

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for November 9, 2016 PLANNING COMMISSION MEETING**

**PROJECT #:** Special Permit No. 384H

**PROPOSAL:** A request per Section 27.63.530 for expansion of a residential health care campus to add two 19-bed small house facilities

**LOCATION:** Generally Located at South 48<sup>th</sup> Street and Randolph Street

**LAND AREA:** 14.3 Acres more or less

**EXISTING ZONING:** R-2 Residential District, R-4 Residential District

**CONCLUSION:** The proposed expansion is appropriate as a continuation of the existing residential health care campus and allows Tabitha to remain a viable and important part of the neighborhood and the City.

<b>RECOMMENDATION:</b>	Conditional Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 8-10, Peterson Place; Lots 1 and 2, Tabitha Addition; Lots 83-84, 98-102, and 114-119 Witherbee Gardens except the South ½ of Lot 119, all located in the NW 1/4 of Section 29-10-07 and Lot 175 IT and Lot 158 in the SW 1/4 Section 29-10-07, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Residential Health Care Facility

**SURROUNDING LAND USE AND ZONING:**

North:	R-2 Residential	Single Family Residential
South:	R-2 Residential	Apartments/Single Family Attached
East:	R-2/B-1	Single Family Residential/Commercial
West:	R-2 Residential	Single Family Residential/Duplex

**HISTORY:**

July 1969 Special Permit 384 approved by Resolution A-57520 for the enlargement of a Health Care Facility.

May 1979 Before the zoning update, this property was zoned Two Family District, Single Family District and Local Business District. After the update, the

zoning was R-4 Residential, R-2 Residential and B-1 Local Business.

- July 1982 Special Permit 384A approved for an on-site day-care facility for employee's children.
- Dec 1986 Special Permit 384B approved for additional parking and revised vehicular circulation with the site.
- Dec 1988 Special Permit 384C approved to amend the development and occupancy permit for the paving of certain parking lots.
- May 1990 Special Permit 384D approved to expand the existing health care facility with a north addition and provide additional parking stalls.
- Apr 2003 Special Permit 384E approved to allow a four-story addition to the main building.
- Oct 2006 Change of Zone 06045 was approved from B-1 and R-4 to R-2 for the Tabitha campus as part of the larger Witherbee down zoning.
- Jan 2009 Special Permit 384F was approved to allow an additional 63-bed assisted living facility and to create additional parking on the main campus.
- Dec 2009 Special Permit 384G was approved to allow the addition of a 12-bed hospice care facility, and expand the campus to include two, 12-bed assisted living units.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

P 1.9 - This area is shown as Urban Density Residential.

P 5.3 - Expansions of existing health care locations are expected and a wide variety of new facilities will likely come forward over time.

P 8.2 - Develop Lincoln as a major network of quality regional health care services at reasonable costs.

P 8.2 - Encourage health care service facilities to meet the demand of the community's growing and aging population base.

P 8.2 - Medical services, including physical and mental health care services, should be integrated and accessible within the community.

P 8.2 - Many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain the vital core of health care services in the county and region.

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

P 8.7 - Plan for further construction on medical campuses.

**UTILITIES:** Public utilities are available.

**TRAFFIC ANALYSIS:** The Comprehensive Plan identifies Randolph and 48<sup>th</sup> Streets as Minor Arterials.

**ANALYSIS:**

1. This is a request to expand the existing Special Permit for additional residential health care facilities. The new facilities would be dedicated to skilled nursing, including adding two new small house residential care facilities for 17-19 residents each between J and L Streets adjacent South 48<sup>th</sup> Street and adding new parking in three different campus locations. This will involve the demolition of 11 existing homes and 1 multi family structure.
2. Lincoln Municipal Code (LMC) §27.63.530 Permitted Special Use: Health Care Facilities, Residential, requires the following:

**(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.**

Chapter 27.67 requires for Residential Healthcare Facilities one space for every four residents and two spaces for every three employees on the largest shift. Provided parking exceeds minimum Code requirements as 207 total stalls are required and 397 total parking stalls are provided.

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

Tabitha will be required to comply by the State of Nebraska with applicable State requirements for residential health care facilities.

**(c) 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:**

- (i) AG zoning district: One person for 5,000 square feet of lot area;**
- (ii) R-1 zoning district: One person per 3,000 square feet of lot area;**
- (iii) R-2 and R-3 zoning districts: One person per 2,000 square feet of lot area;**
- (iv) R-4 zoning district: One person per 1,000 square feet of lot area;**
- (v) R-5 through R-8 zoning districts: One person per 750 square feet of lot**

**area.**

The R-2 zoned areas include a total of 583,891 square feet and would allow up to 292 residents. 328 residents are proposed for the R-2 area.

The R-4 zoned areas include 40,063 square feet of area which would allow up to 40 residents. 20 residents are requested for the R-4 area.

So 332 are allowed and 348 residents in total are requested which would only be a 5% increase over total allowable residents by Code.

**(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 (c) 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.**

In this case, the requested increase over the total allowable residents would not negatively impact the character of the development or adjacent land uses as it represents only a 5% increase with the new proposed buildings subject to the Neighborhood Design Standards and screening requirements. Therefore, the additional residents may be permitted subject to the plans complying with the barrier-free standards as adopted by the City Council. This would be verified by Building & Safety Department at time of building permit submittal.

**(e) The height and lot requirements of the district in which the proposed use is located 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. In the AG zoning district, residential healthcare facilities shall be located on a lot having a minimum of five acres.**

No height adjustment is requested. The new buildings will comply with Zoning Ordinance height limitation of 35 feet for the R2 District.

3. A request for an approved alternate to Chapter 28.03 will be submitted to Public Works Department for the stormwater quality relating to parking area.
4. A waiver is requested to the storm water detention requirements for new buildings. The applicant notes that the increase in proposed runoff from the existing parking lots and the proposed buildings is negligible and the downstream storm sewer system is sized adequately to discharge the runoff from the

contributing area.

5. 12 on-street parking spaces are proposed between L Street and J Street on the East side of South 47<sup>th</sup> Street. These would be for Tabitha use for access to the area of the two new small house facilities. An Executive Order will be required for the work in the Right of Way on S. 47<sup>th</sup> Street. Public Works - Engineering Services otherwise does not have any concern with the proposed parking in the right of way which Tabitha would maintain by agreement.
6. The applicant included a letter from the Witherbee Neighborhood Association indicating their support of the project (see attached). Association members had the opportunity to review the plans for the project and ask questions at their August 4, 2016 meeting. The letter further noted that Tabitha demonstrated willingness to make adjustments to the plan to address neighbor concerns.
7. The applicant included a letter from the home owner at 401 South 48<sup>th</sup> Street which is included as part of the project area. The home owner, Augustine Arrigo, supports the plan contingent upon relocation. The property owner plans to sell the property to Tabitha.
8. The applicant included a letter from the home owner at 401 S. 47<sup>th</sup> Street which is adjacent to the project area. The property owner, Donna Westlund, does not oppose the plan.
9. The Special Permit area is subject to the Neighborhood Design Standards. The review for compliance with those standards occurs at the time of building permit, and this project will be subject to the standards.
10. The Special Permit area includes along S. 48<sup>th</sup> Street and Randolph Street Building Line District lines related to possible future right of way expansion which buildings and parking setbacks would use for measurement.
11. The Comprehensive Plan acknowledges that many of the existing medical facilities are located near existing residential neighborhoods and are expected to remain. With additional landscaping which will include privacy fencing installed along the perimeter where next to existing residential use the impact on the surrounding neighbors should be minimal. The site improvements will help Tabitha meet the needs of patients and remain viable at this location as recommended by the Comprehensive Plan.

**CONDITIONS OF APPROVAL:**

Per Section 27.63.530 this approval permits a Residential Health Care Facility in the R-2 and R-4 Residential zoning districts with increase in number of allowable residents to 348 residents and with waiver for storm water detention.

**Site Specific Conditions:**

1. Before receiving building permits the developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
  - 1.1 Clarify the half circle feature as shown as projecting into the 25' setback for the two new small house facilities. If these are part of the structure they would need to meet building setbacks.
  - 1.2 Provide project building elevations.
  - 1.3 Note 8 needs to be removed at this time since it related to a front yard setback that cannot be granted under current Code.
  - 1.4 Note 7: Add sentence that the landscape plan will include installation of missing street trees in areas of new construction and identify existing street trees to be preserved.
  - 1.5 Label rear and side yard setbacks in addition to labeling the front yard setbacks.
  - 1.6 Add a note that the 12 residents in the Future Small House in Area 4 and at least 4 more elsewhere in the Special Permit area will comply with the barrier-free standards in the design standards subject to final density table verification.
  - 1.7 Update plan to show easements to the satisfaction of LES.
  - 1.8 Provide agreement acceptable to the Public Works - Engineering Services for maintenance of the parking stalls in the S. 47<sup>th</sup> Street right of way.
  - 1.9 Provide landscaping plan acceptable to the Planning Director.
  - 1.10 Clarify by updating the Plan that setbacks versus S. 48<sup>th</sup> Street and Randolph Street are measured from the building line district line for buildings and parking. Remove J Street building line district note as it is S. 48<sup>th</sup> and Randolph Streets only that are in said district. Also add note to general notes that parking spaces, other than required minimum parking, may be located within a building line district but that the property owner shall agree to remove the parking spaces at no cost to the City for removing the parking which exceed the costs the City would normally incur in the widening of such street without the existence of such parking spaces.

- 1.11 Add note that the number of residents includes the additional residents allowed where the site plan and building plans comply with the barrier-free standards in the design standards as adopted by the City Council which is subject to verification at time of building permit.
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.
3. Prior to the issuance of a building permit:
  - 3.1 The construction plans must substantially comply with the approved plans.

**Standard Conditions:**

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the buildings all development and construction shall substantially comply with the approved plans.
  - 4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
  - 4.3 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.
  - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 4.5 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, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
  - 4.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

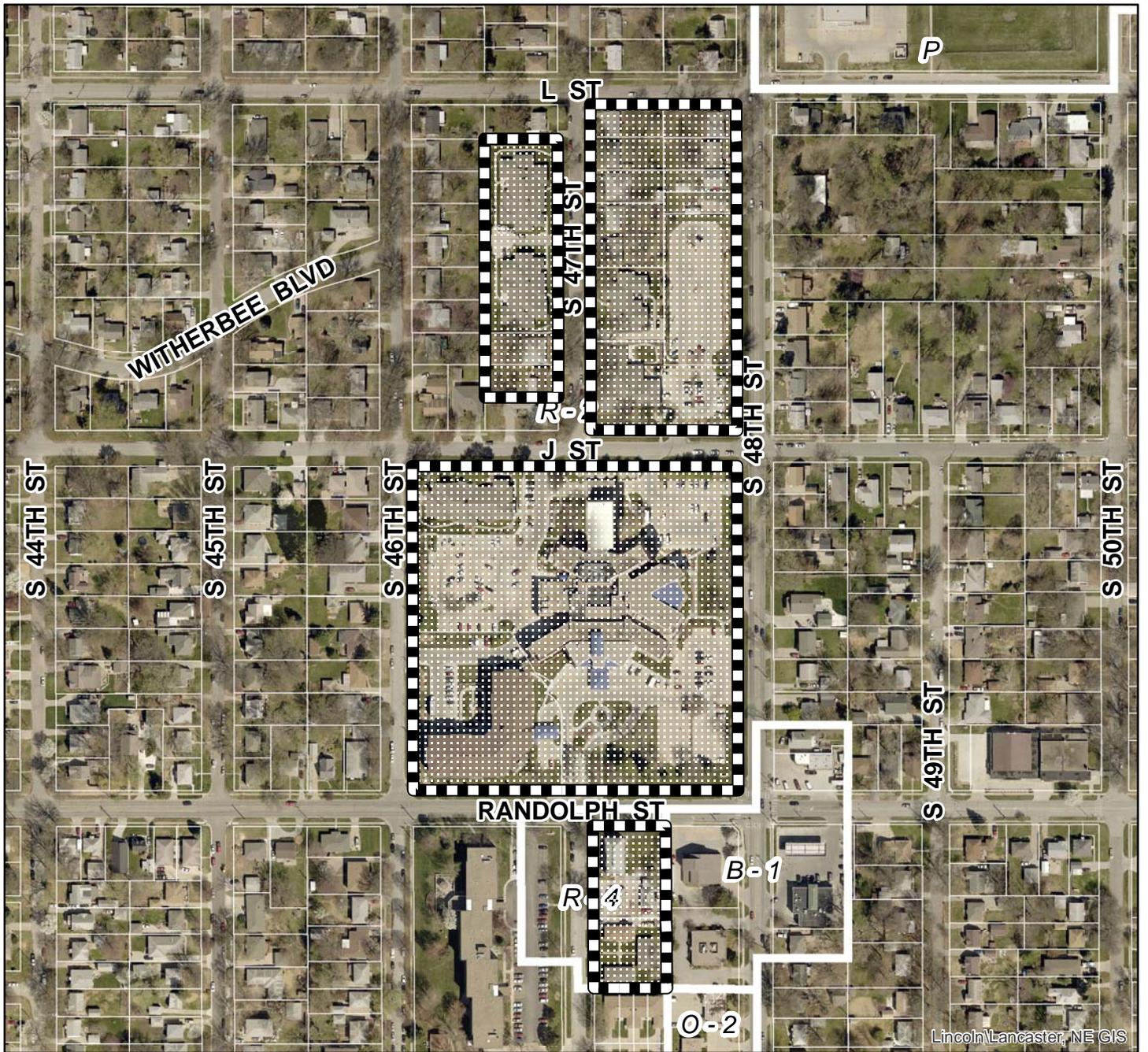
George Wesselhoft, Planner  
(441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov))  
October 27, 2016

**APPLICANT:** Same as contact

**OWNER:** Tabitha, Inc.  
4720 Randolph Street  
Lincoln, NE 68510

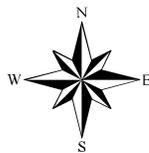
**CONTACT:** Nathaniel Buss, Olsson Associates  
601 P Street, Suite 200  
Lincoln, NE 68508

F:\DevReview\SP\SP384H Tabitha.gjw.wpd



2016 aerial

**Special Permit #: SP384H**  
**Tabitha**  
**S 48th St & Randolph St**

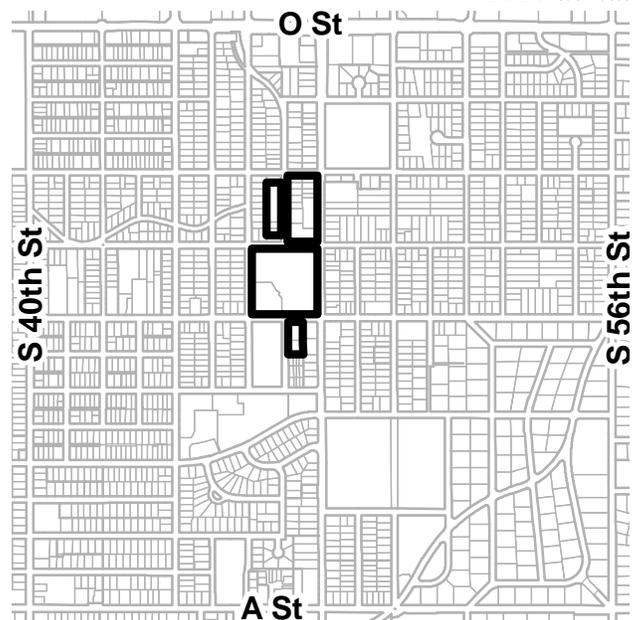


**One Square Mile:**  
**Sec.29 T10N R07E**

**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

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





VICINITY MAP  
NOT TO SCALE

## TABITHA - 48TH AND RANDOLPH SPECIAL PERMIT 384H SITE PLAN

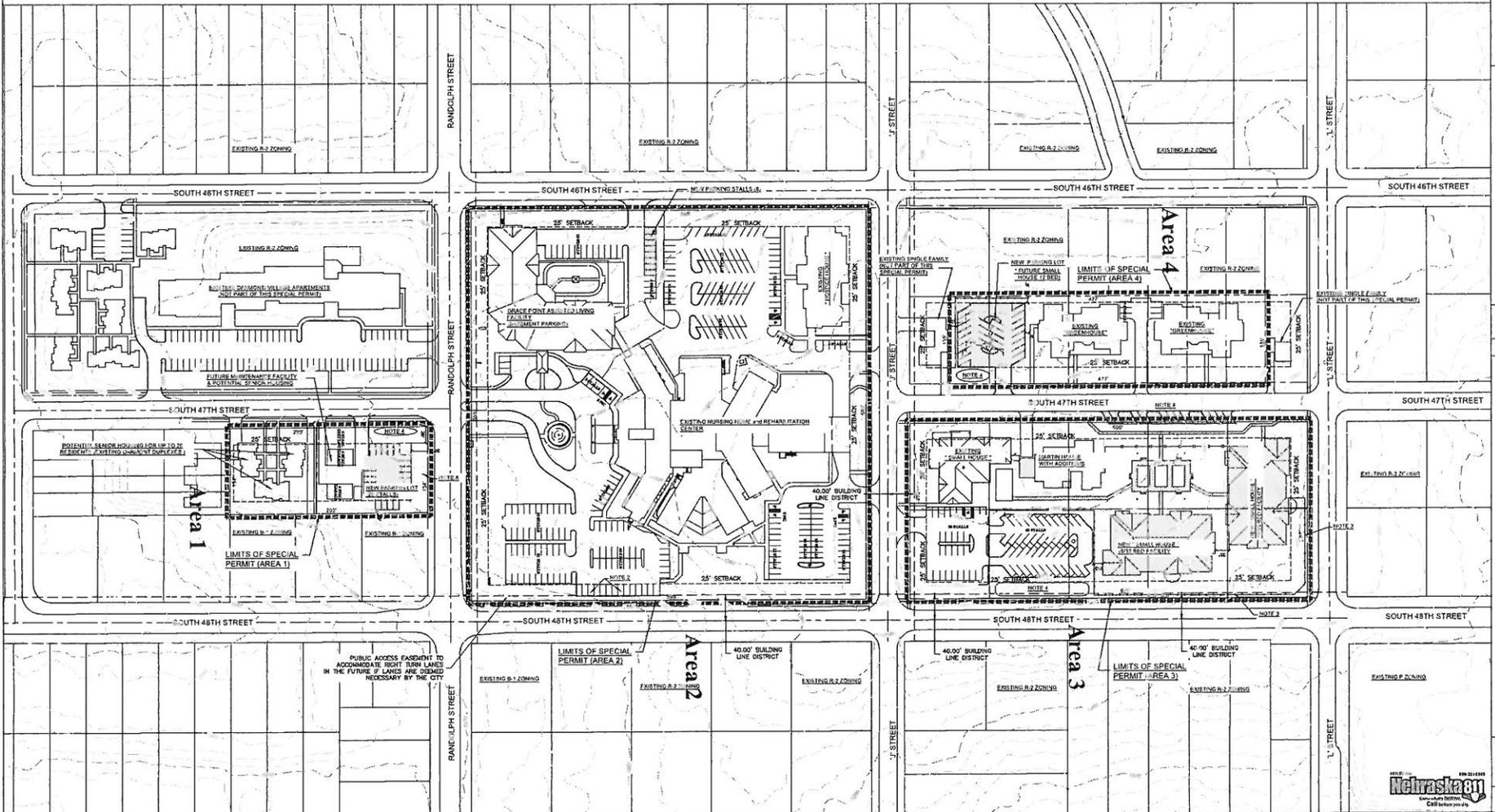
AREA	ZONING	ALLOWED RESIDENTS	REQUESTED RESIDENTS
1 (46,063 SF)	R-4	40	20
2 (357,642 SF)	R-2	179	233
3 (58,854 SF)	R-2	81	59
4 (84,395 SF)	R-2	32	36
		332	348 *

\* THIS AMOUNT INCLUDES 20 FUTURE UNITS WITHIN AREA #1 AND 12 FUTURE UNITS WITHIN AREA #4.

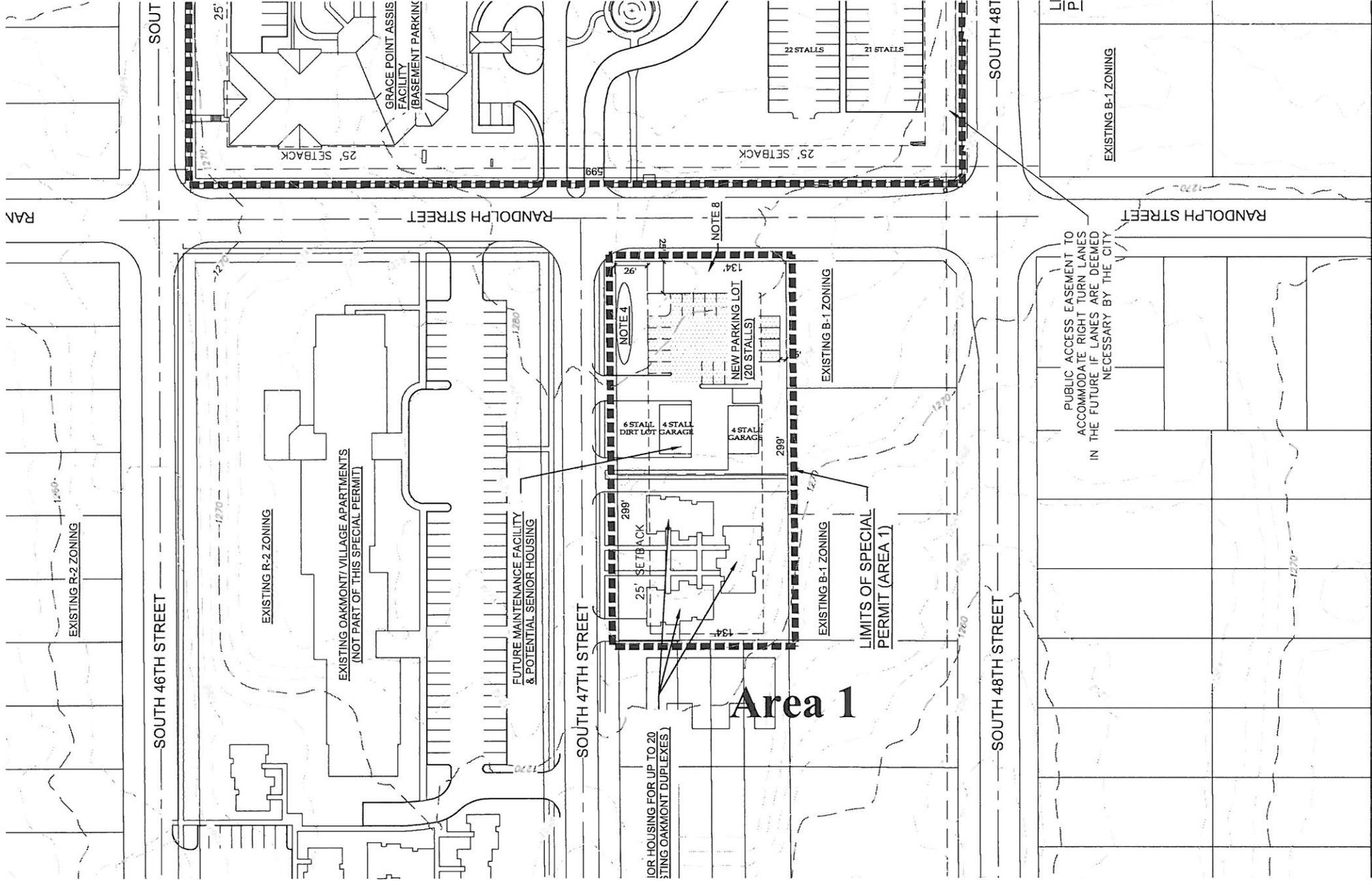
**PARKING:**  
 TOTAL RESIDENTS = 348  
 REQUIRED PARKING = 87 STALLS  
 TOTAL EMPLOYEES ON LARGEST SHIFT = 189;  
 REQUIRED PARKING = 120 STALLS  
 TOTAL STALLS REQUIRED = 207 STALLS  
 STALL PROVIDED WITHIN SPECIAL PERMIT = 316 EXISTING SURFACE, 46 GARAGE STALLS, 35 NEW SURFACE  
 387 TOTAL STALLS ON SITE (DOES NOT INCLUDE 24 STALLS THAT COULD BE USED FOR FUTURE SMALL HOUSE. DOES NOT INCLUDE ON STREET PARKING ON 47TH STREET)

### GENERAL NOTES

- ALL PARKING LAYOUT IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SUBMITTAL FOR PARKING LOT PERMIT AT BUILDING AND SAFETY. PARKING LOT WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
- EXISTING PARKING EXTENDS INTO FRONT YARD SETBACK.
- PRIVACY FENCE TO BE INSTALLED ALONG THE PERIMETER AS SHOWN. FENCE WILL BE INSTALLED 5' AWAY FROM SIDEWALK AND LOCATED OUT OF ALL SITE TRIANGLES. PORTIONS OF THE FENCE ALONG THE PUBLIC RIGHT OF WAY WILL BE INSTALLED ON TOP OF A RETAINING WALL. RETAINING WALL SHALL NOT EXCEED A HEIGHT OF 4'.
- THE EXISTING BASIN LOCATED ALONG 48TH STREET WILL BE MODIFIED TO HANDLE PROPOSED RUNOFF FROM BUILDINGS. NEW WATER QUALITY FEATURES WILL BE INSTALLED AT EACH OF THE NEW PARKING LOTS.
- A REQUEST FOR APPROVED ALTERNATE TO CHAPTER 28.03 OF THE REGULATIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT WILL BE REQUIRED TO BE SUBMITTED FOR THE STORMWATER QUALITY BEST MANAGEMENT PRACTICES ASSOCIATED WITH THE PARKING LOT. WATER QUALITY DESIGN AND REQUIRED TREATMENT VOLUME WILL BE IN ACCORDANCE WITH CHAPTER 8 OF THE DRAINAGE CRITERIA MANUAL AND WILL BE SUBMITTED AT THE TIME OF BUILDING AND SAFETY PERMIT.
- A WAIVER IS REQUESTED TO THE DRAINAGE CRITERIA MANUAL TO ELIMINATE THE STORMWATER DETENTION REQUIREMENTS FOR NEW BUILDINGS. THE INCREASE IN PROPOSED RUNOFF FROM THE EXISTING PARKING LOTS AND THE PROPOSED BUILDINGS TO REMAIN, AND THE DOWNSTREAM STORM SEWER SYSTEM IS SIZED ADEQUATELY TO DISCHARGE THE RUNOFF FROM THE CONTRIBUTING AREA.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF LINCOLN PARKING LOT DESIGN STANDARDS FOR SCREENING. A LANDSCAPE PLAN WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT FOR THE PARKING LOT CONSTRUCTION.
- A DOUBLE ROW LANDSCAPE SCREEN WILL BE PROVIDED ON NORTH SIDE OF PARKING LOT.
- NEW ON STREET PARKING IS SHOWN TO BE PROPOSED ALONG SOUTH 47TH STREET. PARKING STALLS ARE NOT INCLUDED IN OVERALL PARKING COUNTS. PARKING STALLS WILL BE INSTALLED PER CITY STANDARDS VIA EXECUTIVE ORDER PROCESS.
- GRADING OF THE SITE SHALL REMAIN THE SAME. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND BEST MANAGEMENT PRACTICES IMPLEMENTED. NEW RUNOFF FROM THE PROPOSED BUILDINGS WILL BE DIRECTED TO THE WATER QUALITY BASIN ALONG 48TH STREET. RETAINING WALLS ARE ALLOWED UP TO 4' TALL.



NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMIT



**Area 1**

EXISTING R-2 ZONING

EXISTING R-2 ZONING

EXISTING OAKMONT/VILLAGE APARTMENTS  
(NOT PART OF THIS SPECIAL PERMIT)

FUTURE MAINTENANCE FACILITY  
& POTENTIAL SENIOR HOUSING

GRACE POINT ASSISTANCE  
FACILITY  
(BASEMENT PARKING)

NOTE 4

FOR HOUSING FOR UP TO 20  
EXISTING OAKMONT DUPLEXES

6 STALL  
DIRT LOT

4 STALL  
GARAGE

NOTE 8

NEW PARKING LOT  
(20 STALLS)

EXISTING B-1 ZONING

EXISTING B-1 ZONING

LIMITS OF SPECIAL  
PERMIT (AREA 1)

SOUTH 46TH STREET

SOUTH 47TH STREET

SOUTH 48TH STREET

SOUTH 487

RANDOLPH STREET

RANDOLPH STREET

RANDOLPH STREET

PUBLIC ACCESS EASEMENT TO  
ACCOMMODATE RIGHT TURN LANES  
IN THE FUTURE IF LANES ARE DEEMED  
NECESSARY BY THE CITY

EXISTING B-1 ZONING

25'

25' SETBACK

25' SETBACK

599

22 STALLS

12 STALLS

1270

1270

1270

92

134

299

1270

299

25' SETBACK

134

1270

1270

1270

1270

1270

1270

1270

1270

1270

1270

1270





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# TABITHA - 48TH AND RANDOLPH

## SPECIAL PERMIT 384H

### SITE PLAN

AREA	ZONING	ALLOWED RESIDENTS	REQUESTED RESIDENTS
1 (40,063 SF)	R-4	40	20
2 (357,642 SF)	R-2	179	233
3 (161,854 SF)	R-2	81	59
4 (64,395 SF)	R-2	32	36
		332	348 *

\* THIS AMOUNT INCLUDES 20 FUTURE  
UNITS WITHIN AREA #1 AND 12 FUTURE  
UNITS WITH IN AREA #4.

**PARKING:**

TOTAL RESIDENTS = 348;

REQUIRED PARKING = 87 STALLS

TOTAL EMPLOYEES ON LARGEST SHIFT = 180;

REQUIRED PARKING = 120 STALLS

TOTAL STALLS REQUIRED = 207 STALLS

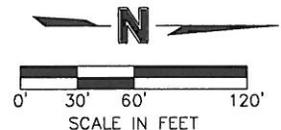
STALL PROVIDED WITHIN SPECIAL PERMIT = 316 EXISTING SURFACE, 46 GARAGE STALLS; 35 NEW SURFACE

397 TOTAL STALLS ON SITE (DOES NOT INCLUDE 24 STALLS THAT COULD BE USED FOR FUTURE SMALL HOUSE. DOES NOT INCLUDE ON STREET PARKING ON 47TH STREET)

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### GENERAL NOTES

1. ALL PARKING LAYOUT IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SUBMITTAL FOR PARKING LOT PERMIT AT BUILDING AND SAFETY. PARKING LOT WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
2. EXISTING PARKING EXTENDS INTO FRONT YARD SETBACK.
3. PRIVACY FENCE TO BE INSTALLED ALONG THE PERIMETER AS SHOWN, FENCE WILL BE INSTALLED 5' AWAY FROM SIDEWALK AND LOCATED OUT OF ALL SITE TRIANGLES. PORTIONS OF THE FENCE ALONG THE PUBLIC RIGHT OF WAY WILL BE INSTALLED ON TOP OF A RETAINING WALL. RETAINING WALL SHALL NOT EXCEED A HEIGHT OF 4'.
4. THE EXISTING BASIN LOCATED ALONG 48TH STREET WILL BE MODIFIED TO HANDLE PROPOSED RUNOFF FROM BUILDINGS. NEW WATER QUALITY FEATURES WILL BE INSTALLED AT EACH OF THE NEW PARKING LOTS.
5. A REQUEST FOR APPROVED ALTERNATE TO CHAPTER 28.03 OF THE REGULATIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT WILL BE REQUIRED TO BE SUBMITTED FOR THE STORMWATER QUALITY BEST MANAGEMENT PRACTICES ASSOCIATED WITH THE PARKING LOT. WATER QUALITY DESIGN AND REQUIRED TREATMENT VOLUME WILL BE IN ACCORDANCE WITH CHAPTER 8 OF THE DRAINAGE CRITERIA MANUAL AND WILL BE SUBMITTED AT THE TIME OF BUILDING AND SAFETY PERMIT.
6. A WAIVER IS REQUESTED TO THE DRAINAGE CRITERIA MANUAL TO ELIMINATE THE STORMWATER DETENTION REQUIREMENTS FOR NEW BUILDINGS. THE INCREASE IN PROPOSED RUNOFF FROM THE EXISTING PARKING LOTS AND THE PROPOSED BUILDINGS IS NEGLIGIBLE AND THE DOWNSTREAM STORM SEWER SYSTEM IS SIZED ADEQUATELY TO DISCHARGE THE RUNOFF FROM THE CONTRIBUTING AREA.
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8. A DOUBLE ROW LANDSCAPE SCREEN WILL BE PROVIDED ON NORTH SIDE OF PARKING LOT.
9. NEW ON STREET PARKING IS SHOWN TO BE PROPOSED ALONG SOUTH 47TH STREET. PARKING STALLS ARE NOT INCLUDED IN OVERALL PARKING COUNTS. PARKING STALLS WILL BE INSTALLED PER CITY STANDARD VIA EXECUTIVE ORDER PROCESS.
10. GRADING OF THE SITE SHALL REMAIN THE SAME. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AND BEST MANAGEMENT PRACTICE IMPLEMENTED. NEW RUNOFF FROM THE PROPOSED BUILDINGS WILL BE DIRECTED TO THE WATER QUALITY BASIN ALONG 48TH STREET. RETAINING WALLS ARE ALLOWED UP TO 4' TALL.





September 28, 2016

George Wesselhoft  
Planning Department  
555 South 10<sup>th</sup> St., Suite 213  
Lincoln, NE 68508

Re: Tabitha – 48<sup>th</sup> and Randolph  
Amendment to Special Permit

Mr. Wesselhoft,

On behalf of the property owner, Tabitha, Inc., Olsson Associates is submitting an application for an Amendment to Special Permit #384G, Tabitha Campus, which is generally located at South 48<sup>th</sup> Street and Randolph Street in Lincoln, NE. The purpose will be to expand the limits of the existing Special Permit to bring property in for additional facilities dedicated to skilled nursing.

To accommodate the proposed building, the layout of the previously approved Special Permit has been revised to show the health care facility building and the resulting parking configurations. The parking table has been updated to show the revised amount of total parking stalls. The existing properties of the Special Permit have shared parking, the development will continue to have shared parking available for all buildings in accordance with the revised layout.

I have included the application form as well as the fee check. We will submit the Special Permit site plan online.

Feel free to contact me with any questions which you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Buss', is written over a light blue horizontal line.

Nathaniel Buss  
Olsson Associates

Cc: Joe Hakenkamp, Tabitha

Attachments: Case Statement; Support Letters and Letter from current property not owned by Tabitha



Witherbee Neighborhood Association  
33rd to 56th, O to Randolph

PO Box 5431  
Lincoln, NE 68505

September 1, 2016

Rachel K Jones  
Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Dear Ms. Jones,

Tabitha has provided the Witherbee Neighborhood Association with a copy of the Preliminary Site Plan Scheme for their 'Finishing What We Started Project' on North 47<sup>th</sup> Street.

Association members had the opportunity to review the plans and ask questions at our August 4, 2016 meeting.

We discussed potential concerns with parking, lighting, fencing, and landscaping. We found Tabitha officials to be very accommodating. Tabitha has already demonstrated willingness to make adjustments to the plan to address neighbor's concerns. Tabitha has pledged to continue to address concerns as they arise. As demonstrated in previous projects in the neighborhood, we have every confidence that we can work together with Tabitha amiably.

We had no objections to the general plan. We pledge to work together with Tabitha as the project progresses.

If you have any questions, please do not hesitate to contact me at [witherbeerick@gmail.com](mailto:witherbeerick@gmail.com).  
402-488-8567.

Warmest regards,

A handwritten signature in black ink, appearing to read 'Richard Bagby', written in a cursive style.

Richard Bagby, President  
Witherbee Neighborhood Association

July 11, 2016

Rachel K. Jones  
Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Dear Ms. Jones,

I am the current home owner of property at 401 South 48<sup>th</sup> Street, Lincoln, NE.

I am writing to let you know that Tabitha has reviewed the site plan scheme that is part of their application to the City for developing the area bordered by L Street to the north, 48<sup>th</sup> Street to the east, J Street to the south and 47<sup>th</sup> Street to the west.

My house sets on part of this property. I plan to sell my property to Tabitha as soon as I find a suitable alternative. Following that, I will move away from this area.

I do not have any concerns with the development plan. I am support of the attached plan, contingent upon my relocation.

If you have any questions, please feel free to call me at 402-488-5422.

Sincerely,



Augustine Arrigo

Copy: file

July 14, 2016

Rachel K. Jones  
Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Dear Ms. Jones,

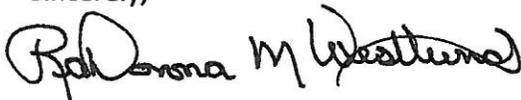
I am the current home owner of property at 401 S. 47th Street, Lincoln, NE.

I am writing to let you know that Tabitha has reviewed the attached site plan scheme with me which is part of their application to the City for further development of property they own on South 47<sup>th</sup> Street between L and J streets.

My house is adjacent to this development plan. I do not oppose the plan.

If you have any questions, please feel free to call me at 402-488-5386.

Sincerely,

A handwritten signature in black ink that reads "Donna Westlund". The signature is written in a cursive style with a large initial "D".

Donna Westlund  
401 S. 47<sup>th</sup> St.

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TABITHA

## **Case Statement: Finishing What We Started**

### **Overview:**

In 2006, Tabitha opened the second Green House® project in the nation. We started small, with only one house in the neighborhood just north of the main campus at 4720 Randolph Street in Lincoln, Nebraska. Even though the prospect of transforming long-term care from an institutional model to a residential, person-centric one was amply fired by our passion, we also knew it needed to prove itself.

When the first nine Elders moved into the Martin House, the work began to study what life is like in a Green House. We wanted to know how this radical change to the traditional nursing home model would impact the lives of those who live, visit and work there.

Today, Tabitha has four Green House homes in the original neighborhood, each with its own set of success stories. Their performance in research sponsored by the Robert Wood Johnson Foundation and NCB Capital Impact has been fundamental in creating the now highly regarded and evidence-based Green House model that is being replicated across the United States.

Tabitha's objective is to complete the Elder neighborhood envisioned in 2006 by adding two small houses (17-19 Elders and 12,670 sf/each) which will allow us to improve the lives of up to thirty-eight Elders.

### **Improved clinical Outcomes and Satisfaction<sup>1</sup>:**

A series of peer-reviewed and published research studies<sup>2</sup> document and confirm the sustained improvements that the Green House model supports. These improvements found across implementation sites include:

- **Improved Quality of Life:** Green House residents report improvements in autonomy, dignity, privacy, meaningful activity, relationships, sense of individuality, emotional well-being, and enjoyment of food.
- **Improved Quality of Care:** Green House residents maintain self-care abilities longer, with fewer declines in their activities of daily living. Fewer residents have

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<sup>1</sup> The information under this heading is excerpted from 'Home Economics, The Business Case for the Green House® Model'

<sup>2</sup> Kane, Lum, Culter, Degenholtz, & Yu, 2007; Sharkey, Hudak, Horn, James, & Howes, 2010; Jenkins, Sult, Lessell, Hammer, & Ortigara, 2011

depression, are bedfast, get little or no activity, develop facility-acquired ulcers, or have avoidable hospitalizations.

- **Improved Family Satisfaction:** Green House families are more satisfied with general amenities, meals, housekeeping, physical environment, privacy, autonomy, and health care.

### **Creating Real Home & Meaningful Lives:**

We are extremely proud to be part of the studies that demonstrate the gains Elders and their family members experience while living in Green House homes. We also believe it is important to share more personal experiences that illustrate the positive impact a smaller residential setting has on the Elders living there. So here are a couple of those stories.

*It's not what you can't do...*

Roger was a relatively young Elder in Tabitha's first Green House home. His need for on-going skilled nursing care was the result of a very unexpected and life-changing health event. It reduced his strength and stamina so severely his wife could no longer care for him in their home.

That didn't mean Roger was finished with his nearly indomitable quest for living life to the fullest. While living in traditional long-term care, he was a mainstay on the Resident Council and repeatedly pushed for changes that would allow him to live his life with greater autonomy.

He wanted to eat the foods he loved whenever he wanted them and he wanted to return to meaningful activities that he had enjoyed before his health condition changed.

In traditional long-term care, Roger was one of 55 residents on a care unit. He needed very specific and constant monitoring by staff while eating in order to prevent choking and coughing. Hard as they tried, staff could not progress him to a regular diet. This resulted in a loss of appetite and compromised nutrition.

When Roger moved to the Green House, he was one of nine. The heightened level of service and individualized attention staff were able to give him was just what he needed. Within a year, Roger was eating the spaghetti he loved and happier and healthier than ever. So much so, when he visited his Doctor and she asked him what made the difference, he responded 'It's the Green House.'

Roger had also been an avid swimmer. Without giving his wife a chance to say no, he invited the entire household to a pool party at his former residence. What would have been 'too hard' or 'too complicated' to arrange under other circumstances became 'we can do that' in the Green House. Fortified by caregivers who cooked, helped his wife prepare, transported residents and ultimately assisted him into his beloved pool, Roger's pool party went off without a hitch.

*When you're 101...*

Mary was a nurse. She and her physician husband served the medical needs of a small rural community for decades before retiring.

Mary was just 100 years old when she moved into the Green House. Her daughter would tell you her time there was one of the best times of her life.

Her 100<sup>th</sup> birthday party had been an epic affair with family coming from across the country to be with her, and bagpipers heralding the day.

As her 101<sup>st</sup> birthday approached, her Green House caregivers asked what she wanted to do to make this birthday memorable. To their surprise, what she really wanted was a margarita and a cigarette. It wasn't the kind of thing most medical staff would have prescribed, but it was what she wanted.

When the day came, there were lots of family visits and tributes. And when the afternoon sun reached the front porch, she and her daughter made their way outside where they found two margaritas and a pack of cigarettes waiting for them. True to her wish, she only smoked one, but that was enough to make a memory and celebrate a life well-lived.

**Conclusion:**

Tabitha continues to work extremely hard to bring Green House and Small House communities to Elders in Lincoln, Nebraska.

We have had a waiting list for the houses since opening our first in 2006. Current market studies show growing long-term care demand in Lincoln, Nebraska and particularly this sector of the community. We believe it is reasonable to project a short ramp-up to full occupancy in these two new houses.

Thanks for this opportunity to share our plans with you.

