City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from R4 to R5  ☐ Other
☐ Special Use Permit  ☐ Conditional Use Permit

Base Zoning District: 

Property
Owner: ZAN Properties LLC
Name: Corey Spader
Address: 1114 Jones St. Suite 6
Omaha, NE
Zip: 68102
Phone #: 402-550-8264

Applicant: rgh Design
Name: Ron Hackett
Address: 3515 Oakridge Rd.
Zip: 68112
Phone #: 402-981-7695

Representative: rgh Design
Firm Name: 3515 Oakridge Rd.
Zip: 68112
Phone #: 402-550-8264

Contact: Ron Hackett
Name: ron.hackett@msn.com
E-Mail Address: 

Postal Address (or General Location if no address has been assigned): 4628 Capitol Ave

Legal Description: 

Proposed Use Type: Residential (Duplex)  Existing Use Type: Vacant Lot

Building and Parking Information:

a. Total Site Area 4,800 Sq. Ft.
b. Building Coverage 1,688 Sq. Ft.
c. Building Coverage (b-a) 35 %
d. Maximum Building Height 35 Ft.
e. Total Floor Area 3850 Sq. Ft.
f. Floor Area Ratio (e-a) 80
g. Total Paved Area 740 Sq. Ft.
h. Impervious Coverage (b+g-a) 50 %
i. Number of Parking Stalls 4 - Garage parking
   Number of Compact Stalls 
   Number of Handicapped Stalls 

Landscaping Information:

j. Total Area of Street Yard na Sq. Ft.
k. Street Yard Landscaped Area na Sq. Ft.
l. Street Yard Landscaped Area (k+j) na %
m. Parking Lot Area na Sq. Ft.
o. Interior Lot Landscaping (n-m) na %

Residential Uses Only:

p. Total Number of Units 2
   for Multi-Family: # of Efficiencies 
   #1 Bedrooms 
   #2 Bedrooms 2 
   #3 Bedrooms 
q. Density (a-p) 2400 Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office or Commercial Use na Sq. Ft.

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: 09-09-2014

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1/28/2014
Aerial View