Application Zoning

Rezoning from R-4 to C-C

Base Zoning District: R-4

Property
Owner: Joe and Steve Partnership LLC 5040 I Street 68117 Phone # 402 480 5300
Applicant: John Ackerman 5040 I Street 68117 Phone # 402 850 5101
Representative: Firm Name Phone # 402 850 5101
Contact: John Ackerman 5040 I Street 68117 Phone #

Postal Address (or General Location if no address has been assigned): 4660 L Street Omaha, NE

Legal Description: Syndicate Hill Lot 14 Block 6, Ex 1, Ex 2, Lot 3, A, C, & D, Lot 14

Proposed Use Type: Townhouse Residential
Existing Use Type: Single Family Residential

Building and Parking Information:
a. Total Site Area 11,008 Sq. Ft.
b. Building Coverage 2,158 Sq. Ft.
c. Building Coverage (b+a) 19.6% 
d. Maximum Building Height 22 Ft.
e. Total Floor Area 3,978 Sq. Ft.
f. Floor Area Ratio (e-a) 36% 
g. Total Paved Area 3,118 Sq. Ft.
h. Impervious Coverage (b+g-a) 48%
i. Number of Parking Stalls 6
j. Number of Compact Stalls 0
k. Number of Handicapped Stalls 0

Landscaping Information:
j. Total Area of Street Yard 4,980 Sq. Ft.
k. Street Yard Landscaped Area 2,820 Sq. Ft.
l. Street Yard Landscaped Area (k+j) 43% 
m. Parking Lot Area 1,230 Sq. Ft.
n. Interior Parking Lot Landscaping 0 Sq. Ft.
o. Interior Lot Landscaping (n+m) 0 %

Residential Uses Only:
p. Total Number of Units
for Multi-Family: #1 of Efficiencies
#1 Bedrooms
#2 Bedrooms
#3 Bedrooms
q. Density (a+p) Total Floor Area of Any Incidental Office 3,669 Sq. Ft./Unt
r. or Commercial Use 0 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 6-13-19

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Conditional Use Permit Proposal

The property on 4660 L Street is currently a single family residential building in a R-4 zone. We are in the process of rezoning to CC, after which we would like a conditional use permit for townhouse residential. The intention is to split the current house into three separate townhouses.

Sincerely,

John Ackerman