

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, May 1, 2024, **1:00 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 22, 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, May 1, 2024 at **10:30 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.	C10-16-287 C12-16-288 Jasper Stone 192nd & Dodge, LLC	REQUEST:	Final Plat approval of AVENUE ONE (Lot 12), a subdivision inside city limits, with rezoning from AG to MU
		LOCATION:	Southwest of 193rd Street and HWS Cleveland Boulevard

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

2.	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) (laid over 4-3-24)
		LOCATION:	Southeast of 234th Street and West Center Road
3.	C12-23-170 Keith Edquist	REQUEST:	Preliminary Plat approval of STARGRASS ACRES (formerly Northern Hills Estates IV), a subdivision outside city limits, with a waiver to Section 53-9(9), Sidewalks (laid over 7-5-23)
		LOCATION:	6820 Northern Hills Drive

Overlays

4.	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 (laid over 4-3-24)
		LOCATION:	Southwest of 22nd Street and Poppleton Avenue

Special Use Permits

5.	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 (laid over 4-3-24)
		LOCATION:	4383 Nicholas Street Unit 204
6.	C8-23-182 Keith Edquist	REQUEST:	Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District (laid over 7-5-23)
		LOCATION:	6820 Northern Hills Drive

Conditional Use Permits

7.	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) (laid over 4-3-24)
		LOCATION:	Southeast of 234th Street and West Center Road

8.	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 (laid over 4-3-24)
		LOCATION:	5121 North 132nd Street

(REGULAR AGENDA)

Subdivisions

9.	C3-24-132 C10-24-097 C12-24-098 Bennington Public Schools	REQUEST:	Preliminary Plat approval of MILITARY 180 CROSSING, a subdivision outside city limits, with rezoning from AG to R4, along with approval of a waiver to the PDZ-Present Development Zone
		LOCATION:	Northeast of 180th Street and Military Road

10.	C10-16-289 C12-16-290 R&R Real Estate Investors II, LLC	REQUEST:	Final Plat approval of FOUNTAIN RIDGE EAST (formerly Fountain West Office Park) (Lots 2-3), a subdivision outside city limits, with rezoning from AG to MU, along with approval of a Major Amendment to the Mixed Use Development Agreement for Fountain Ridge East
		LOCATION:	North of 188th and Burke Streets

Rezoning

11.	C10-24-119 C10-24-120 Adriano De Santis	REQUEST:	Rezoning from GC and R7 to CC, along with a repeal of the PK-Overlay for a portion of the site (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	4358 Dodge Street

12.	C10-24-123 Tessa Domingus	REQUEST:	Rezoning from GC to R6
		LOCATION:	6055 Country Club Road

Overlays

13.	C10-24-131 Leavenwealth Capital LLC	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	7300 Graceland Drive

14.	C11-21-183 Alley Poyner Macchietto Architecture	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	3719 Farnam Street

Special Use Permits

15.	C8-24-121 American Tower LLC	REQUEST:	Approval of a Special Use Permit to allow a Broadcast tower in the CC district, with a waiver to Section 55-366, Height, to allow a 105-foot tall tower
		LOCATION:	14210 Arbor Street

16.	C8-24-122 Timothy Nelsen	REQUEST:	Approval of a Special Use Permit to allow General retail sales in the GI District
		LOCATION:	4356 South 87th Street
17.	C8-24-125 Omaha Cellular Telephone Company	REQUEST:	Approval of a Special Use Permit to allow a Broadcast tower in the DR district, with a waiver to Section 55-108, Height, to allow a 133-foot tall tower (property is located within the FF-Flood Fringe Overlay District)
		LOCATION:	Northeast of 258th Plaza and West Center Road
18.	C8-24-126 NebraskaLand Recycling	REQUEST:	Approval of a Special Use Permit to allow Scrap and salvage services in the GI District
		LOCATION:	3838 South 108th Street
19.	C8-24-130 Bill Alfred	REQUEST:	Approval of a Special Use Permit to allow Automotive rentals in the CC District (property is located within an MCC-Major Commercial Corridor Overlay District)
		LOCATION:	3434 South 84th Street

Conditional Use Permits

20.	C7-24-096 Bennington Public Schools	REQUEST:	Approval of a Conditional Use Permit to allow Secondary educational facilities in the R4 District, with a waiver to Section 55-186, Height, to allow a 50-foot tall building
		LOCATION:	Northeast of 180th Street and Military Road
21.	C7-08-006 Creighton Preparatory School	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in the R3 district, with a waiver to Section 55-166, Height, to allow for 75-foot tall field lights (property is also located within an ACI-2(50) Overlay District)
		LOCATION:	7400 Western Avenue

Vacations

22.	C14-24-128 Property Owner	REQUEST:	Approval of the vacation of the east-west alley between Hickory Street and William Street from 11th Street to its eastern terminus
		LOCATION:	

MINUTES TO BE APPROVED: April 3, 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.