



City of Omaha  
Jim Suttle, Mayor

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**Planning Department**

Omaha/Douglas Civic Center  
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**R. E. Cunningham, RA, F.SAME**  
Director

March 5, 2013  
C10-13-018

Honorable President

and Members of the City Council,

The attached Ordinance rezones the property located at 1409 North 60<sup>th</sup> Street from R4(35)-Single-Family Residential District (High Density) to R5-Urban Family Residential District. The applicant is Jean Faulconbridge and Gary Putrino.

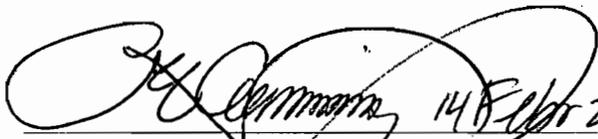
CASE DESCRIPTION: The purpose of this request is to match the zoning to the existing land use (duplex) on the site.

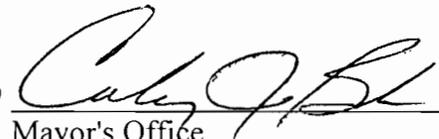
DEPARTMENT RECOMMENDATION: Approve.

PLANNING BOARD RECOMMENDATION: Approval, by consent, as recommended by the Planning Department, 7-0.

Respectfully submitted,

Referred to City Council for Consideration:

  
R. E. Cunningham, RA, F.SAME      Date  
Planning Director

  
Mayor's Office      Date

**OMAHA CITY PLANNING DEPARTMENT  
RECOMMENDATION REPORT  
January 30, 2013**

**Case Number:** #C10-13-18

**Applicant:** Jean Faulconbridge and Gary Putrino

**Request:** Approval of a rezoning from R4(35)-Single Family Residential District (High-Density) to R5-Urban Family Residential District.

**Location:** 1409 and 1413 North 60<sup>th</sup> Street

**I. GENERAL INFORMATION**

**Purpose:** To match the zoning to the existing land use on the site.

**Existing Zoning:** R4(35)

**Existing Land Use:** Duplex residential

**Adjacent Land Use and Zoning:**

North	Single family residential	R4(35)
South	Duplex	R4(35)
East	Single family residential	R4(35)
West	Duplex	R4(35)

**Future Land Use Plan Designation:** Low density residential.

**Applicable Regulations:** If rezoned, the site would be subject to all applicable use and site development regulations for the R5-Urban Family Residential District.

**Zoning History:** Prior to March 1987 the property was zoned 5<sup>th</sup> Residence District.

**No Building Permit will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance. Approval of a rezoning by the Planning Board and City Council does not include or imply an acceptance of the site plan for permit purposes.**

**II. SPECIAL INFORMATION**

**Site Characteristics:** The lot is 10,960 square feet (0.25 acres) with an existing duplex. The site contains three (3), two (2) car width concrete driveways and three (3) single car garages that provide adequate parking for both residential units.

**Development Proposal:** No new development is proposed.

**Public Improvements:** Generally, all public improvements are in place.

**Land Use and Planning:** The Future Land Use Element of the City's Master Plan calls for low density residential on the subject site.

**III. ANALYSIS**

The existing structure was built as a duplex and has been used as a duplex since 1958. Between 1952 and 1976, duplexes were allowed in the 5<sup>th</sup> Residence District. The duplex is considered a nonconforming use because of the current R4(35) zoning. The code states that the duplex would not be able to be rebuilt if damaged to the extent that the cost of the restoration exceeds 50% of the replacement cost of the structure. If the rezoning to R5 is approved the duplex residential use, would once again, be conforming.

The proposed rezoning is consistent with the Future Land Use Element of the City of Omaha Master Plan.

**IV. RECOMMENDATION:** Approval of the rezoning from R4(35) to R5.

CASE: C10-13-018  
APPLICANT: Jean Faulconbridge and Gary Purtrino  
REQUEST: Rezoning from R4(35) to R5  
LOCATION: 1409 and 1413 North 60th Street

SUBJECT AREA IS SHADED - FEBRUARY 2013

