City of Omaha Planning Department

APPLICATION

ZONING

☐ Rezoning from ___ to ___  ☐ Other
☐ Special Use Permit  ☐ Conditional Use Permit

Base Zoning District: ________________

Property Owner:

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<th>Name</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
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Applicant:

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<th>Name</th>
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<th>Phone #</th>
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Representative:

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<th>Firm Name</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
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Contact:

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<th>Name</th>
<th>Address</th>
<th>Zip</th>
<th>Phone #</th>
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E-Mail Address

Postal Address (or General Location if no address has been assigned): ________________________________

Legal Description: __________________________________________________________

Proposed Use Type: ____________________________  Existing Use Type: ____________________________

Building and Parking Information:

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<td>a. Total Site Area</td>
<td>Sq. Ft.</td>
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<td>c. Building Coverage (b-a)</td>
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<td>d. Maximum Building Height</td>
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<td>e. Total Floor Area</td>
<td>Sq. Ft.</td>
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<td>f. Floor Area Ratio (e-a)</td>
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<td>g. Total Paved Area</td>
<td>Sq. Ft.</td>
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<td>h. Impervious Coverage (b+g-a)</td>
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<td>i. Number of Parking Stalls</td>
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<td>ii. Number of Compact Stalls</td>
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<td>iii. Number of Handicapped Stalls</td>
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Landscaping Information:

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<td>j. Total Area of Street Yard</td>
<td>Sq. Ft.</td>
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<td>k. Street Yard Landscaped Area</td>
<td>Sq. Ft.</td>
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<tr>
<td>l. Street Yard Landscaped Area (k+j)</td>
<td>%</td>
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<td>m. Parking Lot Area</td>
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<tr>
<td>o. Interior Lot Landscaping (n-m)</td>
<td>%</td>
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Residential Uses Only:

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<td>p. Total Number of Units</td>
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<td>q. Density (a-p)</td>
<td>Sq. Ft./Un</td>
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<td>r. Total Floor Area of Any Incidental Office for Multi-Family: # of Efficiencies</td>
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<td>#1 Bedrooms</td>
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<td>#3 Bedrooms</td>
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<tr>
<td>s. Total Floor Area of Any Commercial Use</td>
<td>Sq. Ft.</td>
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If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner’s Signature

Date

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
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:**

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<tr>
<td>to AG, DR, R1 – R5 OR MH...........</td>
<td>10</td>
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<tr>
<td>to R6-R8............................</td>
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<tr>
<td>all others .......................</td>
<td>10</td>
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| 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.
General Purpose:
Kiddie Academy of Omaha is a proposed facility featuring an early childhood education center serving children ages six (6) weeks to five (5) years old in a full day, full-year program. The academy will also offer before and after school programs as well as summer programs for children ages 6-12 years old.

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

- Early Childhood Education (13,100 SF)
- Outdoor playground

Employees:
Kiddie Academy of Omaha shall enroll 230 children and employ 25 teachers and 15 support staff.

Hours of Operation:
Monday-Friday 6:30am-6:30pm

Customer Base:
This facility will serve families in the surrounding Omaha community.

Traffic Impact:
A traffic study has not been implemented and at this point is not believed to be warranted.
**City of Omaha Planning Department**

**APPLICATION**

**ZONING**

- **Rezoning from**  to  
- **Special Use Permit**  
- **Conditional Use Permit**

**Base Zoning District:** R-6

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

- **Name:** Same
- **Address:**  
- **Zip:**  
- **Phone #:**

**Applicant:**

- **Name:** Olsson  2111 S. 67th Street, #200  68106  402-970-2311
- **Firm Name:**  
- **Address:**  
- **Zip:**  
- **Phone #:**

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

- **Name:** ewilliams@olsson.com
- **E-Mail Address:**

**Contact:**

- **E-Mail Address:**

**Postal Address (or General Location if no address has been assigned):** NEC of 165th and Pinkney Street

**Legal Description:** Lots 3, Ginger Creek

**Proposed Use Type:** Day Care

**Existing Use Type:** Low Density Multi Family Residential

### Building and Parking Information:

- **Total Site Area:** 95,669 Sq. Ft.
- **Building Coverage:** 14,432 Sq. Ft.
- **Building Coverage (b/a):** 15%
- **Maximum Building Height:** 19'
- **Total Floor Area:** 14,432 Sq. Ft.
- **Floor Area Ratio (e-a):** 15
- **Total Paved Area:** 27,500 Sq. Ft.
- **Impervious Coverage (b+g-a):** 44%
- **Number of Parking Stalls:** 64
  - **Number of Compact Stalls:**
  - **Number of Handicapped Stalls:** 3

**Landscaping Information:*

- **Total Area of Street Yard:**
- **Street Yard Landscaped Area:**
- **Street Yard Landscaped Area (k+j):**%
- **Parking Lot Area:**
- **Interior Parking Lot Landscaping:**
- **Interior Lot Landscaping (n+m):%**

**Residential Uses Only:**

- **Total Number of Units:**
  - for Multi-Family:
    - #of Efficiencies
    - #1 Bedrooms
    - #2 Bedrooms
    - #3 Bedrooms
  - Total Floor Area of Any Incidental Office
- **Density (a-p):**
- **Total Floor Area of Any Commercial Use:**

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

**Owner’s Signature:**

**Date:** 7-3-19

**Applicant Signature:**

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PARKING LOT LANDSCAPE AREA CALCULATION

PINKNEY STREET

PRELIMINARY LANDSCAPE PLAN

SPIRE KIDDIE ACADEMY 165TH AND MAPLE

CONDITIONAL USE PERMIT

OMAHA, NE

2019

PRELIMINARY LANDSCAPE PLAN

DNF

EW

LRW

LRW

019-1595

07.03.2019

L1.0

 LEGEND

DAYCARE

PLAYGROUND

PARKING LOT AREA

21,640 S.F.

REQ'D LANDS AREA

1,514 S.F.

7%

REQ'D TREES/350 S.F.

5

LANDSCAPE AREA

2,062 S.F.

9.5%

PROVIDED TREES

6

PARKING LOT LANDSCAPE AREA CALCULATION

SHEET

www.olsson.com

TEL  402.341.1116

2111 South 67th Street, Suite 200

Omaha, NE 68106

SPIRE KIDDIE ACADEMY 165TH AND MAPLE

CONDITIONAL USE PERMIT

OMAHA, NE

2019

PRELIMINARY LANDSCAPE PLAN

DNF

EW

LRW

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07.03.2019

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LANDSCAPE AREA

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PARKING LOT LANDSCAPE AREA CALCULATION

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