

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 21, 2020 AGENDA

Subject:	Type:	Submitted By:
WEST MANAGEMENT, LLC CONDITIONAL USE PERMIT – ECHO HILLS ASSISTED LIVING & MEMORY CARE PROPOSED LOT 1 ECHO HILLS REPLAT FOUR	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

SYNOPSIS

A public hearing has been scheduled and resolution prepared to consider an application for a Conditional Use Permit to construct and operate an assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four, generally located southwest of the intersection of 144th Street and Echo Hills Drive.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

On February 4, 2020 City Council approved applications by West Management, LLC for a Future Land Use Map amendment to the Comprehensive Plan, a Rezoning, Planned Unit Development Site Plan, and the Preliminary Plat for the Echo Hills development that will include apartments, an assisted living and memory care facility, and a commercial development.

A public hearing has been scheduled and resolution prepared to consider an application submitted by West Management, LLC for a Conditional Use Permit to construct and operate an assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four which would include 60 assisted living units and 20 memory care units. The property is zoned R-3 High-Density residential, which lists “Nursing care and rehabilitation facilities, and assisted living facilities” as a Permitted Conditional Use.

A detailed staff report is attached.

The Planning Commission held a public hearing on March 19, 2020, and unanimously recommended approval of the Conditional Use Permit, contingent upon substantial completion of the Design Review Process, as the request is consistent with the Comprehensive Plan and Zoning Ordinance.

RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT, OWN, AND OPERATE AN ASSISTED LIVING AND MEMORY CARE FACILITY ON LOT 1 ECHO HILLS REPLAT FOUR.

WHEREAS, the City Council in an earlier agenda item approved a Subdivision Agreement between the City and Vandelay Investments, L.L.C. ("Subdivider"), a Nebraska limited liability company, with respect to development of property to be replatted as Lots 1-4, Echo Hills Replat Four;

WHEREAS, West Management, LLC ("Applicant"), a Nebraska limited liability company and affiliated entity of Subdivider, executed a purchase agreement to acquire ("Purchase Agreement"), and submitted applications to replat and develop, the property to be platted as Lots 1-4, Echo Hills Replat Four, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska ("Property"); and

WHEREAS, Subdivider, by an assignment of the Purchase Agreement from Applicant, desires to acquire the Property and develop and operate it in a unified, compatible manner as a mixed use development. Specifically, Subdivider directly or indirectly through one or more Controlled Entities desires to develop, construct, own, and operate in a unified, compatible manner Private Improvements on the Property, including without limitation the following:

- a. Own, develop and operate Lot 1 as an 80 unit assisted living and memory care facility comprised of a single building containing 60 assisted living units and 20 memory care units;
- b. Own, develop and operate Lot 2 as a 210 unit multi-family residential housing project comprised of four separate residential apartment buildings, including without limitation, detached and attached fully enclosed single-vehicle parking garages, and
- c. Own, develop and operate Lots 3 and 4 as commercial pad sites;

all as presented to the City Council by or on behalf of the Applicant and Subdivider in connection with the request for approval of the Plat, PUD Plan and Conditional Use Permit and as finally approved; and

WHEREAS Applicant, for itself and on behalf of Subdivider and Controlled Entities that will own, develop, and operate some or all of the Property, has applied for approval of a conditional use permit for an assisted living and memory care facility on Lot 1 Echo Hills Replat Four, located southwest of the intersection of S 144th Street and Echo Hills Drive; and

WHEREAS, the La Vista Planning Commission held a public hearing on March 19, 2020 to review the application and unanimously voted to recommend approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that recitals above are incorporated into this Resolution by reference, and further that the terms used in such recitals or elsewhere in this Resolution shall have the meaning specified in the Subdivision Agreement referenced above, unless a different meaning otherwise is clearly intended by the context.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of La Vista hereby approve and authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, subject to any additions, subtractions, or modifications that the City Administrator may determine necessary or advisable, for Applicant, Subdivider, or any Controlled Entities to construct, own and operate an assisted living and memory care facility on Lot 1 Echo Hills Replat Four, contingent upon approval, execution, and recording of the Echo Hills Replat Four Final Plat and Subdivision Agreement, substantial completion of the Design Review Process, and the creation of all Controlled Entities that will construct, own, and operate assisted living and memory care facility on Lot 1 Echo Hills Replat Four, all of which shall be named as parties in and execute the Conditional Use Permit.

PASSED AND APPROVED THIS 21ST DAY OF APRIL, 2020.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PCUP20-0003;

FOR HEARING OF: APRIL 21, 2020
REPORT PREPARED ON: MARCH 20, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Brett West
West Management LLC
3042 Sheridan Blvd
Lincoln, NE 68502

B. PROPERTY OWNER:

Omaha Community Foundation
3555 Farnam Street
Omaha, NE 68131

C. LOCATION: Northwest of the intersection of Chandler Road and 144th Street.

D. LEGAL DESCRIPTION: Lot 3 Echo Hills (proposed Lot 1 Echo Hills Replat Four).

E. REQUESTED ACTION(S): Approval of a Conditional Use Permit for the construction and operation of an assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four.

F. EXISTING ZONING AND LAND USE: R-3 – High-Density Residential, Gateway Corridor District (Overlay District), and Planned Unit Development; The site is currently vacant.

G. PURPOSE OF REQUEST: Development of an 80-unit assisted living and memory care facility containing 60 assisted living units and 20 memory care units, all of which will be rented at market rates.

H. SIZE OF SITE: Approximately 3.79 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes downward to the south and to the east; the site is currently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Tornado Car Wash
East	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Dino's Storage
South	High-Density Residential	R-3 High-Density Residential, Planned Unit Development, and Gateway Corridor Overlay District	Proposed Echo Hills Apartments
West	Low-Medium Density Residential	RS-72 – Single Family Residential	Echo Hills Neighborhood

C. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista held public hearings and approved of an amendment to the Future Land Use Map of the Comprehensive Plan and rezoning to change a portion of Lot 3 Echo Hills from C-1 Shopping Center Commercial to R-3 High-Density Residential to allow for further development of the site as proposed. Additionally, the City Council approved a Planned Unit Development Site Plan and a Preliminary Plat for the Echo Hills Development, noting that the applicant will need to obtain approvals of the following before construction on the site can begin: Final Plat, architectural design review for each building, and Conditional Use Permits for the apartments and assisted living/memory care facility.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
4. Article 6 of the Zoning Regulations – CUP – Conditional Use Permit

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates proposed Lot 1 Echo Hills Replat Four for high-density residential development.
2. The proposed project will meet Policy Live-2.2 of the La Vista Comprehensive Plan which reads: "Promote the development of housing types and supportive programs for people of retirement age, allowing residents to age in place with access to daily services." This policy directly promotes Goal 2 of the Live Long category of the Comprehensive Plan, which reads: "Maintain the balance of diverse, high-quality housing that appeals to people of varying backgrounds, incomes and abilities."

B. OTHER PLANS: Traffic Impact Analysis dated December 2, 2019.

C. TRAFFIC AND ACCESS:

1. There will be two main full access points to the entire Echo Hills development; one onto 144th Street (N-50) via Echo Hills Drive, and one onto Chandler Road via 146th Street. The assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four will have just one direct access point off Echo Hills Drive.
2. A traffic impact analysis for the development has been prepared by Felsburg, Holt & Ullevig (FHU). The City Engineer has reviewed the study and finds the analysis and recommendations reasonable. The traffic impact analysis was included in the packet for the Planned Unit Development, which was considered by Council on February 4, 2020.

The traffic impact analysis noted that MUTCD traffic signal warrants were not satisfied at the intersection of N-50 (144th Street) with Echo Hills Drive/Josephine Street or 146th Street with Chandler Road under 2019 existing or 2021 buildout traffic conditions. As the area surrounding the site continues to develop, these two intersections should be continually monitored to determine if signalization is warranted.

The traffic impact analysis recommends signal head improvements to the traffic signal at the intersection of N-50 (144th Street) and Chandler Road at the time of full buildout.

D. UTILITIES:

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.
2. Storm water management fees will be collected at the time of building permit.

E. PARKING REQUIREMENTS: The parking stall requirements for the proposed apartments, per the La Vista Zoning Ordinance, are:

Lot #	Use	Required Stalls	Provided Stalls
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	83

The applicant has requested a reduction in the required parking stall count for the assisted living and memory care facilities on Lot 1 based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. City staff approve of the revised stall count based on the anticipated demand for these uses, and the reduction was granted with the approval of the Planned Unit Development.

IV. REVIEW COMMENTS:

- A. The design of each building is being reviewed through the City's Architectural Design Review process and must be substantially complete prior to execution and recording of this Conditional Use Permit and issuance of any building permits. The architectural elevations (Exhibit F) of the attached Conditional Use Permit are conceptual and may change as a result of the Design Review process.
- B. Any traffic improvements required by NDOT must be completed prior to the issuance of a Certificate of Occupancy and is addressed through the Subdivision Agreement as part of the Final Plat process. The Subdivision Agreement must be finalized prior to the execution of this Conditional Use Permit.
- C. A draft of the Conditional Use Permit has been included in the packet for review.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent upon approval of the Echo Hills Replat Four final plat and subdivision agreement, and substantial completion of the Design Review Process, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:

The Planning Commission held a public meeting on March 19, 2020 and unanimously voted to recommend approval of the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review Letter
- C. Draft Conditional Use Permit w/ Exhibits

VIII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner Inc.
- C. Public Upon Request



Prepared by: Assistant Planner



Brett West

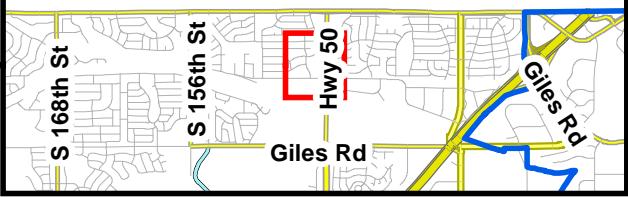
4/13/2020

Date

Community Development Director



Vicinity Map - Conditional Use Permit Echo Hills Assisted Living & Memory Care



3/11/2020

CB





February 24, 2020

Joe Dethlefs
Thompson, Dreessen & Dorner Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Conditional Use Permit – Initial Review
Echo Hills Assisted Living & Memory Care

Joe,

Thank you for your submittal of the above referenced Conditional Use Permit (CUP) application. Staff has reviewed the initial submittal and has provided the following initial comments:

Section 6.05.03:

1. In regards to Article 6.05.03 of the Zoning Ordinance, staff finds no impact to the “orderly development of surrounding property” subject to the pedestrian safety improvements proposed through the approved Planned Unit Development plan.

Section 6.05.04:

1. Parking, if found to be inadequate within Lot 1, will need to be shared with Lot 2, or other lots internal to the development. Provisions may be written into the Subdivision Agreement to satisfy this concern.

Section 6.05.050 and 6.05.10:

2. Public and common improvements, as well as common area maintenance and the PSCMP maintenance obligations will be addressed with the Subdivision Agreement, and any other applicable documentation.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

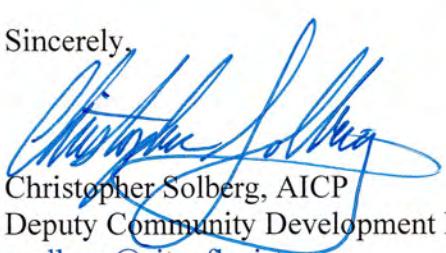
3. Concerning traffic congestion, the proposed use of 80 living units for various levels of senior living will have less traffic impact than the previous commercial zoning of the property.

General Comments:

4. The Fire Marshall has requested that the fire department access (including the access from the lot to the south) be completed before construction of the superstructure begins. Additionally, the water supply for firefighting, including any private hydrants that may be required, must be installed and tested prior to construction of the superstructure.

A draft Conditional Use Permit (CUP) will be developed and shared with you soon to be reviewed. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,



Christopher Solberg, AICP
Deputy Community Development Director
csolberg@cityoflavista.org
(402) 593-6400

Cc: Bruce Fountain, Community Development Director
Brett West, West Management LLC

**CITY OF LAVISTA
CONDITIONAL USE PERMIT**

**Conditional Use Permit for an Assisted Living Facility
(Echo Hills Assisted Living & Memory Care)
Lot 1 Echo Hills Replat Four**

This Conditional Use Permit issued this ____ day of _____, 2020, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, West Management, LLC., a limited liability company authorized to do business in Nebraska ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an assisted living and memory care facility to be known as Echo Hills Assisted Living and Memory Care upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1 Echo Hills Replat Four, a subdivision in Sarpy County, Nebraska (the "Property") as depicted in Exhibit "A" the final plat; and

WHEREAS, Owner has applied for a Conditional Use Permit for the purpose of constructing and operating an assisted living and memory care facility; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Conditional Use Permit is issued to the owner to use the area designated on the final plat as Lot 1 on Exhibit "A" hereto for an assisted living and memory care facility, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of the Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any material breach hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Uses:
 - a. The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "B".
 - b. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "C" and incorporated into this permit by reference.
 - c. Architectural review of the building design, landscaping, and lighting has been completed and the foregoing plans are approved as shown in Exhibits "D" through "F".
 - d. The Property shall be developed and maintained in accordance with the Site Plan and all other Exhibits of this Agreement, as well as the final plat of Lots 1-4 Echo Hills Replat Four ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property, ("Subdivision Agreement"), as approved by the City and incorporated herein by this reference.

Any modifications to the Site Plan must be submitted to the Chief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.

- e. All signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the Community Development Department, per the La Vista Zoning Ordinance.
- f. As-built topographic surveys of the storm water detention areas constructed in accordance with the Subdivision Agreement shall be provided to the City before certificates of occupancy are issued for any completed building on the Property, with a requirement that any variances from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
- g. Owner shall obtain all required permits for the Uses from the City of La Vista.
- h. Owner shall comply (and shall ensure that all structures, appurtenances and improvements on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
- i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner or its agents, employees, assigns, suppliers or invitees relating to the Owner's Uses of the Property, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation but excluding any liability, loss, claim or expense proximately caused by the sole negligence of the City.
- j. A drainage study for the Property has been completed, as referenced in the Subdivision Agreement, with respect to the proposed Uses on Lots 1-4 Echo Hills Replat Four. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
- m. Owner shall ensure that the public-facing front office on the property will be staffed during normal business hours.
- n. If at any time any part of Lot 1 Echo Hills Replat Four is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
- o. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
- p. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the approved landscaping plan (Exhibit "D") and the requirements of the Gateway Corridor District.
- q. This continuing care facility is intended for assisted living and memory care. Facilities shall be exclusively operated for, marketed and leased to, and occupied by persons age 55 and older, or as otherwise required to provide reasonable accommodations to disabled residents under applicable laws, rules or regulations. To carry out this requirement, Owner shall:
 - (i) From time to time during this permit, adopt, publish and adhere to written rules, policies and procedures to implement and carry out said requirement in accordance with 24 CFR Section 100.306, as adopted, amended or superseded from time to time, subject to review and approval of the City Administrator, which approval shall not be withheld or refused so long as the rules, policies and procedures satisfy the requirements of "c" above and 24 CFR Section 100.306; and
 - (ii) Take all other actions during this permit as may be required from time to time under the Federal Fair Housing Act, Housing for Older Persons Act of 1995, Nebraska Fair Housing Act, or any other applicable laws, rules or regulations, as adopted, amended or superseded

from time to time, to carry out this subparagraph "c" in accordance with all applicable requirements, and specifically to qualify and continue the qualification of the facility as senior housing exempt from any applicable familial status protections.

3. The Owner's right to maintain the Uses of the Property, as contemplated by this Permit, shall be based on the following conditions:
 - a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.
 - b. Construction will be in accordance with the City Building Code. Time limitation for building permits shall be in accordance with the City Building Code. Extensions shall be requested in writing and justifiable cause demonstrated.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Uses, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
 - d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
6. If the Owner upon the expiration or termination of this Permit fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.
7. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall

not be affected, and shall remain in full force and effect.

8. The conditions and terms of this Permit shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of, the Owner, its successors and assigns.
9. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
10. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit and Owner shall be permitted to cure any breach. Such written notice shall specify the particular conditions giving rise to the breach, and, to the extent known, what actions are required to cure such breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 10 and diligently pursued and completed as soon as is reasonably possible, and allowing additional time does not substantially increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.
11. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
12. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

To Owner: West Management, LLC
Attn: Brett West
3042 Sheridan Blvd
Lincoln, NE 68502

13. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.
14. Exhibits. The following exhibits are incorporated herein by reference:

Exhibit "A":	Final Plat
Exhibit "B":	Site Plan
Exhibit "C":	Operating Statement
Exhibit "D":	Landscaping Plan
Exhibit "E":	Site Lighting Plan
Exhibit "F":	Elevation Renderings

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 2020, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista and Pamela Buethe, to me personally known to be the City Clerk of the City of La Vista, the identical persons whose names are affixed to the foregoing Permit, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

CONSENT AND AGREEMENT The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by Owner to be performed or discharged.

Owner:

West Management, L.L.C., a
limited liability company

By: _____, it's owner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

On this _____ day of _____, 2020, before me a Notary Public, duly commissioned and qualified in and for said County, appeared _____ personally known by me to be an owner of West Management L.L.C., a limited liability company, and the identical person whose name is affixed to the foregoing Permit, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

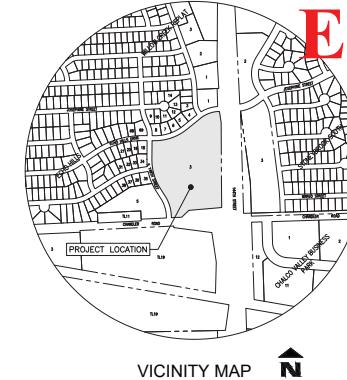
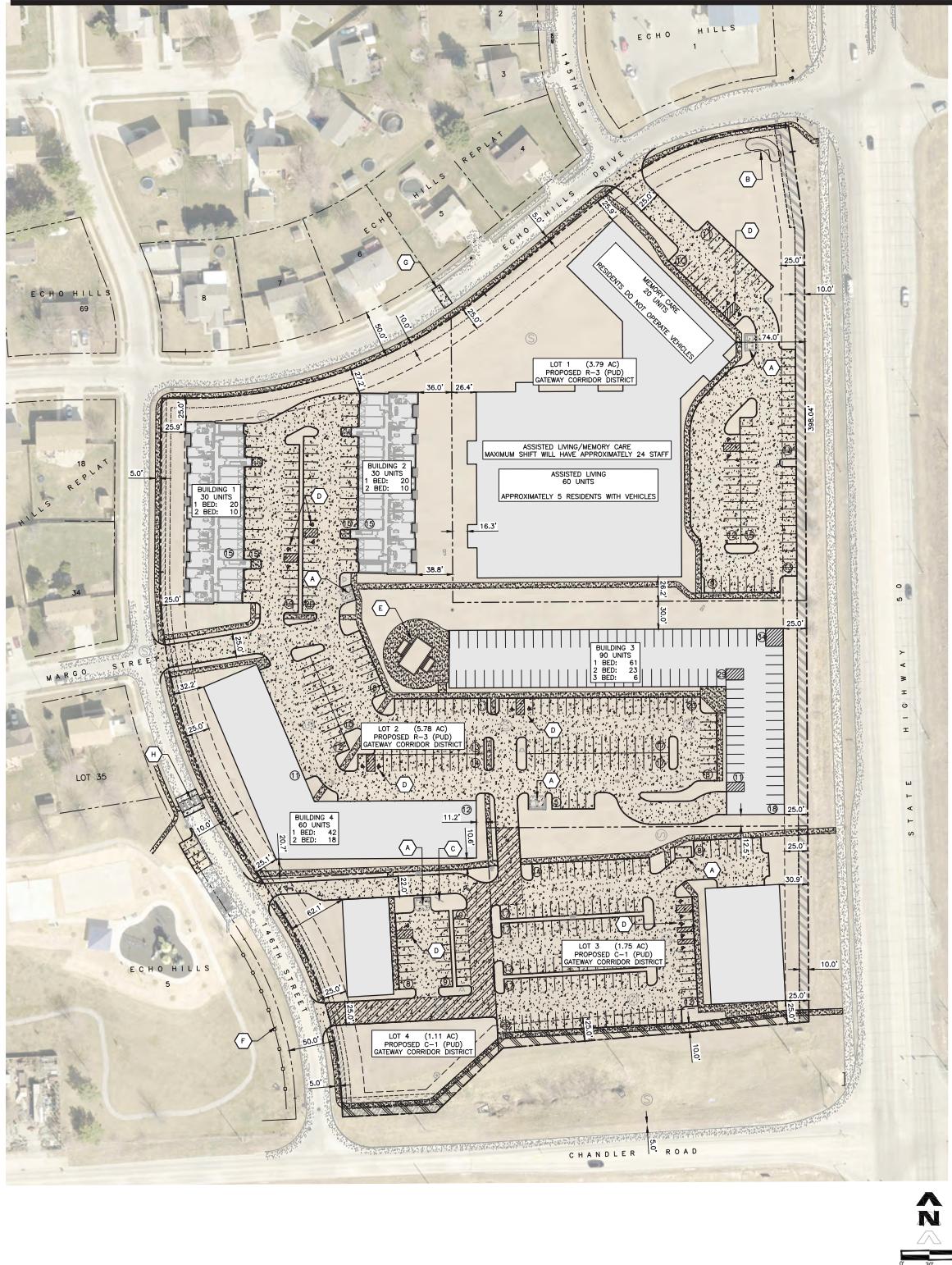
Exhibit B

TD2
engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Replat 4
Lots 1 - 4



SITE KEY NOTES

- A. TRASH ENCLOSURE LOCATION
- B. MONUMENT SIGN LOCATION
- C. DRIVE THRU SIGN LOCATION
- D. PROPOSED ADA STALLS
- E. PROPOSED POOL LOCATION
- F. PROPOSED FENCE LOCATION
- G. PROPOSED SPEED HUMP
- H. PROPOSED SPEED TABLE & PEDESTRIAN CROSSING

LEGAL DESCRIPTION

ECHO HILLS REPLAT 4, LOTS 1-4, BEING A REPLAT OF LOT 3, ECHO HILLS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LEGEND

- PROPOSED P.C.C. PAVEMENT
- PROPOSED P.C.C. SIDEWALK
- PROPOSED SANITARY SEWER MANHOLE
- PARCEL BOUNDARY
- PROPOSED LOT LINES
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ECHO HILLS.
- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEED OF ECHO HILLS.
- EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, RECORDED AS INSTRUMENT NO. 98-1044-043 OF THE SARPY COUNTY RECORDS.

BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1	ASSISTED LIVING	2	39'
	MEMORY CARE	1	20'-24'
2	BUILDING 1	3	45' MAX
	BUILDING 2	3	45' MAX
	BUILDING 3	3	45' MAX
3	RETAIL	1	20'-24'
4	RETAIL	1	20'-24'

SITE STATISTICS

LOT NUMBER	PROPOSED ZONING	LOT SIZE (SF/AC)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
LOT 1	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	165,264 SF / 3.79 AC	61,216	37	122,432 SF	38,500	99,716	60 %	65,548	40 %
LOT 2	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	251,772 SF / 5.78 AC	81,500	32	237,900 SF	97,145	178,645	71 %	73,127	30 %
LOT 3	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	93,238 SF / 1.75 AC	9,600	13	9,600 SF	46,100	55,700	72 %	20,528	27 %
LOT 4	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	48,135 SF / 1.11 AC	5,240	10	5,240 SF	19,170	24,410	47 %	23,725	49 %

PARKING SUMMARY

LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1	60 ASSISTED CARE UNITS & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES**	83
2	210 UNITS	105 COVERED	145
	283 BEDROOMS	283	352
3	10,400 SF (INCLUDES OUTDOOR SEATING)	104 + EMPLOYEE	124
4	4,200 SF	21	26

** APPROXIMATELY 5 ASSISTED LIVING RESIDENTS OPERATE VEHICLES & MEMORY CARE RESIDENTS DO NOT OPERATE VEHICLES

PHASING INFORMATION

PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 3	COMMERCIAL
PHASE 2	LOT 1	ASSISTED LIVING
PHASE 3	LOT 2	MULTI-FAMILY
PHASE 4	LOT 4	COMMERCIAL

Client Name
West Management
L.L.C.

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Updates Per City Comments	01-20-20
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		

Operating Statement

Echo Hills Assisted Living and Memory Care

The Echo Hills Assisted Living and Memory Care project will include an 80 unit assisted living and memory care facility consisting of a two-story, 60 unit assisted living building with a one-story wing that will include 20 memory care units. All the units will be rented at market rates and will include 24-hour nursing care for residents that will be tailored to their specific needs. A private courtyard, library, exercise room, daily dining, and shuttle service will be provided for the assisted living residents, while the memory care facility will include a private yard for its residents and controlled access. A total of 10 to 15 full time and part time administrative, nursing, nutrition, and property management positions will be required to operate the facility at any one time. A total of approximately 40 staff will be employed. The property will be managed by MJ Senior Housing, which currently manages several similar facilities in Omaha, Lincoln, and across eastern Nebraska. The facility will be staffed with an Executive Director who will oversee the operations on a daily basis and facilities staff will be available 24 hours a day for any maintenance concerns. The project will be a class A facility and we expect to be 95% full within 18 months of opening. Construction is targeted to start in fall of 2020 and open up in early 2022.

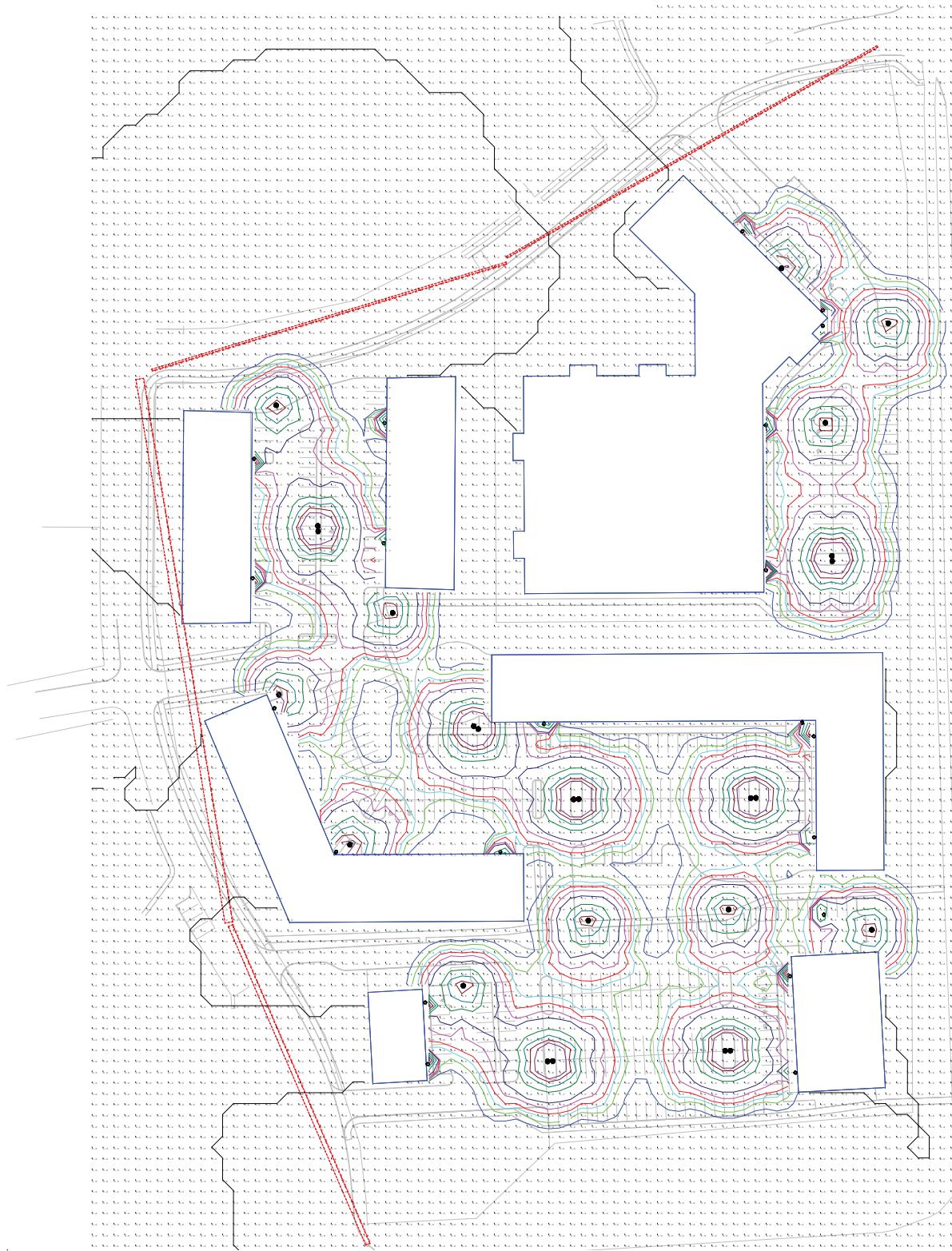
Exhibit D

West Management L.L.C.

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Updates Per City Comments	01-20-20
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		



ILLUMINANCE [FC]			
Label	Avg	Max	Min
NE VERT	0.00	0.0	0.0
NW VERT	0.01	0.1	0.0
Site	0.34	9.9	0.0
SW VERT	0.00	0.0	0.0
W VERT	0.00	0.0	0.0

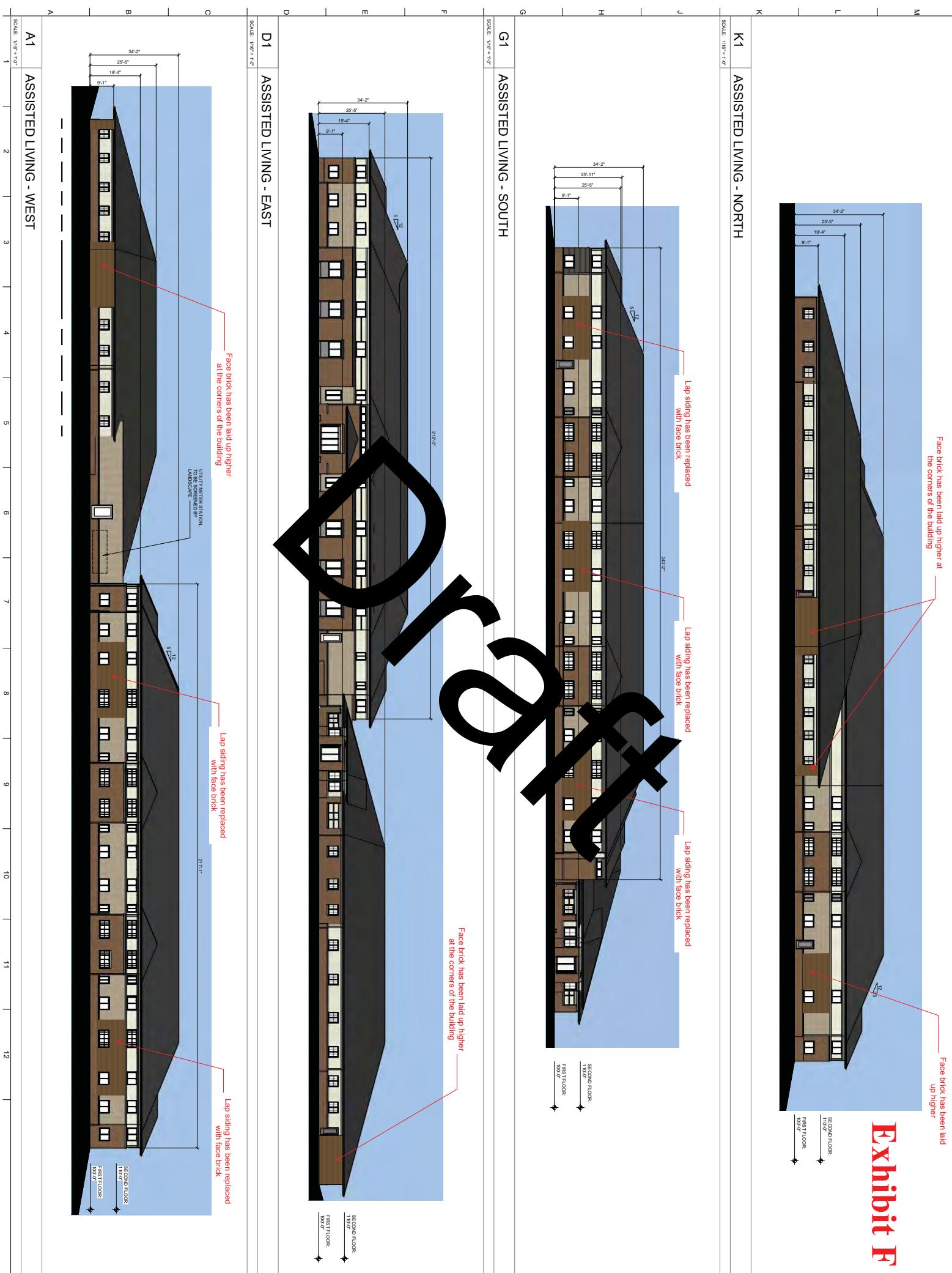
ECHO HILLS
SITE PHOTOMETRICS
SCALE: 1" = 40'-0" ON 30X42

Exhibit E

Face brick has been laid up higher at the corners of the building

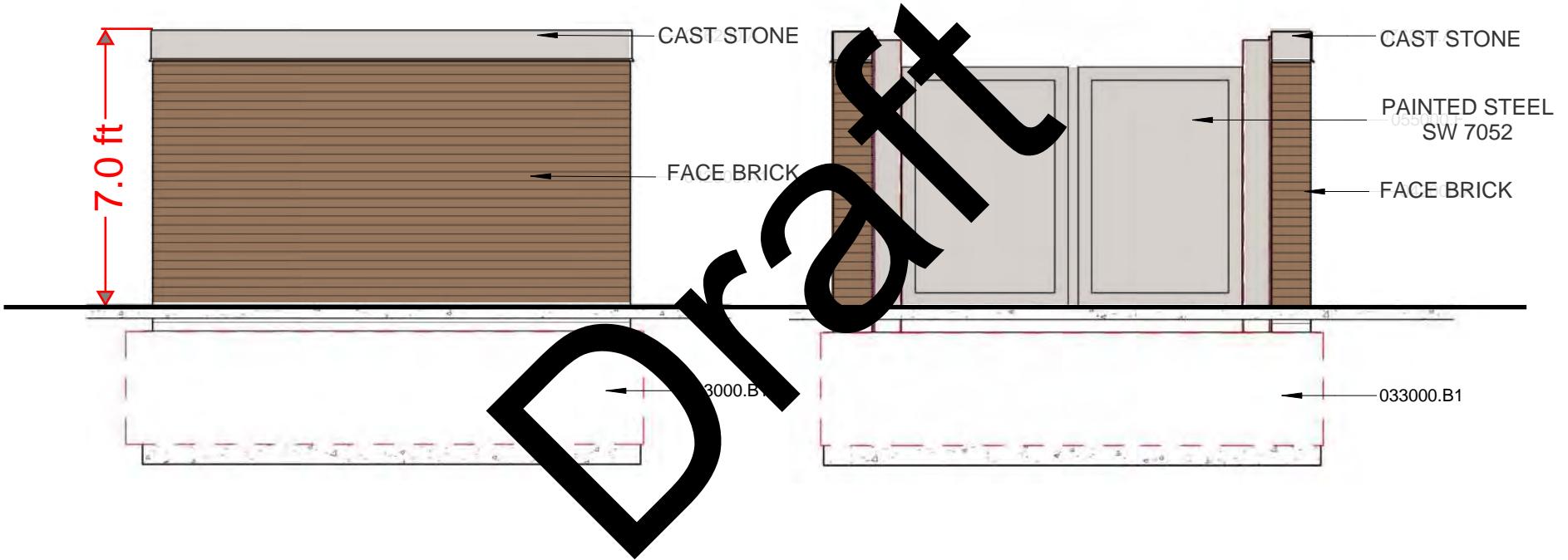
Face brick has been laid up higher

Exhibit F

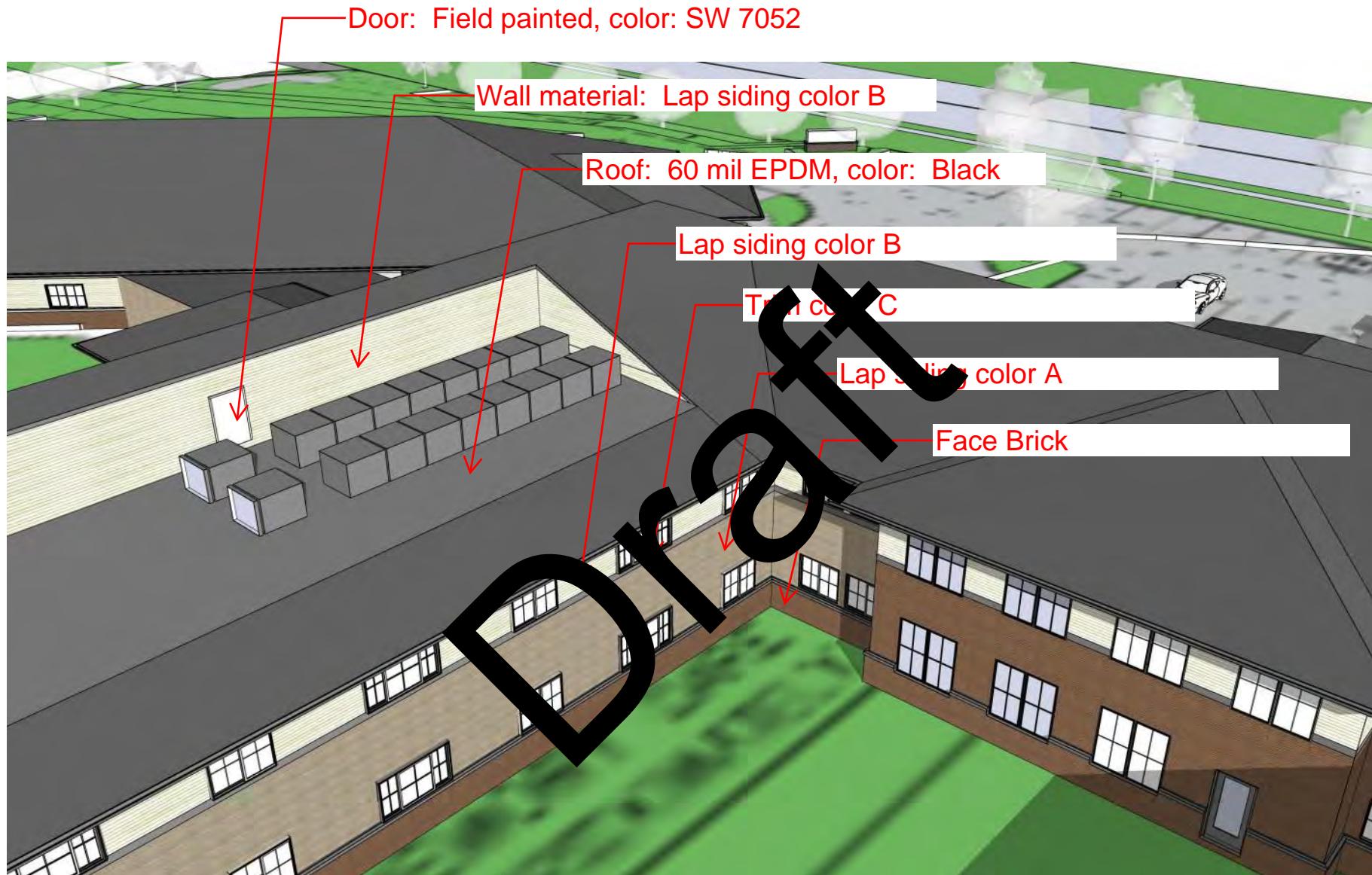


700 Q St. Lincoln, NE 68508 T-402 476 7331 F: 402 476 8341	SINCLAIR hill architects Project No. A204 Project Number	WEST DEVELOPMENT ECHO HILLS APARTMENTS AND ASSISTED LIVING	PROJECT CONSULTANTS	PLANNING REVIEW	DESIGN ARCHITECT: XXX PROJECT ARCHITECT: XXX DRAWN BY: Author ISSUED: 02/11/2020	REVISION SCHEDULE: RE-SUBMITTED 04-08-2020
--	---	---	---------------------	-----------------	---	--

A204



TRASH ENCLOSURE
SUPPLEMENTAL INFORMATION



MATERIALS IN COURTYARD & MECHANICAL AREA
SUPPLEMENTAL INFORMATION