

APPLICATION SITE PLAN REVIEW

CHAPTER 55: ZONING

For Office Use Only	Date Filed _____
	Fee _____
	Receipt # _____

Base Zoning District: _____

Overlay District: _____ (Urban Design Site Plan Review is required for **ACI, MCC, CP, NCE, and IG**)

Proposed Use Type: _____ **Existing Use Type:** _____
(See Chapter 55: Zoning, Article III)

Property

Owner: _____
Name Address Zip Phone #

Applicant: _____
Name Address Zip Phone #

Representative: _____
Firm Name Address Zip Phone #

Contact: _____
Name Address Zip Phone #

E-Mail Address: _____

Postal Address (or General Location if no address has been assigned): _____

Legal Description: _____

Project Name / Description: _____

Building and Parking Information:

- a. Total Site Area _____ Sq. Ft.
- b. Building Coverage _____ Sq. Ft.
- c. Building Coverage (b/a) _____ %
- d. Maximum Building height _____ Ft.
- e. Total Floor Area _____ Sq. Ft.
- f. Floor Area Ratio (e/a) _____
- g. Total Paved Area _____ Sq. Ft.
- h. Impervious Coverage (b+g/a) _____ %
- i. Total No. of Parking Stalls _____
No. of Compact Stalls _____
No. of Handicapped Stalls _____

Landscaping Information:

- j. Total Area of Street Yard _____ Sq. Ft.
- k. Street Yard Landscaped Area _____ Sq. Ft.
- l. Street Yard Landscpd Area (k/j) _____ %
- m. Parking Lot Area _____ Sq. Ft.
- n. Int. Pkg. Lot Landscaped Area _____ Sq. Ft.
- o. Int. Pkg. Lot Landscpd Area(n/m) _____ %

Residential Uses Only:

- p. Total Number of Units for Multi-Family _____
No. of Efficiencies: _____
No. of 1 Bedrooms _____
No. of 2 Bedrooms and over _____
- q. Density (a/p) _____ Sq. Ft./Unit
- r. Total Floor Area of Any Incidental Office or Commercial Use _____ Sq. Ft.

Owner's Signature

Date

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

Date

CHECKLIST

SITE PLAN REVIEW

CHAPTER 55: ZONING

ZONING SITE PLAN REVIEW

The Site Plan Review procedure provides for administrative and compliance review of plans for proposed projects. It provides for review and evaluation of site development features of land uses and for possible mitigation of unfavorable effects on surrounding property. See **Section 55-882 Site Plan Review Procedures** for uses requiring a Site Plan Review.

Review Criteria

Zoning Site Plan Review - 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:

- The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- The location and dimensions of the boundary lines and easements
- The location and size of public utilities to service the site
- The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, and in no case greater than at 5 foot intervals
- 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
- Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings berm, bufferyards, screening, fencing and lighting schemes

Submittal Material and Requirements:

- Completed and Signed Site Plan Review Application
- Filing Fee
- 3 copies of the Site Plan (18 x 24 Max. Preferred)

URBAN DESIGN SITE PLAN REVIEW

All projects within the Urban Design Overlay Districts (ACI, MCC, CP, NCE and IG) require **Urban Design Site Plan Approval per Section 55-937**. Early review is encouraged to insure compliance prior to the development of construction documents. Incomplete applications cannot be processed. Call the Urban Design Section of the Planning Department at 444-1612 with any questions or to arrange a pre-application or post-application meeting.

Review Criteria

In addition to the requirements for a Zoning Site Plan Review, all submitted materials of projects within the Urban Design Overlay Districts are required to show, as applicable, the following specific criteria used as a basis for Urban Design Site Plan Approval as listed in the Omaha Municipal Code **Section 55-938 Criteria for Urban Design**.

Related Review and Evaluation:

- | | |
|--|---|
| <input type="checkbox"/> Sidewalk Areas | <input type="checkbox"/> General Building Design Guidelines |
| <input type="checkbox"/> Build-to/Set-back Lines and Zones | <input type="checkbox"/> Tower Locations; min/max façade heights |
| <input type="checkbox"/> Ground-level Transparency | <input type="checkbox"/> Important Buildings |
| <input type="checkbox"/> Service Area Screening | <input type="checkbox"/> Building Design/Architectural Guidelines |
| <input type="checkbox"/> Green Parking Areas | <input type="checkbox"/> Significant Vistas |
| <input type="checkbox"/> Parking Structures | <input type="checkbox"/> Public Spaces |
| <input type="checkbox"/> Site and Building Access | <input type="checkbox"/> Mixing of Uses |
| <input type="checkbox"/> Neighborhood Connectivity | <input type="checkbox"/> Circulations Systems |
| <input type="checkbox"/> Location of Utilities | <input type="checkbox"/> Plazas, Public Places and Buildings |
| <input type="checkbox"/> Signs | <input type="checkbox"/> Green Corners |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Storm Water Detention Areas |
| <input type="checkbox"/> Large Retail Building Design Guidelines | <input type="checkbox"/> Required Open Space |

Additional Urban Design Review Submittal Material:

- 3 copies of the Landscape Plan (18 x 24 Max. Preferred)
- 3 copies of the Building Elevations (18 x 24 Max. Preferred)
- A digital exterior materials sample board (11 x 17 Preferred)