

ORDINANCE RECORD

REDFIELD DIRECT E2401275KV

ORDINANCE NO. 1541

AN ORDINANCE 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 the Falewitch and Sons, LLC development of Falewitch Business Park (the "Falewitch Business Park 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 Falewitch Business Park PUD is hereby adopted to provide for the development of an industrial business park development. Such industrial development will be characterized by two industrial buildings within the PUD area, constituting a total of 52,200 square feet of building footprint, served by parking areas that provide sufficient parking. 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 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 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 Falewitch, LLC, their successors and assigns.
- B. "Developmental Support and Consulting Services" shall mean a facility or business that provides professional consulting services, therapeutic guidance, and supportive services specifically designed for individuals with disabilities, including but not limited to autism spectrum disorder. Such facilities may include individualized care plans, developmental and social skills training, educational support, behavioral therapy, and family counseling services.
- C. "Falewitch Business Park 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.

Section 4. Parcel Identification Map

Attached hereto and made a part of Falewitch Business Park PUD for parcel delineation is the PUD Site Plan for the Falewitch Business Park PUD marked as Exhibit "B".

Section 5. Allowed Uses

The uses allowed within the Falewitch Business Park PUD area shall be constrained to the uses outlined in this Section. The uses allowed through the underlying I-2 Heavy Industrial District do not apply. The allowed uses within this PUD area are:

- A. The following uses shall be allowed outright:
 - a) Assembly of Electrical and Electrical Appliances
 - b) Automotive Services, Except Repair, Towing and Wrecking
 - c) Brew On-Premises Store
 - d) Business Services
 - e) Catering Kitchens
 - f) Facilities for Building Construction Contractors
 - g) General Warehousing

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- h) Laboratory, Medical and Dental
- i) Light Manufacturing
- j) Office Uses Including: Attorneys, Insurance, Real Estate, Credit and Security Brokers, and Investment Services
- k) Printing, Publishing, and Allied Industries
- l) Special and Vocational Training Facilities
- m) Developmental Support and Consulting Services
- n) Testing Laboratories

B. The following uses shall be allowed with the approval of a Conditional Use Permit:

- a) Animal Specialty Services
- b) Health Club or Recreational Facility, not including uses defined in Adult Establishment
- c) Indoor Recreation Facility
- d) Industrial Condominiums
- e) Manufacturing: Artisan (Limited)
(hand tools only: e.g. jewelry or ceramics)

C. The following uses shall be allowed on a temporary basis:

- a) Temporary Structures (events)
- b) Temporary Structures (construction)

D. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Falewitch Business Park 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 Falewitch Business Park PUD.
- ii. Unless otherwise specified herein, the development of the Falewitch Business Park PUD shall comply with the applicable La Vista Zoning Ordinance or any other applicable City Codes.

Section 6. 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.

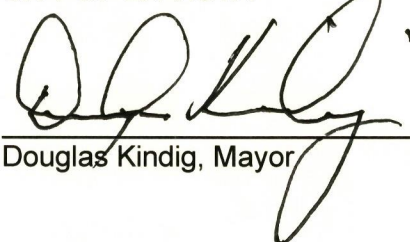
Section 7. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

ATTEST:


Rachel D. Carl, CMC
City Clerk

CITY OF LA VISTA


Douglas Kindig, Mayor

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EXHIBIT A

Lots 29-30 Brook Valley II Business Park, located in the S ½ , Section 14, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

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TD2
engineering
& surveying

Thompson, Dresser & Dornier, Inc.
10836 Old Mill Rd
Omaha, NE 68154
402.330.8860 Fax 402.330.5836
td2co.com
Web: TD2Engineering & Surveying

Survey Type

SITE PLAN

Client Name:

**FALEWMTCH
CONSTRUCTION
SERVICES**

Division
LOTS 29 AND 30,
BROOK VALLEY II
BUSINESS PARK,
SARPY COUNTY,
NEBRASKA.



U.S. SURVEY FEET



Product Name

No.	Description	MM-CC-YR
01	RENT PER KATE GOSS	01/08/2013
01	FENCE HOHT & GATES	01/13/2013
10		
10		

Job No.: 20024-205(SP1)
Drawn By: RJR
Reviewed By: CED
Date: DECEMBER 2, 2024
Book:
Pages:

Print Number

SHEET 1 OF 1

LEGAL DESCRIPTION

LOTS 29 AND 30, BROOK VALLEY II BUS INESSPARK,
A SUBDIVISION IN SAPPY COUN TY, N EBRASKA

NOTES

GROSS LAND AREA:
THE SURVEYED PROPERTY CONTAINS 244,724 SQUARE FEET
OR 5.618 ACRES MORE OR LESS.

BUILDING AREA:
THE BUILDINGS CONTAIN 52,200 SQUARE FEET. THIS AREA
WAS CALCULATED USING EXTERIOR BUILDING DIMENSIONS
MEASURED AT GROUND LEVEL.

PARKING COUNT:
LOT 29: 99 REGULAR PARKIN G SPACES & 5 DISABLED PARKING SPACES.

LOT 30: 131 REGULAR PARKING SPACES & 10 DISABLED PARKING SPACES

TOTAL: 230 REGULAR PARKING SPACES & 15 DISABLED PARKING SPACES.

PROPERTY IS ZONED I-2 (HEAVY INDUSTRIAL)

REGULATOR	REQUIREMENT
LOT AREA.....	244,724 SQ. FT.
MAX LOT COVERAGE.....	75% MAXIMUM
FRONT YARD.....	50 FEET MINIMUM
SIDE YARD.....	30 FEET MINIMUM
REAR YARD.....	25 FEET MINIMUM
OPEN AREA COVERAGE.....	71,457 SQ. FT.
IMPERVIOUS COVERAGE.....	173,267 SQ. FT.

LEGEND



EXISTING 8" to 12" DECIDUOUS TREE

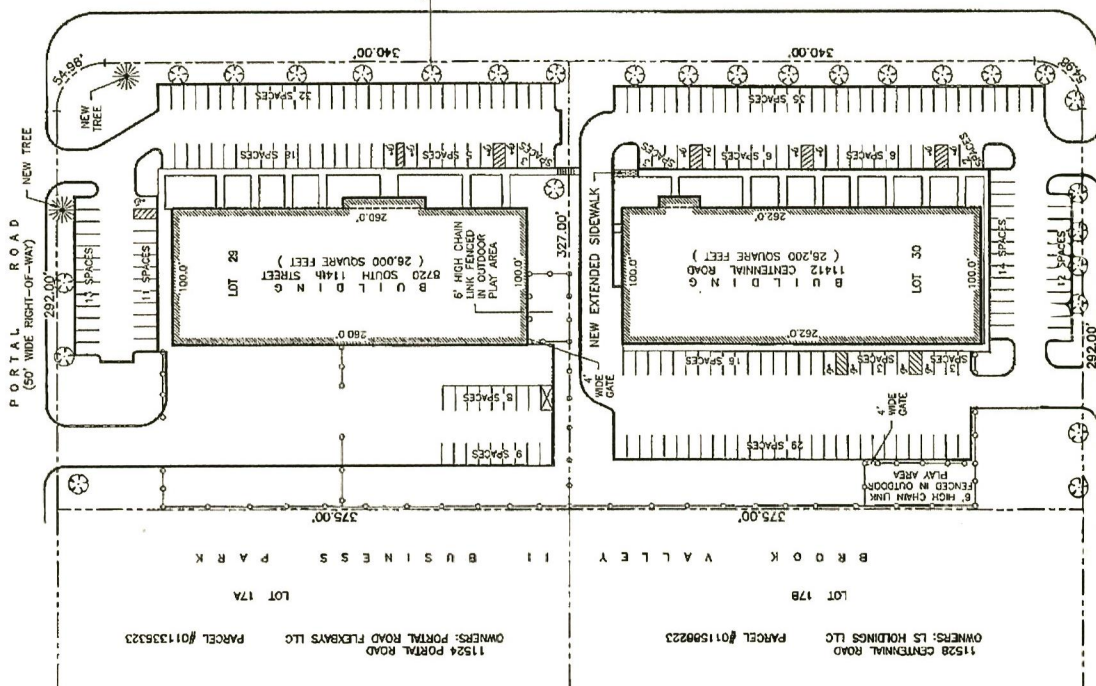
EXIST	INGCHAIN	LINK	FFNOF
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DISABLED PARKING SPACE

OWNERS: TOYS NE QRD 15-74 INC. PARCEL #011581502

D R I E N T A L T R A D I N G C O M P A N Y B U S I N E S S P A R K

1 4 4 h S T R E E T (50' WIDE RIGHT-OF-WAY)

CENTENNIAL ROAD
(50' WID EIGHT-OF-WAY)

LOT 1	BROOK VALLEY II	LOT 2
11501 CENT ENNA BLVD OWN ERS: STAPEL GROUP LLC	PARCEL #011597655	14446 CENT ENNA BLVD OWNERS: BARGER CENT ENNA BUILDING I. LC
		PARCEL #011597657

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