

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, January 4, 2023, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

---

**Planning Board Members:** Greg Rosenbaum, Chairman; David Rosacker, Vice Chairman; Jorge Sotolongo; Cydney Franklin; 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, December 26, 2022.

**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, January 4, 2023 at **11:00 a.m.** Meet on the 12<sup>th</sup> Floor in Room 1210.

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**

### **(HOLD OVER CASES)**

#### **Master Plan Referrals**

1.	C3-22-309 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the RIVERPLACE ROWS TIF Redevelopment Project Plan (laid over 12/07/22)
		LOCATION:	520 Riverfront Plaza

**Subdivisions**

2.	C10-22-203 C12-22-204 Scott Brown One Professional Square, LLC	REQUEST:	Preliminary Plat approval of ANTLER VIEW WEST, a subdivision outside city limits, with rezoning from AG to DR, R7, and MU (laid over 12/07/22)
		LOCATION:	Southwest of 192 <sup>nd</sup> Street and West Maple Road
3.	C3-22-287 C10-21-209 C12-21-210 Westwood Solutions, LLC	REQUEST:	Preliminary Plat approval of STATE AND HIGHWAY 133 ADDITION (Lots 3-8, Outlots C & D), a subdivision outside city limits; approval of a rezoning from AG to GI; along with approval of a waiver to the PDZ-Present Development Zone (laid over 12/07/22)
		LOCATION:	Northwest of State Street and Blair High Road

**Rezoning**

4.	C12-04-089 Larry Jensen Riverplace Rows, LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for RIVERFRONT PLACE (laid over 12/07/22)
		LOCATION:	520 Riverfront Plaza

**Special Use Permits**

5.	C8-21-233 Westwood Solutions, LLC	REQUEST:	Approval of a Major Amendment to the Large Project Special Use Permit to allow <i>Communication services</i> in the GI District (laid over 12/07/22)
		LOCATION:	Northwest of State Street and Blair High Road
6.	C10-22-319 C8-03-089 C8-22-320 Patrick Ackerman	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow <i>Aviation services</i> in the AV District, with approval of a Major Amendment to the Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District, along with rezoning from DR and AV to AV (laid over 12/07/22)
		LOCATION:	Northeast of 72 <sup>nd</sup> Street and Bennington Road
7.	C8-22-321 Nick Brenner Menard Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> in the CC District, along with a waiver to Section 55-756(e)(7), Height limits, to allow a 23 foot tall building (laid over 12/07/22)
		LOCATION:	Northwest of 205 <sup>th</sup> Street and Cumberland Drive

**(REGULAR AGENDA)**

**Master Plan Referrals**

8.	C3-15-283 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to the UPTOWN DISTRICT TIF Redevelopment Project Plan
		LOCATION:	522 S. 30th Street, 522 Park Avenue, 909-918 S. 30th Court, 825 Park Avenue, 1113 S. 31st Street, and 1313 S. 31st Street
9.	C3-22-232 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to the 5902 NORTH 9TH STREET INDUSTRIAL TIF Redevelopment Project Plan
		LOCATION:	5902 North 9th Street
10.	C3-23-019 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to Chapter 55, Zoning, pertaining to Urban Agriculture
		LOCATION:	City of Omaha and the three-mile extraterritorial jurisdiction

**Subdivisions**

11.	C10-23-011 C12-23-012 Falcone Land Dev. LLC	REQUEST:	Preliminary Plat approval of MAGNOLIA TRAILS, a subdivision outside city limits, with approval of a rezoning from AG to DR and R4
		LOCATION:	Southeast of 216th and Fort Streets
12.	C10-23-013 C10-23-014 C12-23-015 WD Investments 10, LLC	REQUEST:	Preliminary Plat approval of AERIE AT BLUE SAGE, a subdivision outside city limits, with approval of a rezoning from AG to DR, R6, and R7, along with approval of an NCE-Neighborhood Conservation and Enhancement District
		LOCATION:	Southwest of 204th Street and Blue Sage Parkway

**Rezoning**

13.	C10-12-134 C10-23-003 C10-23-004 C7-10-062 Rochelle Rohlfs Marion High School	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the R2 District, with rezoning from CC, R8 and R2 to R2, along with expansion of the MCC Overlay District and repeal of the ACI Overlay District for a portion of the site
		LOCATION:	Northeast of Military Avenue and Aurora Drive
14.	C10-23-005 Midwest Fidelity Partners, LLC	REQUEST:	Rezoning from GO to CC (property is located within an ACI - Area of Civic Importance Overlay District)
		LOCATION:	3131 South 72nd Street

15.	C10-23-006 Matthew L. Andress	REQUEST:	Rezoning from DR and R1 to R1 (property is located within an ED - Environmental Resources Overlay District)
		LOCATION:	7116 and 7126 Northland Drive

**Overlays**

16.	C10-23-010 Tim King	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	3711 North 90th Street

**Special Use Permits**

17.	C8-23-002 Martha Benavides	REQUEST:	Approval of a Special Use Permit to allow <i>Indoor entertainment</i> in the HI District
		LOCATION:	Northwest and Southwest of 20 <sup>th</sup> and Dorcas Streets

18.	C10-23-016 C8-23-017 Onyx Properties	REQUEST:	Approval of a Special Use Permit to allow <i>Custom manufacturing</i> in the CC District with approval of the ACI-Area of Civic Importance Overlay District
		LOCATION:	1111 Papillion Parkway

**Conditional Use Permits**

19.	C7-23-007 AJAK Inc.	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
		LOCATION:	19295 Grant Avenue

20.	C7-23-020 Dr. Luke Berglund	REQUEST:	Approval of a Conditional Use Permit to allow <i>Automotive repair services</i> in the CC District
		LOCATION:	4910 L Street

**\*ELECTION OF 2023 PLANNING BOARD OFFICERS\***

**MINUTES TO BE APPROVED: December 7, 2022**

**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.**