City of Omaha Planning Department

APPLICATION
ZONING

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

Base Zoning District:  HEAVY INDUSTRIAL

Property Owner:  ALFREDO GARCIA 2325 S. 27TH AVE 68105 402-505-1523

Applicant:  SAME AS ABOVE
Name  Address  Zip  Phone #

Representative:  STRAIGHTLINE DESIGN ING  OMAHA, NE 68144
Name  Address  Zip  Phone #

Contact:  MICK MC GUIRE  E-MAIL ADDRESS
Name  Address  Zip  Phone #

Postal Address (or General Location if no address has been assigned):  2325 S. 27TH AVE, OMAHA, NE 68105

Legal Description:  SEE ATTACHED

Proposed Use Type:  SOCIAL HALL  Existing Use Type:  HEAVY INDUSTRIAL

Building and Parking Information:

a. Total Site Area  47,541 Sq. Ft.
c. Building Coverage (b+s)  37 %
d. Maximum Building Height  21' - 0" Ft.
e. Total Floor Area  4,087 Sq. Ft.
f. Floor Area Ratio (e+s)  10.986 Sq. Ft.
g. Total Paved Area  10.986 Sq. Ft.
h. Impervious Coverage (b+g+s)  23.1 %
i. Number of Parking Stalls  25
   Number of Compact Stalls  0
   Number of Handicapped Stalls  2

Landscaping Information:

j. Total Area of Street Yard  N/A Sq. Ft.
k. Street Yard landscaped Area  N/A Sq. Ft.
l. Street Yard landscaped Area (k+i)  N/A Sq. Ft.
m. Parking Lot Area  1,049 Sq. Ft.
o. Interior Lot Landscaping (n+m)  6 %

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

q. Density (e+p)  Total Floor Area of Any Incidental Office  ___ Sq. Ft./Unit
   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 certificates with this signature to be the authorized agent of the property owner.)

Date MAY 3, 2019  Date

1/28/2014
Conditional Use Permit Statement

Heavy Industrial Zoned building into a Community Social Hall @ 2325 So.27th Ave.

Proposed use

The proposed use of the property is to transform an old warehouse in South Omaha that backs up to railroad tracks into a Social Hall. The proposed Hall will be available for rental during family events that include:

- Wedding Receptions
- Birthday Celebrations
- Children’s Events
- Community Cultural Events
- Holiday Celebrations

Catering and Hours of Operation

The Hall will provide a designated area for the catering of food and alcohol, therefore no cooking will take place at the location. The hours of operation will generally be on the weekends between the hours of 5:00pm and 1:00am, although weekday rental will also be available.

Occupancy

Although the size of the hall could accommodate a maximum of approximately 200 people, the owners are requesting an occupancy of 100 people, thus requiring a minimal amount of additional concrete to the existing parking lot. ADA requirements concerning restrooms, accessibility and parking spaces will be provided.

Number of employees

The number of employees will be minimal, employees will not be occupying the location on a full time basis. Catering people, a music DJ, any security personnel, cleaning staff, etc. will only be on location during an event.

Clients

The majority of the clientele will be families from Omaha and specifically from the South Omaha community who want to celebrate events near their homes.

Traffic

The traffic to be generated is going to be consistent with a facility of this type, social events usually are conducive with families sharing car rides to their special event.
IMPROVEMENT LOCATION REPORT

DATE: 4/17/2019

FOR: Alfredo Garcia
2325 S 27th Ave
Omaha, NE

Prepared for: LH
Straightline Design
3925 South 147th Street #119
Omaha, NE 68144

LEGAL DESCRIPTION:

ALL THE PART OF TAX LOT 12 IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH PM, IN THE CITY OF OMAHA IN DOUGLAS COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 15.06 FEET DISTANT NORTHEASTLY MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID TAX LOT 12 AND 17 FEET DISTANT NORTHWESTERLY (N 53°56'05" W, 147.68 FEET) ALONG A STRAIGHT LINE PARALLEL WITH AND 16.36 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID TAX LOT 12, A DISTANCE OF 147.7 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF 27TH AVENUE AS NOW ESTABLISHED, THERE NORTHEASTERLY (N 3°09'32" E, 122.44 FEET) ALONG THE SOUTHEASTERLY LINE OF 27TH AVENUE, A DISTANCE OF 122.3 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 89°40' FROM NORTHEAST TO SOUTHEAST (S 54°10'05" E 141.56 FEET) WITH SAID SOUTHEASTERLY LINE OF 27TH AVENUE A DISTANCE OF 141.75 FEET TO A POINT 8.5 FEET DISTANT NORTHWESTERLY MEASURED RADIALY, FROM THE CENTER LINE OF TRACK NO. V-517 OF UNION PACIFIC RAILROAD COMPANY, AS NOW CONSTRUCTED AND OPERATED, THENCE SOUTHWESTERLY (S 33°27'35" W 123.11) ALONG A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 827.77 FEET, A DISTANCE OF 123.4 FEET, MORE OR LESS TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF TAX LOT 12 IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, TOGETHER WITH A PORTION OF VACATED MARTHA STREET, DESCRIBED AS FOLLOWS: (THE NORTH LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, ASSUMED EAST-WEST IN DIRECTION) BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 27TH AVENUE THAT IS 22 FEET SOUTH, MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE S 36°14'06" W, 149.8 FEET (S 36°19'32" W 150.11 FEET) ALONG THE EASTERLY RIGHT OF WAY LINE OF 27TH AVENUE, THENCE S 59°31' E, 141.75 FEET, S 54°10'05" E, 141.55 FEET) THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 121.94 FEET (RADIUS BEING 735.76 FEET, LONG CHORD BEING 121.80, CHORD BEARING BEING N 24°59'32" E) (N 24°20'53" E 121.80 FEET M), THENCE N 20°19' E, 147.64 FEET, (N 15°41'35" E, 14385 FEET M) THENCE N 69°45' W 164.26 FEET (N 70°13'00" W, 132.44 FEET M) TO A POINT ON THE EAST RIGHT OF WAY LINE OF 26TH STREET, THENCE S 16°52' W 15.28 FEET (S 14°59'42" W, 15.30 M) ALONG THE EAST RIGHT-OF-WAY LINE 26TH STREET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARTHA STREET, THENCE NORTHEASTERLY 24.31 (N 89°43'15" E, 24.41 FEET M) ALONG THE NORTH LINE OF MARTHA STREET TO A POINT ON THE EASTERS RIGHT OF WAY LINE OF 27TH AVENUE, THENCE S 36°19' W (S 36°19'32" W, 83.62 FEET M) ALONG THE EASTERLY RIGHT OF WAY LINE OF 27TH AVENUE TO THE POINT OF BEGINNING.

AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

PARCEL G

SUBJECT TO LEGAL LAND SURVEY FOR EXACT LOCATION OF IMPROVEMENTS

26th STREET RM VARIES

This is a report of an inspection made for loan purposes and title inspection purposes only. The work illustrated hereon does NOT constitute a boundary survey and is subject to any inaccuracies that a boundary survey may disclose. If a boundary survey with lot corners located and marked is requested, it will be included at an additional charge.

THIS IS AN APPROXIMATION ONLY. NOT FOR CONSTRUCTION.

This drawing is prepared for use only by the mortgage lender or title company. It does not present information sufficient for a landowner to install or determine the location of fences, sheds, walls, detached buildings, driveways, etc., and if any are shown hereon, they are approximate only as to their actual position. Property corners found are noted hereon and no property corners were set and Boundaryline Surveys does not extend any warranty to present or future owners or occupants. (Linear and angular values shown are based on record or deed information)
Villalobos LLC
Reception Hall
2325 S. 27th Avenue
Omaha, Nebraska 68105-3259

Contact Information:
Property Owner:
Villalobos LLC
Alfredo Mendez
2325 S. 27th Ave.
Omaha, Nebraska 68105-3259
PHONE: 402-565-7013

Architect:
To Be Determined

MP Engineer:
To Be Determined

Electrical Contractor:
To Be Determined

Project Designer:
Paradigm Architecture, Inc.
2301 S. 2nd Street, Suite 110
Omaha, Nebraska 68020
PHONE: 402-346-7500
EMAIL: info@paradigmarch.com

GROUP A-2 OCCUPANCY (ASSEMBLY)

MAX LEVEL
OCCUPANCY LEVEL CALCULATION PER 2012 NECC TABLE 1004.4.1
RECEPTION HALL 2,795 SF. PT 158 SF. PT = 184 OCCUPANTS
STORAGE 101.56 FT 2.205 SF. PT = 1 OCCUPANT
BAR & CATERING 320 SF. PT 2.205 SF. PT = 2 OCCUPANTS
TOTAL = 186 OCCUPANTS

TYPE OF CONSTRUCTION:
TYPE III CONSTRUCTION

DEALER HAS REQUESTED THAT OCCUPANCY BE LIMITED TO THE QUANTITY OF PARKING SPACES DIRECTLY ADJACENT TO THE BUILDING. (PARAM: 1002)

APPLICABLE BUILDING CODES:
2012 INTERNATIONAL BUILDING CODE.
2014 NATIONAL ELECTRIC CODE.
2015 INTERNATIONAL ENERGY CONSERVATION CODE.
2015 LIFE SAFETY CODE & 2012 INTERNATIONAL FIRE CODE.
2012 INTERNATIONAL MECHANICAL CODE (PORTIONS) ALONG WITH CHAPTER 48 OF THE OMAHA MUNICIPAL CODE.
2015 OMAHA PLUMBING CODE & CHAPTER 48 OF THE OMAHA MUNICIPAL CODE.
OMAHA MUNICIPAL CODE, CHAPTER 55- ZONING CODE.
OMAHA MUNICIPAL CODE, CHAPTER 48- BUILDING, ARTICLE 11-BUILDING CODE, DIVISION 2, AMENDMENTS.

Villalobos LLC Social Hall