



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2015-PUD-02

FOR HEARING OF: July 16, 2015

Report Prepared on July 6, 2015

I. GENERAL INFORMATION

- A. APPLICANT:** Nelson Construction & Development
- B. PROPERTY OWNER:** L & B Properties, LLC
- C. LOCATION:** Southwest corner of Brentwood Drive and South 97th Plaza
- D. LEGAL DESCRIPTION:** Lot 2, Mayfair 2nd Addition Replat Five
- E. REQUESTED ACTION(S):** Preliminary PUD Site Plan approval for a continuing care retirement community
- F. EXISTING ZONING AND LAND USE:**
R-3 Multi-Family Residential and Gateway Corridor District (Overlay District); vacant.
- G. PROPOSED USES:** The Planned Unit Development (PUD) Site Plan, along with a forthcoming Conditional Use Permit (CUP) will allow the applicant to operate a continuing care retirement community on the property that includes independent living, assisted living, and memory care.
- H. SIZE OF SITE:** 6.29 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Lot is currently vacant. The property has a drastic slope away from the adjoining streets down to a relatively flat area with a gradual slope to the south that covers the majority of the lot.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Single family residential subdivision; R-1 Single Family Residential District
 - 2. **East:** Commercial strip centers; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

3. **South:** Primrose School of La Vista; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)
4. **West:** Lot 11A, Mayfair 2nd Addition Replat One (Vacant); C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

1. The City Council held a public hearing on June 16, 2015 and unanimously recommended approval of an amendment to the Future Land Use Map of the Comprehensive Plan from Commercial to High Density Residential; and Zoning Map Amendment from C-1, Shopping Center Commercial, with the Gateway Corridor District (Overlay District) to R-3 PUD, High Density Residential Planned Unit Development, with the Gateway Corridor District (Overlay District).

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.15 of the Zoning Regulations – Planned Unit Development District

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for High Density Residential.
2. The proposed project will meet Action Strategy #12 of the Housing and Residential Areas category of the Community Goals, Policies and Action Strategies Chapter of the Comprehensive Plan, which states:

Encourage the development of additional owner and renter occupied housing types, including single family, multiple family for low- to moderate income families, persons with disabilities and the elderly, to meet existing and future needs of all La Vista residents. Emphasis on owner occupied housing development is the preferred choice of the community and its residents.

La Vista has only one nursing care and assisted living facility. The proposal would provide an additional option for residents.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from proposed egress / ingress to Brentwood Street and South 97th Plaza. The traffic impacts from a high-density residential use are expected to be less intensive than most commercial uses.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS: The parking stall requirements, as per the Zoning Ordinance for the proposed use are:

• Independent Living -	31 Stalls (1 Per Bedroom)
• Assisted Living -	50 Stalls (1 Per Unit)
• Memory Care -	10 Stalls (1 Per 3 Beds)
• <u>Employee -</u>	<u>25 Stalls (1 Per Employee)</u>
• Total	116 Stalls (5 Accessible)

The developer has submitted a letter requesting a reduction in the parking stall counts required for the proposed use based on recent development as well as historical data from the operating history.

Staff has reviewed this letter and approves of the proposed stall count of 92 stalls (4 accessible) based on the developer's experience with parking demand for these uses. If parking issues arise, it appears as though space for additional parking stalls is available along the southern lot line if necessary. Overflow parking is not allowed on Brentwood Drive or 97th Plaza.

A copy of this letter is included for review.

F. LANDSCAPING: The property is within the Gateway Corridor Overlay District – Sub Area Secondary Overlay and is subject to design review. Also, an existing permanent 30-foot wide landscape buffer easement lies along the northern edge of the Mayfair commercial area. This easement is depicted in the northwest corner of the property on the Preliminary PUD Site Plan map.

A draft landscaping plan has been submitted with the Preliminary PUD Site Plan map set. This plan is still under review however review will be significantly complete prior to Planning Commission review of the Conditional Use Permit (the next step in the approval process), to which the landscaping plan will be an exhibit.

IV. REVIEW COMMENTS:

1. Applicant has applied for a Conditional Use Permit (CUP) as a Continuing Care Retirement Community, which is a conditional use within the Zoning Ordinance. This application is currently under review.
2. As the subject property is within the Gateway Corridor District and is subject to the Architectural and Site Design Guidelines for the Mayfair Commons Development, any development on the property will need to go through the City's building and site design approval process. The resulting building design documentation will be included within the CUP as an exhibit.

V. STAFF RECOMMENDATION – PRELIMINARY PUD SITE PLAN:

Staff recommends approval of the Preliminary PUD Site Plan map contingent on the finalization of the landscaping plan prior to City Council approval of the Final PUD Plan.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Parking justification letter
3. Draft Preliminary PUD Site Plan map set

VII. COPIES OF REPORT TO:

1. Ryan Young, Nelson Construction & Development
2. Douglas L. Lash, L & B Properties, LLC
3. Scott Hunt, Olsson Associates
4. Public Upon Request

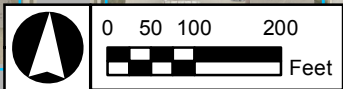
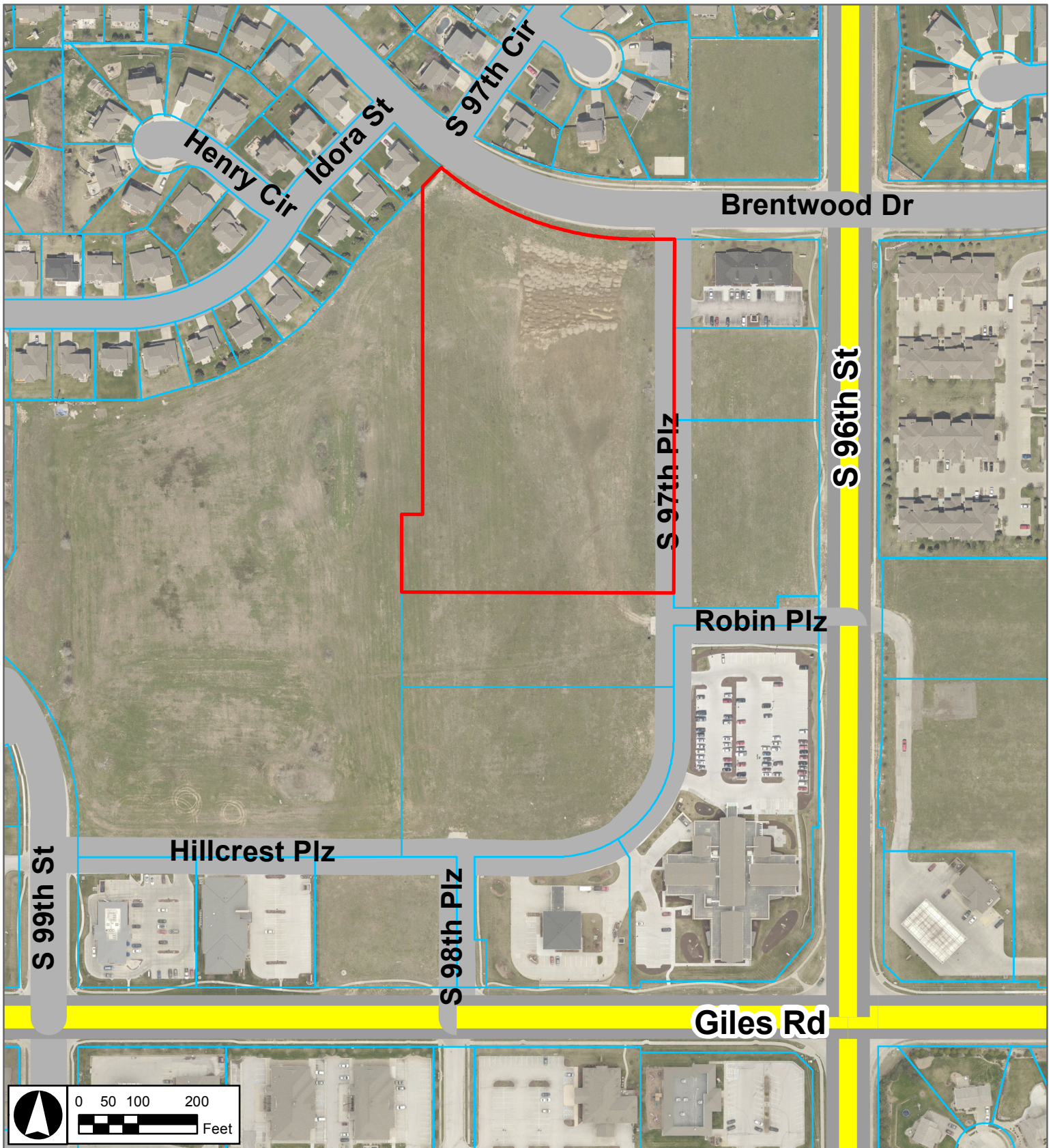


Prepared by

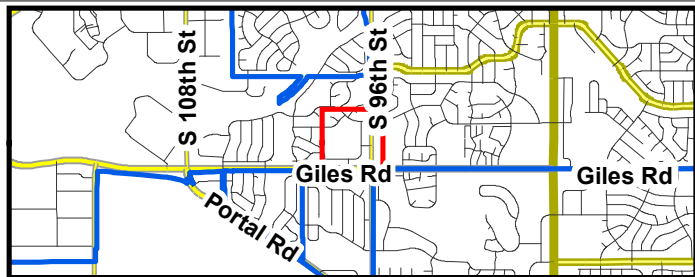

Community Development Director

07/10/2015

Date



Project Vicinity Map



Good Neighbor Senior Living

5-8-2015
CSB





July 8, 2015

City of LaVista
Attn: Christopher Solberg, AICP, City Planner
8116 Park View Blvd.
LaVista, NE 68128-2198

**RE: Good Neighbor Senior Living Facility
Lot 2, Mayfair 2nd Addition Replat Five
Parking Justification (REVISED)
LaVista, NE**

Mr. Solberg,

On behalf of the Developer, we are submitting this letter as a response to the parking justification reduction. In order to validate these assumptions we have taken a look at the numbers from the most recent development as well as the historical data from the operating history. It is our opinion that the true number of parking spaces needed are as follows. Additionally it is important to remember that for the Memory Care and Assisted Living units the majority of the spaces are used by visitors and not the residents themselves.

The proposed property is setup to Staff 25 employees on its largest shift. There are currently 99 units planned. The unit breakdown per use is 24 Memory Care, 50 Assisted Living, and 25 Independent Living. The bedroom to unit break down is listed below:

Memory Care has 28 beds/residences within 24 Units (4 Companion Suites; 20 Studios).

Assisted Living has 62 beds within 50 Units (12 two bedroom Units; 38 one bedroom Units).

Independent Living has 31 beds within 25 Units (6 two bedroom Units; 19 one bedroom Units).

Type of unit	Required Parking	Requested Parking
Memory Care	1 space per 3 beds – 10 spaces	1 space per 4 residence – 7 spaces
Assisted Living	1 space per unit – 50 spaces	1 space per 3 beds – 21 spaces
Independent Living	1 space per bedroom – 31 spaces	1 space per 1.5 units – 17 spaces
No. of staff on largest shift	25	25
Total Number of Spaces	116	Total: 70 needed 92 (18 garage + 74 surface) provided

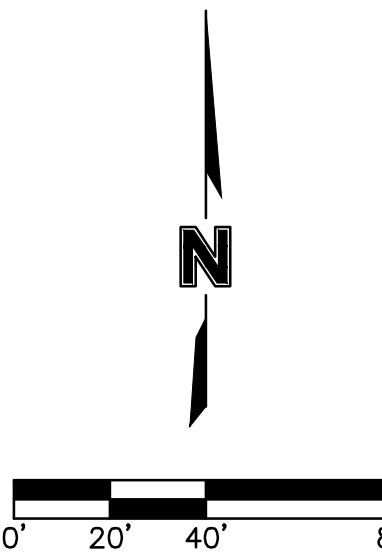
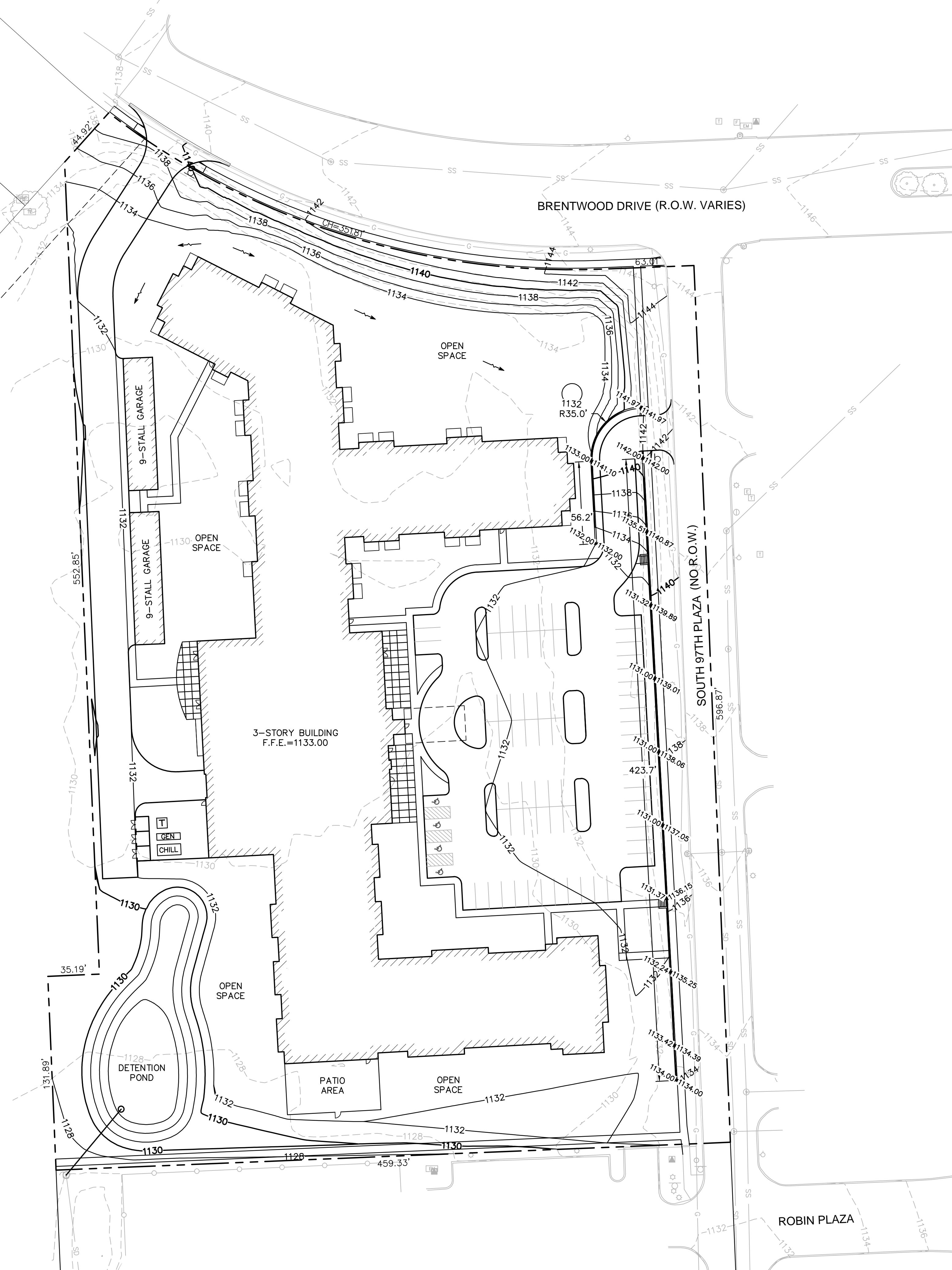
Should you require further information or have any other questions. Please feel free to contact me at 402-458-5645 or nbuss@olssonassociates.com.

Sincerely,

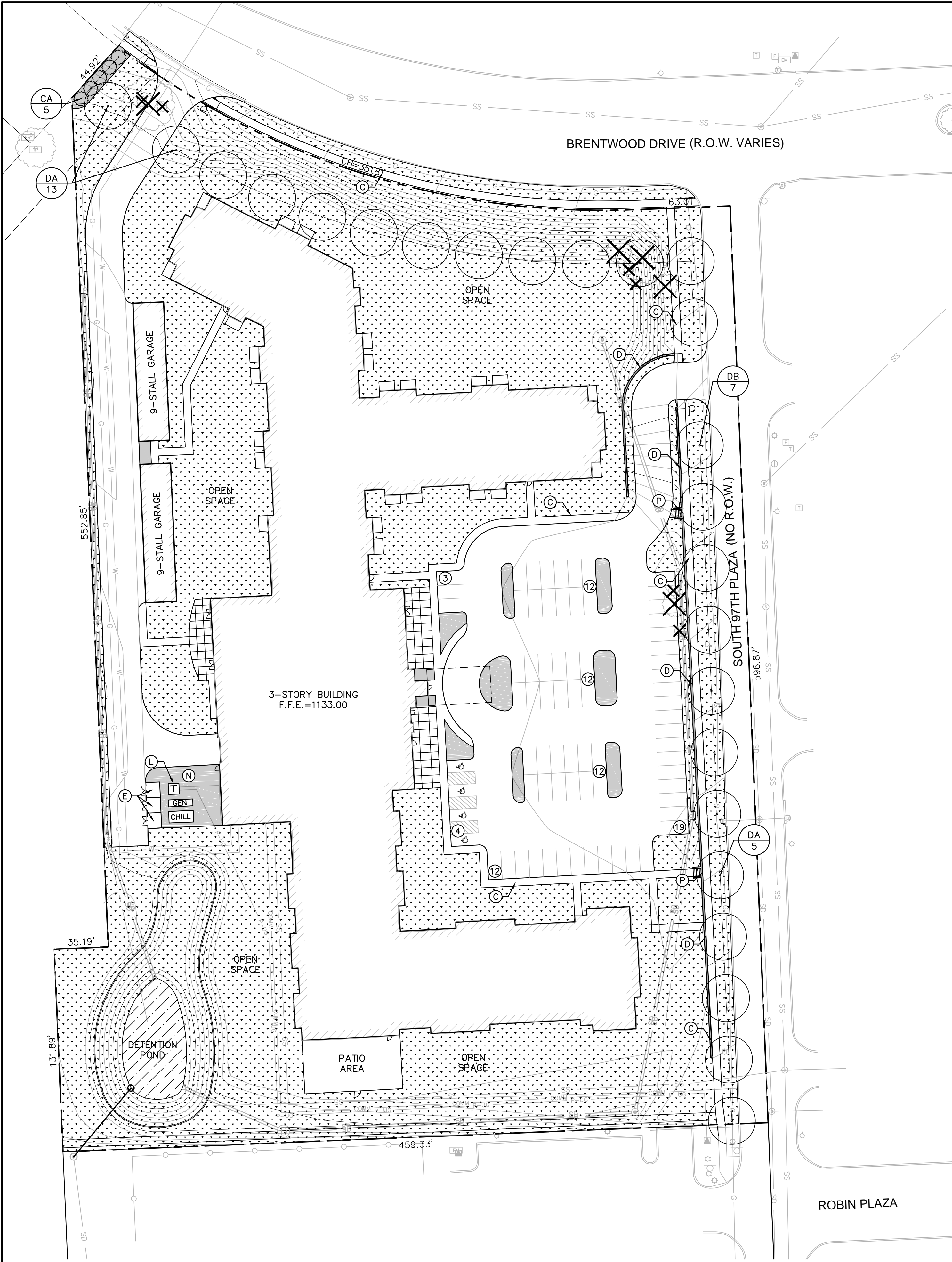
Nathaniel Buss, PE
Olsson Associates

F:\Projects\015-0483\Documents\Entitlements\L-Parking Justification (Revised)_2015.07.08.doc

DWG: F:\Projects\015-0483\LDVP\Preliminary_Plans\50483_GRD.dwg
DATE: Jun 24, 2015 5:17pm
XREFS: 50483_PTBK 50483_XBASE
USER: tsullivan
TERRY_RO

[illegible]

DWG: F:\Projects\015-0483\LDVP\ Preliminary Plans\50483_LSC.dwg
DATE: Jun 24, 2015 5:25pm
USER: tsullivan
TERRY_ROTANZL_LS_NE
50483_PBASE
50483_PBN DY
50483_PUTIL
50483_PLDSC

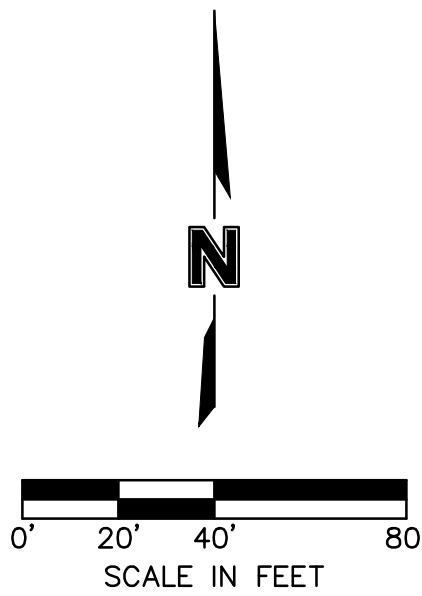


PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE HEIGHT	MATURE SPREAD	REMARKS
DECIDUOUS TREES									
DA	18	GYMNOCLADUS DIOICA 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	B&B	6' CLUMP	AS SHOWN	50'	35'	
DB	7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	6' CLUMP	AS SHOWN	50'	35'	
CONIFEROUS TREES									
CA	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	B&B	6' HT.	AS SHOWN	20'	10'	

LANDSCAPE REGULATIONS - CITY OF LA VISTA				
	ZONING CLASSIFICATION	R3 — PUD		
	LOT AREA	273,927 S.F. (6.29 AC.)		
		REQUIRED	PROVIDED	COMMENTS
1.	LANDSCAPE REQUIREMENTS (7.17.03)			
a.	7.17.03.02 Street Frontage	15'	49.14'	
b.	7.17.03.02(3) Street Frontage Trees	1 Tree / 40' of Street Frontage	11	Calculations: 422' / 40' = 11 Trees.
c.	7.17.03.03 Side Yard	10'	10'	
b.	7.17.03.03(2) Side Yard Screening	6' Minimum height	6'	6' High Landscape screen
d.	7.17.03.04 Rear Yard	10'	NA	Adjacent zoning – C-1
e.	7.17.03.06 Parking Interior Landscaping	10 sq ft/ Stall	4215 sq ft	Calculations: 74 stalls x 10 sq ft = 740 sq ft
	7.17.03.07 Perimeter Landscaping	1 Tree / 40' of Street Frontage	NA	Rezoning to R3–PUD
2.	SCREENING REQUIREMENTS (7.17.04)			
a.	7.17.04.01 Parking	3' Minimum height	NA	No abutting residential district or ROW
b.	7.17.04.02 Commercial or Industrial Use	6' Minimum height	NA	Rezoning to R3–PUD

*1 TREE PER 40 LINEAR FEET ALONG SOUTH 97TH STREET PER CITY REQUEST.

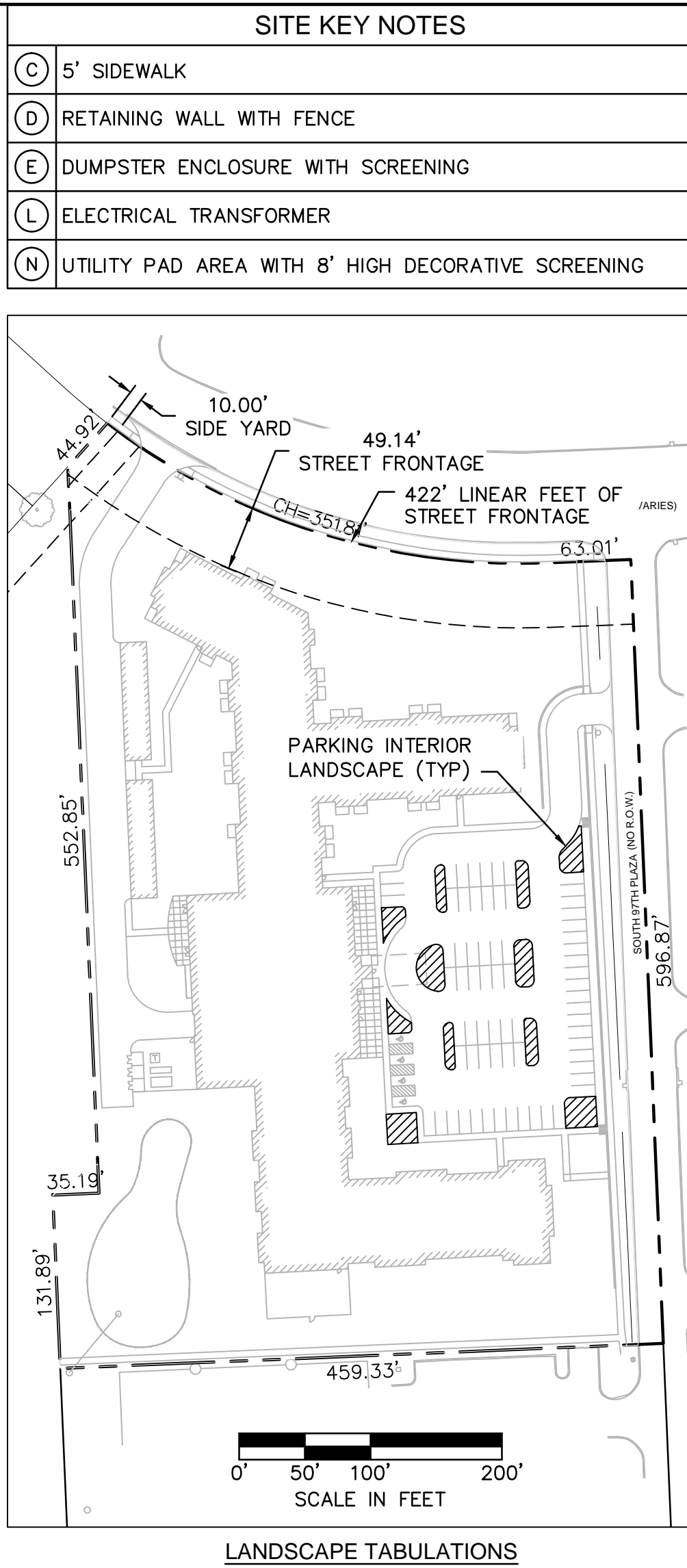


LEGEND

- #

STALL COUNT
- TURF TYPE FESCUE GRASS
- SHREDDED HARDWOOD MULCH
- WATER'S EDGE NATIVE GRASS SEED MIXTURE
- DECIDUOUS SHADE TREE
- CONIFEROUS TREE
- EXISTING TREE
- X

EXISTING TREE TO BE REMOVED.



PLANT NOTES

1. PRIOR TO ANY PLANTING OR BREAKING OF GROUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL/LOCATE ALL UTILITY LINES WITHIN THE VICINITY.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION OPERATIONS TO NOT DISTURB EXISTING UTILITY LINES. DAMAGE TO ANY EXISTING UTILITY LINES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE

3. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.

4. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN WILL TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.

5. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:

A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.

B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION.

6. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.

7. PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1–OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK.

8. ALL PLANTING OPERATIONS AND LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.

9. ALL TREE/SHRUB PLANTING AREAS SHALL BE AMENDED WITH A LOCALLY PRODUCED COMPOST. A 3" LAYER SHALL BE PLACED OVER TOP OF SHRUB PLANTING AREA AND ROTOTILLED TO A DEPTH OF 9" BEFORE PLANTING. RAKE AREA SMOOTH.

10. ALL TREES IN SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, THAT PLANT MATERIAL SHALL BE HEELED-IN ON SITE TO MAINTAIN THE MATERIAL'S HEALTH AND VITALITY. PLANTS SHALL BE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON-SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 4" AS NOTED ON THE PLAN.
12. LIMITS OF SEEDING SHOWN IS BASED ON THE ESTIMATED GRADING LIMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING/SEEDING ALL AREAS THAT ARE DISTURBED DURING THE CONSTRUCTION PROCESS.

13. ALL TURF AREAS ARE TO BE IRRIGATED VIA SPRAY IRRIGATION AND PLANTING AREAS TO BE IRRIGATED VIA DRIP IRRIGATION. IRRIGATION CONTRACTOR IS RESPONSIBLE TO DESIGN A SYSTEM THAT SUPPLIES EVEN COVERAGE WITH NO OVERSPRAY ON BUILDING OR PAVED AREAS. CONTRACTOR WILL PROVIDE AN AS-BUILT DRAWING OF THE SYSTEM TO THE OWNER.

14. CONTRACTOR TO SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND SUBSTANTIAL COMPLETION OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.

15. PRIOR TO GRANTING SUBSTANTIAL COMPLETION, THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL COMPIL A FINAL PUNCHLIST OF UNSATISFACTORY OR INCOMPLETE ITEMS. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF SUBSTANTIAL COMPLETION.

16. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW.

WARRANTY CHART

SUBSTANTIAL COMPLETION DATE	DURATION	WARRANTY EXPIRATION
DECEMBER	19 MONTHS	JULY
JANUARY	18 MONTHS	JULY
FEBRUARY	17 MONTHS	JULY
MARCH	16 MONTHS	JULY
APRIL	15 MONTHS	JULY
MAY	14 MONTHS	JULY
JUNE	13 MONTHS	JULY
JULY	12 MONTHS	JULY
AUGUST	12 MONTHS	AUGUST
SEPTEMBER	12 MONTHS	SEPTEMBER
OCTOBER	12 MONTHS	OCTOBER
NOVEMBER	12 MONTHS	NOVEMBER

OLSSON[®]

ASSOCIATES

111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

PRELIMINARY PLANNED UNIT DEVELOPMENT
PRELIMINARY LANDSCAPE PLAN

GOOD NEIGHBOR SENIOR LIVING

LA VISTA, NE

2015

REVISIONS

drawn by: MJH
checked by: DNF
approved by: QA/QC by:
project no.: 015-0483
drawing no.:
date: 4/6/15

SHEET
C3.0

REVISIONS DESCRIPTION

DATE

REV. NO.