

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, April 5, 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, March 27, 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, April 5, 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

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| 1. | C10-19-245 C12-19-246 Walnut Grove, LLC | REQUEST: | Final Plat approval of HANOVER FALLS CENTER (Lots 3-8, Outlot B), with rezoning from AG to DR and MU |
| | | LOCATION: | Northwest of 156 th and State Streets |

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| 2. | C10-05-208 C10-23-028 C12-23-029 Greenhall Investments, LLC | REQUEST: | Final 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 |

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

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| 3. | 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 3/1/23) |
| | | LOCATION: | 14222 Calhoun Road |

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| 4. | 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 (laid over 3/1/23) |
| | | LOCATION: | Southeast of 114 th and State Streets |

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| 5. | 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 (laid over 3/1/23) |
| | | LOCATION: | Southeast of 204 th and Fort Streets |

Special Use Permits

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| 6. | 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 <i>Stable</i> in the DR District (laid over 3/1/23) |
| | | LOCATION: | 14222 Calhoun Road |

(REGULAR AGENDA)

Master Plan Referrals

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| 7. | C3-23-047 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the HAMILTON VILLAGE SENIOR SUITES TIF Redevelopment Project Plan |
| | | LOCATION: | 4102 Hamilton Street |
| 8. | C3-23-073 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of THE LARIMORE TIF Redevelopment Project Plan |
| | | LOCATION: | 3483 Larimore Avenue |

Subdivisions

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| 9. | C12-23-074 Greater Omaha Packing Co. | REQUEST: | Preliminary and Final Plat approval of PROGRESSIVE PROTEIN, a minor plat inside city limits |
| | | LOCATION: | Northwest and Southwest of 26 th and O Streets |
| 10. | C12-23-076 Coveted Copper, LLC | REQUEST: | Preliminary Plat approval of COPPER RIDGE REPLAT 58, a subdivision outside city limits |
| | | LOCATION: | Northeast of 157 th and Laurel Avenues |
| 11. | C10-23-077 C12-23-078 Raymond D. Anderson III | REQUEST: | Preliminary Plat approval of SONNENTANZ, a subdivision outside city limits, with rezoning from AG to R4 |
| | | LOCATION: | Northwest of Skyline Drive and Old Center Road |
| 12. | C10-23-079 C12-23-080 Elkhorn Landing, LLC | REQUEST: | Preliminary and Final Plat approval of ELKHORN LANDING, a minor plat inside city limits, with a waiver to Section 53-8(4)(d), Lot frontage, along with rezoning from NBD to DR and NBD (portions of the property are located within the FF-Flood Fringe Overlay District) |
| | | LOCATION: | South of 206 th Street and Elkhorn Drive |
| 13. | C10-23-081 C12-23-082 Roger Keaton | REQUEST: | Preliminary and Final Plat approval of CHILD SAVING ADDITION, a minor plat inside city limits, with rezoning from GO and GI to GO (property is located within an ACI-Area of Civic Importance Overlay District) |
| | | LOCATION: | Southeast of 46 th and Dodge Streets |
| 14. | C10-23-083 C12-23-084 DWS Land Surveying | REQUEST: | Preliminary and Final Plat approval of DEER CREEK REPLAT 27, a minor plat outside city limits, with rezoning from DR and R4 to DR and R4 |
| | | LOCATION: | 12903 Deer Creek Drive and 13014 Scott Street |

Rezoning

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| 15. | C10-23-085 Juan C. LePez | REQUEST: | Rezoning from GC to R7 |
| | | LOCATION: | 1469 South 16 th Street |
| 16. | C10-23-086 Gloria P. Avalos | REQUEST: | Approval of the MCC-Major Commercial Corridor Overlay District |
| | | LOCATION: | 4110 and 4102 South 13 th Street |
| 17. | C10-23-087 Gloria P. Avalos | REQUEST: | Rezoning from GI to NBD (property is located within an ACI-Area of Civic Importance Overlay District) |
| | | LOCATION: | 5125 South 24 th Street |
| 18. | C10-92-239 Bowl New England, Inc. d/b/a Spare Time Omaha | REQUEST: | Approval of a Major Amendment to the Mixed Use Development Agreement for LAKESIDE PLAZA |
| | | LOCATION: | 17202 Lakeside Hills Plaza |
| 19. | C10-04-060 Royce Falling Waters, LLC | REQUEST: | Approval of a Major Amendment to the Mixed Use Development Agreement for FALLING WATERS |
| | | LOCATION: | 6441 and 6425 South 193 rd Street |
| 20. | C10-23-088 C8-23-089 Tessa Domingus | REQUEST: | Rezoning from R5(35) to R6, with approval of a Special Use Permit to allow <i>Transitional living</i> in the R6 District (pending) |
| | | LOCATION: | 4810 Polk Street |
| 21. | C10-23-090 C8-23-091 Roger Keaton | REQUEST: | Rezoning from R7, GO, GC, and GI to GO, with approval of the ACI-2 Area of Civic Importance Overlay District on a portion of the property, along with approval of a Special Use Permit to allow <i>Surface parking</i> in the GO District (pending) (a portion of the property is located within an ACI-Area of Civic Importance Overlay District) |
| | | LOCATION: | Southwest of 46 th and Dodge Streets |
| 22. | C10-23-094 C7-23-095 Jeff Dart | REQUEST: | Rezoning from R7 and CC to CC District, with approval of the MCC-Major Commercial Corridor Overlay District, along with approval of a Conditional Use Permit to allow <i>Automotive repair services</i> in the CC District (pending) (portions of the property are located within the FF-Flood Fringe and FW-Floodway Overlay Districts) |
| | | LOCATION: | 11607 and 11655 M Circle |

Special Use Permits

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| 23. | C8-13-182 Greater Omaha Packing | REQUEST: | Approval of a Major Amendment to the Special Use Permit to allow <i>Meatpacking and related industries</i> in the HI District |
| | | LOCATION: | Northwest and southwest of 26 th and O Streets |

Conditional Use Permits

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| 24. | C7-23-092 Arnold Nebraska, LLC | REQUEST: | Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District |
| | | LOCATION: | 5585 North 90 th Street |

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| 25. | C7-23-093 Roger Keaton | REQUEST: | Approval of a Conditional Use Permit to allow <i>Large group living</i> in the GO District |
| | | LOCATION: | Southeast of 46 th and Dodge Streets |

Vacations

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| 26. | C14-23-008 Property owner | REQUEST: | Approval of the vacation of a portion of the O Street right-of-way located west of the intersection of 26 th and O Street, to the western terminus |
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| 27. | C14-23-009 Planning Board | REQUEST: | Approval of the vacation of the north-south alley right-of-way located north of O Street, south of N Street, and west of 26 th Street |
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Show Cause Hearing

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| 28. | 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 th Street and Cumberland Drive |

MINUTES TO BE APPROVED: March 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.