APPLICATION
ZONING

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

Base Zoning District: R4

Property
Owner: Douglas County School District  3215 Cuming Street, Omaha, NE 68131
Name
Address
Zip
Phone #
Applicant: Robert Patterson  4868 Q St, Omaha, NE 68117
Name
Address
Zip
Phone #
Representative: Olsson  2111 S 67th St #200, Omaha 68106
Firm Name
Address
Zip
Phone #
Contact: Kellen Heideman  2111 S 67th St #200, Omaha 68106
Name
kheideman@olsson.com
E-Mail Address

Postal Address (or General Location if no address has been assigned): 4678 Q Street, Omaha, NE 68117

Legal Description: Block 4, Ashland Park

Proposed Use Type: [Redacted]  Undeveloped

Building and Parking Information:
a. Total Site Area 162,267  Sq. Ft.
b. Building Coverage 38,668  Sq. Ft.
c. Building Coverage (b-a) 24  %
d. Maximum Building Height 35  Ft.
e. Total Floor Area 39,000  Sq. Ft.
f. Floor Area Ratio (e-a) 24  %
g. Total Paved Area 35,937  Sq. Ft.
h. Impervious Coverage (b+g-a) 47  %
i. Number of Parking Stalls 85
Number of Compact Stalls 0
Number of Handicapped Stalls 3

Landscaping Information:
j. Total Area of Street Yard
k. Street Yard Landscaped Area
l. Street Yard Landscaped Area (k+j)
m. Parking Lot Area 31,841  Sq. Ft.
o. Interior Landscaping (n+m) 7.6  %

Residential Uses Only:
p. Total Number of Units
for Multi-Family: # of Efficiencies
#1 Bedrooms
#2 Bedrooms
#3 Bedrooms

q. Density (a+p)
r. Total Floor Area of Any Incidental Office or Commercial Use

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

1/28/2014
Statement of Proposed Use
Kids Can! Community Center
4768 Q Street
Omaha, NE 68117

General Purpose:
Kids Can! Community Center is a proposed facility featuring an early childhood education center serving children and infants ages 6 weeks to 4 years old in a full day, full-year program. Additionally, the proposed facility also will offer before and after school programs for children ages 5 years to 13 years old during the school year, as well as full day programs during the summer months. Kids Can also provides and partners with other community organizations for services such as tax assistance, shared meeting space, sports practice and academic competitions primarily being conducted during normal business hours, or within the hours listed as community recreational use.

Services offered:
Early Childhood Education Classrooms: 8,100 GSF
Before and After School Classrooms: 4,500 GSF
Gymnasium: 6,100 GSF
Cafeteria: 2,000 GSF
Outdoor Playgrounds

Employees:
The proposed facility is programmed to enroll 246 children and employ 22 teachers and 12 admin staff.

Hours of Operation:
General Daycare Use:
• Monday-Friday 6:00am-6:00pm

Community Recreation Use:
• Monday-Friday 6:00pm-9:00pm
• Saturday-Sunday 6:00am-9:00pm

Customer base:
The facility will serve families in the surrounding South Omaha community.

Traffic Impact:
A traffic study has not been implemented and at this point is not believed to be warranted through a preapplication meeting with the city.
### Typical Tree Planting Schedule

<table>
<thead>
<tr>
<th>QTY.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Planting Method</th>
<th>Trees @ Planting</th>
<th>Spacing</th>
<th>Mature Spread</th>
<th>Mature Height</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>111</td>
<td>Acer Pseudoplatanus</td>
<td>PERSIAN PUMPKIN</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>20'</td>
<td>30'</td>
<td></td>
</tr>
<tr>
<td>112</td>
<td>Acer saccharum</td>
<td>SUGAR MAPLE</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>30'</td>
<td>40'</td>
<td></td>
</tr>
<tr>
<td>113</td>
<td>Celtis occidentalis</td>
<td>PRAIRIE PRIDE</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>50'</td>
<td>70'</td>
<td></td>
</tr>
<tr>
<td>114</td>
<td>Gleditsia triacanthos inermis</td>
<td>SHADEMASTER HONEYLOCUST</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>35'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td>115</td>
<td>Gleditsia triacanthos inermis</td>
<td>SKYLINE HONEYLOCUST</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>35'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Gymnocladus dioicus</td>
<td>KENTUCKY COFFEETREE</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>40'</td>
<td>60'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ulmus americana</td>
<td>VALLEY FORGE AMERICAN ELM</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>50'</td>
<td>60'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ulmus 'Frontier'</td>
<td>FRONTIER ELM</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>20'</td>
<td>30'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ulmus 'Morton Glossy'</td>
<td>TRIUMPH ELM</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
<td>30'</td>
<td>40'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Populus tremuloides</td>
<td>PRAIRIE GOLD ASPEN</td>
<td>B&amp;B</td>
<td>BB/20&quot;</td>
<td>2&quot; CAL.</td>
<td>22'</td>
<td>35'</td>
<td></td>
</tr>
</tbody>
</table>

**PARKING LOT AREA**
- TOTAL AREA: 31,968 S.F.
- REQUIRED LANDS AREA: 1,598 S.F.
- 5%

**LANDSCAPE AREA**
- TOTAL AREA: 1743 S.F.
- REQUIRED TREES per 350 S.F.: 5
- PROVIDED TREES: 5

**STREET YARD TREES**
- TOTAL AREA: 25,365 S.F.
- TREES REQUIRED: 51
- TREES PROVIDED: 51
MATERIALS

- FIBER CEMENT
- PRECAST CONCRETE
- CONCRETE CAST IN PLACE
- METAL PANELING 1
- METAL PANELING 2
- ENDICOTT BRICK
- AMERICAN FIBER CEMENT
- PATINA 020 GRANITE
- PATINA 050 GRAPHITE
- 50% SIENNA IRON SPOT
- 25% MEDIUM IRON SPOT #77
- 25% EXECUTIVE IRON SPOT
- BERRIDGE METAL PANELING FW-1025 WALL PANEL
- BERRIDGE METAL PANELING HR-16 WALL PANEL
- AMERICAN FIBER CEMENT PATINA 020 GRANITE PATINA 050 GRAPHITE