City of Omaha Planning Department

APPLICATION

ZONING

☐ Rezoning from ______ to ______  ☐ Other
☐ Special Use Permit  ☑ Conditional Use Permit

Base Zoning District: LO Limited Office

Property
Owner: Julio Covarrubias  3801 Dodge Street  Omaha, NE  68131  402-415-3948
Name  Address  Zip  Phone #
Applicant: Julio Covarrubias  3801 Dodge Street  Omaha, NE  68131  402-415-3948
Name  Address  Zip  Phone #
Representative: BMC Solutions, PLLC  2200 Chautauqua Pkwy  Des Moines, IA  50314  515-490-4284
Firm Name  Address  Zip  Phone #
Contact: Brian Clark, AIA  2200 Chautauqua Pkwy  Des Moines, IA  50314  515-490-4284
Name  Address  Zip  Phone #
E-Mail Address brianc@bmc-solutions.com

Postal Address (or General Location if no address has been assigned): 6802 S 13 ST, 6812 S 13 ST, 1305 POLK ST OMAHA, NE 68107

Legal Description: HOPPES BONANZA LOT 1 BLOCK 4 N 82 FT 50 X 82, LOT 1 BLOCK 4 S 58 FT 50 X 58,
LOT 2 BLOCK 4 50 X 140

Proposed Use Type: PERSONAL SERVICES  Existing Use Type: GENERAL OFFICES

Building and Parking Information:

a. Total Site Area  14,000 Sq. Ft.
b. Building Coverage  1,248 Sq. Ft.
c. Building Coverage (b-a)  8.91 %
d. Maximum Building Height  40 Ft.
e. Total Floor Area  2,496 Sq. Ft.
f. Floor Area Ratio (e-a)  17.83
g. Total Paved Area  5,849 Sq. Ft.
h. Impervious Coverage (b+g-a)  50.69 %
i. Number of Parking Stalls  13
   Number of Compact Stalls  0
   Number of Handicapped Stalls  1

Landscaping Information:

j. Total Area of Street Yard  3,500 Sq. Ft.
k. Street Yard Landscaped Area  1,345 Sq. Ft.
l. Street Yard Landscaped Area (k+j)  38.43 %
m. Parking Lot Area  5,560 Sq. Ft.
n. Interior Parking Lot Landscaping  0 Sq. Ft.
o. Interior Lot Landscaping (n-m)  0.00 %

Residential Uses Only:
p. Total Number of Units
   for Multi-Family:  # of Efficiencies
   #1 Bedrooms
   #2 Bedrooms
   #3 Bedrooms
   Total Floor Area of Any Incidental Office  Sq. Ft./Unit
   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

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

Date  07/22/19

Application Date  July 18, 2019
ZONING REVIEW SUMMARY:

SITE DESCRIPTION:
- 6802 S. 13TH STREET
- CMAH, NE 68107
- OWNER: JULIO C. COVARRUBIAS ETA,
- KEY NUMBER: 01550801 01550802 01550803
- ACCOUNT NUMBER: COMMERCIAL
- PARCEL NUMBER: 14313000 14313001 14313002
- PARCEL ADDRESS: 6802 S. 13 STREET, 6802 S 13 STREET & 1305 POLK STREET
- CMAH, NE 68107
- LEGAL DESCRIPTION: HORTIS DONOVAU LOT 1 BLOCK 4: 100 FT X 100 FT LOT 1 BLOCK 4: 100 FT X 100 FT LOT 2 BLOCK 4: 100 FT X 140 FT

SITE GRADING:
The site slopes gradually from the NE corner to the SW corner. The grading is to remain the same as it is currently.

SITE IMPROVEMENTS:
Signage will be updated on the building and the existing ADA ramp is being routed around a new maintenance entrance on the south facade of the building. The main entrance is being moved to the south facade of the building as a safeguard to clients and staff by separating them from vehicular traffic along south 13th street.

BUILDING STRUCTURES:
The current structure consists of load-bearing masonry exterior walls, wood-framed interior walls, floors, and roof.

LANDSCAPE PLAN:
The current plantings are to remain and the fencing along the west property is going to be extended with fencing to watch.

STATEMENT OF INTENT:
The property owner proposes to renovate a historic building (circa 1930) that was previously housed a law practice and convert it into an engineering office.

The intended hours of operation will be:
- Monday - Friday: 7:00 AM to 6:00 PM
- Saturday: Closed
- Sunday: 10:00 AM to 2:00 PM

The staff will consist of five (5) people maximum.

The number of clients in the building is not expected to exceed ten (10) people.

ZONING REGULATIONS:
SEC. 55.303.- LOW INTENSITY OFFICE DISTRICT
SEC. 55.305.- PERMITTED USES
The following use types are permitted:
- OFFICE USES
- COMMERCIAL USES
- CONSUMER CONVENIENCE SERVICES
- CIVIC USES
- FINANCIAL SERVICES
- MEDICAL OFFICES
- COMMERCIAL USES
- BUSINESS SUPPORT SERVICES
- COMMUNICATIONS SERVICES
- FOOD SALES (LIMITED)
- GENERAL RETAIL SALES
- PERSONAL SERVICES
- RESTAURANT (LIMITED)

SEC. 55.306.- CONDITIONAL USES
The following use types are allowed, subject to approval of a conditional use permit, as prescribed by section 55.483
- OFFICE USES
- FINANCIAL SERVICES
- MEDICAL OFFICES
- COMMERCIAL USES
- BUSINESS SUPPORT SERVICES
- COMMUNICATIONS SERVICES
- FOOD SALES (LIMITED)
- GENERAL RETAIL SALES
- PERSONAL SERVICES
- RESTAURANT (LIMITED)

SEC. 55.308.- SITE DEVELOPMENT REGULATIONS
Each site in the low intensity office district shall be subject to the following site development regulations:
- REGULATORY REQUIREMENT:
- LOT AREA: 1,500 SQUARE FEET MINIMUM
- LOT WIDTH: 50 FEET MINIMUM
- FLOOR AREA RATIO: 0.30 MAXIMUM
- FRONT YARD: 25 FEET MINIMUM
- STREET SIDE YARD: 10 FEET MINIMUM
- INTERIOR SIDE YARD: 5 FEET MINIMUM
- REAR YARD: 15 FEET MINIMUM
- HEIGHT: 40 FEET MAXIMUM
- BUILDING COVERAGE: 50 PERCENT MAXIMUM
- IMPERVIOUS COVERAGE: 45 PERCENT MAXIMUM

Site Plan

Renovation of Covarrubias Building
6802 S. 13th Street
Omaha, NE 68107

Site Plan
Project Number: 2019.12
Date: 07/18/19
Drawn By: BMC
Checked By: --