City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from ______ to ______  X ☐ Other Minor Amendment to the MU Agreement
☐ Special Use Permit  ☐ Conditional Use Permit

Base Zoning District: _______________

Property
Owner: Centris Federal Credit Union  11825 'Q' Street  Omaha, NE 68137  402-334-7000
Name
Address
Phone #
Applicant: Ann Heim, Exec. VP  11825 'Q' Street  Omaha, NE 68137  402-334-7000
Name
Address
Phone #
Representative: Olsson  South 67th Street  Omaha, NE 68106  402-341-1116
Firm Name
Address
Phone #
Contact: Lucas Weatherly, PE  South 67th Street  Omaha, NE 68106  402-341-1116
Name
Address
Phone #
E-Mail Address

Postal Address (or General Location if no address has been assigned): 19431 Polk Street, Douglas County, 07-14-11

Legal Description: Lot 4 Falling Water Commercial

Proposed Use Type: ___________________________  Existing Use Type: ___________________________

Building and Parking Information:

a. Total Site Area _______ Sq. Ft.
b. Building Coverage _______ Sq. Ft.
c. Building Coverage (b=a) _______ %
d. Maximum Building Height _______ Ft.
e. Total Floor Area _______ Sq. Ft.
f. Floor Area Ratio (e+a) _______ Sq. Ft.
g. Total Paved Area _______ Sq. Ft.
h. Impervious Coverage (b+g+a) _______ %
i. Number of Parking Stalls
   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=x) _______ %
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 _______
   Density (a+p) _______ Sq. Ft./Unit

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: ___________________________
Date: 4/24/19

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

Date:

1/26/2014
THE FOLLOWING DESIGN GUIDELINES SHALL BE INCORPORATED INTO THE FINAL DEVELOPMENT PLANS OF LOT 4 AT THIS LOCATION WITHIN THE FALLING WATERS COMMERCIAL DEVELOPMENT:

- A BUSINESS OWNERS' ASSOCIATION SHALL BE ESTABLISHED AND MAINTAINED FOR THE DEVELOPMENT AND MAINTENANCE OF THE COMMON AREA ITEMS DETAILED IN THIS DOCUMENT.

- ALL INTERIOR PEDESTRIAN WAYS SHALL BE CONNECTED TO THE PERIMETER CIRCULATION SYSTEM AS INDICATED.

- INTEGRALLY COLORED CONCRETE PEDESTRIAN CROSSWALKS OF AT LEAST 10 FEET IN WIDTH SHALL BE USED TO DEFINE PEDESTRIAN CROSSWALKS AT DRIVEWAYS AS INDICATED. CONCRETE MUST BE COLORED THROUGHOUT AND NOT SURFACE APPLIED.

- ALL STREET FURNISHINGS SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS LOT (OR FOCAL POINT/ENTRANCE) SHALL BE:
  > (0) 6' BENCHES
  > (0) TABLES & CHAIRS
  > (0) TRASH RECEPTACLES
  > (0) PEDESTRIAN-SCALE LIGHT FIXTURES
  > (1) BIKE RACK
  > (0) BOLLARDS

- ALL PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED THROUGHOUT THE ENTIRE PROJECT.

- OTHER THAN STREET TREE PLANTINGS, ALL LANDSCAPING IS CONCEPTUAL AS TO SPECIES AND PLACEMENT. ALL PLANTINGS SHALL FOLLOW 'CC' ZONING REGULATIONS.

- MINIMUM GROUNDS AREA WITHIN THE PARKING AREAS SHALL BE 7 PERCENT OF THE PARKING LOT AREA. THE MINIMUM SIZE OF THE PARKING LOT ISLANDS SHALL BE 9 FEET BY 18 FEET FOR A HALF ISLAND.

- A MINIMUM BUFFER OF 15 FEET IN WIDTH SHALL BE PROVIDED ALONG THE WEST OF LOTS 1 & 2.

- STREET TREES SHALL BE PLANTED AT 40' ON CENTER ALONG 193RD AVENUE AND POLK STREET.

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