

Exhibit “D”
Sheltering Tree Shadow Lake Apartments
Permitted Uses List

USES:

Sheltering Tree is dedicated to serving persons in the Omaha metro area with developmental disabilities through affordable, supportive, and safe apartment communities. This housing model empowers adults with developmental disabilities (DD) to live self-determined lives and to be engaged in their community. Sheltering Tree currently operates two apartment communities, one in Bellevue and another in Benson. The Papillion apartment build will involve two single-story buildings. Located at 72nd and Ponderosa Drive, each of the two buildings will consist of twenty-two one-bedroom units of affordable housing for adults with DD and two units to be used by live-in Resident Assistants. The project has a total of 48 units. The residents will have access to a commons area consisting of an entrance lobby, a gathering room/dining room/catering kitchen, storm shelter, mechanical room, laundry room, storage areas, and corridors. The property for the Papillion Sheltering Tree Apartments is located near a “town center” where access to grocery stores, employment opportunities and entertainment are within walking distance. This is an important consideration as most of the adults we serve are not able to drive. This area was prioritized as our next build in part due to the preferences indicated by the 100+ interested prospective residents on our growing waiting list.

Other potential uses may include Townhouse Residential, Multi-Family Residential, Group Residential, Retirement Residential, Assisted Living, Group Care Facility (Type A or B), and Skilled Nursing as defined in the City of Papillion zoning regulations.