## City of Omaha Planning Department

### APPLICATION

**ZONING**

- [x] Rezoning from R1-ACI-2(50) to R3-ACI-2(50)
- [x] Conditional Use Permit
- 100 North 62nd Street (Parcel 1)
- 6102 Dodge Street (Parcel 1 and 2)
- Special Use Permit

### Base Zoning District:
- R1-ACI-2(50) and R3-ACI-2(50)
- Catholic Bishop of Omaha (100 N. 62nd St. parcel)
- St. Margaret Mary's Church (6102 Dodge St. parcel)

### Property Details:
- **Owner:** c/o Pansing Hogan
  - Address: 10250 Regency Circle #300 Omaha, NE 68114
  - Phone: 402-397-5500
- **Applicant:** St. Margaret Mary's Church
  - Address: 10250 Regency Circle #300 Omaha, NE 68114
  - Phone: 402-397-5500
- **Representative:** TD2 Engineering & Surveying
  - Address: 10836 Old Mill Road Omaha, NE 68154
  - Phone: 402-330-8860
- **Contact:** Donald Heine, P.E.
  - Address: 10836 Old Mill Road Omaha, NE 68154
  - Phone: 402-330-8860

### Postal Address (or General Location if no address has been assigned):
- 100 North 62nd Street (Parcel 1 - P1)
- 6102 Dodge Street (Parcel 2 - P2)

### Legal Description:
- Fairacres Add., Lot 55 exc. irreg. W. 520.43 ft. - Lot 44 & irreg. S. 2 ft. adj. (100 N. 62nd St. parcel)
- Lands Sec 24-15-12 vac. 81 St. adj. & S. 67.17 E. 256.86 ft. Lot 68 & exc. N. 60° W. 194.12 Lot 69 Fairacres Add. & Lots 1 thru 7
- Fairacres Add. & irr. W. 297° E. 427' N. 805' S. 838.3 ft. N 1/2 NE 1/4 (6102 Dodge St. parcel)

### Proposed Use Type:
- Religious/School/Administration

### Existing Use Type:
- Religious/School/Administration

### Building and Parking Information:
- **a. Total Site Area:** 89,727 (P1) 554,869 (P2) Sq. Ft.
- **b. Building Coverage:** 20,728 (P1) 54,586 (P2) Sq. Ft.
- **c. Building Coverage (b/a):** 23.1 (P1) 9.84 (P2) %
- **d. Maximum Building Height:** <35' (P1) >35' (P2) Ft.
- **e. Total Floor Area:** 20,728 (P1) 54,586 (P2) Sq. Ft.
- **f. Floor Area Ratio (b-a):** 0.23 (P1) 0.10 (P2)
- **g. Total Paved Area:** 24,091 (P1) 198,228 (P2) Sq. Ft.
- **h. Impervious Coverage (b+g+a):** 50.0 (P1) 45.6 (P2)
- **i. Number of Parking Stalls:** 40 (P1) 347 (P2)
- **j. Number of Compact Stalls:** 0 (P1) 0 (P2)
- **k. Number of Handicapped Stalls:** 2 (P1) 11 (P2)

### Landscaping Information:
- **j. Total Area of Street Yard:** 55,503 (P1) 255,797 (P2) Ft.
- **k. Street Yard Landscaped Area:** 35,236 (P1) 167,540 (P2) Ft.
- **l. Street Yard Landscaped Area (k+j):** 63.5% (P1) 65.5% (P2)
- **m. Parking Lot Area:** 24,091 (P1) 198,228 (P2) Sq. Ft.
- **n. Interior Parking Lot Landscaping:** 1,732 (P1) 18,055 (P2) Sq. Ft.
- **o. Interior Lot Landscaping (n-o):** 7.2 (P1) 9.6 (P2)%

### Residential Uses Only:
- **p. Total Number of Units:** 1
  - for Multi-Family: #of Efficiencies
  - #1 Bedrooms
  - #2 Bedrooms
  - #3 Bedrooms
- **q. Density (p+q):** N/A Sq. Ft./Unit
- **r. Total Floor Area of Any Incidental Office or Commercial Use:** N/A 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:** 9-9-2019

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:

- 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:

<table>
<thead>
<tr>
<th>Rezonings:</th>
<th># Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>to AG, DR, R1 – R5 OR MH..........................</td>
<td>10</td>
</tr>
<tr>
<td>to R6-R8............................................</td>
<td>10</td>
</tr>
<tr>
<td>all others..........................................</td>
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</tr>
<tr>
<td>Special Use Permits................................</td>
<td>10</td>
</tr>
<tr>
<td>Major Amendments..................................</td>
<td>10</td>
</tr>
<tr>
<td>Minor Amendments.................................</td>
<td>2</td>
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<tr>
<td>Conditional Use Permits...........................</td>
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<tr>
<td>Major Amendment...................................</td>
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</tr>
<tr>
<td>Minor Amendment...................................</td>
<td>2</td>
</tr>
<tr>
<td>Overlay District...................................</td>
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</tr>
<tr>
<td>Major Amendment...................................</td>
<td>10</td>
</tr>
<tr>
<td>Minor Amendment...................................</td>
<td>2</td>
</tr>
</tbody>
</table>

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.
Statement of Operations

St. Margaret Mary’s Church of Omaha is a Roman Catholic Parish located at 6102 Dodge Street. In addition to being a place of religious assembly, St. Margaret Mary’s operates a number of adult and youth ministries. It also operates a Catholic elementary school on its campus for grades K-8.

St. Margaret Mary’s proposes to purchase the property located to the west at 100 N. 62nd Street. This property, currently owned by the Archdiocese of Omaha, is available because the Archdiocese is moving its headquarters to 111th and Blondo Street. The property located at 100 N. 62nd Street consists of two main structures. The first structure is an administrative building currently used by the Archdiocese for its central administration. The second structure is a private residence which is currently occupied by the Archbishop of Omaha. While St. Margaret Mary’s plans to lease the residence to the Archbishop for a period of up to 15 years, it intends to utilize the administrative building for the following immediate purposes:

1. Youth group activities, including office and meeting space.
2. Religious education activities, including office space and dedicated learning areas.
3. School activities, including student and faculty retreats and other select functions.
4. Ministerial activities, including parish and school retreats, conference rooms, and meeting facilities.
5. Storage space for St. Margaret Mary’s records and archives.

In order to utilize the property for the immediate uses outlined above, St. Margaret Mary’s will be requesting a change of zoning of the property located at 100 N. 62nd from R1 to R3 and will be filing an application for a major amendment to its conditional use permit.

Any additional questions regarding St. Margaret Mary’s operations should be directed to Business Manager Sheri Kirk at 402-558-2255, ext. 1010.
## Parking Stall Count Calculations
100 N. 62nd Street and 6102 Dodge Street

### 100 N. 62nd Street Parcel

<table>
<thead>
<tr>
<th>Use</th>
<th>Code Requirements</th>
<th>Actual usage</th>
<th>Required Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office space</td>
<td>1 space/300 S.F.</td>
<td>12,338 S.F.</td>
<td>39 stalls</td>
</tr>
<tr>
<td>Residence</td>
<td>2 spaces</td>
<td>-</td>
<td>2 stalls</td>
</tr>
</tbody>
</table>

Total Required
Provided

### 6102 Dodge Street Parcel

<table>
<thead>
<tr>
<th>Use</th>
<th>Code Requirements</th>
<th>Actual usage</th>
<th>Required Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Church Worship Space</td>
<td>1 space/4 persons</td>
<td>650 person occupancy</td>
<td>163 stalls</td>
</tr>
<tr>
<td>Parish Hall</td>
<td>1 space/4 persons</td>
<td>456 person occupancy</td>
<td>114 stalls</td>
</tr>
<tr>
<td>Primary level School</td>
<td>1 space/employee</td>
<td>60 employees (max. shift)</td>
<td>60 stalls</td>
</tr>
</tbody>
</table>

Total Required
Provided

Total Required both Parcels
Provided both Parcels

Provided

387 stalls

Total Required both Parcels
Provided both Parcels

378 stalls