

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 17, 2003 PLANNING COMMISSION MEETING

- P.A.S.:** Special Permit #1939B
- PROPOSAL:** To revise the parking layout, add additional parking spaces, and add 33,500 square feet of medical office space to the Nebraska Heart Hospital.
- LOCATION:** Southeast of the intersection of South 91st Street and Heritage Lakes Drive.
- LAND AREA:** Approximately 20.69 acres.
- CONCLUSION:** The applicant must demonstrate there is an agreement with the parties that entered into the annexation agreement covering this area allowing additional vehicle trips to be allocated to the hospital. With evidence of that agreement along with minor changes to the site plan, this request complies with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

- LEGAL DESCRIPTION:** Lot 1, Nebraska Heart Hospital Addition, Lancaster County, Nebraska.
- EXISTING ZONING:** R-3 Residential
- EXISTING LAND USE:** Hospital, Medical Offices

SURROUNDING LAND USE AND ZONING:

- | | | |
|--------|-----|--------------------------------|
| North: | R-3 | Undeveloped, Day Care Facility |
| South: | R-3 | Undeveloped |
| East: | R-3 | Residential |
| West: | B-5 | Regional Shopping Center |

HISTORY:

January 15, 2003 - Administrative Amendment #02081 was approved revising the landscape plan, changing the layout of street trees along South 91st Street.

April 22, 2002 - Special Permit #1939A was approved allowing an adjustment to the site boundary and site layout of Special Permit #1939.

Nov. 5, 2001 - Appian Way Preliminary Plat #01006, Change of Zone #3320, Change of Zone #3285, Annexation #01006, and Use Permit #140 were approved.

October 17, 2001 - Special Permit #1939 was approved allowing an 80-bed hospital and 30,000 square feet of medical office floor area.

TRAFFIC ANALYSIS: A vehicle trip cap was made part of the Andermatt/Appian Way annexation agreement. Street and other infrastructure improvements required of the developers were based upon the traffic volumes assumed in the agreement. While still under the maximum allowed for the area north of Highway 2, the expansion of the medical office building represents a reallocation of vehicle trips within this area. The vehicle trip cap is not being increased, so vehicle trips must be reallocated from other planned commercial development to the hospital.

AESTHETIC CONSIDERATIONS: Construction of the Heart Hospital began prior to residential development in the area. However, development of the hospital site must continue to be done in manner sensitive to surrounding residences.

ANALYSIS:

1. Health care facilities are allowed by special permit in the R-3 district per Section 27.63.080 Permitted Special Use: Health Care Facilities. They are allowed 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 requirements for medical offices are one stall per 225 square feet. The proposed 63,500 square foot building requires 282 spaces. Hospitals require one space per 2.5 beds, plus one space per employee on the largest shift. SP#1939 approved an 80-bed hospital with 246 employees on the largest shift. The total number of spaces required is 560; 582 are being provided exceeding the requirement by 22 spaces.

-Drive access is provided to both South 91st Street (a minor arterial) and to Heritage Lakes Drive (a 33' wide local street).

-No parking is proposed in the required front or side yards, and the proposed screening meets Design Standards.

(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 proposed buildings occupy approximately 14% of the total land area.

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

-The yards do not abut a nonresidential district. The site plan shows a 50' setback along S. 91st Street, which matches the setback required in the B-5 district to the west.

(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.

-No elevations or maximum heights have been provided, although the approved plans for SP#1939 met the height requirements. A variance to the height limit of the district has neither been granted nor requested. Therefore, the medical office building is limited to a maximum height of 35' per the Zoning Ordinance. A 50' wide landscape buffer is provided along the entire east property line adjacent to the residential development, a distance which exceeds the setback requirement.

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

-Landscaping which meets the requirements for "required yards, open space areas, malls and around proposed buildings in the O-3, B-2, B-5, I-2 and I-3 districts" would be appropriate here. For every 10,000 square feet of building coverage or fraction thereof, the site must provide 4 deciduous trees with a design spread of 30' and 400 square feet of shrub coverage. The plans approved with SP#1939 met this standard, and are carried forward with this request.

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

-No adjustments have been requested.

(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 application for special permit #1939 indicated that this facility is intended to be a specialty heart hospital: "The Nebraska Heart Institute serves an area which is virtually statewide, but which is centered in southeast Nebraska. The location near Highway 2 is easily accessible to patients in the region..." The hospital has access to South 91st Street, which is classified as a minor arterial on the Functional Classification Map of the Comprehensive Plan.

2. This site of the hospital is within an area covered by the Andermatt/Appian Way annexation agreement. A map is attached to this report that delineates the area, and includes the phasing plan for development. The agreement stipulates a maximum vehicle trip cap based upon infrastructure improvements to support the amount of commercial floor area allowed. The P.M. peak hour trip cap is 5,283. This total number of trips is divided between the areas north and south of Highway 2 - 4,044 trips allocated to the area north of the highway, and 1,239 trip allocated south of the highway.
3. While trip generation north of the highway is below the maximum allowed with the proposed medial office expansion, it does require a reallocation of trips. That is, the additional 33,500 square feet of medical office floor area generates a given number of additional vehicle trips that must be accounted for. Because the trip cap of 4,044 is not being increased, the additional vehicle trips must be reallocated from somewhere else within the development. It is staff's intent to ensure that all affected parties are aware of the impact of building expansions and new commercial development relative to the trip cap. For this reason, the applicant must be required to submit documentation that shows there is an agreement among the parties to the annexation agreement stating that the reallocation of trips is acceptable.
4. The plan approved by SP#1939 included an area east of the hospital for future residential. The stated purpose was to provide overnight accommodations for patients and family members of patients, but neither a specific site plan nor number of units was

established with the special permit. Development of any housing units would require an amendment to the special permit. The proposed parking lot east of the hospital encroaches into the housing area, reducing it by about one-half.

5. It is noted that the screening meets Design Standards, with the exception that parking lot screening is not shown. This is acceptable with the condition that it be included at the time of building permits.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.2.1 The correct legal description on the site plan.
 - 1.2.2 A trip generation table showing actual and allowed commercial vehicle trips.
 - 1.2 Provide documentation of agreement among the parties to the annexation agreement and the applicant concerning the reallocation of vehicle trips.
2. This approval permits an 80-bed hospital and 63,500 square feet of medical office floor area.

General:

3. Before receiving building permits:
 - 3.1 The applicant shall submit 5 copies of the revised site plan.
 - 3.2 The operation and the premises are to comply with all applicable state and federal requirements.
 - 3.3 The construction plans comply with the approved plans.
 - 3.4 Parking lot screening must be shown.

Standard:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the additional 33,500 square feet of medical office space allowed by this permit all development and construction is to comply with the approved plans.
 - 5.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 5.3 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.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 5.5 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, filling fees therefor to be paid in advance by the applicant.
6. 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
Planner
September 4, 2003

**APPLICANT/
CONTACT**

Dan Rosenthal
REGA Engineering Group
5000 Central Park Drive
Lincoln, NE 68504

Special Permit #1939B
Nebraska Heart Hospital

Page 7

OWNER: Nebraska Heart Hospital, LLC
1500 South 48th Street Suite 800
Lincoln, NE 68506

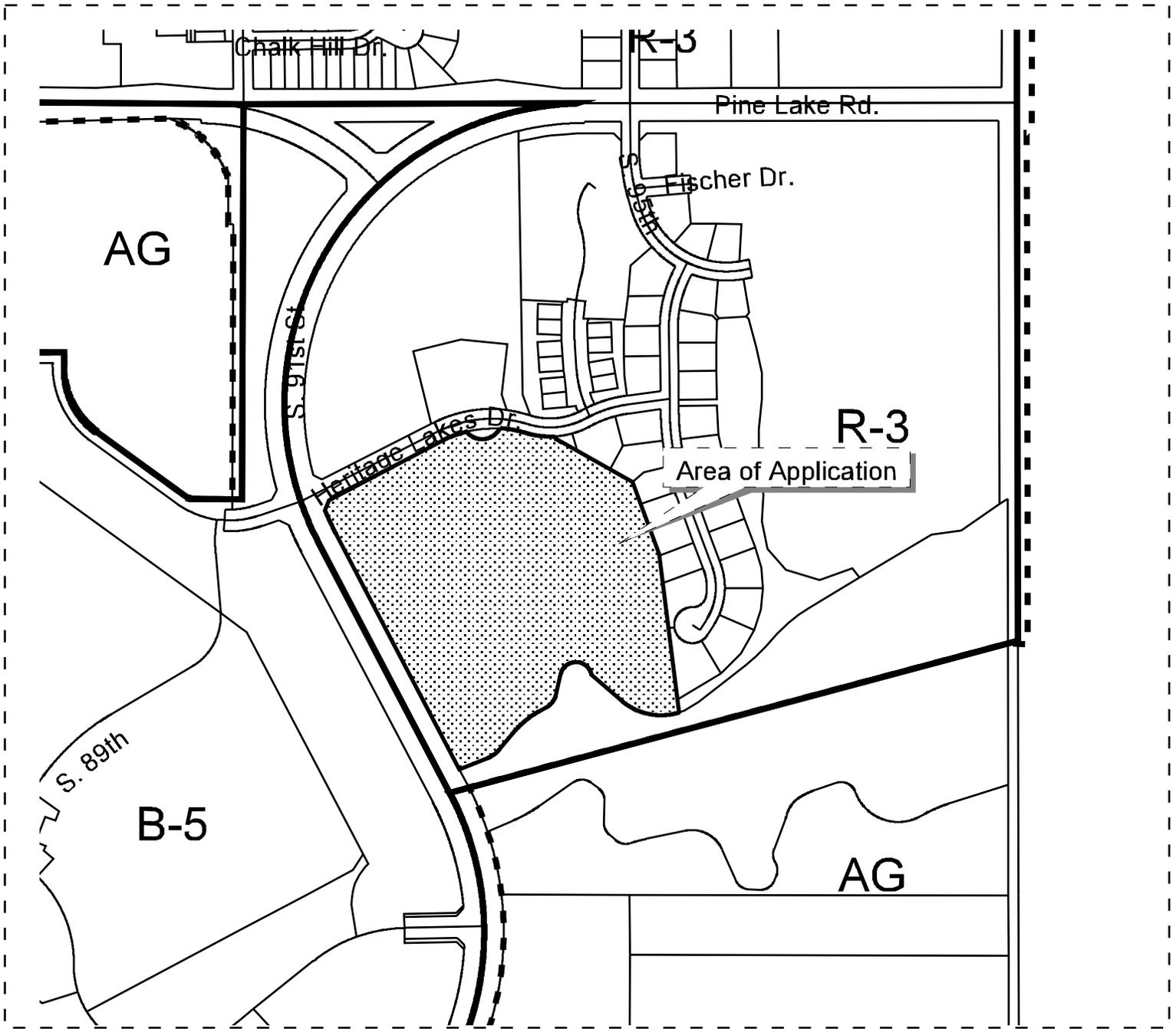
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Special Permit #1939B
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital



Photograph Date: 1999

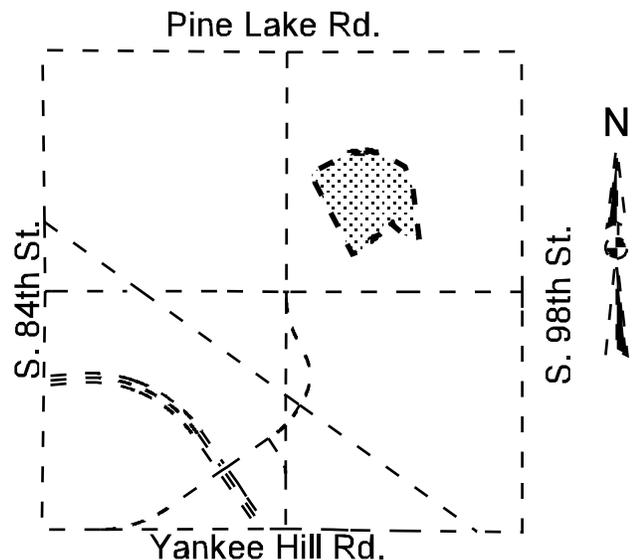


Special Permit #1939B
S. 98th & Pine Lake Rd.
Nebraska Heart Hospital

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conversion 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. 23 T9N R7E





August 21, 2003

Mr. Brian Wills
LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT
555 South 10th Street
Lincoln, Nebraska 68508

RE: Nebraska Heart Institute Special Permit
Amendment to Special Permit #1939A

Dear Brian,

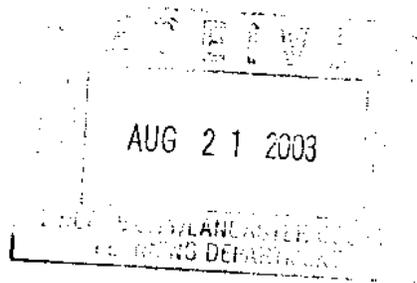
Enclosed please find 12 copies of revised site plans for the Nebraska Heart Institute and a check for the \$585.00 administrative amendment fee. We are requesting an amendment to special permit #1939A for a portion of Lot 82. Our design includes additional parking stalls and related drainage to accommodate future expansion of the Heart Institute.

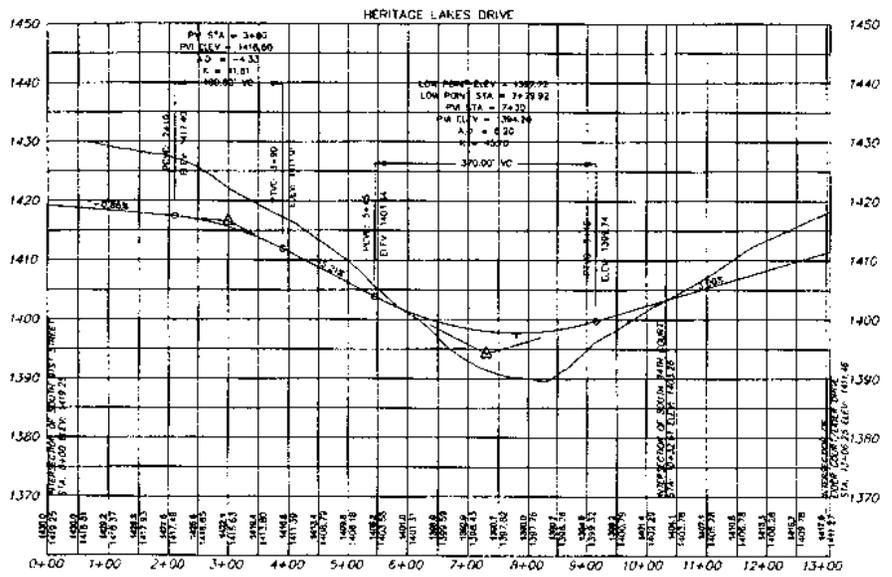
Thank you for your assistance in this matter. If you have any questions or comments, please contact me at (402) 466-5000.

Sincerely,
REGA ENGINEERING GROUP, INC.

A handwritten signature in black ink that reads "Dan Rosenthal". The signature is written in a cursive, flowing style.

Dan Rosenthal, P.E.





CONSULTING ENGINEERS
 1111 Lincoln Mall
 P.O. Box 94606
 Lincoln, NE 68509
 (402) 476-6511

NEBRASKA
 HEART
 INSTITUTE
 SPECIAL
 FERM T #1939B

PRELIMINARY
 STREET
 GRADES

LINCOLN
 NEBRASKA
 2002

Drawn by JPH
 Checked by MCP
 Prepared by WSP, SC
 Approved by MCP
 Project No: 2001-0724
 Drawing No: 100239
 Submittal
 Name: HERITAGE LAKES
 DRIVE - A LAYOUT
 Date: 01/24/02
 Date: 02/22/02

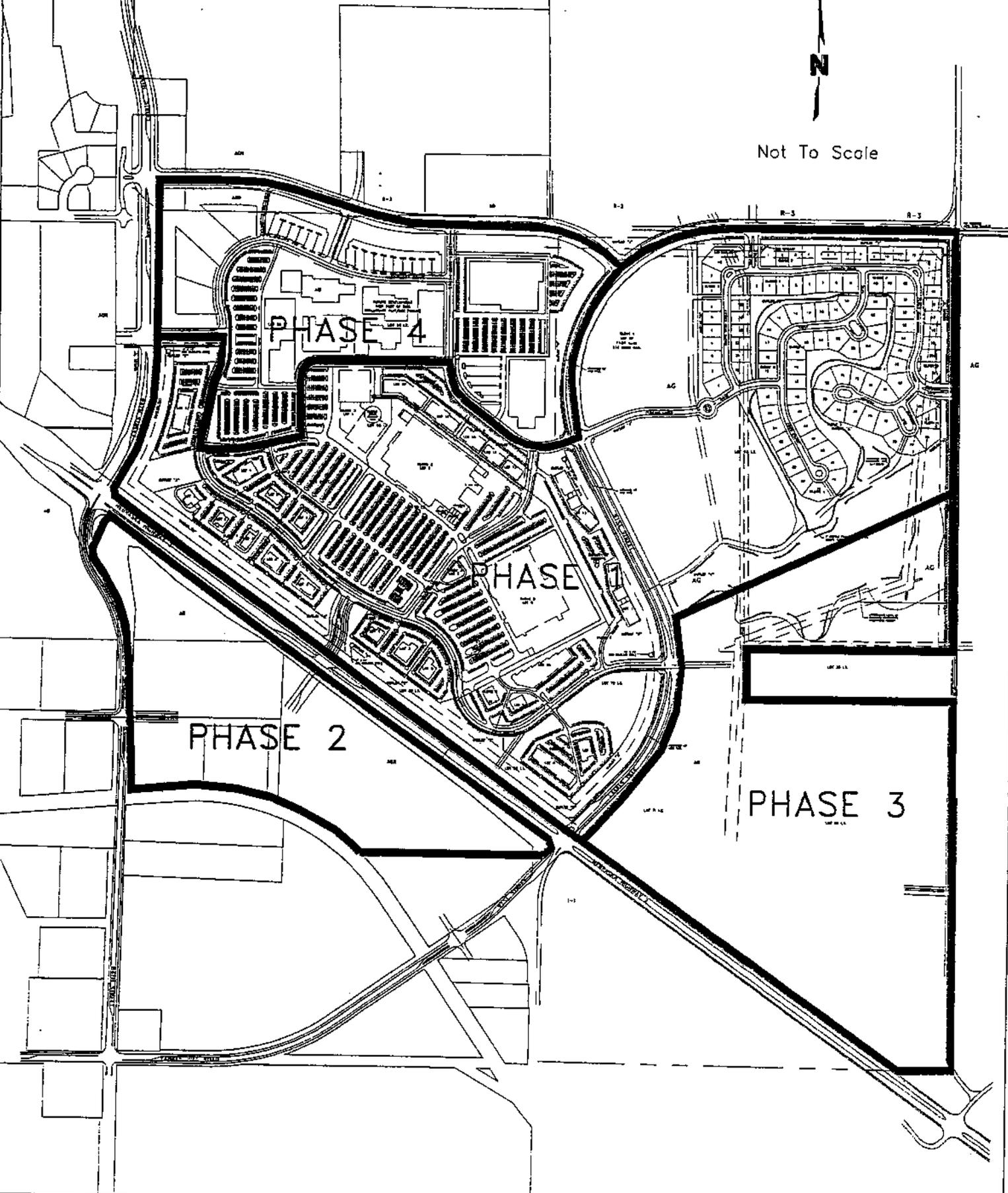


SCALE: 1"=50' HORIZ., 1"=5' VERT. ELEVATIONS ARE TOP OF CURB UNLESS STATED OTHERWISE.

SHEET
 3 OF 4

N

Not To Scale



84TH & HIGHWAY 2
DEVELOPMENT PHASING

OLSSON ASSOCIATES
CONSULTING ENGINEERS

8/2/01

P.O. Box 84608, Lincoln, NE 68501

Attachment "C"