Omaha City Planning Department

APPLICATION

PLANNED UNIT DEVELOPMENT

This application includes:

( ) Rezoning from ______ to ______

( ) Subdivision plat ________________ (Separate application required)

( ) PUD – New  ☒ Major Amendment  ( ) Minor Amendment

Property Owner MENOMONEE HEALTH HOLDINGS LLC  P.O.BOX 128109 NASHVILLE TN  37212-0000
Name ____________________________________________________________
Address _________________________________________________________
Zip ______________ Phone _______________________

Applicant Design8 Studios  5801 N 90th St  Omaha, NE  68134  402-571-1837
Name ____________________________________________________________
Address _________________________________________________________
Zip ______________ Phone _______________________

Contact Person Joe Proctor  5801 N 90th St-Omaha, NE  68134  402-571-1837 Ext 17
Name ____________________________________________________________
Address _________________________________________________________
Zip ______________ Phone _______________________

Email ________________________________

[Email address]

General Location/Postal Address  7300 Graceland Drive - approx 72nd & Military

Legal Description (attach if needed) BENSON ACRES LOT 128 BLOCK 0 LTS 117 & 118 & 1/2 VAC ST ADJ &
-EX NWLY 17 FT ADDL ROW- LTS 126 TO 128

Proposed use type Multi-tenant Existing Use Multi-tenant

Building, Landscaping and Parking Information

a. Total site area  175,484 + 223,797 = 399,281  Sq. Ft.
b. Number of buildings  2

c. Building coverage  130,429 + 15,780 = 286,209  Sq. Ft.
d. Building coverage (c/a)  %
e. Building height  50  Ft.
f. Total floor area  ______ Sq. Ft.
g. Floor area ratio (f/a)  %
h. Total paved area  ______ Sq. Ft.
i. Total impervious coverage (h/a)  %
j. Number of parking stalls  200
k. Total area of street yard  ______ Sq. Ft.
l. Street yard landscaped area  ______ Sq. Ft.
m. Street yard landscaped area (l/k)  %

n. Parking Lot  ______ Sq. Ft.
o. Interior parking lot landscaping  ______ Sq. Ft.
p. Interior parking lot landscaping (n/o)  %

q. Total Number of units  399
r. Density (a/q) = (Site Area per unit)  1000.7  Sq. Ft.
s. Total floor area office/comm.  ______ Sq. Ft.

[Owner Signature]  9/19/2019

Date Submitted

[Applicant Signature]  Chuck Wiethop - Design8 Studios

Print or type name of applicant

Revised 8/2/12
Amending the PUD for this development will allow for an increase in visual impact by constructing new signage for the newly re-named Assisted Living facility on the property. Property management seeks to apply for a Major Amendment to the PUD with regards to signage.

The businesses in question have been renamed to Keystone Senior Community, and Keystone Post-Acute Nursing & Rehab. Proper signage to identify the new name will greatly increase the visibility of the new businesses.

Design8 Studios has been contracted to create, produce, and install new signage to the buildings on the property. The Planned Unit Development for these properties has not been amended in over 30 years. Design8 Studios and the property owners, MENOMONEE HEALTH HOLDINGS LLC, wish to Amend the PUD to include the new signage that is to be installed.

Once approved by the Planning Board, the next step is to apply for a variance to the Zoning Ordinance for the R8 Zone where the properties sit. That Zoning Ordinance only provides for 40 square feet maximum of signage for each property. City of Omaha has this development broken into two separate properties. Each property is allowed 40 square foot of signage maximum.

Design8 Studios and Menomonee Health Holdings LLC feel that with the current limit on signage the development cannot be visual enough to the public and potential new residents. Considering the name change, and several renovations scheduled, the owners wish to make a tasteful impact on the cityscape with properly designed and constructed signage.

This ‘sign package’ will outline all the changes with regards to signs on the property. Photos showing current, and newly planned signage are included for your consideration.
KEystone Senior Community

1" black PVC with 4 color printed ACM faces.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Permits may be required by the city to install signage.

ADDITIONAL INFORMATION
Fabricate and install (4) four 4 color printed max metal sign faces to cover 2 DIS non-illuminated monument sign faces.
FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON BALCONY FASCIA.

1/2" AND 1" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.

REMOVE EXISTING VINYL ABOVE DOOR. FABRICATE AND INSTALL NEW VINYL GRAPHICS ABOVE ENTRANCE DOOR.

GRAPHICS TO BE 4 COLOR PRINTED AND WHITE VINYL APPLIED TO WINDOW ABOVE ENTRANCE DOORS.
REMOVE EXISTING LETTERS. FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS ON ENTRANCE OVERHANG FASCIA.

REPAIR AND PAINTED FASCIA.

DIMENSIONAL LETTER TO BE 1/2" AND 1" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.

LETTERS TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.

EXISTING LETTERS:

KEYSTONE VILLAS
Independent Living

PROPOSED SIGN | Approximate Scale: 3/6"=1'-0"
FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON ENTRANCE FASCIA.

1/2" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.
FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON NORTH ELEVATION.

1/2" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.
FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON ENTRANCE LATTICE.

DIMENSIONAL LETTERS AND LOGO:
1" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.
BACK PANEL TO BE 1/8" BLACK ACM.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.

PROPOSED SIGN | Approximate Scale: 1/8"=1'-0"
FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON ENTRANCE LATTICE.

DIMENSIONAL LETTERS AND LOGO:
1/2" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.
BACK PANEL TO BE 1/8" BLACK ACM.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.
REMOVE EXISTING LETTERS. FABRICATE AND INSTALL (1) ONE NEW SET OF NON-ILLUMINATED DIMENSIONAL LETTERS AND LOGO ON BUILDING FASCIA.

REPAIR FASCIA.

DIMENSIONAL LETTERS AND LOGO:

1" BLACK PVC WITH 4 COLOR PRINTED ACM FACES.

LETTERS AND LOGO TO BE STUD MOUNTED FLUSH TO FASCIA USING PROPER METHOD AND MATERIALS.

PROPOSED SIGN | Approximate Scale: 1/8"=1'-0"
KEystone Ridge
Post Acute Nursing & Rehab

12'-6"
8'-3"
5'-10 1/2"

1" black pvc w/ 1/8" printed acm faces
1/2" black pvc w/ 1/8" printed acm faces

SIDE VIEW

EXISTING LETTERS

KEystone Ridge
Post Acute Nursing & Rehab

SKYLINE VILLA 5

This sign is intended to be installed in accordance with the requirements of Article 690 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Permits may be required by the city to install signage.

NOTICE:
ALL GRAPHIC REPRODUCTIONS ARE SUBMITTED BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL OF THE UNDERLYING DRAWING AND DATED PRIOR TO ANY FABRICATION OF A SIGN.

PROPOSED SIGN | Approximate Scale: 3/8"=1'-0'
FABRICATE AND INSTALL (1) ONE NEW DOUBLE SIDED NON-ILLUMINATED MONUMENT SIGN.

TO SECTION TO BE CONSTRUCTED TO AN INTERIOR ALUMINUM ANGLE FRAME SKINNED WITH COLOR PRINTED AND COATED ACM.

REVEAL TO BE MADE OF ALUMINUM AND PAINTED PANTONE BLACK C.

BASE TO BE CONSTRUCTED OF AN INTERIOR ALUMINUM ANGLE FRAME. BRICK TO BE BROWN/GRAY IN COLOR.

FOOTING TO BE DETERMINED.