

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, April 3, 2024, **1:00 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, March 25, 2024.

**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 3, 2024 at **10:30 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.	C10-21-009 C12-21-010 Celebrity Homes Omaha	REQUEST:	Final Plat approval of DEER CREST NORTH (Lots 1-146, Outlot A), a subdivision outside city limits, with rezoning from DR to R4, along with approval of a waiver to Section 53-8(2)(g)(5), Maximum grade
		LOCATION:	Southeast of 114th and State Streets

**PUBLIC HEARING**

**(HOLD OVER CASES)**

**Special Use Permits**

2.	C7-19-031 Saint Robert Bellarmine Church of Omaha	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in the R2 District (property is located within an MCC-Major Commercial Corridor Overlay District) (laid over 3-6-24)
		LOCATION:	11900 Pacific Street
3.	C8-24-060 C7-24-061 Open Door Mission	REQUEST:	Approval of a Large Project Special Use Permit to allow development over 10 acres in the GI District, along with approval of a Conditional Use Permit to allow a Noncommercial day shelter in the GI District (laid over 3-6-24)
		LOCATION:	Southeast of 20th and East Locust Streets
4.	C8-24-066 Tommy Lacarbo	REQUEST:	Approval of a Special Use Permit to allow Indoor sports and recreation in the GI District (laid over 3-6-24)
		LOCATION:	13435 A Street

**Conditional Use Permits**

5.	C7-24-074 Steve Faller	REQUEST:	Approval of a Conditional Use Permit to allow Multiple-family residential in the CC District (MCC-Overlay pending) (laid over 3-6-24)
		LOCATION:	Southeast of 204th Street and West Dodge Road

**(REGULAR AGENDA)**

**Master Plan Referrals**

6.	C3-24-093 Centris Federal Credit Union	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low Density Residential to Office Commercial
		LOCATION:	Northeast of 66th Street and Ames Avenue

**Subdivisions**

7.	C12-24-101 Ehrhart Griffin and Associates	REQUEST:	Preliminary and Final Plat approval of WILBUR ADDITION REPLAT 2, a minor plat inside city limits (portions of property are located within the FW-Floodway Overlay District and FF-Flood Fringe Overlay District)
		LOCATION:	6030 South 60th Street

8.	C12-24-104 Joe Vizner	REQUEST:	Preliminary and Final Plat approval of SPRING GROVE RV PARK, a minor plat outside city limits, with approval of a waiver to Section 53-9(9), Sidewalks, and Section 53-9(3), Street surfacing (property is located within the FW-Floodway Overlay District)
		LOCATION:	Southeast of 234th Street and West Center Road

**Rezoning**

9.	C10-24-090 C10-24-091 C7-24-092 Centris Federal Credit Union	REQUEST:	Rezoning from R5(35) and CC to LO, with approval of the MCC-Major Commercial Corridor Overlay District, along with approval of a Conditional Use Permit to allow Financial Services in the LO District
		LOCATION:	Northeast of 66th Street and Ames Avenue

10.	C10-24-095 Gerber Architecture	REQUEST:	Rezoning from R4 to R5 (property is a designated Local Landmark)
		LOCATION:	502 North 40th Street

11.	C10-24-100 Al Lewis	REQUEST:	Rezoning from R2 to R5
		LOCATION:	8838 Lake Street

12.	C10-24-109 Esteban Benitez	REQUEST:	Rezoning from R4(35) to R5(35)
		LOCATION:	Northeast of 48th Avenue and Y Street

13.	C10-24-110 Julia Flores Roman	REQUEST:	Rezoning from GI to R5
		LOCATION:	2224 Poppleton Avenue

14.	C10-24-114 Michele Austin	REQUEST:	Rezoning from GI to CC
		LOCATION:	2304 Grace Street

**Overlays**

15.	C11-22-180 Talented 10th Group Inc.	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	3324 North 16th Street

16.	C10-24-112 C11-24-113 Foundations Development	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District, along with a repeal of the PK-Overlay for a portion of the site
		LOCATION:	Southwest of 22nd Street and Poppleton Avenue

**Special Use Permits**

17.	C8-24-094 C10-15-246 Shelterbelt Theatre	REQUEST:	Approval of a Special Use Permit to allow Indoor Entertainment in the GI District, along with a Major Amendment to a Parking Adjustment for a Mixed Use Development
		LOCATION:	4383 Nicholas Street Unit 204

**Conditional Use Permits**

18.	C7-24-099 Carwash Store LLC	REQUEST:	Approval of a Conditional Use Permit to allow Indoor sports and recreation in the CC District (property is located in an MCC-Major Commercial Corridor Overlay District)
		LOCATION:	14445 West Center Road
19.	C7-10-062 Marian High School	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R2 District
		LOCATION:	4910 North 72nd Street and 7400 Military Avenue
20.	C7-24-105 Joe Vizner	REQUEST:	Approval of a Conditional Use Permit to allow a Campground in the AG District (property is located within the FW-Floodway Overlay District)
		LOCATION:	Southeast of 234th Street and West Center Road
21.	C7-89-037 Westside Middle School	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R2 District
		LOCATION:	8601 Arbor Street
22.	C7-20-261 The Church of Jesus Christ of Latter-Day Saints	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Cultural services in the R4(35) District
		LOCATION:	3215 State Street
23.	C7-24-108 C10-24-107 Todd Adams	REQUEST:	Approval of a Conditional Use Permit to allow Indoor sports and recreation in the CC District, with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	5121 North 132nd Street
24.	C7-15-314 Kiewit Infrastructure Group	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Surface parking in a CBD-Central Business District (property is located within an ACI-1(PL) Overlay District)
		LOCATION:	1515 Cuming Street

**Vacations**

25.	C14-24-111 Planning Board	REQUEST:	Approval of the vacation of a portion of Craig Avenue east of 57th Street to its eastern terminus
		LOCATION:	

**MINUTES TO BE APPROVED: March 6, 2024**

**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.**