City Council Introduction: June 20, 2016
Public Hearing: June 27, 2016

Bill No. 16R-131

FACTSHEET

TITLE: SPECIAL PERMIT NO. 16018 -
(Residential healthcare facility - 7601 Pine Lake Road).

BOARD/COMMITTEE: Planning Commission

APPLICANT: Highway 2 Development, LLC

RECOMMENDATION: Conditional Approval (6-0: Corr, Harris, Sunderman, Weber, Scheer and Hove voting 'yes'; Beecham, Cornelius and Lust absent).

STAFF RECOMMENDATION: Conditional Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION: Allow a 120-unit residential healthcare facility, including a height waiver.

DISCUSSION/FINDINGS OF FACT:

1. This special permit request and the associated Annexation No. 16006 (Bill #16-63) and Change of Zone No. 16014 (Bill #16-64), were heard at the same time before the Planning Commission.

2. The staff recommendation to approve the special permit, with conditions, is based upon the "Analysis" as set forth on pp.3-5, concluding that given such facilities are residential in nature, the Comprehensive Plan supports locating residential health care facilities in or adjacent to residential neighborhoods. The future land use for this area is residential, according to the Comprehensive Plan. Prior attempts to develop this site proposed inappropriate land uses, but that is not the case in this instance. The waiver to height from 35 to 44 feet is not unusual for multiple-dwelling unit facilities like this one or apartments for example, which allows for a three story facility with modern high ceilings hipped roofs. Surrounding properties are three-acre, AGR zoned lots with single-family dwellings, where the closest dwelling is more than 300 feet away. A residential health care facility is an appropriate land use as a transition between Highway 2 and the low density residential uses to the south at this location. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. The staff presentation is found on pp.8-9.

3. Testimony on behalf of the applicant is found on pp.9-10.

4. There was no testimony in opposition.

5. On June 8, 2016, the Planning Commission voted 6-0 to recommend conditional approval of this special permit, as set forth in the staff report dated May 18, 2016. (See pp.6-7).

6. On June 8, 2016, the Planning Commission also voted 6-0 to recommend approval of both Annexation No. 16006 (Bill #16-63) and Change of Zone No. 16014 (Bill #16-64).

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: June 13, 2016

REVIEWED BY: David R. Cary, Planning Director

DATE: June 13, 2016

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LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 8, 2016 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 16018 - Pemberly Place

PROPOSAL: A request per Section 27.63.530 for a Residential Health Care Facility

LOCATION: 7601 Pine Lake Road

LAND AREA: Approximately 6.06 acres

EXISTING ZONING: AGR Agricultural Residential (R-3 Residential requested with associated change of zone)

WAIVERS: 1. Height - To adjust the maximum height per LMC 27.72.020 from 35' to 44'.

CONCLUSION: Given such facilities are residential in nature, the Comprehensive Plan supports locating residential health care facilities in or adjacent to residential neighborhoods. The future land use for this area is residential, according to the Comprehensive Plan. Prior attempts to develop this site proposed inappropriate land uses, but that is not the case in this instance. The waiver to height is not unusual for multiple-dwelling unit facilities like this one or apartments for example, which allows for a three story facility with modern high ceilings hipped roofs. Surrounding properties are three-acre, AGR zoned lots with single-family dwellings, where the closest dwelling is more than 300' away. A residential health care facility is an appropriate land use as a transition between Highway 2 and the low density residential uses to the south at this location. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION:		Conditional Approval
Waiver:	To height from 35' to 44'	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 1, Portsche Heights Third Addition, and Lot 1, Block 1, Clarendon Hills, all located in the NW 1/4 of Section 22-9-7, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Vacant, Residential

SURROUNDING LAND USE AND ZONING:

North:	Highway 2	
South:	Residential	AGR
East:	Highway 2	
West:	Residential	AGR

ASSOCIATED APPLICATIONS: Annexation #16006 and Change of Zone #16014**.**

HISTORY:

FEB 2013 - Special Permit #13060 for a 13-space campground per Section 27.63.270 was withdrawn by the applicant.

FEB 2013 - Change of Zone 13029 from AGR to H-3 was withdrawn by the applicant.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - This area is designated as Low Density Residential on the Future Land Use Map.

Pg 2.4 - New assisted living and nursing facilities will likely be needed as Baby Boomers move into their later years.

Pg 7.2 - During the planning period, there will continue to be a need to accommodate Special Needs Housing, which generally includes, but is not limited to: elderly housing, assisted living facilities, group homes, domestic shelters, and children's homes.

Pg 7.4 - Design and locate special needs housing to enhance the surrounding neighborhood.

Pg 7.5 - A location that is deemed appropriate for special needs housing may not be deemed appropriate for other types of higher-density housing such as apartments or town homes.

Pg 8.7 - Provide for accessible physical and mental health care services in appropriate areas in and around residential neighborhoods.

ANALYSIS:

1. This is a request for a residential health care facility to accommodate up to 120 residents. It will provide three different levels of care, including 40 independent living units, 60 assisted living units, and 20 memory care units.

2. The facility is proposing to occupy two lots, ordinally platted for acreage development. One has dwelling located on it to be removed, the other lot is vacant.

3. Per Section 27.63.580, residential health care facilities may be allowed in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-2, R-T, B-1, B-2, B-3, B-4, and B-5 zoning districts under the following conditions:

   (a) Parking shall be in conformance with Chapter 27.67 unless modified under the condition of the special permit, provided that no parking shall be permitted in the required front or side yards.

The parking requirement for a residential health care facility is one space for every four residents, and two spaces for every three employees on the largest shift.

The site plan shows there to be 120 residents, and 20 employees on the largest shift requiring 50 parking spaces. There are 104 spaces provided on site, with 85 spaces located outside, and 19 spaces provided in an indoor parking garage.

(b) Residential healthcare facilities shall be licensed to comply with all state requirements.

The facility cannot legally accommodate persons unless State approval is granted.

©) The total number of client or employee residents shall not exceed the lot area ratio below except as provided for in this section, and provided that all facilities may have up to four individuals sixty years of age or older and one family acting as the residential caretaker: Proposed R-3 zoning district: One person per 2,000 square feet of lot area.

The lot is 6.06 acres in area, and can accommodate up to a maximum of 131 residents under this provision. A maximum of 120 residents is being proposed.

(d) Depending on the character of the development and impacts on adjacent land uses, the Planning Commission may grant an increase in the number of residents allowed in (d) above where the site plan and building plans comply with the barrier-free standards in the design standards as adopted by the City Council. Such increase shall not exceed fifty percent.

No increase over what is allowed is being requested.

(e) The height and yard requirements of the district shall apply provided, however, that if the area of the lot is one acre or more, the height requirement of the district may be adjusted to provide flexibility in the design of buildings and to provide compatibility with surrounding uses except that solar access to adjacent buildings or potential buildings on land under other ownership shall not be reduced by such adjustment.

A three-story facility is proposed, with an adjustment to the maximum height limit of the R-3 zoning district from 35' to 44' has been requested. This is not an unusual request for modern buildings with higher ceilings and hipped roofs. It is common enough of a request for apartments that when they are a part of a community unit plan, the buildings can go to 45' in height provided they are setback from adjacent lot lines an equivalent distance.

This proposed development is surrounded by three-acre acreage lots developed with single-family dwellings. The large lots provide significant separation between uses. In this case, the nearest adjacent dwelling is over 300' away. The required landscaping will help mitigate the increased height (see the attached elevations provided by the applicant).

As the city grows, it is anticipated that most of the acreage areas surrounding the city will redevelop at an urban-density level. This has started to occur in this area with the Grand Terrace development at South 84th Street and Highway 2. It is anticipated that over time this trend will continue in the area bounded by South 70th and 84th Streets, from Highway 2 to Yankee Hill Road.

4. This facility is locating in an established acreage area that has been developed for many years. While the facility will be residential in character, the scale will be different than that of surrounding dwellings. Screening can buffer and enhance the transition from the nearby dwellings to this facility. The landscaping plan only shows plantings along the south and west boundaries, which is only a portion of what is appropriate for this site. No screening is shown in the front yard along Highway 2, nor is parking lot screening shown. While there is no specific design standard for screening this type of facility (other than parking lot screening), the standard applicable to apartments has been used in similar cases where the facility is adjacent to single-family dwellings. A recommended condition of approval is included to require screening be provided in the amount required for apartments, which is as follows:

   "The screen shall be evenly distributed horizontally: It may vary in height so as to screen at least fifty percent (50%) of the surface area of a vertical plane extending along the property line from six feet to fifteen feet (6' to 15') above the adjacent ground elevation of multiple dwelling structures, garages, maintenance buildings, etc. This screen shall be located between the structures and the adjacent property line."

   As screening for the parking areas is also required, that is included as a condition of approval.

5. A consistent screen surrounding the facility is necessary, and should be located in adequate open space. The rear setback in the R-3 zoning district is 20', and is provided in most areas along the west and south lot lines abutting residential uses. However, there are areas where either the parking lot or grass-pave emergency access drive encroach into this yard. The site plan needs to accommodate this required yard, and show it as open space where the screening can be located. This provides the type of separation and screening needed to mitigate locating a facility of this scale next to single-family dwellings.

6. Storm water detention assumes the use of Highway 2 and an oversized detention facility further west along Highway 2. Public Works and Utilities had indicated this solution may be acceptable, but the applicant must apply for a waiver to the water quality design standards to develop the site as shown without on-site detention. The waiver can be approved administratively by Public Works and Utilities staff, but will need to be approved prior to building permits.

7. Access is shown via the old Pine Lake road right-of-way. The plans show it improved to the standard of a local street. Once improved, it will be used to access this site, along with two neighboring lots that abut it. The street will be needed when the facility is in operation, so it must be improved by the developer prior to the facility opening.

8. The section of old Pine Lake Road technically no longer has a valid name, as Pine Lake Road has been realigned to intersect with Highway 2 further to the north. Prior to addressing the new facility, the section of old Pine Lake Road right-of-way needs to be re-named. Such re-naming requires City Council approval.

9. If approved, a residential health care facility for up to 120 residents will be allowed. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

CONDITIONS OF APPROVAL:

Per Section 27.63.580 this approval permits a residential health care facility for up to 120 residents with an adjustment to exceed the maximum height from 35' to 44'.

Site Specific:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department 3 copies of a revised site with all required revisions listed below:

    1.1 Delete the landscaping shown, and revise the landscape schedule to note that "Landscaping and screening to provided per Chapter 3.50, Sections 7.1 and 7.3."

    1.2 Show the parking areas and grass-pave driveway located outside the 20' setback along the west and south property lines.

2. Before receiving building permits provide the following documents to the Planning Department:

    2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

    2.2 Approval by Public Works and Utilities of a waiver to the storm water detention regulations.

3. Prior to the issuance of a building permit:

    3.1 The construction plans must substantially comply with the approved plans.

    3.2 The City Council approves associated requests Annexation #16006 and Change of Zone #16014.

    3.3 The City Council approves a new street name for old Pine Lake Road.

    3.4 An executive order must be approved by Public Works and Utilities for the improvement of the street in the old Pine Lake Road right-of-way.

Standard:

4 The following conditions are applicable to all requests:

    4.1 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established owners association approved by the City.

    4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

4.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

_____

Brian Will
Planner
May 18, 2016

APPLICANT/ OWNER: Highway 2 Development LLC
129 North 10th Street
Lincoln, NE 68508
402-805-4136

CONTACT: Robert Duvall
Schemmer Associates
1044 North 115th Street, Ste 300
Omaha, NE 68154

SPECIAL PERMIT NO. 16018

ANNEXATION NO. 16006
TO ANNEX APPROXIMATELY 7.88 ACRES
GENERALLY LOCATED AT 7601 PINE LAKE ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION: June 8, 2016

Staff recommendation: Approval.

CHANGE OF ZONE NO. 16014
FROM AGR TO R-3 DISTRICT
GENERALLY LOCATED AT 7601 PINE LAKE ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION: June 8, 2016

Staff recommendation: Approval.

AND

SPECIAL PERMIT NO. 16018
TO ALLOW A RESIDENTIAL HEALTHCARE FACILITY
GENERALLY LOCATED AT 7601 PINE LAKE ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION: June 8, 2016

Staff recommendation: Conditional Approval.

There were no ex parte communications disclosed.

Staff presentation: Brian Will of the Planning Department came forward to state this property is near the old Pine Lake Road alignment that used to intersect with Highway 2. It includes two lots. One has a single-family dwelling, while the other has been undeveloped since its creation. There are three associated applications.

The first application is for annexation. As mentioned in the Staff Report, this area fits the annexation policy. It is urban in character--adjacent to a highway; there are other single-family dwellings in the area; there is infrastructure in place to support it; and it will be served by the Lincoln Police Department and Lincoln Fire and Rescue.

The change of zone to R-3 is also appropriate. As the City grows to the southeast, there are other residential developments occurring. Though there are currently acreages to the south, we have seen that as the City expands, the acreages tend to redevelop. Grand Terrace is a nearby example. The R-3 zoning is both appropriate and it suits the applicant's needs.

The final application is for the special permit. There have been many proposals for this tract of land, most recently a request for a campground. Staff was not supportive of that. Looking at the future land use plan, we find that residential uses such as townhomes or apartments are what is shown and we have consistently recommended that over time. This residential healthcare facility, with a mix of care options, including assisted and independent living and memory care, is appropriate. As we see the area

redevelop, we will continue to recommend residential uses. The only conditions placed on this permit pertain to screening.

Hove asked if access will be off of the old Pine Lake Road stub. Will said that is correct. The street stub will be improved and renamed.

Proponents:

1. Peter Katt, Baylor Evnen Law Firm, came forward on behalf of the property owner. As part of this development, the adjoining parcel will also be acquired which will address concerns about access. The neighbors were consulted on three separate occasions and the plans were revised in order to accommodate their concerns.

2. Shane Larsen, Architect at Schemmer Associates, 1044 N. 115th Street, Omaha, stated that the neighborhood had several opportunities to contribute to the concepts and layout of the design. The goal is for this building to appear residential in nature and to minimize height and volume so that from a distance, it looks like a large home. Architectural features used to achieve this goal include the use of an articulated roof which minimizes any appearance of a tall peak and shields rooftop equipment. The finishes include stone and the use of natural colors.

The building needs to be functional for multiple levels of care. That was a challenge in maintaining the residential feel so each area of care was separated into different portions of the building to minimize the size impact. The windows are also similar to what would be found in a residential structure. To respect neighbors and to add the additional sound barrier, the building was situated on the property as close to Highway 2 as possible. The grading on this site is also depressed, so that will also help minimize height impacts. As one enters the building, there is a focal point that creates the illusion of a single story structure.

3. Matt Hubel, Civil Engineer at Schemmer Associates, 1044 N. 115th Street, Omaha, stated the project includes the redevelop the old Pine Lake Road stub with two entrances onto the site. One will point to the south will be the main entrance to parking. The other will be access for service vehicles. There will be extensive landscape screening. The Staff Report indicates conditions related to further screening and there is no problem in satisfying those requirements. There are three wings for care with a center community area. There is a proposed grass-paved drive running along the north and east which will provide what looks like a lawn area, but it will actually be a road to provide fire access. That way, the site will not be covered in concrete.

Hove asked if there are any plans for the triangular-shaped property located to the north between Pine Lane Road and Highway 2. Katt stated that property has a different owner. He is not aware of any plans.

Harris asked for more information about the service access between Highway 2 and the building. Larsen said the service access is the drive that runs southeast and it would give access to staff and service vehicles, and there is also covered parking on that side. It is screened from Highway 2. Harris asked if it is a screened parking lot. Larsen said the building itself provides screening for the adjacent homeowners from trash, equipment delivery, and some staff parking.

Corr asked for clarification about the location of the grass drive. Larsen showed that Fire and Rescue could enter from the northwest and use the grass path along the north and east to have close access to the building. There will be grass all around the area, but that path will have increased compaction to

support that function.

Opponents:

There was no testimony in opposition.

Staff Questions:

Corr asked if the old Pine Lake Road stub will be public or private. Will said it will be public. Corr wondered if there were any comments from the Natural Resource District regarding increased runoff. Will said that the grading and drainage were looked at. The plan is to take it offsite to a ditch off of Highway 2 where there is a detention pond to the northwest.

Hove asked if Staff is aware of any plans for the piece of property to the north. Will said nothing has been submitted to Planning at this time, but given the improvement and development of the roadway, he would not be surprised to hear some discussion about that.

Weber wondered if the adjacent property owner entered into the annexation voluntarily, or if they have expressed any opposition. Will said they did not ask to join in, but Staff looked at the property and noted that it will be completely surrounded and it meets all of the requirements for annexation. There has been no opposition at this time.

Sunderman asked if the property to the south of that property was inside the City. Will said areas to the south and west are still outside of City limits, however, the old Pine Lake Road stub directly adjacent to the south of the extra property will come in as part of the annexation, so then the property will be surrounded.

SPECIAL PERMIT NO. 16018
ACTION BY PLANNING COMMISSION: **June 8, 2016**

Harris moved approval, seconded by Sunderman.

Corr thanked the developer for meeting with the neighbors and incorporating their suggestions.

Sunderman added that the grass road is a nice way to have the additional entrance without adding more concrete.

Motion carried, 6-0; Corr, Harris, Scheer, Sunderman, Weber and Hove voting 'yes'; Beecham, Cornelius, and Lust absent.

This is a recommendation to the City Council.

There being no further business to come before the Commission, the meeting was adjourned at 1:31 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, June 22, 2016.

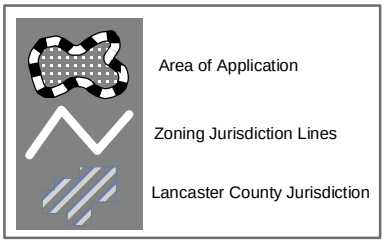
2013 aerial

Change of Zone #: CZ16014 (AGR to R-3) and
Special Permit #: SP16018
Pemberly Place
Hwy 2 & Pine Lake Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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.22 T09N R07E



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May 20, 2016

Mr. Stephen Henrichsen
Development Review Manager
City of Lincoln Planning Department
555 S. 10th St., Suite 213
Lincoln, NE 68508

RE: Highway 2 Development
City of Lincoln Change of Zone and Special Permit
Schemmer Project No. 06787.001

Dear Mr. Henrichsen:

The following letter is to declare the intent for the Change of Zone and Special Permit for Lot 1, Block 1 of Clarendon Hills and Lot 1, Block 1 of Portsche Heights Third Addition, all in Section 22, Township 9N, Range 7E. These parcels are located southeast of the intersection of Old Pine Lake Road and S. 75th Street.

The purpose of this Change of Zone application and Special Permit application is to provide the above-mentioned parcels a zoning designation that is compatible with the proposed use group: Healthcare Facilities; Residential. The proposed project for these parcels is a senior living facility containing independent living, assisted living, and memory care units. A total of 120 units would be included in this facility.

The City of Lincoln has directed the property owner to rezone these parcels to the R3 zoning designation. The Healthcare Facilities; Residential use group is identified as a Special Permit use for the R3 zoning designation within the use group table in 27.06.080 of the Lincoln Municipal Code, hence the inclusion of the Special Permit application.

The R3 zoning designation has a maximum building height regulation of 35 feet, which is documented in Table 27.72.020(a) of the Lincoln Municipal Code. Our client is requesting an adjustment to the maximum height to allow a building height of 43'-11" measured from the average level of the finished surface of the ground adjacent to the exterior walls of the building to the average height of the highest gable of the pitched roof. The proposed building is intentionally placed on a low portion of the site to lessen the visual impact to the surrounding residential neighbors. If the height restriction were to apply to the highest point on our site, the vertical distance from the ridge of the roof to the highest point on our site would be 32'-5", less than the 35 foot regulation.

On behalf of our client, I would also like the City of Lincoln to consider the request for the annexation of these parcels.

PHONE 402.493.4800
FAX 402.493.7951
1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436
SCHEMMER.COM

EMPLOYEE OWNED

Please find the attached Change of Zone Application, Special Permit Application, and application fees.

Please do not hesitate to call if you have any questions or comments.

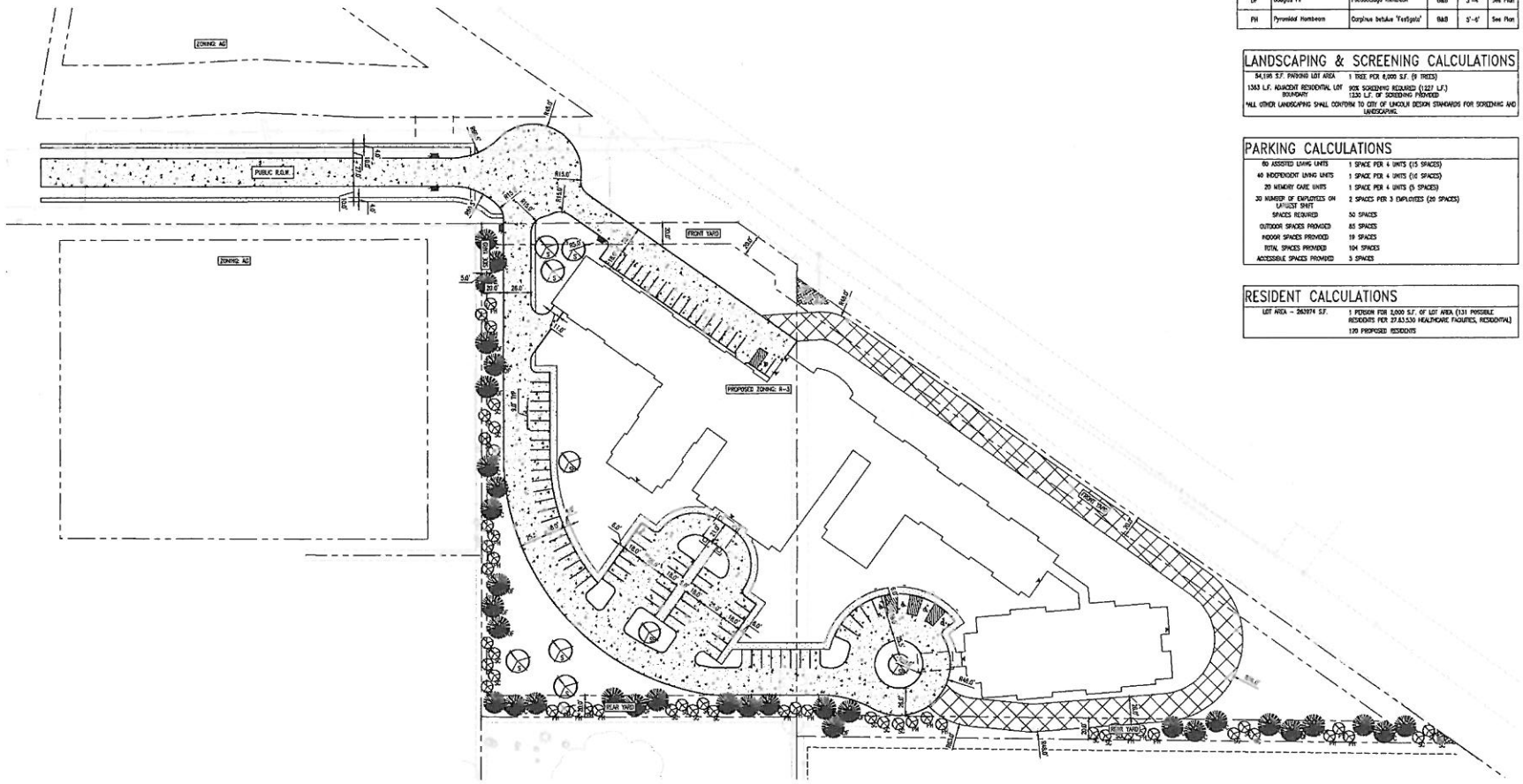
Sincerely,

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS

Rob DuVall

Rob DuVall, PE

jl:P/



LEGEND

- EXTERIOR DOOR LOCATION
- P.C.C. PAVEMENT
- P.C.C. SIDEWALK
- GRASSPAVE FIRE LANE

NORTH

1 inch = 40 ft.

PLANT SCHEDULE

ABREVIATION	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	SPACING
S	Swamp White Oak	Quercus bicolor	B&B	1-½" c.	See Plan
SH	Skyline Honeylocust	Gleditsia triacanthos inermis "Skyline"	B&B	1-½" c.	See Plan
SC	Sugartyme Crabapple	Malus "Sugartyme"	B&B	1-½" c.	See Plan
C	Colorado Spruce	Picea pungens	B&B	4'-5'	See Plan
DF	Douglas Fir	Pseudotsuga menziesii	B&B	3'-4'	See Plan
PH	Pyramidal Hornbeam	Carpinus betulus 'Fastigiata'	B&B	3'-4'	See Plan

LANDSCAPING & SCREENING CALCULATIONS

54,196 S.F. PARKING LOT AREA	1 TREE PER 6,000 S.F. (9 TREES)
1363 L.F. ADJACENT RESIDENTIAL LOT BOUNDARY	90% SCREENING REQUIRED (1227 L.F.) 1230 L.F. OF SCREENING PROVIDED

*ALL OTHER LANDSCAPING SHALL CONFORM TO CITY OF LINCOLN DESIGN STANDARDS FOR SCREENING AND LANDSCAPING.

PARKING CALCULATIONS

60 ASSISTED LIVING UNITS	1 SPACE PER 4 UNITS (15 SPACES)
40 INDEPENDENT LIVING UNITS	1 SPACE PER 4 UNITS (10 SPACES)
20 MEMORY CARE UNITS	1 SPACE PER 4 UNITS (5 SPACES)
30 NUMBER OF EMPLOYEES ON LARGEST SHIFT	2 SPACES PER 3 EMPLOYEES (20 SPACES)
SPACES REQUIRED	50 SPACES
OUTDOOR SPACES PROVIDED	85 SPACES
INDOOR SPACES PROVIDED	19 SPACES
TOTAL SPACES PROVIDED	104 SPACES
ACCESSIBLE SPACES PROVIDED	5 SPACES

RESIDENT CALCULATIONS

LOT AREA – 262874 S.F.	1 PERSON FOR 2,000 S.F. OF LOT AREA (131 POSSIBLE RESIDENTS PER 27.63.530 HEALTHCARE FACILITIES, RESIDENTIAL)
	120 PROPOSED RESIDENTS

ISSUE DATE: FEBRUARY 16, 2018
REVISIONS:
NO. DATE: BY: DESCRIPTION:

DESIGNED: XXX
DRAWN: XXX
CHECKED: XXX

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HIGHWAY 2 DEVELOPMENT LLC
PROPOSED SENIOR LIVING COMMUNITY DEVELOPMENT
PROJECT ADDRESS
SITE PLAN

PROJECT NO.: 06787.001

EX 1

P:\SCHEMMER_CAD\CIVIL\06787-001\EX1-SITE PLAN.DWG, EX1, Jun 06, 2018

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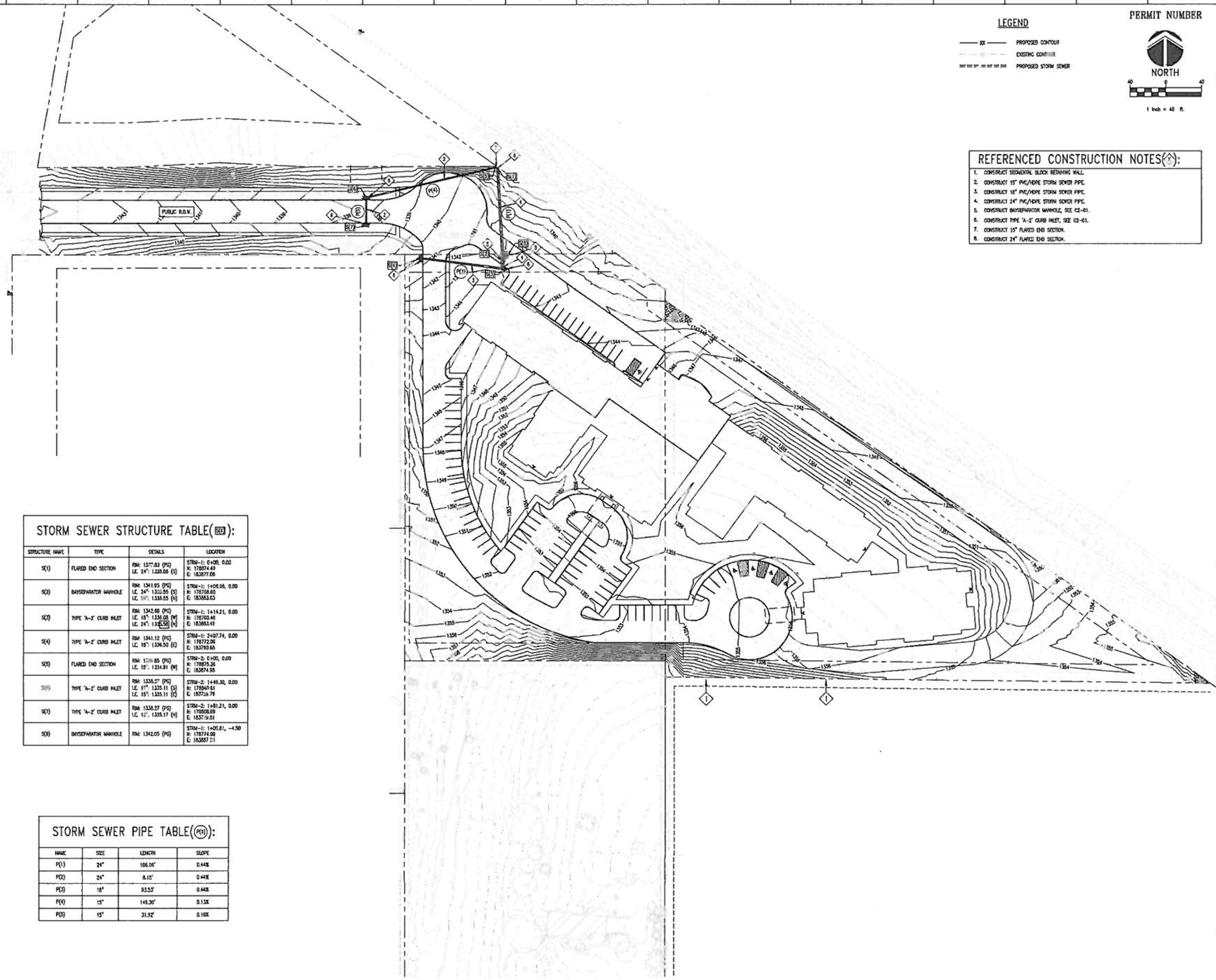
HIGHWAY 2 DEVELOPMENT LLC
PROPOSED SENIOR LIVING COMMUNITY DEVELOPMENT
PROJECT ADDRESS

SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 06787.001

C1-02

PERMIT NUMBER



LEGEND

- XX — PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER

REFERENCED CONSTRUCTION NOTES:

1. CONSTRUCT SEGMENTAL BLOCK RETAINING WALL.
2. CONSTRUCT 15" PVC/HDPE STORM SEWER PIPE.
3. CONSTRUCT 18" PVC/HDPE STORM SEWER PIPE.
4. CONSTRUCT 24" PVC/HDPE STORM SEWER PIPE.
5. CONSTRUCT BAYSEPARATOR MANHOLE, SEE C2-01.
6. CONSTRUCT TYPE 'A-2' CURB INLET, SEE C2-01.
7. CONSTRUCT 15" FLARED END SECTION.
8. CONSTRUCT 24" FLARED END SECTION.

STORM SEWER STRUCTURE TABLE:

STRUCTURE NAME	TYPE	DETAILS	LOCATION
S(1)	FLARED END SECTION	RIM: 13[illegible].83 (PG) I.E. 24": 1335.08 (S)	STRM-1: 0+00, 0.00 N: 178874.49 E: 183877.06
S(2)	BAYSEPARATOR MANHOLE	RIM: 1341.95 (PG) I.E. 24": 13[illegible].55 (S) I.E. [illegible]: 1335.55 (N)	STRM-1: 1+06.06, 0.00 N: 178768.60 E: 183863.03
S(3)	TYPE 'A-2' CURB INLET	RIM: 1342.66 (PG) I.E. 18": 1336.08 (W) I.E. 24": 1335.58 (N)	STRM-1: 1+14.21, 0.00 N: 178760.46 E: 183863.49
S(4)	TYPE 'A-2' CURB INLET	RIM: 1341.12 (PG) I.E. 18": 1336.50 (E)	STRM-1: 2+07.74, 0.00 N: 178772.06 E: 183790.68
S(5)	FLARED END SECTION	RIM: 1[illegible].85 (PG) I.E. 15": 1334.91 (W)	STRM-2: 0+00, 0.00 N: 178875.36 E: 183874.95
[illegible]	TYPE 'A-2' CURB INLET	RIM: 1338.27 (PG) I.E. 1[illegible]": 1335.11 (S) I.E. 15": 1335.11 (E)	STRM-2: 1+49.30, 0.00 N: 178840.61 E: 18372[illegible].79
S(7)	TYPE 'A-2' CURB INLET	RIM: 1338.27 (PG) I.E. 1[illegible]": 1335.17 (N)	STRM-2: 1+81.21, 0.00 N: 178808.69 E: 1837[illegible].51
S(8)	BAYSEPARATOR MANHOLE	RIM: 1342.05 (PG)	STRM-1: 1+00.81, -4.50 N: 178774.09 E: 183887.[illegible]

STORM SEWER PIPE TABLE:

NAME	SIZE	LENGTH	SLOPE
P(1)	24"	106.06'	0.44%
P(2)	24"	8.15'	0.44%
P(3)	18"	93.53'	0.44%
P(4)	15"	149.30'	0.13%
P(5)	15"	31.92'	0.16%

1 VIEW LOOKING NORTH
SCALE

2 VIEW LOOKING EAST
SCALE

DESIGNED: Designer ISSUE DATE: 9/12/2016
REVISIONS:
DRAWN: Labor No. DATE: BY DESCRIPTION:
CHECKED: Owner

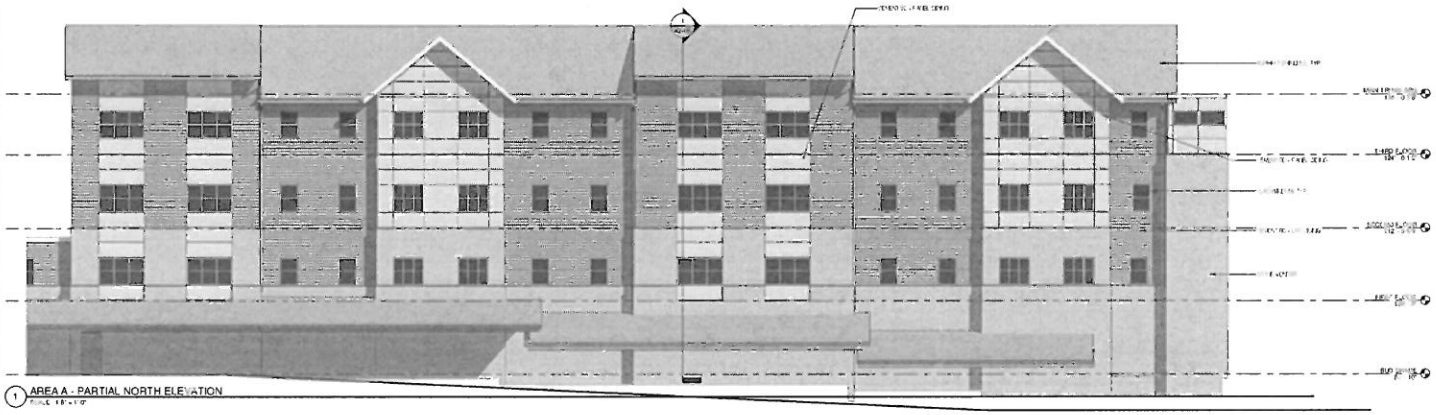
100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

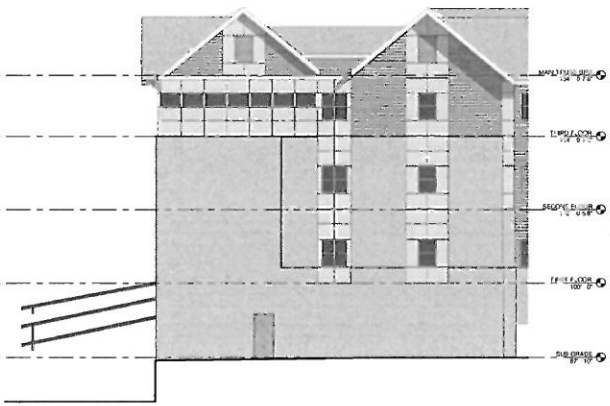
PEMBERLEY PLACE
SENIOR LIVING COMMUNITY
7601 PINE LAKE ROAD
LINCOLN, NE
3D PERSPECTIVE

PROJECT NO.: 06787.001

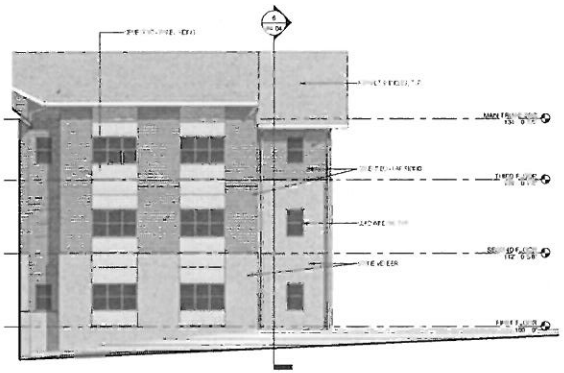
A1



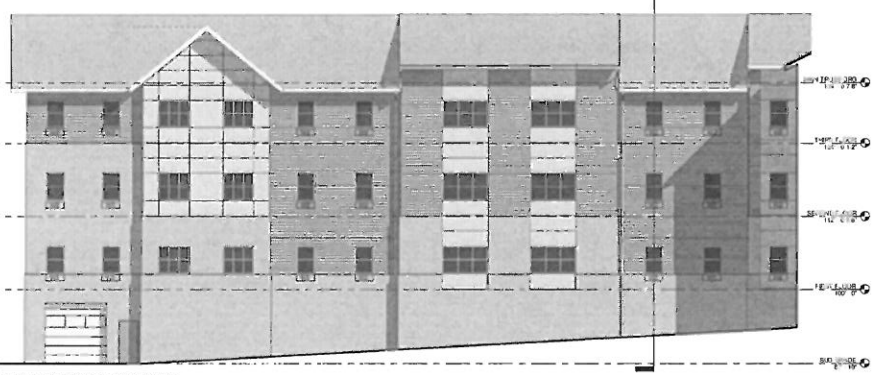
1 AREA A - PARTIAL NORTH ELEVATION



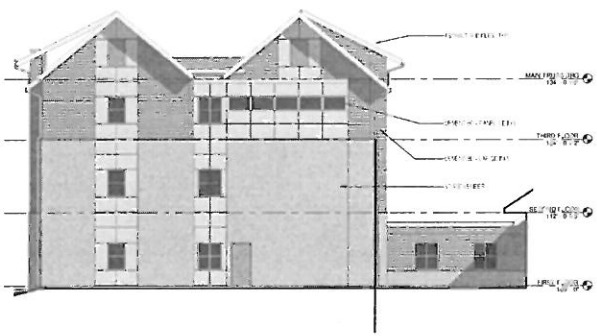
2 AREA A - PARTIAL WEST ELEVATION



3 AREA A - PARTIAL WEST ELEVATION



4 AREA A - PARTIAL ELEVATION - S 1



5 AREA A - PARTIAL SOUTH ELEVATION

ISSUED FOR:	Designer	ISSUE DATE	04/14/06
		REVISIONS:	
	Drawn	No.	DATE	BY	DESCRIPTION
	Author				
	Checker				

DIRECT SUPPLY COORDINATION

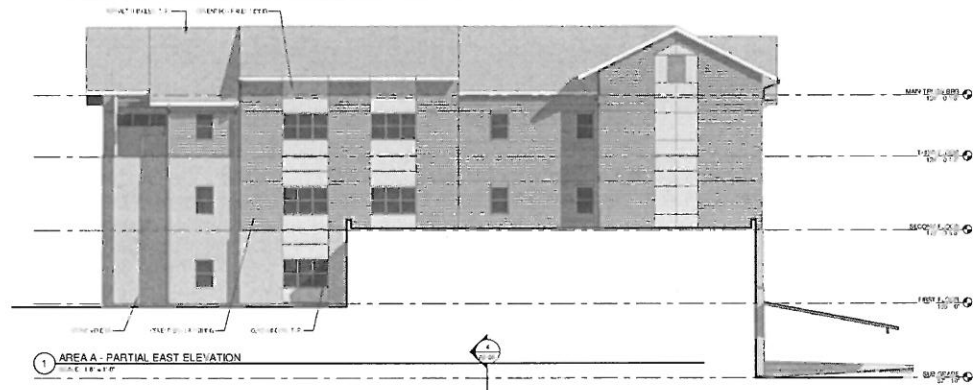
SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

HIGHWAY DEVELOPMENT LLC
HIGHWAY 2
7601 PINE LAKE ROAD
LINCOLN, NE
EXTERIOR BUILDING ELEVATIONS

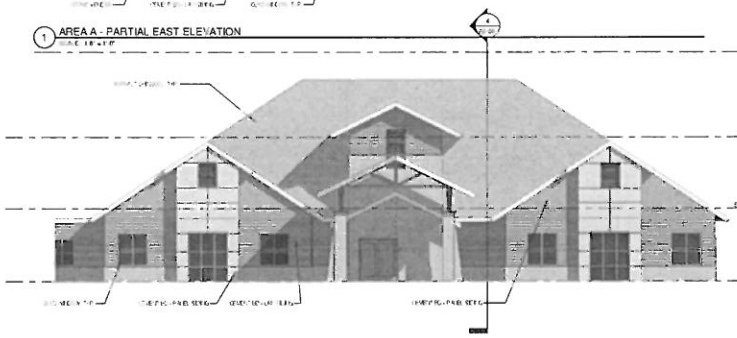
PROJECT NO.: 06787.001

A2-02

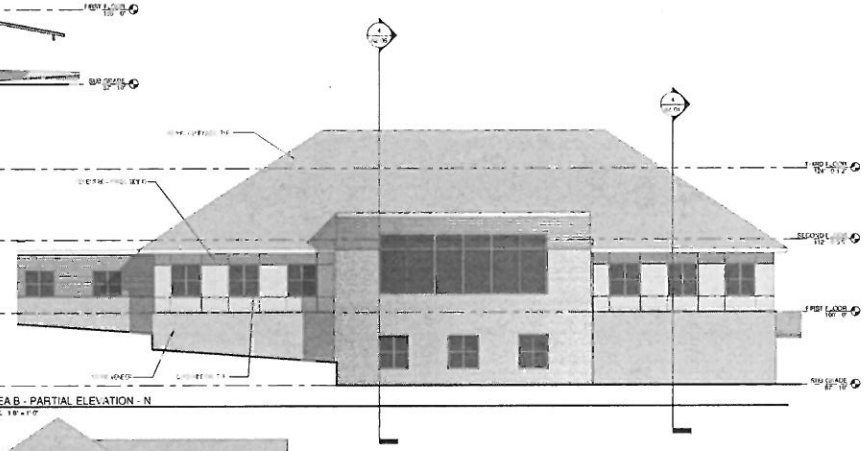
© Clients Schemmer Resources (SRSC) - ARCH_R15_Schem.rvt
5/3/2011 2:27:08 PM



1 AREA A - PARTIAL EAST ELEVATION



2 AREA B - PARTIAL SOUTH ELEVATION



3 AREA B - PARTIAL ELEVATION - N

4 AREA B - PARTIAL WEST ELEVATION

5 AREA B - PARTIAL EAST ELEVATION

DESIGNED: Designer ISSUE DATE: 04/13/2016
DRAWN: AGRV REVISIONS:
CHECKED: CHMM

No.	DATE	BY	DESCRIPTION

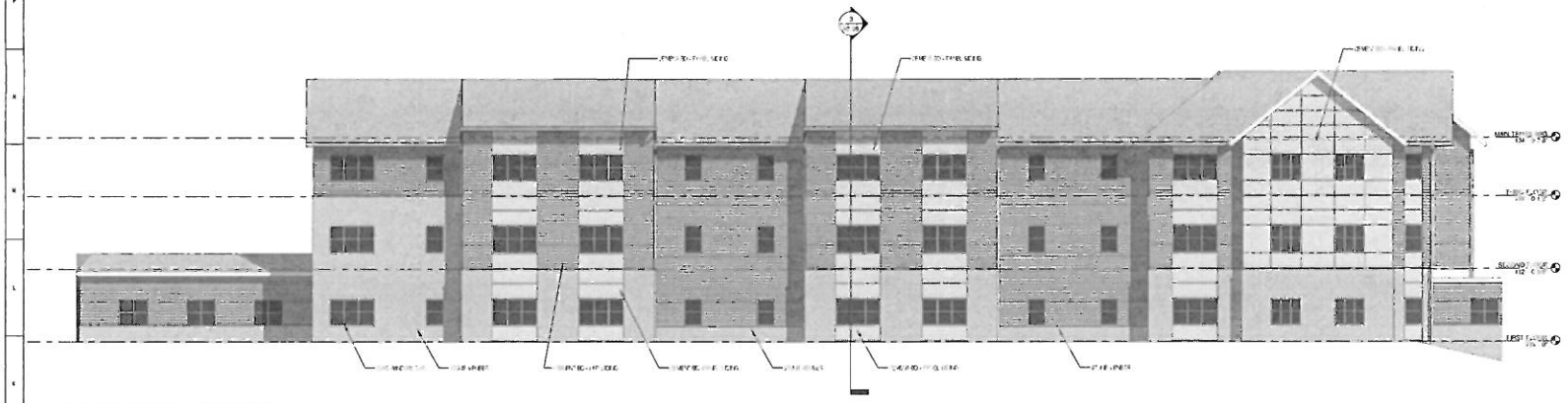
DIRECT SUPPLY COORDINATION

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

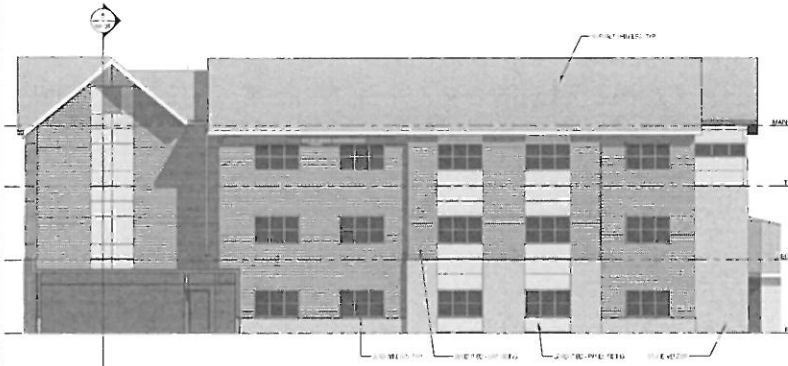
HIGHWAY DEVELOPMENT LLC
HIGHWAY 2
7601 PINE LAKE ROAD
LINCOLN, NE
EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 06787.001

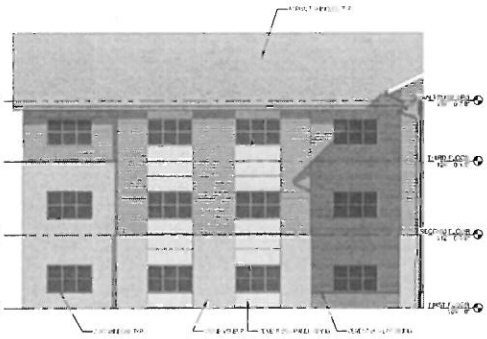
A2-03



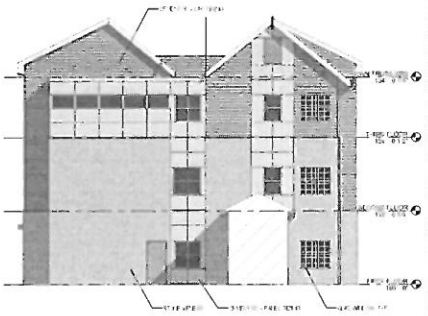
1 AREA C - PARTIAL NORTH ELEVATION



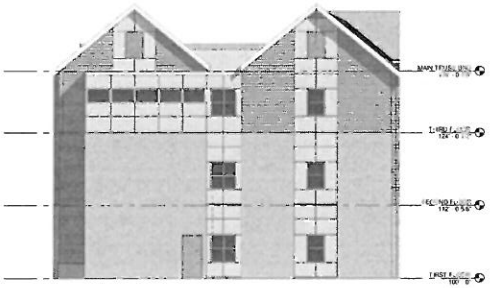
2 AREA C - PARTIAL WEST ELEVATION



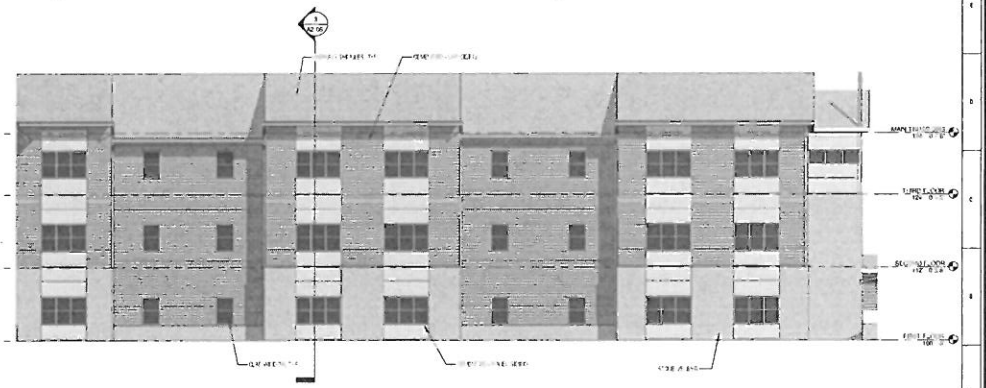
3 AREA C - PARTIAL EAST ELEVATION



4 AREA C - PARTIAL EAST ELEVATION



5 AREA C - PARTIAL SOUTH ELEVATION



6 AREA C - PARTIAL SOUTH ELEVATION

DESIGNED: Designer ISSUE DATE: 3/11/2014
DRAWN: Author REVISIONS:
CHECKED: Checker

No.	DATE	BY	DESCRIPTION

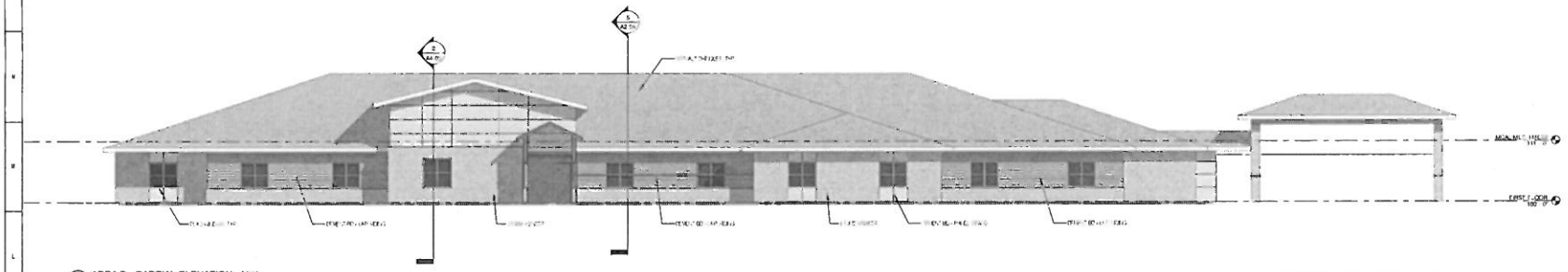
DIRECT SUPPLY COORDINATION

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

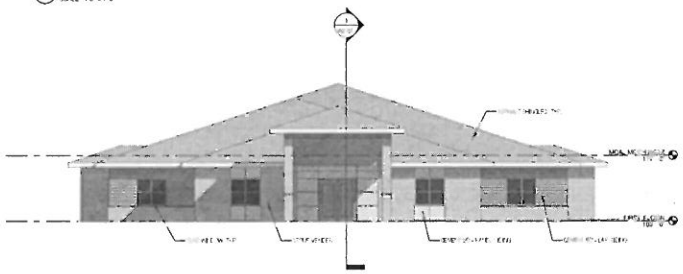
HIGHWAY DEVELOPMENT LLC
HIGHWAY 2
7601 PINE LAKE ROAD
LINCOLN, NE
EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 06787.001

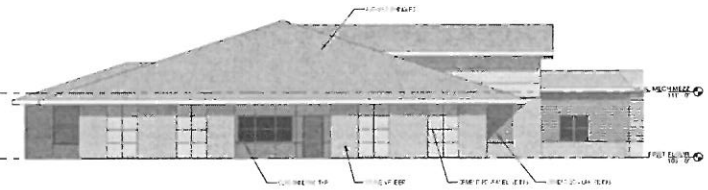
A2-04



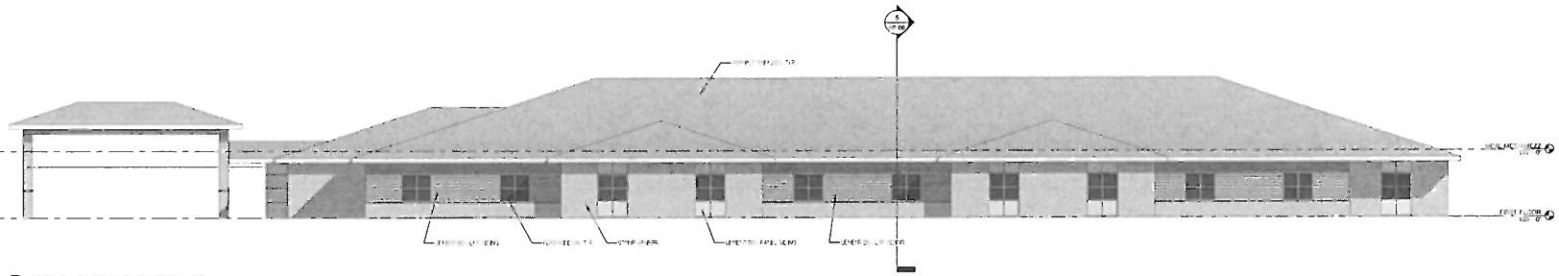
1 AREA D - PARTIAL ELEVATION - NW
SCALE 1/8" = 1'-0"



2 AREA D - PARTIAL ELEVATION - SW
SCALE 1/8" = 1'-0"



3 AREA D - PARTIAL ELEVATION - NE
SCALE 1/8" = 1'-0"



4 AREA D - PARTIAL ELEVATION - SE
SCALE 1/8" = 1'-0"

REVISIONS:			
No.	DATE	BY:	DESCRIPTION:

DESIGNED: Designer ISSUE DATE: 04.15.2014
DRAWN: KJRW
CHECKED: Checker

DIRECT SUPPLY COORDINATION

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

HIGHWAY DEVELOPMENT LLC
HIGHWAY 2
7601 PINE LAKE ROAD
LINCOLN, NE
EXTERIOR BUILDING ELEVATIONS

PROJECT NO.: 06787.001

A2-05

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Building & Safety	christy eichorn	1	Corrections Required	See Markups	First In Group
County Health	chris schroeder	1	Recommend Approval	Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas. All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter. During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.	Individual
Department of Roads - Noise	will packard	1	Recommend Approval		First In Group
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
LES	les reviews	1	Corrections Required	04/06/2016 Retain existing easements and request proposed easements.	First In Group
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	bob simmering	1	Recommend Approval	4-4. Verify if street is public or private. Relinquish access to HWY 2. Turning radius at SE point on emergency access does not appear to be suitable for fire truck; please verify.	First In Group
Public Works -	ben higgins	1	Corrections Required	Need to meet stormwater quality standards as this is a new	Individual

Current Project - Agency Review Report

Watershed Management				development. Need to meet stormwater detention requirements. Need to get NDOR approval to discharge increased runoff to their property.	