

PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting
Wednesday, August 7, 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, July 29, 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, August 7, 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.

PUBLIC HEARING

(HOLD OVER CASES)

Master Plan Referrals

1.	C3-24-146 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the CENTRAL PARK PLAZA (THE DUO) TIF Redevelopment Project Plan (laid over 7-3-24)
		LOCATION:	222 South 15th and 201 South 16th Streets

Rezoning

2.	C10-04-306 K9 Resorts	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for MAPLE VALLEY (laid over 7-3-24)
		LOCATION:	16510 Bedford Avenue

Overlays

3.	C11-21-249 Lyric Townhomes	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District (laid over 7-3-24)
		LOCATION:	1110 South 20th Avenue Plaza

Special Use Permits

4.	C8-21-150 C8-21-158 Nebraska HBPA	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow Indoor Entertainment and Outdoor entertainment in the GI District, along with approval of a Major Amendment to the Large Project Special Use Permit to allow development over 10 acres in the GI District (property is located within the FF-Flood Fringe, FW-Floodway and MCC-Major Commercial Corridor Overlay Districts) (laid over 6-5-24)
		LOCATION:	6303 Q Street

5.	C8-20-188 C8-20-191 Karen Buddhist Society of Omaha	REQUEST:	Approval of a Special Use Permit to allow Religious assembly in the DR District, and approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District (laid over 9-2-20)
		LOCATION:	9861 North 60th Street

(REGULAR AGENDA)

Master Plan Referrals

6.	C3-24-135 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to Chapter 55, Zoning regarding landscaping regulations and urban design code, in addition to an amendment to Chapter 24, Planning regarding the Urban Design Review Board
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

7.	C3-24-186 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2025-2030 Capital Improvements Plan (CIP)
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

8.	C3-24-019 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to THE NODO TIF redevelopment project plan
		LOCATION:	South and West of 12th and Nicholas Streets

Subdivisions

9.	C10-24-183 C12-24-184 University of Nebraska Board of Regents	REQUEST:	Preliminary and Final Plat approval of WEST OMAHA REPLAT EIGHT, a minor plat inside city limits, with rezoning from R6 and R7 to R7 (property is located within an ACI-Overlay District)
		LOCATION:	Southwest of 38th Avenue and Dewey Avenue
10.	C10-24-188 C12-24-189 Charles Hill Jr.	REQUEST:	Preliminary and Final Plat approval of HARTMAN RIDGE, a minor plat inside city limits, with rezoning from R2 to R3
		LOCATION:	5517 North 52nd Street

Rezoning

11.	C10-24-177 C10-72-157 Lyle Burkle	REQUEST:	Rezoning from R6 to R5, along with a repeal of the PUD-Planned Unit Development Overlay District for a portion of the site (property is located within an ED-Environmental Overlay District)
		LOCATION:	West of 50th Street and Raven Oaks Drive
12.	C10-24-178 Jay Nielsen	REQUEST:	Rezoning from GI to R5
		LOCATION:	408 William Street
13.	C10-12-157 Woodhouse Auto Family	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for WEST DODGE POINTE
		LOCATION:	17335 Burt Street
14.	C10-24-185 Metro Driveway Replacement LLC.	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	Northwest of 45 th and H Streets
15.	C10-24-187 Aida Maria Lucas	REQUEST:	Rezoning from GI to R5
		LOCATION:	1231 South 15 th Street

Special Use Permits

16.	C8-16-040 Hansen Property Development, Inc.	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in the GI District (portions of the property are located within the FF-Flood Fringe and FW-Floodway Overlay Districts)
		LOCATION:	5940 South 60th Street

Conditional Use Permits

17.	C7-24-176 Brooks Builders Inc.	REQUEST:	Approval of a Conditional Use Permit to allow an Accessory dwelling unit in the R2 District
		LOCATION:	3315 South 115th Street

18.	C7-24-179 Mental Health Association	REQUEST:	Approval of a Conditional Use Permit to allow Small group living (disabled) in the GC District
		LOCATION:	6055 Country Club Road
19.	C7-24-180 Above & Beyond Therapy	REQUEST:	Approval of a Conditional Use Permit to allow a Medical office in the LO District (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	12915 West Dodge Road
20.	C7-24-163 Sacred Heart Academy	REQUEST:	Approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow Secondary educational facilities in the R3 District, along with approval of a waiver to Section 55-166, Height, to allow a 36-foot-tall building addition (property is a designated Local Landmark)
		LOCATION:	Southwest of 36th and Burt Streets

MINUTES TO BE APPROVED: July 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.