City of Omaha Planning Department

APPLICATION
ZONING

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

Base Zoning District: R5

Property Owner:
Name: RNR, LLC.
Address: 660 S. 193rd Plaza
Omaha, NE 68022
Phone # 402.614.9292

Applicant:
Name: Nate Fichter
Address: 3341 N. 107th Street
Omaha, NE 68134
Phone # 402.895.4700

Representative: E&A Consulting Group, Inc.
Firm Name: 10909 Mill Valley Road #100
Omaha, NE 68154
Phone # 402.895.4700

Contact:
Name: Kyle Haase
Address: 10909 Mill Valley Road #100
Omaha, NE 68154
Phone # 402.895.4700

Postal Address (or General Location if no address has been assigned): 660 S. 193rd Plaza Omaha, NE 68154

Legal Description: A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE SE1/4, SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

Proposed Use Type: Daycare
Existing Use Type: Single Family Home

Building and Parking Information:

a. Total Site Area: 179,166 Sq. Ft.
c. Building Coverage (b/a): 3.26 %
d. Maximum Building Height: 35 Ft.
e. Total Floor Area: 7,678 Sq. Ft.
f. Floor Area Ratio (e/a): 0.04

g. Total Paved Area: 14,352 Sq. Ft.
h. Impervious Coverage (b+g/a): 11.27 %
i. Number of Parking Stalls: 34
   Number of Compact Stalls: 0
   Number of Handicapped Stalls: 2

Landscaping Information:

j. Total Area of Street Yard: 23,009 Sq. Ft.
k. Street Yard Landscaped Area: 18,864 Sq. Ft.
l. Street Yard Landscaped Area (k-j): 81.98 %
m. Parking Lot Area: 12,977 Sq. Ft.
o. Interior Lot Landscaping (n-m): 11.68 %

Residential Uses Only:
p. Total Number of Units: N/A
   for Multi-Family: # of Efficiencies
   #1 Bedrooms
   #2 Bedrooms
   #3 Bedrooms

Density (a+p):
q. Total Floor Area of Any Incidental Office: Sq. Ft./Unit
r. or 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 2-6-2020

1/28/2014
Operating Statement for The Hills Montessori AKA RNR Legacy LLC/The Hills, Inc.

The Hills Montessori is an established child care and learning facility with our original facility being found in 2012 and located at the intersection of 108th/Military in the Cherry Hills Subdivision in Northwest Omaha. We have a team of dedicated staff that closely follow the teachings of Maria Montessori to give children from infancy to elementary what we believe to be excellent opportunities to learn and develop much different than traditional educational opportunities.

The project presented today located just Northwest of 193rd/Leavenworth will allow us to serve our customers in the Western Metro area. When we first started the Montessori, we wanted a safe place for children to thrive at affordable prices and we have the same vision for this new location. Much of the outdoor landscape directly around the current home will remain intact and will give these children opportunities to learn gardening skills, pick fruit in the orchard, and play in an outdoor playground area second to none in the Metro sprawling over two acres.

This project concerns the repurposing of the beautiful 7,000 total square foot home that has resided on the property for over 30 years. It will allow us to serve around 120 children of different ages and create employment opportunities for Approx. 25-30 staff. We will remodel the current home into a spacious learning environment for those seeking the teachings of Maria Montessori that date back over 100 years.

The general hours of operation will be 6:30AM-6PM Monday through Friday. We are very excited to bring a facility like this to the Metro and we believe it will be a great compliment to the other Uses proposed around the area.

The Hills Montessori has been looking for an expansion opportunity in western Omaha for a few years now and we believe this property came into our path for a reason. We are excited to use it to continue to pour into the children of the Metro and we can't wait to see our vision come to fruition.
1. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sod shall be laid on frozen ground or when the temperature is below freezing. All sod shall be placed in the ground by applying the sod with a light touch and immediate compaction. Sod shall not be rolled nor shall it be covered with any type of protective covering. Sod shall not be permitted to dry out before being placed in the ground. No sod shall be placed in the ground on weekends or holidays.

2. Contractor to coordinate work with other amenities contractors.

3. Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.

4. The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer.

5. Minimum 4 inches of shredded wood mulch. Mulch ring to extend 1'-0" minimum beyond planting pit. Mulch shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. The mulch shall be watered in immediately after planting and then watered once a week for a period of two months from time of planting.

6. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sod shall be laid on frozen ground or when the temperature is below freezing. All sod shall be placed in the ground by applying the sod with a light touch and immediate compaction. Sod shall not be rolled nor shall it be covered with any type of protective covering. Sod shall not be permitted to dry out before being placed in the ground. No sod shall be placed in the ground on weekends or holidays.

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