Omaha City Planning Department

APPLICATION

PLANNED UNIT REDEVELOPMENT

This application includes:

(X) Rezoning from R2 to R4 PUR

(X) Subdivision plat PACIFIC HILL (Separate application required)

(X) PUR – New ( ) Major Amendment ( ) Minor Amendment

Property Owner  Pacific 90, LLC  3501 Center Street  68105  402-212-0848
Name Address Zip Phone

Applicant  Adrian Suarez  915 South 90th Street  68114  402-212-0848
Name Address Zip Phone

Contact Person  Kyle Haase  10909 Mill Valley Road, Ste #100  68154  402-895-4700
Name Address Zip Phone

Email  khaase@eacg.com

General Location/Postal Address  1018 South 90th Street

Legal Description (attach if needed) __________________________________________

 Proposed use type  Residential  Existing Use  Vacant

Building, Landscaping and Parking Information

a. Total site area   _______ Sq. Ft. m. Street yard landscaped area (l/k)   _______ %
b. Number of buildings   _______ n. Parking Lot   _______ Sq. Ft.
c. Building coverage   _______ sq. ft. o. Interior parking lot landscaping   _______ sq. ft.
d. Building coverage (c/a)   _______ % p. Interior parking lot landscaping   _______ %
e. Building height   _______ ft. q. Total Number of units
f. Total floor area   _______ sq. ft. r. Density (a/q) = (Site Area per unit)   _______ sq. ft.
g. Floor area ratio (f/a)   _______ % s. Total floor area office/comm.   _______ sq. ft.
h. Total paved area   _______ sq. ft. t. Efficiency
i. Total impervious coverage (h/a)   _______ %
j. Number of parking stalls
k. Total area of street yard   _______ sq. ft. r. 1-bedroom
l. Street yard landscaped area   _______ sq. ft. s. 2-bedroom

Owner signature __________________________________________

Applicant signature  Kyle Haase  Print or type name of applicant

April 08, 2019  Date Submitted

Revised 8/15/2015
3. Water thoroughly to eliminate C.

4. Firm soil around root ball one part decomposed organic materials, to eliminate air pockets and settlement to support root ball and reduce settling.

9. Contractor to coordinate work with other contractors.

10. All trees to be labeled for a period of not less than one year from time of planting.

11. All trees to be staked and wrapped all trees for a minimum of 2 years.

12. Each tree must be planted such that the trunk flare is not visible shall be rejected.

13. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.

14. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.

15. Irrigation contractor to provide water and equipment prior to final payment, and irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
OUTLOT "A" COMMON ACCESS AND UTILITY EASEMENT
OUTLOT "B" STORMWATER EASEMENT

ZONING WAIVER REQUESTS FOR LOTS 1 THRU 7

1. SEC 55-186 INTERIOR SIDE YARD SETBACK (LOTS 1-4)
   REQUIRES 5'
   PROVIDED 4' 6"

2. SEC 55-186 INTERIOR SIDE YARD SETBACK (LOT 5)
   REQUIRES 5'
   PROVIDED 3' 8"

3. SEC 55-186 INTERIOR SIDE YARD SETBACK (LOT 6)
   REQUIRES 5'
   PROVIDED 2' 7"

4. SEC 55-186 INTERIOR SIDE YARD SETBACK (LOT 7)
   REQUIRES 5'
   PROVIDED 3'

5. SEC 55-186 REAR YARD SETBACK (LOTS 5, 6 & 7)
   REQUIRED 25'
   PROVIDED 5' 5"

6. SEC 55-186 LOT AREA (LOTS 5, 6 & 7)
   REQUIRED 5,000 SF
   PROVIDED 4,300 SF

7. SEC 55-186 IMPERVIOUS COVERAGE (LOTS 5, 6 & 7)
   REQUIRED 50% MAX
   PROVIDED 59.9%

8. SEC 55-186 SITE AREA PER UNIT (LOTS 5, 6 & 7)
   REQUIRED 1 UNIT PER 5,000 SF
   PROVIDED 1 UNIT PER 4,300 SF