PLANNING BOARD
AGENDA
Preliminary 9/10/19 3:00 pm

Public Hearing and Administrative Meeting
Wednesday, October 2, 2019, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

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 September 23, 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, October 2, 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

## Planning Board Agenda

**October 2, 2019**

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<th>Request Number</th>
<th>Requester</th>
<th>REQUEST:</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>2.</td>
<td>C10-19-146</td>
<td>Spire Foundation, LLC</td>
<td>Preliminary and Final Plat approval of SPIRE CLUB AT PACIFIC RESERVE, a minor plat outside the city limits, with waiver to Section 53-8(4d), Lot frontage, along with rezoning from R5 to DR (laid over 8/7/19)</td>
<td>1110, 1116, 1119, 1125 South 206th Circle</td>
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### Conditional Use Permits

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<thead>
<tr>
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<tbody>
<tr>
<td>3.</td>
<td>C7-05-216</td>
<td>Stone Bridge Christian Church</td>
<td>Approval of a Major Amendment to the Conditional Use Permit to allow Religious assembly in the R4 District, with a waiver of Section 55-186, Height, to allow a 37 foot tall building (laid over 9/4/19)</td>
<td>15801 Butler Avenue</td>
</tr>
<tr>
<td>4.</td>
<td>C7-19-156</td>
<td>Fareway Stores, Inc.</td>
<td>Approval of a Conditional Use Permit to allow Food sales (general) in the LC District (laid over 9/4/19)</td>
<td>Northeast of 132nd and Fort Streets</td>
</tr>
</tbody>
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### Special Use Permits

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<thead>
<tr>
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<tr>
<td>5.</td>
<td>C8-19-158</td>
<td>Spire Foundation, LLC</td>
<td>Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District (laid over 8/7/19)</td>
<td>1110, 1116, 1119, 1125 South 206th Circle</td>
</tr>
</tbody>
</table>

### (REGULAR AGENDA)

#### Master Plan Referrals

<table>
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<tr>
<td>6.</td>
<td>C3-19-204</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the disposal of City-owned property to an interested party under Community Development Law</td>
<td>5116 South 21st Street</td>
</tr>
<tr>
<td>7.</td>
<td>C3-19-205</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the disposal of City-owned property to an interested party under Community Development Law</td>
<td>1401 Jones Street</td>
</tr>
<tr>
<td>8.</td>
<td>C3-19-206</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the disposal of City-owned property to an interested party under Community Development Law</td>
<td>1401 Jones Street</td>
</tr>
<tr>
<td>9.</td>
<td>C3-19-207</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the disposal of City-owned property to an interested party under Community Development Law</td>
<td>1401 Jones Street</td>
</tr>
<tr>
<td>10.</td>
<td>C3-19-208</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the HUB 1401 TIF Redevelopment Project Plan</td>
<td>1401 Jones Street</td>
</tr>
</tbody>
</table>
### 11. Approval of the BENSON APARTMENTS TIF Redevelopment Project Plan

**REQUEST:** Approval of the BENSON APARTMENTS TIF Redevelopment Project Plan

**LOCATION:** 6152 Military Avenue

### 12. Approval of the GARAGE LOFTS TIF Redevelopment Project Plan

**REQUEST:** Approval of the GARAGE LOFTS TIF Redevelopment Project Plan

**LOCATION:** 424 South 24th Street

### Subdivisions

#### REQUEST:

**REQUEST:** Preliminary and Final Plat of ASCENCIO, a minor plat inside city limits, with rezoning from GI to HI to GI

**LOCATION:** Southeast of 16th and Pratt Streets

#### REQUEST:

**REQUEST:** Preliminary Plat approval of ESTATES AT LOVELAND, a subdivision inside city limits, with a waiver of Section 53-8(2b), Cul-de-sac length, along with rezoning from R2 to R4

**LOCATION:** Southeast of 87th and Pacific Streets

#### REQUEST:

**REQUEST:** Preliminary Plat approval of DEER CREST, a subdivision outside city limits, along with rezoning from AG to R4

**LOCATION:** Southeast of 114th and State Streets

### Rezonings

#### REQUEST:

**REQUEST:** Rezoning from GI to CC

**LOCATION:** 1231 South 14th Street

#### REQUEST:

**REQUEST:** Rezoning from R4(35) to R5

**LOCATION:** 4628 Capitol Avenue

### Rezonings

#### REQUEST:

**REQUEST:** Rezoning from R1 to R3, along with approval of a Major Amendment to the Conditional Use Permit (assumed) to allow Religious assembly in the R3 District (property is located within an ACI Overlay District)

**LOCATION:** Northwest and Northeast of 62nd and Dodge Streets

#### REQUEST:

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

**LOCATION:** Northwest of 144th and F Streets

### Overlays

#### REQUEST:

**REQUEST:** Approval of a PUR-Planned Unit Redevelopment to allow Multiple family residential

**LOCATION:** 4912 and 4914 Davenport Street
### Conditional Use Permits

21. **C7-19-219**  
   **Jung Seu**  
   **REQUEST:** Approval of a Major Amendment to the Conditional Use Permit (assumed) to allow a **daycare (general)** to be located in R6  
   **LOCATION:** 2902 South 20th Street

22. **C7-15-314**  
   **Kiewit Infrastructure Group**  
   **REQUEST:** Approval of a Major Amendment to the Conditional Use Permit to allow **Surface parking** in the CBD (property is located within an ACI Overlay District)  
   **LOCATION:** 1515 Cuming Street

### Special Use Permits

23. **C7-19-222**  
   **C8-19-223**  
   **Baxter Cycle Omaha**  
   **REQUEST:** Approval of a Special Use Permit to allow **Auto sales** in the CC, with approval of a Conditional Use Permit to allow **Auto repair services** in CC (a portion of the property is located within the FW-Floodway and FF-Flood Fringe Overlay Districts)  
   **LOCATION:** 13704 P Street

**MINUTES TO BE APPROVED: September 4, 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.