

ORDINANCE RECORD

No. 728-REDFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 1373

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMMENDING THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA:

Section 1. The Planned Unit Development plan for Streck (the "Streck PUD") is hereby adopted for the following described real estate, to wit:

LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The Streck PUD is hereby adopted to provide for the development of planned mixed-use industrial campus. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Developer" shall mean Streck, Inc., their successors and assigns.
- B. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.
- C. "Mixed-use Industrial Campus" shall mean a development of related and/or attached buildings that are used primarily for manufacturing, warehousing, office activities.
- D. "Open Space" shall mean anything on the site except buildings, parking lot and vehicular circulation, generally pervious, but may include well landscaped pedestrian places, drainage basins, and roof gardens.
- E. "Streck PUD" shall mean the planned unit development that is subject to this Ordinance, as developed and approved, that outlines certain provisions for the development of the Subdivision and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- F. "Plat" or "the Plat," shall mean the final plat of the Subdivision approved by the City Council or an administrative plat approved by staff.
- G. "Subdivision" shall mean the 30.65 acres of land described in Exhibit "A" hereto, to be known as "Streck"

Section 4. Planned Unit Development Site Plan

Attached hereto and made a part of Streck PUD for parcel delineation is the Planned Unit Development Site Plan for the Streck PUD marked as Exhibit "B".

Section 5. Conceptual Site Plan

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A conceptual site plan for each parcel shall be submitted to the City for approval prior to any lot development within said parcel.

Section 6. Building Design Guidelines and Criteria

Except as otherwise provided in Subsection 7C below, all applications shall adhere to requirements of the City's Commercial Building Design Guide and Criteria dated September 17, 2013 as adopted within the La Vista Gateway Corridor District, subject to any additions, subtractions, or modifications from time to time, ("Commercial Building Design Guide and Criteria"). Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria.

Section 7. Conditions

All uses within the Subdivision shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Streck PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this Streck PUD and the City's Commercial Building Design Guide and Criteria.
- ii. Unless otherwise specified herein, the development of the Streck PUD shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this Streck PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate commercial zoning district shall apply to any development within Lots 1 and 16 Harrison Hills. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berming and landscaping.

- i. The intent of the design and layout of Lots 1 and 16, Harrison Hills is to develop the site as a mixed-use industrial campus.
 - a. Building Height. Permitted building heights shall be the same as those listed in the I-1 Light Industrial District regulations unless otherwise approved by the City Council as part of a PUD Plan.
 - b. Building Setback. Building setbacks shall be the same as those listed in the I-1 Light Industrial District regulations unless otherwise approved by the City Council as part of a PUD Plan.
 - c. Landscaping. Landscaping throughout the Subdivision shall be consistent with the PUD Site Plan map set, Exhibit "B" and the City's Commercial Building Design Guide and Criteria. A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Streck.
 - d. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.

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C. Commercial Building Design Guide and Criteria

All applications and improvements shall adhere to requirements of the City's Commercial Building Design Guide and Criteria. Provided, however, north and south faces of Building #1 where they will adjoin future buildings, and parts of the faces of such future buildings where they will adjoin additional future buildings, as depicted in Exhibit "C," (all future buildings in Exhibit C together shall be referred to herein as "Future Phases") shall not be required to comply with the structural design requirements of the Commercial Building Design Guide and Criteria. Developer intends to construct such Future Phases within 7 - 10 years, which Future Phases, upon completion, shall adhere to requirements of the Commercial Building Design Guide and Criteria. If such Future Phases are not constructed within 10 years of the issuance of a Certificate of Occupancy on Building #1, Developer shall plant a row of overstory trees along the north and south faces of Building #1, and along the face of any other building, or portion thereof, that does not adjoin another building or satisfy the requirements of the Commercial Building Design Guide and Criteria. Trees shall be planted at a spacing of one (1) tree per forty (40) feet. The species of tree selected shall be from Exhibit "A" of the City's Commercial Building Design Guide and Criteria.

D. Access and Off-Street Parking

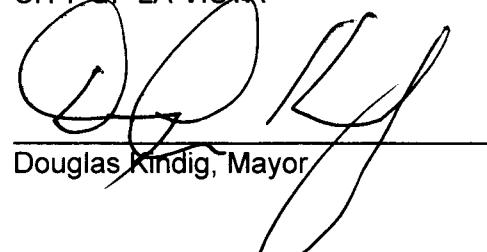
- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the final plat and subdivision agreement. Any deviation from this shall require the approval of the City.
- ii. Off Street Parking. Parking on lots in Lots 1 and 16 should be provided based on the Off Street Parking Requirements table on the Planned Unit Development Site Plan marked as Exhibit "B".

Section 8. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 9. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 5TH DAY OF NOVEMBER, 2019.

CITY OF LA VISTA



Douglas Kindig, Mayor

ATTEST:



Pamela A. Buethe

Pamela A. Buethe, CMC
City Clerk

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EXHIBIT A

Lots 1 and 16, Harrison Hills located in the NW $\frac{1}{4}$, Section 17, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska (To be replatted as Lot 1 Harrison Hills Replat 7).

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EXHIBIT B

ORDINANCE RECORD

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LAMP
RYNEARSON



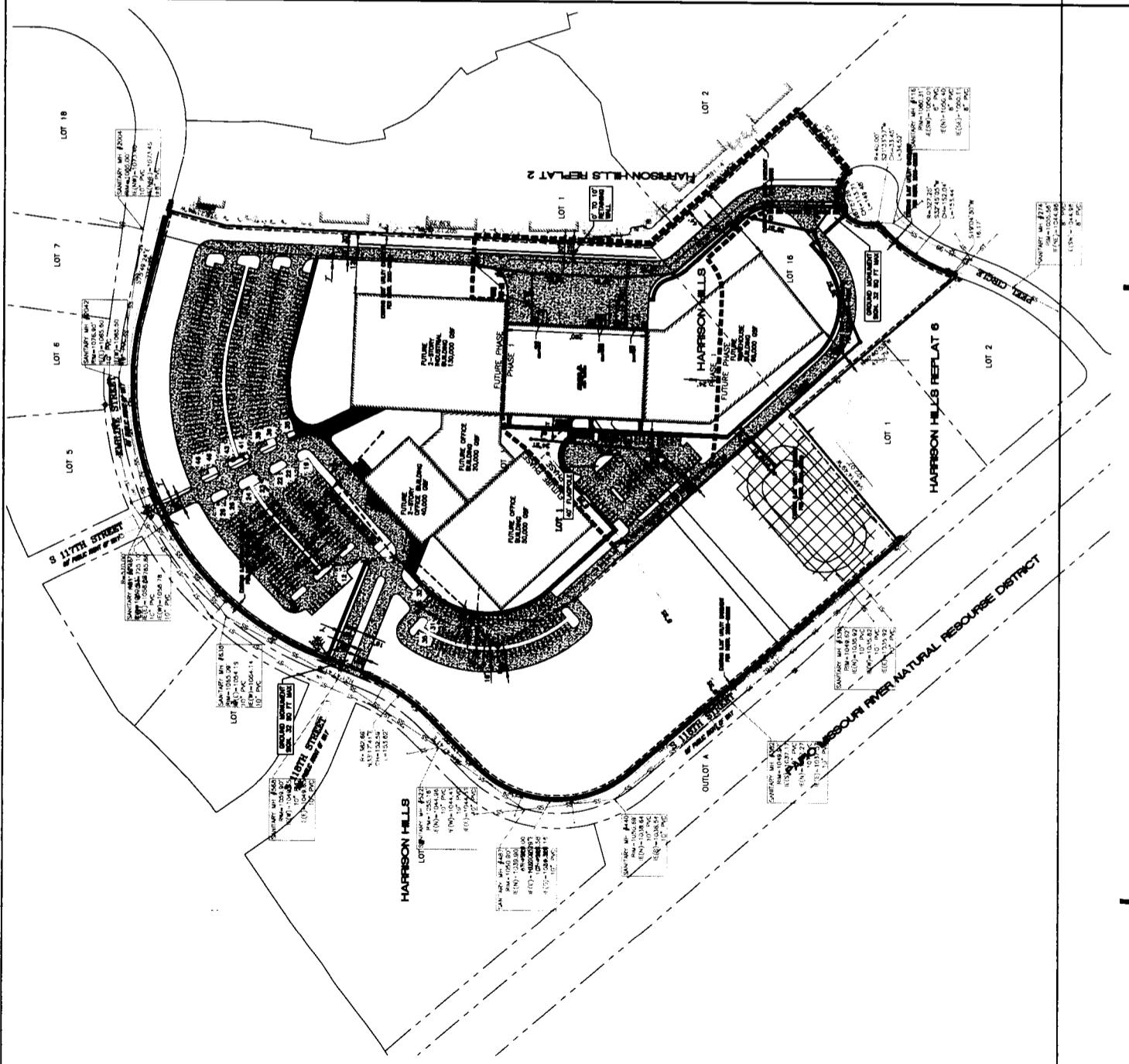
PRELIMINARY

LAWNSA, NEBRASKA (HARRISON HILLS FACILITY)

PLANNED UNIT DEVELOPMENT
SITE PLAN EXHIBIT



LEGAL DESCRIPTION	PLD SITE REGULATOR TABLE	PLD SITE REGULATOR TABLE
LOT 1 HARRISON HILLS REPLAT 7, LAWNSA, NEBRASKA	11700 DOUGIE RD, STE 100 OMAHA, NE 68114 AZIZA, AIA Lawnsa.com	1-1 PLD. OFFICE CONDOMINIUM DISTRICT (DOWNTOWN DISTRICT) (SEE SECTION 8.1.3)
USE TYPE	GENERAL MANUFACTURING SPECIAL USE	GENERAL USE CONDITIONAL USE SPECIAL USE
200000	[]	[]
SITE REGULATORS (SEE SECTION 8.1.3):	ALLODED	ALLODED
A. SITE AREA	10,000 SF MIN.	10,000 SF MIN.
B. UNIMAN MAN	100 FEET	35' OF WHICH PARKING IS LOCATED IN FRONT YARD
C. SETBACK	30'	30'
FRONT YARD	30'	30'
SIDE YARD	30'	30'
REAR YARD	40' MAX	40' MAX
D. HEIGHT	40'	40'
E. MAX. LOT COVER (%)	100%	100%
F. PLANNED REQUIREMENTS (SEE SECTION 7.4)	1 SPACED/200' OF OFFICE FLOOR AREA (INDUSTRIAL USE) 1 SPACED/200' OF OFFICE FLOOR AREA (OFFICE BUILDING USE) 1 SPACED/200' OF OFFICE FLOOR AREA (MANUFACTURE & DISTRIBUTION USE)	1 SPACED/200' OF OFFICE FLOOR AREA (INDUSTRIAL USE) 1 SPACED/200' OF OFFICE FLOOR AREA (OFFICE BUILDING USE) 1 SPACED/200' OF OFFICE FLOOR AREA (MANUFACTURE & DISTRIBUTION USE)
OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)	GENERAL REQUIREMENT	GENERAL REQUIREMENT
PARKING	74,732 SF	74,732 SF
OFF STREET PARKING (INDUSTRIAL USE)	10,000 SF MIN.	10,000 SF MIN.
OFF STREET PARKING (OFFICE BUILDING USE)	10,000 SF MIN.	10,000 SF MIN.
OFF STREET PARKING (MANUFACTURE & DISTRIBUTION USE)	10,000 SF MIN.	10,000 SF MIN.
TOTAL	30,000 SF	30,000 SF
ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)	GENERAL REQUIREMENT	GENERAL REQUIREMENT
PARKING 1	70 TOTAL = 3 ACCESSIBLE	70 TOTAL = 3 ACCESSIBLE
TOTAL	20 OF 30 TOTAL, 30 TOTAL = 13 ACCESSIBLE	13 TOTAL
PHASE 1 AREA	6.051 ACRES	6.051 ACRES
TOTAL AREA	12.102 ACRES	12.102 ACRES



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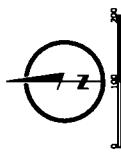
EXHIBIT C

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LAMP
RYNEARSON

1410 W. DODGE RD. #100
OMAHA, NE 68154
402-469-2486
LampRynearson.com



PRELIMINARY

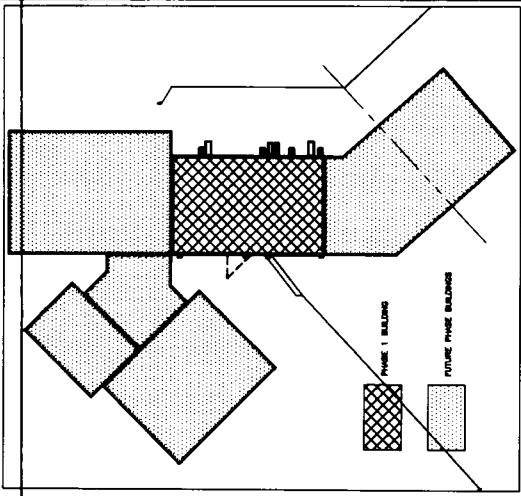
NOT FOR CONSTRUCTION

LAWNS, INC. (HARRISON HILLS FACILITY)

PLANNED UNIT DEVELOPMENT
PHASING PLAN EXHIBIT

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Attn: what below.
Call before you dig.



PHASE 1 AREA
FUTURE PHASE AREA
TODAY AREA

DEVELOPMENT FEE PHASE TABLE	
EX. DESCRIPTION	DEVELOPMENT FEE PER ACRE
WATERBED WADERS/15	\$115,161.63
SEWER/FAUCET CONNECTION FEE (D/P/H/C)	\$177,412.35

