

Development Review Process



City of Omaha
Planning Department

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Phase One

- › Processes outlined in this phase are not always required and intended to help applicant navigate the development review process.
- › A pre-application meeting is a confidential meeting with City staff to discuss a project.
- › A Site Plan Review is a formal review of a project to determine compliance with City code.
- › If the project meets all site development regulations; applicant applies for a building permit.
- › The applicant is encouraged to meet with neighbors and neighborhood associations.

Phase Two

- › Should the pre-application and Site Plan Review process reveal compliance issues, the project may require further board discussion/action.
- › When the applicant applies for board action, the Planning Department will, on behalf of the city, prepare a recommendation report and notify other affected property owners of record per state law.
- › All board meetings are public hearings in which neighbors and other entities may voice their support or opposition to a proposed project.

Phase Three

- › Projects can take various paths to completion as outlined in the accompanying flow chart.
- › Proposed projects may require more than one action via different boards.
- › A board may recommend approval, denial, or layover for additional information.
- › The City Council may have authority over the final disposition of development proposals.

Phase Four

- › The final phase of the development review process is obtaining a building permit.
- › Plan sets are submitted to the Permits and Inspections Division of the Planning Department to be routed through applicable City departments for review.
- › Plans are reviewed for compliance with all applicable codes, ordinances, rules, regulations and policies of the City.
- › Noncompliant plans will be red-lined and, in some cases, require resubmittal and further review by all applicable departments.
- › Once a building permit has been approved and issued to the applicant, construction may proceed.

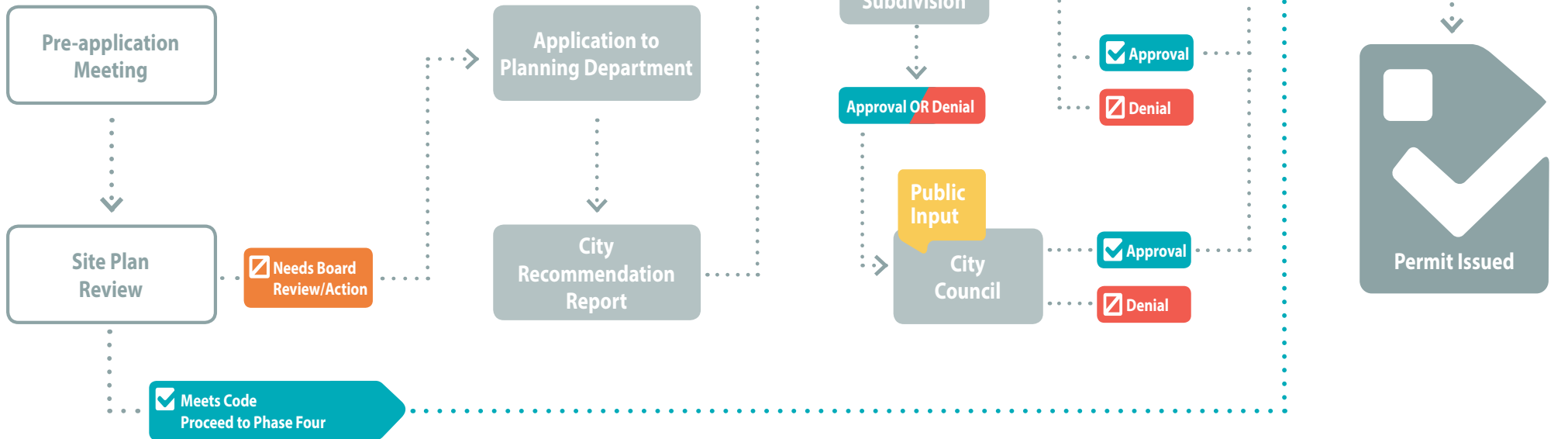
Questions about this process can be directed to the Omaha Planning Department at 402-444-5150.

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- Opportunities for community input
- Approval = proceed to next step
- Denial or further information is needed

Development review is a process the City uses to ensure new developments comply with the City's regulations. The procedures depend on whether the proposed development complies with the regulations for the zoning district in which it is located. Zoning districts are generally grouped into agricultural, residential, commercial and industrial with finer levels of procedure for each dependent on the intensity of use. For each district, the Municipal Code lists permitted uses and regulations guiding how lots can be developed (setbacks, building coverage, height, landscaping, off-street parking, etc). The Planning Department facilitates the development review process and receives input from other departments.



Phase 1

Phase 2

Phase 3

Phase 4