Future Land Use Amendment

1. How the proposal differs from the Plan and its elements-

The Future Land Use Map shows a combination of low density and high density land uses for the block of Davenport Street between 49th and 50th Streets transitioning to higher density and office commercial land uses toward Capitol and Dodge Streets. The proposed project site is designated as a low density land use with high density land uses directly east of the site. Our proposal will require high density zoning. Further, current zoning for the 4914 lot is R4(35), while the remainder of the lots on the north side of Davenport Street are either R5(35) or R7. The entirety of the south side of Davenport Street is R8 with the exception of one lot zoned R4.

2. How it meets one of the criteria-

The proposed project meets Urban Development Element goals stated on pages 5-6 by creating compact patterns of growth, reversing deterioration in older areas of the central city, encouraging private investment, and emphasizing higher density development.

3. How the Plan and its elements would need to be changed to allow for the proposal-

The proposed project would require modifying the Future Land Use map to extend the high density zoning shown for the adjacent east portion of the block west to include high density land use proposed for 4912-4914 Davenport.

4. The justification for the proposed change-

There are multiple justifications for the proposed change.

- The addition of a multi-family residential building supports the need for housing in Omaha.
- The addition of higher density housing near the Dodge Street corridor will complement the proposed transit-oriented development overlay providing more housing within walking distance of new Bus Rapid Transit stations.
- The majority of the block is already apartments, condors or some type of multi-family residential product whether it is an apartment building or subdivided house. The block has already shifted in scale from single family residential to multifamily on both sides of the street for this block. This project will fit in with the current trajectory.

5. The positive and negative effects of the difference-

The positive effects include providing high-quality housing within the neighborhood that supports mass transportation and mixed-use business districts along Dodge Street and Underwood Street within walkable distances, reducing the trips taken with an automobile. The project will also infill an existing vacant lot, completing the street wall along Davenport. The negative effects include the loss of an existing single family residence on the 4914 lot.
6. How the applicant proposes to mitigate the effects.
The scale of the building is broken down by implying two volumes with low-slope gabled rooflines, angled facades, with differentiated facade materials. Additionally, the parking level will set partially below grade so as to minimize the visual impact of the masonry wall enclosing the parking as well as the overall building height. The building includes large windows and recessed balconies facing Davenport Street, in contrast to the blank walls typically found in 'slip-in' apartment buildings from earlier time periods.