City of Omaha Planning Department

APPLICATION
ZONING

For Office Use Only

Date Filed

Fee $_________

Receipt #

☐ Rezoning from ______ to ______
☐ Other
☒ Special Use Permit
☐ Conditional Use Permit

Base Zoning District: R-5

Property Owner: Spire Foundation, LLC 1921 S. 220th Street 68022 402-619-8549

Applicant: Same

Representative: Olsson 2111 S. 67th Street, #200 68106 402-970-2311

Contact: Eric Williams 2111 S. 67th Street, #200 68106 402-970-2311
ewilliams@olsson.com

Postal Address (or General Location if no address has been assigned): 1110, 1116, 1119, 1125 S. 206th Circle

Legal Description: Lots 1,2,3,4 of Pacific Reserve Lots 1 thru 5 and Outlots A-F

Proposed Use Type: Outdoor Sports and Recreation

Existing Use Type: Residential

Building and Parking Information:

a. Total Site Area 281,397 Sq. Ft.
b. Building Coverage 32,000 Sq. Ft.
c. Building Coverage (b/a) 12 %
d. Maximum Building Height 35’-6” Ft.
e. Total Floor Area 22,000 Sq. Ft.
f. Floor Area Ratio (e/a) 8%
g. Total Paved Area 18,500 Sq. Ft.
h. Impervious Coverage (b+g/a) 18 %
i. Number of Parking Stalls 32
   Number of Compact Stalls
   Number of Handicapped Stalls

Landscaping Information:

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) _______ %

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./Unt
   Total Floor Area of Any Incidental Office _______ Sq. Ft.
   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

Applicant Signature

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

Date

Date

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:

<table>
<thead>
<tr>
<th>Description</th>
<th># Plans</th>
</tr>
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<tbody>
<tr>
<td>Rezonings:</td>
<td></td>
</tr>
<tr>
<td>to AG, DR, R1 – R5 OR MH</td>
<td>10</td>
</tr>
<tr>
<td>to R6-R8</td>
<td>10</td>
</tr>
<tr>
<td>all others</td>
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<td>Special Use Permits</td>
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<td>Major Amendments</td>
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<td>Minor Amendments</td>
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<td>Conditional Use Permits</td>
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<tr>
<td>Major Amendment</td>
<td>10</td>
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<td>Minor Amendment</td>
<td>2</td>
</tr>
<tr>
<td>Overlay District</td>
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<tr>
<td>Major Amendment</td>
<td>10</td>
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<tr>
<td>Minor Amendment</td>
<td>2</td>
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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.
General Purpose: The Spire Foundation will be a day camp (Camp Spire) during summer months and during other school breaks; providing recreational, arts and athletic activities and facilities for children (The Spire Club). The structure on the property will serve as activity space (primarily during inclement weather), storm shelter space, and for camp-related indoor athletics such as basketball and rock climbing.

Primary age range of camp participants will be from 6 years to 15 years. In the summer, the operating hours will be primarily daytime hours. Outside of primary operating hours, use would occur during the day and early evening hours. Facilities include outdoor sports fields, swimming pool, outdoor activity area, indoor sport court/rock wall and space for arts and crafts.

Services Offered: This project features a one-story building with the following use:

- Recreational kids day cap
- Outdoor playground

Employees: Camp Spire will enroll up to 250 children and will employ a seasonal staff of around 30

Hours of Operation: Monday-Sunday 8:00 am-6:30pm

Customer Base: This facility will serve families in the surrounding Elkhorn, Gretna, Bennington and Omaha communities.

Traffic Impact: A traffic study is in process. The Spire Foundation has obtained permission from Elkhorn Public Schools to utilize the parking areas located at Elkhorn Valley Middle School (“EVMS”) for drop-off and pick-up of children. To the extent necessary to help alleviate any traffic issues, The Spire Club will shuttle/bus the campers to and from EVMS.
<table>
<thead>
<tr>
<th>Cnty</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Planting Method</th>
<th>Size @ Planting</th>
<th>Spacing</th>
<th>MATURE SPREAD</th>
<th>MATURE HEIGHT</th>
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<tbody>
<tr>
<td>OVERSTORY DECIDUOUS TREES</td>
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<tr>
<td>ABO</td>
<td>Acer Rubrum 'Autumn Blaze'</td>
<td>Autumn Blaze Maple</td>
<td>B&amp;B</td>
<td>2&quot; CAL.</td>
<td>AS SHOWN</td>
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<td>LSM</td>
<td>Acer Saccharum 'Legacy'</td>
<td>Legacy Sugar Maple</td>
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<td>ShadeMaster Honeylocust</td>
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<td>Valley Forge American Elm</td>
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<tr>
<td>AM</td>
<td>Acer Ginnala</td>
<td>Amur Maple</td>
<td>B&amp;B</td>
<td>1.5&quot; CAL</td>
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<td>Syringa Reticulata</td>
<td>Japanese Tree Lilac</td>
<td>B&amp;B</td>
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<td>LP</td>
<td>Pinus Flexilis</td>
<td>Limp Pine</td>
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<tr>
<td>BP</td>
<td>Pinus Heidreichii</td>
<td>Bosnian Pine</td>
<td>B&amp;B</td>
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