

## FACTSHEET

**TITLE:** **CHANGE OF ZONE NO. 05004A**, an amendment to the **Pine Garden Planned Unit Development**, requested by Lenity Group and Realty Trust Group, on property generally located northwest of the intersection of South 84<sup>th</sup> Street and Old Cheney Road.

**STAFF RECOMMENDATION:** Conditional Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 02/22/12  
Administrative Action: 02/22/12

**RECOMMENDATION:** Conditional Approval (7-0: Gaylor Baird, Cornelius, Esseks, Hove, Lust, Sunderman and Weber voting 'yes'; Francis and Butcher absent).

### FINDINGS OF FACT:

1. This is a request to amend the Pine Garden Planned Unit Development to replace 28 dwelling units with a 66-bed memory care facility and to reduce the total commercial floor area from 25,300 sq. ft. to 17,420 sq. ft., on property located northwest of the intersection of South 84<sup>th</sup> Street and Old Cheney Road. The applicant is also requesting an adjustment to the cul-de-sac radius for South 83<sup>th</sup> Street from 60 feet to 35 feet.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3, including approval of the waiver request, concluding that the request conforms to the Zoning and Land Subdivision Ordinances and the Comprehensive Plan, subject to conditions of approval as set forth on p.4-5.
3. On February 22, 2012, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On February 22, 2012, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval as set forth in the staff report (Butcher and Francis absent).

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** February 27, 2012

**REVIEWED BY:** \_\_\_\_\_

**DATE:** February 27, 2012

**REFERENCE NUMBER:** FS\CC\2012\CZ05004A PUD

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

## for February 22, 2012 PLANNING COMMISSION MEETING

- PROJECT #:** Change of Zone #05004A - Pine Garden Planned Unit Development (PUD)
- PROPOSAL:** Replace 28 dwelling units with a 66-bed memory care facility and reduce the total commercial floor area from 25,300 to 17,420 square feet.
- LOCATION:** Northwest of the intersection of South 84<sup>th</sup> Street and Old Cheney Road
- LAND AREA:** 5.87 acres, more or less
- WAIVERS:** 1. Adjust cul-de-sac radius for South 83<sup>rd</sup> Street from 60 feet to 35 feet.
- CONCLUSION:** Subject to the recommended conditions of approval, this request conforms to the Comprehensive Plan, Zoning and Subdivision Ordinances.

### RECOMMENDATION:

CZ#05004A

Waiver to turnaround radius

Conditional Approval

Approval

### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** Lot 113 I.T., and Lots 90, 91 I.T. except the east 13 feet thereof, located in the SE 1/4 of Section 10 T9N R7E, Lancaster County, Nebraska

**EXISTING LAND USE AND ZONING:** Vacant R-3 Residential PUD

### SURROUNDING LAND USE AND ZONING:

North:	Single-family dwellings	R-3
South:	Lincoln Christian School	R-3
East:	HiMark Golf Course	R-3
	Office, Veterinary Clinic	O-2, B-1
West:	Single-family dwellings	R-3

### HISTORY:

- May 1979 The zoning update changed the zoning designation for this property from A-A Rural and Public to AG Agricultural.
- Sep 2000 Change of Zone #3207 approved changing the zoning designation to B-2 Planned Neighborhood Business. However, this change was vetoed by the Mayor.
- Aug 2005 Change of Zone #05004 for Pine Garden was approved allowing up to 28 dwelling units and 22,000 square feet of floor area.

Mar 2008 Administrative Amendment #08003 to CZ#05004 was approved allowing an increase in commercial floor area to 25,300 square feet

**ANALYSIS:**

1. The original PUD approved in 2005 authorized up to 28 dwelling units (20 were actually shown located on approximately the north one-half of the site), and approximately 22,000 square feet of commercial floor area (located on approximately the south one-half of the site). In 2008, an administrative amendment was approved: A - Increasing the amount of commercial floor to 25,300 square feet and added banks with drive-through facilities and restaurants; B - Reducing the number of dwelling units shown on the plan to 8; and, C - Placed a trip cap on traffic generation given the constraints on access to the adjacent arterial streets.
2. This request seeks to replace all the dwelling units and a portion of the commercial floor area with a 66-bed memory care facility. As proposed, the site plan provides for 17,420 square feet of commercial floor area in four buildings on the south one-half of the site, and the memory care facility on the north one-half. Due to the scope of the proposed changes, a review by the Planning Commission and City Council approval are required, and the changes cannot be approved administratively by the Planning Director.
3. Previously, the approved site plan showed South 83<sup>rd</sup> Street extending approximately to the middle of the site as a public street and terminating in a cul-de-sac. The revised plan shortens it considerably and shows it terminating at the north edge of this site in a cul-de-sac. City staff supports the cul-de-sac either being dedicated as a private roadway, or provided for by the grant of a public access easement over the area of the bulb. However, it is not clear which alternative is being shown on the plan. For clarity, the bulb should be cross-hatched in the same manner as the remaining private driveway throughout the development. The Land Subdivision Ordinance requires permanent dead-end street to be terminated with a minimum 60-foot radius. In this case, a 35-foot radius is shown and a waiver to allow a reduced bulb is necessary. Given there is an outlet as the bulb also connects to the development's internal drive network, it is acceptable.
4. To the extent that South 83<sup>rd</sup> Street has been shortened and still terminates in a cul-de-sac, South 83<sup>rd</sup> Street must be renamed appropriately. The only remaining name not in use for a cul-de-sac is South 83<sup>rd</sup> Bay.
5. Public Works and Utilities noted needed corrections and revisions to the utility and grading and drainage plans. The requirement to make those corrections and revisions to the satisfaction of Public Works and Utilities is noted as a recommended condition of approval.
6. There are other minor changes noted by the staff review and which are included as recommended conditions of approval.

If approved, this request allows a 66-bed memory care facility and up to 17,420 square feet of commercial floor area.

**CONDITIONS:**

Site Specific:

1. The developer shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 5 copies with all required revisions and documents as listed below upon approval of the planned unit development by the City Council before receiving building permits:
  - 1.1 Revise the plans as follows:
    - 1.1.1 Add a note which states “Sidewalks shown are conceptual, but will be provided in compliance with Design Standards at the time of Building Permit.”
    - 1.1.2 Revise Note #7 to state “Signs need not be shown on the plan, but will be reviewed at the time of sign permit in compliance with LMC 27.69.340.
    - 1.1.3 Delete Notes 8, 9 and 13 which are redundant.
    - 1.1.4 Delete “Private Roadways” from Note #12 as none are shown on the plan.
    - 1.1.5 Delete Note #15 which contains a timing provision not required by the PUD.
    - 1.1.6 Revise Note #17 to reference South 83<sup>rd</sup> Bay.
  - 1.2 Submit revised grading, drainage, and utility plans to the satisfaction of Public Works and Utilities.
  - 1.3 Submit a street name change request to rename South 83<sup>rd</sup> Street to South 83<sup>rd</sup> Bay.

General:

3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised final plan and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.
  - 3.3 Final plans shall be approved by the City.

Standard:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the memory care facility and commercial buildings all development and construction shall have been completed in compliance with the approved plans.

- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
  - 4.3 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.
  - 4.4 This ordinance's terms, conditions, and requirements bind and obligate 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, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
5. The site plan as approved with this ordinance voids and supersedes all previously approved site plans, however all ordinances approving previous permits remain in force unless specifically amended by this ordinance.

Prepared by:

Brian Will, 441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
February 7, 2012

**Applicant:** Greg Elmore  
Lenity Group  
471 High Street Ste 10  
Salem, OR 97301  
503-507-5320

**Owner:** Realty Trust Group  
2300 South 48<sup>th</sup> Street  
Lincoln, NE 68506  
402-484-8484

**Contact:** Mark Palmer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
402-474-6311

# CHANGE OF ZONE NO. 05004A

## CONSENT AGENDA

## PUBLIC HEARING & ADMINISTRATIVE ACTION

## BEFORE PLANNING COMMISSION:

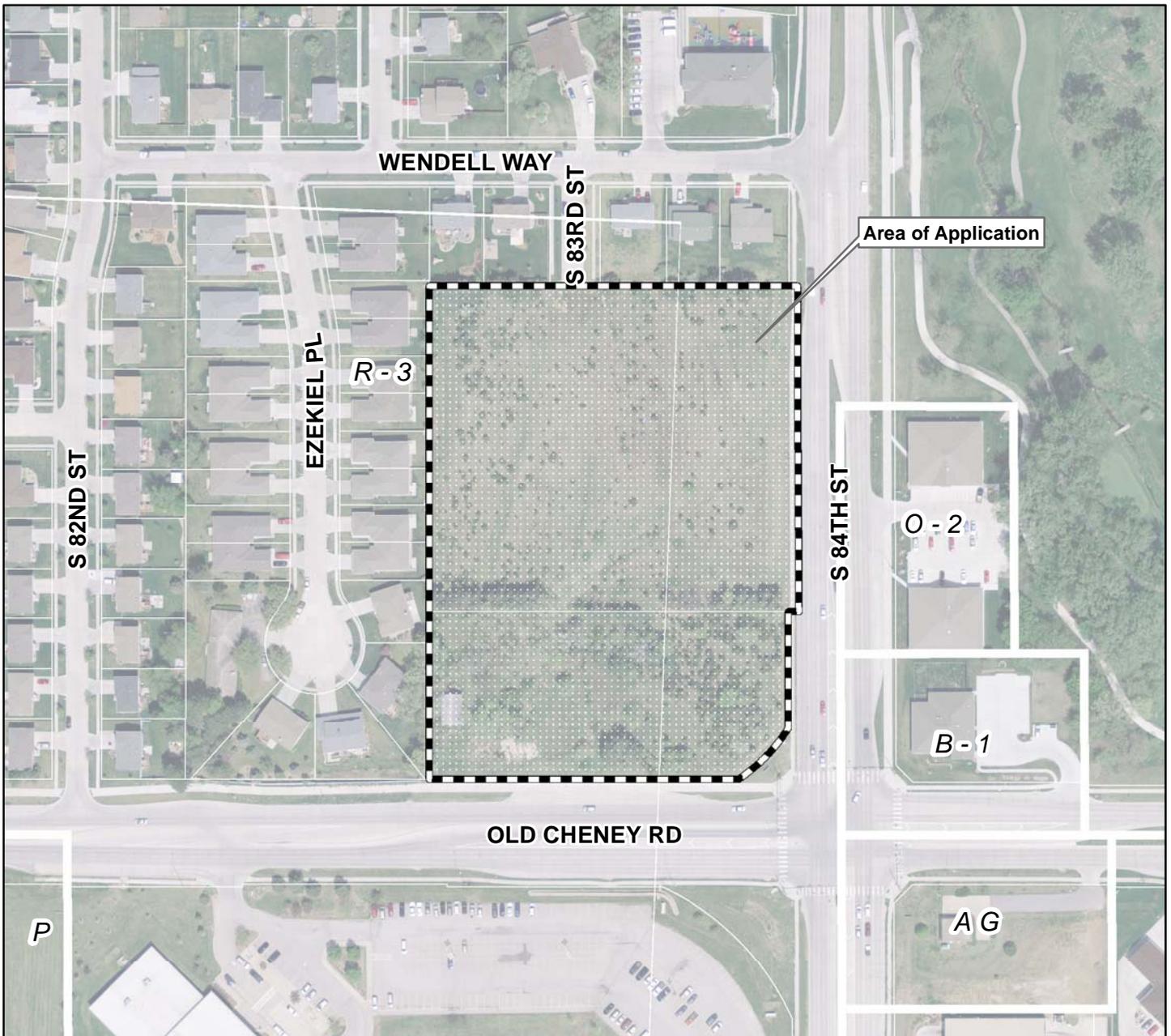
February 22, 2012

Members present: Gaylor Baird, Cornelius, Esseks, Hove, Lust, Sunderman and Weber; Butcher and Francis absent.

The Consent Agenda consisted of the following item: **CHANGE OF ZONE NO. 05004A.**

Ex Parte Communications: None

Gaylor Baird moved approval of the Consent Agenda, seconded by Esseks and carried 7-0: Gaylor Baird, Cornelius, Esseks, Hove, Lust, Sunderman and Weber voting 'yes'; Butcher and Francis absent.



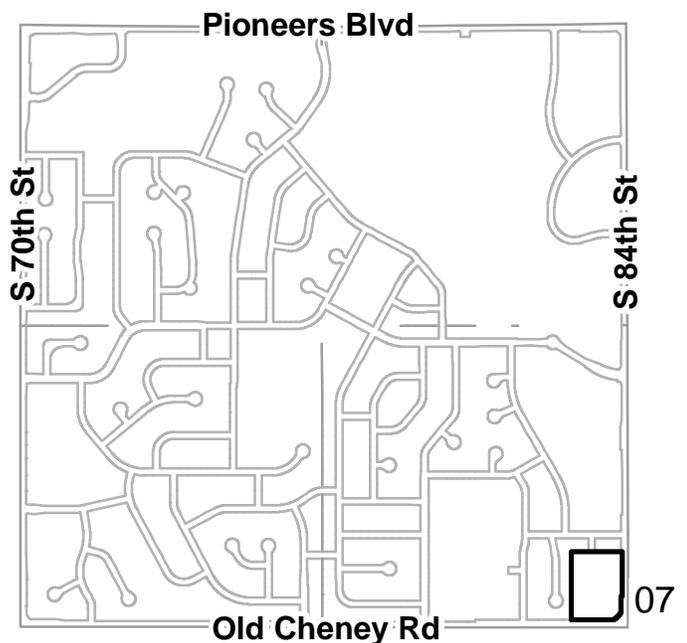
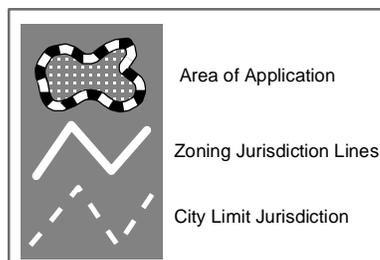
2010 aerial

**Change of Zone #05004A  
Pine Garden PUD  
S 84th St & Old Cheney Rd**

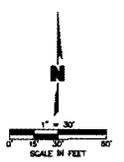
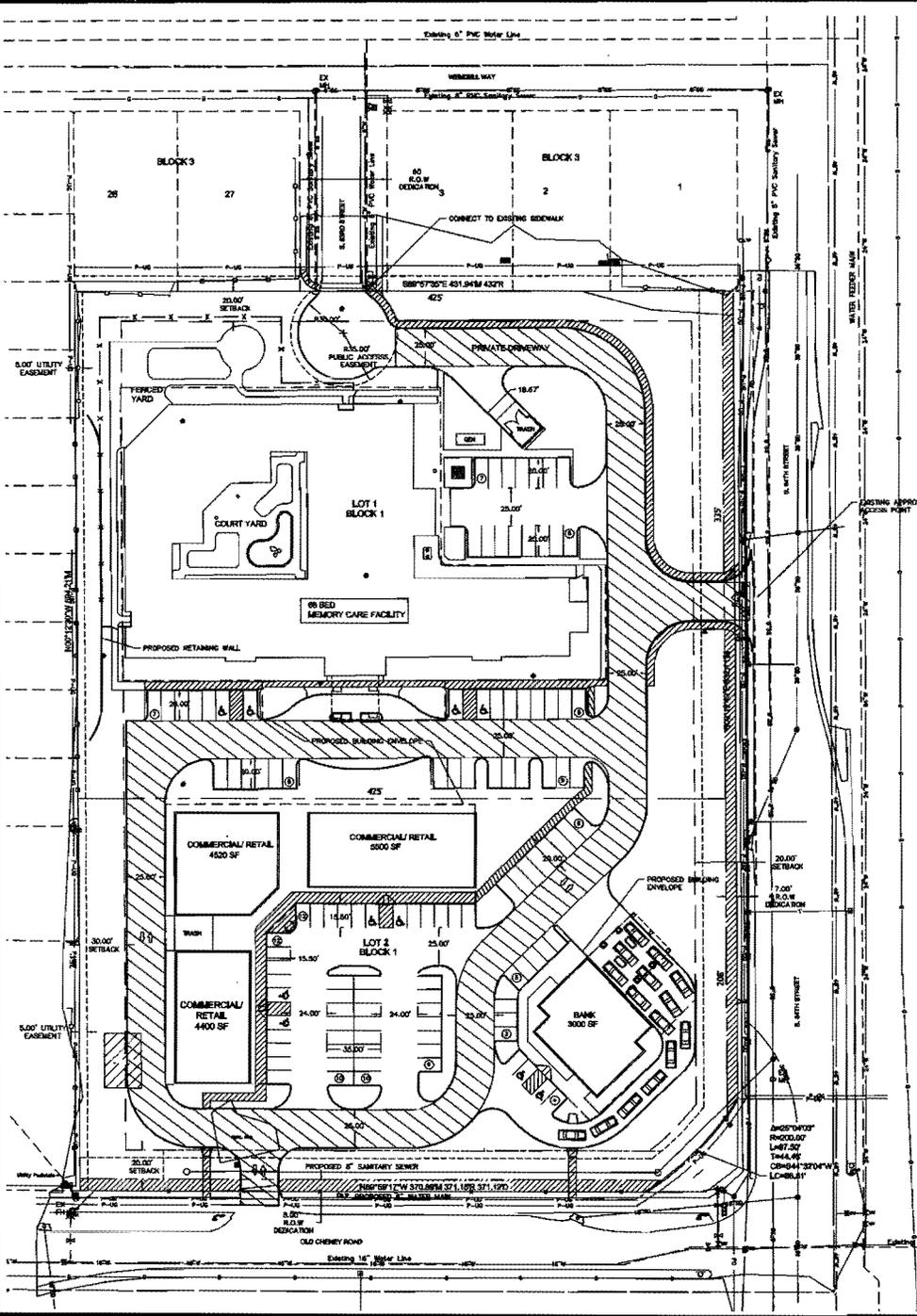
**Zoning:**

- 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

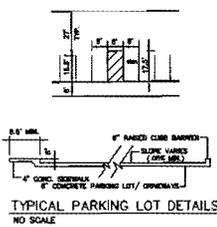
One Square Mile  
Sec. 10 T09N R07E



△	2/14/08	A.A. Revisions
△	2/27/08	P.W. Revisions
△	1/25/12	PLAN AMENDMENT
△		
△		
△		



- PREVIOUSLY APPROVED WARNERS:**
1. PRELIMINARY PLAT PROCESS.
  2. PRIVATE ROADWAY WIDTH FROM 27 FEET TO 33 FEET. PRIVATE ROADWAYS ARE NO LONGER SHOWN.
  3. FRONTAGE AND ACCESS OF COMMERCIAL LOTS TO A PUBLIC STREET.
  4. CURB-OR-SAC RAIMS IN SOUTH BATH COURT FROM 43 FEET TO 30 FEET.



**LAND USE TABLE -- RESIDENTIAL (LOT 1, BLOCK 1)**

LIMIT	USE	REQUIRED PARKING	PROVIDED PARKING	HEIGHT
7	69 MEMORY CARE FACILITY	28	48	35 FT.

(\*) 69 RESIDENTS @ 1 STALL/S RESIDENTS=19  
 15 EMPLOYEES @ 1 PEAK HOUR SHIFT @ 2 STALLS/EMPLOYEE=30  
 TOTAL REQUIRED PARKING= 28 STALLS

**LAND USE TABLE -- COMMERCIAL (LOT 2, BLOCK 1)**

FLOOR AREA	USE	PARKING FORMULA	REQUIRED PARKING	PROVIDED PARKING	HEIGHT
17,420	COMMERCIAL/RETAIL	1 STALL/300 SF	58	73	35 FT.
TOTALS	17,420		58	73	

**LOT AREA TABLE**

BLOCK	LOT	AREA (S.F.)
1	1	142,378
	2	112,645

**OWNER/DEVELOPER:**  
 REALTY TRUST GROUP, INC.  
 2300 SOUTH 48TH STREET  
 LINCOLN, NE 68506 (402)464-0464

**ENGINEER/SURVEYOR:**  
 OLSSON ASSOCIATES  
 1111 LINCOLN MANA  
 LINCOLN, NE 68501  
 (402) 474-0311

- BENCHMARKS:**
1. BRASS CAP IN E. ISLAND NOSE AT INTERSECTION OF S. BATH STREET AND OLD CHENEY ROAD. ELEV.=1332.12 (N.A.V.D. 1988)
  2. BRASS CAP IN N. ISLAND NOSE AT INTERSECTION OF S. BATH STREET AND OLD CHENEY ROAD. ELEV.=1332.30 (N.A.V.D. 1988)
  3. CHISELED SQUARE S. SIDE OF SIDEWALK N. SIDE OF OLD CHENEY ROAD, N. OF 1ST FIRE HYDRANT N. OF S. BATH STREET. ELEV.=1341.14 (N.A.V.D. 1988)

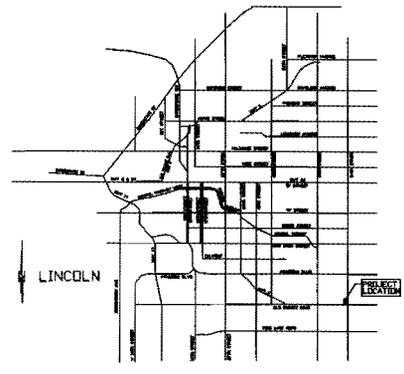
**LEGAL DESCRIPTION**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 113, IRREGULAR TRACT AND LOTS 90 AND 91, EXCEPT THE EAST 1/2 FEET THEREOF, IRREGULAR TRACT, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 7 EAST, OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST; ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 88 DEGREES 00 MINUTES 17 SECONDS EAST A DISTANCE OF 124.37 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST A DISTANCE OF 84.80 FEET TO A SOUTH CORNER OF SAID LOT 113 I.L.; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 00 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 113 I.L. AND ALONG THE NORTH NORTH-OF-WAY LINE OF OLD CHENEY ROAD, SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 370.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 113 I.L.; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 113 I.L. AND ALONG THE WEST LINE OF SAID LOTS 90 AND 91 I.L., EXCEPT THE EAST 1/2 FEET THEREOF; SAID LINE BEING THE EAST LINE OF CONNECTED PLAT OF HARTLAND HOMES EAST 4TH ADDITION, A DISTANCE OF 584.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 91 I.L.; THENCE SOUTH 88 DEGREES 00 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 91 I.L.; SAID LINE BEING A SOUTH LINE OF CONNECTED PLAT OF HARTLAND HOMES EAST 4TH ADDITION, A DISTANCE OF 424.54 FEET TO THE WESTMOST CORNER OF SAID LOT 91 I.L.; EXCEPT THE EAST 1/2 FEET THEREOF; THENCE SOUTH 88 DEGREES 00 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS 91 AND 92 I.L., EXCEPT THE EAST 1/2 FEET THEREOF; AND ALONG THE EAST LINE OF SAID LOT 113 I.L., SAID LINE BEING THE WEST NORTH-OF-WAY LINE OF SOUTH BATH STREET, SAID LINE BEING 43.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 632.11 FEET TO AN EAST CORNER OF SAID LOT 113 I.L.; THENCE FOLLOWING A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, A BIRTH ANGLE OF 35 DEGREES 04 MINUTES 23 SECONDS, AN ARC LENGTH OF 67.20 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 32 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 88.81 FEET TO THE POINT OF BEGINNING.

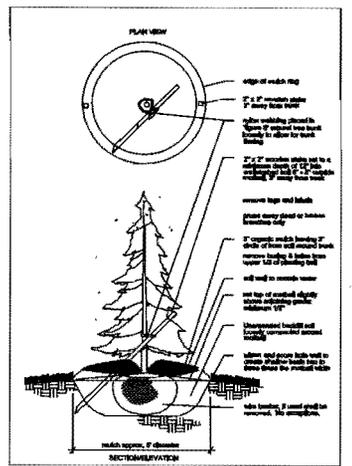
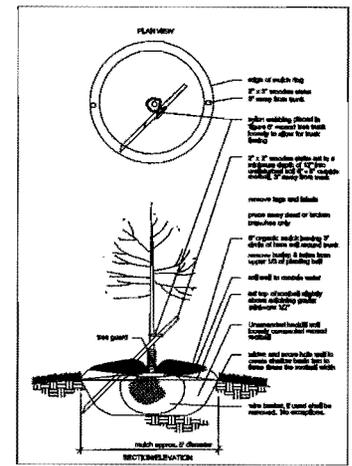
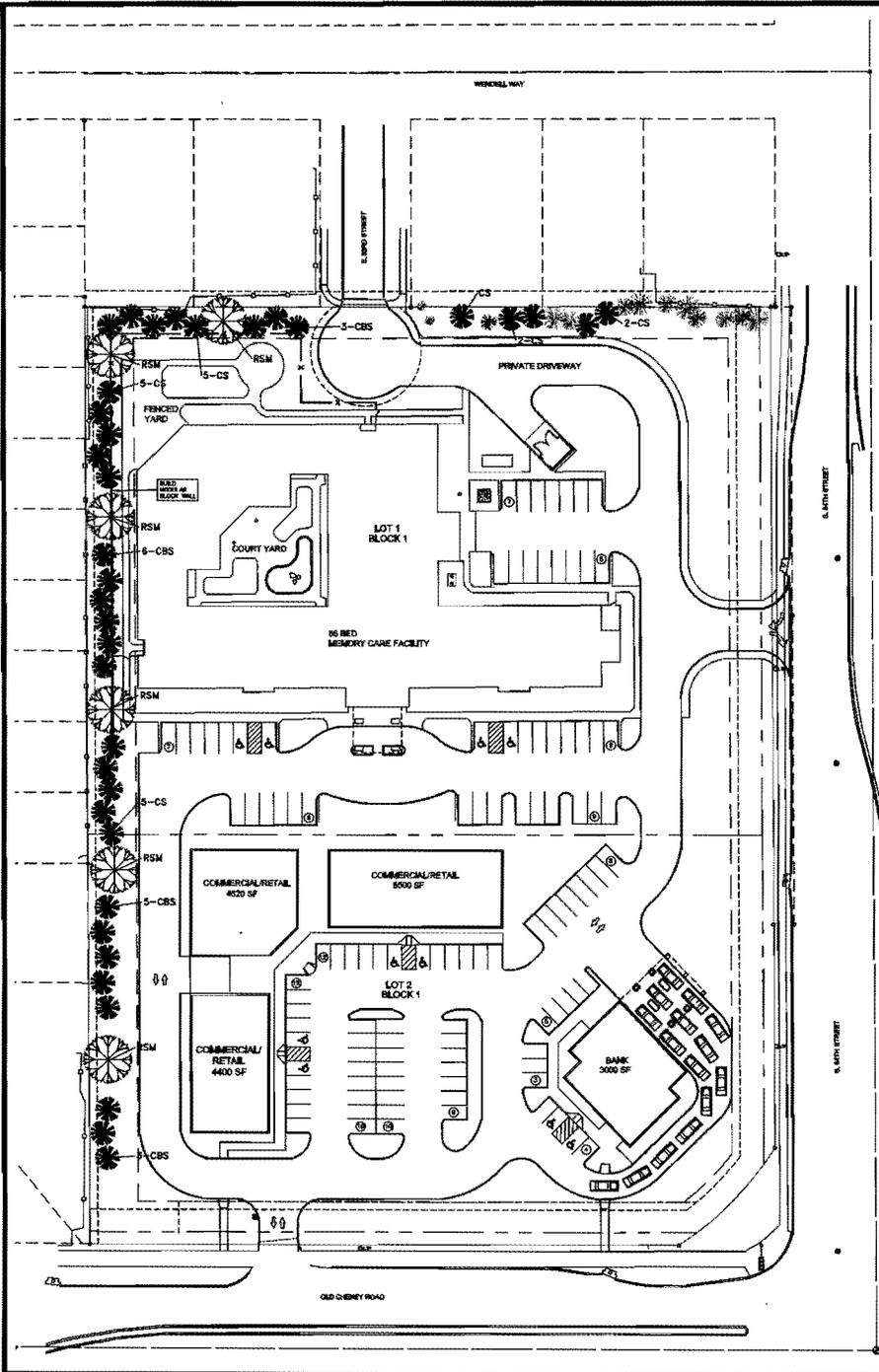
SAID TRACT CONTAINS A CALCULATED AREA OF 266,098.91 SQUARE FEET OR 6.06 ACRES, MORE OR LESS.

- GENERAL NOTES:**
1. THE PLANNED UNIT DEVELOPMENT ALLOWS 17,420 S.F. OF COMMERCIAL/RETAIL SPACE AND 66 BED MEMORY CARE FACILITY.
  2. MAXIMUM OF 17,420 COMMERCIAL SQUARE FEET IS APPROVED, INCLUDING A 3,000 SQUARE FEET BANK WITH DRIVE-THRU. BY ADMINISTRATIVE AMENDMENT, ANY COMBINATION OF RETAIL (INCLUDING DRUG STORE WITH DRIVE-THRU), OFFICE/RETAIL, BANK WITH DRIVE-THRU AND RESTAURANT USE, CAN BE APPROVED. PROVIDED A TRAFFIC TABLE IS SUBMITTED SHOWING THAT THE DEVELOPMENT IN COMBINATION WITH ADJACENT LAND USES DOES NOT CAUSE THE EAST BOUND LIFT HAND TURNING MOVEMENTS AT WENDELL WAY TO EXCEED 75 TRIPS IN THE A.M. OR P.M. PEAK HOUR.
  3. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLANNED UNIT DEVELOPMENT.
  4. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET (R-3).
  5. DIRECT VEHICULAR ACCESS TO SOUTH BATH STREET IS HEREBY RELINQUISHED EXCEPT AS SHOWN. DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD IS HEREBY RELINQUISHED EXCEPT AS SHOWN.
  6. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE DRIVES, DRIVING AISLES, PARKING STALLS AND SIDEWALK SHOWS (ACCESS EASEMENTS ARE HATCHED).
  7. ALL EXTERIOR SHALL COMPLY WITH CHAPTER 27-208.01 OF THE LINCOLN MUNICIPAL CODE AND THIS PLANNED UNIT DEVELOPMENT. SIGNS AND SIGN LOCATIONS ARE NOT REQUIRED TO BE SHOWN ON THIS PLAN.
  8. ALL EXTERIOR LIGHTING SHALL COMPLY TO THE DESIGN STANDARDS AS ADOPTED BY THE CITY OF LINCOLN.
  9. ALL PARKING AREAS & DRIVEWAYS SHALL BE SURFACED WITH A MINIMUM OF 6 INCHES OF CLASS "A" PORTLAND CEMENT OR 6 INCHES OF ASPHALTIC CONCRETE. A 6" HIGH RIBBED CURB BARRIER SHALL BE PROVIDED AT THE PERIMETER.
  10. THIS PLANNED UNIT DEVELOPMENT CONTAINS 1 MEMORY CARE FACILITY LOT AND 1 COMMERCIAL/RETAIL LOT.
  11. ALL CURBLINE DIMENSIONS ARE CHORD LENGTHS.
  12. PRIVATE ROADWAYS/DRIVEWAYS, IMPROVEMENTS AND MEDIANS SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION.
  13. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A SEDIMENT AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 3, SECTION 32.
  14. AIR CONDITIONING, MECHANICAL UNITS AND COMPRESSORS ARE PROHIBITED ON LOT 1, BLOCK 2 ADJACENT TO THE WEST PROPERTY LINE.
  15. THE MEMORY CARE FACILITY (LOT 1, BLOCK 1) SHALL BE FINAL PLATTED AND OTHER SOLD TO A MEMORY CARE DEVELOPER OR A BUILDING POINT ISSUED PRIOR TO BUILDING POINTS BEING ISSUED FOR THE COMMERCIAL AREA (LOT 2, BLOCK 1).
  16. STREET TREE PLAN SHALL BE SUBMITTED AT TIME OF FINAL PLAT. INDIVIDUAL LANDSCAPE PLANS SHALL BE SUBMITTED AT THE DISCRETION CONNECTION FROM SOUTH BATH COURT CURB-OR-SAC SHALL BE GRADED AS PER THE CITY OF LINCOLN DESIGN STANDARDS.
  17. THE DRIVEWAY CONNECTION FROM SOUTH BATH COURT CURB-OR-SAC SHALL BE GRADED AS PER THE CITY OF LINCOLN DESIGN STANDARDS.
  18. THE PROPOSED SANITARY SEWER AND WATER MAIN FOR LOT 1/BLOCK 1 SHALL CONNECT TO EXISTING WATER & SEWER LOCATED IN S. BATH STREET.



- SHEET LEGEND:**
- |                |   |
|----------------|---|
| SITE PLAN      | 1 |
| LANDSCAPE PLAN | 2 |
| GRADING PLAN   | 3 |

VICINITY SKETCH



1 DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES  
Not to scale

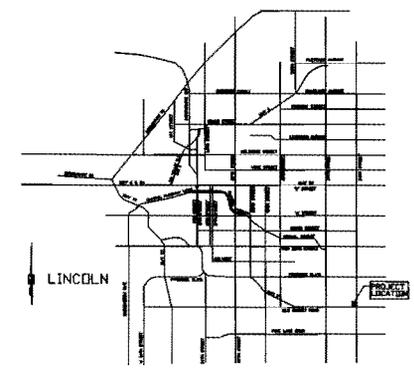
2 EVERGREEN TREE PLANTING DETAIL  
Not to scale

LANDSCAPE SCHEDULE

LOCATION	KEY	COMMON NAME / BOTANICAL NAME	SIZE	METHOD	SPREAD	HEIGHT	QUANTITY				
							SCREEN	STREET	UNIMPROVED	IMPROVED	
REARWAY PARKING	RSM	RED BARKED DOGWOOD "Red Barked Dogwood"	12" x 6"	1" x 8"	3'	2'	5				
REARWAY PARKING	CS	COLUMBIA SPRUCE "Tree Spruce"	4" x 2"	8" x 8"	10'	10'	20				
REARWAY PARKING	CS	COLUMBIA BLUE SPRUCE "Tree Spruce, glaucous"	4" x 2"	8" x 8"	10'	10'	17				

- GENERAL NOTES:
- PURSUANT TO CHAPTER 2.30, DESIGN STANDARDS FOR STREETS AND HIGHWAYS OF THE LINCOLN MUNICIPAL CODE, STREET TREE LOCATIONS SHALL BE MARKED BY THE CITY ARBORIST, OR OTHERWISE PRIOR TO PLANTING.
  - UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES BEFORE EXCAVATION OR NEAR THE PROJECT SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL CONTACT GARDNER HETZLER AT 1-800-334-9886 TO HAVE UTILITIES MARKED.
  - CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE A MINIMUM TRUNK DIAMETER OF 1".
  - LANDSCAPING SHALL BE INSTALLED PER CHAPTER 21 OF CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.
  - MAINTENANCE SHALL BE REQUIRED AND MADE AS THE NEED ARISES.
  - A QUALIFIED LANDSCAPE CONTRACTOR AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT SHALL BE USED TO INSTALL STREET TREES.

EXISTING TREE TO REMAIN



VICINITY SKETCH

PINE GARDEN  
PLANNED UNIT DEVELOPMENT #05004  
ADMINISTRATIVE AMENDMENT #08003  
SOUTH 84TH STREET & OLD CHENEY ROAD

LANDSCAPE PLAN

SCALE: 1" = 30'

DATE: 1/25/12

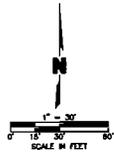
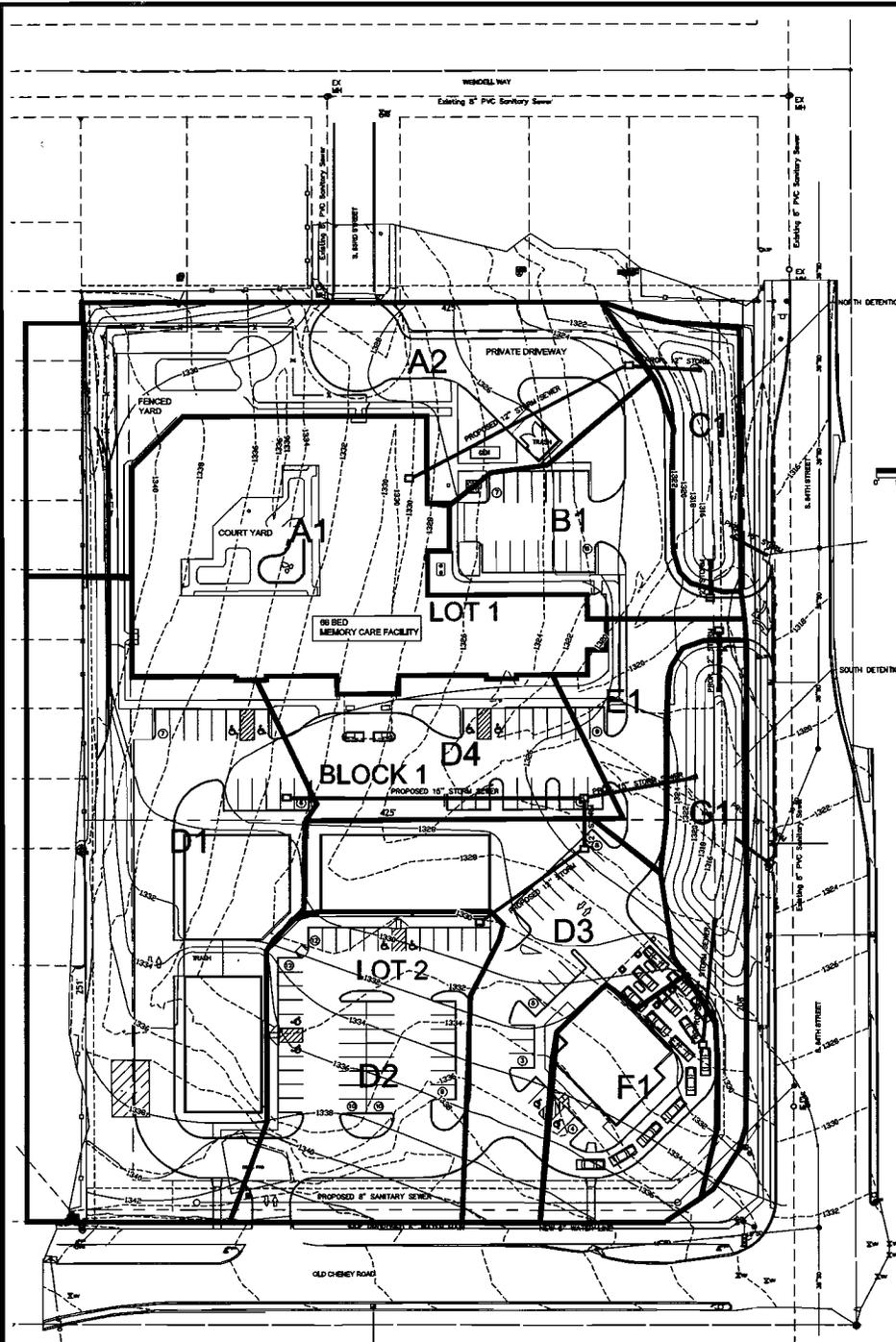
REVISIONS:

- 2/18/08 A.A. Neff/Robb
- 5/27/08 P.W. Neff/Robb
- 1/25/12 PLAN AMENDMENT

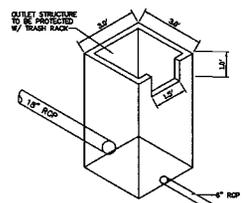
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OF

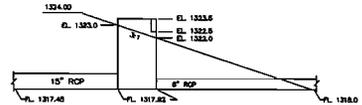
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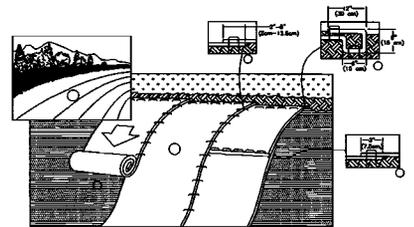
Minor Storm System Convergence Analysis													
Minor Storm Average Return Frequency, Years													
Storm Calculated at Stamp Locations													
Location	Area	Coefficient	A/C	Sum A/C	Time of Concentration	Intensity	Runoff	Pipe	Pipe	Pipe	Pipe	Time In	Comments
	A	C			To	I	Q	Slope	Length	Diameter	Capacity	Velocity	Section
	acres				minutes	In/hour	cfs	ft/R	ft	In	cfs	ft/sec	inches
A1	0.87	0.80	0.78	0.78	8.00	5.76	4.43	0.06	184.00	12.00	7.97	10.14	0.25
A2	0.80	0.80	0.72	1.50	8.00	5.76	8.63	0.18	38.00	12.00	15.49	19.72	0.03
B1	0.37	0.80	0.30	0.30	8.00	5.76	1.73	0.20	18.00	12.00	15.93	20.29	0.01
C1	0.19	0.40	0.08	1.88	8.00	5.76	10.82	0.03	24.00	18.00	18.19	10.30	0.04
D1	1.30	0.80	1.11	1.11	8.00	5.76	6.39	0.01	187.00	15.00	6.46	5.26	0.59
D2	0.82	0.80	0.50	0.50	8.00	5.76	2.89	0.01	78.00	12.00	3.56	4.54	0.28
D3	0.83	0.80	0.50	1.00	8.00	5.76	5.76	0.03	20.00	12.00	6.17	7.86	0.06
D4	0.40	0.80	0.32	2.11	8.00	5.76	12.14	0.00	60.00	15.00	18.94	15.44	0.27
E1	0.18	0.80	0.14	0.14	8.00	5.76	0.81	0.00	33.00	12.00	10.69	13.61	0.04
F1	0.34	0.80	0.27	0.27	8.00	5.76	1.55	0.18	73.00	12.00	14.95	19.03	0.06
G1	0.32	0.40	2.97	5.81	8.00	5.76	33.44	0.07	27.00	18.00	27.79	15.73	0.93



OUTLET STRUCTURE DETAIL  
SCALE: NONE



OUTLET STRUCTURE SECTION  
SCALE: NONE



SLOPE INSTALLATION DETAIL  
SCALE: NONE

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER BEE SOIL.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAPLES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAPLES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAPLES SHOULD BE PLACED THROUGH EACH OF THE COLOURED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 4" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
- CONSIDERING RECP'S SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 2" (5 CM) OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.  
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

2/18/08	A.A. Runkle
2/27/08	P.W. Runkle
1/28/12	PLAN AMENDMENT



January 24, 2012

Mr. Marvin Krout  
Planning Department, City of Lincoln  
County-City Building  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Pine Garden  
Amendment to the Planned Unit Development  
OA Project No. 011-2500

Dear Mr. Krout:

On behalf of the Developer, Lenity Group c/o Mr. Greg Elmore, 471 High Street SE, Suite 10, Salem, Oregon 97301, we are requesting an amendment to the current approved Planned Unit Development to add a 66 Bed memory care facility. The townhome and medical office uses have been eliminated from the PUD.

Greg Elmore, Mike Marsh, and I met with city staff on November 16, 2011 to discuss the proposed site plan.

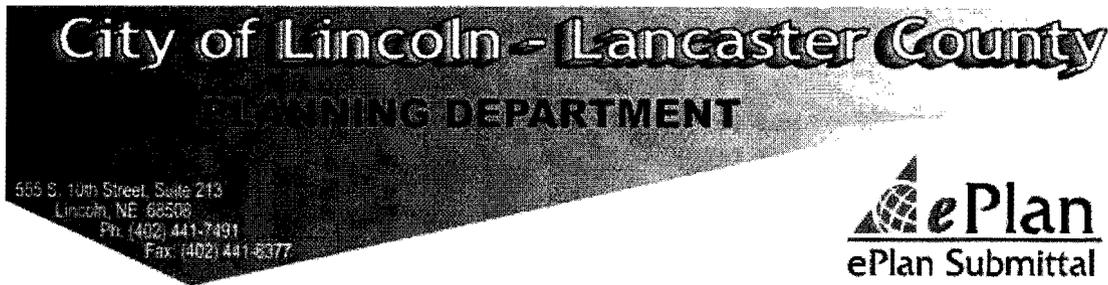
The key item for discussion was how to terminate the existing south 83<sup>rd</sup> street roadway. Access to 83<sup>rd</sup> street is required by the developer as 83<sup>rd</sup> street provides access to a full median opening on 84<sup>th</sup> street. The solution which has been agreed "in concept" by Dennis Bartels at Public Works is a 30' radius cul-de-sac constructed towards the end of 83<sup>rd</sup> street. This cul-de-sac will be located within a public access easement and will serve as the end of public access on 83<sup>rd</sup> street. A private driveway will take access off the cul-de-sac to the development.

We are requesting a waiver to the design standards for the cul-de-sac. A typical cul-de-sac has a 43' radius, we are proposing 30' radius. The justification for the smaller radius is that 83<sup>rd</sup> street is a short roadway (approximately 120' long), has limited traffic, and no driveways accessing the road except for the access to this site.

A meeting with the neighboring property owners is currently being scheduled and will occur prior to Planning Commission Public Hearing.

Enclosed please find the following for the above-mentioned project:

1. Application for Amendment to PUD
2. Application fee: P.U.D = \$720
3. 1 – 8 ½ x 11 copy of the Site Plan
4. Site Plan, Utility Plan, Landscape plan, and Grading & Drainage Plan will be submitted electronically via ePlan.



Application Information	
Application #	CZ05004A Title PINE GARDEN
Associated Requests	

Planning Department Use Only	
Submission Date	1/26/2012 Review Due 2/5/2012
Project Planner	Brian Will

Review Comments	
Planning	<input checked="" type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required Review 1:
Development Review Manager (Steve Henrichsen)	<input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required Review 1:
Public Works (Buff Baker)	<input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input checked="" type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required Review 1: As per Dennis' review comments on Storm Water detention calculations.
Public Works (Dennis Bartels)	<input type="radio"/> Corrections Needed for Review <input type="radio"/> Insufficient Information for Review <input type="radio"/> Recommend Denial <input checked="" type="radio"/> Recommend Approval with Conditions <input type="radio"/> Recommend Approval <input type="radio"/> No Review Required Review 1: The storm water detention shown on this plan is different from that shown on the original approved plans and calculations. New calculations need to be submitted to document that the revised plans meet subdivision ordinance requirements.  There is no abutting sewer serving Lot 1, Block 1. No easement is shown or dimensioned for the sewer shown to be constructed parallel to Old Cheney Road to serve Lot 2. A note indicates that Lot 1 will be served from S 83rd Street, but no

