

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, May 3, 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, April 24, 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, May 3, 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.	C10-23-014 C12-23-015 WD Investments 10, LLC	REQUEST:	Final Plat approval of AERIE AT BLUE SAGE (Lots 1-2, Outlots A-D), a subdivision outside city limits, with approval of a rezoning from AG to DR and R6
		LOCATION:	Southwest of 204 th Street and Blue Sage Parkway

2.	C10-23-026 C12-23-027 Signature Ernst Holdings, LLC	REQUEST:	Final Plat approval of CHERRY CREEK (Lots 1-9, Outlots A-C), a subdivision outside city limits, with a waiver to Section 53-8, Street grading, along with rezoning from DR to R4 and R6
		LOCATION:	West of 103 rd Street and Blair High Road
3.	C10-19-245 C12-19-246 Walnut Grove, LLC	REQUEST:	Final Plat approval of HANOVER FALLS CENTER (Lots 9-10, Outlots C-E), with rezoning from AG to DR and MU
		LOCATION:	Northwest of 156 th and State Streets

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

4.	C10-23-050 C12-23-051 Brookestone Meadows Inc./ Vetter Senior Living	REQUEST:	Preliminary Plat approval of BROKESTONE 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 (laid over 3/1/23)
		LOCATION:	Southeast of 204 th and Harney Streets
5.	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 4/5/23)
		LOCATION:	14222 Calhoun Road
6.	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 4/5/23)
		LOCATION:	Southeast of 114 th and State Streets
7.	C12-23-076 Coveted Copper, LLC	REQUEST:	Preliminary Plat approval of COPPER RIDGE REPLAT 58, a subdivision outside city limits (laid over 4/5/23)
		LOCATION:	Northeast of 157 th and Laurel Avenues

Overlays

8.	C11-05-178b Brookestone Meadows Inc./ Vetter Senior Living	REQUEST:	Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District (laid over 3/1/23)
		LOCATION:	Southeast of 204 th and Harney Streets

Special Use Permits

9.	C8-22-255 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 (laid over 4/5/23)
		LOCATION:	14222 Calhoun Road

(REGULAR AGENDA)

Master Plan Referrals

10.	C3-23-099 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2816 AMES TIF Redevelopment Project Plan
		LOCATION:	2816 Ames Avenue
11.	C3-23-100 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 7101 MERCY TIF Redevelopment Project Plan
		LOCATION:	7101 Mercy Road
12.	C3-23-101 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE DIGS APARTMENTS MASON TIF Redevelopment Project Plan
		LOCATION:	Southeast of 31 st and Marcy Streets
13.	C3-23-102 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of Community Redevelopment Area (CRA) and Extremely Blighted Area (EBA) designations
		LOCATION:	Southwest of 60 th Street and Sorensen Parkway

Subdivisions

14.	C10-23-011 C12-23-012 Falcone Land Dev. LLC	REQUEST:	Revised Preliminary Plat and Final Plat approval of MAGNOLIA TRAILS, a subdivision outside city limits, along with approval of a rezoning from AG to DR, R4, and R5
		LOCATION:	Southeast of 216 th and Fort Streets
15.	C10-23-104 C12-23-105 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Preliminary Plat approval of BUNGALOWS AT WHITEHAWK LAKE, a subdivision outside city limits, with rezoning from AG to R6, along with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	4205 South 204 th Street
16.	C10-23-106 C12-23-107 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Preliminary and Final Plat of BUNGALOWS ON HONEYSUCKLE, a minor plat inside city limits, with rezoning from DR to R6
		LOCATION:	1999 Veterans Drive

17.	C12-23-108 Rainwood Development Partners	REQUEST:	Preliminary and Final Plat approval of AVENUE ONE REPLAT 4, a minor plat inside city limits
		LOCATION:	Southwest of 192 nd Street and West Dodge Road
18.	C10-23-109 C12-96-186 Bill Black	REQUEST:	Preliminary and Final Plat approval of TRAILRIDGE RANCHES (Outlot A), a minor plat outside city limits, with rezoning from GI to DR, along with a waiver to Section 53-8(4)(d), Lot Frontage
		LOCATION:	Northwest of 214 th and Grover Streets

Rezoning

19.	C10-23-110 St. Andrew's United Methodist Church	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	15050 West Maple Road
20.	C10-16-263 WDC Investments 9, LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for SOUTH FARM
		LOCATION:	Northwest of 144 th and Pine Streets
21.	C10-18-015 New West Farm Holdings, LLC	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for WEST FARM
		LOCATION:	Southwest of 144 th Street and West Dodge Road
22.	C10-14-081 Scott Brown	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for ANTLER VIEW
		LOCATION:	18902 Evans Street
23.	C10-13-109 C10-23-126 C10-23-112 7101 Mercy Holdings, LLC	REQUEST:	Rezoning from GO to R8, with repeal of the MCC-Major Commercial Corridor Overlay District, along with approval of the ACI-2 Area of Civic Importance Overlay District
		LOCATION:	7101 Mercy Road
24.	C10-23-113 C11-23-114 Aaron Moser	REQUEST:	Rezoning from GI to NBD, with approval of a PUR-Planned Unit Redevelopment Overlay District (property is located within an ACI-1 Area of Civic Importance Overlay District)
		LOCATION:	Northwest of 13 th and Pine Streets

Overlays

25.	C11-23-124 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	1999 Veterans Drive

Special Use Permits

26.	C8-21-115 C8-21-116 C8-21-258 C7-21-117 Nebraska Youth Justice Initiative	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow <i>Large group</i> living in the R1 District; approval of a Major Amendment to the Special Use Permit to allow <i>Emergency residential care</i> in the R1 District; approval of a Major Amendment to the Special Use Permit to allow a <i>Recreational Club</i> in the R1 District; along with approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the R1 District
		LOCATION:	5020 Grand Avenue
27.	C8-23-115 Adela Yanez	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (general)</i> in the R4(35) District
		LOCATION:	6017 South 20 th Street
28.	C8-23-116 Amanda Wheeler	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (general)</i> in the R4 District
		LOCATION:	14822 Ruggles Street
29.	C8-23-117 5712 Property, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Personal improvement services</i> in the GI District
		LOCATION:	5712 South 85 th Circle

Conditional Use Permits

30.	C7-23-118 Jason Maus for CHDP	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:	112 South 20 th Street
31.	C7-23-119 Awesome Dogs and Destinations	REQUEST:	Approval of a Conditional Use Permit to allow a <i>Kennel</i> to operate in the GC District (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	7215 Blondo Street
32.	C7-23-120 Thomas Hightower	REQUEST:	Approval of a Conditional Use Permit to allow <i>Small group living (disabled)</i> in the GC District
		LOCATION:	6302 Binney Street
33.	C7-23-121 Hy-Vee, Inc.	REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in the CC District
		LOCATION:	5710 South 144 th Street

34.	C7-23-122 Michael Worley	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
		LOCATION:	2500 South 120 th Street
35.	C7-23-125 Vantedge Auto T5 Real Estate, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Auto repair services</i> in the CC District
		LOCATION:	20309 Roberts Street
36.	C7-21-121 West Omaha Sports Complex, LLC	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
		LOCATION:	602 and 702 North 210 th Street
37.	C7-22-026 West Omaha Sports Complex, LLC	REQUEST:	Approval of a Major Amendment to the Parking Adjustment for a Mixed Use Development (Section 55-736)
		LOCATION:	Northwest, southwest, and southeast of 210 th Street and Cumberland Drive

Vacations

38.	C14-23-123 Douglas County	REQUEST:	Approval of the vacation of the right-of-way located north of West Q Road, east of 216 th Street, south of Karen Street, and west of George B. Lake Parkway
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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 th Street and Cumberland Drive

MINUTES TO BE APPROVED: April 5, 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.