City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from _____ to _____  ☐ Other
☒ Special Use Permit  ☐ Conditional Use Permit

Base Zoning District:  GO

Property
Owner:  METROPOLITAN COMMUNITY COLLEGE AREA
Name: James Thibodeau  Address:  PO BOX 3777, OMAHA, NE 68103-0777
Phone #: 402-457-2739
Applicant: RICHARD HANNEMAN FOR: METRO, COMM, COLLEGE AREA
Name: RICHARD HANNEMAN  Address (SAME AS ABOVE)
Phone #: 402-334-0700
Representative: LARRY JOBEUN  11440 West Center Road, Suite C, Omaha, Nebraska 68144
Firm Name:  Phone #: 402-457-2739
Address:  Phone #: 402-334-0700
Zip:  Phone #: 402-457-2739
Contact: RICHARD HANNEMAN FOR: METRO, COMM, COLLEGE AREA
Name: RICHARD HANNEMAN@MCCNEB.EDU
Address: bwhite@ehrhartgriffin.com
Zip:  Phone #: 402-457-2739
E-Mail Address: larry@fijiblaw.com

Postal Address (or General Location if no address has been assigned):  3003 EDWARD BABE GOMEZ AV

Legal Description: (CURRENT: LOT 2, MCC SMITHFIELD ADDITION)

AFTER REPLAT: LOT 1, MCC-CIO ADDITION

Proposed Use Type:  EDU, PARKING
Existing Use Type:  PARKING

Building and Parking Information:

a. Total Site Area  335,908 Sq. Ft.
b. Building Coverage  80,000 Sq. Ft.
c. Building Coverage (b/a)  23.8 %
d. Maximum Building Height  34 Ft.
e. Total Floor Area  103,956 Sq. Ft.
f. Floor Area Ratio (e/a)  0.31
g. Total Paved Area  38,000 Sq. Ft.
h. Impervious Coverage (b+g)/a  35.1 %
i. Number of Parking Stalls
Number of Compact Stalls
Number of Handicapped Stalls
( Please see the attached parking outline)

Landscaping Information:

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

Residential Uses Only:

p. Total Number of Units

q. Density (a+p) n/a Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office n/a Sq. Ft.
s. 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  Date

Applicant Signature  Date

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

1/28/2014
Honorable Planning Board,

Metropolitan Community College is expanding the degree programs on the south campus to meet regional demand. Part of this expansion is the addition of a new building. After lengthy planning activities, we are ready to proceed. We have been asked to prepare and submit the attached Large Project Special Use Permit Application.

As the new building will be placed in an existing parking area, it will reduce the number of available stalls. Our south campus currently exceeds the required minimums and this building will have no impact on the current and immediate future parking needs. This is detailed in information provided by Olsson and attached to this application.

In order to stay ahead of the distant future parking demand and general campus growth, we have started acquiring property along the west side of the campus. The current transaction has caused the property containing the new building to be replatted. This replatting has triggered the need for this Large Project Special Use Permit.

Attached, please find:
- Large Project Special Use Permit Application
- The Parking Outline attachment to Item "I" in the application
- The Site Plan from the construction set prepared by BVH and Olsson
- The City of Omaha Plan Review Form for that site plan
- The South Campus Vicinity aerial with the area being added to the MCC campus clouded in green
- The final plat for the property transaction and cleanup
- One of two sketch/conceptual new parking area plans

Thank you for your time on this project.

William A White, RLS, Partner
142 W Broadway, Suite 136
Council Bluffs, IA 51503

3552 Farnam Street
Omaha, NE 68131

Direct: 712 256-5248
Mobile: 402 681-5531
Email: bwhite@ehrhartgriffin.com
Web Site: www.ehrhartgriffin.com
Parking Outline

Provided by Olsson

- 4 new handicap parking stalls are proposed west of the building in the "Mahoney-Main North" Lot.
  - The project is removing 418 stalls that was the "Mahoney West Lot". Reference attached campus parking map exhibit.
- The pavement south and north of the building is to be used as a storage space for the college.
- 5 years of data collection by the college (Fall 2011 – Fall 2016) indicate the maximum parking demand was 1,104 cars. The pre-developed capacity is 1,717.
- Post develop peak demand estimate is 1150. The post developed capacity is 1,299 cars.
  - This does not include the propose parking lot expansion.
PLN REVIEW FORM
2012 International Building Code

Date: 06-28-2019

Project Information:

Project address: MCC South Omaha Campus
Project name: Metro Community College Automotive Facility
Owner: Metropolitan Community College
Address: P.O. Box 3777
City/State/Zip: Omaha, NE 68107
Phone: 531-622-2589

Registered Design Professional in Charge of the Project:

Name: Mathew Smith
Firm: BVH Architecture
Address: 901 Jones Street
City/State/Zip: Omaha, NE 68102
Phone: 402-345-3060
Email: msmith@bvh.com

1. Construction Type, Use, Height and Area

Type of Construction: (IBC Chapter 6) Occupancy Group: (IBC Chapter 3)
Number of Stories: (IBC Chapter 5) Total Building Area: (IBC Chapter 5)
Area per floor:

(List any additional floors in Section 8 of this document if necessary)

For building additions, list the square footage of the existing building: N/A

Sprinkler System: Required: Y Provided: Y Type: NFPA 13 X 13R 13D

Group I and Group R Occupancy sleeping/dwelling units: (List the number of units as follows)

Total units: Accessible units: Type "A" units: Type "B" units:

2. Building or Zoning Code Waivers:

(a) Zoning Board of Appeals: N/A Date
(b) Building Board of Review: N/A Date
(c) City Council Resolution: N/A Date

3. Live Loads (IBC Chapter 16)

(a) Roof: (including drifts) IBC Min: 25 lbs/sq. ft. Designed: 25 lbs/sq. ft.
(b) Floors IBC Min: 125 lbs/sq. ft. Designed: 125 lbs/sq. ft.
(c) Corridors IBC Min: 125 lbs/sq. ft. Designed: 125 lbs/sq. ft.
(d) Wind Load IBC Min: 115 mph / Risk 11 Designed: 120 MPH
4. Fire Protection Required Based on Type of Construction (IBC Tables 601 & 602)

(a) Exterior Bearing Walls: Required: 1 Hr. Provided: 1 Hr.
(b) Interior Bearing Walls: Required: 1 Hr. Provided: 1 Hr.
(c) Exterior Non-Bearing Walls: Required: 0 Hr. Provided: 0 Hr.
(d) Structural Frame: Required: 1 Hr. Provided: 1 Hr.
(e) Fire walls: (IBC Section 706) Required: 1 Hr. Provided: 1 Hr.
(f) Shaft Enclosures: Required: 1 Hr. Provided: 1 Hr.
(g) Floors: Required: 1 Hr. Provided: 1 Hr.
(h) Roofs: Required: 1 Hr. Provided: 1 Hr.
(j) Openings in Exterior Walls: Required: 0 Hr. Provided: 0 Hr.
(k) Parapets: (IBC Section 705.11) Required: Yes [✓] No [✓]. Provided: Yes [✓] No [✓]
(l) Draft Stops: (IBC Section 718) Required: Yes [✓] No [✓]. Provided: Yes [✓] No [✓]

5. Exit Requirements (IBC Chapter 10)

(a) Number of Exits Each Floor: Required: 2 per floor Provided: 8 @ 1st, 4 @ 2nd
(b) Number of Exits Total Building: Required: More than 2 each floor Provided: 12 Total
(c) Exit Width to Exterior: Required: 194.4" Provided: 408"
(d) Maximum Distance to an Exit: Allowed: 250' @ S-1, 300' @ B Provided: 239' @ S-1, 267' @ B
(e) Corridor Width: Required: 4 Ft. 0 In. Provided: 6 Ft. 0 In.
(f) Corridor Protection Required: Required: Yes [✓] No [✓]. Fire Rating Provided: N/A Hr.


☐ This building complies with IECC Chapter 5, Commercial Energy Efficiency.
☑ An alternative means was used to achieve full energy code compliance.

* Method used: Com Check (See on Drawings for Arch and MEP)

Analysis performed by: Architect [✓] Engineer [✓] Registration No.: A-
Name: Mathew Smith Firm: BVH Architecture
Phone (402) 345-3060 Fax: ( )

* Submit all necessary tables, calculations, forms, etc., to verify full code compliance.
7. Special Inspections (2012 IBC Sec. 1704)

Are special inspections required for this project?  

[ ] Yes  [ ] No

* If yes, submit a complete statement of special inspections prepared by the registered design professional in responsible charge, to the Permits and Inspections Division. The special inspections statement shall include the following information, and any other pertinent information as required by Section 1705 of the 2012 IBC.

1. The materials, systems, components and work required to have special inspection or testing by the building official, or by the registered design professional responsible for each portion of the work,
2. The type and extent of each special inspection,
3. The type and extent of each test,
4. Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708,
5. For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

Please identify special inspector or agency to perform work. Permit will not be issued without name of testing agency. Final report on the special inspections shall be submitted to the Building Official before the Certificate of Occupancy will be issued.

Special Inspection Agency: ________________________________

Name: ___________________________ Title: ___________________________ Phone: ___________________________

8. Maximum Allowable Area (Please show entire calculation)

(a) Basic allowable area (Table 503)  

\[
26,000
\]

(b) Increase for frontage (506.2)  

\[
26,000 \times 0.75 = 19,500
\]

(c) Increase for sprinklers (506.3)  

\[
26,000 \times 2 = 52,000
\]

(d) Maximum allowed area per story  

\[
26,000 + 19,500 + 52,000 = 97,500
\]

(e) Total allowable building area  

\[
97,500 \times 2 \text{ stories} = 195,000
\]

(f) Multi-story area determination (506.4)  

\[
97,500 \times 4 \text{ stories} = 390,000
\]

List all individual floor areas that are not shown in Section 1 of this document:

___________________________________________________________________________

___________________________________________________________________________

___________________________________________________________________________
9. Mixed Uses

(a) Incidental Uses: (Section 509)
   Type: __________________________ Separation Provided: __________________________
   Type: __________________________ Separation Provided: __________________________
   Type: __________________________ Separation Provided: __________________________

(b) Accessory Occupancies: (Section 508.2)
   Use: __________________________ Area (sq. ft.): __________________________ % of Total Area: _______
   Use: __________________________ Area (sq. ft.): __________________________ % of Total Area: _______
   Use: __________________________ Area (sq. ft.): __________________________ % of Total Area: _______

(c) Non-separated Occupancies: (Section 508.3)
   List the use with most restrictive height and area limitations: __________________________

   NOTE: Building design must be based on the most restrictive provisions when uses are not separated by fire barriers or fire walls.

(d) Separated Occupancies: (Identify each separated use in the building): (Section 508.4)
   Between Group: __________ and Group: __________ Separation Provided: ______ Hr.
   Sprinkler reduction applied? [ ] Yes [ ] No
   Identify other reductions & code section applied: __________________________

   Between Group: __________ and Group: __________ Separation Provided: ______ Hr.
   Sprinkler reduction applied? [ ] Yes [ ] No
   Identify other reductions & code section applied: __________________________

   Between Group: __________ and Group: __________ Separation Provided: ______ Hr.
   Sprinkler reduction applied? [ ] Yes [ ] No
   Identify other reductions & code section applied: __________________________

   Between Group: __________ and Group: __________ Separation Provided: ______ Hr.
   Sprinkler reduction applied? [ ] Yes [ ] No
   Identify other reductions & code section applied: __________________________

   NOTE: Attach diagram indicating separations provided, or include same with blueprints.

   The sum of the ratios is as follows:

   Group __________ Group __________ Group __________ Group __________

   Actual area = ______ Actual area = ______ Actual area = ______ Actual area = ______
   Allowed area Allowed area Allowed area Allowed area

   Sum of ratios ______ + ______ + ______ + ______ = 0

   * The maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.4.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.
10. Zoning: GO (Civic Use)

Application for building permit shall contain information required per section 55-882, Site Plan Review of Chapter 55, Zoning Ordinance for the City of Omaha of the Omaha Municipal Code. Projects within urban design overlay districts shall include additional information per 55-937, Urban Design Site Plan Review.

Check all that apply:
- [ ] Permitted use
- [ ] Conditional use
- [ ] Special use
- [ ] Site plan review has been completed
- [ ] Flood Plain Development
- [ ] Airport Zone
- [ ] Survey certificate
- [ ] Site plan attached, drawn to scale, with dimensions, etc... per 55-881(d)
- [ ] Site plan review has been completed
- [ ] Overlay Zoning
- [ ] Urban Design Site Plan Review has been completed

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<tr>
<th>Site Regulators</th>
<th>Allowed/required</th>
<th>Proposed</th>
<th>Comments</th>
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<tr>
<td>a. Site Area</td>
<td>5000 sf. min</td>
<td>515 ft.</td>
<td></td>
</tr>
<tr>
<td>b. Minimum width</td>
<td>50 ft. min</td>
<td></td>
<td></td>
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<tr>
<td>c. Site area/unit</td>
<td>5000 sf. / unit</td>
<td>262224 sf. / unit</td>
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<tr>
<td>d. Floor area</td>
<td>N/A</td>
<td>103,956</td>
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<tr>
<td>e. FAR (d/a)</td>
<td>1.5 Max</td>
<td>4</td>
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<tr>
<td>f. Setback</td>
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<tr>
<td>Front yard</td>
<td>25 ft. min</td>
<td>&gt;25 ft.</td>
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<tr>
<td>Street side yard</td>
<td>15 ft. min.</td>
<td>&gt;15 ft.</td>
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<tr>
<td>Interior side yard</td>
<td>5 ft. min.</td>
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<td>No interior side yards</td>
</tr>
<tr>
<td>Rear yard</td>
<td>15 ft.</td>
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<td>No rear yards</td>
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<td>g. Height</td>
<td>120 ft. max</td>
<td>30 ft.</td>
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<tr>
<td>h. Building cover</td>
<td>60%</td>
<td>80%</td>
<td></td>
</tr>
<tr>
<td>i. Impervious cover</td>
<td>60%</td>
<td>60%</td>
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<tr>
<td>j. Minimum depth</td>
<td>10 ft.</td>
<td>25 ft.</td>
<td>55-714(e)(1)</td>
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<tr>
<td>k. Parking</td>
<td>Per Planning Director</td>
<td></td>
<td>Show calculations</td>
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Bufferyard: (Adjacent Zoning):

Supplemental Use:

Supplemental Site:

Notes: