City of Omaha Planning Department

APPLICATION
ZONING

☑ Rezoning from DR, R3, R7, CC and GI to R4 w/MCC Overlay
☐ Other
☐ Special Use Permit
☑ Conditional Use Permit

Base Zoning District: R4

Property Owner: Douglas County School District 0001
(Omaha Public Schools) 3215 Cuming Street Omaha, NE 68131 531-299-0180
Name: Mr. Mark Warneke, Director of Buildings & Grounds
Address: 3215 Cuming Street Omaha, NE 68131
Phone #: 531-299-0180
Firm Name: DLR Group
Address: 6457 Frances St, Suite 200 Omaha, NE 68106
Phone #: 402-393-4100
Contact: Lana Bayless
Address: 6457 Frances St, Suite 200 Omaha, NE 68106
Phone #: 402-393-4100
E-Mail Address: lbayless@dlrgroup.com

Northeast corner at the intersection of 60th & L Streets, 5616 L Street

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

Legal Description: See Attached

Proposed Use Type: Secondary Educational Facility
Existing Use Type: Low-Density Residential, Office /
Commercial and Light Industrial

Building and Parking Information:

a. Total Site Area 1,769,616 Sq. Ft.
c. Building Coverage (b÷a) 11.04 %
d. Maximum Building Height 52 Ft.
e. Total Floor Area 283,620 Sq. Ft.
f. Floor Area Ratio (e÷a) 0.16%
g. Total Paved Area 605,671 Sq. Ft.
h. Impervious Coverage (b+g+a) 46.26 %
i. Number of Parking Stalls 730 (incl. ADA)
  Number of Compact Stalls 0
  Number of Handicapped Stalls 27

Landscaping Information:

j. Total Area of Street Yard 1,312,260 Sq. Ft.
k. Street Yard Landscaped Area 547,327 Sq. Ft.
l. Street Yard Landscaped Area (k÷j) 41.71 %
m. Parking Lot Area 278,761 Sq. Ft.

Residential Uses Only:

o. Interior Lot Landscaping (n÷m) 7.24 %
p. Total Number of Units
  for Multi-Family: # of Efficiencies
  #1 Bedrooms
  #2 Bedrooms
  #3 Bedrooms

q. Density (e÷p)___ Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office 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 
MARK WARNEKE 04/06/19

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

Date

1/28/2014
City of Omaha Planning Department

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:

- [X] The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- [X] The location and dimensions of boundary lines and easements
- [X] The location and size of public utilities to service the site
- [X] 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
- [X] 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
- [X] Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- [X] 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:

- [X] Completed and Signed Application Form
- [ ] Filing Fee
- [X] Site Plan (18 x 24 Max. Preferred)
- [X] Traffic Impact Analysis, if required

Number of Plans Required for Submittal:

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<thead>
<tr>
<th>Rezonings:</th>
<th># Plans</th>
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<tbody>
<tr>
<td>to AG, DR, R1 – R5 OR MH</td>
<td>10</td>
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<td>to R6-R8</td>
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<td>all others</td>
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<tr>
<td>Special Use Permits</td>
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<td>Major Amendments</td>
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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.

1/28/2014
LEGAL DESCRIPTION - OPS 60TH STREET ADDITION

LOT 1, INTRANSIT ADDITION EXCEPT THE SOUTH 286.32 FEET OF THE EAST 12.5 FEET THEREOF, LOT 1, INTRANSIT ADDITION REPLAT 1 EXCEPT THE EAST 12.5 FEET THEREOF, LOTS 1 AND 2, INTRANSIT ADDITION REPLAT 3, PART OF LOTS 1 THRU 8 AND PART OF LOT 13, TEX 1st ADDITION, LOTS 9 THRU 12 AND LOTS 14 AND 15, TEX 1st ADDITION, VACATED J STREET AND VACATED S 59TH STREET TOGETHER WITH PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AS DESCRIBED IN BOOK 1947, PAGE 329 AND EXCEPT THAT PART DESCRIBED IN BOOK 1709, PAGE 87 IN THE DOUGLAS COUNTY REGISTER OF DEEDS OFFICE, ALL BEING LOCATED IN SECTION 6, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 02°47'26" WEST (ASSUMED BEARING) FOR 1322.56 FEET ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER; THENCE NORTH 87°08'58" EAST FOR 47.79 FEET TO A FOUND 3/4" OPEN TOP PIPE, BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SAID BOOK 1947, PAGE 329 AND THE POINT OF BEGINNING; THENCE NORTH 87°33'59" EAST FOR 553.48 FEET ALONG THE NORTH LINE OF SAID PROPERTY, ALSO BEING THE SOUTH LINE OF I STREET RIGHT-OF-WAY; THENCE THE FOLLOWING FIVE COURSES ALONG THE SOUTHERLY LINE OF ABANDONED CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY: (1) SOUTHEASTERLY ALONG A 1482.70 FOOT RADIUS CURVE TO THE LEFT FOR 673.61 FEET WITH A LONG CHORD BEARING SOUTH 73°27'35" EAST FOR 667.83 FEET (2) SOUTH 01°02'29" WEST FOR 49.42 FEET (3) EASTERLY ALONG A 1532.69 FOOT RADIUS CURVE TO THE LEFT FOR 247.86 FEET WITH A LONG CHORD BEARING NORTH 89°00'28" EAST FOR 247.59 FEET (4) NORTH 00°39'58" EAST FOR 50.16 FEET (5) NORTH 84°24'08" EAST FOR 229.72 FEET; THENCE SOUTH 00°36'34" WEST FOR 50.15 FEET ALONG THE EAST LINE OF LOT 1 OF SAID INTRANSIT ADDITION; THENCE SOUTH 84°24'08" WEST FOR 12.57 FEET ALONG THE NORTH LINE OF THE EAST ONE-HALF OF VACATED 54TH AVENUE PER ORDINANCE #33551; THENCE SOUTH 00°36'34" WEST FOR 500.52 FEET ALONG THE WEST LINE OF THE EAST 12.5 FEET OF LOT 1, INTRANSIT ADDITION AND LOT 1, INTRANSIT ADDITION REPLAT 1; THENCE NORTH 87°48'15" EAST FOR 12.51 FEET ALONG THE SOUTH LINE OF LOT 1, INTRANSIT ADDITION REPLAT 1; THENCE SOUTH 00°36'34" WEST FOR 447.68 FEET ALONG THE EAST LINE OF LOT 1, INTRANSIT ADDITION REPLAT 3; THENCE THE FOLLOWING TWELVE COURSES ALONG THE NORTH LINE OF L STREET RIGHT-OF-WAY: (1) SOUTH 87°03'03" WEST FOR 320.59 FEET (2) NORTH 00°14'06" EAST FOR 40.04 FEET (3) SOUTH 87°02'35" WEST FOR 160.01 FEET (4) NORTH 00°51'46" EAST FOR 21.81 FEET (5) SOUTH 63°02'24" WEST FOR 163.22 FEET (6) SOUTH 89°13'48" WEST FOR 242.63 FEET (7) NORTH 84°17'56" WEST FOR 301.96 FEET (8) SOUTH 78°18'19" WEST FOR 175.27 FEET (9) SOUTH 87°02'35" WEST FOR 25.07 FEET (10) SOUTH 03°09'40" EAST FOR 18.99 FEET (11) SOUTH 87°47'49" WEST FOR 26.20 FEET (12) NORTH 82°52'14" WEST FOR 100.25 FEET; THENCE THE FOLLOWING TEN COURSES ALONG THE EAST LINE OF S 60TH STREET RIGHT-OF-WAY: (1) NORTH 51°47'45" WEST FOR 116.88 FEET (2) NORTH 21°57'27" WEST FOR 23.23 FEET (3) NORTH 10°26'06" WEST FOR 32.29 FEET (4) NORTH 10°46'54" WEST FOR 101.16 FEET (5) NORTH 07°40'13" WEST FOR 75.66 FEET (6) NORTH 02°47'26" WEST FOR 219.00 FEET (7) NORTH 86°55'34" EAST FOR 5.00 FEET (8) NORTH 02°47'26" WEST FOR 67.88 FEET (9) NORTH 87°12'34" EAST FOR 4.98 FEET (10) NORTH 02°48'32" WEST FOR 606.45 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL CONTAINS 40.07 ACRES, MORE OR LESS.
STATEMENT OF PROPOSED USE:

Omaha Public Schools (OPS) is developing the old Ryan High School site, located at the northeast corner of 60th & L Streets, in conjunction with 4 of the old L Street car dealership lots into a site for an additional high school for the District. The land is currently zoned DR – Development Reserve, R3 – Single-Family Residential (Medium-Density), R7 – Medium Density Multiple-Family Residential, CC – Community Commercial and GI – General Industrial. OPS is submitting a concurrent application to rezone the site to R4 – Single-Family Residential (High-Density), and apply the MCC – Major Commercial Corridor overlay to the site per the Omaha Planning Department’s requirements. The proposed use of “Secondary Educational Facilities” requires the approval of a Conditional Use Permit within the R4 District.

The high school is an approximately 283,620 square feet of gross floor area and is planned to serve approximately 1,500 students (grades 9 through 12). Approximately 110 faculty and staff will be on the site during school operations, which generally operates from 7:00am to 4:00pm. Users however will be on-site after these hours for various high school activities. The school campus will accommodate a total of 730 parking stalls, and athletic facilities. Athletic facilities include a track and field with seating for approximately 500 spectators, a baseball and softball field complex, various field events, and a practice soccer field. A perimeter private driveway along the back side of the building will provide site circulation connecting the various parking areas and provides a vehicular connection between L Street and 60th Street.

A traffic study has been completed and a draft has been submitted with the plat submittal documents. Results of the traffic study indicate that turn lane improvements will be required on L and 60th Streets, and recommendations for signalization at each site access location will be provided for on the site.

The conceptual building elevations have been provided and attached to this Statement of Use for reference.