APPLICATION

PLANNED UNIT REDEVELOPMENT

This application includes:

(X) Rezoning from ________ to ________

( ) Subdivision plat ________________________ (Separate application required)

( ) PUR – New    ( ) Major Amendment    ( ) Minor Amendment

Property Owner _______________________________________________________________________
Name    Address  Zip   Phone

Applicant ____________________________________________________________________________
Name    Address  Zip   Phone

Contact Person _______________________________________________________________________
Name    Address  Zip   Phone

Email _______________________________________________________________________________

General Location/Postal Address _________________________________________________________

Legal Description (attach if needed) _______________________________________________________

OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

Proposed use type ____________________________ Existing Use VACANT GENERAL RETAIL SALES

Building, Landscaping and Parking Information

<table>
<thead>
<tr>
<th>a. Total site area</th>
<th>58,861 Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Number of buildings</td>
<td>1</td>
</tr>
<tr>
<td>c. Building coverage</td>
<td>43,562 Sq. Ft.</td>
</tr>
<tr>
<td>d. Building coverage (c/a)</td>
<td>74 %</td>
</tr>
<tr>
<td>e. Building height</td>
<td>65.5 Ft.</td>
</tr>
<tr>
<td>f. Total floor area</td>
<td>88,374 Sq. Ft.</td>
</tr>
<tr>
<td>g. Floor area ratio (f/a)</td>
<td>1.50 %</td>
</tr>
<tr>
<td>h. Total paved area</td>
<td>7,382 Sq. Ft.</td>
</tr>
<tr>
<td>i. Total impervious coverage (h/a)</td>
<td>87 %</td>
</tr>
<tr>
<td>j. Number of parking stalls</td>
<td>127</td>
</tr>
<tr>
<td>k. Total area of street yard</td>
<td>N/A (ACI2) Sq. Ft.</td>
</tr>
<tr>
<td>l. Street yard landscaped area</td>
<td>N/A (ACI2) Sq. Ft.</td>
</tr>
<tr>
<td>m. Street yard landscaped area (l/k)</td>
<td>N/A (ACI2) %</td>
</tr>
<tr>
<td>n. Parking Lot</td>
<td>1,673 Sq. Ft.</td>
</tr>
<tr>
<td>o. Interior parking lot landscaping</td>
<td>N/A Sq. Ft.</td>
</tr>
<tr>
<td>p. Interior parking lot landscaping (n/o)</td>
<td>N/A %</td>
</tr>
<tr>
<td>q. Total Number of units</td>
<td>159</td>
</tr>
<tr>
<td>r. Density (a/q) = (Site Area per unit)</td>
<td>370 Sq. Ft.</td>
</tr>
<tr>
<td>s. Total floor area office/comm.</td>
<td>0 Sq. Ft.</td>
</tr>
</tbody>
</table>

Owner signature

Applicant signature

Date Submitted

Print or type name of applicant

Revised 8/15/2015
PLANNED UNIT REDEVELOPMENT

All Planned Unit Redevelopment applications must be presented at a public hearing before the Planning Board. Completed applications must be filed with the Planning Department by the applicable deadline before the Planning Board hearing to assure timely review and to meet public notice requirements. Incomplete applications will not be processed.

Application for Creation of District

Concept Review: Prior to application for a PUR district, the prospective applicant shall submit a concept plan and general objective statement to the planning department for review, which shall include the following:

(a) A general land use plan showing site design, proposed uses, and related planning and development data.
(b) A general plan for public facilities, showing approximate location of public and private streets, pedestrian ways, other circulation features, utilities, and community facilities.

The planning director shall advise the applicant of the project's conformance with the master plan and shall provide other comments on land use, transportation, environmental and other issues within fifteen days of the concept discussion.

Development Plan Requirements

The application for a PUR district shall include a scaled development plan conformance with applicable sections of the Infill and Redevelopment Guidelines and Article XXII containing the following information:

A tract map, showing site boundaries, street lines, lot lines, easements and proposed dedications or vacations.

A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density and floor area ratio requirements.

A site development and landscaping plan, showing building locations or building envelopes, site improvements, public or common open spaces, community facilities, signs and other significant visual features, and typical landscape plans.

(a) The landscape plan shall specify all required and proposed landscaping including that within the public right-of-way and shall identify plants by their common and scientific names and shall include quantities, size and spacing.

A circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle and other circulation facilities, and location and general design of parking and loading facilities.

A public services and utilities plan providing requirements for and provision of all utilities, sewers, and other facilities needed to serve the site.

A topographic map and site grading plan, showing existing and proposed contours in no greater than five-foot intervals and the design of all proposed retaining walls.
Architectural plans and elevations sufficient to indicate building height, bulk, materials and general architectural design.

A proposed development schedule.

A traffic impact analysis, if required by the public works director, completed according to standards and requirements on file with the city clerk.

### Application Checklist

- [x] Completed and signed application form
- [x] Filing fee (see Section 55-890)*
- [x] Building Elevations
- [x] Site Plan
- _____Traffic Impact Analysis (if required)

### Fees and Plans Required for Submittal

- PUR Plans……………………………10 sets
- Major Amendment…………………10 sets
- Minor Amendment………………….3 sets

*Add 8% for Technology and Training Fee

If you have any questions about this application form, please contact the Current Planning Division at (402) 444-5150.
City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from GC-ACI-2(65') to GC-ACI-2(63.57') ☐ Other
☐ Special Use Permit ☑ Conditional Use Permit

Base Zoning District: GC

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>J DEVELOPMENT</td>
<td>2430 S 73RD ST SUITE 200</td>
<td>68124</td>
<td>402-345-7020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>J DEVELOPMENT</td>
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<td>68124</td>
<td>402-345-7020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Representative</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAMP RYN EARSON</td>
<td>14710 WEST DODGE RD SUITE 100</td>
<td>68154</td>
<td>402-496-2498</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANDY KUSZAK</td>
<td>14710 WEST DODGE RD SUITE 100</td>
<td>68154</td>
<td>402-496-2498</td>
</tr>
</tbody>
</table>

Postal Address (or General Location if no address has been assigned): 119 N. 72ND ST, OMAHA, NE

Legal Description: LOT 1, FURNITURE ROW 78, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

Proposed Use Type: MULTIPLE-FAMILY RESIDENTIAL  Existing Use Type: VACANT GENERAL RETAIL SALES

Building and Parking Information:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
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<tr>
<td>Total Site Area</td>
<td>58,861 Sq. Ft.</td>
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<tr>
<td>Building Coverage</td>
<td>43,562 Sq. Ft.</td>
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<tr>
<td>Building Coverage (b-a)</td>
<td>74%</td>
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<td>Maximum Building Height</td>
<td>65.5 Ft.</td>
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<tr>
<td>Total Floor Area</td>
<td>88,374 Sq. Ft.</td>
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<td>Floor Area Ratio (e-a)</td>
<td>1.50</td>
</tr>
<tr>
<td>Total Paved Area</td>
<td>7,382 Sq. Ft.</td>
</tr>
<tr>
<td>Impervious Coverage (b+g-a)</td>
<td>87%</td>
</tr>
<tr>
<td>Number of Parking Stalls</td>
<td>127</td>
</tr>
<tr>
<td>Number of Compact Stalls</td>
<td>59</td>
</tr>
<tr>
<td>Number of Handicapped Stalls</td>
<td>5</td>
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</table>

Landscaping Information:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area of Street Yard</td>
<td>N/A (ACI2) Sq. Ft.</td>
</tr>
<tr>
<td>Street Yard Landscaped Area</td>
<td>N/A (ACI2) Sq. Ft.</td>
</tr>
<tr>
<td>Street Yard Landscaped Area (k-j)</td>
<td>N/A (ACI2)%</td>
</tr>
<tr>
<td>Parking Lot Area</td>
<td>1,673 Sq. Ft.</td>
</tr>
<tr>
<td>Interior Parking Lot Landscaping</td>
<td>N/A Sq. Ft.</td>
</tr>
<tr>
<td>Interior Lot Landscaping (n-m)</td>
<td>N/A%</td>
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</table>

Residential Uses Only:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Units for Multi-Family</td>
<td>159</td>
</tr>
<tr>
<td># of Efficiencies</td>
<td>128</td>
</tr>
<tr>
<td>#1 Bedrooms</td>
<td>31</td>
</tr>
<tr>
<td>#2 Bedrooms</td>
<td>0</td>
</tr>
<tr>
<td>#3 Bedrooms</td>
<td>0</td>
</tr>
<tr>
<td>Density (a-p)</td>
<td>370 Sq. Ft./Unit</td>
</tr>
<tr>
<td>Total Floor Area of Any Incidental Office or Commercial Use</td>
<td>0 Sq. Ft.</td>
</tr>
</tbody>
</table>

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.)

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:

- X The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- X The location and dimensions of boundary lines and easements
- X The location and size of public utilities to service the site
- X 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
- X 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
- X Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- X 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:

- X Completed and Signed Application Form
- X Filing Fee
- X 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.
July 8, 2019

Mr. Eric Englund
City of Omaha/Planning Department
1819 Farnam Street, 11th Floor
Omaha, NE 68183-1100

REFERENCE:
Planned Unit Redevelopment Application
Conditional Use Permit Application
119 N 72nd St Apartments
Job No. 0119091.01-004

Dear Mr. Englund:

Submitted herewith are application materials for a proposed redevelopment at 119 N 72nd St. This submittal includes materials for a planned unit redevelopment (PUR) and conditional use permit for the 119 N 72nd St Apartments. Please place the 119 N 72nd St Apartment materials on the August Planning Board Agenda.

As part of the PUR, we request the following zoning waivers:

1. Section 55-68: 500-sq. feet of site area per unit required, 373-sq. feet provided.
2. Section 55-925: Build-to/Setback required 5’ minimum to 15’ maximum from baseline, 0’ provided to existing building.
3. Section 55-266: 16-feet required for north interior side yard (10’ + 2’ for each 10’ over 45’), 0.30-feet provided to existing building.
4. Section 55-266: 70% maximum building coverage, 74% coverage provided.
5. Section 55-266: 80% maximum impervious coverage, 87% coverage provided.
7. Section 55-737: 50 compact parking stalls maximum, 59 stalls provided.
8. Section 55-832: 40-sq. feet total sign area maximum, 120-sq. feet total provided.
9. Section 55-832: 20-sq. feet wall sign area maximum, 40-sq. feet provided.
10. Section 55-832: Projecting sign not permitted, 80-sq. foot projecting sign proposed with 4’ projection above parapet.

Documents enclosed are as follows:

1. Application for a Planned Unit Redevelopment (PUR) with associated application fee ($400 Base Fee) + (8% T&T Fee = $32) = $432.00;
2. Application for a Conditional Use Permit;
3. Planned Unit Redevelopment and Conditional Use Permit Exhibits (10 copies):
   a. Tract Map (ALTA Survey).
   b. Land Use Plan (includes circulation plan and utilities plan).
c. Landscape Plan.

d. Topographic Map and Site Grading Plan.

4. Conceptual Architectural Building Elevations and Materials (10 copies of each);

5. Sign Exhibit (10 copies)

6. Statement of Proposed Use and Project Schedule;

7. A USB drive with a complete copy of this submittal in PDF format.

Responses to comments included in the Site Plan Review submittal letter from Mr. Michael Carter, dated June 17, 2019, regarding the Furniture Row Apartment Project are as follows.

Recommendations:

1. As proposed waivers are required for the following:

   a. Minimum site area / unit from 500 square feet per unit to 373 square feet per unit.
   b. Minimum front yard setback from 12 feet to 0 feet.
   c. Minimum interior side yard setback from 14 feet to 0.3 feet (north side).
   d. Maximum building coverage from 70 percent to 74 percent.
   e. Maximum impervious surface coverage from 80 percent to 87 percent.
   f. Minimum number of off-street parking from 156 to 127.
   g. Maximum number of compact parking stalls from 51 to 58.

Response: Agreed.

2. The applicant indicates that the required parking will be reduced from 173 to 156 (10 percent of total (5 percent for providing bike parking in compliance with Section 55-739 (a) and 5 percent based on proximity to a Metro bus stop in accordance with Section 55-739(b))).

Response: Agreed.

3. The two parking stalls on Level 0 at the end of the ramp must be compact stalls.

Response: Agreed, the compact stall count and waiver request have been updated to reflect the additional compact stalls.

4. The application indicates a waiver of signage is requested, but no specific information was provided indicating what signage is proposed. A request for waivers to the sign code will be evaluated upon submittal of a proposed sign plan.
Response: Specific waivers to the sign code have been added and a proposed sign plan is included as part of the submittal package.

5. Approval of a right-of-way lease is required for the building encroachment into the 72nd Street right-of-way.

Response: Agreed. We will continue to coordinate with staff to obtain a ROW lease for the building encroachment into the 72nd Street right-of-way.

6. Approval by the appropriate adjacent property owner must be documented to allow any proposed improvements to extend past the applicant’s property lines onto adjacent property.

Response: Agreed. We will continue to coordinate with the adjacent property owner and document approval for construction of improvements in the adjacent property.

Public Works Department Comments:

1. Development of the site must comply with all applicable stormwater management ordinances and policies.

Response: Agreed.

Please call if you have questions or need more information.

Sincerely,

LAMP RYNEARSON

[Signature]

Randy R. Kuszaek, P.E.
Project Manager

Enclosures

cc: Jim Royer
Statement of Proposed Use and Project Schedule

The development team will renovate and reuse the existing building by converting it into a two-story indoor parking structure providing climate-controlled parking stalls. Improvements to the site will also be made, including the addition of green space, retaining walls, and the relocation of unsightly overhead electric lines that currently run along the southern property line.

The development team is working closely with OPPD to engineer and design a solution to bury these lines underground.

The main feature of the redevelopment effort will be a newly constructed five-story market-rate multifamily housing structure, which will be integrated into and built partially above the existing building. The new building will feature 128 studio/efficiency apartments, 30 1-bedroom apartments, a lobby, and amenity spaces.

J Development Company provides its own in-house property management services. The company anticipates hiring one full-time property manager, one part-time leasing specialist, and one full-time maintenance technician for the ongoing operations of this project once complete.

J Development Company has seen tremendous demand for studio/efficiency apartments during the lease-up of the Centerline Apartments. Studios and efficiencies have been the first units to lease primarily because they are offered at a much more affordable price point. As generational changes continue to influence the apartment market, J Development Company believes that tenants will sacrifice unit size in exchange for location, convenience, quality, and overall price. The Furniture Row redevelopment will be targeted primarily to Omaha’s young working professionals and undergraduate and graduate students at UNO, College of Saint Mary, Methodist College, Creighton University Medical Center at Bergan Mercy, and UNMC. J Development Company also anticipates that the $450 million expansion currently underway at Children’s Hospital & Medical Center will create many new jobs in the coming years and an enormous need for new, quality housing in the immediate vicinity that currently does not exist.

Furthermore, the Furniture Row redevelopment site is located within a very short walk to a proposed Omaha Rapid Bus Transit (ORBT) station located at 72nd & Dodge. Creating housing density along this new public transit route will be critical to its ongoing success, and the ORBT will in turn be an invaluable amenity to this new housing community.

<table>
<thead>
<tr>
<th>Project Schedule</th>
<th></th>
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<tbody>
<tr>
<td>TIF Application Submission</td>
<td>Jun 10</td>
</tr>
<tr>
<td>PUR Application Submission</td>
<td>Jul 08</td>
</tr>
<tr>
<td>TIF Committee Approval</td>
<td>Jul 17</td>
</tr>
<tr>
<td>TIF &amp; PUR Planning Board Approval</td>
<td>Aug 07</td>
</tr>
<tr>
<td>Construction Start Date</td>
<td>Nov 01</td>
</tr>
<tr>
<td>Construction Completion Date</td>
<td>Jun 01, 2021</td>
</tr>
</tbody>
</table>
BUILDING STATISTICS

LEVEL 0: 30,552 SF GARAGE
LEVEL 1: 32,315 SF GARAGE
LEVEL 2: 19,273 SF 35 UNITS
LEVEL 3: 19,273 SF 35 UNITS
LEVEL 4: 19,273 SF 35 UNITS
LEVEL 5: 19,273 SF 35 UNITS
TOTAL RSF: 74,251 RSF
TOTAL GSF: 151,241 GSF

UNIT STATISTICS

UNIT TYPES: UNIT SF TOTAL
EFFICIENT STUDIO 400 SF 36
STANDARD STUDIO A 437 SF 20
STANDARD STUDIO B 442 SF 40
DELUXE STUDIO 482 SF 32
STANDARD 1-BED A 579 SF 6
STANDARD 1-BED B 579 SF 4
STANDARD 1-BED C 582 SF 4
1-BED LOFT A 602 SF 7
1-BED LOFT B 602 SF 6
1-BED LOFT C 620 SF 4
STUDIO UNITS: 128 (81%)
1-BEDROOM UNITS: 30 (19%)
TOTAL: 158
Date: 05/22/19  
Project Number: 19006

J DEVELOPMENT - 119 N 72ND ST.  
MATERIAL BOARD

BR-1  
MODULAR BRICK KING SIZE  
MFR: ENDICOTT OR SIMILAR  
COLOR: %50/50 DARK IRONSPOT VELOUR/SMOOTH

MP-1  
METAL PANEL VERTICAL SIDING  
MFR: BERRIDGE HS-12 OR SIMILAR  
COLOR: ZINC GREY

MP-2  
METAL PANEL SIDING  
MFR: TBD  
COLOR: TBD

FCS-1  
WOOD-LOOK FIBER CEMENT LAP SIDING  
MFR: NICHIA VINTAGewood OR SIMILAR  
COLOR: CEDAR

FCS-2  
FIBER CEMENT LAP SIDING  
MFR: JAMES HARDIE OR SIMILAR  
COLOR: TBD

FCS-3  
FIBER CEMENT LAP SIDING  
MFR: JAMES HARDIE OR SIMILAR  
COLOR: TBD
J DEVELOPMENT - 119 N 72ND ST.

ELEVATIONS

SOUTH ELEVATION

LEVEL 2 ROOF DECK

5TH FLOOR CLUBHOUSE AND ROOF DECK

EAST ELEVATION

LEVEL 2 ROOF DECK

5TH FLOOR CLUBHOUSE AND ROOF DECK

Issue Date: 05/21/19
Project Number: 19006
EXISTING WALL TO BE PAINTED

5TH FLOOR CLUBHOUSE AND ROOF DECK

LEVEL 2 ROOF DECK

EXISTING WALL TO BE PAINTED

J DEVELOPMENT - 119 N 72ND ST.

ELEVATIONS
72ND STREET - NORTHEAST VIEW
PROJECTING SIGN = 80 SF
ADDITIONAL BUILDING SIGNAGE = 40 SF
TOTAL BUILDING SIGNAGE ALLOWANCE = 120 SF

WAIVER REQUESTS:
1.) INCREASE IN OVERALL SIGN ALLOWANCE FROM 40 SF TO 120 SF
2.) USE OF PROJECTING SIGN
3.) PROJECTING SIGN 4'-0" ABOVE BUILDING PARAPET
4.) INCREASE IN MAXIMUM AREA ALLOWED FOR WALL SIGN

*FINAL SIGN DESIGN AND LOCATIONS ARE TBD BUT WILL CONFORM WITH DESIGN GUIDELINES AS FOUND IN THE ZONING CODE