City of Omaha Planning Department

APPLICATION
ZONING

- Razed Area from R8 to PUR
- Special Use Permit
- Conditional Use Permit

Base Zoning District: ACI

Property Owner:
- Name: Tom Ware
- Address: 501 S. 59th Street, Suite C, Lincoln, NE 68516
- Phone #: 913-707-4544

Representative:
- Name: Olsson
- Address: 2111 N. 67th Street, Suite 200, Omaha, NE 68106
- Phone #: 402-970-2311

Contact:
- Name: Eric Williams
- Address: 2111 N. 67th Street, Suite 200, Omaha, NE 68106
- Phone #: 402-970-2311
- E-Mail Address: ewilliams@olsson.com

Postal Address (or General Location if no address has been assigned): SWC of 44th Street and Douglas Street

Legal Description: 

Proposed Use Type: Retail/Hotel

Existing Use Type: HD Multi-Family/Office

Building and Parking Information:
- Total Site Area: 24,537 Sq. Ft.
- Building Coverage (b+e): 58%
- Maximum Building Height: __________ Ft.
- Total Floor Area: __________ Sq. Ft.
- Floor Area Ratio (e+e): __________
- Total Paved Area: __________ Sq. Ft.
- Impervious Coverage (b+p+e): __________ %
- Number of Parking Stalls: __________
- Number of Compact Stalls: __________
- Number of Handicapped Stalls: __________

Landscaping Information:
- Total Area of Street Yard: __________ Sq. Ft.
- Street Yard Landscaped Area: __________ Sq. Ft.
- Street Yard Landscaped Area (b+e): __________ %
- Parking Lot Area: __________ Sq. Ft.
- Interior Lot Landscaping (n+m): __________ %

Residential Uses Only:
- Total Number of Units: __________

For Multi-Family: # of Efficiencies: __________
- #1 Bedrooms: __________
- #2 Bedrooms: __________
- #3 Bedrooms: __________

Density (a+p): __________ Sq. Ft./Unit

Total Floor Area of Any Incidental Office: __________ Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner's Signature: Tom Ware
Date: 3/2/2020

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

Date: 1/26/2014
BM #1 CHISELED "X" ON NW RIM OF GRATE INLET ON NE CORNER OF 44TH ST. AND DOUGLAS ST. EL.=1125.44

www.olsson.com
TEL  402.341.1116
2111 South 67th Street, Suite 200
Omaha, NE 68106
## Plant Schedule

<table>
<thead>
<tr>
<th>City</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Planting Method</th>
<th>Size @ Planting</th>
<th>Mature Spread</th>
<th>Mature Height</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Overstory Deciduous Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td><em>Acer rubrum</em> 'Autumn Blaze'</td>
<td>Autumn Blaze Maple</td>
<td>B&amp;B/30'</td>
<td>2' CAL.</td>
<td>AS SHOWN</td>
<td>35'</td>
</tr>
<tr>
<td>44</td>
<td><em>Gleditsia triacanthos</em> 'ShadeMaster'</td>
<td>ShadeMaster Honeylocust</td>
<td>B&amp;B/30'</td>
<td>2' CAL.</td>
<td>AS SHOWN</td>
<td>35'</td>
</tr>
<tr>
<td>44</td>
<td><em>Quercus alba</em></td>
<td>White Oak</td>
<td>B&amp;B/30'</td>
<td>2' CAL.</td>
<td>AS SHOWN</td>
<td>45'</td>
</tr>
<tr>
<td></td>
<td><strong>Understory/Ornamental</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td><em>Acer ginnala</em></td>
<td>Amur Maple</td>
<td>B&amp;B/20'</td>
<td>1.5' CAL.</td>
<td>AS SHOWN</td>
<td>20'</td>
</tr>
<tr>
<td>44</td>
<td><em>Syringa reticulata</em></td>
<td>Japanese Tree Lilac</td>
<td>B&amp;B/20'</td>
<td>1.5' CAL.</td>
<td>AS SHOWN</td>
<td>15'</td>
</tr>
<tr>
<td></td>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td><em>Pinus flexilis</em></td>
<td>Limber Pine</td>
<td>B&amp;B/30'</td>
<td>6' HT.</td>
<td>AS SHOWN</td>
<td>25'</td>
</tr>
<tr>
<td>44</td>
<td><em>Pinus strobus</em></td>
<td>White Pine</td>
<td>B&amp;B/30'</td>
<td>6'-8' HT.</td>
<td>AS SHOWN</td>
<td>40'</td>
</tr>
</tbody>
</table>

## PRELIMINARY LANDSCAPE PLAN

**TIFF SUBMITTAL**

**OMAHA, NE**

**2019**

**RDN L1.1**

**2019-3332**

**01.13.2020**

**www.olsson.com**

TEL  402.341.1116

2111 South 67th Street, Suite 200

Omaha, NE 68106