APPLICATION
ZONING

Rezoning from GI to CC

Base Zoning District: GI to CC

Property Owner: Mark Koppesheer Co.
Veidien Credit Union
1827 Ansborough Ave
Waterloo IA 50704
319-236-5680

Applicant: The Redmond Co.
W228 N745 Westwood Dr
Waukesha WI 53186
262-896-874

Representative: same as above

Contact: Peter Nagel
W228 N745 Westwood Dr
Waukesha WI 53186
262-896-874

Postal Address (or General Location if no address has been assigned): 7529 Dodge St

Legal Description: (pending ALTA survey verification) Lot 4 Block 0 of Lowers of Omaha Addition (Parcel ID 16A-305-0106) 2nd S of the SE corner of the intersection of W 76th and Dodge

Proposed Use Type: financial branch
Existing Use Type: Omaha Auction Center (Closed)

Building and Parking Information:

a. Total Site Area 46173 Sq. Ft.
c. Building Coverage (b+a) 7.8 %
d. Maximum Building Height 261'4" Ft.
e. Total Floor Area 3620 Sq. Ft.
f. Floor Area Ratio (e+a) 0.078

Landscaping Information:

j. Total Area of Street Yard 1153 Sq. Ft.
k. Street Yard Landscaped Area 913 Sq. Ft.
l. Street Yard Landscaped Area (k+j) 79.2 %
m. Parking Lot Area 27820 Sq. Ft.

o. Interior Lot Landscaping (n+m) 8.4 %

Residential Uses Only:
p. Total Number of Units

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 2/6/19
SITE INFORMATION:

TOTAL SITE AREA:
- ± 46,173 sq ft 1.06 Ac.

TOTAL BUILDING AREA:
- 3,620 sq ft

TOTAL PARKING SPACES:
- 11 SPACES REQUIRED
- 37 PROVIDED

CURRENT ZONING:
- O1-AC-2 (65) - CITY OF OMAHA, NE
- NOTE: NEEDS TO BE RE-ZONED TO CC AC-2 (65)

LANDSCAPE REQUIRED (IMPERVIOUS):
- 85% MAXIMUM (75% SHOWN)

BUILDING SETBACKS:
- FRONT/STREETS 65' MIN./75' MAX.
- FROM DODGE ST. C.L. (AC-2-65)
- SIDE 15'
- REAR 15'
- MAX. HT. 60'

DRIVE UP STACKING:
- TELLER LAKES 100'
- "ATM ONLY" LANE 75'

SITE INFORMATION WILL NEED TO BE VERIFIED WITH AN ALTA SURVEY.

Proposed Veridian Credit Union - 7529 Dodge St.
Omaha, NE