

ORDINANCE RECORD

No. 728—REDFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 1417

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ESTABLISHED 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 Campus 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 Campus PUD is hereby adopted to provide for the development of a planned industrial campus for the research and manufacturing of medical products that will service not only the surrounding market area, but nationally and internationally. The campus will also include workforce housing, office, and other uses to provide support functions to this primary use. 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 industrial and residential 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, pools, pool decks and roof gardens.
- E. "Streck Campus 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. "Campus" shall mean the 30.04 acres of land described in Exhibit "A" hereto, to be known as the "Streck Campus."

Section 4. Parcel Identification Map

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Attached hereto and made a part of Streck Campus PUD for parcel delineation is the Parcel Identification Map for the Streck Campus PUD marked as Exhibit "B".

Section 5. Conceptual Site Plan

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 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 Campus 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 Campus PUD.
- ii. Unless otherwise specified herein, the development of the Streck Campus 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 Campus PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate zoning district shall apply to any development, additions, or redevelopment within the PUD overlay district. 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 the Streck Campus is to develop the site for manufacturing of medical products, with office, multi-family workforce housing, and limited retail as accessory uses.
 - a. Building Height. Permitted building heights shall be the same as those listing in the I-1 Light Industrial District regulations unless otherwise approved by the City Council as part of a PUD Site 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 the PUD Site Plan marked as Exhibit "B".
 - c. Landscaping. Landscaping throughout the Subdivision shall be consistent with the PUD Site Plan map set, Exhibit "B"

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and the City's Commercial Building Design Guide and Criteria. A complete and detailed landscaping plan is required prior to building permit approval to assure compliance with the vision of the Streck Campus PUD.

- d. Site Area Per Residential Unit. Shall be 2,250 per multi-family residential unit.

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 of the approval of the original PUD ordinance as approved on November 5, 2019, 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, Sidewalks, 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. Sidewalks. Due to issues with topography, utilities, and the narrowness of the lots the sidewalks within the development will be constructed to a minimum width of five (5) feet and shall be laid out in conformance with the Subdivision Regulations unless otherwise approved by the City Council as part of the PUD Site Plan marked as Exhibit "B".
- iii. Off-Street Parking. Parking on lots within Lot 2 of the PUD overlay shall be provided based on the aggregate ratio of one (1) off-street parking spaces per three thousand (3,000) square feet of gross floor area of industrial improvements constructed on Lot 2, separate from those spaces dedicated to office uses, unless off-site/public parking is utilized with approval of the city.

Parking on lots within Lot 1 of the PUD overlay shall be provided based on the aggregate ratio of one (1) off-street parking spaces per bedroom of multi-family improvements constructed on Lot 1, separate from those spaces dedicated to office uses, unless off-site/public parking is utilized with approval of the city.

Enclosed parking within Lot 1 of the PUD overlay shall be based on the aggregate ratio of 0.45 enclosed garage spaces per unit of multi-family improvements construction on Lot 1, separate from those spaces dedicated to office uses.

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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 16TH DAY OF MARCH 2021.

CITY OF LA VISTA


Douglas Kindig, Mayor

ATTEST:


Pamela A. Bueth, CMC
City Clerk

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EXHIBIT A

Streck — Lots 1 and 2 Harrison Hills Replat 7, Northwest 1/4, Section 17, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

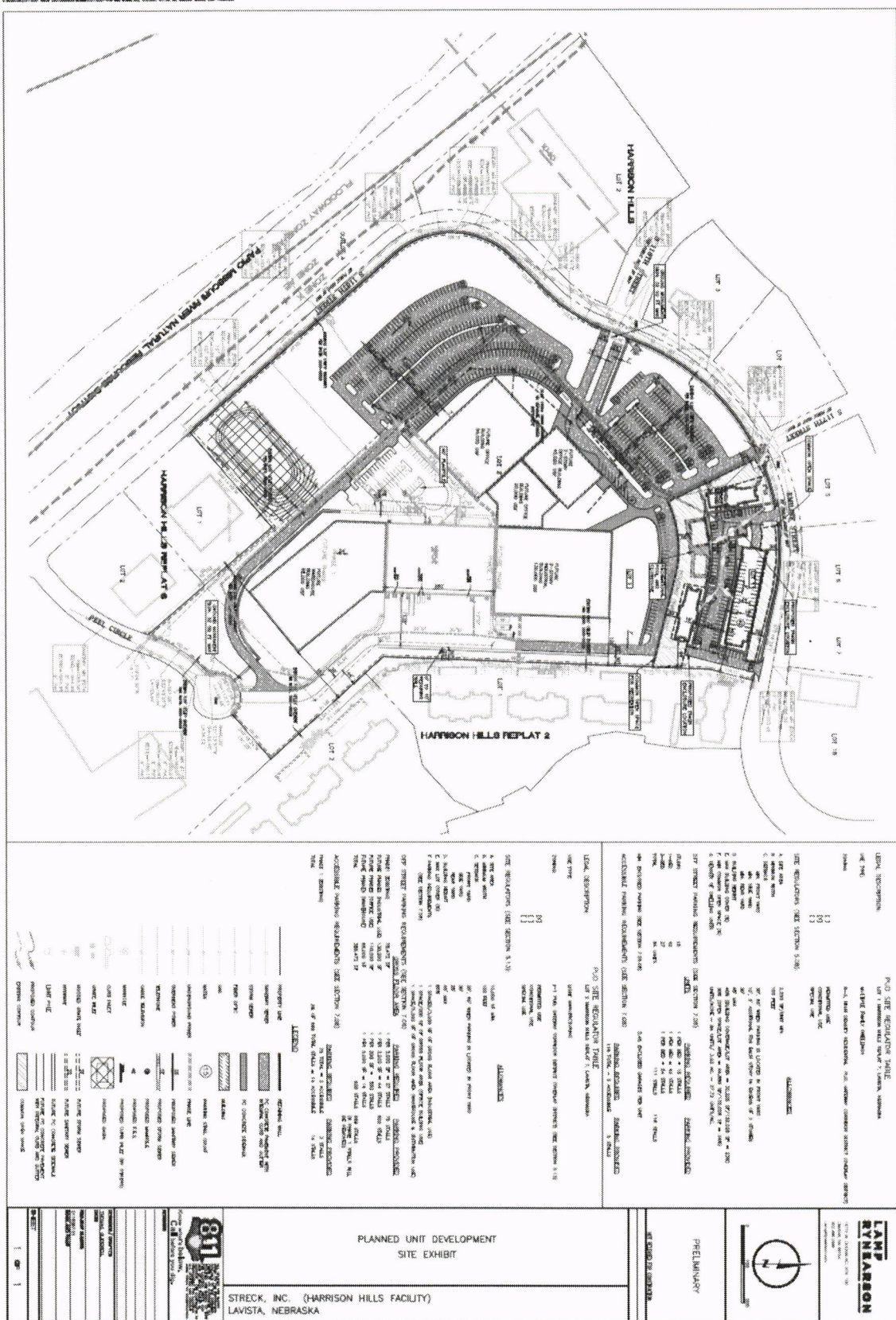
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EXHIBIT B

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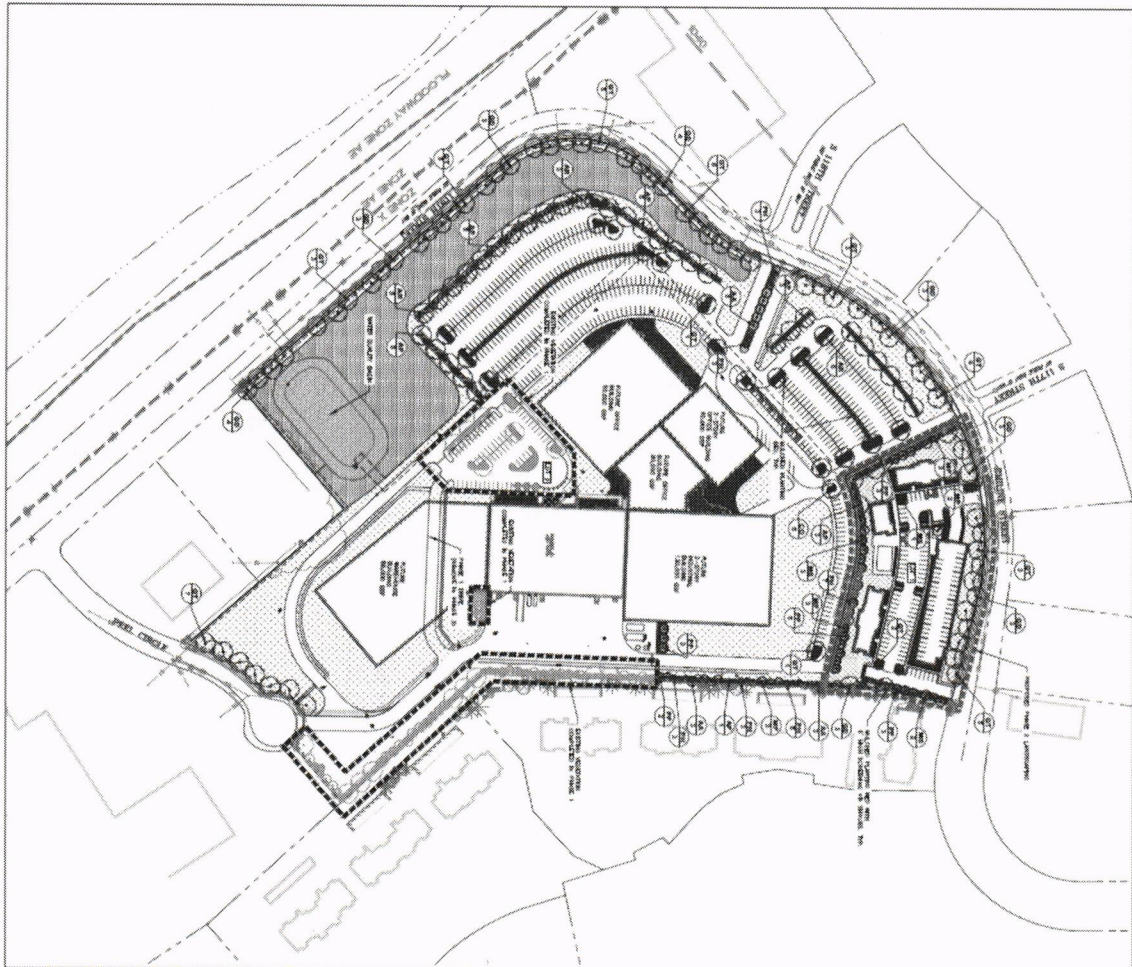
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<p>LAMP BYEASON</p> <p>10000 10th Ave. N.E. Seattle, WA 98125 206-764-4400 Fax 206-764-4401</p>		<p>PROJECT NAME:</p>	<p>PLANNED UNIT DEVELOPMENT LANDSCAPE EXHIBIT</p>	
<p>DATE: 01/15/01</p>	<p>PROJECT NO: 01-001</p>	<p>PROJECT ADDRESS:</p>	<p>STRECK, INC. (HARRISON HILLS FACILITY) LAVISTA, NEBRASKA</p>	<p>118 Landscape Architecture</p>

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