

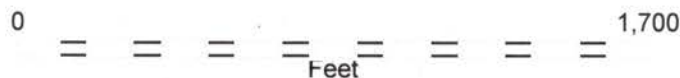
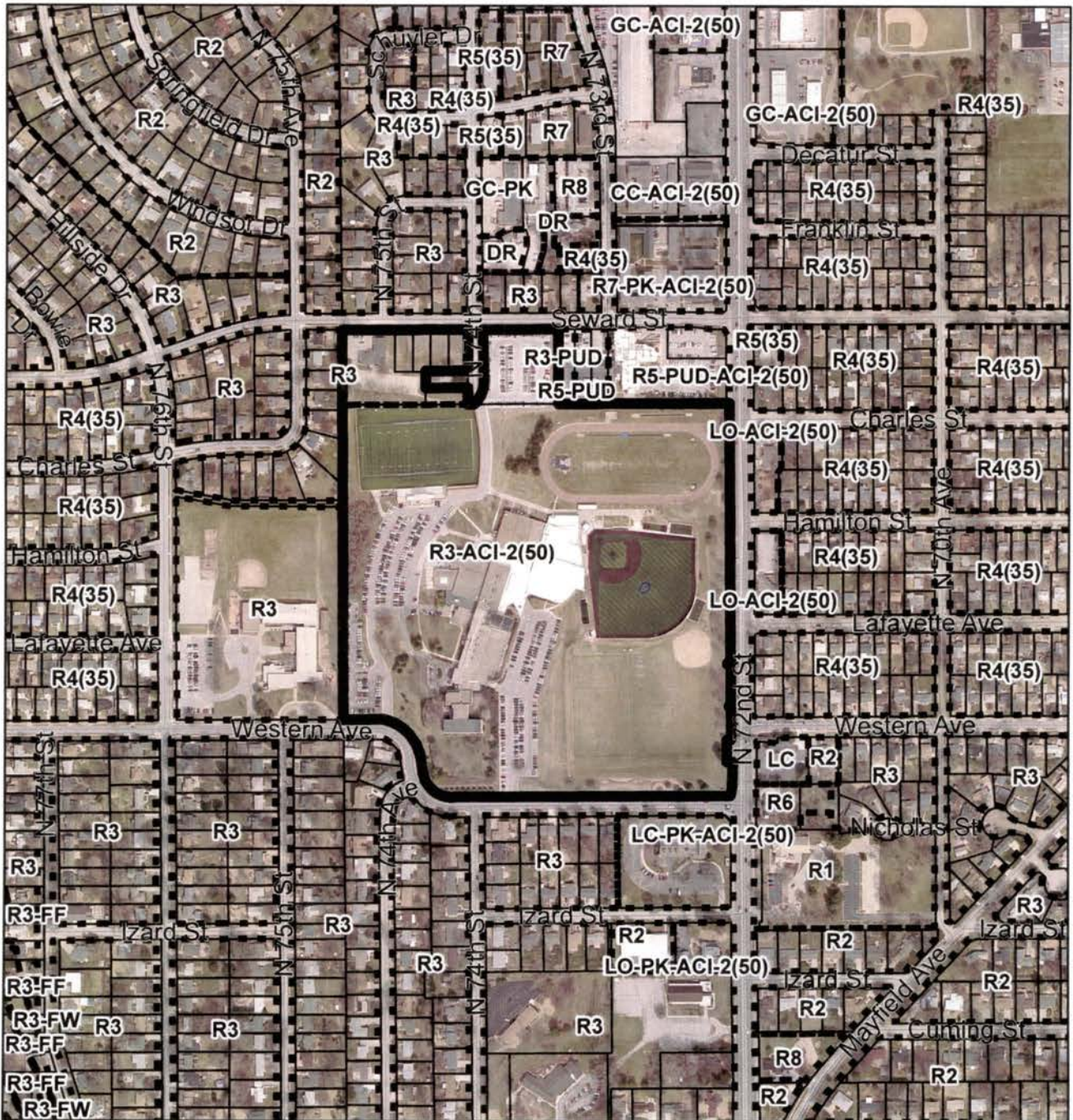
CASE: C7-08-006

APPLICANT: Creighton Preparatory School

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R3 District, with a waiver of Section 55-166, Height to allow a 120 foot tall bell tower

LOCATION: Northwest of 72nd Street and Western Avenue

SUBJECT AREA IS SHADED - SEPTEMBER 2018



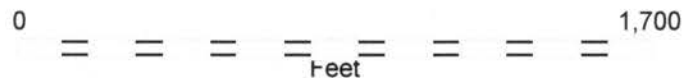
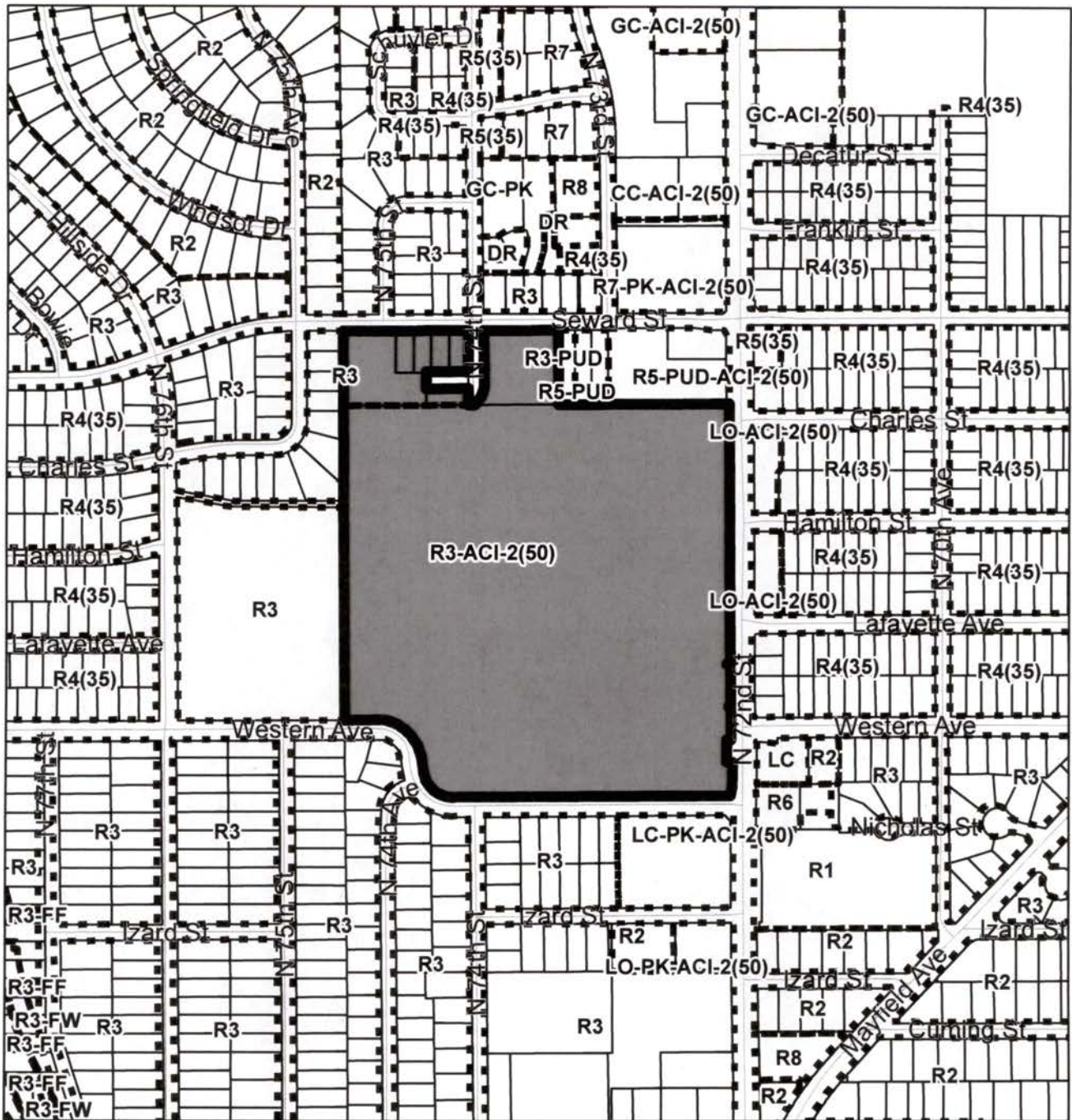
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City of Omaha  
 Planning Department  
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 Suite 1100  
 Omaha, NE 68183  
 402-444-5150  
 Planning.CityofOmaha.org

<b>Date:</b>	August 29, 2018		
<b>Case Number:</b>	C7-08-006		
<b>Applicant:</b>	Creighton Preparatory School		
<b>Request:</b>	Approval of a Major Amendment to a Conditional Use Permit to allow <i>Secondary Educational Facility</i> in a R3-Single Family Residential District (Medium Density), with a waiver of Section 55-166, Height, to allow a 120 foot bell tower.		
<b>Location:</b>	Northwest of 72nd Street and Western Avenue		
<b>I. GENERAL INFORMATION:</b>			
<b>Purpose:</b>	To allow expansion of the existing school site for future development and the construction of a 120 foot bell tower.		
<b>Existing Use(s):</b>	Civic	<b>Existing Zoning:</b>	R3-ACI-2(50)
<b>Adjacent Land Use(s):</b>		<b>Adjacent Zoning</b>	
<b>North:</b>	Single-Family Residential and Civic	<b>North:</b>	R3, R5 and R5-PUD-ACI-2(50)
<b>South:</b>	Single-Family Residential and Commercial	<b>South:</b>	R3 and LC-PK-ACI-2(50)
<b>East:</b>	Single-Family Residential and Office	<b>East:</b>	R4(35), LC, LO-ACI-2(50) and R6
<b>West:</b>	Single-Family Residential and Civic	<b>West:</b>	R3
<b>Zoning History:</b>	<ul style="list-style-type: none"> <li>• C10-16-151-Approval of a Conditional Use Permit to allow Secondary Educational Facility, approved by Planning Board 6/1/16 (school expansion)</li> <li>• ZBA #15-139, Variance to the front yard setback from 12' to 6' for one monument sign and to the total permitted sign area from 32 square feet to 230 square feet to allow installation of 4 additional monument signs on the campus, approved in accordance with the plans submitted, 11/12/15</li> <li>• C7-08-006- Approval of a Conditional Use Permit to allow Secondary Education Facility, approved by Planning Board, 11/4/15 (new signage)</li> <li>• C10-12-134 – Approval of an ACI-2(50), ACI-3(PL) and ACI-4(PL)- Area of Civic Importance Overlay District – Approved by City Council – 8/28/12.</li> <li>• ZBA #10-058 - Variance to the maximum sign budget from 32 sq. ft. to 122 sq. ft. and to the maximum size for a wall sign from 32 sq. ft. to 42.5 sq. ft. &amp; 47.7 sq. ft. and to the maximum height for a wall sign from 16' to 24' – Approved by the Zoning Board of Appeals – 5/20/10</li> <li>• ZBA #96-131, Variance to fence regulations to allow a 12 foot high fence in R3, approved by the Zoning Board of Appeals – 9/19/96.</li> </ul>		

<b>Future Land Use Designation(s):</b>	Civic
<b>Applicable Regulations:</b>	The site is subject to the site development regulations for the approved CUP, the R3 District, the ACI-2(50) overlay and all other applicable regulations.

**No building permits will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.**

<b>II. SPECIAL INFORMATION:</b>	
<b>Site Characteristics:</b>	The existing 35+ acre site located on the west side of 72nd Street, north of Western Avenue is home to Creighton Preparatory School. The site consists of the existing school building along with associated athletic fields, surface parking areas and related school facilities. The site has vehicular access from Western Avenue on the south and Seward Street/74th Street on the north. The grade of the property generally slopes down from east to west.
<b>Development Proposal:</b>	The school is proposing to expand its current site to the northwest in a currently landscaped area between the existing school building and the parking lot/football field. The 16,000 square foot expansion proposal includes a bell tower with plaza, and entrance to house student services, along with renovations incorporated into the new addition for art, band, college counseling and campus ministry. The addition also includes a mechanical enclosure.
<b>Land Use and Planning:</b>	The building expansion is on land presently owned by Creighton Prep. The proposed building addition requires approval of a Major Amendment to the Conditional Use Permit for Secondary education facility. The site is currently designated with the ACI-2(50) Overlay District. A waiver of Section 55-166, height, for the 120 foot tall bell tower is included as a part of the request.

<b>III. ANALYSIS:</b>
The requested amendment, as revised, generally complies with the applicable base district development and is consistent with the criteria in Section 55-885.

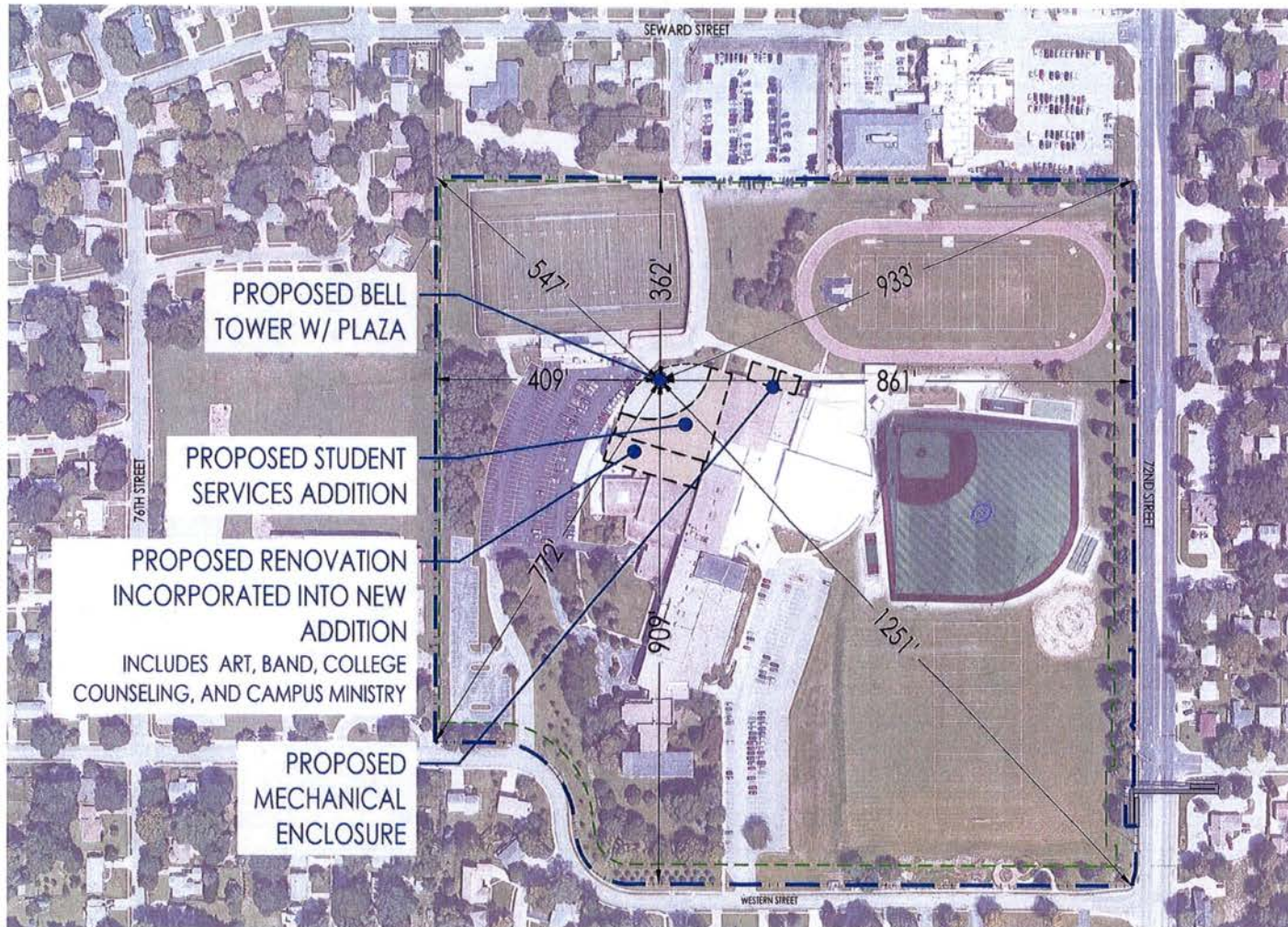
<b>IV. RECOMMENDATIONS:</b>
Approval of a waiver to Section 55-166, height, to allow a 120 foot bell tower.
Approval of the Major Amendment to a Conditional Use Permit to allow <i>Secondary Education Facility</i> in a R3-Single-Family Residential District (Medium Density) subject to the following conditions: <ol style="list-style-type: none"> <li>1. Compliance with the Site Plans</li> <li>2. Compliance with the Operation Plan</li> <li>3. All previously approved conditions</li> </ol>

**V. ATTACHMENTS:**

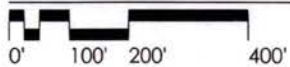
Location Map  
Site Plan  
Elevations

<b>55-885 Project Review</b>		
Date:	August 29, 2018	
Case Number:	C7-08-006	
Project Name:	Secondary Education Facility	
Location:	Northwest of 72nd Street and Western Avenue	
Zoning:	R3-ACI-2(50)	
Site Plan Review	Mixed Use	
Conditional Use	Special Use	Reviewed By: GS
CRITERIA	GUIDELINES	COMMENTS:
<b>1. Land Use Compatibility:</b>		
a. Development Density	Site area per unit, Floor Area Ratio, and/or Intensity Rating should be similar to surrounding uses if not separated by major manmade or natural features.	Intensity is similar to surroundings.
<b>2. Height and Scale:</b>		
a. Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Substantial differences must be justified by urban design considerations.	Height allows a maximum of 35 feet in R3. A waiver of Section 55-166, height, for the 120 foot tall bell tower is included as a part of the request.
b. Setbacks	Development should respect pre-existing setback lines in surrounding areas. Variations must be justified by significant site features or operating characteristics.	The proposed addition meets the required setbacks for the R3 District.
c. Building Coverage	When possible, building coverage should be similar to that displayed in surrounding areas. Higher coverage should be mitigated by landscaping or other site amenities.	Acceptable Required: 35% building coverage Proposed, including addition: 11% building coverage
<b>3. Site Development:</b>		
a. Frontage	Generally, a project's frontage along a street or private way should be similar to its lot width.	Existing, no change
b. Parking/Internal Circulation	1. Parking and circulation should serve all structures with minimal vehicular and pedestrian conflicts. 2. All structures must be readily accessible to public safety vehicles. 3. Development must have access to adjacent public streets or private ways. Internal circulation should distribute traffic to minimize congestion at access points.	Parking for a <i>Secondary Education Facility</i> is based upon number of employees and student enrollment in 11th and 12th grades. However, since enrollment is not changing based upon the addition, parking requirements are still met.
c. Landscaping	Landscaped areas should be planned as an integral part of the development, providing street landscaping and buffering, and dividing otherwise unbroken paved areas. Parts of a site with steep slopes, wooded areas, and natural drainage ways should be preserved.	The proposed addition does not affect existing street landscaping, buffering, or parking.
<b>4. Building Design:</b>		
	Architectural design and building materials should be compatible with surrounding areas if located adjacent to landmark districts or in highly visible locations.	Acceptable

<b>5. Operating Characteristics:</b>		
a. Traffic Capacity	Projects should not materially reduce the existing level of service on adjacent streets. Projects will be required to make street improvements and/or dedicated right-of-way to mitigate negative effects.	Existing
b. External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Existing
c. External Effects	Projects with long operating hours must minimize effects on surrounding residential areas.	Existing
d. Outside Storage	If permitted, outside storage areas must be screened from adjacent streets and less intensive zoning districts and uses.	Existing, no change
<b>6. Public Facilities</b>		
a. Sewage Disposal	Development within 500 feet of a public sanitary sewer must connect to the public sewer system. If permitted, individual systems must not adversely affect public health, safety, or welfare.	Existing, no change
b. Sanitary Sewer Capacity	Sanitary sewer must have adequate capacity to serve development.	Existing, no change
c. Storm Water Management	<ol style="list-style-type: none"> <li>1. Development design should handle storm water without overloading or substantially diminishing capacity of public storm sewer system.</li> <li>2. Development should not inhibit development of other properties.</li> <li>3. Development should not increase probability of erosion, flooding, landslides, or other endangerment to surrounding properties.</li> </ol>	Existing, no change
d. Utilities	Project must provide evidence of utility service to the site.	Existing, no change
<b>7. Comprehensive Plan</b>		
	Projects should be consistent with the comprehensive plan of the City of Omaha and should minimize adverse economic effects on surrounding properties.	Acceptable



**OVERALL SITE PLAN**



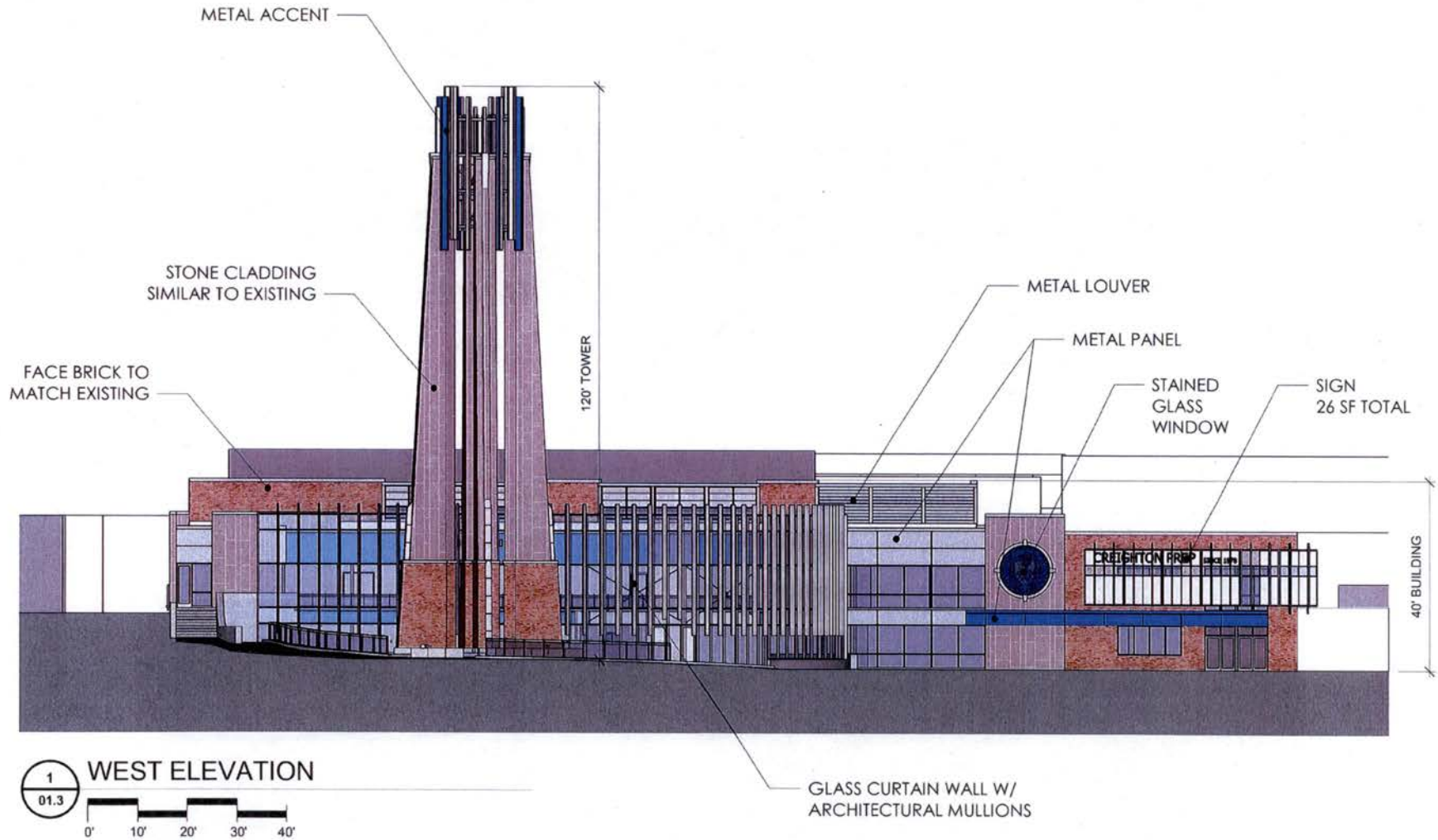
Issue Date: 01 August, 2018  
 Project Number: 17232  
 Design Phase: SD

CREIGHTON PREP - STUDENT SERVICES ADDITION

SITE PLAN





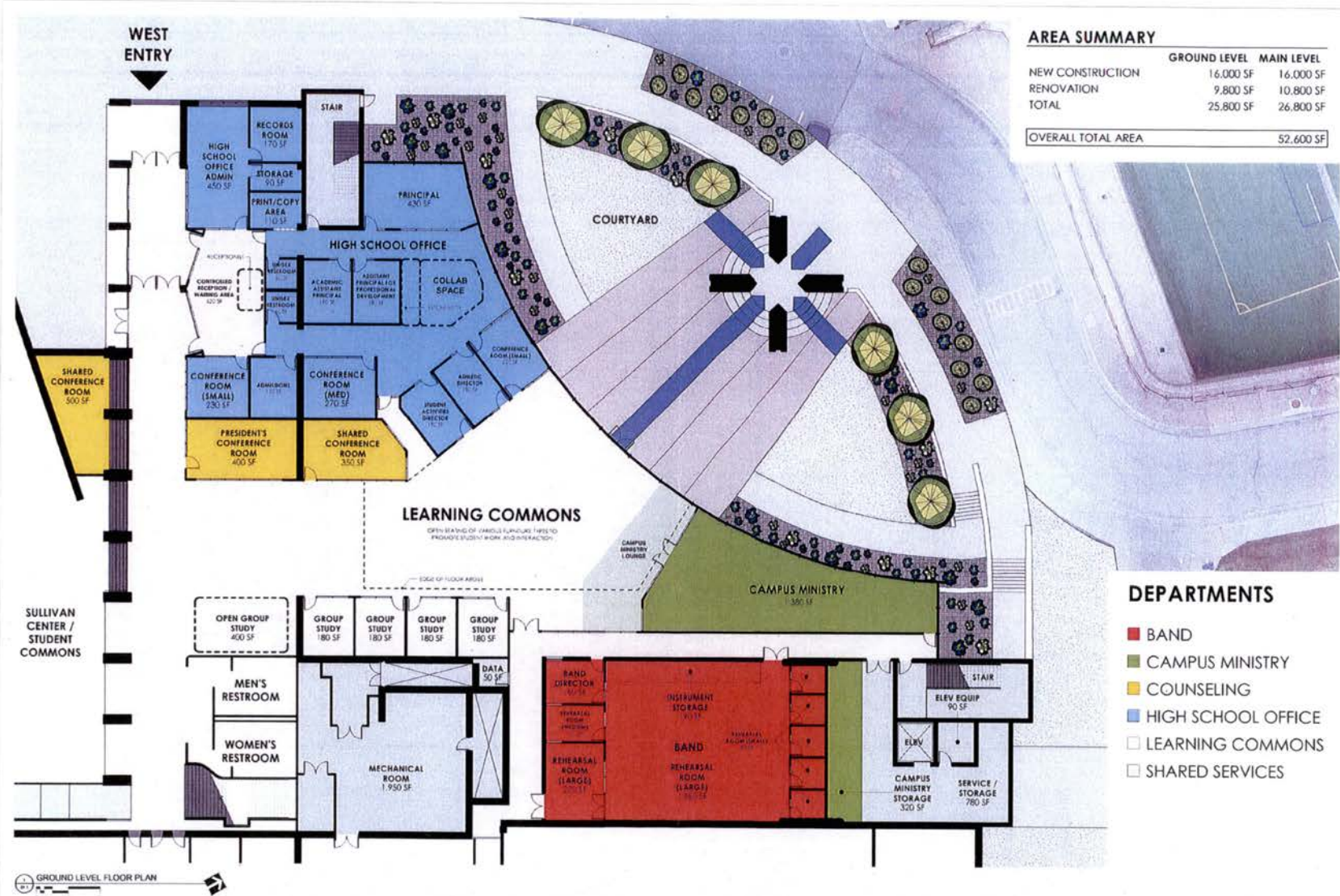


Date: 08/01/18  
 Project Number: 17232  
 Design Phase: SD

CREIGHTON PREP - STUDENT SERVICES ADDITION

PROPOSED ELEVATIONS





**AREA SUMMARY**

	GROUND LEVEL	MAIN LEVEL
NEW CONSTRUCTION	16,000 SF	16,000 SF
RENOVATION	9,800 SF	10,800 SF
TOTAL	25,800 SF	26,800 SF
<b>OVERALL TOTAL AREA</b>	<b>52,600 SF</b>	

**DEPARTMENTS**

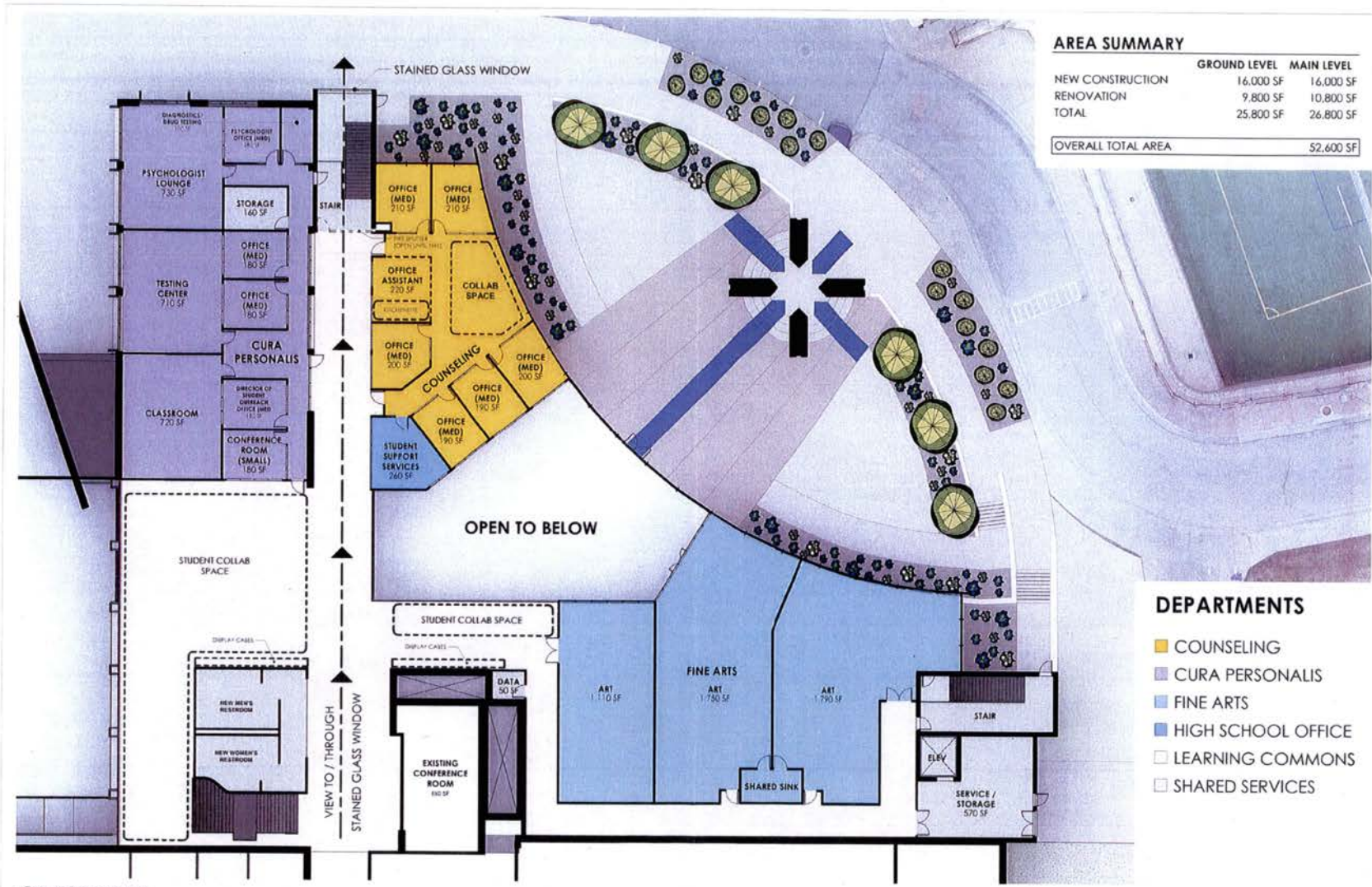
- BAND
- CAMPUS MINISTRY
- COUNSELING
- HIGH SCHOOL OFFICE
- LEARNING COMMONS
- SHARED SERVICES

Issue Date: 01 August 2018  
 Project Number: 17232  
 Design Phase: SD

CREIGHTON PREP - STUDENT SERVICES ADDITION

PROPOSED GROUND FLOOR PLAN





**AREA SUMMARY**

	GROUND LEVEL	MAIN LEVEL
NEW CONSTRUCTION	16,000 SF	16,000 SF
RENOVATION	9,800 SF	10,800 SF
TOTAL	25,800 SF	26,800 SF
<b>OVERALL TOTAL AREA</b>	<b>52,600 SF</b>	

**DEPARTMENTS**

- COUNSELING
- CURA PERSONALIS
- FINE ARTS
- HIGH SCHOOL OFFICE
- LEARNING COMMONS
- SHARED SERVICES

1 MAIN LEVEL FLOOR PLAN

Issue Date: 01 August 2018  
 Project Number: 17232  
 Design Phase: SD

CREIGHTON PREP - STUDENT SERVICES ADDITION

PROPOSED MAIN FLOOR PLAN

