City of Omaha Planning Department

APPLICATION

ZONING

Rezoning from R7 to NBD

Special Use Permit

Conditional Use Permit

Base Zoning District: __________________________

Property
Owner: 2226 N Street LLC, 509 Walker Street, Woodbine, IA 51579 712-592-1722
Name ________________________________________ Address ________________________________________ Zip __________________ Phone # __________________

Applicant: Darin Smith 712-647-3355

Name ________________________________________ Address ________________________________________ Zip __________________ Phone # __________________

Representative: TD2 10836 Old Mill Rd, Omaha, NE 68154 402-330-8860

Firm Name ________________________________________ Address ________________________________________ Zip __________________ Phone # __________________

Contact: Doug Kellner

Name ________________________________________ Address ________________________________________ Zip __________________ Phone # __________________

E-Mail Address: DKellner@TD2co.com

Postal Address (or General Location if no address has been assigned): 2226 N Street

Legal Description: SW-03-14-13, SOUTH OMAHA CITY LOTS, LOTS 10 to 13

Proposed Use Type: Administration & Services Existing Use Type: Administration & Services

Building and Parking Information:

a. Total Site Area 25,995 Sq. Ft.
b. Building Coverage 12,787 Sq. Ft.
c. Building Coverage (b+a) 49.2 %
d. Maximum Building Height 80 ft.
e. Total Floor Area 25,574 Sq. Ft.
f. Floor Area Ratio (e/a) 0.98
g. Total Paved Area 7,683 Sq. Ft.
h. Impervious Coverage (b+g+a) 78.7 %
i. Number of Parking Stalls 8
   Number of Compact Stalls
   Number of Handicapped Stalls

Landscaping Information:

j. Total Area of Street Yard
   Street Yard Landscaped Area 0 Sq. Ft.
k. Street Yard Landscaped Area (k+j) 0 %
m. 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: # of Efficiencies
   #1 Bedrooms
   #2 Bedrooms
   #3 Bedrooms
   or Commercial Use
   Total Floor Area of Any Incidental Office
   Sq. Ft./Un
   Sq. Ft.

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:**

- **Rezonings:**
  - To AG, DR, R1 – R5 OR MH................. 10
  - To R6-R8........................................ 10
  - All others ..................................... 10
- **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.