



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2015-CUP-05

FOR HEARING OF: August 20, 2015
Report Prepared on August 5, 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):** Conditional Use Permit 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 Conditional Use Permit (CUP), along with a PUD Site Plan, 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 on the north and 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 neighborhood; R-1 Single Family Residential District
 - 2. **East:** Commercial strip center (Mama's Pizza); 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 a 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).
2. The Planning Commission held a public hearing on July 16, 2015 and unanimously recommended approval of a Preliminary PUD Site Plan to City Council.
3. The City Council is scheduled to hold a public hearing on the Preliminary PUD Site Plan at their meeting on August 18, 2015. An update will be provided at the Planning Commission meeting.

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. Article 6 of the Zoning Regulations – Conditional Use Permits

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.

The Preliminary PUD Site Plan that was recommended to City Council for approval by the Planning Commission allows for this reduction in required parking.

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 CUP Site Plan map.

A draft landscaping plan has been submitted and is currently under review by the Design Review Architect. Finalization of the landscaping plan will be required prior to City Council review of the CUP.

IV. REVIEW COMMENTS:

1. 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 building has received preliminary approval by the Design Review Architect, leaving the landscaping plan as the only remaining issue in the design review process. The resulting building design documentation will be included within the CUP as an exhibit.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

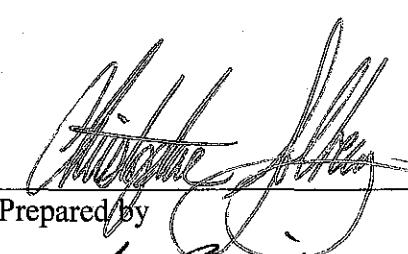
Staff recommends approval of the Conditional Use Permit contingent on the finalization of the landscaping plan prior to City Council review of the Conditional Use Permit.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. City Engineer review letter
3. Draft Conditional Use Permit with exhibits

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 _____
 8-13-15

Community Development Director Date



June 9, 2015

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Conditional Use Permit, Preliminary PUD & Final PUD – Initial Review
Good Neighbor Senior Living Facility
Lot 2, Mayfair 2nd Addition Replat Five

Chris:

I have reviewed the documents that you provided to me for the above-referenced applications in your transmittal requesting comments by June 16, 2015. Based on the elements set forth in Sections 6.05 and 5.15 of the Zoning Regulations, I have the following comments:

Conditional Use Permit

1. In regards to Article 6.05.03, I find no impact to the “orderly development of surrounding property” subject to consideration of a pedestrian connection along the southerly edge of the site for connection to the vacant property to the west and reservation of a right for a vehicular ingress/egress easement at the northwest corner of the site to benefit Lot 11A, Mayfair 2nd Addition, Replat 1 if future development plans on that parcel indicate that such access would be appropriate.
2. In regards to Articles 6.05.05 and 6.05.10, concerning traffic congestion, the proposed use of 99 living units for various levels of senior living will have less traffic impact than the previous commercial zoning of the property. For that reason, I do not find that a traffic impact study is necessary. Further, the City recently conducted a traffic signal study on 96th Street which showed that warrants are just barely met for a signal at 96th and Brentwood. This project would provide some additional traffic to further justify the signal. A CIP request has already been made based on the signal study to program a signal

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

at that intersection. The width of paving in Brentwood Drive is sufficient to stripe a left-turn bay into the proposed entrance onto Brentwood at the northwest corner of the site. I do recommend that the proposed access on Brentwood Drive be offset as much as possible from the intersection of Brentwood and 97th Circle.

3. In regards to Article 6.05.09 there needs to be significant landscaping of a buffer to residential lots to the north. A 30 feet wide landscape buffer easement was recorded over the 30 feet of the property directly abutting the single family lot in the northwest corner of the site. A copy of the easement should be obtained and reviewed for any details that may be applicable. Moving the driveway as noted above in Item 2 would provide additional buffering space.

Preliminary PUD

4. In regards to Article 5.15.04.01, did the applicant provide a construction schedule?
5. In regards to Article 5.25.04.02, there are not any additional public improvements required. However, I recommend that the applicant be provided with a copy of the executed subdivision agreement for Mayfair 2nd Addition Replat Five with exhibits. There are shared private infrastructure improvements that were to benefit this property. In particular, this was the storm sewer system built up to the southwest corner of the site.
6. In regards to Article 5.15.04.03 the proposed access drive at the northwest corner of the site should be paved with 7-inch thick Portland cement concrete pavement down to the north line of the proposed parking garage. See Comment 1 above for further discussion supporting this recommendation. Also, the proposed access drive onto 97th Plaza is shown with a proposed grade in excess of 8 percent. This seems excessive especially in view of the type of users of this facility. I recommend that options be explored. Significant retaining walls are also proposed.
7. In regards to Article 5.15.04.06 I recommend that a sidewalk for pedestrian access across the south edge of the site connecting 97th Plaza to the undeveloped property to the west be included in the plan. Also, in regards to this item, please refer to Comment 2 above concerning relocation of the proposed access at the northwest corner of the site.
8. In regards to Article 5.15.04.07, the applicant needs to justify the reduction in quantity of garage parking stalls below that required by Article 7.05.08 of the zoning regulations which is 0.5 stalls per unit.
9. In regards to Article 5.15.04.14, the requirement for shared accesses onto a collector street, if this used is considered a commercial activity, is fulfilled if an easement reservation is provided over the access proposed at the northwest corner of the site onto Brentwood Drive.
10. I assume that Articles 5.15.04.18 through 5.15.04.21 will be addressed by other City staff more qualified to comment on those items.
11. In regards to Article 5.15.05.02.04, a pedestrian sidewalk is shown along 97th Plaza but both connectors into the site have proposed steps shown. At least one of these needs to be an ADA accessible access.
12. In regards to Article 5.15.05.02.07, the applicant needs to advise if the project is going to be phased and identify boundaries of each phase is applicable.

13. In regards to Article 5.15.05.04, the plan shows a proposed storm and sanitary sewer layout which are conceptually satisfactory. The applicant should be aware that making the sanitary sewer connection across the existing storm sewer in 97th Plaza will be difficult due the relative elevations of each of the sewer lines. Also, the storm sewer plan needs to show a connection to the existing storm sewer that was stubbed out to the south line of this lot. Refer to the subdivision agreement and exhibits for more information. A copy of the drainage study and storm sewer plan can be provided.

14. In regards to Article 5.15.05.05, please include the lot dimensions on Sheet C1.0.

Final PUD

15. In regards to Article 5.15.06.01.01, a final plat is not required. However, a final site plan addressing the comments made in the foregoing items will be needed.

Please contact me if you have questions about my comments. Please submit revised materials to me for additional review.



John M. Kottmann, City Engineer

City of La Vista Conditional Use Permit

Conditional Use Permit for Continuing Care Retirement Community, Lot 2 Mayfair 2nd Addition Replat Five

This Conditional Use Permit issued this ____ day of _____, 2015, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Nelson Construction and Development (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a continuing care retirement community to be known as Good Neighbor Senior Living upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 2 of Mayfair 2nd Addition Replat Five, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing a continuing care retirement community for seniors 55 years of age or older meant for independent living, assisted living, and memory care; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit “C1.0” hereto for a continuing care retirement community, said use hereinafter being referred to as “Permitted Use or Use”.

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives has been provided to the City and is attached to the permit as Exhibit “C1.0”.
 - b. The premises shall be developed and maintained in accordance with the site plan (Exhibit “C1.0”) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - c. This continuing care facility is intended for senior independent living, assisted living, and memory care. Facilities shall be exclusively operated for, marketed and leased to, and occupied by persons age 55 and older, or as otherwise required to provide reasonable accommodations to disabled residents under applicable laws, rules or regulations. To carry out this requirement, Owner shall:

- (i) From time to time during this permit, adopt, publish and adhere to written rules, policies and procedures to implement and carry out said requirement in accordance with 24 CFR Section 100.306, as adopted, amended or superseded from time to time, subject to review and approval of the City Administrator, which approval shall not be withheld or refused so long as the rules, policies and procedures satisfy the requirements of "c" above and 24 CFR Section 100.306; and
 - (ii) Take all other actions during this permit as may be required from time to time under the Federal Fair Housing Act, Housing for Older Persons Act of 1995, Nebraska Fair Housing Act, or any other applicable laws, rules or regulations, as adopted, amended or superseded from time to time, to carry out this subparagraph "c" in accordance with all applicable requirements, and specifically to qualify and continue the qualification of the facility as senior housing exempt from any applicable familial status protections.
- d. All parking for residents and visitors is to remain on-site; no on-street parking is allowed on Brentwood Drive or South 97th Plaza.
 - e. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the facility, except trash receptacles and those approved in writing by the City.
 - f. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
 - g. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the landscaping plan (Exhibit "C3.0").
 - h. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
 - i. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
- 3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
 - 4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.

- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit. This shall not apply to storm water detention or retention tanks, as required by the City Engineer, to comply with storm water management regulations.
 - d. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
5. If the permitted use is not commenced within one (1) year from _____, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
6. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
7. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

- 1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
- 2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
- 3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Nelson Construction and Development
Ryan Young
218 6th Ave., STE. 200
Des Moines, IA 50309
(515) 457-9000

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

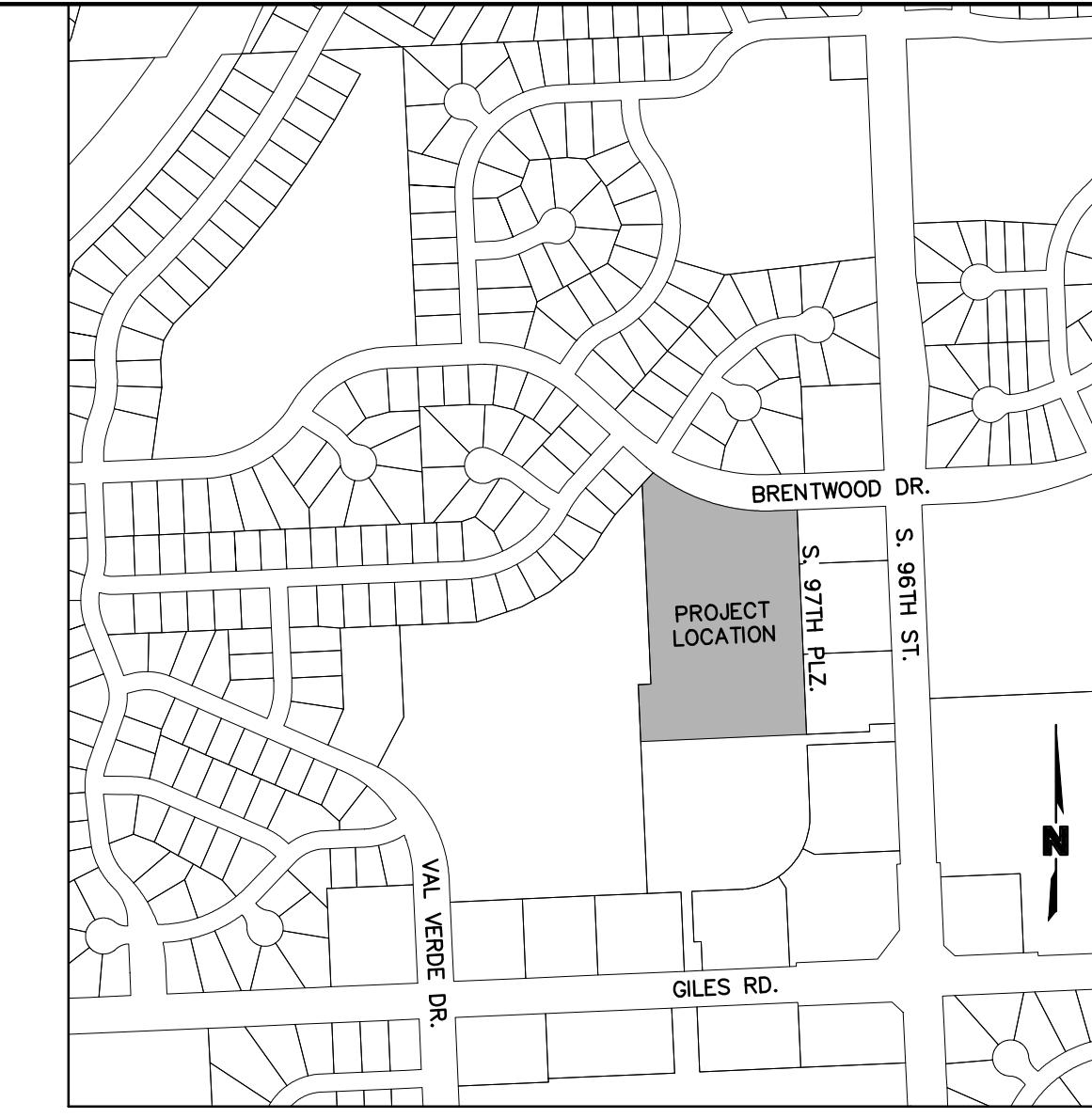
On this _____ day of _____, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [_____], personally known by me to be the _____ of Nelson Construction and Development, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public



PARKING LOT LIGHTING NOTE:

- EXTERIOR LIGHTING SHALL ENHANCE THE BUILDING DESIGN AND THE ADJOINING LANDSCAPE. LIGHTING STANDARDS AND FIXTURES FOR THE PARKING AREAS AND DRIVES WITHIN THE BUILDING AREA SHALL BE SIMILAR IN APPEARANCE AND QUALITY LEVEL AS THE LIGHT FIXTURES IDENTIFIED IN APPENDIX B, AS WELL AS THE SURROUNDING PROPERTIES. LIGHTING SHALL BE RESTRAINED IN DESIGN AND EXCESSIVE BRIGHTNESS AVOIDED. LIGHTING WITH VISIBLE LAMPS ARE NOT PERMITTED. LIGHTING SHALL BE DARK SKY COMPLIANT, AND LIMIT WASH ONTO ABUTTING PROPERTIES. EXCEPTIONS TO DARK SKY COMPLIANCE MAY BE MADE FOR SPECIFIC EMERGENCY LIGHTING SITUATIONS. FIXTURE, POLES AND/OR OTHER SUPPORT CUT SHEETS SHALL COMPLY WITH THE ABOVE STATED STANDARDS. FINAL SELECTION IS SUBJECT TO CITY OF LA VISTA APPROVAL.



VICINITY MAP

SITE KEY NOTES	
(A)	ACCESSIBLE PARKING AREA
(B)	CONCRETE PAVEMENT
(C)	5' SIDEWALK
(D)	RETAINING WALL WITH FENCE. MATERIALS TO BE SUBMITTED BY ARCHITECT. REFERENCE PRELIMINARY GRADING PLAN FOR HEIGHT AND DIMENSIONS.
(E)	DUMPSTER ENCLOSURE WITH SCREENING. MATERIALS TO BE SUBMITTED BY ARCHITECT.
(F)	STOP SIGN
(G)	STORM SEWER
(H)	SANITARY SEWER
(I)	WATER SERVICE LINE
(J)	GAS SERVICE LINE
(K)	UNDERGROUND POWER LINE
(L)	ELECTRICAL TRANSFORMER
(M)	COMMUNICATIONS SERVICE LINE
(N)	UTILITY PAD AREA WITH 8' HIGH WOOD FENCE.
(O)	DELIVERY ENTRANCE
(P)	STAIRS
(Q)	ADA ACCESSIBLE RAMP WITH RAILINGS

GENERAL PROVISIONS	
ADDRESS	TBD
LEGAL DESC.	LOT 2, MAYFAIR 2ND ADDITION REPLAT 5
EXISTING ZONING	C-1
PROPOSED ZONING	R-3/PUD
LOT AREA	273,927 S.F. (6.29 AC.)
BUILDING AREA	66,544 S.F.
GROSS FLOOR AREA	117,530 S.F.
BUILDING HEIGHT	44'-0"
BUILDING USE	SENIOR CARE
BUILDING COVERAGE	24.3%
DENSITY	15.74 UNITS/AC.
OPEN SPACE AREA	101,907 S.F. (2.34 AC.)
OPEN SPACE COVERAGE	37.2%
BUILDING SETBACK / LANDSCAPE BUFFER	
FRONT YARD	30' / 15'
REAR YARD	30' / 0'
SIDE YARD	10' / VARIES (0'-10')
SITE PARKING	
REQUIRED INDEPENDENT LIVING: ASSISTED LIVING: MEMORY CARE: EMPLOYEE: TOTAL:	29 STALLS (1 PER BED) 50 STALLS (1 PER UNIT) 8 STALLS (1 PER 3 BEDS) 22 STALLS (1 PER EMPLOYEE) 109 STALLS (5 ACCESSIBLE)
PROVIDED	92 STALLS (4 ACCESSIBLE)
ADJACENT LAND USE	
NORTH	SINGLE FAMILY RESIDENTIAL
EAST	COMMERCIAL
SOUTH	COMMERCIAL
WEST	COMMERCIAL (VACANT)

PARKING LEGEND

④ STALL COUNT

CONDITIONAL USE PERMIT PRELIMINARY SITE PLAN OOD NEIGHBOR SENIOR LIVING

CONDITIONAL USE PERMIT
PRELIMINARY SITE PLAN
GOOD NEIGHBOR SENIOR LIVING

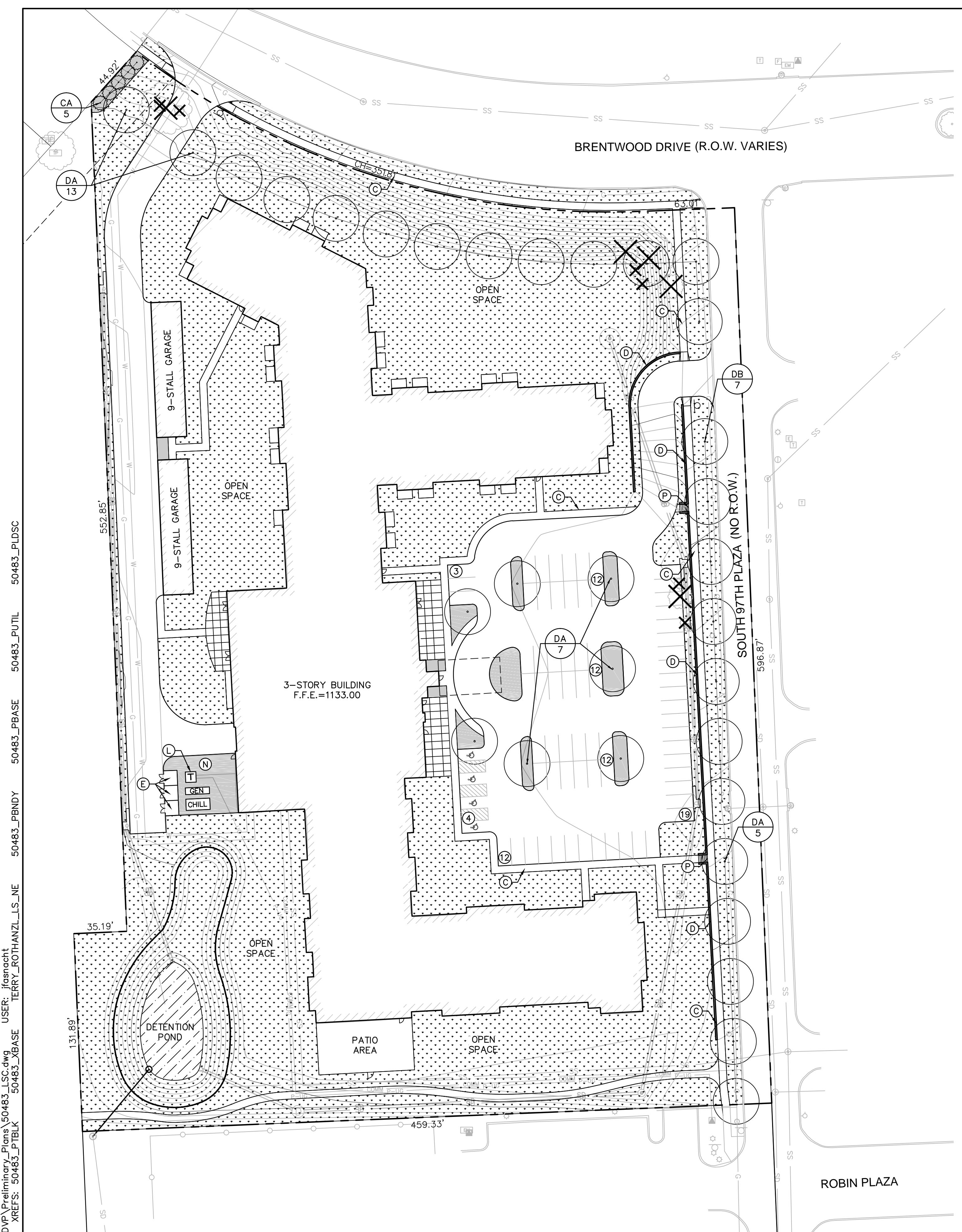
O.	DATE	REVISIONS DESCRIPTION

Drawn by:	_____
Checked by:	_____
Approved by:	_____
AV/QC by:	_____
Object no.:	015-04
Drawing no.:	_____
Date:	4/6

SHEET
C1.0

SHEET

C1.0



PLANT SCHEDULE									
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE HEIGHT	MATURE SPREAD	REMARKS
DECIDUOUS TREES									
DA	25	GYMNOCLADUS DIOICA 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	B&B	2.5 CALIPER	AS SHOWN	50'	35'	
DB	7	GLEBITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	2.5 CALIPER	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

20' 40' 80'

SCALE IN FEET

STALL COUNT

TURF TYPE FESCUE GRASS

SHREDDED HARDWOOD MULCH

WATER'S EDGE NATIVE GRASS SEED MIXTURE

DECIDUOUS SHADE TREE

CONIFEROUS TREE

EXISTING TREE

EXISTING TREE TO BE REMOVED.

PLANT NOTES

1. UNITY OF THE DESIGN SHALL BE ACHIEVED BY REPETITION OF CERTAIN PLANT VARIETIES AND OTHER MATERIALS AND BY CORRELATION WITH ADJACENT DEVELOPMENTS AS LISTED IN APPENDIX A, AND NOTED BELOW:

 - A) A MINIMUM OF TWO SPECIES LISTED UNDER THE DECIDUOUS TREE CATEGORY
 - B) A MINIMUM OF ONE SPECIES LISTED UNDER THE CONIFEROUS TREE CATEGORY
 - C) A MINIMUM OF ONE SPECIES LISTED UNDER THE DECIDUOUS SHRUBS CATEGORY
 - D) A MINIMUM OF ONE SPECIES LISTED UNDER THE CONIFEROUS SHRUBS CATEGORY

FINAL LANDSCAPE PLAN AND DESIGN SHALL BE SUBMITTED WITH THE BUILDING PERMIT. FINAL LANDSCAPE PLAN SHALL BE SUBJECT TO THE APPROVAL BY THE CITY OF LA VISTA.

2. IRRIGATION OF ALL LANDSCAPE ELEMENTS AS DEFINED ABOVE AND TURF AREA IS REQUIRED.

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

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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

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

LANDSCAPE TABULATIONS

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.

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.

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.

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.

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.

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.

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

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

WARRANTY CHART

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

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

date: _____

100% of the time, the system is in a state of equilibrium.



SOUTH ELEVATION

SCALE: 1/16"=1'-0"

0 8' 16' 32'



EAST ELEVATION

SCALE: 1/16"=1'-0"

0 8' 16' 32'

LAMINATED ASPHALT SHINGLES
COLOR - ANTIQUE SLATE

FIBER CEMENT BOARD TRIM
COLOR - ARTIC WHITE

DECORATIVE BRACKET

FIBER CEMENT BOARD VERTICAL SIDING
COLOR - KHAKI BROWN

MANUFACTURED STONE VENEER —
CULTURED STONE - ASPEN COUNTRY
LEDGESTONE

PREFINISHED METAL
FASCIA AND SOFFIT
COLOR - WHITE

FIBER CEMENT BOARD LAP SIDING
COLOR - AUTUMN TAN

PRECAST STONE TRIM

FACE BRICK
SOUIX CITY - REGENCY BLEND

VINYL WINDOW
COLOR - WHITE

12

4

12

4

12

4

12

4

12

4

12

4

PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0"

0 8' 16' 32'

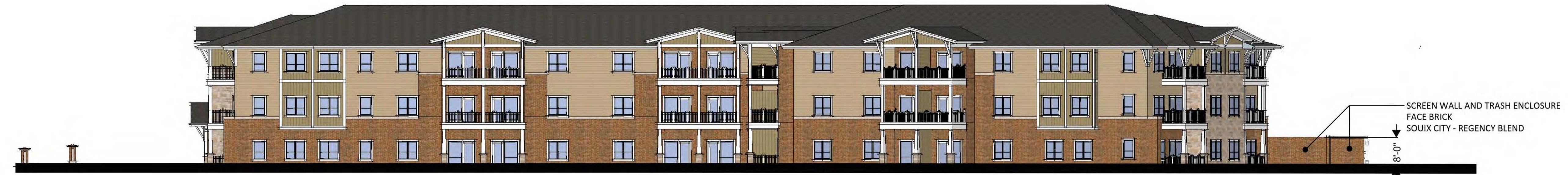
Nelson Development Senior Housing

LA VISTA, NEBRASKA

7-27-15 | COMM#58475-15039

POPE
ARCHITECTS





NORTH ELEVATION

SCALE: 1/16"=1'-0"

0 8' 16' 32'

SCREEN WALL AND TRASH ENCLOSURE
FACE BRICK
SIoux City - Regency Blend
8'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"

0 8' 16' 32'



PARTIAL WEST ELEVATION

SCALE: 1/8"=1'-0"

0 8' 16' 32'

FIBER CEMENT BOARD SLAT DOORS
COLOR - AUTUMN TAN

Nelson Development Senior Housing

LA VISTA, NEBRASKA

7-27-15 | COMM#58475-15039

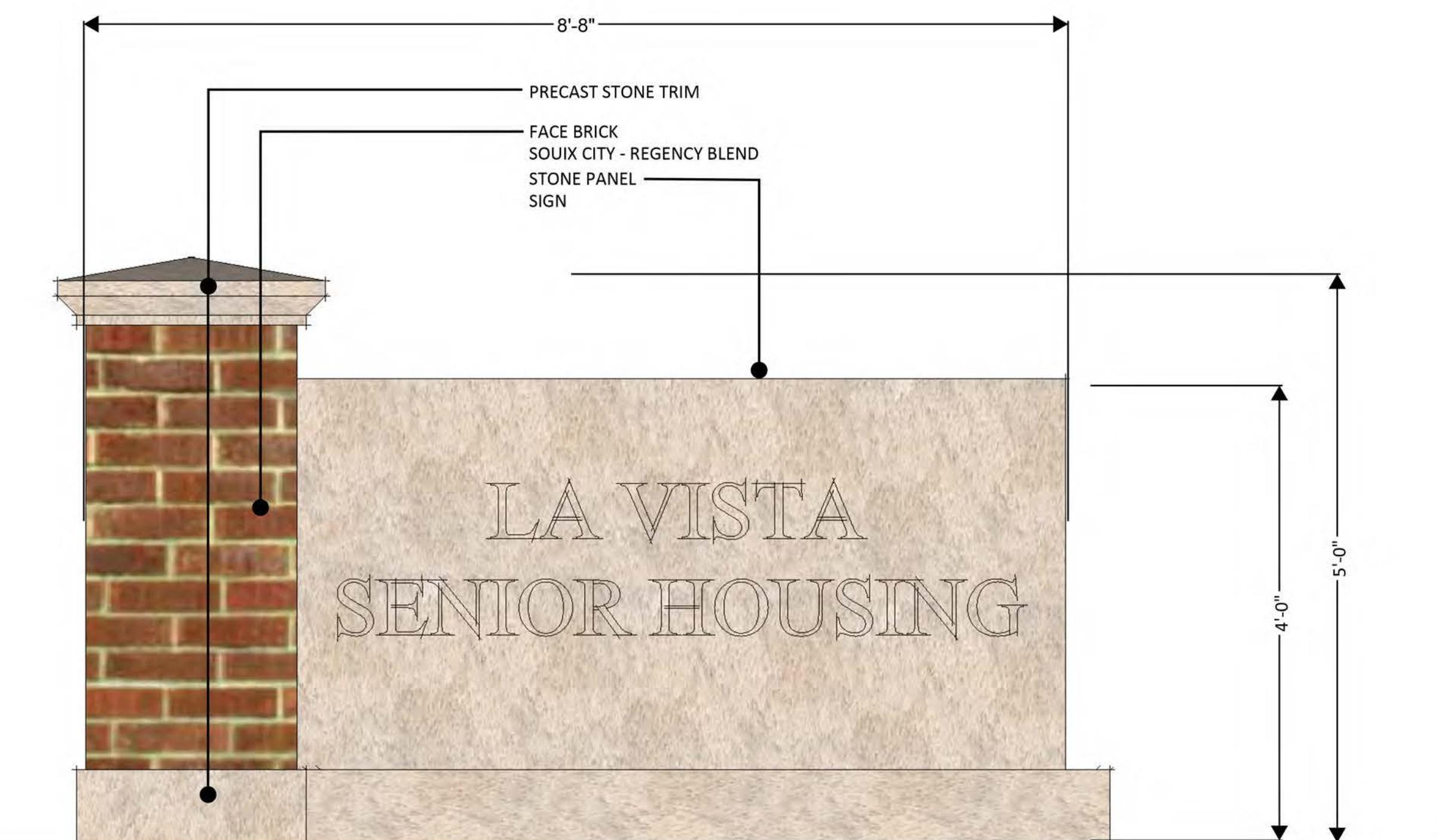
POPE
ARCHITECTS



NELSON
CONSTRUCTION
& DEVELOPMENT



AERIAL VIEW

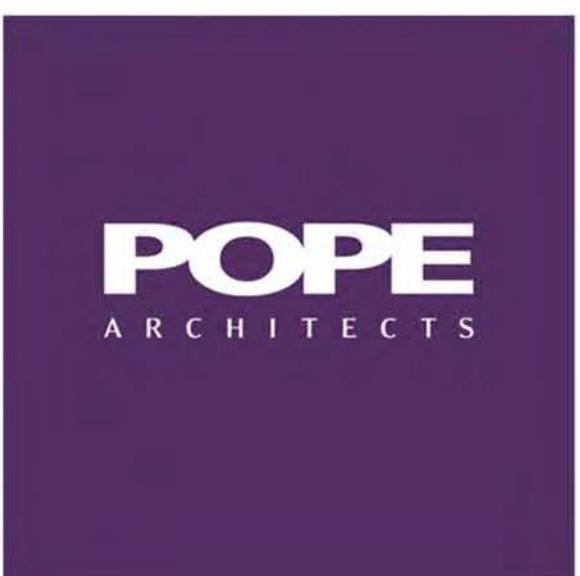


MONUMENT SIGN

SCALE: 1/2"=1'-0"



VIEW OF MAIN ENTRY



Nelson Development Senior Housing

LA VISTA, NEBRASKA

7-27-15 | COMM#58475-15039





VIEW OF MEMORY GARDEN



VIEW FROM CORNER OF BRENTWOOD DR

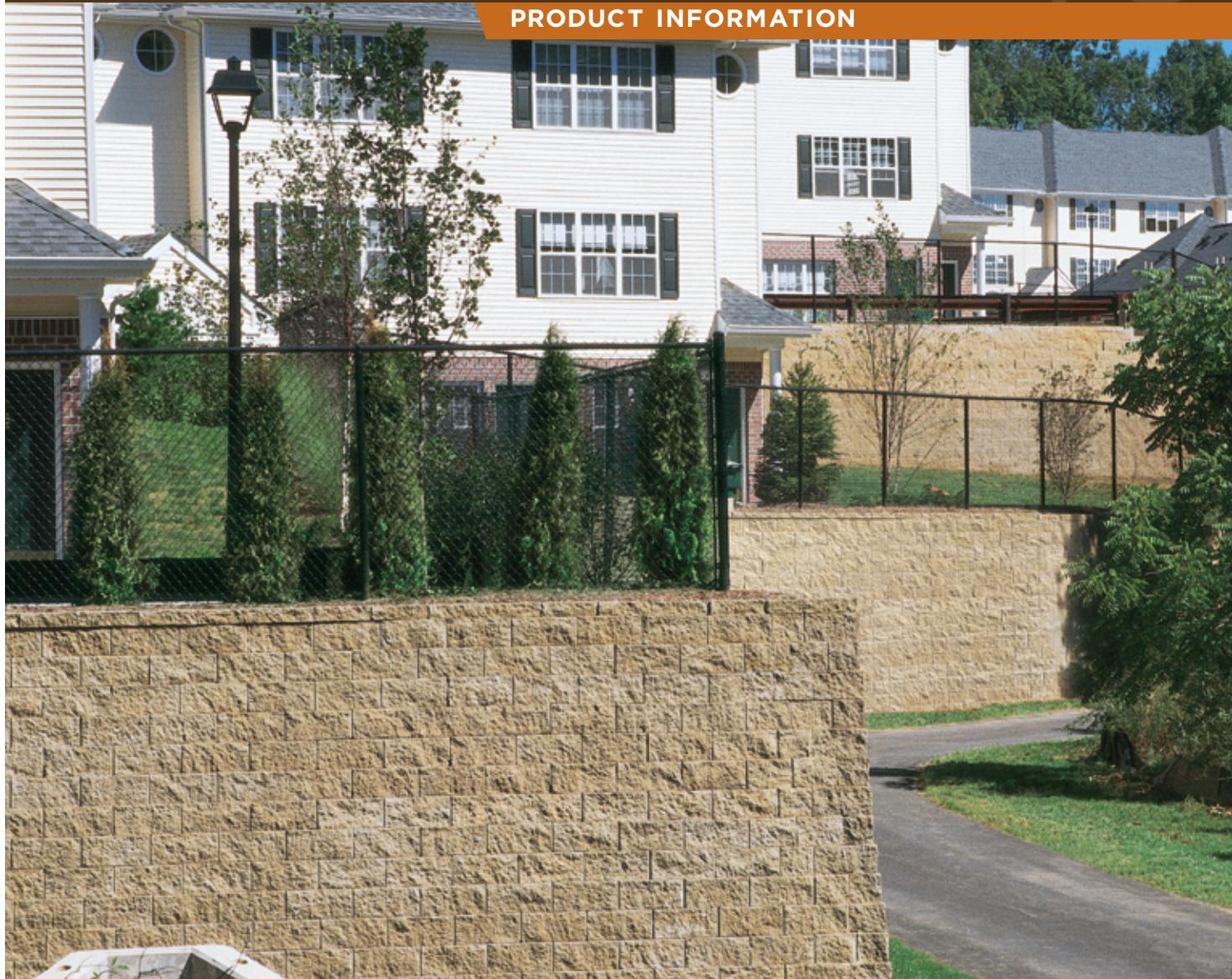


Nelson Development Senior Housing

LA VISTA, NEBRASKA

7-27-15 | COMM#58475-15039



PRODUCT INFORMATION

Designed for steep, sloping hillsides and other structural challenges, the Vertica Pro® retaining wall system can be built to virtually any height in incredibly tight spaces – thanks to an impressive 4-degree batter, built-in alignment locators, and a near-vertical rise for less excavation and land loss. Typically used with geosynthetic reinforcement, Vertica Pro blocks meet or exceed industry standards for strength and durability.

- Pinless, patented locator lug gives quick, uniform setback for reduced labor costs
- Used in commercial-site development or anywhere space is at a premium
- Warm earth-tone colors and rugged, rock-like texture
- For gravity wall applications, the Vertica Pro system, with its deeper design, can accommodate walls up to approximately 6 feet high, including buried course, but excluding the cap*

- Taller walls can be built using geosynthetic reinforcement or the Anchorplex™ retaining wall system when designed by a qualified engineer

Straight Face

- Minimum outside radius, measured on the top course to the front of the units: 8 feet, 6 inches
- Minimum inside radius, measured on the base course to the front of the units: 5 feet, 6 inches

Beveled Face

- Minimum outside radius, measured on the top course to the front of the units: 5 feet, 6 inches
- Minimum inside radius, measured on the base course to the front of the units: 8 feet

*This height assumes cores and insets are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.

PRODUCT INFORMATION



Stretcher Units

Straight Face

Beveled Face

Approximate Dimensions*

8" x 18" x 20"

8" x 18" x 20"

Approximate Weight*

115 lbs.

112 lbs.

Coverage

1.00 sq. ft.

1.00 sq. ft.

Setback/System Batter

1/2"/4°

1/2"/4°

Visit anchorwall.com for
installation instructions.

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

Accessory Units

Cap

Corner

Approximate Dimensions*

Front, 4" x 17 1/4" x 10 3/8"
Back, 4" x 12" x 10 3/8"

8" x 18" x 9"
8" x 18" x 9"

Approximate Weight*

41 lbs.

101 lbs.

Coverage

1.22 lin. ft.

1.50 sq. ft.

A&B0808

73.3073.1 08/11 4015

Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390,
Minnetonka, MN 55345.

M



Gray



Chestnut



Jerithi *Liberty* Aluminum Fence



LIBERTY ALUMINUM FENCE IS AN ECONOMICAL YET PROVEN, FENCE SOLUTION without all the extras. The one exception is the FencCoat finish - a long-lasting, high-quality powder coat that is guaranteed not to crack, chip or peel for the life of the fence. It is twice as thick as paint, more durable, and fade and scratch resistant. And, it is nearly maintenance free.



All Jerith aluminum fences are constructed using a high-strength aluminum alloy called HS-35™ that will never rust, even in coastal areas or around pools. Liberty is available in black or bronze and a variety of styles and heights.



Available colors:

Black

Bronze

These color swatches are only approximations. Please refer to actual color samples for final matching.

Style and Height Combinations

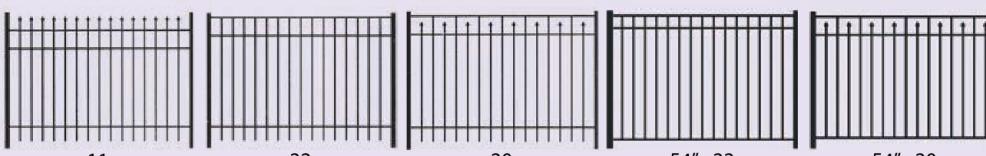
11 & 22	48"
20 & 22 Modified	54"
20 & 22	60"

**Economy
Priced!**



Ornamental Fencing

Liberty Fence Styles:



Preliminary Exterior Wall Sconce Selections

Re: La Vista Senior Housing
Omaha, NE
PAI #58475-15039

Subject: Exterior Wall Sconce

Date: April 13, 2015

1.01	Exterior Wall Sconce @ Entrance
	NUVO #60/4992 Boxwood 1 Light Outdoor Wall Lantern in Rustic Bronze
	KICHLER #49072BST Atwood 1 Light Outdoor Wall Lantern in BST
	KICHLER #49228OZ Franceasi Collection Outdoor Wall 1Lt



Color Options

▼ White

▼ Beige

▼ Sandtone*

▼ Dark Bronze[†]

* Not available on all products or in all areas. See your Silver Line supplier for details.
† Exterior color only. Interior color is white.

VINYL WINDOW COLOR - "WHITE"

FIBER CEMENT BOARD LAP SIDING
"Navajo Beige" replaces siding color
"Autumn Tan"

Prism P2510 Fawn Tan

MORTAR COLOR
"Prism P2510 Fawn Tan

POPE ARCHITECTS, INC.