APPLICATION
ZONING

☐ Rezoning from ______ to ______  ☑ Other: (Mixed-Use Major Amendment)
☐ Special Use Permit
☐ Conditional Use Permit

Base Zoning District: ____________________________

Property Owner:
Name: Western Springs Land Corp. 11205 S 150th St, Ste 100, Omaha, NE 68138 402-592-6942
Applicant: Western Springs Land Corp c/o Jerry Torczon 11205 S 150th St, Ste 100, Omaha, NE 68138 402-592-6942
Representative: Lamp Rynearson 14710 W Dodge Road, Ste 100, Omaha, NE 68154 402-496-2498
Contact: Randy Kuszak, P.E. 14710 W Dodge Road, Ste 100, Omaha, NE 68154 402-496-2498
Name: Randy, Kuszak@LampRynearson.com
E-Mail Address: 

Postal Address (or General Location if no address has been assigned): NE Corner of 192nd & Pacific

Legal Description: The Grove Replat 9 Lots 1 - 2 and The Grove Replat 7 Lots 2 - 3 and 6 - 8.

Proposed Use Type: Mixed Use
Existing Use Type: Undeveloped Mixed Use

Building and Parking Information:

a. Total Site Area 425,637 Sq. Ft.
b. Building Coverage 77,467 Sq. Ft.
c. Building Coverage (b/a) 18%  
d. Maximum Building Height 60'  
e. Total Floor Area 118,175 Sq. Ft.  
f. Floor Area Ratio (e/a) 0.28  
g. Total Paved Area 216,100 Sq. Ft.  
h. Impervious Coverage (b+g+a) 69%  
i. Number of Parking Stalls 367  
   Number of Compact Stalls 0  
   Number of Handicapped Stalls 19

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+i) N/A%  
m. Parking Lot Area 19,300 Sq. Ft.  
n. Interior Parking Lot Landscaping 1,750 Sq. Ft.  
o. Interior Lot Landscaping (n+m) 9.1%  

Residential Uses Only:
p. Total Number of Units 64  
   for Multi-Family: #of Efficiencies 0  
      #1 Bedrooms 19  
      #2 Bedrooms 45  
      #3 Bedrooms 0  

q. Density (a+p) 6,950 Sq. Ft./Unl.  
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: [Signature]
Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Date 2-10-2020

1/28/2014
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:

- [x] The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- [x] The location and dimensions of boundary lines and easements
- [x] The location and size of public utilities to service the site
- [x] 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
- [x] 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
- [x] Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- [x] 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:**
- [x] Completed and Signed Application Form
- [x] Filing Fee
- [x] Site Plan (18 x 24 Max. Preferred)
- [ ] Traffic Impact Analysis, if required

**Number of Plans Required for Submittal:**

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<thead>
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<th>Rezonings:</th>
<th># Plans</th>
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<tbody>
<tr>
<td>to AG, DR, R1 - R5 OR MH</td>
<td>10</td>
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<tr>
<td>to R6-R8</td>
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<tr>
<td>all others</td>
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<tr>
<td>Special Use Permits</td>
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<td>Major Amendments</td>
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<td>Conditional Use Permits</td>
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**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 56-885 of the Zoning Ordinance. Use permit applications also require submittal of building elevations to show the general appearance of existing and proposed structures.

1/28/2014