City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from _____ to _____ ☐ Other
☑ Special Use Permit ☐ Conditional Use Permit

Base Zoning District: ____________________________

Property Owner:
Name: DRE Holdings LLC
Address: 17113 Lakewood Dr 108123 (402) 600-8106

Applicant: Erin Bender
Name: 2316 S. 11th St
Address: 108130 (402) 600-8106

Representative: Total Design Custom Homes
Name: 168022
Address: (402) 6039-6940

Contact:
Name: Ryan Krejci
Address: 1625 N. 203rd St
Zip: 108022
E-Mail Address: ryan@trademark-omaha.com

Postal Address (or General Location if no address has been assigned): 1911 Western Ave

Legal Description: Lot #123 Five Fountains

Proposed Use Type: Large Group Living

Existing Use Type: NA

Building and Parking Information:

a. Total Site Area 23184 Sq. Ft.
c. Building Coverage (b+a) 13 %
d. Maximum Building Height 20 Ft.
e. Total Floor Area 25522 Sq. Ft.
f. Floor Area Ratio (e-a) 11%
g. Total Paved Area 3563 Sq. Ft.
h. Impervious Coverage (b+g-a) 12 %
i. Number of Parking Stalls —
   Number of Compact Stalls —
   Number of Handicapped Stalls —

Landscaping Information:
j. Total Area of Street Yard 23184 Sq. Ft.
k. Street Yard Landscaped Area 10435 Sq. Ft.
l. Street Yard Landscaped Area (k+l) 71 %
m. Parking Lot Area — Sq. Ft.
n. Interior Parking Lot Landscaping — %
o. Interior Lot Landscaping (n+m) — %

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

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

Owner's Signature: ____________________________ Date: 3/11/19

Applicant Signature: ____________________________ Date: 3/11/19

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

1/28/2014
Legato, LLC
Lot #123 Five Fountains

Statement of Proposed Use:
Legato, LLC serves those in the community who need 24 hour care due to Alzheimer’s disease or other types of dementia. We strive to be the premier provider of dementia care in secure homelike settings and our mission is ‘To preserve the health and dignity of each resident entrusted to our care, in cooperation with their family, physician, and other health care providers’.

ComfortCare Homes has partnered with the owners of A Place At Home to form the new entity, Legato LLC. This home will operate the same as the current ComfortCare Homes model. By building, we are able to design the home to meet state requirements in order to fit within our model.

Hours of Operation:
We operate 24 hours/day, 7 days/week.

Employees/Clients/Programming:
The staffing model consists of 2 staff members during the day and one overnight on the main floor and one on the lower level. Two of the staff will be able to park in the garage to leave room for visitors. None of our residents/clients will be driving or leaving cars on the property so in addition to visitors, there would be occasional Home Care Services and Hospice Care Staff that would stop by to provide intermittent care. We operate both 8 and 12 hour shifts so there would not be cars coming or going during overnight hours unless of a rare emergency.