City of Omaha Planning Department

APPLICATION
ZONING

☑ Rezoning from LC to R7 ☐ Other
☐ Special Use Permit ☐ Conditional Use Permit

Base Zoning District: LC (Limited Commercial)

Property Owner: Klinker Homeplace, LLC; 7777 L Street; Ralston, NE 68127 402-690-9404

Applicant: Klinker Homeplace, LLC; 7777 L Street; Ralston, NE 68127 402-690-9404

Representative: Olsson 2111 S 67th St., Ste 200, Omaha, NE 68106 402-341-1116

Contact: Kyle Graham 2111 S 67th St., Ste 200, Omaha, NE 68106 402-341-1116

E-Mail Address: kgraham@olson.com

Postal Address (or General Location if no address has been assigned): 132nd & Fort Streets (NE Corner)

Legal Description: Marvely, Lot 3 (currently awaiting City Council approval)

Proposed Use Type: Multi-Family Residential Existing Use Type: Agricultural

<table>
<thead>
<tr>
<th>Building and Parking Information:</th>
<th>Landscaping Information:</th>
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<tbody>
<tr>
<td>a. Total Site Area: 135,000 Sq. Ft.</td>
<td>j. Total Area of Street Yard</td>
</tr>
<tr>
<td>b. Building Coverage: Sq. Ft.</td>
<td>k. Street Yard Landscaped Area</td>
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<tr>
<td>c. Building Coverage (b-a): %</td>
<td>l. Street Yard Landscaped Area (k-i)</td>
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<tr>
<td>d. Maximum Building Height: Ft.</td>
<td>m. Parking Lot Area</td>
</tr>
<tr>
<td>e. Total Floor Area: Sq. Ft.</td>
<td>n. Interior Parking Lot Landscaping</td>
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<tr>
<td>f. Floor Area Ratio (e-a): Sq. Fl.</td>
<td>o. Interior Lot Landscaping (m+n)</td>
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<tr>
<td>g. Total Paved Area: Sq. Ft.</td>
<td>p. Total Number of Units</td>
</tr>
<tr>
<td>h. Impervious Coverage (b+g+s): %</td>
<td>for Multi-Family:</td>
</tr>
<tr>
<td>i. Number of Parking Stalls</td>
<td>#1 Bedrooms</td>
</tr>
<tr>
<td>Number of Compact Stalls</td>
<td>#2 Bedrooms</td>
</tr>
<tr>
<td>Number of Handicapped Stalls</td>
<td>#3 Bedrooms</td>
</tr>
<tr>
<td>q. Density (b+p)</td>
<td>Total Floor Area of Any Incidental Office</td>
</tr>
<tr>
<td>r. Total Floor Area of Any Commercial Use</td>
<td>Sq. Ft.</td>
</tr>
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</table>

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

Owner's Signature: [Signature]

Applicant Signature: [Signature]

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

Date: 9-10-19

Date: 9/10/19

1/28/2014
CHECKLIST
ZONING

All zoning applications will be presented at a public hearing before the Planning Board. Completed applications must be filed with the City Planning Department by the applicable deadline before the Planning Board hearing to assure timely review and to meet public notice requirements. Applications received after that time will be placed on the following board agenda. Incomplete Applications Cannot Be Processed.

Site Plan

A general site plan, drawn to scale with dimensions, must be included as a part of the application. The site plan is required to show the following:

- ✔ The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- ✔ The location and dimensions of boundary lines and easements
- The location and size of public utilities to service the site
- The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, but in no case greater than at 5-foot intervals
- The location of site improvements, including signage; parking and loading areas; pedestrian and vehicular access (sidewalks, driveways, vehicle stacking lanes); service, display and storage areas
- Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing and lighting schemes

A traffic impact analysis may be required by the Public Works Director.

Application Checklist:

- ✔ Completed and Signed Application Form
- ✔ Filing Fee
- ✔ Site Plan (18 x 24 Max. Preferred)
- Traffic Impact Analysis, if required

Number of Plans Required for Submittal:

- Rezonings:
  - to AG, DR, R1 – R5 OR MH
  - to R6-R8
  - all others

- Special Use Permits
- Major Amendments
- Minor Amendments

- Conditional Use Permits
- Major Amendment
- Minor Amendment

- Overlay District
- Major Amendment
- Minor Amendment

Special and Conditional Use Permits and Industrial Uses

Please submit a detailed statement describing the proposed use. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent operating and/or site development characteristics listed in Table 55-885 of the Zoning Ordinance. Use permit applications also require submittal of building elevations to show the general appearance of existing and proposed structures.