

## **AGENDA ITEM 4A**

**Public Hearing for a Conditional Use Permit  
(CUP) and Preliminary Plat – Lot 26  
Oakdale Park & Tax Lot 8A1B 16-14-12 &  
Tax Lot 8A1A Exc Pt For Row 16-14-12 – 3D  
Self Storage La Vista, LLC**





**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: PCUP-17-0004      FOR HEARING OF: September 21, 2017  
PSPP-17-0003      REPORT PREPARED ON: September 13, 2017

**I. GENERAL INFORMATION**

- A. APPLICANT:** 3D Self Storage – La Vista, LLC
- B. PROPERTY OWNER:** The Colonial Press
- C. LOCATION:** SW Corner of S. 104<sup>th</sup> and Harrison
- D. LEGAL DESCRIPTION:** Tax Lot 8A1A EXC PT for ROW and Tax Lot 8A1B 16-14-12, Lot 26 Oakdale Park
- E. REQUESTED ACTION(S):** Preliminary Plat and Conditional Use Permit to operate a *self-service storage facility*.
- F. EXISTING ZONING AND LAND USE:**  
I-2 Heavy Industrial; Tax Lot 8A1A is currently vacant. A print shop occupies Tax Lot 8A1B and Lot 26 Oakdale Park.
- G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate a *self-service storage facility*.
- H. SIZE OF SITE:** 4.59 acres

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The topography of the property is relatively flat with a gradual slope to the south. A building and related parking occupies two of the lots, with the remainder of the property vacant.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. **North:** Applewood Heights; R-4 Single-Family Residential District
  - 2. **East:** Cimarron Woods; R-1 Single-Family Residential District
  - 3. **South:** Lot 28B Oakdale Park, Tax Lot 8A2; I-2 Heavy Industrial District
  - 4. **West:** Lot 1 Rotella's First Addition; I-2 Heavy Industrial District

**C. RELEVANT CASE HISTORY:**

N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Article 6 of the Zoning Regulations – Conditional Use Permits
3. Section 3.03 of the Subdivision Regulations – Preliminary Plat Specifications

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial uses.

**B. OTHER PLANS: N/A**

**C. TRAFFIC AND ACCESS:**

1. Ingress will be from a right-in/right-out on 104<sup>th</sup> Street. Egress design will require users of the facility to travel through a series of gates that would push traffic west, through the proposed Lot 2 (Colonial Press) to 107<sup>th</sup> Street. Office visitors will be able to exit back onto 104<sup>th</sup> Street.
2. The traffic impact statement provided by Olsson Associates states a maximum of 58 daily visits is expected with a peak demand of 8 visits per hour between 11:00am and 1:00pm on Saturdays.

**D. UTILITIES:** All utilities are available to the site.

**E. PARKING REQUIREMENTS:** The development includes a 1,658 square foot office, which requires a minimum of 8 parking spaces. The site plan depicts 8 parking stalls. Through a review of the traffic volumes, it was determined that adequate space was provided in the loading/unloading areas of the facility.

**F. LANDSCAPING:** Section 7.17 of the zoning ordinance requires the planting of 1 tree per 40 feet of street frontage and a landscaped area of 15' is required along all street frontages. Through the conditional use permit review process additional landscaping was required along the frontages to soften the visual impact of the facility.

**IV. REVIEW COMMENTS:**

1. The conditional use permit specifically requires the proposed use to be limited to the operations described within the Operational Statement (Exhibit B).

2. Conditions "2d and 2e" of the conditional use permit specifically prohibit outdoor storage in conjunction with this use.
3. Condition "2g" of the conditional use permit requires the property to be developed and maintained in accordance with the site plan set and the landscaping plan.
4. As per condition "2h" of the conditional use permit, exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.
5. If the preliminary plat and conditional use permit are approved by City Council the applicant will need to apply for approval of the final plat through the platting process.

**V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**

Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. STAFF RECOMMENDATION – PRELIMINARY PLAT:**

Staff recommends approval of the Preliminary Plat as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

**VII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Applicant's Operational Statement
3. Staff Review Letters
4. Draft CUP
5. Preliminary Plat Map Set

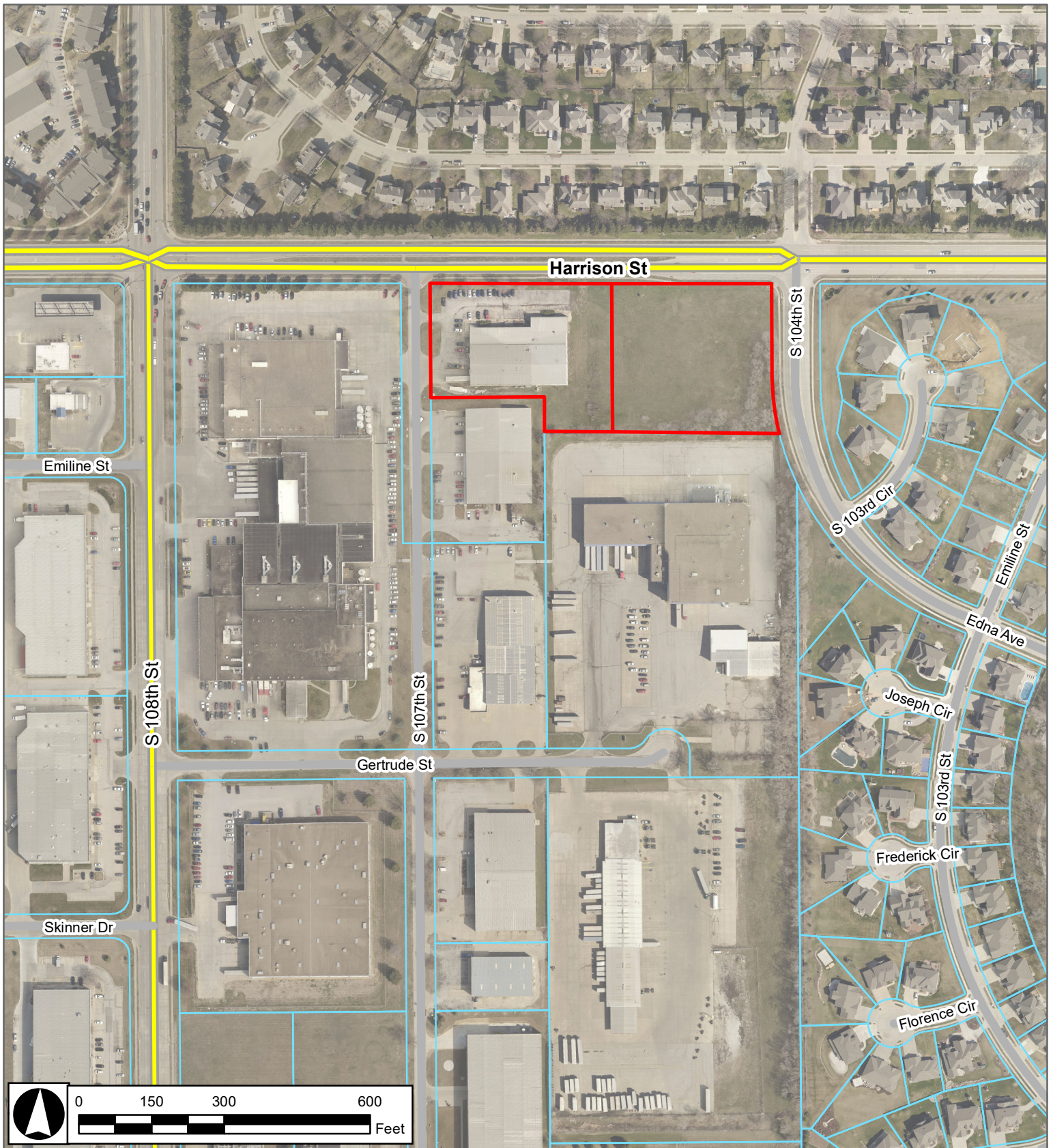
**VIII. COPIES OF REPORT TO:**

1. Jeff Lake – 3D Self Storage – La Vista, LLC; Applicant
2. Jan Visty – The Colonial Press; Property Owner
3. Aaron Wiese – Olsson Associates; Engineering Consultant
4. Mark Wolter – Cimarron Woods resident
5. Public Upon Request

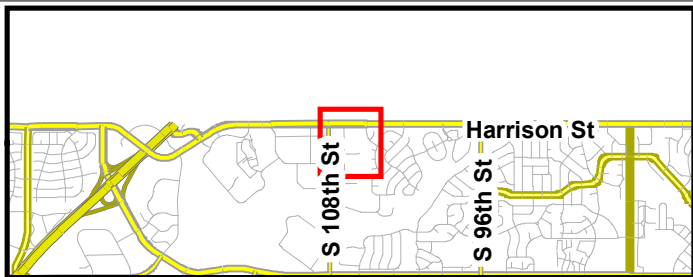
  
\_\_\_\_\_  
City Planner

9/14/17  
\_\_\_\_\_  
Date





**Project Vicinity Map**



**Lot 26 - Oakdale Park & Tax Lot 8A1B  
& Tax Lot 8A1A**

8-24-2017  
JMC



# Exhibit “B”

## Statement of Proposed Use

### 3D SELF STORAGE FACILITY

SW CORNER OF 104<sup>TH</sup> & HARRISON ST.  
PROPOSED LOT 1, OAKDALE PARK STORAGE

#### General Purpose:

3D Self Storage Facility (Proposed Lot 1, Oakdale Park Storage) is a proposed climate controlled self-service storage facility offering indoor climate-controlled storage. No outside storage of materials, RV's, campers, boats, etc. will be allowed. The facility will own a moving truck for the use of its customers and will be parked on site when not in use. A small parking lot will serve the office function of the facility.

#### Services Offered:

The building is a two-story building, with the following uses:

- First Floor
  - Climate Controlled Storage (51,373 SF with drive, 44,022 SF without drive)
  - Office Space (1,658 SF)
- Second Floor
  - Climate Controlled Storage (44,613 SF)

#### Customer Base:

The facility's customer base will consist of clients who are seeking both temporary or long-term climate controlled storage for personal or business storage purposes.

#### Hours of Operation (Secured Gate Access with Individual Codes):

Monday-Sunday: 6:00 am to 10:00 pm

#### Office Hours

Monday-Friday: 8:00 am to 6:00 pm

Saturday-Sunday: 9:00 am to 1:00 pm

#### Employees:

The facility will employ 1-2 full-time and 1-2 part-time workers.

#### Vehicle Circulation:

The circulation for the facility will be designed to minimize the impact on the adjacent Cimarron Woods residential neighborhood. Customers will enter from 104<sup>th</sup> Street on the southeast corner of the property through a right in / right out access and exit on the northwest corner of the property through an egress easement across proposed Lot 2, Oakdale Park Storage (currently owned by Colonial Press). One-way security gates will be utilized to require flow of customers to enter on the east side of the facility only and leave on the west side of the facility only. A channelization island on the northwest corner of the building will promote vehicles to exit to the egress easement. It is anticipated a small percentage of vehicles will exit to 104<sup>th</sup> Street when visiting the office only and not utilizing the storage components of the facility.

#### Lighting:

This facility will adhere to the City's lighting codes and will not have light spillage beyond the property lines.



July 20, 2017



Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Conditional Use Permit – Initial Review  
3D Self Storage

Mr. Lake:

Thank you for your submittal of the 3D Self Storage Conditional Use Permit (CUP) application. Staff has reviewed the initial submittal and has provided the following initial comments:

1. Landscaping is an important element in the buffering of an industrial use next to residential uses. The landscaping plan needs to be modified to include vegetative screening south of the east entrance drive. Although utilities run along the edges of this portion of the proposed development, there should be opportunities in this area to improve the landscaping along the street frontage.

If the applicant intends any monument signage for the proposed development, this aspect needs to be displayed on the CUP site plan and landscaping plan.

Long-term maintenance of landscaping is important in limiting potential for future conflicts between the proposed use and adjoining residential properties. A note needs to be added to the landscaping plan to state that landscaped areas shall be watered by an automatic irrigation system. A separate note needs to be added to the plan to require the landscaping contractor to provide a guarantee of at least one year. (Articles 6.05.01 and 6.05.02)

2. The properties surrounding the proposed Lot 1 area are already developed and therefore this use will not impede development of the surrounding property. (Article 6.05.03)
3. Adequate utilities and drainage plans are being proposed. Access-related aspects of Article 6.05.04 will be addressed under comment #4 below. (Article 6.05.04)
4. In relation to Article 6.05.05, the applicant has submitted a proposal showing the intent of traffic for Lot 1 to enter from 104<sup>th</sup> Street and to exit to the west, through Lot 2, to 107<sup>th</sup> Street. Small levels of traffic associated just with stops to the office are proposed to enter and exit from 104<sup>th</sup> Street.

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[info@cityoflavista.org](mailto:info@cityoflavista.org)

Staff has concerns that traffic desiring to travel westbound on Harrison Street will find the path to the west difficult and may simply turnaround on Lot 2 to go back to 104<sup>th</sup> Street. The connection from Lot 1 to Lot 2 also creates the opportunity for employees/customers on Lot 2 to use Lot 1 to reach 104<sup>th</sup> Street.

Based on the operation, staff recommends either of these two options:

*Option 1:*

One-directional gates at points just north and west of the office for the building. The connection between Lot 1 and Lot 2 would be paved, but a one-directional gate would need to be installed at the lot line to only allow westbound access. These gates would need to be controlled by a fob system, or approved alternative.

***NOTE: Attached is a drawing of a proposed one-way circulation pattern submitted by the applicant with redlined notes of gate locations.***

*Option 2:*

Traffic enters and exits the site from 104<sup>th</sup> Street to Lot 1 and there would be no vehicular connection between Lot 1 and Lot 2. However, due to the size of the building, the development would need two means of access for fire apparatus. Hence, the easement between the proposed Lots 1 and 2 would need to remain and a geogrid, or some approved alternative, would need to be installed between the paved areas of the two lots to allow for secondary access for the Fire Department. Additionally, a gate or breakaway fencing, as approved by the Papillion Fire Department, would need to be installed.

A median break would be necessary on 104<sup>th</sup> Street to allow direct northbound access on 104<sup>th</sup>. The allowance for this break would need to be negotiated with SID 237. As part of such modification the landscaping removed from the island should be replaced by additional landscaping in Outlot B on the east side of 104<sup>th</sup> Street which appears to have adequate space to accommodate landscaping to screen the single family homes from this proposed development and driveway.

All such modifications would be at the expense of the applicant and plans for modification to the island and landscaping would be subject to review by SID 237. Subject to these recommendations, staff would not object to the proposed driveway connection to 104<sup>th</sup> Street. (Article 6.05.05)



***NOTE: The applicant has informed staff that they have met with the SID Board and Cimarron Woods Homeowners Association and they expressed opposition to this option.***

With either option, staff recommends that the driveway access point onto 104<sup>th</sup> Street be as far to the south on Lot 1 as possible (possibly 30 feet south of the location depicted).

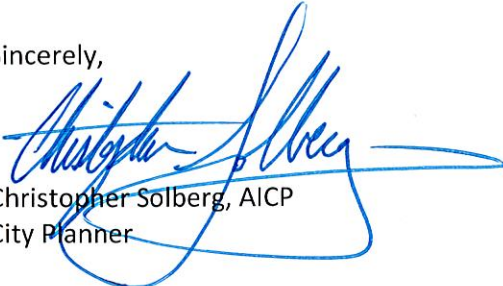
5. No comments were received regarding Article 6.05.06 through Article 6.05.09.
6. The applicant needs to provide a statement as to the expected daily and peak hour traffic volumes as requested in the staff comments regarding the preliminary plat. Based on the description of traffic volumes to date, it is very unlikely that this development would add volume sufficient to warrant a traffic signal at the 104<sup>th</sup> and Harrison intersection. The submitted statement on volumes would be further reviewed in regards to this item (Article 6.05.10)
7. The development plan contains adequate facilities to address storm water runoff subject to detailed design review. Subject to the recommendation provided comment #4 above, staff concludes the considerations in Article 6.05.11 to be addressed.

A draft Conditional Use Permit (CUP) will be forwarded to you in the coming days for your review. It should be noted that this is just a draft of the CUP document, the City Attorney will review the draft prior to forwarding it on to City Council.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

Should you have any questions please contact me at 402-593-6402 or [csolberg@cityoflavista.org](mailto:csolberg@cityoflavista.org).

Sincerely,



Christopher Solberg, AICP  
City Planner

Enclosure

Cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Aaron Wiese, Olsson Associates  
Jan Visty, The Colonial Press  
File







August 7<sup>th</sup>, 2017

Attn: Christopher Solberg, City Planner  
La Vista Community Development Department  
8116 Park View Blvd.  
La Vista, NE 68128

cc: Jeff Lake, Developer  
Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Jan Visty, The Colonial Press

**RE: 3D Self Storage CUP Application**  
**104<sup>th</sup> and Harrison Streets**  
**Olsson Project No. 017-1520**

To whom it may concern,

We received Review Comments for 3D Self Storage dated 07/20/2017. Please accept this letter and the attached exhibits as our re-submittal for approval of the above-mentioned application.

**1.0 Comment:**

- Landscaping is an important element in the buffering of an industrial use next to residential uses. The landscaping plan needs to be modified to include vegetative screening south of the east entrance drive.
- If the applicant intends any monument signage for the proposed development, this aspect needs to be displayed on the CUP site plan and landscaping plan.
- Long term maintenance of landscaping is important. A note needs to be added to the landscaping plan to state that landscaped areas shall be watered by an automatic irrigation system. A separate note needs to be added to the plan to require the landscaping contractor to provide a guarantee of at least one year.

**Response: ADDRESSED**

- *The landscaping plan has been modified to include vegetative screening south of the east entrance drive.*
- *No monument signage is being proposed with this development.*
- *A note has been added indicating automatic irrigation system will be required.*
- *A note has been added stating the landscaping contractor shall provide a guarantee of at least one year.*

**2.0 Comment:**

- The properties surrounding the proposed Lot 1 area are already developed and therefore this use will not impede development of the surrounding property.

**Response: NOTED**

**3.0 Comment:**

- *Adequate utilities and drainage plans are being proposed. Access-related aspects of Article 6.05.04 will be addressed under comment #4 below.*

**Response: NOTED**

**4.0 Comment:**

- Based on traffic operation, staff recommends either of these two options
  - Option 1: One-directional gates at points just north and west of the office for the building. The connection between Lot 1 and Lot 2 would be paved, but a one-directional gate would need to be installed at the lot line to only allow westbound access. These gates would need to be controlled by a fob system, or approved alternative.
  - Option 2: Traffic enters and exits the site from 104<sup>th</sup> Street to Lot 1 and there would be no vehicular connection between Lot 1 and Lot 2. A median break would be necessary on 104<sup>th</sup> Street to allow direct northbound access on 104<sup>th</sup>.
  - With either option, staff recommends that the driveway access point onto 104<sup>th</sup> Street be as far to the south on Lot 1 as possible (possibly 30 feet south of the location depicted).

**Response: ON-GOING**

- *Olsson Associates met with the City on Thursday 08/03/2017 to discuss the updated site plan in relation to the drive location. We are proceeding with a revised version of Option 1 due to a variety of reasons (grading, detention pond location, sight distance issues, opposition from the adjacent HOA and SID, etc...).*
- *At the recommendation of the City, an additional gate has been added at the northwest corner of the site. However, this gate will be located at the northwest corner of the building instead of at the lot line proposed by the City. As the City intended, this location limits Lot 2 vehicles from entering Lot 1 to access 104<sup>th</sup> Street. It also eliminates any possibility of Lot 1 visitors (who enter the building or gated area) from circling around the site and exiting to 104<sup>th</sup> Street.*
- *As discussed with the City, Lot 1's access drive has been shifted north. This drive location still meets the minimum design standards for driveway distance from Harrison Street. It's our understanding the HOA prefers this driveway location, as it pushes the parking stalls and office space to the northeast corner of the site. It will allow for the most optimum detention pond shape, size, and location as it provides an additional landscape buffer between the sight of the adjacent neighborhood.*

**5.0 Comment:**

- No comments were received regarding Article 6.05.06 through Article 6.05.09.

**Response: NOTED**



**6.0 Comment:**

- The applicant needs to provide a statement as to the expected daily and peak hour traffic volumes as requested in the staff comments regarding the preliminary plat.

**Response: ADDRESSED**

- *A statement of expected daily and peak hour traffic volumes is being provided. This information is pulled from a similar climate controlled storage unit in Elkhorn.*

**7.0 Comment:**

- The development plan contains adequate facilities to address storm water runoff subject to detailed design review. Subject to the recommendation provided comment #4 above, staff concludes the considerations in Article 6.05.11 to be addressed.

**Response: NOTED**

- *Since our original submittal on 07/03/17, we have met with the Rotella's property owners, and their representatives on 08/01/17, to the south to discuss connecting our stormwater discharge to their existing storm sewer system in lieu of discharging directly to 104<sup>th</sup> street via a curb cut. Currently, Rotella's conceptually agrees to this storm sewer design. A final post construction storm water management plan will be provided to Rotella's (or their engineer) for their review as well as the City. A storm sewer and drainage easement/agreement will be drafted between Rotella's and the proposed development which will discuss this shared storm sewer and also cover on-going maintenance. Our site will be limited to the pre-development discharge volumes for the 2, 10, and 100-year storm events. A PCSMP maintenance agreement for Lot 1 will also be provided.*

Thank you for your time and consideration. Please feel free to contact me if you have any questions, comments or require additional information. I can be reached at 402-341-1116.

Sincerely,



Aaron Wiese

Encl.

August 7<sup>th</sup>, 2017

Attn: John Kottmann, City Engineer  
La Vista Public Works  
9900 Portal Rd.  
La Vista, NE 68128

**3D Storage – La Vista Daily and Peak Hour Traffic Volumes**

Olsson Associates submitted a Preliminary Plat for the 3D Self Storage facility in La Vista on July 3<sup>rd</sup>, 2017. A comment received from the City of La Vista on July 20<sup>th</sup>, 2017 requested more information from the development team on traffic volumes for the proposed facility based on observations from other operating facilities. Olsson and the Developer met with the City on August 3<sup>rd</sup>, 2017 and verbally provided the traffic volumes from the 3D Self Storage in Elkhorn. Based on the information provided, a full traffic study was not required by the City.

Below is a brief memo of the anticipated traffic volumes for the 3D Self Storage project in La Vista on the southwest corner of 104<sup>th</sup> and Harrison Streets.

It is anticipated the proposed storage facility will generate a maximum of 58 daily visits to the facility upon full buildout. This value is based upon actual usage data gathered in 2017 during the months of May, June, and July from the existing Elkhorn 3D Storage facility near 210<sup>th</sup> Street & Cumberland Drive. The daily visits have been calibrated on a leasable square footage basis. The La Vista facility is 10% larger than the Elkhorn Facility. The months of May thru July were selected as they are typically the busiest months of the year. The Elkhorn 3D Storage facility is currently in 'lease up mode', which typically yields higher daily visits than when fully stabilized. As such, we'd expect the calibrated visits to the La Vista 3D Storage Facility to drop well below the maximum 58 daily visits to the facility once stabilized. We've provided what we believe to be the highest value for daily visits.

Proposed hourly peak demand for the facility has also been based upon data from the Elkhorn 3D Storage facility. We are expecting a maximum demand of around 20 visits over a 2-hour period, which is anticipated to occur from 11:00am to 1:00pm on Saturdays. Existing data suggests we don't expect more than 8 visits in any give hour during the rest of the week. We also feel the hourly peak visits will drop off much like the daily visits once the facility is fully stabilized.

Attached are traffic counts and an hourly activity chart for 3D Self Storage – Elkhorn.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucas Weatherly', is written over a light blue circular stamp.

Lucas Weatherly, PE  
Encl.



## Traffic Counts for 3D Self Storage – Elkhorn

Data from May, June, July 2017

### Site Activity (Non-Office)

- 1571 Direct entrances from front (NE Door) during three-month period
  - 16.85 Entrances per day average
- 3195 Gate Entrances during three-month period
  - 35.5 Entrances per day average

Total = 52.35 per day average x 1.10 = 57.59 or 58 per day average for the La Vista Self Storage Facility

### Office Activity (New business)

- 257 Customers in Office during three-month period
  - 2.85 Customers per day

Sunday is .42 customers per day average

Monday is .45 customers per day average

Tuesday is .32 customers per day average

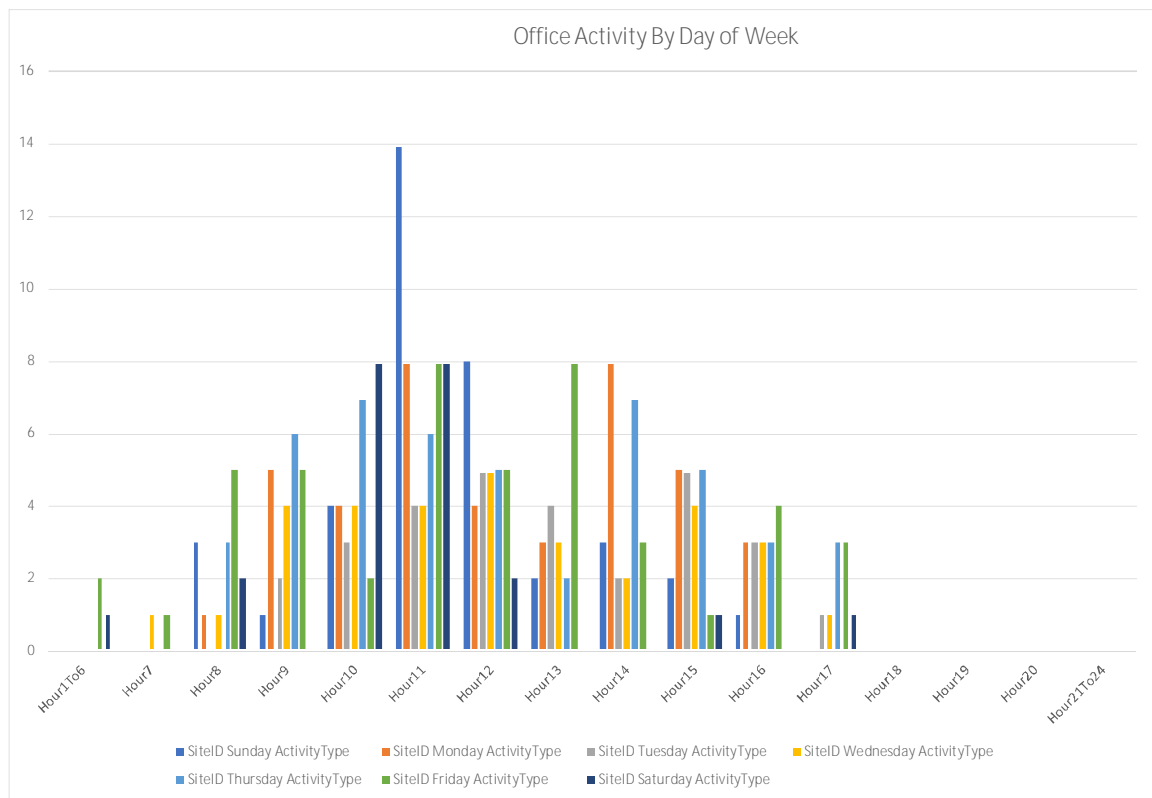
Wednesday is .35 customers per day average

Thursday is .52 customers per day average

Friday is .52 customers per day average

Saturday is .25 customers per day average

Chart attached shows office activity by the hour of day.







August 24, 2017

Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Preliminary Plat Application – 2<sup>nd</sup> Review  
Oakdale Park Storage (aka 3D Self Storage)

Mr. Lake,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Preliminary Plat, the City finds the revised materials satisfactorily address the comments in the City's review letter dated July 20, 2017 with the following exceptions:

1. The Conceptual PCSMP plan submitted initially needs to be updated for the revised configuration of the site and revised drainage proposal.
2. The letter of August 7 indicates that a draft egress easement was provided. Staff has not received a copy of this document wishes to review the draft document to provide comments before it moves forward towards finalization.

In order for the Preliminary Plat to be considered for review at the September 21<sup>st</sup> Planning Commission meeting, a full, revised set of documents will need to be provided for Planning Commission Packets. Please submit 14 full-size copies (along with electronic copies) of the revised documents by noon on September 5, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

  
Christopher Solberg, AICP  
City Planner

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August 24, 2017



Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Conditional Use Permit – 2<sup>nd</sup> Review  
3D Self Storage

Mr. Lake:

Thank you for your re-submittal of the 3D Self Storage Conditional Use Permit (CUP) application. Staff has found that the revised materials have satisfactorily addressed the comments in the City's review letter dated July 20, 2017.

A primary concern by all parties has been traffic access and circulation. The trip generation information shows limited volumes of traffic expected at this facility, limited hours of operation and peak traffic periods that do not coincide with traditional AM/PM peak hour periods. Based upon the modified access controls to place gates in a manner reducing movements of traffic out of the facility onto 104<sup>th</sup> Street, the proposed traffic impact is expected to be minimal.

A draft Conditional Use Permit (CUP) has been included for your review. It should be noted that this is just a draft of the CUP document, the City Attorney will review the draft prior to forwarding it on to City Council.

In order for the CUP to be considered for review at the September 21<sup>st</sup> Planning Commission meeting, a full, revised set of documents will need to be provided for Planning Commission Packets. Please submit 14 full-size copies (along with electronic copies) of the revised documents by noon on September 5, 2017 to ensure that the application stays on track for the review by the Planning Commission.

Should you have any questions please contact me at 402-593-6402 or [csolberg@cityoflavista.org](mailto:csolberg@cityoflavista.org).

Sincerely,

Christopher Solberg, AICP  
City Planner

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f: 402-331-0299

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[info@cityoflavista.org](mailto:info@cityoflavista.org)



# **City of La Vista Conditional Use Permit**

## **Conditional Use Permit for Self-Storage Facility**

This Conditional Use Permit issued this \_\_\_th day of \_\_\_\_\_, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, 3D Self Storage – La Vista, LLC (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a self-storage facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Oakdale Park Storage, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of operating a self-storage facility based upon the criteria prescribed in the La Vista Zoning Ordinance; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided and prescribed in the La Vista Zoning Ordinance.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit “A” hereto for a self-storage facility, said use hereinafter being referred to as “Permitted Use or Use”.

### **Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any transferee shall be bound to perform this permit the same as the original Owner. Any deviation from any terms of this permit without prior consent of the City, or breach of any terms of this permit, shall cause the permit to expire and terminate.
2. In respect to the proposed Use:
  - a. The use shall be limited to the type of operation as described in the applicant's Operational Statement (Exhibit “B”) and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Department and may require an amendment to the Conditional Use Permit, subject to either City Planner or Planning Commission and City Council approval, depending on the nature of the proposed change.
  - b. A site plan set showing the property boundaries of the tract of land, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as “Exhibit C”.
  - c. The hours of operation will be 6:00am to 10:00pm, Monday-Sunday.
  - d. There shall not be any outside storage of automobiles, trucks, boats, recreational vehicles, or the like.
  - e. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the facility, except trash receptacles. All trash dumpsters shall be properly screened with a six-foot enclosure and gated with materials similar to the building construction. Such enclosure shall obtain approval of the City Planner.

- f. There shall not be any storage or sale of explosives or hazardous materials.
  - g. The premises shall be developed and maintained in accordance with the site plan set (Exhibit C), landscaping plan, (Exhibit D) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval. The elevations in Exhibit E illustrate the appearance of the facility.
  - h. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.
  - i. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA and ADA.
  - j. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
  - k. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
    - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
    - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
    - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
  4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
    - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
    - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
    - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
  5. If the permitted use is not commenced within one (1) year from \_\_\_\_\_, 2017 this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
  6. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any



permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

7. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

#### **Miscellaneous**

1. The conditions and terms of this permit shall be binding upon owner, his successors and assigns.
2. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
3. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
4. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** Jeff Lake  
3D Self Storage – La Vista, LLC  
PO Box 418  
Elkhorn, NE 68022

**Effective Date:**

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

\_\_\_\_\_  
Pam A. Buethe  
City Clerk

**CONSENT AND AGREEMENT**

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

---

Notary Public

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

Notary Public



## EXHIBIT A

Lot 1, Oakdale Park Storage, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

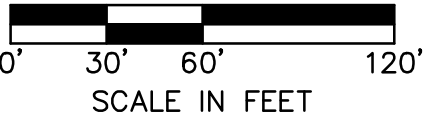
NOTE:

1. ALL BOUNDARY INFORMATION HAS BEEN GATHERED FROM M.A.P.A. AND AVAILABLE G.I.S. INFORMATION.
2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
3. PRELIMINARY PLAT COVERS BOTH NEW LOTS. REMAINING SHEETS ONLY SHOW PROPOSED LOT 1.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRISON STREET FROM LOT 1 AND LOT 2.

# OAKDALE PARK STORAGE

## LOTS 1 AND 2 PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED ACCESS EASEMENT LINE

### SHEET LIST TABLE

Sheet #	Sheet Title
C1.0	PRELIMINARY PLAT
C1.1	PRELIMINARY SITE AND UTILITY PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY CIRCULATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

### ZONING TABLE

	EXISTING	PROPOSED
LOTS 1 AND 2	I-2	I-2

### BUILDING SETBACK TABLE

FRONT	35
SIDE	30
REAR.	25

### PROPERTY OWNER

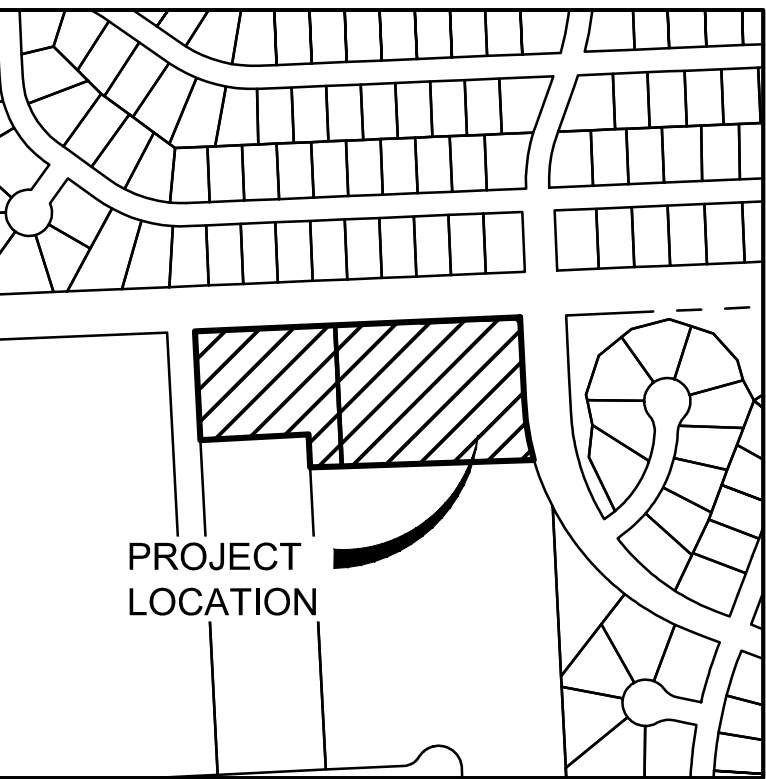
JAN VISTY  
THE COLONIAL PRESS, INC.  
10607 HARRISON STREET  
OMAHA, NE 68128

### DEVELOPER

WILLIE DOUGLAS  
3D SELF STORAGE - LAVISTA, LLC  
PO BOX 418  
ELKHORN, NE 68022

### ENGINEER

AARON WIESE  
OLSSON ASSOCIATES  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106



VICINITY MAP  
NOT TO SCALE

**OLSSON**  
ASSOCIATES<sup>®</sup>

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olssonassociates.com

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

PRELIMINARY PLAT

3D STORAGE - LAVISTA  
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT

LA VISTA, NE

2017

drawn by: JJE  
checked by: ALW  
QA/QC by: LRW  
project no.: 017-1520  
drawing no.:  
date: 07/03/2017

SHEET  
C1.0

## EXHIBIT B



# Exhibit “B”

## Statement of Proposed Use

### 3D SELF STORAGE FACILITY

SW CORNER OF 104<sup>TH</sup> & HARRISON ST.  
PROPOSED LOT 1, OAKDALE PARK STORAGE

#### General Purpose:

3D Self Storage Facility (Proposed Lot 1, Oakdale Park Storage) is a proposed climate controlled self-service storage facility offering indoor climate-controlled storage. No outside storage of materials, RV's, campers, boats, etc. will be allowed. The facility will own a moving truck for the use of its customers and will be parked on site when not in use. A small parking lot will serve the office function of the facility.

#### Services Offered:

The building is a two-story building, with the following uses:

- First Floor
  - Climate Controlled Storage (51,373 SF with drive, 44,022 SF without drive)
  - Office Space (1,658 SF)
- Second Floor
  - Climate Controlled Storage (44,613 SF)

#### Customer Base:

The facility's customer base will consist of clients who are seeking both temporary or long-term climate controlled storage for personal or business storage purposes.

#### Hours of Operation (Secured Gate Access with Individual Codes):

Monday-Sunday: 6:00 am to 10:00 pm

#### Office Hours

Monday-Friday: 8:00 am to 6:00 pm

Saturday-Sunday: 9:00 am to 1:00 pm

#### Employees:

The facility will employ 1-2 full-time and 1-2 part-time workers.

#### Vehicle Circulation:

The circulation for the facility will be designed to minimize the impact on the adjacent Cimarron Woods residential neighborhood. Customers will enter from 104<sup>th</sup> Street on the southeast corner of the property through a right in / right out access and exit on the northwest corner of the property through an egress easement across proposed Lot 2, Oakdale Park Storage (currently owned by Colonial Press). One-way security gates will be utilized to require flow of customers to enter on the east side of the facility only and leave on the west side of the facility only. A channelization island on the northwest corner of the building will promote vehicles to exit to the egress easement. It is anticipated a small percentage of vehicles will exit to 104<sup>th</sup> Street when visiting the office only and not utilizing the storage components of the facility.

#### Lighting:

This facility will adhere to the City's lighting codes and will not have light spillage beyond the property lines.

## EXHIBIT C

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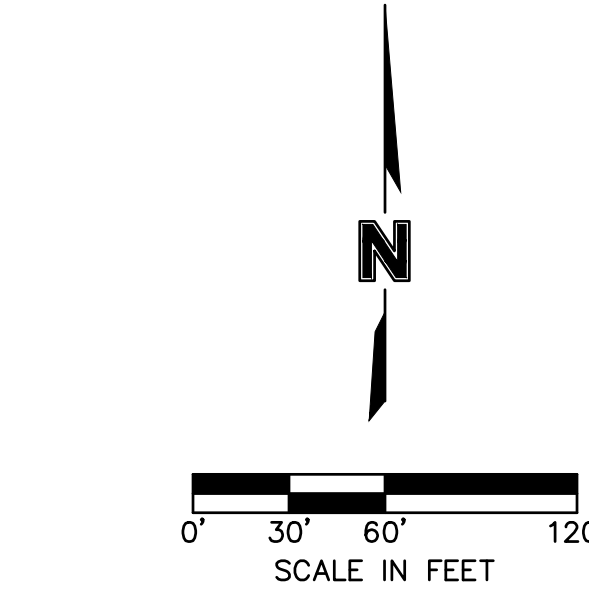
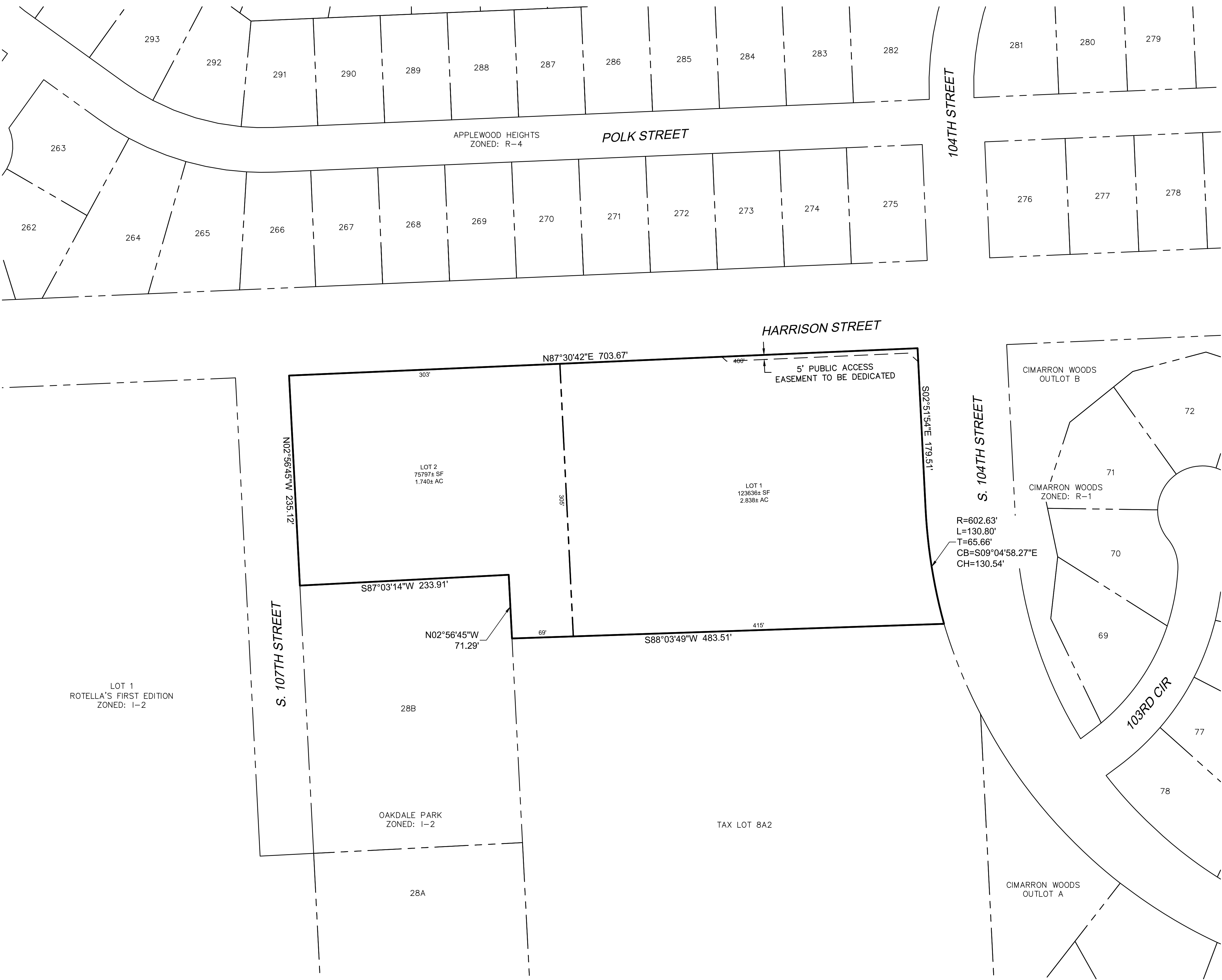
- NOTE:
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  2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
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# OAKDALE PARK STORAGE

## LOTS 1 AND 2

### PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE

SHEET LIST TABLE	
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ZONING TABLE		
	EXISTING	PROPOSED
LOTS 1 AND 2	I-2	I-2

BUILDING SETBACK TABLE	
FRONT	35
SIDE	30
REAR	25

#### CURRENT LEGAL DESCRIPTION

TAX LOT 8A1A EXC PT FOR ROW 16-14-12 (2.34 AC)  
LOT 26 OAKDALE PARK & TAX LOT 8A1B 16-14-12 (2.25 AC)

#### PROPERTY OWNER

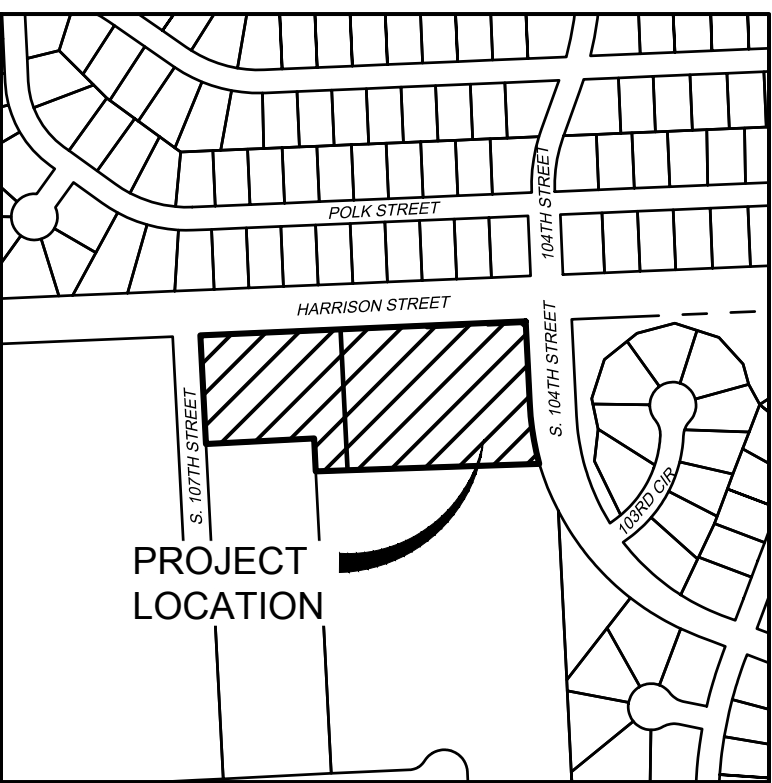
JAN VISTY  
THE COLONIAL PRESS, INC.  
10607 HARRISON STREET  
OMAHA, NE 68128

#### DEVELOPER

WILLIE DOUGLAS  
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PO BOX 418  
ELKHORN, NE 68022

#### ENGINEER

AARON WIESE  
OLSSON ASSOCIATES  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106



VICINITY MAP  
NOT TO SCALE

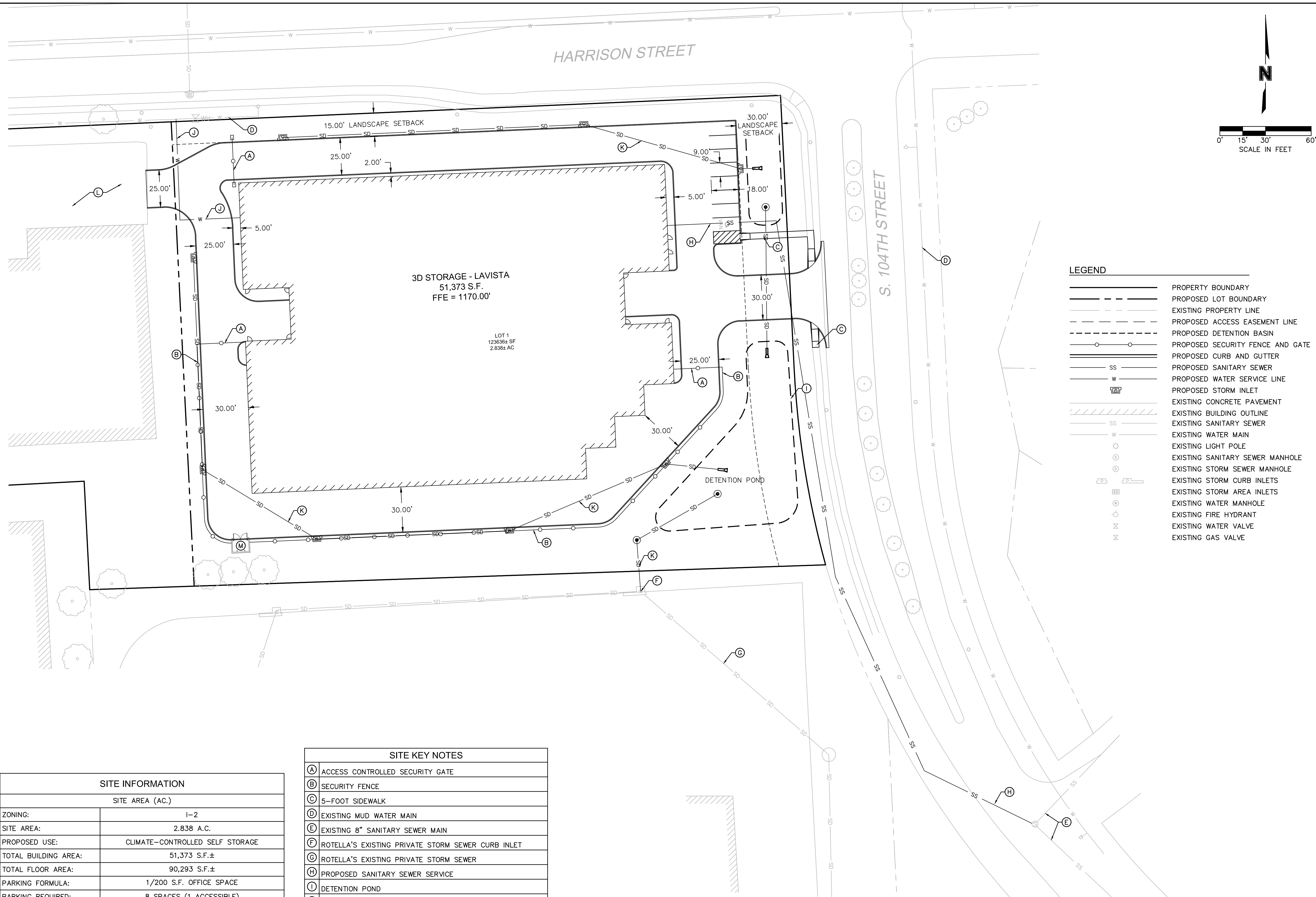
2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olssonassociates.com

PRELIMINARY PLAT	OAKDALE PARK STORAGE PRELIMINARY PLAT AND CONDITIONAL USE PERMIT	LA VISTA, NE	REVISIONS	
			REV. NO.	DATE
			DATE	REVISIONS DESCRIPTION
			2017	

drawn by: JUE  
checked by: ALW  
approved by: LRW  
QA/QC by:  
project no.: 017-1520  
drawing no.:  
date: 08/07/2017

SHEET  
C1.0






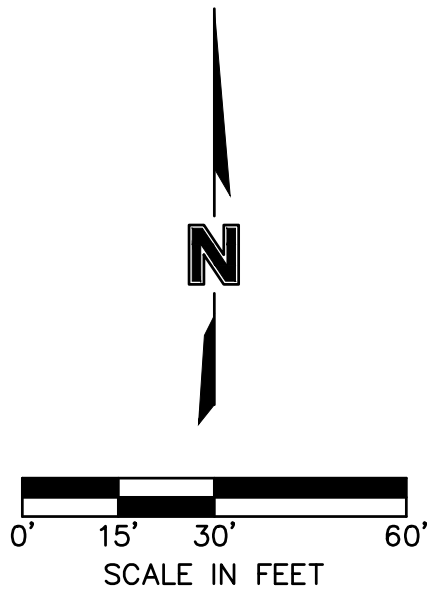
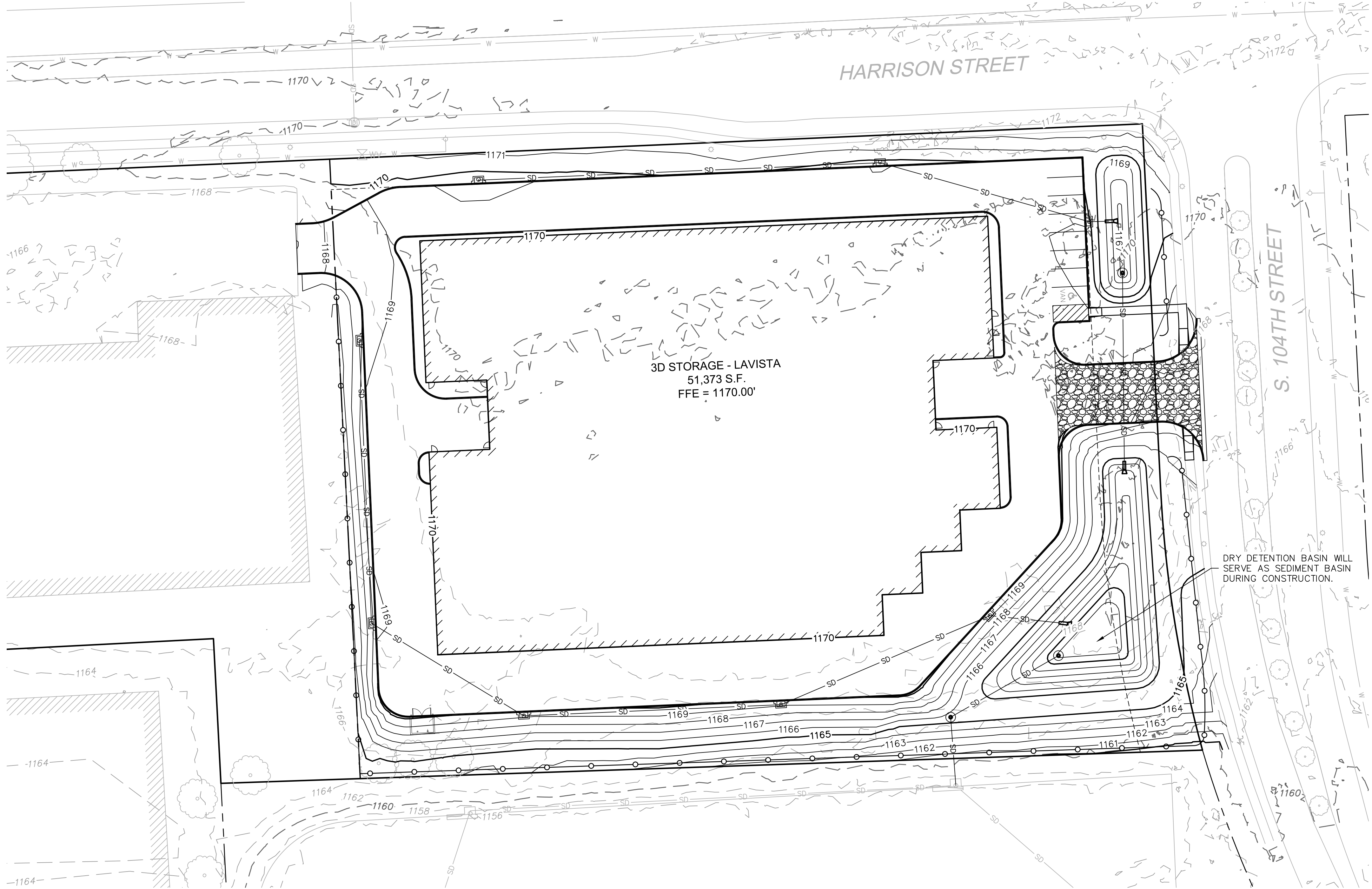
SITE INFORMATION	
SITE AREA (AC.)	
ZONING:	I-2
SITE AREA:	2.838 A.C.
PROPOSED USE:	CLIMATE-CONTROLLED SELF STORAGE
TOTAL BUILDING AREA:	51,373 S.F.±
TOTAL FLOOR AREA:	90,293 S.F.±
PARKING FORMULA:	1/200 S.F. OFFICE SPACE
PARKING REQUIRED:	8 SPACES (1 ACCESSIBLE)
PARKING PROVIDED:	8 SPACES (1 ACCESSIBLE)
SIGNAGE:	SHALL NOT EXCEED I-2 ZONING REQUIREMENTS

NOTE: SITE SHALL COMPLY WITH ALL 12 ZONING REQUIREMENTS.

SITE KEY NOTES	
(A)	ACCESS CONTROLLED SECURITY GATE
(B)	SECURITY FENCE
(C)	5-FOOT SIDEWALK
(D)	EXISTING MUD WATER MAIN
(E)	EXISTING 8" SANITARY SEWER MAIN
(F)	ROTELLA'S EXISTING PRIVATE STORM SEWER CURB INLET
(G)	ROTELLA'S EXISTING PRIVATE STORM SEWER
(H)	PROPOSED SANITARY SEWER SERVICE
(I)	DETENTION POND
(J)	PROPOSED WATER SERVICE LINE
(K)	PROPOSED STORM SEWER SYSTEM
(L)	EGRESS ONLY ACCESS AGREEMENT THROUGH ADJACENT LOT
(M)	TRASH ENCLOSURE.

<div>drawn by: _____ JJE checked by: _____ ALW approved by: _____ LRW QA/QC by: _____ project no.: _____ 017-1520 drawing no.: _____ date: _____ 08/07/2017</div>		<div>PRELIMINARY SITE AND UTILITY PLAN</div> <div>OAKDALE PARK STORAGE PRELIMINARY PLAT AND CONDITIONAL USE PERMIT</div> <div>LA VISTA, NE</div>		<div>REV. NO.</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div>DATE</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div>REVISIONS DESCRIPTION</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div></div>	<div>TEL 402.341.1116 FAX 402.341.5895 2111 South 67th Street, Suite 200 Omaha, NE 68106 <a href="http://www.olssonassociates.com">www.olssonassociates.com</a></div>	
		<div>2017</div>	<div>REVISIONS</div>						
<div>SHEET C1.1</div>									

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DATE: Aug 07, 2017 1:47pm XREFS: C\_PBDY\_71520 C\_XBASE\_71520 C\_TBLK\_71520



- LEGEND**
- 11XX--- EXISTING MAJOR CONTOUR
  - - -11XX- - - EXISTING MINOR CONTOUR
  - 11XX— PROPOSED MAJOR CONTOUR
  - 11XX— PROPOSED MINOR CONTOUR
  - PROPOSED SILT FENCE
  - PROPOSED INLET PROTECTION
  - ▨ PROPOSED CONSTRUCTION ENTRANCE

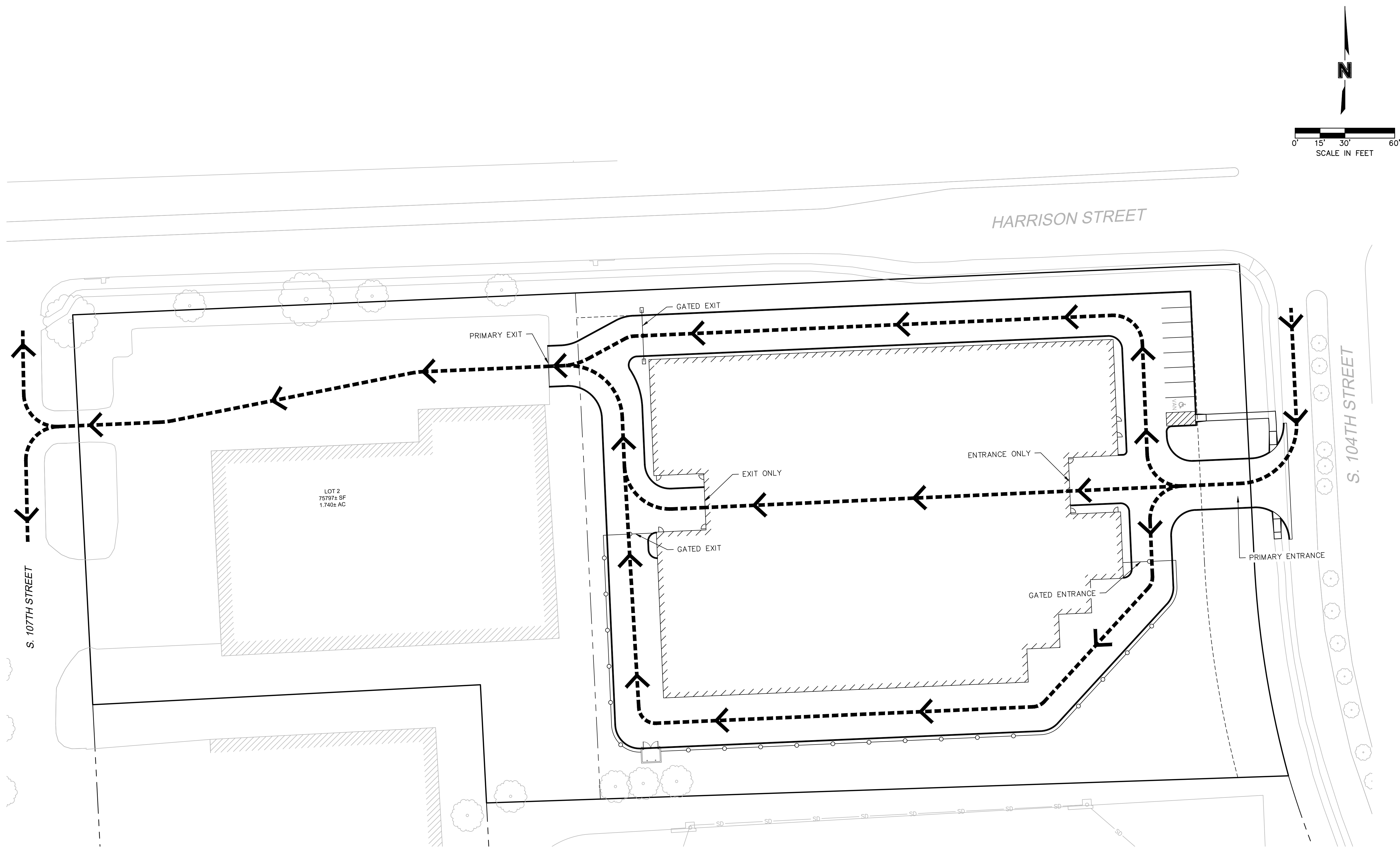
NOTE:  
THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. A  
FINAL SWPPP PLAN SHALL BE SUBMITTED TO STATE/LOCAL  
AGENCIES FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY GRADING AND DRAINAGE PLAN	2017
OAKDALE PARK STORAGE PRELIMINARY PLAT AND CONDITIONAL USE PERMIT	
LA VISTA, NE	

drawn by: JJE  
checked by: ALW  
approved by: LRW  
QA/QC by:    
project no.: 017-1520  
drawing no.:    
date: 08/07/2017

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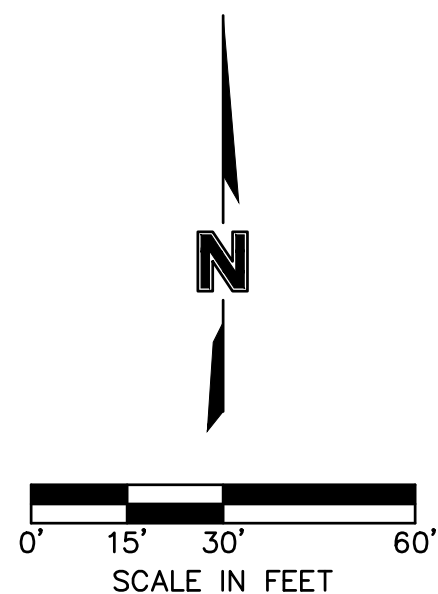
**OLSSON<sup>®</sup>**  
**ASSOCIATES**

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402 341.1116  
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[www.olssonassociates.com](http://www.olssonassociates.com)


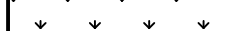



[illegible]

## EXHIBIT D





KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE SPREAD	MATURE HEIGHT	REMARKS
<b>OVERSTORY DECIDUOUS TREES</b>									
ABM	10	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	2" CAL.	AS SHOWN	35'	45'	
SML	6	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	2" CAL.	AS SHOWN	35'	50'	
FE	5	ULMUS 'FRONTIER'	FRONTIER ELM	B&B	2" CAL	AS SHOWN	20'	30'	
<b>DECIDUOUS SHRUBS</b>									
RS	35	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#3	AS SHOWN	5'	5'	
DW	35	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	CONT.	#3	48" O.C.	5'	4'	
FS	5	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	CONT.	#3	60" O.C.	5'	3'	
<b>EVERGREEN SHRUBS</b>									
SGJ	40	JUNIPERUSXPFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	#3	6' O.C.	7'	4'	

LANDSCAPE KEY NOTES	
	(A) INSTALL TURF-TYPE FESCUE SOD. TO BE IRRIGATED
	(B) HARDWOOD MULCH
	(C) CULTIVATED LANDSCAPE EDGE
	(D) WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	(E) RAINGARDEN SEED MIX

NOTES:

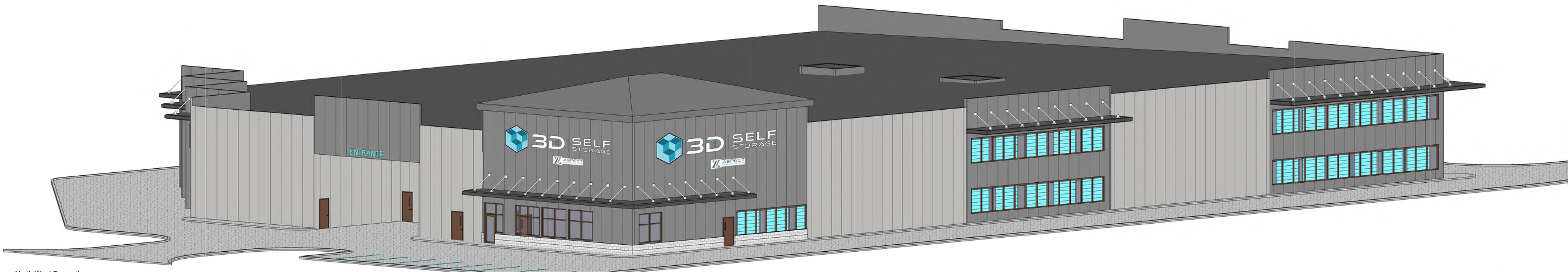
1. ALL TURF-TYPE FESCUE TO BE IRRIGATED BY APPROPRIATELY SIZED SPRAY HEAD AND PATTERNS
2. LANDSCAPING CONTRACTOR TO PROVIDE GUARANTEE OF AT LEAST ONE YEAR.

## EXHIBIT E

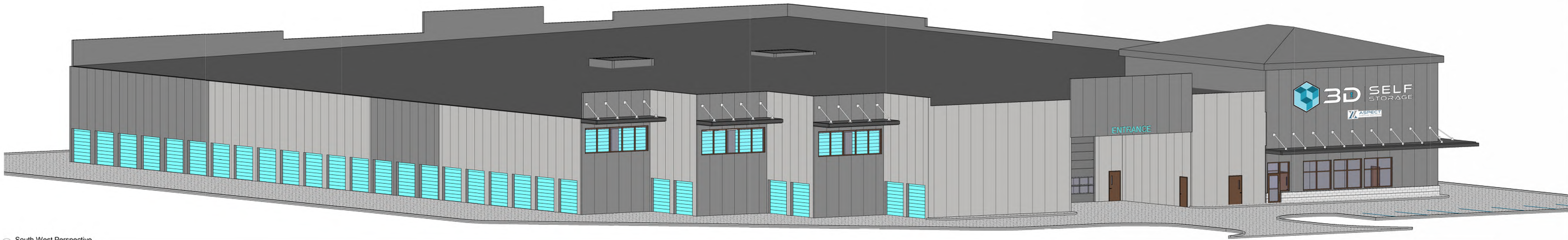




1 North East Perspective



2 North West Perspective



3 South West Perspective

CLIENT INFORMATION  
3D Self  
Storage LLC

PROJECT INFORMATION  
New Self  
Storage  
Facility

JOB # 16-0000

ISSUE DATE Issue Date

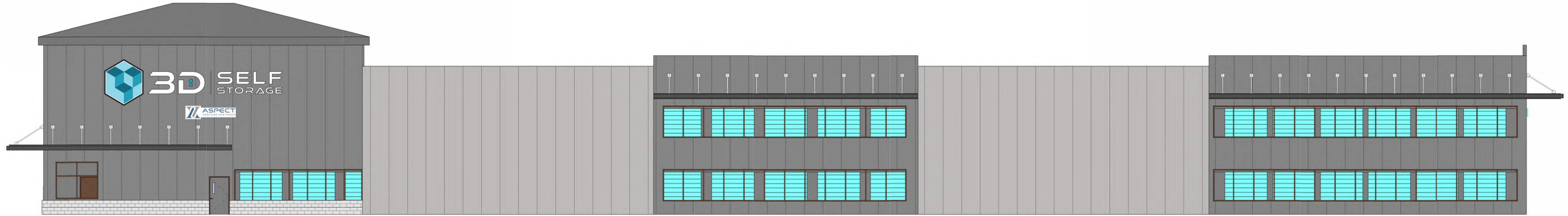
Revisions		
ID	Date	Description

Checked by Checker  
Drawn by Auditor  
Davis Design All Rights Reserved

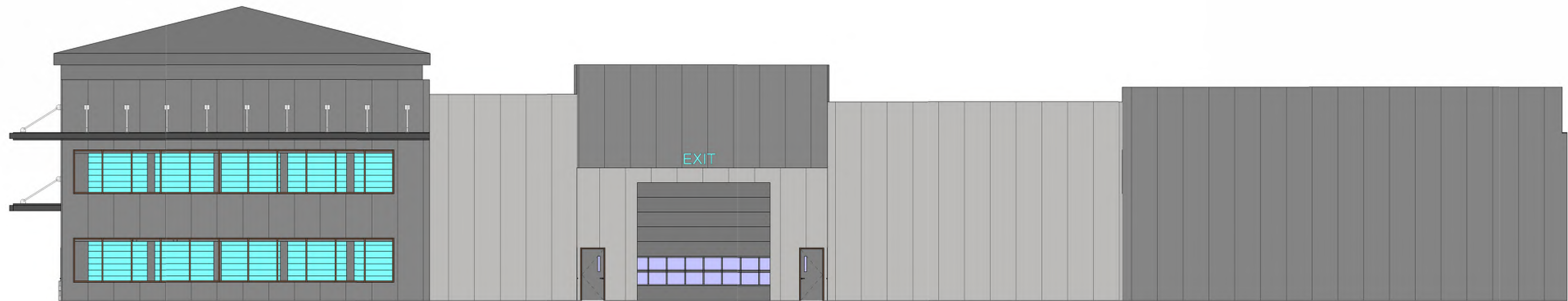
SHEET TITLE  
Perspectives

SHEET NUMBER  
001

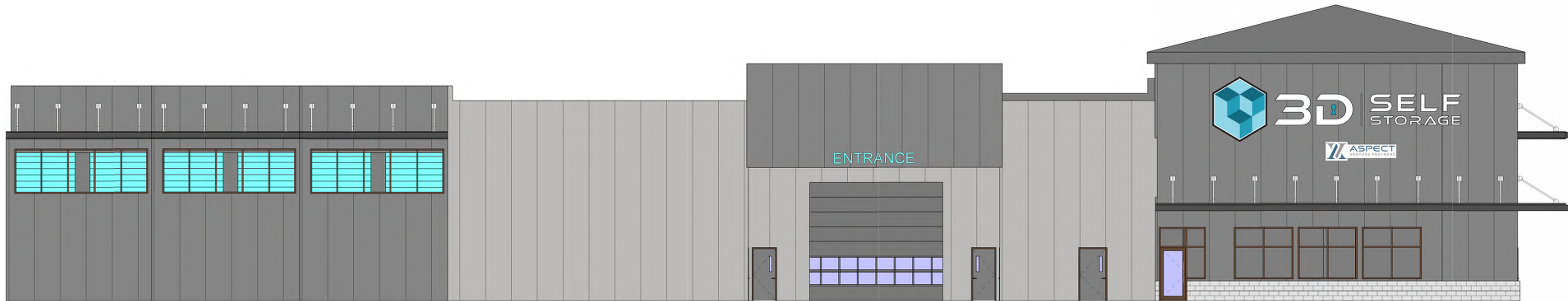




1 North  
1/8" = 1'-0"



3 West  
1/8" = 1'-0"



2 East  
1/8" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CLIENT INFORMATION  
3D Self  
Storage LLC

PROJECT INFORMATION  
New Self  
Storage  
Facility

JOB # 16-0000

ISSUE DATE Issue Date

Revisions	
ID	Description

Checked by	Checker
Drawn by	Author
Davis Design, All Rights Reserved	

SHEET TITLE  
Elevations

SHEET NUMBER  
A-201



PRELIMINARY PLAT MAP SET

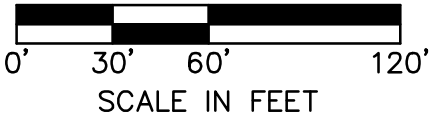
NOTE:

1. ALL BOUNDARY INFORMATION HAS BEEN GATHERED FROM M.A.P.A. AND AVAILABLE G.I.S. INFORMATION.
2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
3. PRELIMINARY PLAT COVERS BOTH NEW LOTS. REMAINING SHEETS ONLY SHOW PROPOSED LOT 1.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRISON STREET FROM LOT 1 AND LOT 2.

# OAKDALE PARK STORAGE

## LOTS 1 AND 2 PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED ACCESS EASEMENT LINE

### SHEET LIST TABLE

Sheet #	Sheet Title
C1.0	PRELIMINARY PLAT
C1.1	PRELIMINARY SITE AND UTILITY PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY CIRCULATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

### ZONING TABLE

	EXISTING	PROPOSED
LOTS 1 AND 2	I-2	I-2

### BUILDING SETBACK TABLE

FRONT	35
SIDE	30
REAR.	25

### PROPERTY OWNER

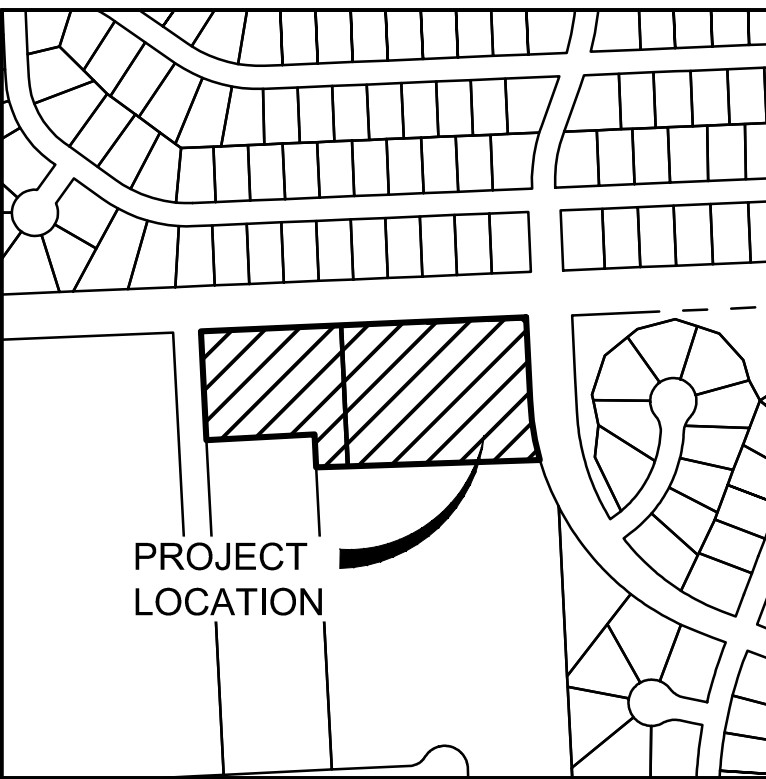
JAN VISTY  
THE COLONIAL PRESS, INC.  
10607 HARRISON STREET  
OMAHA, NE 68128

### DEVELOPER

WILLIE DOUGLAS  
3D SELF STORAGE - LAVISTA, LLC  
PO BOX 418  
ELKHORN, NE 68022

### ENGINEER

AARON WIESE  
OLSSON ASSOCIATES  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106



VICINITY MAP  
NOT TO SCALE

**OLSSON**  
ASSOCIATES

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REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

PRELIMINARY PLAT

3D STORAGE - LAVISTA  
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT

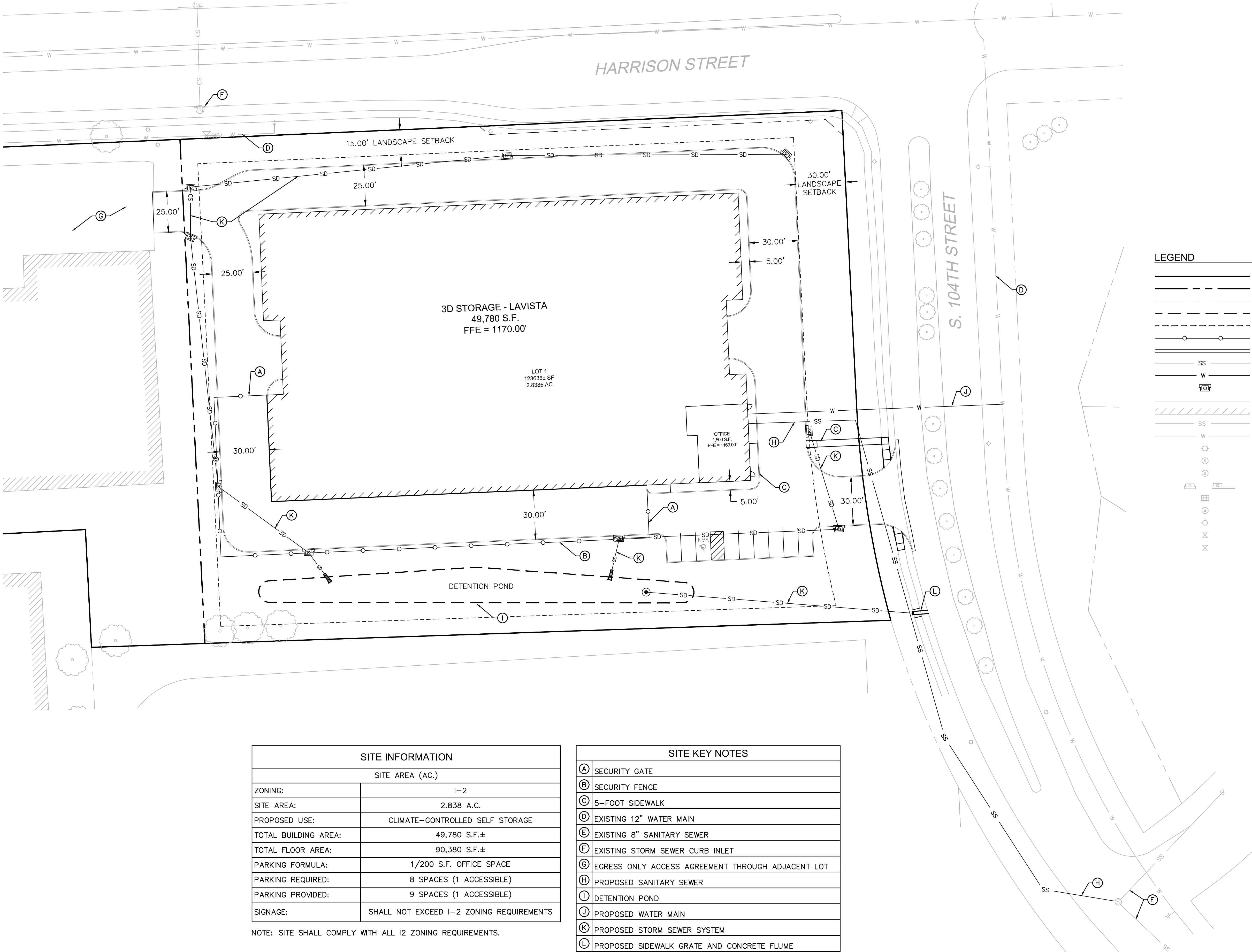
LA VISTA, NE

2017

drawn by: JJE  
checked by: ALW  
QA/QC by: LRW  
project no.: 017-1520  
drawing no.:  
date: 07/03/2017

SHEET  
C1.0

DWG: F:\2017\1501-2000\017-2000\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_SIT\_71520.dwg USER: awiese  
DATE: Jul 03, 2017 10:08am XREFS: C\_PENDY\_71520 C\_XBASE\_71520 C\_TBLK\_71520



SITE INFORMATION	
SITE AREA (AC.)	
ZONING:	I-2
SITE AREA:	2.838 A.C.
PROPOSED USE:	CLIMATE-CONTROLLED SELF STORAGE
TOTAL BUILDING AREA:	49,780 S.F.±
TOTAL FLOOR AREA:	90,380 S.F.±
PARKING FORMULA:	1/200 S.F. OFFICE SPACE
PARKING REQUIRED:	8 SPACES (1 ACCESSIBLE)
PARKING PROVIDED:	9 SPACES (1 ACCESSIBLE)
SIGNAGE:	SHALL NOT EXCEED I-2 ZONING REQUIREMENTS

NOTE: SITE SHALL COMPLY WITH ALL I-2 ZONING REQUIREMENTS.

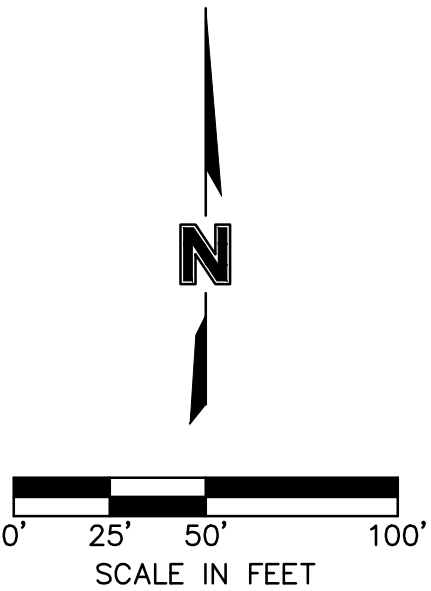
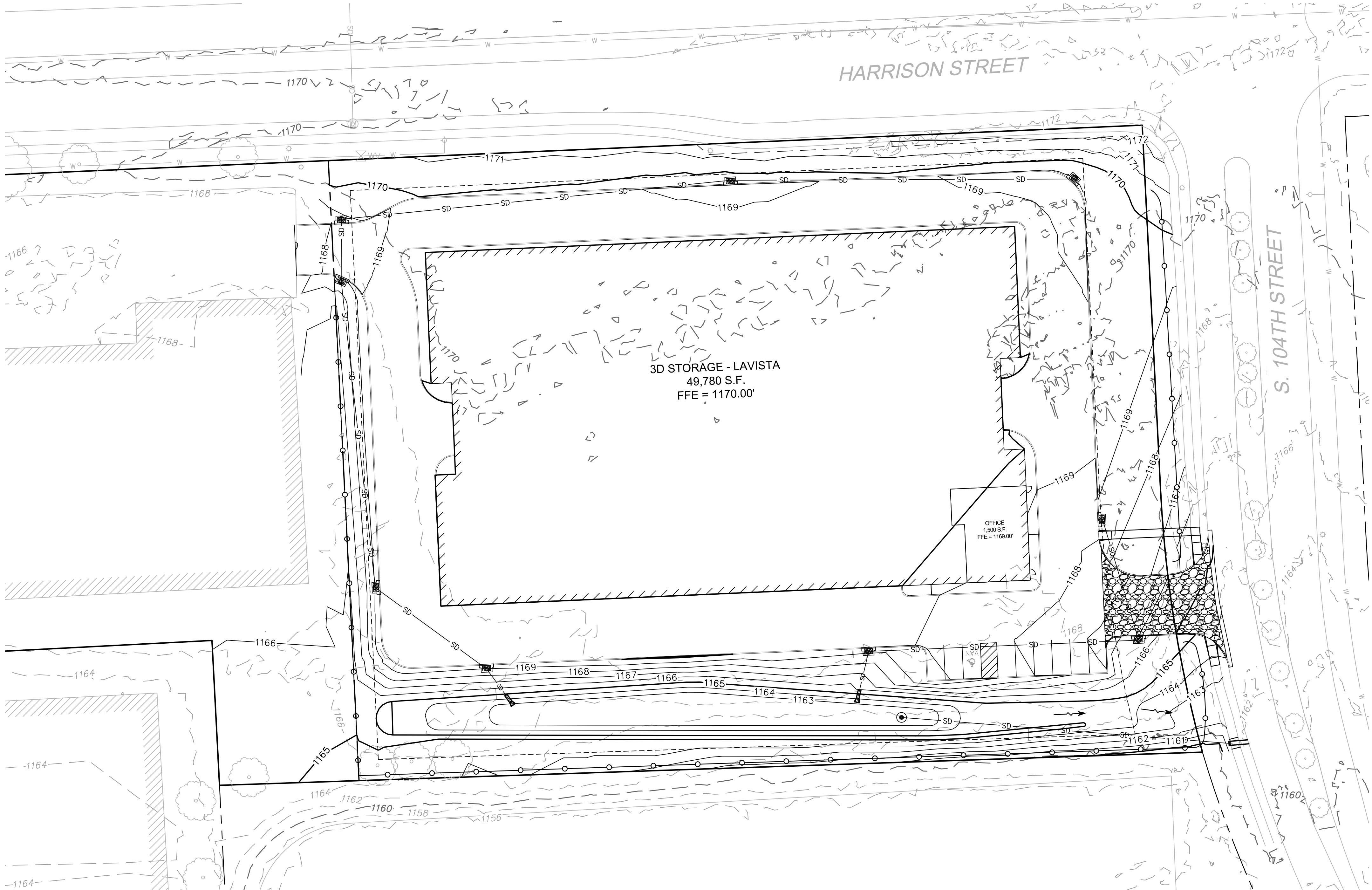
SITE KEY NOTES	
(A)	SECURITY GATE
(B)	SECURITY FENCE
(C)	5-FOOT SIDEWALK
(D)	EXISTING 12" WATER MAIN
(E)	EXISTING 8" SANITARY SEWER
(F)	EXISTING STORM SEWER CURB INLET
(G)	EGRESS ONLY ACCESS AGREEMENT THROUGH ADJACENT LOT
(H)	PROPOSED SANITARY SEWER
(I)	DETENTION POND
(J)	PROPOSED WATER MAIN
(K)	PROPOSED STORM SEWER SYSTEM
(L)	PROPOSED SIDEWALK GRATE AND CONCRETE FLUME

LEGEND	
	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE
	PROPOSED DETENTION BASIN
	PROPOSED SECURITY FENCE AND GATE
	PROPOSED CURB AND GUTTER
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM INLET
	EXISTING CONCRETE PAVEMENT
	EXISTING BUILDING OUTLINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM CURB INLETS
	EXISTING STORM AREA INLETS
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING GAS VALVE

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PRELIMINARY SITE AND UTILITY PLAN	REVISONS DESCRIPTION		DATE	REVISONS				
	REV. NO.							
3D STORAGE - LAVISTA								
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT								
LA VISTA, NE				2017				
drawn by: JJE								
checked by: ALW								
QA/QC by: LRW								
project no.: 017-1520								
drawing no.:								
date: 07/03/2017								
SHEET C1.1								

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LEGEND

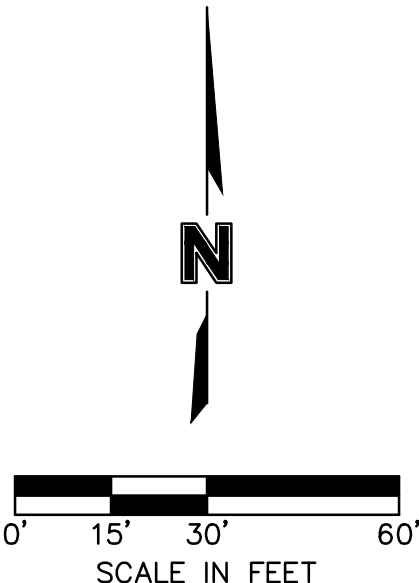
- 11XX--- EXISTING MAJOR CONTOUR
- - -11XX- - - EXISTING MINOR CONTOUR
- 11XX--- PROPOSED MAJOR CONTOUR
- - -11XX- - - PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

NOTE:  
THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. A  
FINAL SWPPP PLAN SHALL BE SUBMITTED TO STATE/LOCAL  
AGENCIES FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.

PRELIMINARY GRADING AND DRAINAGE PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION



0\40-Design\AutoCAD\Preliminary Plans\Sheets\C\_CIR\_71520.dwg  
XREFS: C\_PBN DY\_71520 C\_XBASE\_71520 C\_PBASE\_71520 C\_TBLK\_71520  
USER: awiese



drawn by: \_\_\_\_\_ JJE  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_ ALW  
QA/QC by: \_\_\_\_\_ LRW  
project no.: \_\_\_\_\_ 017-1520  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_ 07/03/2017

SHEET  
C1.3

# PRELIMINARY CIRCULATION PLAN

3D STORAGE - LAVISTA  
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT

LA VISTA. NE

2017

REVISIONS DESCRIPTION

REV.	DATE
NO.	

REVISIONS

[illegible]

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