12-18-163, Holy Name Housing Corporation</td>
<td>Preliminary and Final Plat approval of VILLA ROWS ON 15TH, a minor plat inside the city limits, with rezoning from R5(35) and CC to R7</td>
<td>3107 and 3119 South 15th Street</td>
</tr>
</tbody>
</table>
| 9. | C10-18-164  
C12-18-165  
Donald & Donella Sweazy | REQUEST: Preliminary and Final Plat approval of SWEAZY ACRES, a minor plat outside the city limits, with rezoning from AG to DR (portion of the property is located within an ED-Environmental Resources Overlay District) | LOCATION: Southeast of Blair High Road and Pawnee Road |
|---|---|---|---|
| 10. | C10-18-166  
C12-18-167  
Frank R. Krejci, Trust | REQUEST: Preliminary Plat approval of LEGEND TRAILS (Lots 1-90, Outlots A-F), a subdivision outside the city limits, with waivers to Section 53-8(2), Street width, Section 53-9(3) Curb and gutter and Section 53-9(9) Sidewalks, along with rezoning from AG to DR | LOCATION: Northwest of 222nd and Q Streets |
| 11. | C11-18-160  
C10-18-059  
C12-18-060  
Ehrhart Griffin & Associates for Sage Capital | REQUEST: Preliminary Plat approval of PRESERVE ON PACIFIC ADDITION, a subdivision inside the city limits, with a waiver of Section 53-9(9), Sidewalks, with rezoning from R1 to R5, along with approval of a PUD-Planned Unit Development Overlay District | LOCATION: 9402 Pacific Street |

**Rezonings**

| 12. | C10-18-168  
Woodsonia Real Estate | REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District | LOCATION: 5645 North 90th Street |
|---|---|---|---|
| 13. | C10-18-169  
Melissa Brady | REQUEST: Rezoning from DR and R1 to R1 (property is located within an ED-Environmental Resources Overlay District) | LOCATION: 13126 North 42nd Street |
| 14. | C10-18-170  
John Stahlhecker | REQUEST: Rezoning from GI to R7 | LOCATION: 1103 South 22nd Street |
| 15. | C10-18-171  
City of Omaha | REQUEST: Rezoning from GI to R5 | LOCATION: 1708 Sahler Street |
| 16. | C10-83-146  
Security National Bank | REQUEST: Approval of a Major Amendment to a MD-Major Development Overlay District (One Pacific Place) | LOCATION: 1120 South 101st Street |
| 17. | C10-18-172  
C11-18-173  
Eric Wieseler | REQUEST: Rezoning from GC and R7 to R7 along with Approval of a PUR-Planned Unit Redevelopment Overlay District (property is located within an NCE-Neighborhood Conservation/Enhancement District) | LOCATION: Southeast of 10th and Pierce Streets |
### Conditional Use Permits

#### 18.
- **C10-18-174**
- **C7-08-166**
- **C7-97-225**
- Tim Jacoby, Children’s Hospital Foundation

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District, (property is located within an ACI-2(65) Overlay District) and approval of the expansion of the ACI-2 Overlay District

**LOCATION:** Northeast of 84th and Dodge Street and Northwest of 84th Street and Indian Hills Drive

#### 19.
- **C10-00-040**
- SCM 10X Omaha 14901 LLC

**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Grayhawk

**LOCATION:** 14901 West Maple Road

#### Conditional Use Permits

#### 20.
- **C7-18-175**
- Geraldo Villar Fernandez

**REQUEST:** Approval of a Conditional Use Permit to allow Automotive sales in a NBD, (property is located within an ACI-1 Overlay District)

**LOCATION:** 5026 South 24th Street

**MINUTES TO BE APPROVED:** July 11, 2018.

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 ext. 2005. A 72-hour advance notice is required.