

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, February 1, 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, January 30, 2023.

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, February 1, 2023 at **11:00 a.m.** Meet on the 12th 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.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1.	C10-22-269 C12-22-270 156Potter Villas, LLC	REQUEST:	Final Plat approval of THE VILLAS AT PINE CREEK WOODS, a subdivision outside city limits, with rezoning from AG to DR and R5
		LOCATION:	Southwest of 156 th and Potter Streets

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

2.	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, approval of an NCE-Neighborhood Conservation and Enhancement District on a portion of the site, along with approval of the MCC-Major Commercial Corridor Overlay District on a portion of the site (laid over 1/4/23)
		LOCATION:	Southwest of 204 th Street and Blue Sage Parkway

Special Use Permits

3.	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 1/4/23)
		LOCATION:	Northeast of 72 nd Street and Bennington Road

(REGULAR AGENDA)

Master Plan Referrals

4.	C3-20-244 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of a Major Amendment to the 2021 Consolidated Action Plan
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction
5.	C3-23-043 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2023 Consolidated Action Plan
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

Subdivisions

6.	C12-23-018 Fred Tonack	REQUEST:	Preliminary and Final Plat approval of TONACK FARMS NUMBER 2, a minor plat outside city limits, along with a waiver to Section 53-9(9), Sidewalks (a portion of the property is located within an ED-Environmental Resources Overlay District)
		LOCATION:	Southeast of Pawnee Road and Blair High Road

7.	C10-23-022 C12-23-023 Ryan Lindquist Elkhorn Public Schools	REQUEST:	Preliminary Plat approval of IDA POINTE WEST, a subdivision outside city limits, with rezoning from AG to R5
		LOCATION:	Northwest of 196 th Street and Stone Avenue
8.	C10-23-024 C12-23-025 Ryan Lindquist Elkhorn Public Schools	REQUEST:	Preliminary Plat approval of IRON BLUFF SOUTH and Final Plat approval of IRON BLUFF SOUTH (Lot 1), a subdivision outside city limits, with rezoning from AG to R5
		LOCATION:	Southeast of George B. Lake Parkway and I Street
9.	C10-23-026 C12-23-027 Signature Ernst Holdings, LLC	REQUEST:	Preliminary Plat approval of CHERRY CREEK, a subdivision outside city limits, with a waiver to Section 53-8, Street grading, along with rezoning from DR to R4, R5, and R6
		LOCATION:	West of 103 rd Street and Blair High Road
10.	C10-05-208 C10-23-028 C12-23-029 Greenhall Investments, LLC	REQUEST:	Preliminary Plat approval of ROANOKE BUSINESS PARK REPLAT 4, a subdivision inside city limits, with rezoning from DR, GC, and MU to DR and MU, along with approval of a Major Amendment to the Mixed Use Development Agreement for ROANOKE BUSINESS PARK (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts)
		LOCATION:	Southwest of 120 th and Fort Streets
11.	C10-23-030 C12-23-031 Steve Macaitis	REQUEST:	Preliminary and Final Plat approval of DEER CREEK REPLAT TWENTY SIX, a minor plat inside city limits, with rezoning from DR and R4 to DR and R4
		LOCATION:	7361 North 122 nd Avenue Circle

Rezoning

12.	C10-23-032 Andrea Macias	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	6128 Pierce Street
13.	C10-23-033 Big O Auto LLC	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	3217 North 90 th Street
14.	C10-16-287 Jasper Stone 192nd & Dodge LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for Avenue One
		LOCATION:	Southeast of 188 th and Burke Streets
15.	C10-12-179 C10-23-034 Sullivan Development Company	REQUEST:	Rezoning from R8 to TOD-2-MX, with repeal of the ACI-1 Area of Civic Importance Overlay District
		LOCATION:	3612 Leavenworth Street

16.	C10-05-208 Greenhall Investments, LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for Roanoke Business Park
		LOCATION:	Northwest of 120 th Street and Roanoke Boulevard
17.	C10-23-040 C7-23-041 Jon Petersen Gospel Meeting Rooms Inc.	REQUEST:	Rezoning from DR to R4, with approval of the MCC-Major Commercial Corridor Overlay District, along with approval of a Conditional Use Permit to allow <i>Religious assembly</i> in the R4 District
		LOCATION:	3215 North 168 th Street

Overlays

18.	C11-21-245 Jeff Lake SRE Development	REQUEST:	Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District
		LOCATION:	Southeast of 177 th and Frances Streets
19.	C11-23-035 Signature Ernst Holdings, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	West of 103 rd Street and Blair High Road

Special Use Permits

20.	C8-11-083 Gloria Pavalos	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow <i>Daycare services (general)</i> in the R5(35) District
		LOCATION:	4102 and 4110 South 13 th Street

Conditional Use Permits

21.	C7-23-038 Trek Design Group, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in the CC District
		LOCATION:	19251 Grant Avenue
22.	C7-23-039 Westwood Plaza Limited c/o OMNE Partners	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
		LOCATION:	2809 South 125 th Avenue
23.	C7-91-050 Jeremy Moore Skutt Catholic High School	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the DR District (portions of the property are located within the FF-Flood Fringe Overlay District)
		LOCATION:	3131 South 156 th Street

Vacations

24.	C14-23-042 Property Owners	REQUEST:	Approval of the vacation of the east-west alley right-of-way located between Cedar and Frances Streets, and between 2 nd and 4 th Streets
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MINUTES TO BE APPROVED: January 4, 2023

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.