APPLICATION
ZONING

☑ Rezoning from DS ACI-1(FL) to CBD ACI-1(PL) ☐ Other
☐ Special Use Permit ☐ Conditional Use Permit

Base Zoning District: DS

Property
Owner: 1910 Howard Owner, LLC 3814 Farnam street Omaha, NE 68131 402-981-3755
Name Address Zip Phone #

Applicant: 
Name Address Zip Phone #

Representative: Neeral Agarwal 3814 Farnam street Omaha, NE 68131 402-981-3755
Hrm Name Address Zip Phone #

Contact: Daniel Dolezal 3552 Farnam street Omaha, NE 68131 402-561-2314
Name Address Zip Phone #
dcdolezal@ohhrhartgriffin.com
E-Mail Address

Postal Address (or General Location if no address has been assigned): 1901 Howard Street Omaha, NE

Legal Description: LOTS 5, 6, 7, 19, 20 AND 21, REPLAT OF BLOCK 3, E. KOUNTZE RESERVE, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART OF LOTS 6 AND 21 TAKEN BY THE CITY OF OMAHA FOR THE WIDENING OF HOWARD STREET, WHICH PROPERTY IS ALSO DESCRIBED AS THE SOUTH 22.19 FEET OF LOT 6; ALL OF LOTS 6, 7, 19 AND 20, AND THE SOUTH 21.73 FEET OF LOT 21, REPLAT OF BLOCK 3, E. KOUNTZE RESERVE. AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

Proposed Use Type: MIX USE/RESTAURANT, COMM, OFFICE Existent Use Type: LIGHT MANUFACTURING & OFFICE

Building and Parking Information:

a. Total Site Area 11969 Sq. Ft.
b. Building Coverage 11969 Sq. Ft.
c. Building Coverage (b+a) 100 %
d. Maximum Building Height 61.5 Ft.
e. Total Floor Area 63984 Sq. Ft.
f. Floor Area Ratio (e+a) 5.3
g. Total Paved Area 11969 Sq. Ft.
h. Impervious Coverage (b+g+a) 100 %
i. Number of Parking Stalls N/A
   Number of Compact Stalls N/A
   Number of Handicapped Stalls N/A

Landscaping Information:

j. Total Area of Street Yard N/A Sq. Ft.
k. Street Yard Landscaped Area N/A Sq. Ft.
l. Street Yard Landscaped Area (k+l) N/A %
m. Parking Lot Area N/A Sq. Ft.
n. Interior Parking Lot Landscaping N/A Sq. Ft.
o. Interior Lot Landscaping (n+m) N/A %

Residential Uses Only:
p. Total Number of Units N/A
   for Multi-Family: # of Efficiencies N/A
   #1 Bedrooms N/A
   #2 Bedrooms N/A
   #3 Bedrooms N/A

q. Density (a-p) N/A Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office N/A Sq. Ft.
of Commercial Use N/A Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner's Signature
Date 6.6.19

Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)
Executive Summary
Propose Building Use

The 1901 Howard Street property ("Redfield Building") will be a historic renovation and the owner will be applying for federal and state historic tax credits as well as TIF financing.

The owner will operate the Redfield Building as a mixed-use building. The first floor will have two tenants, a restaurant and a to-be-determined commercial tenant.

The owner will lease the basement to two to-be-determined commercial tenants.

The owner will lease the second and third floors to an affiliated company that will in turn lease office space on both floors.

The owner will lease the entire fourth floor to a single office tenant.

Parking for the Redfield Building will primarily be addressed through 435 S. 20th Street building across the street. This is a 2-story parking garage the owner also acquired with the Redfield Building and contains approximately 80 parking stalls.

Joseph Saniuk, AIA, LEED AP
Principal

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