

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 18, 2004 PLANNING COMMISSION MEETING

P.A.S.: Special Permit #04034

PROPOSAL: To allow a 100,000 square foot health care facility.

LOCATION: Southwest of the intersection of South 27th Street and Tamarin Ridge Road.

LAND AREA: Approximately 8.85 acres.

CONCLUSION: Provided the conditions of approval are satisfied, this request complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 2, Tamarin Ridge Addition

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: The property is undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped (approved for medical, financial And general office in the O-3, and apartments in the R-4)	O-3, R-4
South:	Undeveloped (approved for single-family residential)	R-3
East:	Open space	R-3
West:	Undeveloped (approved as a school site)	P

HISTORY: FP#03004 - Approved **May 13, 2003** creating 78 lots and two outlots.

The following applications, all associated with Tamarin Ridge were approved **March 12, 2003:**

CZ#3373 - A change of zone from AG to R-3, R-4, P, H-4 and O-3.

SP#1988 - Allow a community unit plan for 70 single-family lots and two lots for 321 multiple-family units.

PP#02016 - Created 78 lots and two outlots.

SP#1989 - Allow 115,000 square feet of office/commercial and automobile dealership.

UP#147 - Allowed 26,500 square feet of office floor area including 4,500 square feet of floor area for a drive-thru bank facility.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page E11 - Economic Strengths and Weaknesses - The Health Care Industry is identified as an economic strength for the city and county.

Page F22 - The Future Land Use Plan identifies urban residential land uses on this site.

Page F10 - Key Elements of the Community's Future - The health care/medical industry is identified as both an existing community asset and a strategic economic opportunity.

Page F12 - Economic Future - Health Care, along with biotechnology and insurance, is identified as a strong sector in the local economy.

Page F131 - Medical Health Care - It is important to Lancaster County and surrounding areas to develop Lincoln as a major network of quality regional health care services.

Page F156 - Human Services Planning - Explore points of common concern and emphasis between the Comprehensive Plan and the community's long-range health and human services Community Services Implementation Plan (CSIP).

UTILITIES: All utilities are available to this site.

TRAFFIC ANALYSIS: Access to the site is via driveways onto Tamarin Ridge Road which intersects with South 27th Street (shown as an arterial street in the Comprehensive Plan). Planned improvements for that intersection provide a median opening with right and left turn lanes in South 27th Street.

Access to the traffic-signal-controlled intersection at Porter Ridge Road and South 27th Street is provided by a public access easement across the O-3 and H-4-zoned lots to the north which connects Tamarin Ridge Road and Kendra Lane. There will be no median opening at Kendra Lane which is limited to right-in/right-out access to South 27th Street. To the west, Tamarin Ridge Road intersects Jacobs Creek Drive, a residential street that extends into the surrounding neighborhoods.

ALTERNATIVE USES: Single-family, townhouse and apartment uses.

ANALYSIS:

1. This site was zoned R-4 as part of the Tamarin Ridge CUP. That CUP included 321 apartment units, with 147 of them proposed for this site.
2. This request is for a 100,000 square foot health care facility, described by the applicant as a "Disease Management and Health Improvement Center." Services include cardiac and pulmonary rehabilitation, physical and occupational therapy, diabetes education, and oncology recovery programs. Other than offices for staff, there will be no medical offices located within the facility.
3. Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:

A. Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

The parking standard applied to a health care facility is the same for medical office - one space per 225 square feet of floor area. In the case of multi-function facilities such as this one, accessory uses such as auditoriums, restaurants, and recreation facilities have reduced parking demands when compared to medical office space, and as a result can use different, and often times lower parking requirements for the calculation. The site plan shows approximately 300 spaces, but does not provide the floor area breakdown or parking calculations.

The trip generation created by this facility on a site originally intended for residential uses is a concern. The approved Tamarin Ridge development plan included 391 residential units, a school site, and up to 141,500 square feet of office and commercial floor area generating a total of 1,190 p.m. peak hour trips. The original application showed this facility replacing 115 apartment units with no other reductions in commercial floor area, and increasing the p.m. peak hour trip generation to 1,315. The applicant was asked to revise the land use table to show a mix of uses including the health care facility that resulted in no net increase in p.m. trips. By deleting the option of a drive-thru bank on Lot 1, Block 2 and other reductions in the amount of commercial floor area, the total trip generation has been reduced to the original level of 1,190 trips.

The site is not allowed direct access to South 27th Street and must use Tamarin Ridge Road. Public Works notes that the driveway configuration shown is unsatisfactory, and it will increase traffic congestion and the probability of accidents. Additionally, it is appropriate to encourage as much of the traffic generated by this site to enter and exit

via South 27th Street, rather than winding through the neighborhood and past a school site to get on Pine Lake Road at Helen Witt Drive. The three easternmost driveways should be consolidated into one, and be relocated to align with the access drive that extends north across the O-3 and H-4 to Kendra Lane. The west parking lot driveway should be moved as far east as sight distance will allow, and designed so that it can be aligned with the proposed drive entrance to the apartment complex to the north. Both drive relocations may have the effect of encouraging traffic to use either the Porter Ridge intersection or South 27th Street rather than going back through the neighborhood to Pine Lake Road.

Public Works also notes that if traffic or crash volumes warrant, a traffic signal will not be installed at South 27th Street and Tamarin Ridge Road. Rather, the situation will be mitigated by the median opening in South 27th Street being closed, leaving Tamarin Ridge Road with only right-in/right-out access.

B. Yard and area regulations.

- (1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

The site plan shows a two-story, 100,000 square foot facility on an 8.85 acre site. The building coverage shown is approximately 13%, well below the 35% allowed.

- (2) Yards abutting a nonresidential district shall be the same as those required in said abutting district.

The site abuts a residential district only on the south. The setback provided along this boundary is 30' per the R-3 district.

- (3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

A note on the site plan says the building shall not exceed 35' in height, but does not state what the building height will be. By this standard, it must be setback at least 45' assuming the maximum height. The site plan must be revised to show the building setback to property lines so it is clearly identified.

- (4) Required front and side yards shall be landscaped.

A landscape plan was included showing street trees, screening and landscaping. Notes on the original plan provided that landscape plans could be approved at the time of building permits. This is acceptable, provided the quantities of landscape materials shown with the building permit are generally equivalent to what is included with this plan, and continue to meet Design Standards. This allows landscaping to be moved around on the site and for different materials to be used, but ensures the effect will be similar to that achieved as with the plan submitted.

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

The applicant has not requested any exceptions to these requirements.

C. The proposed health care facility shall conform to all applicable state and federal requirements.

D. The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

The applicant notes that the proposed location is near the target market being served, and that access to the site is adequate. This facility by its nature is unique, and there are no other comparable facilities in Lincoln.

4. The loading dock at the southwest corner of the building does not appear to allow adequate maneuvering area. A redesign of the parking lot/drive aisle layout may be necessary to accommodate truck traffic.

CONDITIONS:

Site Specific:

1. This approval permits a 100,000 square foot health care facility.

General:

2. Before receiving building permits:

- 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department for review and approval.

- 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 Provide floor area/parking calculations and a parking lot layout in compliance with LMC Chapter 27.67.
 - 2.1.1.2 Consolidate the three easternmost driveways into one and align it with the access easement to the north that extends across the O-3 site, and move the westernmost drive as far east as sight distance allows.
 - 2.1.1.3 Show the setbacks from the building to property lines.
 - 2.1.1.4 Note #6 added to Health Care Facility General Notes stating that "LANDSCAPING AND SCREENING SHALL BE REVIEWED AT TIME OF BUILDING PERMITS. LANDSCAPING AND SCREENING SHALL CONSIST OF COMPARABLE LANDSCAPE MATERIALS IN QUANTITIES GENERALLY EQUIVALENT TO THOSE SHOWN ON THE APPROVED PLAN AND IN COMPLIANCE WITH DESIGN STANDARDS. IN NO EVENT SHALL PERIMETER LANDSCAPING BE LESS THAN THAT REQUIRED BY SECTION 7.3 OF THE DESIGN STANDARDS FOR CUP'S AND OTHER MULTIPLE FAMILY DWELLINGS APPROVED BY SPECIAL PERMIT AND PUD."
 - 2.1.1.5 If the "Future Expansion" is included in the 100,000 square feet of floor area, label the immediate construction as Phase I, and the later construction as Phase II.
- 2.2 Any on-site detention will require calculations in accordance with the Drainage Criteria Manual and approved by Public Works.
- 2.3 Provide written approval from LES that the grading plan showing 16' of fill near the southeast corner of the building is acceptable.
- 2.4 An administrative amendment has been approved to SP#1988, SP#1989, and to UP#147 to limit the uses to a total of 1,190 p.m. peak hour trips.
- 2.5 The construction plans comply with the approved plans.

- 2.6 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

Standard:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying this health care facility all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
July 30, 2004

APPLICANT: Bryan LGH Medical Center
1600 South 48th Street
Lincoln, NE 68506
(402) 489-0200

OWNER: Tom Folsom and Sue Brouse c/o Elisa Davies
Gross and Welch
2120 South 72nd Street
Omaha, NE 68124
(402) 392-1500

CONTACT: Brian Carstens
601 Old Cheney Road Suite C
Lincoln, NE 68512



2002 aerial

Special Permit #04034 S. 27th & Tamarin Ridge Rd.

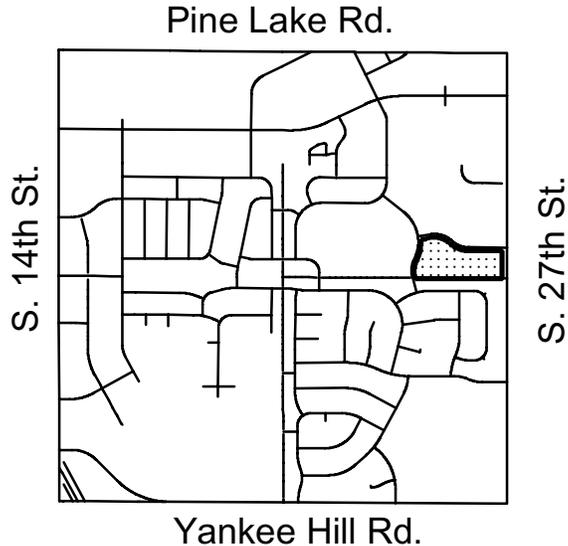
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 24 T9N R6E



Zoning Jurisdiction Lines
City Limit Jurisdiction



BRIAN D. CARSTENS & ASSOCIATES
 LAND USE PLANNING
 PROFESSIONAL ARCHITECTURAL
 DESIGN

501 OLD LIBERTY ROAD
 LINCOLN, NE 68502

PHONE: (402) 426-2000
 FAX: (402) 426-2001
 WWW: WWW.BDCARSTENS.COM

TAMARIN RIDGE

SPECIAL PERMIT
 MAINTENANCE PLAN

JUN 10 2004

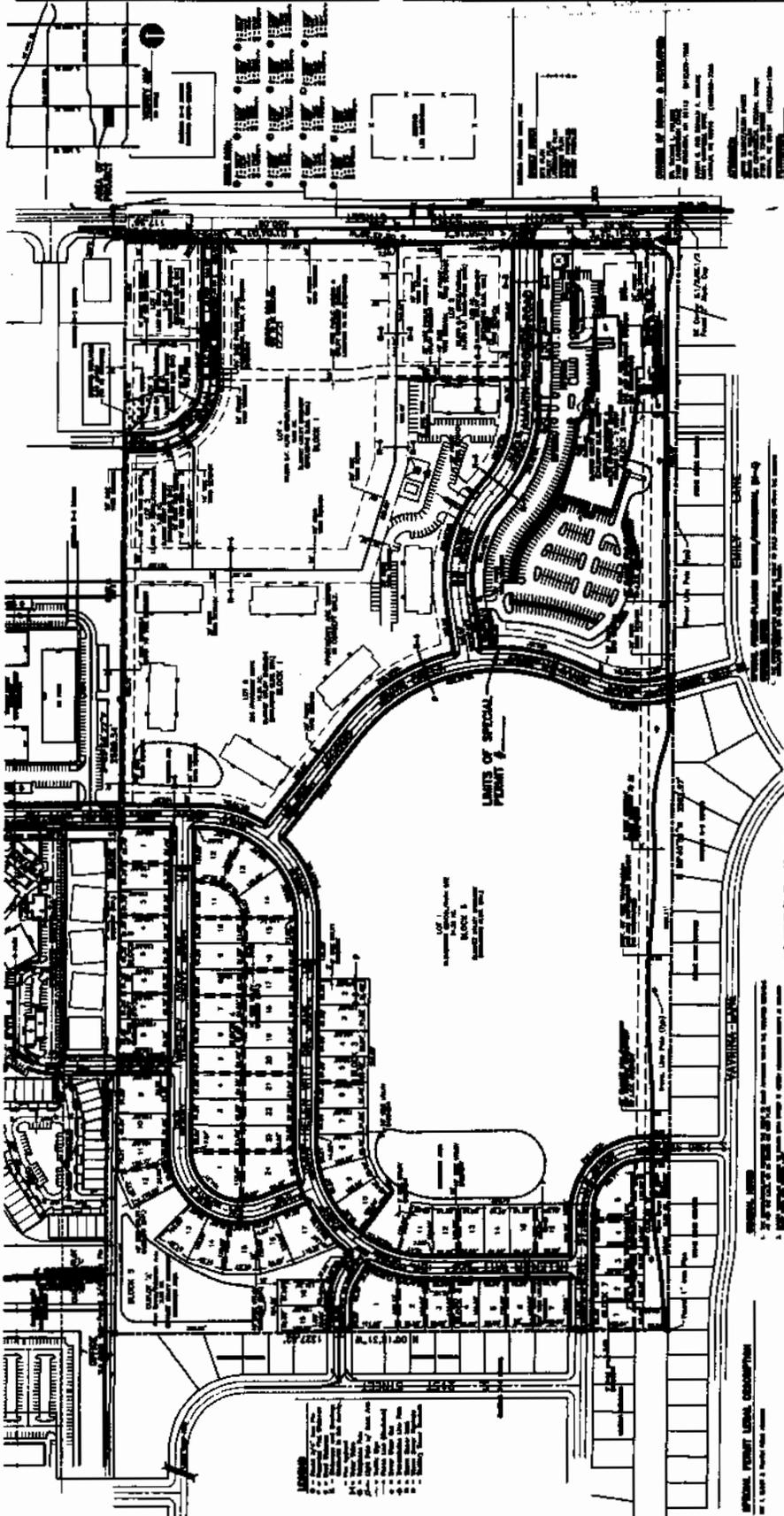
S. ZITTE &
 KORTER ARCHITECT
 LINCOLN, NE

SITE PLAN



SCALE: 1"=40'

PROJECT NO. 04-001



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIAL PERMIT REQUIREMENTS.

NO.	DESCRIPTION	QTY.	UNIT
1	ASPH/FLY	1000	SQ YD
2	CONCRETE	500	CY
3	REINFORCING BARS	100	TON
4	PAVING STONE	2000	SQ YD
5	LANDSCAPING	100	SQ YD
6	GRASS SEED	500	SQ YD
7	SOIL REMEDIATION	100	SQ YD
8	DEMOLITION	100	SQ YD
9	UTILITY REPAIR	100	SQ YD
10	FINAL GRADING	100	SQ YD

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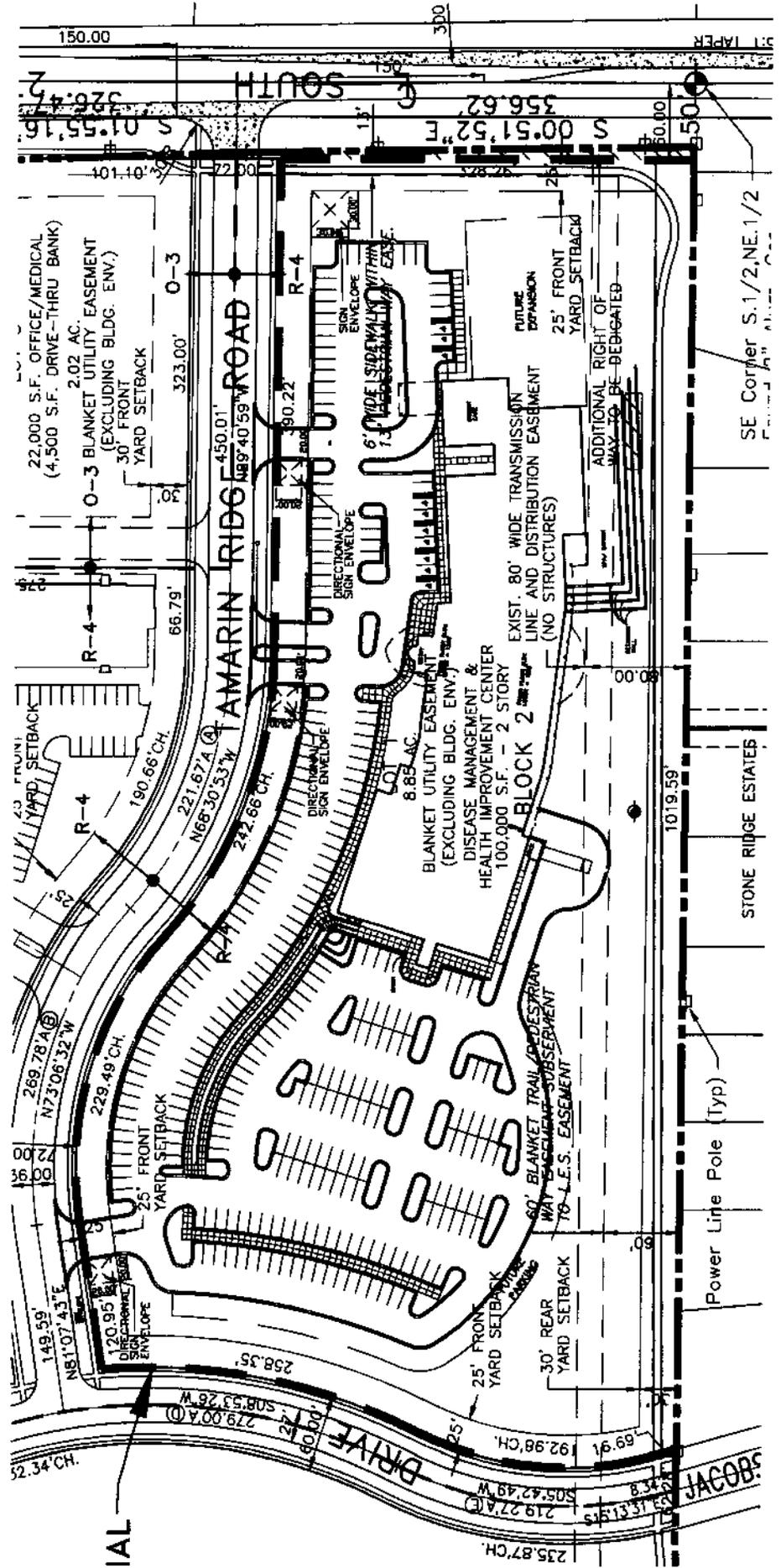
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JUN 10 2004



Not To Scale

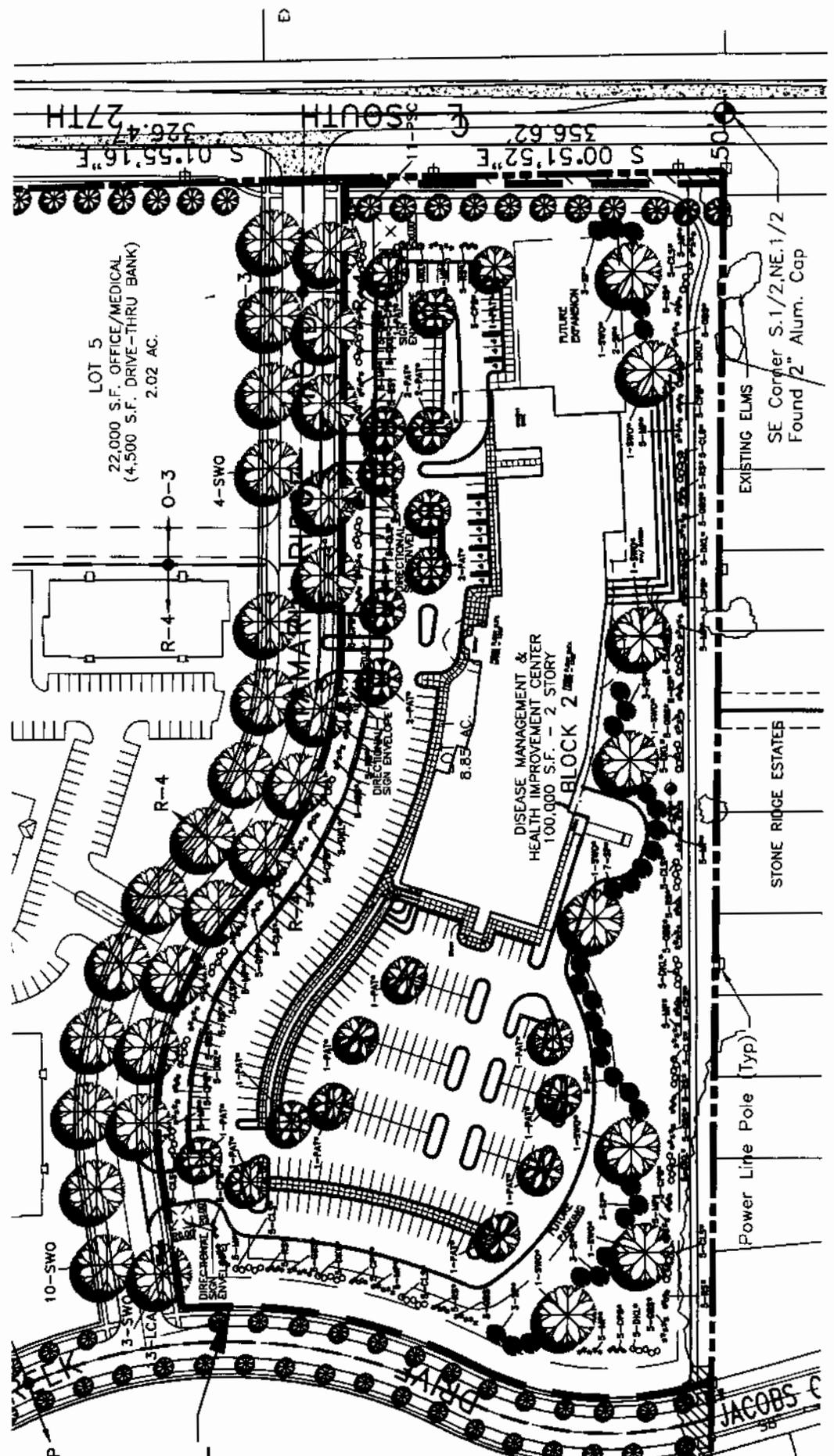




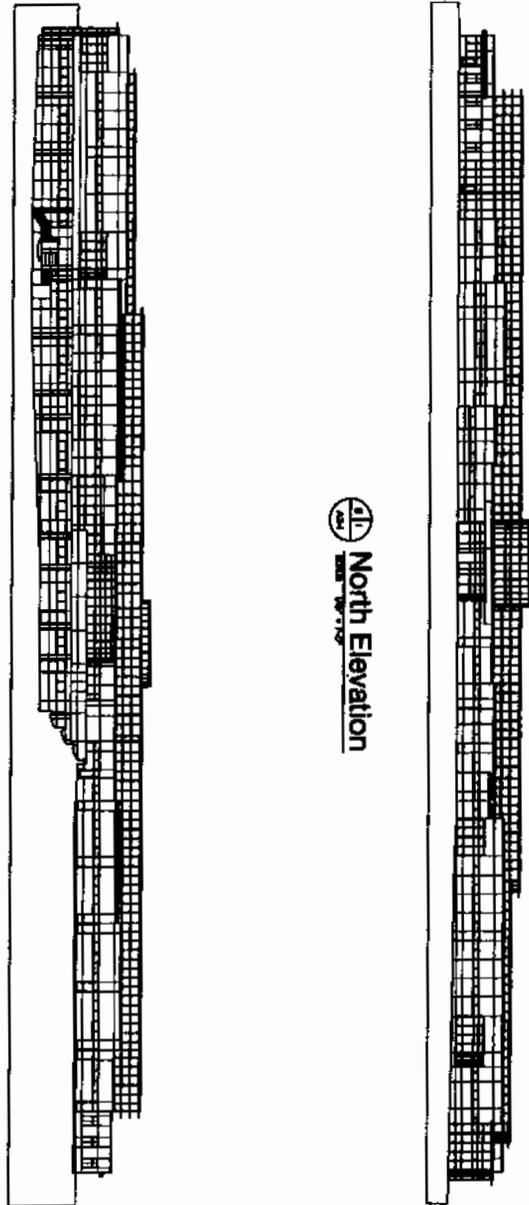
NOT TO SCALE

JUN 10 2004

LAND'S END
PLANNING DEPT.



(FOR REFERENCE ONLY)



11A
South Elevation

11B
North Elevation

BRYAN LGH Dis. MNGMT. & Hlth. IMPT. CNTR.
ELEVATIONS

Revised 6.08.04



JUN 10 2004

June 21, 2004



Mr. Marvin Krout
Director of Planning
City of Lincoln/Lancaster County
555 South 10th Street
Lincoln, NE 68508



Dear Mr. Krout,

We are writing to provide you with further information regarding the BryanLGH special permit application for the building of a Disease Management and Health Improvement Center. It has come to our attention that a question arose at the City Planning staff meeting regarding the rationale for selection of the site for the proposed new facility, and how it fits in to the long-range plans of BryanLGH Medical Center.

The building of this type of center is vital for expansion of present programs and services offered by BryanLGH to outpatients and the community at large. These programs and services assist the current and growing population of individuals in our community that are at risk for or already have a diagnosis such as heart disease, lung disease, cancer, diabetes, orthopedic problems, and other diseases. During the process of evaluating the feasibility for an ambulatory care, disease management and health improvement center, that could provide a wide array of offerings, we enlisted in the support of Health Integration Partners, LLC, a consulting firm that has assisted with projects such as this one throughout the country.

As we studied facilities such as the one we are proposing for Lincoln, we found that a demographic analysis is extremely important to the success of such a project. Factors that must be considered for each zip code include population density, age, number of individuals per household, education level, household income and number of surrounding businesses. Additionally, we found that the average user of this type of facility is over the age of 50, has a higher education level and 50% of those that avail themselves to these types of services have never been a member of a "health club". Studies also demonstrate that sites that users of these facilities need to be within a 12-minute drive time. The demographic analysis completed by BryanLGH Medical Center was extensive and considered all of the above aspects in all zip codes in Lincoln.

Upon completion of the analysis it became apparent that the 8.85 acres located at the southwest corner of South 27th Street and Tamarin Ridge Road would be an ideal location for the type of facility proposed. Below you will find additional results and rationale for the selection of this site:

Mr. Marvin Krout

June 21, 2004

Page 2

- The largest population density of this type of person is found in the south section of Lincoln.
- The average age for people in Lincoln is 31. Twenty nine percent of the population is over the age of 45. The population trend indicates the fastest growing area for those over 45 is in the area of the selected site. Although our facility is not a health club, data shows that health clubs do impact the success of a facility such as ours. In an effort to not move next to an existing provider of health club services we completed a competition analysis. This competition analysis identified 5 large local providers of health club services. Those facilities were factored into the decision for location. The closest facility is the Cooper Branch YMCA, which has a high membership volume of younger adults.
- The physical therapy and sports medicine program is designed to treat individuals with specific sports related injuries at all levels of skill and competition. The present location for the BryanLGH sports medicine program is in need of a change and a higher level of integrated care, so this was factored in looking where this program could have impact. Given the large enrollment in the close by schools and the above mentioned demographics, this was identified as a good location.
- The development of an immediate care center is needed to allow for an alternative to the non-urgent use of the emergency department. This south location provides for a site that identifies the potential for high use based on the demographic analysis.
- The proposed facility will have three education rooms to help the public become knowledgeable in the care and management of their health. With this service there was the need to provide a location with ease of parking and entry/egress for those participants of all ages.

In summary, the success of the existing BryanLGH Pine Lake facility has contributed to the base knowledge that there is the need for the hospital to move outside of the campus for ambulatory care services. Analysis of the Pine lake location identified that there was not the ability to incorporate the Disease Management and Health Improvement Center at that location. Therefore identification of another site, nearby that was located within the previously identified parameters was identified. The present site fulfills the needs of the consumer, the hospital and provides for a location that is easy access and egress.

We appreciate the opportunity to provide further clarity regarding site selection for the proposed project. If you have questions or want further information regarding the proposed center, please don't hesitate to contact me at 481-3116.

Sincerely,



Ronald J. Wachter, Vice President
Facilities Management & Support Services

June 9, 2004

Mr. Marvin Krout
Director of Planning
City of Lincoln/Lancaster County
555 South 10th Street
Lincoln, NE 68508



Dear Mr. Krout,

This letter is intended to provide you with additional information regarding BryanLGH Medical Center's proposed special permit to build a Disease Management and Health Improvement Center. This center will offer a variety of medically based services to address growing health issues in Lincoln and surrounding communities. If approved, construction is expected to begin in Fall 2004 with completion by late 2005 or early 2006.

The center will house an urgent-care facility as well as expanded facilities for medically supervised programs currently in place at the Medical Center. Examples of these services include cardiac and pulmonary rehabilitation, physical and occupational therapy, diabetes education, and oncology recovery programs. The center will be staffed by qualified medical professionals, and will include a therapeutic pool, spa and café.

With this new center, the BryanLGH Health System is expanding to deliver medically based integrated services that will meet the changing lifestyle needs of aging baby boomers and other health-conscious population groups. These types of centers are the wave of the future for medical centers, raising health care to a new level by packaging proven, state-of-the-art expertise in disease management and prevention, and making it available in a personally-tailored manner.

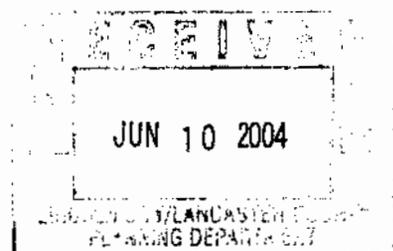
The Disease Management and Health Improvement Center will cover about 80,000 square feet and have ample parking space. It is designed as a one-story building with a walkout lower level. The architectural firm is Davis Design of Lincoln.

If you have questions or want further information regarding the proposed center, please contact me at 481-3116.

Sincerely,

A handwritten signature in black ink that reads "Ronald J. Wachter".

Ronald J. Wachter
Vice President
Facilities Management and Support Services





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
801 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 20, 2004

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: SPECIAL PERMIT #04034 – BryanLGH AT TAMARIN RIDGE

Dear Marvin,

Attached you will find a revised Land Use/ Trip Generation Table for the Tamarin Ridge Development. As per our recent meetings, we have revised the land use table to remove the 'drive-thru bank' at this time. Our traffic engineering consultant agreed with Randy Hoskin's assumptions on trip generation for a smaller bank.

Therefore we have created a new category for 'unassigned' vehicle trips. Since there are currently 2 commercial lots not developed, we have the option to adjust uses and square footage of the buildings to fit the market needs, as long as the trip generation cap of 1,190 pm peak hour trips are not exceeded.

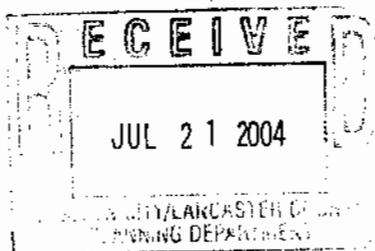
We will be submitting an administrative amendment to the Special Permit and Use Permit areas to reflect the revised land uses and trip generation, once the Special Permit for the BryanLGH facility is approved.

Please feel free to contact me if you have any further questions or comments.

Sincerely,

Brian D. Carstens

cc. Lynn Wilson, Ron Wachter- BryanLGH
Bill Lewis
Tom Folsom
Sue Brouse



MEMORANDUM

DATE: July 20, 2004

TO: Brian Carstens
Brian D. Carstens & Associates

FROM: Mark Lutjeharms, P.E., PTOE
The Schemmer Associates Inc.

SUBJECT: Tamarin Ridge Site Traffic Impact Analysis
Revised Land Use Data

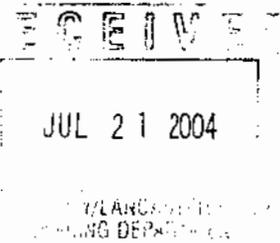
Per your request, I am summarizing the changes to the site traffic impact analysis that would result from the revised land uses being proposed for the subject development southwest of S. 27th Street/Porter Ridge Road in Lincoln, NE.

The following table summarizes the land use assumptions and resulting number of trips estimated to be generated per the December 2002 Site Traffic Impact Analysis report (revised) prepared by The Schemmer Associates Inc. (TSA) and those per the revised land use data being proposed.

Land Use Assumptions and Trip Generation

Land Use	Unit	TSA Site Traffic Impact Analysis Report (Dec. 2002)		Revised Site Plan (June 2004)	
		Quantity	Total Trips	Quantity	Total Trips
Single-family	units	78	86	78	86
Elementary School	students	525	137	525	137
Apartments	units	361	223	206	128
Auto Dealer	sq. ft.	80,000	181	80,000	181
Drive-Thru Bank	sq. ft.	4,500	246	0	0
Office	sq. ft.	17,500	99	22,000	104
Convenience Store	fuel positions	8	106	-	-
Sit-down Restaurant	sq. ft.	-	-	5,200	57
Video Rental	sq. ft.	4,000	49	-	-
Specialty Retail	sq. ft.	4,000	15	11,200	48
Ice Cream/Donut Shop	sq. ft.	3,500	47	2,000	47
Health Care Facility	sq. ft.	-	-	100,000	315 ¹
Unassigned Trips	-	-	-	-	87
Total Trips			1,190		1,190

¹ Institute of Transportation Engineers, Trip Generation 7th Edition. Land Use 720, Medical-Dental Office Building.



As shown in the above table, including the 'unassigned trips', the revised land uses generate the same number of total trips as what was estimated and summarized in the original site traffic impact analysis report. Since the total number of trips between the two land use scenarios does not change, the resulting traffic operations analysis is identical to what is presented in the original site traffic impact analysis (revised) report dated December 2002.

It should also be noted that the assumptions and methodologies used in preparing this memorandum are in accordance with those outlined in the original site traffic impact analysis (revised) report dated December 2002.



RECEIVED
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LANCASHIRE COUNTY
PLANNING DEPARTMENT

M e m o r a n d u m

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Tamarin Ridge - Bryan LGH Medical Center Special Permit #04034
Date: 6/30/04
cc:

Engineering Services has reviewed the Tamarin Ridge - Bryan LGH Medical Center Special Permit, located west of South 27th Street and south of Tamarin Ridge Road and has the following comments:

Sanitary Sewer - The sanitary sewer system is satisfactory.

Water Main - The water sewer system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) The original Tamarin Ridge preliminary plat grading and drainage plan showed that this area did not require detention. If this change in use will require detention, as shown, than detention calculations will need to be provided in accordance with Drainage Criteria Manual.

(3.2) There is approximately 16' of fill shown within the LES transmission line easement near the southeast corner of the building. LES should be contacted concerning this proposed grading.

Streets/Paving - The following comments need to be addressed.

(4.1) The proposed driveway configuration is unsatisfactory. As shown, there are three connections to Tamarin Ridge Road within approximately 160' of each other consisting of the private roadway to the north and the main and auxiliary driveways to the proposed medical center to the south. Having these connections in such proximity to each other will cause greater traffic confusion and congestion resulting in a higher probability of crashes. The two driveways for the medical center need to be consolidated into one driveway that is aligned with the private roadway to the north. Also, the western most driveway to the proposed medical center needs to be relocated as far east as sight distance allows. Moving this driveway to the east away from Jacobs Creek Road will aid in discouraging drivers exiting the medical center parking lot from going west on Tamarin Ridge Road and cutting through the neighborhood. Moving the driveway east will also better facilitate aligning this driveway with the future apartment driveway on the north side of Tamarin Ridge Road.

(4.2) If a tractor-trailer loading dock is required for this site, as shown at the south west corner of the proposed building, consideration should be given to re-designing the drive area adjacent to the dock as it does not appear possible for a truck to maneuver into the position shown on the plans.

Brian Will
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June 30, 2004

(4.3) General Note #9 for the use permit on the Tamarin Ridge preliminary plat states that uses and areas in the land use table may be adjusted but the trips shown in the trip total shown may not be exceeded. The original trip total was 1190 PM peak trips and the new total is shown to be 1315 PM peak trips. Since the 27th and Tamarin Ridge intersection will not be signalized and the median opening will be closed if traffic volumes increase to warrant a signal or if crash rates warrant the median closing, no additional trips above the original approved number will be allowed. Also, prior to the opening of this facility, the private road should be constructed from Tamarin Ridge Road to Kendra Lane and Kendra Lane should be constructed to the adjoining development to the north, giving traffic on Tamarin Ridge Road access to the 27th and Porter Ridge traffic signal.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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