

# PLANNING BOARD AGENDA



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

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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**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, February 20, 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, March 1, 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.

## **ADMINISTRATIVE MEETING ONLY**

### **Subdivisions**

1.	C10-23-022 C12-23-023 Elkhorn Public Schools	REQUEST:	Final Plat approval of IDA POINTE WEST, a subdivision outside city limits, with rezoning from AG to R5
		LOCATION:	Northwest of 196 <sup>th</sup> Street and Stone Avenue
2.	C10-21-209 C12-21-210 Westwood Solutions, LLC	REQUEST:	Final Plat approval of STATE AND HIGHWAY 133 ADDITION (Lot 3, Outlot C), a subdivision outside city limits, with approval of a rezoning from AG to GI
		LOCATION:	Northwest of State Street and Blair High Road

**PUBLIC HEARING**

**(HOLD OVER CASES)**

**Master Plan Referrals**

3.	C3-23-043 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2023 Consolidated Action Plan (laid over 2/1/23)
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

**Subdivisions**

4.	C12-22-244 Sean Negus with Ponca Trails, LLC	REQUEST:	Preliminary Plat approval of PONCA TRAILS, a subdivision outside city limits, with a waiver to Sections 53-8(2)(g), Pavement Width; 53-9(9), Sidewalks; 53-8(2)(b), Cul-de-sac Length; 53-9(3), Street Surfacing to allow asphalt pavement and to waive installation of curb and gutter; 53-9(6), Storm Sewers; and 53-9(10), Streetscape Standards to reduce street lighting standards (laid over 10/05/22)
		LOCATION:	14222 Calhoun Road

5.	C10-23-024 C12-23-025 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 (laid over 2/1/23)
		LOCATION:	Southeast of George B. Lake Parkway and I Street

**Special Use Permits**

6.	C8-22-166 C10-22-169 Lanoha Nurseries, Inc.	REQUEST:	Rezoning from AG to DR, with approval of a Special Use Permit to allow <i>Agricultural sales and service</i> in the DR District (portions of the property are located within the FF-Flood Fringe Overlay District) (laid over 6/1/22)
		LOCATION:	Northeast of 258 <sup>th</sup> Plaza and West Center Road

7.	C8-22-255 C7-22-259 Sean Negus with Ponca Trails, LLC	REQUEST:	Approval of a Special Use Permit to allow development located within the North Hills Environmental Resource Overlay District, along with approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow a Stable in the DR District (laid over 10/05/22)
		LOCATION:	14222 Calhoun Road

**Conditional Use Permits**

8.	C7-15-153 Lord of Life Lutheran Church	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Religious assembly</i> in the R1 District (laid over 7/6/22)
		LOCATION:	20844 Bonanza Boulevard
9.	C7-00-250 C10-22-326 Rob Cooksey	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the R4 District, along with approval of the MCC-Major Commercial Corridor Overlay District (laid over 12/7/22)
		LOCATION:	15656 Fort Street

**(REGULAR AGENDA)**

**Master Plan Referrals**

10.	C3-23-046 Planning Department of behalf of the City of Omaha	REQUEST:	Approval of the LEAVENWORTH LOFTS TIF Redevelopment Project Plan
		LOCATION:	3612 Leavenworth Street

**Subdivisions**

11.	C10-21-009 C12-21-010 Celebrity Homes Omaha	REQUEST:	Preliminary Plat approval of DEER CREST NORTH, a subdivision outside city limits, with rezoning from DR to R4
		LOCATION:	Southeast of 114 <sup>th</sup> and State Streets
12.	C10-23-048 C12-23-049 Hagen Hills LLC	REQUEST:	Preliminary Plat approval of HAGEN HILLS, a subdivision outside city limits, with rezoning from AG to DR and R4 (a portion of the property is located within the FF-Flood Fringe Overlay District)
		LOCATION:	Northeast of 168 <sup>th</sup> Street and Military Road
13.	C10-23-050 C12-23-051 Brookstone Meadows Inc./ Vetter Senior Living	REQUEST:	Preliminary Plat approval of BROOKSTONE MEADOWS REPLAT 3, a subdivision inside city limits, with rezoning from AG and R7 to R7, along with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	Southeast of 204 <sup>th</sup> and Harney Streets
14.	C10-23-052 C12-23-053 Indian Creek North, LLC	REQUEST:	Preliminary Plat approval of INDIAN CREEK PRESERVE, a subdivision outside city limits, with rezoning from AG to R3
		LOCATION:	Southeast of 204 <sup>th</sup> and Fort Streets

**Rezoning**

15.	C10-23-054 Edna Francis	REQUEST:	Rezoning from GC to R4(35)
		LOCATION:	405 and 411 Bancroft Street
16.	C10-23-055 James Zymola	REQUEST:	Rezoning from GI to NBD (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	2219 South 13 <sup>th</sup> Street
17.	C10-23-056 G&I X Montclair On Center LLC	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	13105 West Center Road
18.	C10-23-057 Abarrotes Alba, LLC	REQUEST:	Rezoning from GI to CC (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	3510 South 24 <sup>th</sup> Street
19.	C10-23-059 C10-21-155 Drew Sova	REQUEST:	Rezoning from HI to CBD, along with approval of a Major Amendment to the NCE-Neighborhood Conservation and Enhancement District, and repeal of the ACI-Area of Civic Importance Overlay District
		LOCATION:	1107 and 1113 Nicholas, and 1001 North 12 <sup>th</sup> Streets

**Overlays**

20.	C11-21-313 C10-21-228 Uptown Properties, LLC	REQUEST:	Rezoning from R6 and R7 to R7, with approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	Southeast of 31 <sup>st</sup> and Marcy Streets
21.	C11-05-178b Brookstone Meadows Inc./ Vetter Senior Living	REQUEST:	Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District
		LOCATION:	Southeast of 204 <sup>th</sup> and Harney Streets

**Special Use Permits**

22.	C8-23-060 Gabriela Martinez	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare services (general)</i> to be located in the R4(35) District
		LOCATION:	3252 Monroe Street
23.	C8-19-127 McNeil Company Builders	REQUEST:	Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District
		LOCATION:	10409 North 72 <sup>nd</sup> Street

24.	C8-23-061 CHI Engineering, Inc.	REQUEST:	Approval of a Major Amendment to the presumed Special Use Permit pursuant to Section 55-883(q) to allow <i>Major utility facilities</i> in the DR District, with a waiver to Section 55-108, Height, to allow a 60-foot-tall structure (portions of the property are located within the FF-Flood Fringe Overlay District)
		LOCATION:	Northeast of 120 <sup>th</sup> and Fort Streets

25.	C8-23-063 C10-23-062 David Shaffer	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in the GC District, with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	1941 South 42 <sup>nd</sup> Street

26.	C8-23-065 C7-23-066 C10-23-064 Mater Filius of Nebraska, Inc.	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> in the R4 District; approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow <i>Religious assembly</i> in the R4 District; and approval of the rezoning from R4(35) to R4
		LOCATION:	5912 South 36 <sup>th</sup> Street and 3614 Y Street

**Conditional Use Permits**

27.	C7-23-067 Noddle Companies	REQUEST:	Approval of a Conditional Use Permit to allow <i>Outdoor entertainment</i> in the CBD (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	724 North 16 <sup>th</sup> Street

28.	C7-23-068 C10-23-071 ASLAN Companies	REQUEST:	Approval of a Conditional Use Permit to allow <i>Multiple family residential</i> in the CC District, with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	14441 Dupont Court

**Vacations**

29.	C14-23-069 Douglas County	REQUEST:	Approval of the vacation of the Hadan Street and 117 <sup>th</sup> Street rights-of-way located north of State Street, south of Rainwood Road, east of 132 <sup>nd</sup> Street, and west of Blair High Road
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30.	C14-23-070 Douglas County	REQUEST:	Approval of the vacation of a portion of Rainwood Road located west of 84 <sup>th</sup> Street to its western terminus
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**Discussion**

	C7-17-175 C7-21-121 C7-22-026 Malibu Properties, LLC West Omaha Sports Complex, LLC	REQUEST:	Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District, along with a Parking Adjustment for a Mixed Use Development
		LOCATION:	Generally southwest of 210 <sup>th</sup> Street and Cumberland Drive

**MINUTES TO BE APPROVED: February 1, 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.**