City of Omaha Planning Department

APPLICATION
ZONING

[ ] Rezoning from ______ to ______ [ ] Other

[ ] Special Use Permit [ ] Conditional Use Permit

Base Zoning District: __________________________

Property Owner: Euromart Building Partners LLC
Name: Reda Hamze (Owner)
Address: 8310 Cass Street
Zip: 68114
Phone #: 402-398-9647

Applicant: TD2 Engineering & Surveying
Name: Douglas Dreessen
Address: 10836 Old Mill Road
Zip: 68154
Phone #: 402-330-8860

Representative: Douglas Dreessen
Firm Name: TD2 Engineering & Surveying
Address: 10836 Old Mill Road
Zip: 68154
Phone #: 402-330-8860

Postal Address (or General Location if no address has been assigned): 1938 N 85th Street

Legal Description: Lot 2, West Dodge

Proposed Use Type: Same as Existing
Existing Use Type: Food Sales Limited

Building and Parking Information:

a. Total Site Area 29,247 Sq. Ft.
c. Building Coverage (b÷a) 20.0 %
d. Maximum Building Height 40 Ft.
e. Total Floor Area 5,966 Sq. Ft.
f. Floor Area Ratio (e÷a) 0.20
g. Total Paved Area 12,228 Sq. Ft.
h. Impervious Coverage (b+g÷a) 62 %
i. Number of Parking Stalls 20
Number of Compact Stalls 0
Number of Handicapped Stalls 1

Landscaping Information:

j. Total Area of Street Yard 15,974 Sq. Ft.
k. Street Yard Landscaped Area 6,211 Sq. Ft.
l. Street Yard Landscaped Area (k÷j) 39 %
m. Parking Lot Area 10,739 Sq. Ft.
o. Interior Lot Landscaping (n÷m) 7.0 %

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

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

Owner’s Signature __________________________ Date __________

Applicant Signature __________________________ Date __________

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

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 ………………… 10
  - to R6-R8 ……………………………………… 10
  - all others ……………………………………… 10
- **Special Use Permits** ……………………… 10
- **Major Amendments** ……………………… 10
- **Minor Amendments** ……………………… 2
- **Conditional Use Permits** ………………… 10
- **Major Amendment** ……………………… 10
- **Minor Amendment** ……………………… 2
- **Overlay District** ………………………… 10
- **Major Amendment** ……………………… 10
- **Minor Amendment** ……………………… 2

**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.
1. THE INTENT OF THE DRAWINGS IS TO PROVIDE INFORMATION FOR CONSTRUCTION. IT IS IMPORTANT FOR THE CONTRACTOR TO VERIFY FIELD DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF THE WORK. CONTACT THE ARCHITECT SHOULD DISCREPANCIES EXIST.

2. CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL WORK SHOWN ON PLANS, CALLED FOR IN SPECIFICATION, OR REASONABLY IMPLIED FOR A COMPLETE INSTALLATION EVEN THOUGH NEITHER SHOWN ON PLANS OR CALLED OUT IN SPECIFICATIONS.

3. ALL NEW WALLS ARE TO EXTEND TO DECK, UNLESS OTHERWISE NOTED.

4. WHERE FLOOR IS TRANSITIONING TO A DIFFERENT MATERIAL, INSTALL A TRANSITION STRIP.

5. DIMENSIONS ARE FROM FACE OF EXISTING WALL FINISH, OR FACE OF NEW STUD UNLESS OTHERWISE NOTES.

6. DEBRIS SHALL BE PROMPTLY REMOVED FROM THE BUILDING AND THE SITE AND DISPOSED OF IN A LEGAL MANNER. SURFACES IN THE CONSTRUCTION AREA SHALL BE MAINTAINED IN A BROOM CLEAN CONDITION AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW AND RENOVATION CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED, INCLUDING, BUT NOT LIMITED TO, ALL OTHER WORK THAT MIGHT REASONABLY BE REQUIRED TO BE REMOVED IN PREPARATION FOR SPECIFIED FINISHES. DEMOLITION SHALL BE PERFORMED IN A MANNER THAT WILL NOT DAMAGE ANY ITEMS OR SURFACES INDICATED TO REMAIN. ITEMS OR SURFACES SHALL BE PATCHED IF NECESSARY TO PROVIDE A SUITABLE SUBSTRATA FOR NEW FINISHES.
GENERAL NOTES
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SYMBOL LEGEND
- NEW WALL/ITEM/ELEMENT TO BE CONSTRUCTED, FIELD VERIFY TYPES AND CONDITIONS
- EXISTING WALL/ITEM/ELEMENT TO REMAIN AND BE PROTECTED, FIELD VERIFY TYPES AND CONDITIONS

KEYNOTE LEGEND
- NO. DESCRIPTION

PHASE 2
FLOOR PLANS