PLANNING BOARD
AGENDA
Preliminary 11/13/19 9:30 am

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair; Cydney Franklin, 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, November 25, 2019.

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 4, 2019 at 11:00 a.m. Meet in the Central Conference Room on the 11th Floor.

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
</tr>
<tr>
<td>C10-19-176</td>
<td></td>
</tr>
<tr>
<td>C12-19-177</td>
<td></td>
</tr>
<tr>
<td>Dave Lanoha, Lanoha Pacific, Inc.</td>
<td></td>
</tr>
</tbody>
</table>

REQUEST: Final Plat approval of BLUE SAGE CREEK 2, a subdivision outside city limits, along with rezoning from AG to R4

LOCATION: Northeast of 213th and F Streets
### PUBLIC HEARING AND ADMINISTRATIVE MEETING

#### (HOLD OVER CASES)

**Overlay Districts**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C11-19-240</td>
<td>Noddle Homes</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/06/19)</td>
<td>501 South 38th Street</td>
</tr>
</tbody>
</table>

#### (REGULAR AGENDA)

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3-19-231</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the AMES INDUSTRIAL PARK TIF Redevelopment Project Plan</td>
<td>4411 North 20th Street</td>
</tr>
<tr>
<td>C3-19-244</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the REDFIELD TIF Redevelopment Project Plan</td>
<td>1901 Howard and 435 South 20th Streets</td>
</tr>
<tr>
<td>C3-19-229</td>
<td>Elko Properties</td>
<td>Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low density residential to High density residential</td>
<td>4912 and 4914 Davenport Street</td>
</tr>
</tbody>
</table>

**Subdivisions**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-19-245</td>
<td>Cameron General Contractors</td>
<td>Preliminary Plat approval of HANOVER FALLS CENTER, a subdivision outside the city limits, along with rezoning from AG to MU</td>
<td>Northwest of 156th and State Streets</td>
</tr>
<tr>
<td>C10-19-247</td>
<td>Joan Squires, Omaha Performing Arts Society</td>
<td>Preliminary and Final Plat approval of OPA CAMPUS, a subdivision inside city limits, with a waiver of Section 53-8(5c-d), Easements, along with rezoning from DS and CBD to CBD (property is located within an ACI-1 Overlay District)</td>
<td>Northwest and southwest of 11th and Dodge Streets</td>
</tr>
<tr>
<td>C10-19-261</td>
<td>All Holy Spirit Greek Orthodox Church</td>
<td>Preliminary Plat approval of EVERT PLACE REPLAT 1, a subdivision outside city limits, with rezoning from AG and R5 to DR and R5</td>
<td>450 South 193rd Street</td>
</tr>
<tr>
<td>C12-19-250</td>
<td>Vintage Homes</td>
<td>Preliminary and final plat approval of NATARJAN FARM, a minor plat outside the city limits</td>
<td>6550 Rainwood Road</td>
</tr>
</tbody>
</table>
### Rezonings

| 10. | C3-19-262  
C10-18-219  
C12-18-220  
Falcone Land Development | REQUEST: Preliminary Plat approval of VISTANCIA PHASE II, a subdivision outside the city limits, with a waiver of the PDZ-Present Development Zone boundary, along with rezoning from AG to DR, R4, and R5  
LOCATION: Northwest of 210th and Fort Streets |

| 11. | C10-19-239  
C11-19-224  
Elko Properties | REQUEST: Rezoning from R4(35) to R7, along with approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION: 4912 and 4914 Davenport Street |

| 12. | C10-19-256  
Mark McClellan | REQUEST: Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)  
LOCATION: 2514 and 2524 Leavenworth Street |

| 13. | C10-19-257  
Martha Villanueva | REQUEST: Rezoning from GI to R4  
LOCATION: 2501 Elm and 2906 South 25th Streets |

PJ Morgan Investments, Inc. | REQUEST: Rezoning from GI to NBD (property is located within the ACI-1 Overlay District)  
LOCATION: 1401 and 1405 South 13th Street |

### Conditional Use Permits

| 15. | C7-07-073  
Joe Turacek | REQUEST: Approval of a Major Amendment to the CUP to allow Hospital services (general) in the GO  
LOCATION: 8303 Dodge Street |

| 16. | C7-08-166  
C7-97-225  
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)  
LOCATION: Southeast of 84th Street and West Dodge Road and Northwest of 84th Street and Indian Hills Drive |

### Special Use Permits

| 17. | C8-19-258  
Edward Rose Development Company, LLC | REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in the R6 District  
LOCATION: North of George B Lake Parkway and West Q Road |
18. C10-19-264  
   C8-02-063  
   C8-02-064  
   Menard, Inc.  
   **REQUEST:** Approval of a Major Amendment to the Special Use Permit to allow *Construction sales and service* and approval of a Major Amendment to the Large Project Special Use Permit, along with expansion of the ACI-4-Area of Civic Importance Overlay District (portions of the property are located within the ACI-4 Overlay District)  
   **LOCATION:** 708 North 120th Street

19. C8-19-260  
   Metabolic Engineering and Recovery Center (MERC)  
   **REQUEST:** Approval of a Special Use Permit to allow *Personal improvement services* in the GI District  
   **LOCATION:** 10729 J Street

**Vacations**

20. C14-19-242  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Vacation of the east/west alley, west of North 28th Avenue, between Binney Street and Maple Street abutting Lot 91, Block 0 of Gises Addition and Lots 3-11 and 13, Block 0 of Remington Subdivision

**MINUTES TO BE APPROVED:** November 6, 2019

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 Ext. 2013. A 72-hour advance notice is required.