City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from _______ to _______
☐ Special Use Permit
☐ Other Major Amendment to Mixed Use Agreement
☐ Conditional Use Permit

Base Zoning District: GI

Property
Owner: Ted Grace Development, LLC
14440 F Street, Suite 117 Omaha, NE 68137 402-758-9500
Name: Ted Grace
Address: 14440 F Street, Suite 117 Omaha, NE 68137
Phone #: 402-758-9500

Firm Name
Representative: E & A Consulting Group
10909 Mill Valley Road, Suite 100 Omaha, NE 68154
Name: Kyle Haase
Address: 10909 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone #: 402-895-4700

Contact: Kyle Haase
khaase@eacq.com

Postal Address (or General Location if no address has been assigned): 147th and F Street

Legal Description: Altec Business Park

Proposed Use Type: MU
Existing Use Type: MU

Building and Parking Information:
a. Total Site Area Sq. Ft.
c. Building Coverage (b+n) %
d. Maximum Building Height Ft.
e. Total Floor Area Sq. Ft.
f. Floor Area Ratio (e+n) 
g. Total Paved Area Sq. Ft.
h. Impervious Coverage (b+g+n) %
i. Number of Parking Stalls
Number of Compact Stalls
Number of Handicapped Stalls
j. Total Area of Street Yard Sq. Ft.
k. Street Yard Landscaped Area Sq. Ft.
l. Street Yard Landscaped Area (k+j) %
m. Parking Lot Area Sq. Ft.
o. Interior Lot Landscaping (n+m) %

Landscaping Information:

Residential Uses Only:
p. Total Number of Units
for Multi-Family: # of Efficiencies
#1 Bedrooms
#2 Bedrooms
#3 Bedrooms
q. Density (e+p) Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office Sq. Ft.

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

Owner's Signature

Applicant Signature

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Date
June 10th, 2019

Date

1/28/2014
AMENDMENT TO DEVELOPMENT AGREEMENT
(ALTECH BUSINESS PARK)

This MAJOR AMENDMENT to Development Agreement is made pursuant to Section 55-561 of the Zoning Ordinances of the City of Omaha, made and entered into this ___ day of __________, 2019, by and between THE CITY OF OMAHA, NEBRASKA, a municipal corporation of the State of Nebraska (CITY) and Ted Grace Development Inc., a Nebraska Corporation (DEVELOPER).

WITNESSETH:

WHEREAS, The Developer desires to add the permitted uses list as attached to the Lots 3, 4, 5, 6, 10, 11, 12, 13, 14, 44, 48, Replat 9 Lot 2 and Lot 1 Replat 11 Altech Business Park from the mixed use development agreement.

NOW, THEREFORE, the following is agreed between the parties hereeto:

1. To amend the Altech Business Park Mixed Use District Development Agreement to add the attached Permitted Uses List to Lots 3, 4, 5, 6, 10, 11, 12, 13, 14, 44, 48, Replat 9 Lot 2 and Replat 11 Lot 1 Altech Business Park to the Mixed Use District Development Agreement.

In all other respects, the Agreement shall not be affected hereby, and it is hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned have executed this amendment to the Development Agreement on or before the day and year first above written.

By ________________________________
Ted Grace Development Inc. Date
Ted Grace - OWNER

STATE OF NEBRASKA )
) ss:
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this ___ day of __________, 2019 by TED GRACE, OWNER, on behalf of TED GRACE DEVELOPMENT INC.

Notary Public

CITY OF OMAHA, NEBRASKA

By ________________________________
Mayor

Attest:

By ________________________________
City Clerk

Approved as to form:

By ________________________________
Assistant City Attorney
Permitted Uses List

Altech Business Park Lots 3, 4, 5, 6, 10, 11, 12, 13, 14, 44, 48, Replat 9 Lot 2, Replat 11 lot 1

The following use types are permitted:

(a) Office uses.
Financial services
General offices
Medical offices

(b) Commercial uses.
Automotive washing
Building maintenance services
Business support services
Business or trade school
Communications services
Consumer convenience services
Consumer repair services
Exterminating services
Funeral services
Laundry services
Personal improvement services
Personal services
Pet services
Research services
Restaurant (limited)
Service station
Veterinary services
(c) Civic uses.
Administrative services
Guidance services
Hospital services (limited)
Local utility services
Park and recreation services
Postal facilities
Social clubs

(d) Industrial uses.
Custom manufacturing
Light industry
Construction sales and services
Warehousing and distribution (limited)