

AGENDA ITEM 4A

**Public Hearing for Rotella's Italian Bakery
Planned Unit Development (PUD)**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: PPUD-17-0008

For Hearing of: August 16, 2018
Report Prepared on: August 9, 2018

I. GENERAL INFORMATION

A. APPLICANT: Rotella's Italian Bakery

B. PROPERTY OWNER(S):

Rotella's Italian Bakery
6949 S. 108th Street
La Vista, NE 68128

C. LOCATION: Southeast of 108th Street and Harrison Street

D. LEGAL DESCRIPTION: Lot 1, Rotella's First Addition, Lots 4, 5, 6, 15, 16, 17, and 28A Oakdale Park, and Tax Lot 8A2

E. REQUESTED ACTION(S):

- Planned Unit Development (PUD) Site Plan amendment to allow for a campus plan detailing existing conditions and future developments.

F. EXISTING ZONING AND LAND USE:

I-2 Heavy Industrial District; the properties covered by the PUD boundaries include four main buildings and one accessory structure that all operate or support the main use of the property as a bakery.

G. PROPOSED USES: Rotella's Italian Bakery wishes to continue the operation of the bakery and expand operations within the campus.

H. SIZE OF SITE: 30.65 Acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The PUD boundaries include four main buildings and one accessory structure that all operate or support the main use as a bakery. There is a gradual downward grade to the south.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Applewood Heights (Omaha) – single family residential uses; R-4 Single Family Residential District (High Density)
2. **West:** Various industrial uses; I-2 Heavy Industrial District

3. **South:** Various industrial uses; I-2 Heavy Industrial District
4. **East:** Cimarron Woods – single family residential uses; R-1 PUD Single Family Residential District, Planned Unit Development

C. RELEVANT CASE HISTORY:

1. N/A

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Table 3D and Attachments 6 and 7 provide details regarding the current and future traffic impacts for the area. The applicant's development plan does not increase driveway activity onto 108th Street and their traffic volume projections for the initial phases of development do not indicate the need for public street widening or additional traffic signals. Future development of the Rotella's complex as well as other business activity in the Oakdale Park and Brook Valley Business Park areas will need to be monitored to evaluate signal warrants, particularly at the 108th and Olive Street intersection.
2. The main access points into the PUD area currently exist off of 108th Street and Harrison Street.

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

E. PARKING REQUIREMENTS:

1. Parking totals for each of the existing buildings in the PUD site plan are detailed in Table 3B. Although an insufficient number of stalls is currently striped, the applicant has stated that restriping the existing lots will result in 487 stalls, exceeding the minimums required by the Zoning Ordinance by 19 stalls.
2. Compliance with parking regulations will be reviewed at time of building permit for any new buildings or additions.

F. LANDSCAPING:

1. As most of the area was developed prior to the City's jurisdiction or adoption of the existing Zoning Ordinance in 2001, and due to the industrial trucking nature of the existing parking areas, relaxation of the requirements under 7.17.03.06 through the PUD ordinance is acceptable. However, landscaping requirements along public streets and private roadways shall be maintained. The PUD Ordinance to be drafted can provide some limited flexibility in the placement of the

landscaping to provide enough screening and visual interest, while not hampering the movement and sightlines of the vehicle and truck traffic. A landscaping plan will need to be provided and approved prior to building permit submittal for new additions proposed through this plan.

G. BUILDING DESIGN:

1. The properties within the PUD area are not within an area requiring design review. However, the PUD ordinance will require consideration of materials and finishes with high durability for any major renovations, additions, or new construction.

IV. REVIEW COMMENTS:

1. The proposed PUD ordinance will include language that will request photometric plans to be submitted for review prior to building permit submittal for future building modifications/additions for lots abutting residential properties.
2. The development plan will require replatting at various points in the future as a number of the proposed building expansions appear to go over existing lot lines.
3. Comments from the Fire Marshall regarding this application have not been provided. The Fire Marshall will conduct reviews as necessary, at the time of building permit.

V. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for an industrial campus development as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Rotella's PUD Book – Includes review/response letters and PUD-related documentation

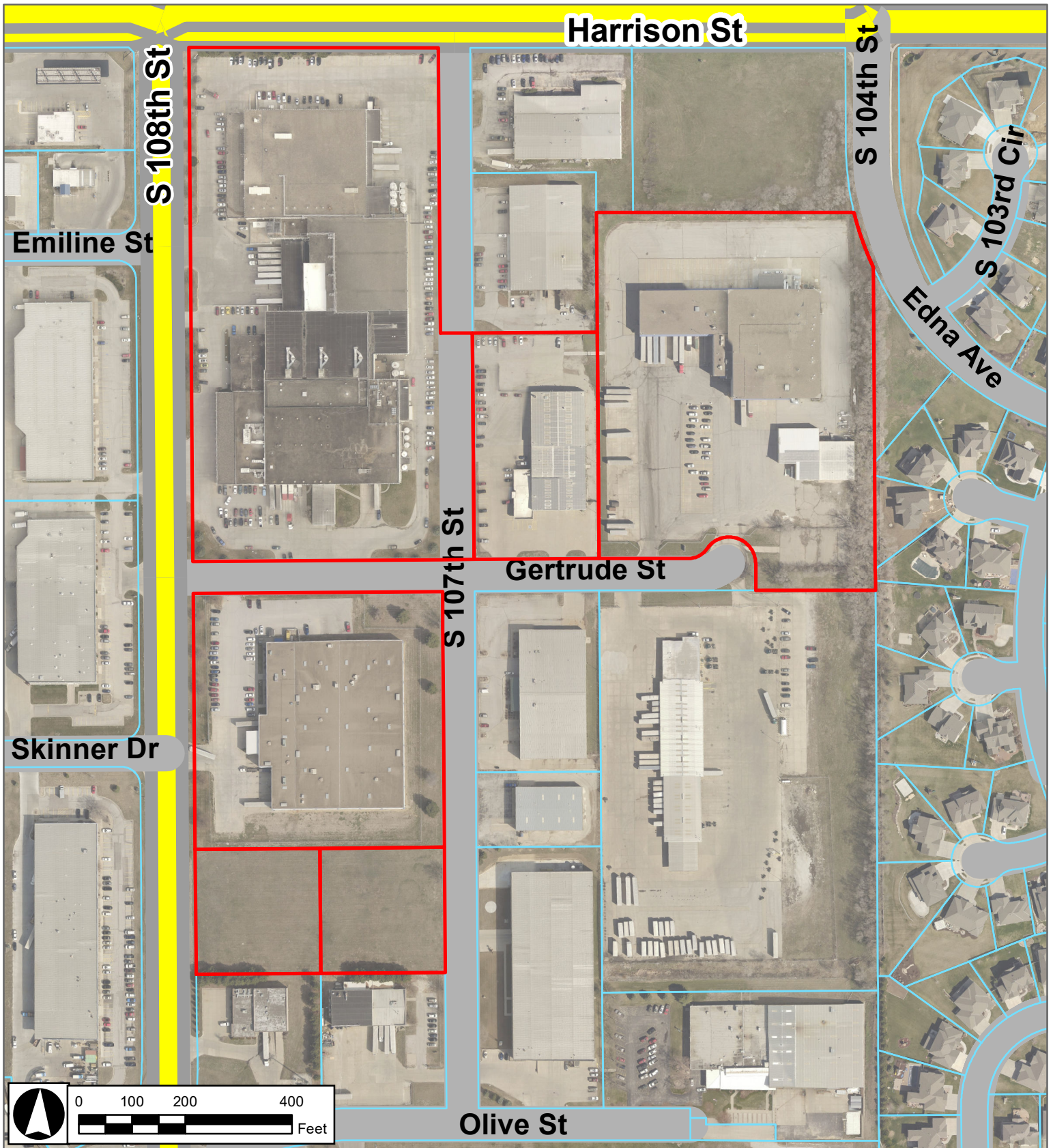
VII. COPIES OF REPORT TO:

1. John Rotella, Rotella's Italian Bakery
2. Kylan Block, RDG Planning & Design
3. Public Upon Request

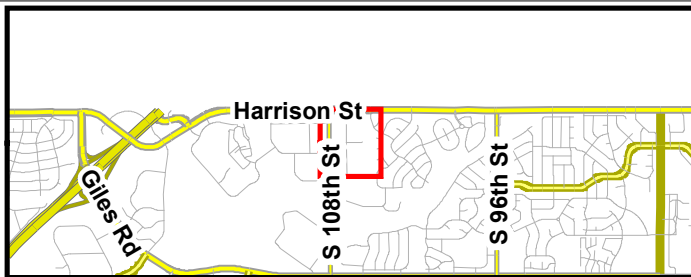
Prepared by:

Community Development Director

Date



Project Vicinity Map



Rotella's Italian Bakery PUD Amendment

8/7/18
CRB



PROPOSED PLANNED URBAN DEVELOPMENT DISTRICT (PUD)

for



Rotella's Italian Bakery

**6949 South 108th Street
La Vista, NE 68128**

**January 10, 2018
Revised April 16, 2018
Revision 2 - July 12, 2018**

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Attachments:

- 1) 3D Massing Diagram of Area
 - 2) General Site Development Plan
 - a. Site Setbacks
 - 3) Site Utility Information:
 - a. Storm Sewer and Storm Water Management Diagram
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 - a. Plan and 3D View of Skywalk and McKesson Building Additions
 - Phase A1: Overpass – Schematic Design
 - Phase A2: McKesson Building – Remodel and North Expansion
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 - b. Schematic Plan of East Plant Addition (Phase A3)
 - Phase A3: East Plant Addition – Schematic Design
 - 11) Existing Survey & Property Data:
 - a. Oakdale Park Plat – 1971
 - b. Rotellas First Addition – Administrative Replat – 2014
 - c. Plat for East Plant Property – 1973
 - d. Legal Description for East Plant – 1973
 - e. Plat of Lot 28A (Signage Building) – 1998
 - f. Title Search Data for Main Plant and East Plant – 2012
 - 12) Title Search Data (4 pages)
 - 13) Building Materials Data
- Response dated 04/16/18 to PUD comments dated 02/28/18

Sources:

- La Vista Zoning Ordinance: Sections 2, 5.14, 5.15, 7.17*
- <http://maps.sarpy.com> (Site Data)
- <http://www.sarpy.com/sarpyproperty/> (Parcel Lookup)
- <https://apps.sarpy.com/sarpyproperty/> (Sections and Surveys)
- 2006 International Building Code*
- <http://apps.sarpy.com/sarpyproperty/pdisplay3.aspx?locid=010522336>
- <http://mapacog.org/data-maps/> (MAPA Traffic Volume)





February 27, 2018

Kylan Block
RDG Planning and Design
900 Farnam St. Suite 100
Omaha, NE 68102

RE: Rotella's Italian Bakery
Site Development Plan
Proposed Planned Unit Development (PUD) Site Plan - Initial Review

Mr. Block,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. The application requested clarification in regards to three aspects under "Use Type" in Table 4. These are:
 - a. Clarify that I-2 can include large storage facility.
 - i. This use would fall under "General Warehousing" - 5.14.02.10
 - b. Clarify that supporting office space is acceptable.
 - i. This is considered accessory to the primary use located on each lot. Lots where consideration is given to make this the primary use would require additional consideration through the PUD planning process.
 - c. Clarify that limited retail can remain on the property
 - i. This is considered accessory to the primary use. Lots where consideration is given to make this the primary use would require additional consideration through the PUD planning process.
2. Article 5.15.04.01: On Page 1 of the PUD Requirements section of the submittal it states that the time frame for completing this PUD is to be 10 years. Please propose a time frame for the initial stages of development which appear to be Phases A1 and A2. If there are additional phases with relatively firm time frames, they should be indicated in the PUD documents.
3. Article 5.15.04.02: The overpass depicted in Phase A1 over Gertrude Street will require approval of a permit to install private facilities in public right of way. An application form is submitted as part of the PUD documents. This permit will not be approved until the building permit package is submitted and reviewed. Satisfactory insurance coverage for work in the public right of way will be required.

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8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

4. Article 5.15.04.03: Attachments 6 and 7 in the PUD binder present information on existing truck traffic between buildings, inbound supplies, and outbound products. In order to determine the adequacy of roadways to serve the development additional information is needed. The truck count information that is provided in Attachments 6 and 7 should be updated to include projected volumes at the end of Phase A5. The PUD plan should address whether the local delivery trucks will be using a different access point than the current driveway onto 108th Street. There needs to be information as to traffic generated by the retail operation now and in the future and the access points to be used by the retail traffic. The peak hour volumes and times related to the retail operation are needed. When this information is provided, we can determine if a traffic impact study may be required at some future point in the development of this PUD plan.
5. Article 5.15.04.04: Comments from the Fire Marshall regarding this application have not been received. They will be forwarded upon receipt.
6. Article 5.15.04.05: Given the number of various parcels involved in the proposal, it is necessary to confirm that the applicant, Louis J. Rotella, Jr has adequate legal authority for all the parcels. If not, the parameters of the PUD overlay and site plan will need to be pared down to cover those parcels that the applicant has legal authority over.
7. Article 5.15.04.06: The submittal provides substantial information about the proposed development. However, additional information about Phase A3 needs to be provided that addresses lighting, noise, and proposed building height given the proximity of that phase to adjacent single family development. The application needs to commit to preserving not less than the existing amount of greenspace on sections E1, E2 and E3 of the development. The plan should indicate the proposed percentage of greenspace to be provided in section E4.
8. Article 5.15.04.07: The application includes existing and proposed parking quantities in Tables 2 and 3 of the PUD documents. These tables need to include references to how the required quantity of parking was determined. The required and proposed parking counts should also be stated in the appropriate locations on Attachment 2, the Site Development Plan. A correction in labelling is needed to revise E2 to E3 on the East Plant. The same correction applies to Attachment 3b.
9. Article 5.15.04.08: Due to the industrial trucking nature of the existing parking areas relaxation of requirements under 7.17.03.06 is acceptable. However, landscaping requirements along public streets and private roadways shall be maintained. However, the PUD Ordinance to be drafted can provide some

limited flexibility in the placement of the landscaping to provide enough screening and visual interest, while not hampering the movements and sightlines of the vehicle and truck traffic. A landscaping plan will need to be provided and approved prior to building permit submittal for new additions proposed through this plan.

10. Article 5.15.04.09: The Site Plan, Attachment 2, needs to identify the locations and amount of exceptions to setbacks and heights. Additionally, #2 in the Rear setbacks section should be removed as the City does not regulate parking and paving through setbacks. This is completed through the landscaping requirements in Section 7.17. Specifically regarding Table 4, the PUD cannot attribute setbacks based on ownership. Setbacks should be depicted through the PUD site plan. The proposed maximum height allowed of 130-feet is currently under further review.
11. Article 5.15.04.10: The Site Plan needs to identify where building coverages exceed the zoning regulations for I-2 Heavy Industrial zoning.
12. Article 5.15.04.11: Not applicable
13. Article 5.15.04.12: Not applicable
14. Article 5.15.04.13: Not applicable
15. Article 5.15.04.14: There should be no additional accesses onto 108th Street and it does not appear any are proposed.
16. Article 5.15.04.15: The sidewalk coming out of the southwest corner of the main plant (E-1) should turn eastward to create a crossing point on Gertrude Street at the same location as the proposed crosswalk at the northwest corner of the McKesson building.
17. Article 5.15.04.16: Need more specifics, see Item 9 above. When setbacks are adjusted through the PUD process, adjustments are not considered "variances".
18. Articles 5.15.04.17-20: Future building additions and façade enhancements should consider elements that create a cohesive design to create a campus feel, rather than a group of mis-matched buildings. This can be achieved through the material pallet currently in use. However, staff recommends consideration of materials and finishes with high durability.
19. The proposed PUD ordinance will include language that will require photometric plans to be submitted for review prior to building permit

submittal for future building modifications /additions for lots abutting residential properties to the east.

20. Article 5.15.04.22: Not applicable.
21. Article 5.15.05.02: The first phase of construction needs to be identified with a timeline in the executive summary to address Item 7 in this article.
22. Article 5.15.05.04: Statements need to be provided and/or illustrations of conceptual plans to address the first one-half inch of storm water runoff for water quality and to limit peak storm water runoff flows for 2-year events to pre-development levels. General locations have been noted, but there should be notations on Attachment 3a that the facilities will provide treatment for the first half-inch of storm water and will limit peak flows for 2-year events to pre-development conditions.
23. Article 5.15.05.05: Was satisfactorily addressed in the submittal
24. Article 5.15.05.06: Was satisfactorily addressed in the submittal
25. Article 5.15.05.07: Was satisfactorily addressed in the submittal.
26. Articles 5.15.05.08-09: Not applicable.

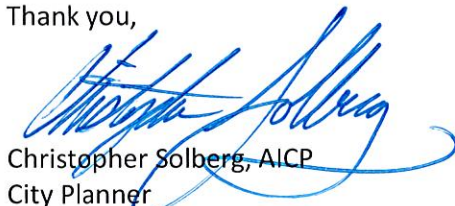
As a general comment, the development plan will require replatting at various points in the future as a number of the proposed building expansions appear to go over existing lot lines.

A draft PUD ordinance to address the issues above will be provided in the relatively near future for review and comment.

Please submit 4 full size copies (along with electronic copies) of the revised documents at your earliest convenience. At this time staff does not feel the application will be ready for the March Planning Commission meeting. However it is important to resubmit in a timely manner to ensure that the application stays on track for the review by Planning Commission in April.

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

Thank you,



Christopher Solberg, AICP
City Planner

cc: John Rotella, Rotella's Italian Bakery
Ann Birch, Community Development Director
John Kottmann, City Engineer

meeting minutes

From: Kylan Block
Project No.: 3002.273.00 **File No.(s):** 03.1
Date Prepared: April 16, 2018
Meeting Date: Response to letter dated February 27, 2018

Project Name: Rotella's Italian Bakery

Subject: PUD Application

Meeting Attendees: (Response to review comments)

Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of receipt. If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.

Discussion:

This memorandum summarizes our responses to the questions and comments found in the PUD review letter dated February 27, 2018. The items listed below have been incorporated into the revised PUD document dated

- 1) Item 1
 - a. Item 1a - Regarding Table 4 "Use Types"
 - i) Response: **Table 4** has been updated to include reference to section 5.14.02.10 for General Warehousing.
 - b. *Item 1b:* Response: Table 4 has been updated to show "Office" as an accessory use on the property.
Item 1c: **Table 4** has been updated to show "Limited retail" as an accessory use for the property. **Addition A6 is the location currently being considered for a future expanded retail bread store. This location is adjacent to the current location.**
- 2) Item 2 - [article 5.15.04.01]
 - a. Comment: Indicate time frames for initial phases, and estimate of future phases.
 - b. Response: **The an administrative replat of the lots for he McKesson Building has already begun.**
 - i) **Phase A1 and A2 are planned to begin as soon as the PUD and the replat are approved.**
 - ii) **Either phase A3 or A4 would follow 2 to 3 years after completion of phases A1 and A2.**
- 3) Item 3 - [article 5.15.04.02]
 - a. Comment: Noted that the Overpass will require approval of a permit to install private facilities in a public right of way, and that satisfactory insurance coverage will be required.
 - b. Response: A draft of the permit was included in the PUD as a placeholder and indication that we are aware of the requirement and is not intended to serve as the final permit application.
 - i) Insurance requirements have been forwarded to the Owners and the proper documentation will be ready at the time the permit sets are submitted for the overpass.
 - ii) If at some point in the future the City would entertain selling the portion of Gertrude Street that is bordered on both the North and South by thee Bakery, Rotella's Bakery would consider a similar cross access agreement as was done for a portion of 107th Street.



4) Item 4 - [article 5.15.04.03]

a. Truck Traffic:

i) Comment: Revise Attachments 6&7 to show projected truck volume at end of Phase 5.

ii) Response:

- (1) Outbound truck traffic is of two type: Local route delivery trucks and long distance semi traffic.
 - (a) Local delivery route trucks (20 per day) are not expected to change in the near term. One of the last phases will involve consolidation of shipping, adjacent to the future cold storage facility. At that time some of the route truck would likely move from 108th street.
 - (b) Outbound long distance truck traffic currently departs from US Cold Storage. Volume varies from 150 to 300 trucks per week. (30 to 60 per day). Since 80% of their truck volume is for the bakery, and since the cold storage facility is already fully utilized, any growth in the Bakery's traffic at US Cold Storage will be offset by a reduction in other tenants' traffic.
- (2) Since US Cold storage only operates 8 to 5, Monday thru Friday, all outbound truck traffic (30 to 60 trucks per day) currently occurs during peak hours.
 - (a) When the on-site automated cold storage facility is completed for the Bakery, outbound trucks will depart from the new storage facility, which will allow for trucks to be scheduled 7 days per week and will allow for off hours departures to be schedule.
 - (b) Local truck traffic between the Bakery and US Cold Storage will be eliminated once the on site cold storage facility is completed. Thus despite growth, truck traffic during business hours is expected to decrease.
- (3) See **Table 3D** for traffic recap, and a site diagram of future truck traffic patterns has been added.

b. Access

i) Comment: Note if / where access points will change onto 108th street.

ii) Response: As part of Addition A6, the size of the north curb cut will be revised once truck traffic has been relocated from the front of the building. The access point will be redone to a configuration that is more appropriate for car traffic.

c. Retail traffic volume:

i) Comment: Indicate current and projected traffic due to the retail operation.

ii) Response: It was recently decided that the retail store will not relocate on site. It will remain in it's current location for now, but at whatever point it needs to be moved, it will move off site so that cross traffic between guests and trucks is eliminated. Proposed Addition A6 will be designated for future office and or storage.

d. Retail traffic access point:

i) Comment: Indicate future access point for retail operation traffic.

ii) Response: It was recently decided that the retail store will not grow or relocate on site. It will remain in it's current location for now, but at whatever point it needs to be moved, (probably outside of the time frame addressed in the PUD) it will move *off site* so that cross traffic between guests and trucks is eliminated. This will eventually further reduce traffic along this section of 108th street.

5) Item 5 – [Article 5.15.04.04] – Noted. No comments received from Fire Marshal.

6) Item 6 - [article 5.15.04.05]

a. Comment: Ownership - Confirm ownership of the various properties involved.

b. Response: An attachment from American Title Company has been added to the PUD packet, documenting that the property is all owned by Rotella's Bakery or members of the Rotella family.

7) Item 7:- [article 5.15.04.06]

a. Additional information requested regarding Phase A3:

i) Comment: Additional information requested about Lighting, Noise, and Building height.

ii) Response:

- (1) Lighting: As noted in the tabular recap of Zoning section 5,14 & 5.15, part 5.15.04.21: Site lighting will be located on poles and aimed back at the building to minimize light spillage onto adjoining properties. A schematic layout of light pole locations have been added to the site utility plan.



- (2) **Noise:** The same functions that are currently performed in the east plant (E3) will also occur in the addition A3. The existing East Plant E3 was constructed with 2" insulated wall panels. Future additions will utilize 4" wall panels which will reduce sound transmission. The Bakery is also transitioning from an intercom system to hand held radios, so external speakers are being phased out.
 - (3) **Building Height:** The proposed buildable area maintains the current zoning's requirement of 45' maximum height within 60' of residential property. Note that the trees within the current landscape buffer are currently taller than the building and closer to the property line than the building, and will be the primary source of any shadows on adjacent properties. As noted elsewhere, photometric studies can be provided as specific building profiles are developed.
- b. Indicate if the existing amount of greenspace will be preserved on sections E1, E2 & E3:
- i) **Comment:** Verify that the quantity of Greenspace related to E1, E2 and E3 will be maintained.
 - ii) **Response:** The amount of greenspace related to existing buildings E1 and E3 will not be reduced. The new building footprints occur where current buildings or paving already exist. (see **Table 2B** for recap of green space).
 - (1) Recap includes requested existing greenspace on McKesson lots 1-6. (note that these 6 lots are the subject of an administrative replat to consolidate into one lot.)
- 8) **Item 8:** - [article 5.15.04.07] - Parking
- a. **Parking**
- i) **Comment:** Indicate How was parking determined.
 - ii) **Response:** The following notes have been added to **Table 2** and **table 4**.
The parking count for existing, current demand, anticipated added demand, (amount required based on need), and amount that needs to be added have been consolidated into a single table. **See table 3B. and site parking plan.**
 - (1) Existing parking was determined by counting stall on aerial photos.
 - (2) Required parking was determined based on zoning requirements for the type of each space (office, industrial, retail etc). as listed in table 4, (last line).
 - (3) Where noted, "Actual" parking indicates the number of stall currently provided when it varies from the required amount.
 - (4) Due to the shift work, the actual amount of parking spaces provided exceeds the number required. When people arrive for 2nd shift while 1st shift is still on site, there is a bubble - a short period of time when the parking needs of the two shifts overlap. Shift changes are staggered to minimize this bubble. Thus the actual parking provided in area E1 exceeds the amount required.
- b. **Plan correction on Parking plans:**
- i) **Comment:** East plant is mis-labelled on the parking plans.
 - ii) **Response:** This has been corrected on the revised submittal.
- 9) **Item 9** – [article 5.15.04.08] – Landscaping
- a. **Comment:** Landscaping requirements along public streets should be maintained. A landscaping plan will be required with each project.
- b. **Response:** Noted. A landscaping plan will be submitted with each project or area as it is being developed. It is our intention to comply with the amount of landscaping required, especially in the buffer between the PUD and the residential to the east, and to have flexibility in the spacing of elements such as trees to preserve sightlines for traffic and to accommodate buried storm detention structures, etc.
- 10) **Item 10** - [article 5.15.04.09] – Site plan (attachment 2)
- a. **Depiction of setbacks**
- i) **Comment:** Request that setbacks and heights be depicted via the Site Plan (currently listed in Table 4).
 - ii) **Response:** Indication of zoning setbacks have been added graphically to the site plan. See **attached Site Setback plan.**
- b. **Parking noted in Table 4**
- i) **Comment:** Parking noted in the Rear setbacks section of Table 4 should be removed.
 - ii) **Response:** Noted.



- c. Height
 - i) Comment: Proposed maximum height of 130' is currently under review.
 - ii) Response: Note that this only occurs at the future cold storage building that is proposed along the southwest corner of the property, adjacent to 108th street. This cold storage facility is an integral part of the storage and distribution part of the campus that the Bakery wishes to develop.
- 11) Item 11 – [article 5.15.04.10] - Coverage
 - a. Comment: The Site plan needs to identify where the building coverages exceed the zoning regulations for I-2 Heavy Industrial zoning:
 - b. Response: **Table 2B** has been added, showing existing and new site coverage, including buildings and paving.
- 12) Item 12 - [article 5.15.04.11] - NA
- 13) Item 13 - [article 5.15.04.12]- NA
- 14) Item 14 - [article 5.15.04.13] - NA
- 15) Item 15 - [article 5.15.04.14] – 108th street:
 - a. Comment: There should be no additional access onto 108th street.
 - b. Response: None is being proposed.
- 16) Item 16 - [article 5.15.04.15] – Sidewalks
 - a. Comment: Sidewalk at the main plant should turn east to create a crosswalk to the McKesson Building.
 - b. Response: Sidewalks for access between the buildings on the campus is planned and intended. The sidewalk drawings will continue to be updated as the layout of the buildings are refined.
- 17) Item 17. - [article 5.15.04.16]
 - a. Comment: Adjustments made as part of a PUD are not considered variances.
 - b. Response: Wording in the PUD requirements table has been revised.
- 18) Item 18 - [article 5.15.04.17-20]
 - a. Comment: Future additions design & Materials pallet
 - b. Response: **Noted, and agree. Since down-time can be expensive for an operating manufacturing plant, our goal is to use quality materials that are durable. Since the bakery receives guests for business and for tours, aesthetics is considered an important factor in the design of the buildings.**
 - c. The following building materials that have been used in the past and may be incorporated in the future:
 - Insulated Metal Wall Panels.
 - Textured Precast wall panels.
 - Pre-finished metal trims and copings.
 - Aluminum storefront system with tinted glazing.
 - Standard and Decorative Masonry
 - EIFS (Exterior finish & Insulation System)
- 19) Item 19 – Photometrics
 - a. Comment: Photometric studies will be required for building modifications on lots abutting residential properties.
 - b. Response: **Site lighting will be located so that it shines toward the building and not onto adjacent properties. Proposed locations for site lighting is shown on the site utilities plan.**
Building shadows: The tree line along the east property line (adjacent to the residential area) is taller than the addition A3 that is planned for the east plant. A 3D study can be provided during the design of future buildings to show the path of shadows relative to adjoining sites.



20) Item 20 - [article 5.15.04.22] - NA

21) Item 21 – [article 5.15.05.02] -

- a. Comment: Add info about Phase A1 to the executive summary to satisfy item #7.
- b. Response: A brief narrative has been added to the **executive summary** to supplement phasing information located elsewhere.

22) Item 22. – [article 5.15.05.04] - Storm water management

- a. Comment: **Attachment 3** also needs to indicate how the first ½ of storm water is dealt with.
- b. Response: The following note has been added to **Attachment 3**:
“A stormwater detention/treatment system will be constructed along Gertrude Street utilizing storm tech chambers. This system will connect to the existing storm sewer in 108th Street. All new roof drainage will be directed into this system.”

23) Item 23 – [article 5.15.05.05] - no comments

24) Item 24 – [article 5.15.05.06] - no comments

25) Item 25 – [article 5.15.05.07] - no comments

26) Item 26. – [article 5.15.05.08-09] - NA

27) Item 27 – Administrative Replat

- a. Comment: The development plan will require replatting at various points in the future.
- b. Response: The need for replatting of some properties is noted. The Administrative replace for the McKesson properties has already begun.

28) Item 28 - 4 full sized copies and one electronic copy need to be resubmitted.

KB/

Enclosure: Revised PUD document dated **April 16, 2018**

cc: John Rotella



June 18, 2018



Kylan Block
RDG Planning and Design
900 Farnam St. Suite 100
Omaha, NE 68102

RE: Rotella's Italian Bakery
Site Development Plan
Proposed Planned Unit Development (PUD) Site Plan – 2nd Review

Mr. Block,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. On Attachment 4a-Future Traffic Diagram, it indicates that the estimated average daily long-distance, outbound trucks will be 70 per day in lieu of the current 60 trucks per day leaving the U.S. Cold Storage Facility. On the assumption that U.S. Cold Storage will replace the lost business with other customers, there could be an increase of 70 trucks per day entering onto 108th Street. The applicant should identify how many of the 70 trucks might occur during peak hour.
2. Please identify whether the entire Cold Storage Addition needs to be 130 feet tall. Also, current zoning regulations for wall signs limit the maximum height of wall signs to 45 feet above grade. Is there a desire to install signage near the top of one of the elevations of this addition?
3. A recent conversation with a consultant working for the applicant indicated the possibility of the need to lower Gertrude Street to accommodate the proposed skywalk connection between the Main Plant and the former McKesson Building. If that is being proposed, then that needs to be addressed with this submittal. It is recommended that lowering of this road be avoided, if at all possible.
4. Article 5.15.04.04: Comments from the Fire Marshall regarding this application have not been provided. The Fire Marshall will conduct a reviews, as necessary, at the time of building permit.
5. Article 5.15.04.06: The re-submittal provides additional information about the proposed lighting for the development. However, additional commentary

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

needs to be provided that lighting near the eastern edge of the PUD will be directed downward with strong considerations for light cut-off shields.

Please submit 4 full size copies (along with electronic copies) of the revised documents at your earliest convenience. However it is important to resubmit in a timely manner to ensure that the application stays on track for the review by the Planning Commission in the near future.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg", with a large, sweeping flourish underneath.

Christopher Solberg, AICP
City Planner

cc: John Rotella, Rotella's Italian Bakery
Ann Birch, Community Development Director
John Kottmann, City Engineer
File

meeting minutes

From: Kylan Block
Project No.: 3002.273.00 **File No.(s):** 03.1
Date Prepared: July 12, 2018
Meeting Date: Response to letter dated June 18, 2018

Project Name: Rotella's Italian Bakery

Subject: PUD Application - Response to review comments Date June 18, 2018

TO: Chris Solberg, AICP
..... City Planner
..... City of LaVista NE.

.....
Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of receipt.
If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.

This memorandum summarizes our responses to the questions and comments found in the PUD review letter dated June 18, 2018. The items listed below have been incorporated into the revised PUD document.

1) Item 1 -

a. Regarding **Table 3D – Future Truck Traffic**:

- i) **Comment:** On the assumption that US Cold Storage will replace the lost business with other customers there could be a net increase of 70 trucks per day entering 108th street. Also, identify how many of the 70 trucks might occur during peak hours.

ii) **Response:**

- (1) The Rotella automated cold storage facility would operate 24/7, and would be designed for future outbound traffic of 70 trucks per day. These would be distributed throughout the day. The estimated traffic load is 3 trucks per hour average, with a peak of 6 per hour. The calculation is based on the following assumptions:
- (a) The automated storage facility allowed for 24/7 operation and is not limited by an 8 to 5 work day. Thus some shipping can occur after normal business hours to allow better utilization of the facility. Peak capacity for truck traffic volume would be limited by the number of dock doors and the time it takes to load a truck. It is estimated that with 12 docks, half are being loaded at any given time. If it takes 2 hours to load each truck, then peak traffic would average 6 trucks per hour maximum.
 - (b) Thus during peak business hours, the increase in truck traffic would be 6 trucks per hour. (one every 10 minutes).
 - (c) As previously noted, outbound truck traffic is of two type: Local route delivery trucks and long distance semi traffic.
 - (d) Local delivery route trucks (20 per day) are not expected to change in the near term.
- (2) US Cold Storage only operates 8 to 5pm, 5 days per week, which forces all traffic to occur during business hours. **Table 3D** showing Future Traffic volume at end of Phase 5 has been updated to include the US Cold Storage's traffic at full capacity if another tenant is found.



- (3) See revised **Table 3D** for traffic volume recap, and the revised **Future Traffic Diagram** has been added.

2) Item 2

a. Building height of cold storage facility

b. **Comment:**

- i) Does the entire cold storage structure need to be 130 feet tall
- ii) Signs are limited to 45' above grade. Is any signage intended near the top of the structure?

c. **Response:**

- i) The majority of the new structure would be refrigerated warehouse space and would need to be about 130' tall due to the robotic storage and retrieval equipment. The associated dock area along the east side could transition lower which would provide an accessible location for equipment.
- ii) There are no plans to install a sign at or above the 45' height in question. On a related note, we have reached out to the adjacent cell tower owner to see if they will want to place an antennae on the building but they have not responded. The proposed warehouse structure will block their reception to the North, and Rotella's may need to enter an agreement to allow them to place their antennae on the building unless they make other arrangements.

3) Item 3

a. Regarding Gertrude street elevation:

b. **Comment:** If Gertrude street needs to be lowered to accommodate the future skywalk, then that needs to be addressed with this submittal. It is recommended that lowering the road be avoided if at all possible.

c. **Response:**

- i) We agree, and Our first choice is to avoid that cost and disruption of lowering the street if at all possible but are constrained by the required 16.5' clearance, and by the maximum steepness of the ramp that the forklifts can accommodate. Due to the added costs and complexity involved, lowering the street is a last option. Initial calculations indicated that to achieve the ramp slopes that will work for the forklifts and to attain the needed clearances, the street might need to be lowered 1 foot.
- ii) We therefore have commissioned a new survey to evaluate the exact relationship of both buildings to the street, as well as the grades and elevation of utilities in the area before pursuing this with the city.
- iii) The location that would be affect has been indicated on the **Site Development Plan**.

4) Item 4 [Article 5.15.04.04]:

a. **Comment:** Comments from the fire marshal regarding this application have not been provided.

b. **Response:** Noted. Information will be provided upon request and as specific project develop.

5) Item 5. - [Article 5.15.04.06]

a. **Comment:** Additional information needs to be provided about proposed lighting near the eastern edge of the PUD.

b. **Response:** We agree that having light spill over onto the adjoining properties is not desirable. Our electrical engineer has recommended that the **attached fixture data sheet** be specified as a basis of design for those areas that are sensitive to light spillage. The recommended fixture has excellent cut-off properties and can also be fitted with a light shield to further control the direction of light from the fixture.



- 6) As indicated in your E-mail, revised sheets are attached but a revised complete document is not included here. 4 full sized copies and one electronic copy of the revised document will be provided upon your request for resubmittal.

KB/

Enclosure:

- | | |
|---|-------------------------|
| (4) - Table 3D, Recap of local outbound truck traffic | (revised July 12, 2018) |
| (4) - Site Development Plan | (revised July 12, 2018) |
| (4) - Future Traffic Diagram | (revised July 12, 2018) |
| (4) - Light fixture cut sheet – pole light for use adjacent to residential neighbors. | (added July 12, 2018) |
| (1) - Copy of original letter from the city | (dated June 18, 2018) |

cc: John Rotella



Executive Summary

In anticipation of further expansion of existing product lines and the addition of new products on the market (such as gluten-free buns), Rotella's bakery is developing a long-term plan for the growth of their business. After evaluating various growth options, the company's goal is to develop their capacities at their current main plant at 108th and Harrison Streets in La Vista, Nebraska, rather than manage multiple manufacturing locations. As a first step, the bakery has acquired several properties adjacent to their current location in recent years and has recently completed a major addition onto their main plant at 108th Street and Gertrude.

Future growth will rely on their ability to both grow and to connect these buildings, to become more efficient in moving and storing products, and centralizing both regional and national distribution. The goal of this PUD application is to adapt the site requirements to best suit their long-term needs and tailor development of the site as follows:

- 1) Maximize the Utilization of the Current and Future Properties:
 - a. Address zoning setbacks and height restrictions.
 - b. Address methods for conveying products and people overhead, between buildings to minimize disruption to traffic below, and to reduce handling by not having to manually move materials between buildings.
- 2) Streamline Product Movement: Develop economies of scale via the following:
 - a. Consolidate ingredient receiving, storage, and distribution between buildings.
 - b. Improved distribution hub area for regional and national deliveries.
 - c. Improve truck access and traffic flow to, from, and between buildings.
 - d. Improve traffic on and off site, and reduce overlap of retail, office, and plant traffic where possible.
 - i) Reduce the number of locations where trucks enter and exit the site by consolidating distribution.
 - ii) Reduce cross traffic between buildings by moving materials via an overpass.
- 3) Consolidate Product Storage:
 - a. Consolidated storage – both on site and improve access for off-site storage areas.
 - b. Establish zoning to allow for future cold storage on site.
- 4) Improved Street Image along 108th and Harrison Streets:
 - a. Improved public access for retail store.
 - b. Redevelop truck dock areas facing 108th Street.
 - c. Improved signage and landscaping at entrance to the business park area.
- 5) Respect the Residential Neighbors to the East:
 - a. Focus higher-impact operations on areas of the site that are adjacent to other industrial-zoned properties or which are a part of their campus.
 - b. Maintain existing setbacks and landscape buffers adjacent to residential properties.

The work anticipated in this document will occur in phases. As with the South Plant addition which was completed 2 years ago, each phase involves a construction component and a mobilization component when the equipment is installed and the facility brought on line. Thus there may be a year or two between construction phases.

The first phase which includes addition A1 (Overpass / Skywalk) and addition A2, (McKesson Building) are intended to begin soon after the PUD is approved. This first phase is targeted at addressing the growth and logistics issues listed in part 2 and 3 above. It is currently anticipated that expansion of the East Plant may occur in two steps to allow for growth, while minimizing any disruption to current production at that location.

Addition A4 is a key element in streamlining the storage and shipping of their products. Existing off site storage options in the area are near capacity and further growth of the bakery will eventually exceed available capacity. Automating this storage will allow products to be kept on site, increase capacity, and will reduce handling and thus overhead costs.

Addition A6 has been revised to indicate future use as office or storage. If the retail store moves, it will move off site.





PLANNING & ZONING APPLICATION

CITY OF LA VISTA

8116 PARK VIEW BLVD., LA VISTA, NE 68128

402-593-6400

Date:	12/01/2017	
Application Type		
<input type="checkbox"/> Preliminary Plat* <input type="checkbox"/> Revised Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat* <input type="checkbox"/> Administrative Plat <input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Site Plan Review <input type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> P.U.D. Site Plan <input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Zoning/Subdivision Amendment <input type="checkbox"/> Tower Development Permit <input type="checkbox"/> Other: _____
*A pre-application meeting is required.		

A. General Information

1. APPLICANT

Name: Rotella's Italian Bakery Contact: John Rotella
 Address: 6949 S. 108th Street City: LaVista State: NE Zip: 68128
 Phone: 402-592-6600 Fax: 402-592-2989 Email address: johnrotella@rotellaskbakery.com

2. PROPERTY OWNER (If not the same as applicant above):

Name: Rotella's Italian Bakery Contact: John Rotella
 Address: 6949 S. 108th Street City: LaVista State: NE Zip: 68128
 Phone: 402-592-6600 Fax: _____ Email address: johnrotella@rotellaskbakery.com

3. ENGINEER/SURVEYOR OR ARCHITECT:

Name: RDG planning & Design Contact: Kylan Block
 Address: 900 Farnam St. Suite 100 City: Omaha State: NE Zip: 68102
 Phone: 402.449.0815 Fax: 402.392.0137 Email address: kblock@rdgusa.com

4. PRIMARY PROJECT CONTACT (applicant, representative, or other):

Name: RDG planning & Design Contact: Kylan Block
 Address: 900 Farnam St. suite 100 City: Omaha State: NE Zip: 68102
 Phone: 402.449.0815 Fax: 402.392.0137 Email address: kblock@rdgusa.com

- If more than one property owner or developer is involved, please attach additional names and addresses to this application.
- The contact person will receive all staff correspondence.

5. Certification:

An application may be filed only by the owner(s) of the property, a person with the power of attorney from the owner authorizing the application, or by the attorney-at-law representing the owner. Indicate your authority.

X I (We) (am) (are) the sole owner(s) of the property.

I have the power of attorney from, or am the attorney at law of, the property owner(s) authorizing the application and a copy of the authorization is attached.

[Signature] LOUIS J ROTELLA 6949 50.10 Pkwy
Signature Print Name Address JAVISTA, NE 68128

NOTE: ALL APPLICATIONS MUST HAVE THE SIGNATURE(S) OF THE CURRENT PROPERTY OWNER OR THE PERSON WITH THE PROPER POWER OF ATTORNEY NOTRAIZED BY A CERTIFIED NOTARY PUBLIC.

6. Affiliated Application:

An applicant may wish to increase the property considered under this application to include surrounding owner(s). By signing below, an adjoining property owner can state their intent to be party to this application (attach additional sheet if necessary). A legal description must also be attached for each property owner.

NOT APPLICABLE

Signature	Print Name	Address
Signature	Print Name	Address

B. Project Information:

1. Description of proposed project, use, exemption, or variance:

Proposed PUD to establish zoning guidelines which support the needs of the anticipated growth for the bakery's properties.

Rotella's Bakery owns 4 contiguous properties which are included in this proposal.

2. Subdivision Name: Rotella's first addition, and Oakdale Park, and TL8A2.

3. Project Location: NW 1/4 NW 1/4 Section 16, T14, R12, Sarpy County, Nebraska
General Location: Southeast corner of 108th & Harrison,

4. Project/Property Address (if available): various. See attached.

5. Area: 28.837 acres (combined) (acres)

6. Future Land Use Designation (Comprehensive Plan): I-2 industrial (bakery) (unchanged)

7. Proposed Land Use Designation (if applicable): I-2 Industrial (bakery and storage).

8. Present Use of the Land: I-2 industrial, used for bakery, and storage

9. If commercial/industrial/office or multi-family residential:

a. Number & Type of units/buildings: 5 existing buildings on 4 properties + future additions

b. Total building coverage (footprint): 423,814 gsf main floor. (existing) square feet.

c. Total Open Space: site area - bldg footprint = 832,325 sf square feet.

d. Total building floor area: 423,814 gsf main floor. + 21,245sf mezz = 445,059sf gross square feet.

e. Total number of parking spaces: Provided 428 Covered 0 Uncovered 428 Ex'g

f. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift 244 per shift.

10. Building Height: 24'min, 45' max feet 1 + mezzanine stories.

11. If single family residential:

- g. Number of units/lots: NOT APPLICABLE
- h. Minimum lot frontage as measured at building setback line: VARIES - SEE PUD
- i. Minimum lot size: NOT APPLICABLE square feet
- j. Average lot size: NOT APPLICABLE square feet

12. Attach Legal Description of Property and Surveyor's Certificate.

13. Attach a list of Property Owners located with 300 feet of the proposed project. It must be prepared by a title company and include four (4) sets of mailing label copies.

MAILING LABELS WERE DELIVERED ON
FEBRUARY 27, 2018

14. Attach a site plan and/or other documents that illustrate this re the Zoning Ordinance or Subdivision Regulations. Contact the City Planner for clarification of submittal requirements.

15. Include appropriate application fee as listed in the Master Fee Schedule. (\$1000 per Ordinance 1313)

A total of four (4) paper copies AND a set of electronic copies of each site plan/plat are required with your submittal. See the appropriate city regulation for plan/plat size requirements. Please fold these plans so they fit with the other pages.

Please note that your application will not be accepted or there may be a delay in processing by the Community Development Department if any of the required information or materials are missing or improperly presented. To avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, exhibits and/or site plans, special studies if applicable and signed checklist. If you have any questions regarding this application or required materials, please contact the Community Development Department at (402) 331-4343 between 8:00 a.m. and 4:30 p.m., Monday through Thursday, and on Friday, 8:00 a.m. to Noon.

OFFICE USE ONLY

Project Case Number _____	Planning Commission _____
	Published _____
	Action: _____
Date Complete Application Received _____	City Council _____
	Published: _____
	Action: _____
Check Number/Amount _____	Posted on Property: _____
	Notice to School District: _____

Other Comment(s): _____

CITY OF LA VISTA
PRIVATE FACILITIES ON CITY PROPERTY
INSTALLATION PERMIT

A COMPLETED COPY
WILL BE SUBMITTED
WITH EACH PROJECT

PERMIT # _____

Applicant: Rotella's Italian Bakery

Address: 6949 S. 108th Street, LaVista NE 68128 **Phone** 402-592-6600

E-Mail Address: johnrotella@rotellaskbakery.com

Date of Application: _____

Signature of Representative: _____

Name of Representative (printed): John Rotella

Performance Bond Amount: _____ **Diggers Hotline Member:** _____ (Yes or No)

Installing Contractor: _____ **Contractor's City of LaVista Lic. No.** _____

Construction Start Date: _____ **Expected Construction Duration** _____

Construction Work Hours: _____ **Type of Installation:** _____

Is Contractor Insured ? (Yes/ No): _____

Exact Location of Proposed Construction: _____ (or attach plans)

Work to occur over and adjacent to /Gertrude
Street, between 108th and 107th Streets

Reason for Proposed Construction: _____

Bakery production area expansion

Is Pavement/Sidewalk Cut Required? (Yes or ~~No~~) If Yes, answer the following:

Size of Pavement Cut (s): _____ (or show on plans)

Type of Backfill to be Used: _____

Resurfacing Material: _____

Permit Fee: _____ **Fee Other:** _____

NOTES:

- A. Attach plans for proposed installation in 11" by 17" maximum size.
- B. Attach copy of insurance certificate naming City of La Vista as additional insured.

Reviewed by: _____ **Approval Date:** _____

(Public Works Representative)

THIS PAGE TO BE FILLED OUT BY INSPECTOR

Pavement/Sidewalk Replacement Requirements:

Pavement Cut: _____ **(List size or note on plans)**

Backfill: _____ **(State type and/or compaction spec)**

Pavement Replacement: _____ **(State type of materials used)**

Sidewalk Replacement: _____ **(State type of materials used)**

Final Inspection Date: _____

Replacement Approved: _____ **(Yes or No)**

Inspector Name: _____ **(Printed)**

Notes: _____

Table 1

Site and Location Information

Map Ref.	Building	Lots	Address	Parcel #	Notes
E1	Main Plant	7 8 13 14 27: Oakdale Park Replatted as: Lot 1 Rotellas First Addition	6949 S. 108 th Street	Parcel # 010415483 011595685	10.924 A
E2	Former Signage Building	Lot 28A Oakdale Park	6969 S. 107 th Street	Parcel #010944745	
E3	East Plant	TL8A2 LOT 8A2 EXC PT FOR ROW 16-14-12 (7.95 AC) (#998 RE)	10608 Gertrude Street	Parcel #010522336	
E4	McKesson Building	5, 6, 15, 16, Oakdale Park & Lots 4, & Lot 17 Oakdale Park	7009 S. 108 th Street 7201 S. 108 th Street 7204 S. 107 th Street	Parcel #010415211 Parcel #010415033 Parcel #010415149	Survey dated March 15, 2017 from TD2 Book 17-7.



Table 2

Existing Site and Building Statistics Evaluation

Site Area	Building Area	Building Coverage (Actual & Allowed)	Impervious Coverage (Ex'g bldg. + Ex'g paving)	Height	Parking	Notes
E1 Main Plant, Lots 7,8, 13,14, & 27 (Rotellas First Addition)						
450,401 SF ² (449,226 SF) 475,849 SF ² = 10.924A	259,723 SF 273, 586 SF	57.49% Actual 75% Allowed	89.6% ¹	45'	Required= 127 Actual=202 Plus 8 Semis and 21 (Indoor) Delivery Trucks	¹ Pre-existing condition. ² 450,000 SF site per online. 475,000 SF site per sarpy.com.
E2 Former Signage Building						
2.2814A = 99,378 SF	24,996 SF	25.15% Actual. 75% Allowed	57,806 sf = 58.1%	24' & 26'	92 Existing	32,810 SF pavement. Total area including building.
E3 East Plant (Gluten Free)						
7.95A = 346,302 SF	49,920 SF - 1 st 2,740 SF - 2 nd 11,089 SF - Shed	17.61% Actual. 75% Allowed	271,825 sf of Paving + Exg Bldgs. ³ = 332,834 = 96%	40'	30 Existing; Parking Provided for 30 Cars and ~50 Semis	68,830 SF maximum addition can be supported on the site per IBC requirements. ³ Shed to be removed.
E4 McKesson Building						
334,620 SF total ⁵ (Incl. Lots 4 & 17) = 7.682A 224,640 SF for just Lots 5+6+15+16	78,086 SF	23.33% Actual, 75% Allowed	57,980 (Paving) + 78,086 SF (Bldg) = 136,066 SF ⁴ = 40.66%	28' at ridge. 26'+ 4' = 30' at dock	74 Existing Required: (50 Office + 24 Warehouse)	⁴ Area Includes building footprint. ⁵ Site area includes empty lots. Future Storage Building: 81,000 SF on south lots. Future truck area adds 12,000 sf of new paving.

SEE TABLE 2B FOR BUILDING AND IMPERVIOUS COVERAGES RECAP, INCLUDING PROPOSED ADDITIONS.



Table 2B IMPERVIOUS COVERAGE

Site	Existing Building and Paving = Total Impervious coverage (from Table 2)	Building coverage + Paving = Total Impervious coverage including Additions.	Comments (Total building area taken from table 3C)
Main Plant + A1 & A6	B: 57.49 % B+P: 89.60 % GS: 10.40%	B: 61.99 % B+P: 89.60 % GS: 10.40% ³	Foot note 3, 8 Total building area = 295,711 sf
Former Sign Bldg + A5a	B: 25.15 % B+P: 58.10 % GS: 41.90 %	B: 38.00 % B+P: 60.00 % GS: 40.00 % ⁶	Foot note 6 Total building area = 37,796 sf
East Plant + A3 & A5b	B: 17.61 % B+P: 96.00 % GS: 4.00 % ⁹	B: 34.75 % B+P: 95.00 % ⁵ GS: 6.00 % ⁹	Footnote 5, 6, 9 Total Building area = 120,370 sf
McKesson + A2 & A4	B: 23.33 % B+P: 40.66 % ⁴ GS: 59.34 %	B: 54.00 % B+P: 74.20 % GS: 25.60 %	Footnote 4, 8, 10 Total Building area = 178,040 sf

Notes:

1. **B:** = Building. **B+P:** = Building plus all paving. **GS** = Green Space
2. Zoning section 5.14.05 allows 75% building coverage. Allowable Impervious coverage for industrial is not specifically mandated, but landscaping requirements will mandate that some green areas be preserved.
3. Because the area where addition A1 and A6 will occur is already paved, the impervious coverage will not change. It will just change from pavement to building.
4. Site area calculation includes the empty lots south of the existing building, where the future cold storage building is proposed.
5. The area where Addition A3 will occur is already paved and is partially covered by an existing metal building that will be removed. Thus the impervious coverage will slightly decrease as A3 is built, due to added landscaping that is planned as part of the addition.
6. Phase 5a at the former signage building sets on existing paved areas, so while the building coverage will increase, the impact on impervious coverage is minor.
7. Phase 5b is attached to the former signage building but sets on the East plant site, so the addition is listed as part of the East Plant site calculations since it affects the coverage of that site.
8. Overpass A1 is designated as a part of the Main plant.
9. Green space associate with A3 is mostly in the landscape buffer along the east side of the property. The increase in green space is due to an added landscape area planned south of the future addition.
10. New paving estimate includes future east truck loading areas.



Table 3

Anticipated Additions and Renovations

Map Ref #	Description / Use	Approximate Building Area	Building Height	Notes
A1	Skywalk over Gertrude Street for conveyors to new packaging area.	8925 SF	40' to 45'	Note 3,4
A2	North expansion of McKesson Building for packaging warehouse and support. Phase B: Remodeling dock areas.	18,944 SF 3,000 SF Mezzanine	40' to 45'	Warehouse & Office space
A3	East plant addition for gluten-free production expansion.	46,600 SF + Partial Basement	44'	40' floor to roof + 4' floor to grade
A4	Cold storage facility and docks areas.	81,000 SF	130'	Typical freezer area is 100' to 130' tall.
A5a & A5b	Expansion or replacement of the former signage building.	12,800 sf & 23,850 sf Additions	26' to 32'	Warehouse & Office space
	Possible additional skywalk over 107 th Street.	TBD	40'	
A6	Office or Storage expansion or relocation.	12,500 SF for Addition	35' to 45'	Storage for merchandise, and office space.

Notes:

1. Note that the anticipated projects listed below may not occur in the order shown.
2. Parking requirements have been moved to Table 3B.
3. Skywalk will be used to transport products and materials between buildings.
4. Height of the buildings being connected varies due to grades. Top of skywalk is generally 42' to 45' high, relative to floor line at each end. The goal is for the parapet height of the skywalk to align with the adjacent buildings.



Table 3B PARKING RECAP

SITE	BLDG	EX'G PKG <i>(copied from table 2)</i>	Parking Required including Additions	Total number of stalls required / Number to be added:	NOTES:
Main Plan	E1	202	127 ⁹	189 total / add 0	The site currently has adequate parking
	A1		0 ¹		
	A6		62 ⁴		Based on office use
Former Signage Building	E2	96	96	101 total / add 5	Parking required is based on warehouse use.
	A5a		5		
East Plant (Gluten Free)	E3	30 cars 30 trucks	30	61 total / add 31	Based on industrial use.
	A3		16		
	A5b		15		Based on industrial use. And some support office space
McKesson Site	E4	74 ²	+ 7	117 total / add 43	7 for warehouse space and 30 for office mezzanine
	A2		+30		
	A4		+ 6 ³		
TOTAL		402		468 / add 66	See Note 10

Footnotes:

1. Skywalk A1 is just circulation space and does not add to the occupant load of the building.
2. 74 existing stalls: 24 for warehouse and 50 for office area.
3. 6 parking stalls is based on actually staffing required for an automated storage facility. Automated storage requires minimal staffing.
4. The existing retail store is approximate 1000 sf. (thus 5 stalls required at 1:200). If the retail moves, it will move off site and these stalls would be used for office which has the same ratio requirement. Addition A6 is approximately 12,500 sf and will be partially storage and partially office space. Thus 62 stalls required.
5. Calculated parking requirements are based on zoning requirements listed in Section 7.06 of the Zoning Ordinance.
6. Zoning requirements for parking: (section 7.06: Off-street parking requirements)
 - a. Office = 1:200 sf of building
 - b. Industrial = 1:3000 sf of building
 - c. Retail = 1:200 sf of building
 - d. Storage / warehouse = 1:5000 sf of building
7. Existing parking is based on field counts taken on site or via aerial photographs.
8. PUD allows parking to be shared between areas., per zoning section 5.15.04.07 and 05.15.05.03.6.
9. Parking needs peak during shift changes. Thus more parking is provided than what is needed per code. Shift changes are staggered to minimize the peak effect.
10. With restriping of existing lots, the total available parking on existing paving is 487 cars, which exceeds the amount required.



Table 3C BUILDING AREA RECAP

Location:	Existing area	Addition / subtraction	Total	Comments:
Main plant	273,586	A1: 8,925 sf A6: 12,500 sf	295,011 sf	Note 1
Former Sign building	24,996	A5a: 12,800 sf	37,796 sf	Note 3
East Plant (Gluten Free)	49,920 sf 11,089 sf shed	A3: 46,600 sf A5b: 23,850 sf (11,089) remove shed	120,370 sf	Note 2, 3
McKesson Building	78,086 sf	A2: 18,944 sf A4: 81,000 sf	178,030 sf	Cold storage building

NOTES:

1. See Table 2 for area of each site.
2. Current storage building (11,089 SF) would be removed.
3. Although Addition 5b would be attached to the former signage building, it would primarily set on the sale lot as the East Plant.



Table 3D TRAFFIC RECAP

SEE TRAFFIC DIAGRAMS AS WELL
ATTACHED DIAGRAMS SHOW PATH OF TRAVEL. THE CHART BELOW SHOWS VOLUME OF TRAFFIC.

Daily Traffic	CURRENT	FUTURE	CHANGE	COMMENTS
INBOUND				
South plant	10	14	+ 4	Increased ingredients deliveries due to new oven coming on line in 2018.
North Plant	7	7	0	
East Plant	8	8	0	
Gluten Free Plant	3	9	+ 6	Projected additional volume as gluten free production increases.
Totals:	28	38	+ 10	

TRAFFIC BETWEEN BUILDINGS				
US Cold Storage	40	0 ¹	- 40	40 trucks per day to US Cold Storage will be eliminated once the on site cold storage facility is completed. See Note 1
Between plants	15 +5 = 20	20	0	Moving ingredients between buildings will grow slightly but the proposed Skywalk will offset most growth so truck traffic between buildings is expected to decline.
Totals:	60	20	- 40	

OUTBOUND				
Shipping (Rotellas)	60	70 ²	+ 10	Current outbound shipping is from US Cold Storage. Shipping will relocate to the new on-site cold storage facility. See note 1 & 2 below.
Route Trucks (Rotellas Local Deliveries)	20	20	0	No change in volume
US Cold Storage Future Growth (See note 3)	0	40	+40	See Note 3 below
Totals:	80	130	+ 50	

TOTAL TRAFFIC:	168	188	+ 20	Sum of totals shown above
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Note 1: Since US Cold storage only operates 8 to 5, Monday thru Friday, all outbound truck traffic (30 to 60 trucks per day) currently occurs during peak hours.

- (a) When the on-site automated cold storage facility is completed, outbound trucks will depart from the new storage facility which will allow for trucks to be scheduled 24 hours per day, 7 days per week and would be designed for future outbound traffic of 70 trucks per day. These would be distributed throughout the day. The estimated traffic load is 3 trucks per hour average, with a peak of 6 truck per hour.
- (b) Local truck traffic between the Bakery and US Cold Storage will be eliminated once the on site cold storage facility is completed. Thus despite growth, total outbound truck traffic is expected to decrease.

Note 2: Includes added traffic due to growth of Gluten free plant and south plant.

Note 3: Future growth and traffic needs of a replacement tenant for US cold Storage are purely speculative and will depend on the rate of growth of new business, size of trucks, and the duration that products are stored. Due to limited hours of operation it is assumed that current levels represent the maximum capacity for future truck traffic at US cold storage.



Table 4 Current and Proposed Zoning

All properties are Zone I-2 – Heavy industrial. (Zoning Section 5.14)

	Current Requirement	Proposed	Reason
Use Type	I-2 Industrial	No change. See side notes.	This is an approved use for this property. No change requested. 1: I-2 can include large general warehouse storage facility per 5.14.02.10. 2: supporting office space is acceptable as an accessory use. 3: limited retail (Existing Bread store) is an accessory use on the property.
Front Setback	35' 60' Setback if Used for Parking Per 5.14.05	Unchanged.	Maintain requirements along 108 th and along Harrison. Existing grandfathered structures allowed to remain.
Side Setback	30' Per 5.14.05 (Also See 5.15.04.09 and 5.15.04.16)	1: 25' where adjoining other industrial properties. 2: 10' setback where both sides of the street are owed. (For example along Gertrude Street.)	When the property on both sides of the street is owned by the bakery, allow a variance for stairs, elevators, ramps needed for conveyance over streets to occur within 10 feet of the property line, and to <i>allow structural supports to occur 5' from the property line</i> when supporting the span over the ROW. Footings shall not extend past the property line. Revised setbacks shall not interfere with 90' corner "Sight Triangle" visibility. (Per zoning Section 2)
Rear	25' Per 5.14.05	1: 25' typical. 2: 30' minimum required adjacent to residential. 3: 60' will be provided adjacent to current residential properties.	Rear to be designated as any property line adjacent to residentially zoned property. Building code coordination note: 60' clear area is required on all sides of building by IBC Section 507 for buildings of unlimited area.



	Current Requirement	Proposed	Reason
Max Height (Towers, Silos can Exceed this Amount)	45' Per 5.14.05 (See table excerpt below.)	45' 55' 130' --	<p>1: Maintain 45' within 60' of residential property lines.</p> <p>2: 55' where not adjacent to residential. Allow higher for conveyance over streets or drives and other areas of the property. (2006 IBC allows 55' for Type IIB one story construction and 65' for Type IIA.)</p> <p>3: Allow up to 130' for (automated) storage facilities on the property. Note that this only occurs at the future cold storage building that is proposed along the southwest corner of the property, adjacent to 108th street. This cold storage facility is an integral part of the storage and distribution part of the campus that the Bakery wishes to develop. This will not be adjacent to residential.</p> <p>4: Maintain exclusion for silos and towers.</p> <p>Submission has been made to the FAA regarding 120' proposed height of future improvement(s). Case # 2017-ACE-6559-OE, submitted 10/31/2017.</p>
Overhead Easement for Overpass at Gertrude Street	16.5' Minimum Clearance Required	16.5' clear height at street to be maintained. Setback requirements for supports shall be as noted in the Side yardSetbacks section.	<p>Waiver for location of supports spanning the ROW will be submitted.</p> <p>Setback requirements for overpass supports will be allowed to occur 5' from property line, as listed above.</p> <p>Landscaping and/or protection will be provided where supports are subject to traffic.</p>
Building Coverage	65% for Industrial Sites per 5.15.04.10 (See table excerpt below.)	Per review meeting, 75 percent applies to building footprint. Propose 75 percent limit for building coverage as noted in next Section 5.14.05 below.	We request that Pre-existing conditions be allowed to remain.
Impervious Coverage (Maximum Lot Coverage)	75% per 5.14.05. (See table excerpt below.)	Allow existing grandfathered areas to remain. Per review meeting, 75 percent applies to building footprint. Propose 75 percent limit for building and 90 percent for combined building plus paving.	<p>Pre-existing conditions be allowed to remain.</p> <p>Excerpt from Zoning Ordinance (Chapter 2): LOT COVERAGE shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.</p>
Landscaping	Sections 5.15.04.08 and 7.17.04.02 - Screening Requirements and Section 7.17.03.06 –	Screening requirements adjacent to residential shall be maintained. Interior parking lot landscaping shall not be required at parking areas	<p>Street frontage landscaping.</p> <p>1. Landscaping will be grouped into areas versus uniformly distributed to provide screening, functionality and visual interest.</p> <p>2. Future green space to be concentrated along 108th Street, Harrison, and where</p>



	Current Requirement	Proposed	Reason
	<i>Parking Lot Interior Landscaping</i>	intended for semi-truck parking and maneuvering.	needed for storm detention and run-off control.
Special Adjacency Requirements	5.14.06.01: No Parking, Drives, Signs Allowed within 30' of Residential Property	No change	No changes requested to this section.
Parking	Ratio Required for: Office = 1:200 SF Industry = 1:3000 SF Retail = 1:200 SF	No change.	PUD Parking located in one part of the development can serve needs in other parts of the development. (See 5.15.04.07 for shared parking and 05.15.05.03.6.)

The following excerpt from the La Vista Zoning Ordinance is provided for reference.

5.14.05 Height and Lot Requirements:

5.14.05.01: The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF) ²	Lot Width ²	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10,000	100	35' ¹	30'	25'	45'	75%
Conditional Uses	10,000	100	35' ¹	30'	25'	45'	75%

¹ 35' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard, then front yard setback is a minimum of sixty (60) feet.



PUD Requirements for Zoning Sections 5.14 and 5.15

The PUD requirements listed in Chapter 5.14 and 5.15 of the La Vista Zoning Ordinance are addressed individually as follows:

	Subject:	Response:
Section 5.14:		
5.14.06.01	Adjacent to residential.	<i>These requirements are addressed in the table above.</i>
5.14.07	Refer to 7.17 (landscaping requirements).	<i>See recap memo and Table 2B.</i>
Section 5.15:		
5.15.04.01	Schedule of Construction: The ordinance calls for Phase 1 to proceed within 12 months, with 50% within 5 years.	<p><i>As part of the PUD application, we request that the time frame that the PUD shall remain in effect will be for a period of 10 years from the date of implementation.</i></p> <p><i>Target dates:</i></p> <ol style="list-style-type: none"> <i>1. The administrative replat process for the McKesson building has already begun.</i> <i>2. Phase A1 and A2 are planned to begin as soon as the PUD and the replat are approved.</i> <i>3. Either phase A3 or A4 would follow 2 to 3 years after completion of phases A1 and A2</i>
5.15.04.02	Developer shall handle cost of easements, bonds, escrow, etc. for public improvements.	<ol style="list-style-type: none"> <i>1. A draft of the permit is included in the PUD as a placeholder and indication that we are aware of the requirement and is not intended to serve as the final permit application.</i> <i>2. Insurance requirements have been forwarded to the Owners and the proper documentation will be ready at the time the permit sets are submitted for the overpass.</i>
5.15.04.03	Existing roads.	<p><i>The roads are already in place for truck traffic that serves the site. New curb cuts or changes to roadways will be provided as needed as part of future expansions and shall be included in the associated project's scope of work.</i></p> <p>Attachments 6 & 7 have been provided to show current and future truck volume.</p>
5.15.04.04	Will this development place a burden on police/fire services?	<i>No added burden on services is anticipated based on the type and use of the structures.</i>
5.15.04.05	Property ownership.	<i>All current and future properties under this PUD will be held by Rotella's Bakery or members of the Rotella family. See attached title search data provided by American Title Company, confirming ownership of property.</i>
5.15.04.06	Compatible development.	<i>All areas of the PUD are part of an industrial park development.</i>



	Subject:	Response:
		<p>1. Green space: Current undeveloped land is maintained as open lawn. See table 2B</p> <p>2. Site lighting shall be located on poles and arranged to shine towards the building and away from residential properties. See attached site plan for schematic lighting layout.</p> <p>3. Noise: The same functions that are currently performed in the main plant (E1) and the East plant (E3) will also occur in the addition A2 & A3. The existing East Plant E3 was constructed with 2" insulated wall panels. Future additions will utilize 4" wall panels which will reduce sound transmission. The bakery is also transitioning from an intercom system to hand held radios, so external speakers are being phased out.</p> <p>4. Building Height: The proposed buildable area maintains the current zoning requirement for 45' maximum height if within 60' of residential property. Note that the trees within the current landscape buffer along the East side of the property are taller than the proposed future building. Thus the trees will be the primary source of any shadows on adjacent properties. See attached light pole data sheet for typical light.</p>
5.15.04.07	Parking.	Addressed in the table above. See Table 3B for a recap of existing and future parking.
5.15.04.08	Landscaping.	See Table 2B for green space calculations.
5.15.04.09	25' setback from ROW.	See exceptions listed in the table above. Setbacks are shown graphically on attached setback plan .
5.15.04.10	65% maximum allowed building coverage.	See exceptions listed in the table above. 75% is allowed per section 5.14.05. See related response in Table 4 .
5.15.04.11	Not applicable.	Not applicable (residential).
5.15.04.12	PUD maintenance.	All parts of the PUD will be owned and maintained by Rotella's Bakery.
5.15.04.13	Not applicable.	Not applicable (residential).
5.15.04.14	Street access.	<p>All existing properties front on public right of ways.</p> <p>No additional access is planned or proposed along 108th Street at this time.</p>



	Subject:	Response:
5.15.04.15	Sidewalks. (see also 5.15.05.02.4)	<i>Sidewalks are not required along 107th Street in the industrial park. Sidewalks will be provided between building entrances to facilitate staff moving between buildings. The attached sidewalk drawings will continue to be updated as the layout of the buildings are refined.</i>
5.15.04.16	Noted that the City may grant variances to setbacks.	<i>Noted.</i>
5.15.04.17	Consistent design style required.	<i>Buildings will be constructed from materials that are durable and appropriate for industrial facilities. Materials will be similar to those already in use, including metal panels, precast concrete, decorative and standard concrete block, and glass storefront systems.</i>
5.15.04.18	Materials suitability.	<i>See above.</i>
5.15.04.19	Colors.	<i>See above.</i>
5.15.04.20	Provide visual interest.	<i>Attention will be given to the design of the structures to complement the overall PUD campus. Attention will be given to reducing overlap of visitor, corporate and truck traffic, and improving directional queues, signage, and sightlines.</i>
5.15.04.21	Site lighting.	<i>Site lights will be located on light poles away from the building and aimed back at the building for security, and to minimize the amount of light spilling onto adjacent properties. See Site lighting plan & fixture cut sheet.</i>
5.15.05.02	Site Plan Requirements:	
5.15.05.02.1	Contour plan.	<i>See Attachment 5 plan for existing site contours.</i>
5.15.05.02.2	Location and size of all proposed structures are indicated on the site development plan.	<i>Heights and areas are shown in the attached Table 2B and on the Site Development Plan. Schematic plans for the first phases are also attached for reference.</i>
5.15.05.02.3	Driveways and access points.	<i>See attached traffic plans, including truck volume related to the Bakery's operations. 90' Intersection Visibility Triangle to be provided at all intersections as noted in Section 2 of the Zoning Ordinance. (A copy of the diagram from Section 2 is included on the attached traffic counts sheet.)</i>
5.15.05.02.4	Sidewalks. (see also 5.15.04.15)	<i>Existing sidewalks are visible on the aerial photos. Future sidewalks between buildings have been noted on the site development plan. As noted by the Planning Department, no sidewalks are required along 107th Street.</i>
5.15.05.02.5	Indicate all streets and ROW widths.	<i>Right-of-way widths and property dimensions are shown on the attached Oakdale Park Plat.</i>



	Subject:	Response:
5.15.05.02.6	Recreational spaces.	<i>Not applicable.</i>
5.15.05.02.7	Designation of parcels for phased work.	<i>Anticipated phasing of projects is listed in the table above.</i>
5.15.05.02.8	Not applicable.	<i>Not applicable – lots are not being divested.</i>
5.15.05.02.9	Location of required screening.	<i>Screening is primarily required adjacent to the residential neighborhoods and will be maintained or added to as required by the screening requirements of the Zoning Ordinance.</i>
5.15.05.02.10	Location of natural features.	<i>Not applicable (existing industrial park). Special Features: The existing cellular tower is located south of the Bakery's property on the IPSI Specialty Foods' property. Development of the future cold storage facility will be coordinated with the cellular tower service provider.</i>
5.15.05.02.11	Show existing development on adjacent properties within 200 feet.	<i>See attached 3D massing model which shows all structures within 200' of the property.</i>
5.15.05.03	General Provisions:	
5.15.05.03.1	Provide net area of property.	<i>See attached Table 2.</i>
5.15.05.03.2	Not applicable.	<i>Not applicable.</i>
5.15.05.03.3	Building coverage.	<i>Existing building coverage is shown in Table 2B.</i> <i>Projected building coverage based on future projects is also shown and will comply with the requested coverage amounts except where grandfathered.</i>
5.15.05.03.4	Percentage of open common space.	<i>Not applicable.</i>
5.15.05.03.5	Provide sequence of development.	<i>Anticipated phasing is listed above in the executive summary and in the sequence of future projects shown. Note that the actual sequence of the proposed additions is subject to the growth of the business.</i>
5.15.05.03.6	Required off-street parking.	<i>Calculations are provided in Table 3B for current and future parking needs. Calculations are based on requirements for industrial use, except at the existing retail store area. The facility currently provides more parking that required by the zoning. Peak requirements occur during shift changes due to shift work and due to truck staging areas needed to efficiently perform their work. Parking is based on the anticipated peak times.</i>
5.15.05.03.6	Gross floor area for commercial structures.	<i>Existing and anticipated are shown in Table 2 and Table 3C.</i>
5.15.05.04	Describe handling of sanitary waste and storm water.	<i>Sanitary Sewer: Systems are already provided to the industrial park. No major changes are anticipated based on the future growth. Storm sewers already serve the area. The 2012 expansion included a buried storm detention tank. The attached storm sewer plan (from the county's GIS website) has been</i>



	Subject:	Response:
		<i>annotated to show designated areas for future surface or buried stormwater detention.</i> <i>See attachment 3A for storm water management.</i>
5.15.05.05	Provide full legal description of the parcels within the PUD.	<i>Plats are provided of each property at the end of the submittal for reference.</i> <i>The Process has been started for an administrative replat of the McKesson property.</i>
5.15.05.06	Provide a Vicinity Map showing streets within 1000' of the property.	<i>A map is provided with the 1000' boundary indicated.</i>
5.15.05.07	Rendering of proposed buildings.	<i>Plans and 3D images are included for the initial phases that are planned.</i>
5.15.05.08	Common space.	<i>Not applicable.</i>
5.15.05.09	Covenants.	<i>There are no known active covenants on the properties.</i>
5.15.05.10 through 5.15.05.16	Recording and public hearing procedures.	<i>Process has been noted.</i>



ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

APRIL 16, 2018

LEGEND:

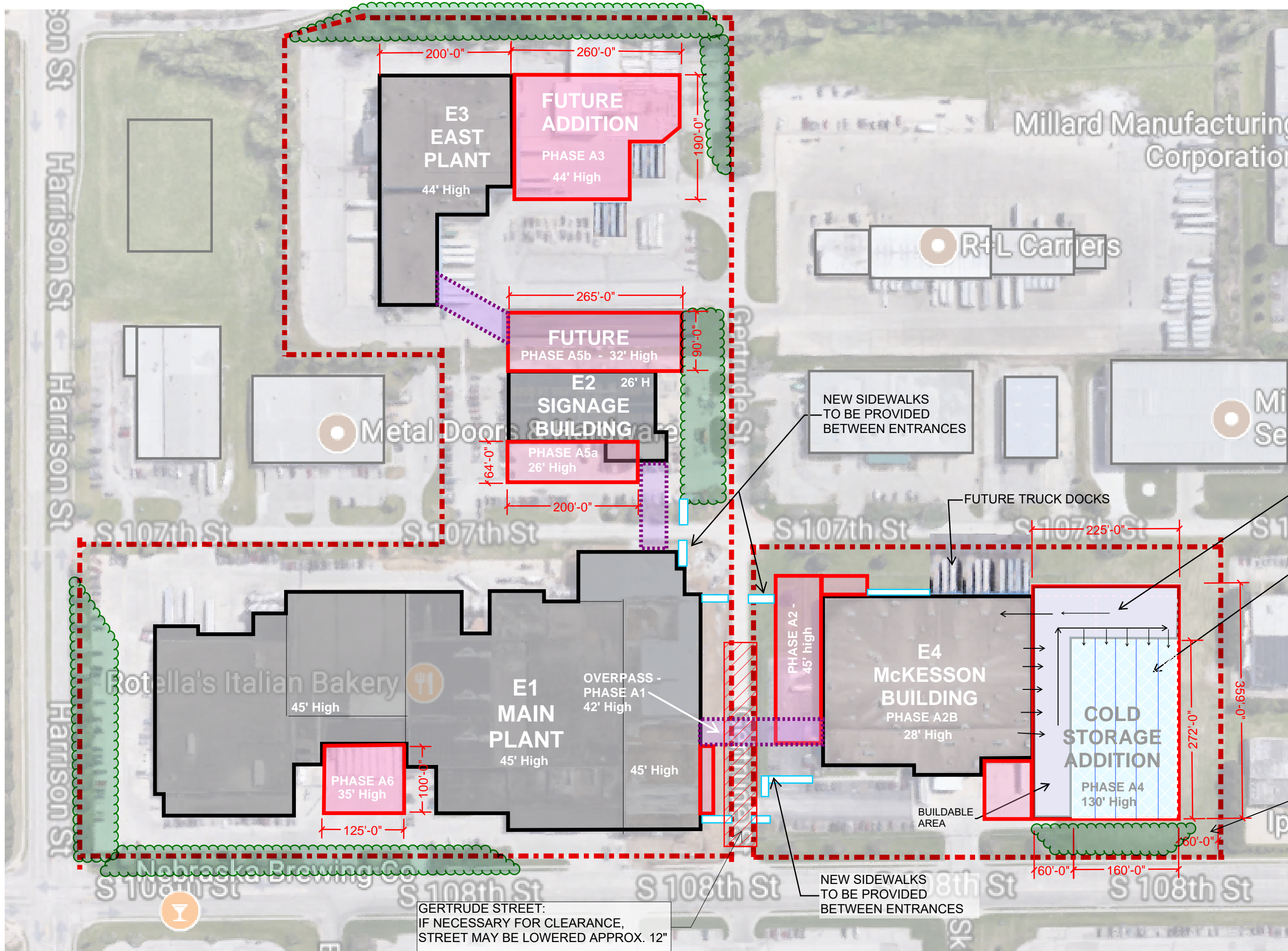
Yellow: Existing Bakery owned buildings

Red: Future Expansion

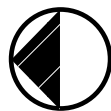
Blue: Other adjoining Properties

3D SITE DEVELOPMENT PLAN





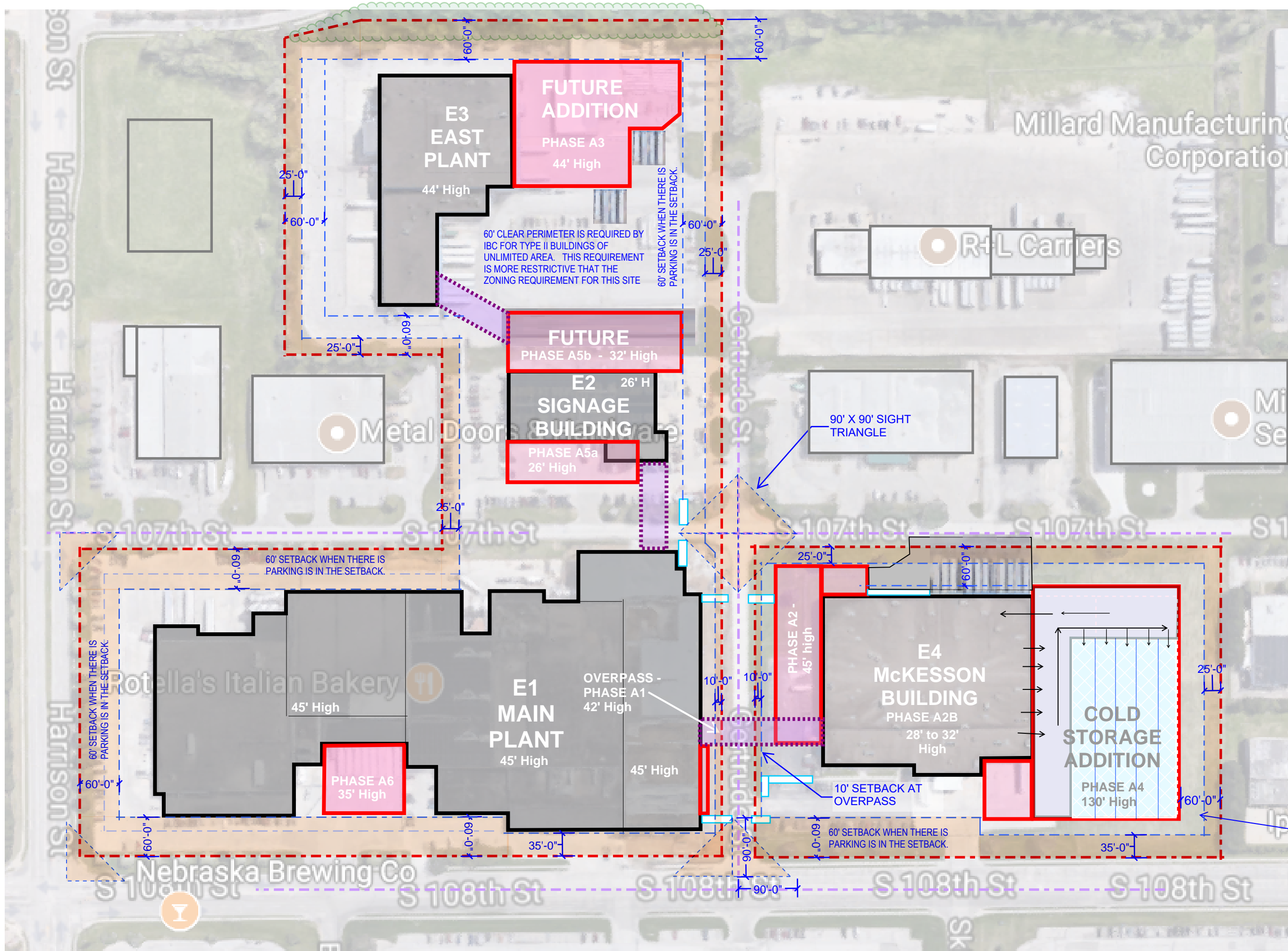
SITE DEVELOPMENT PLAN



ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

JULY 12, 2018

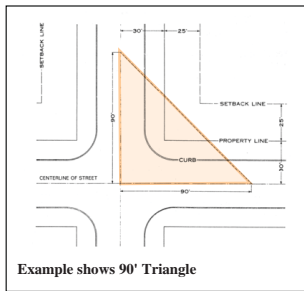


SITE SETBACKS PLAN



LEGEND:

- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- SETBACK AREA



SECTION 2.20 - SIGHT TRIANGLE

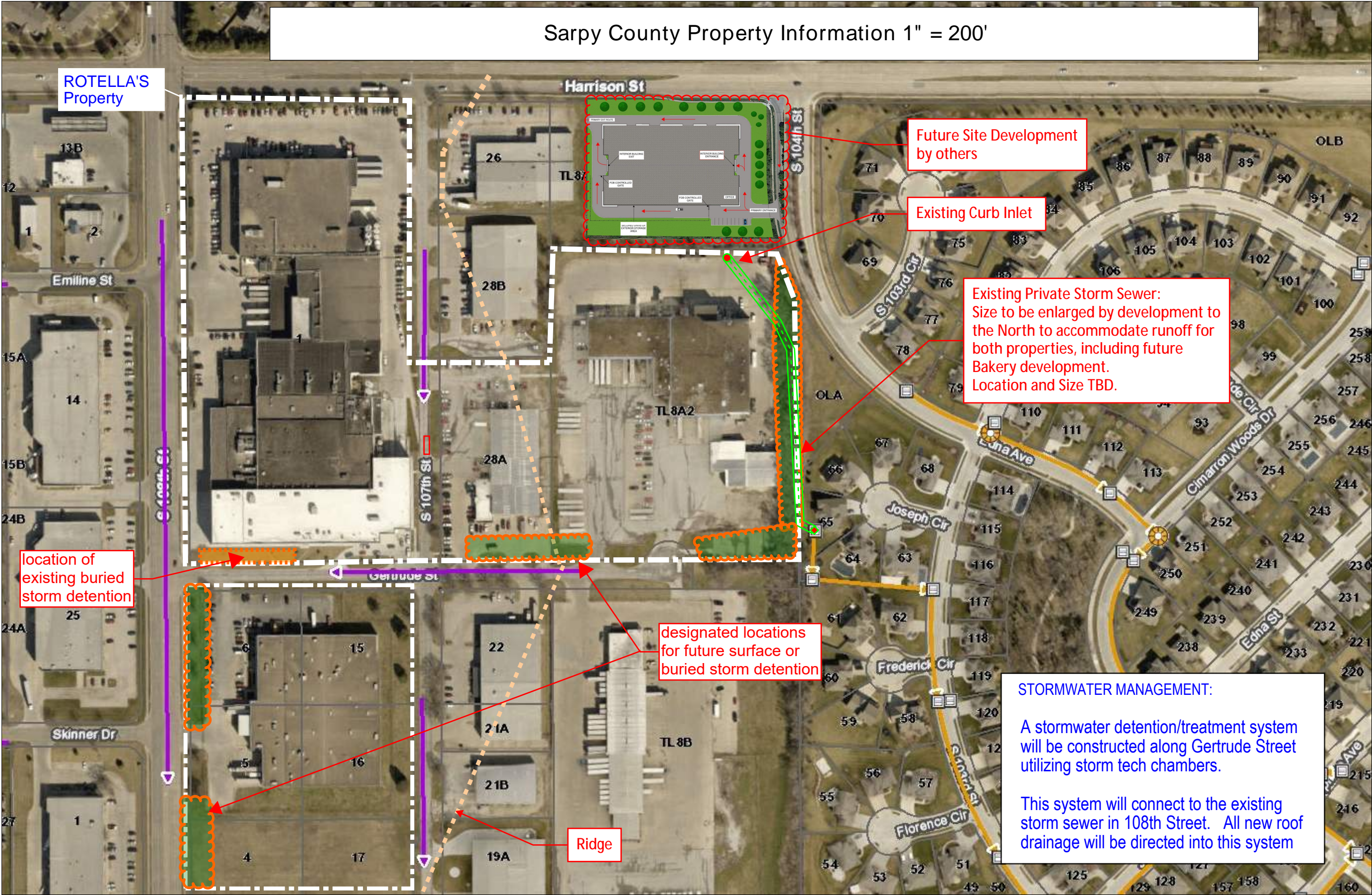
NEED TO MAINTAIN 60' PERIMETER TO QUALIFY FOR UNLIMITED AREA AS ALLOWED IN THE BUILDING CODE.

60' CAN INCLUDE THE PUBLIC R.O.W. 35' SETBACK WHEN NO PARKING IS IN THE SETBACK.

ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT
APRIL 16, 2018

Sarpy County Property Information 1" = 200'



Legend

Network Structures

- <all other values>
- Discharge Structure
- Diversion Chamber
- Diversion Point
- Junction Chamber
- Lift Station
- Production Well
- Pump Station
- Split Manhole
- Storage Basin
- Tide Chamber
- Treatment Plant

System Valves

- Control Valves
- Inlets
- Discharge Points
- Manholes
- Gravity Mains
- Open Drains
- Detention Areas

Network Structures

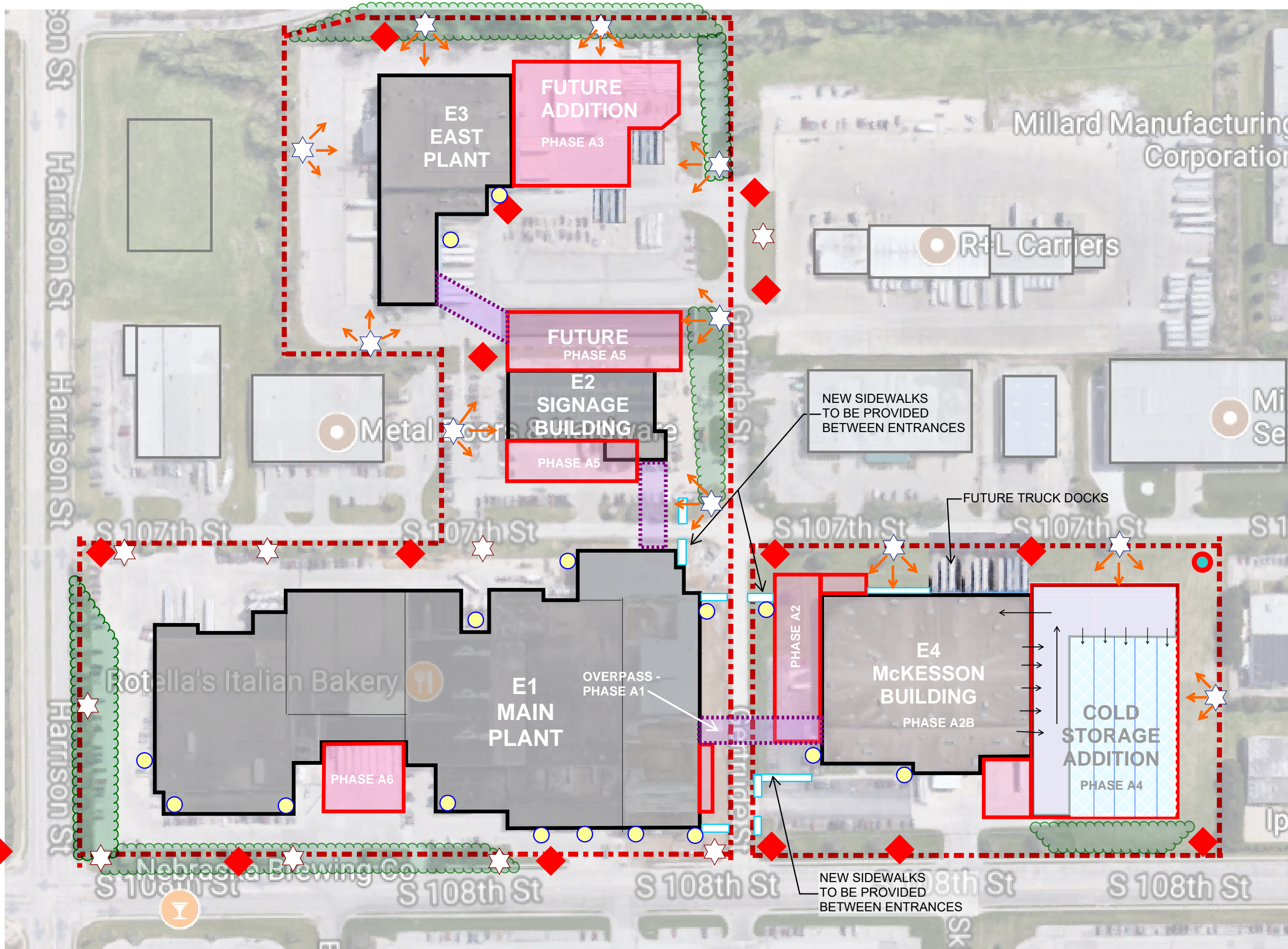
- Discharge Structure
- Diversion Chamber
- Diversion Point
- Junction Chamber
- Lift Station
- Production Well
- Pump Station
- Split Manhole
- Storage Basin
- Tide Chamber
- Treatment Plant

System Valves

- Control Valves
- Inlets
- Discharge Points
- Manholes
- Pressurized Mains
- Gravity Mains
- Open Drains
- Road Centerlines

2016 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3



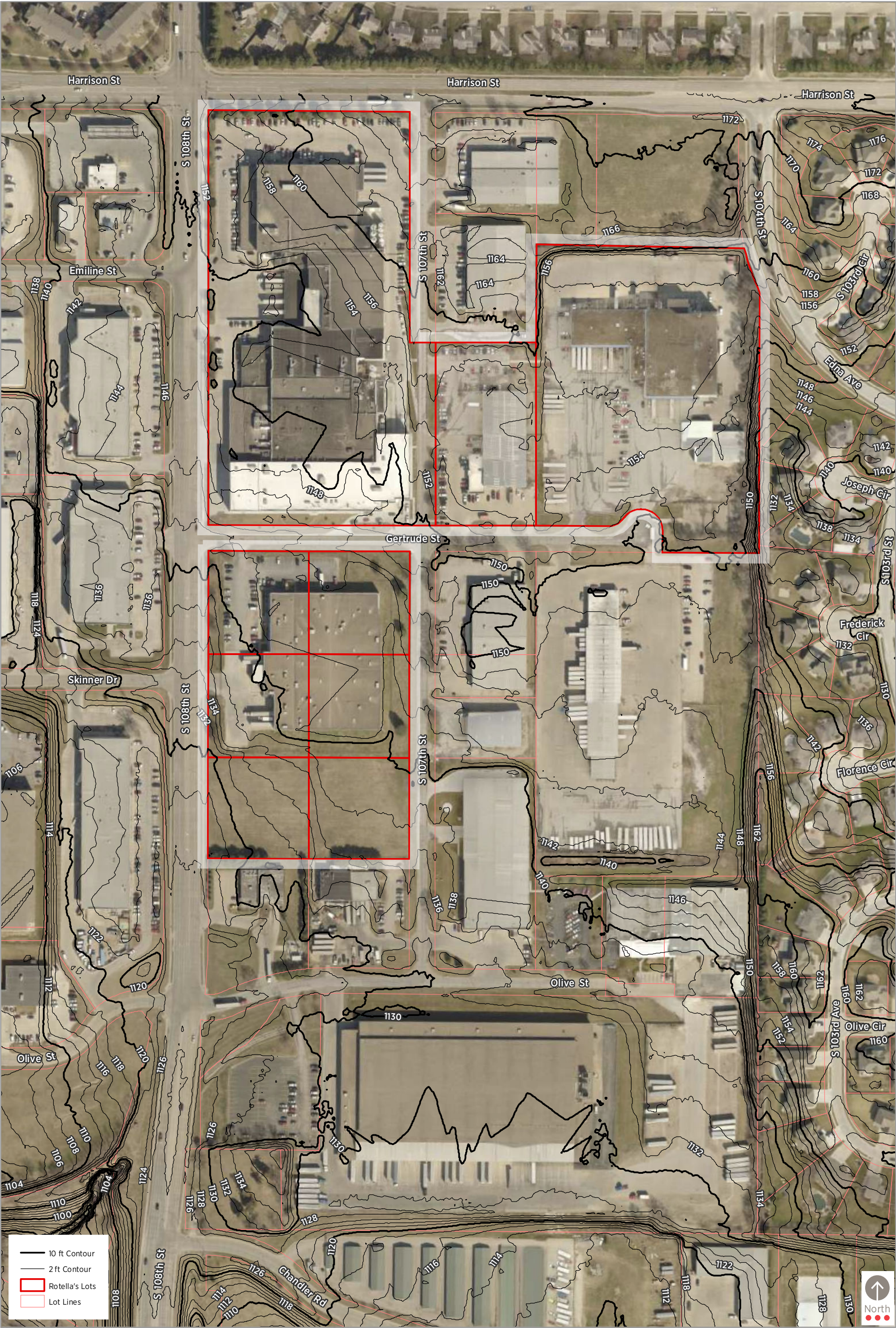
FIRE HYDRANT LOCATION PLAN
EXISTING & NEW LIGHT POLES



- EXISTING FIRE HYDRANT
- POSSIBLE FUTURE HYDRANT LOCATIONS
- NEW LIGHT POLE
FIXTURES ARE LOCATED ON POLES AND AIMED TOWARD THE BUILDING AND AWAY FROM ADJOINING PROPERTIES
- EXISTING LIGHT POLES
- WALL PACK LIGHT (EXISTING)

ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT
APRIL 16 2018



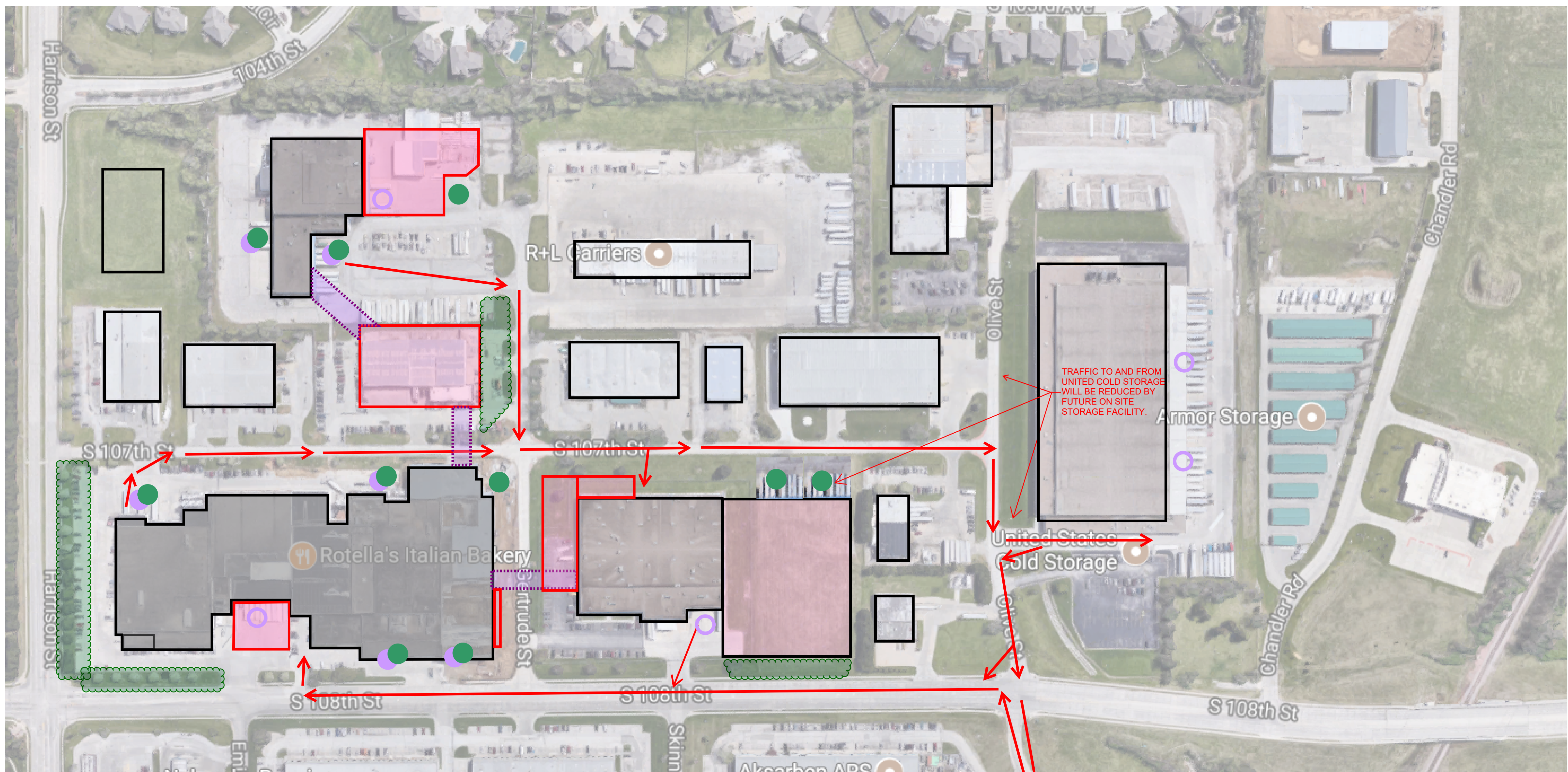
ROTELLA'S ITALIAN BAKERY

Rotella's SITE .mxd
1/4/2018
NAD 1983 StatePlane Nebraska FIPS 2600 Feet

RDg
PLANNING • DESIGN

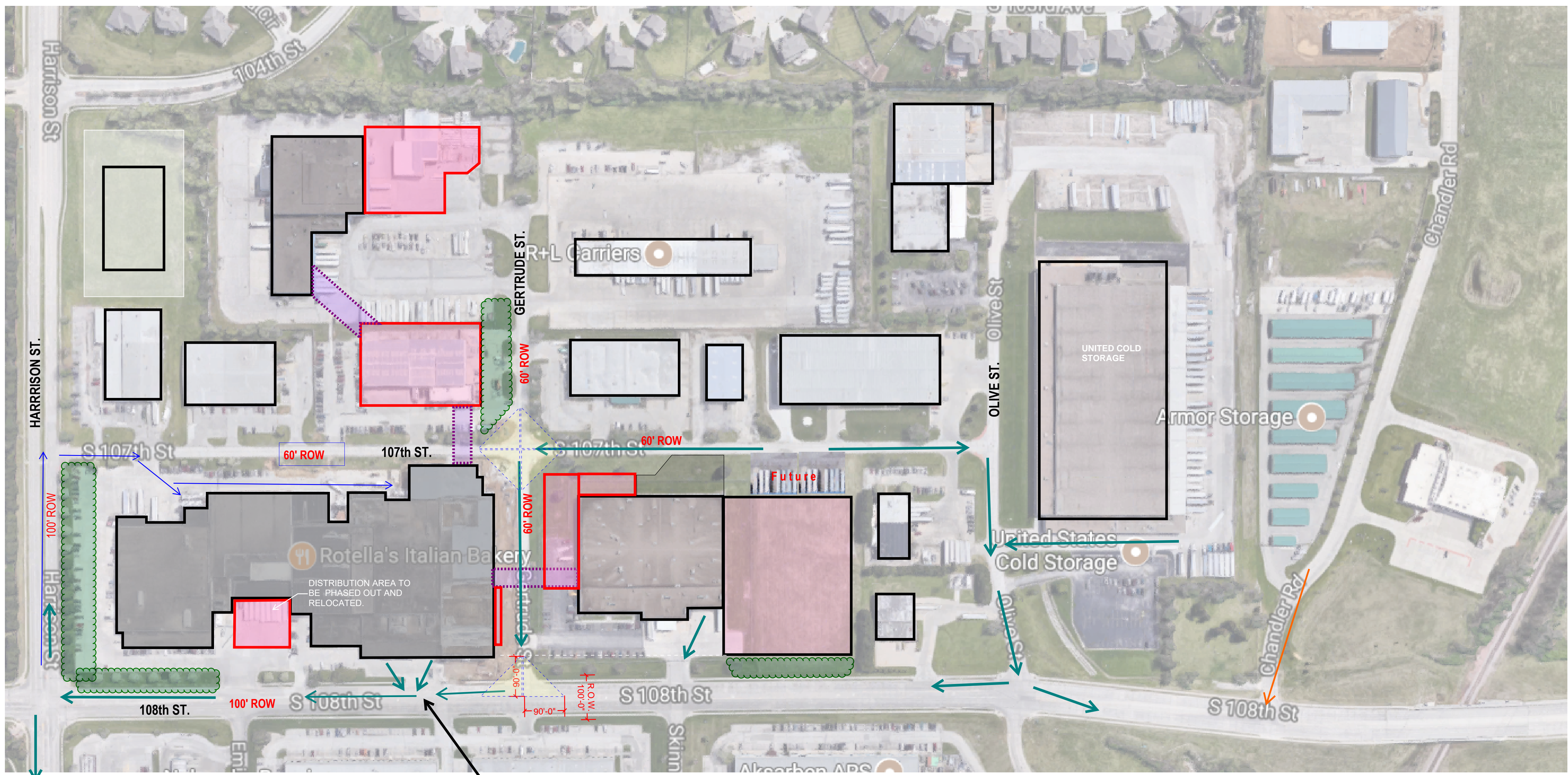
0 100 200 400
1 inch = 200 feet
Feet

ROTELLA'S ITALIAN BAKERY PLANNED URBAN DEVELOPMENT APRIL 16, 2018



CURRENT TRAFFIC DIAGRAM
 BAKERY TRAFFIC BETWEEN BUILDINGS

- TRAFFIC BETWEEN BUILDINGS:**
1. 40 trucks per day to US Cold Storage. (max on busy day)
 2. 15 delivery trucks per day (24 hours) to Rotella's various plants.
 3. 5 trucks per day - Plant to plant, daily semi and box truck traffic.
- SEE TABLE 3D FOR FUTURE TRAFFIC PROJECTIONS**

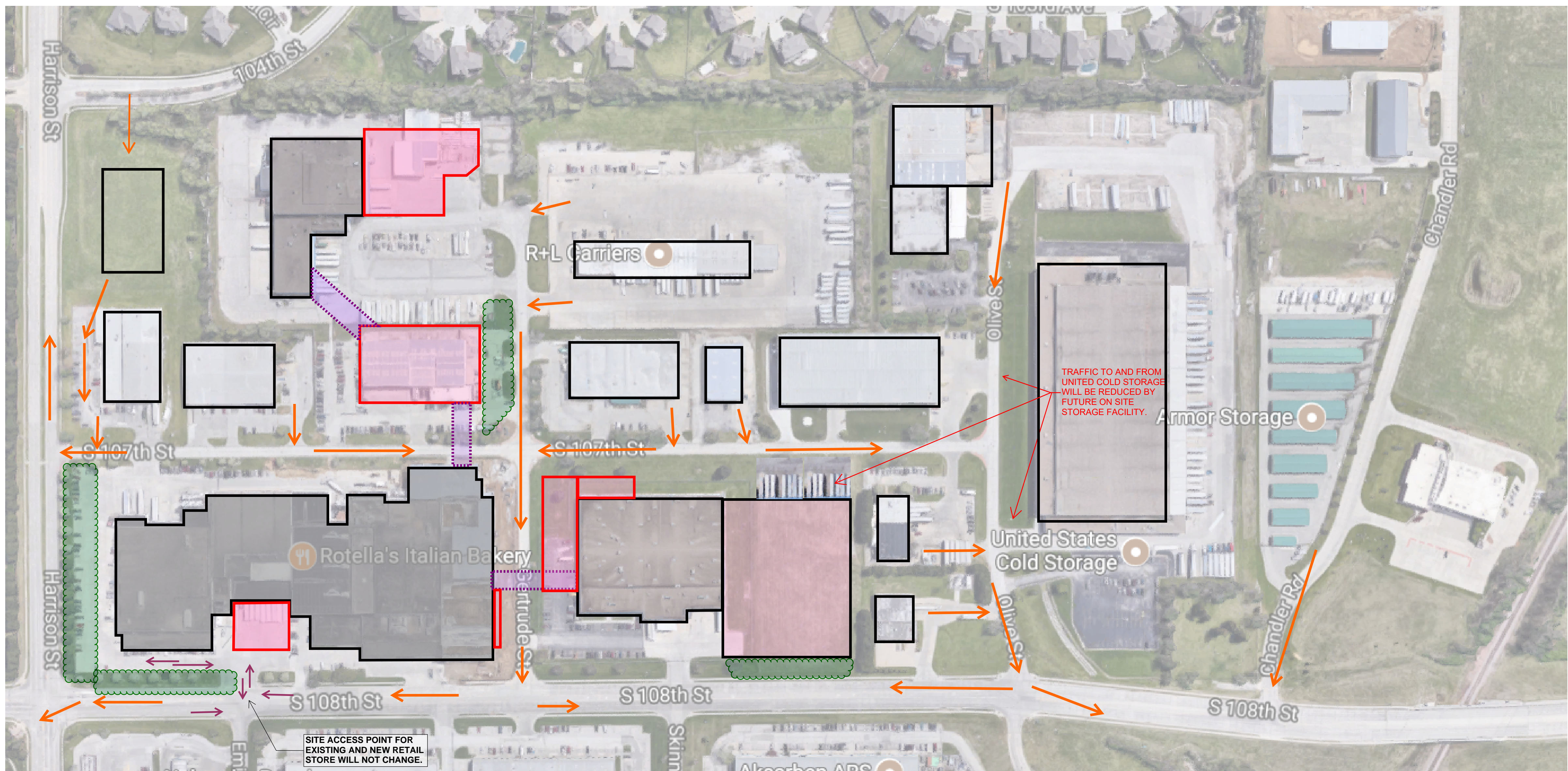


CURRENT TRAFFIC DIAGRAM
 BAKERY - LOCAL OUTBOUND

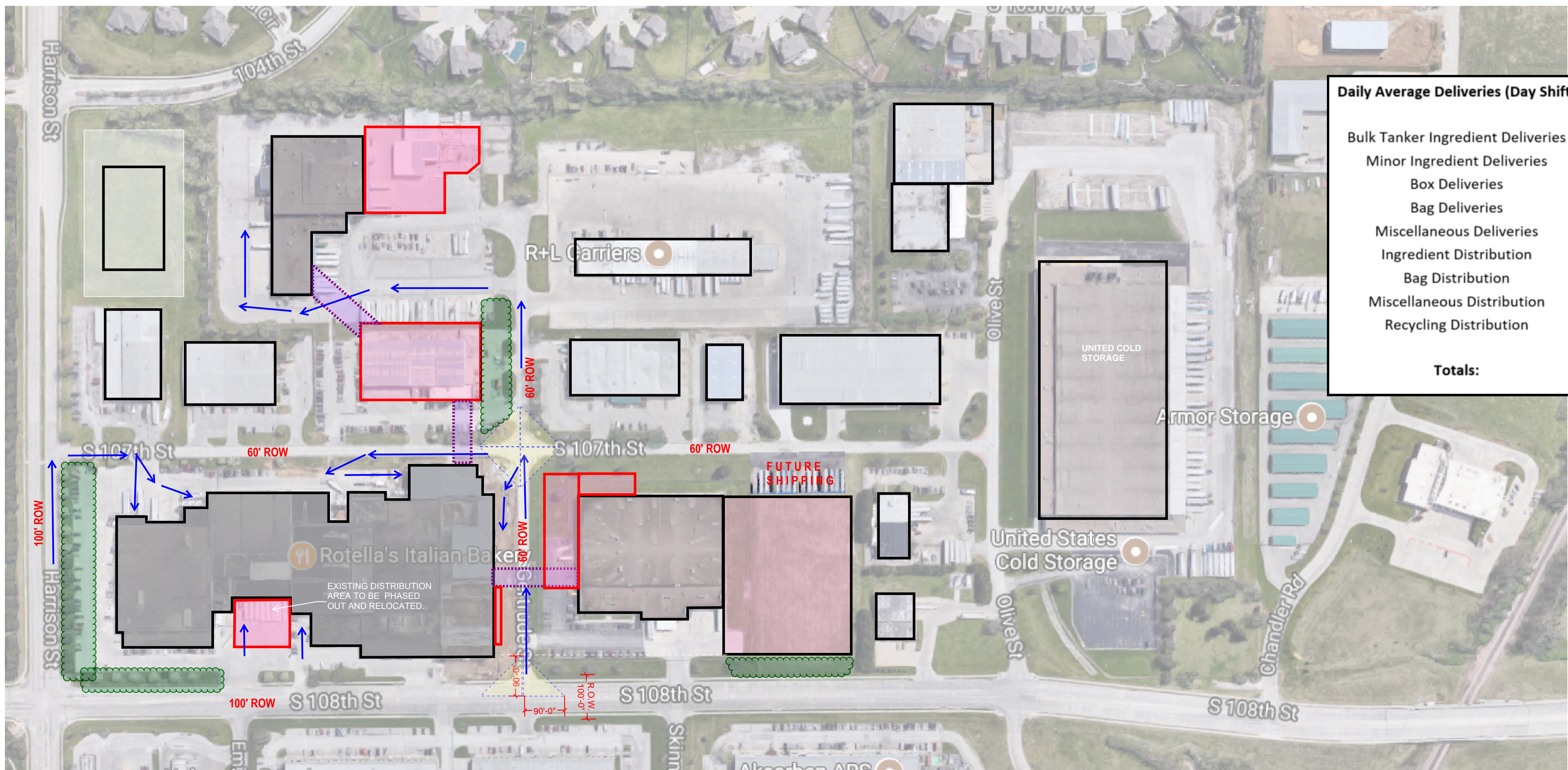
Local Delivery Route Trucks -
 20 Trucks go out and back Mon – Sat.
 7 Trucks go out on Sunday.

- Anticipated Traffic Changes:**
1. Deliveries to the site for ingredients and packaging will grow slowly.
 2. Upon completion of the skywalk and warehouse space addition to the McKesson building, packaging material deliveries will be consolidated to 107th street from several locations. Finished product will be conveyed overhead, thus further reducing truck traffic between buildings.
 3. Upon completion of the Cold storage building, shipping will be consolidated. Local traffic between the bakery and Omaha Cold Storage will be greatly reduced or eliminated. Outbound trucks will ship from the McKesson Building and the east plant rather than from Omaha Cold Storage and several part of the facility.

- LEGEND**
- LOCAL TRAFFIC BETWEEN BUILDINGS
 - IN-BOUND DELIVERIES
 - OFF-SITE TRAFFIC - DISTRIBUTION
 - NEIGHBORHOOD TRAFFIC
 - EXISTING SITE ACCESS POINTS
 - ACCESS POINTS BEING ELIMINATED
 - FUTURE SITE ACCESS POINTS



CURRENT TRAFFIC DIAGRAM
NEIGHBOR / LOCAL TRAFFIC
BREAD STORE TRAFFIC (CARS)

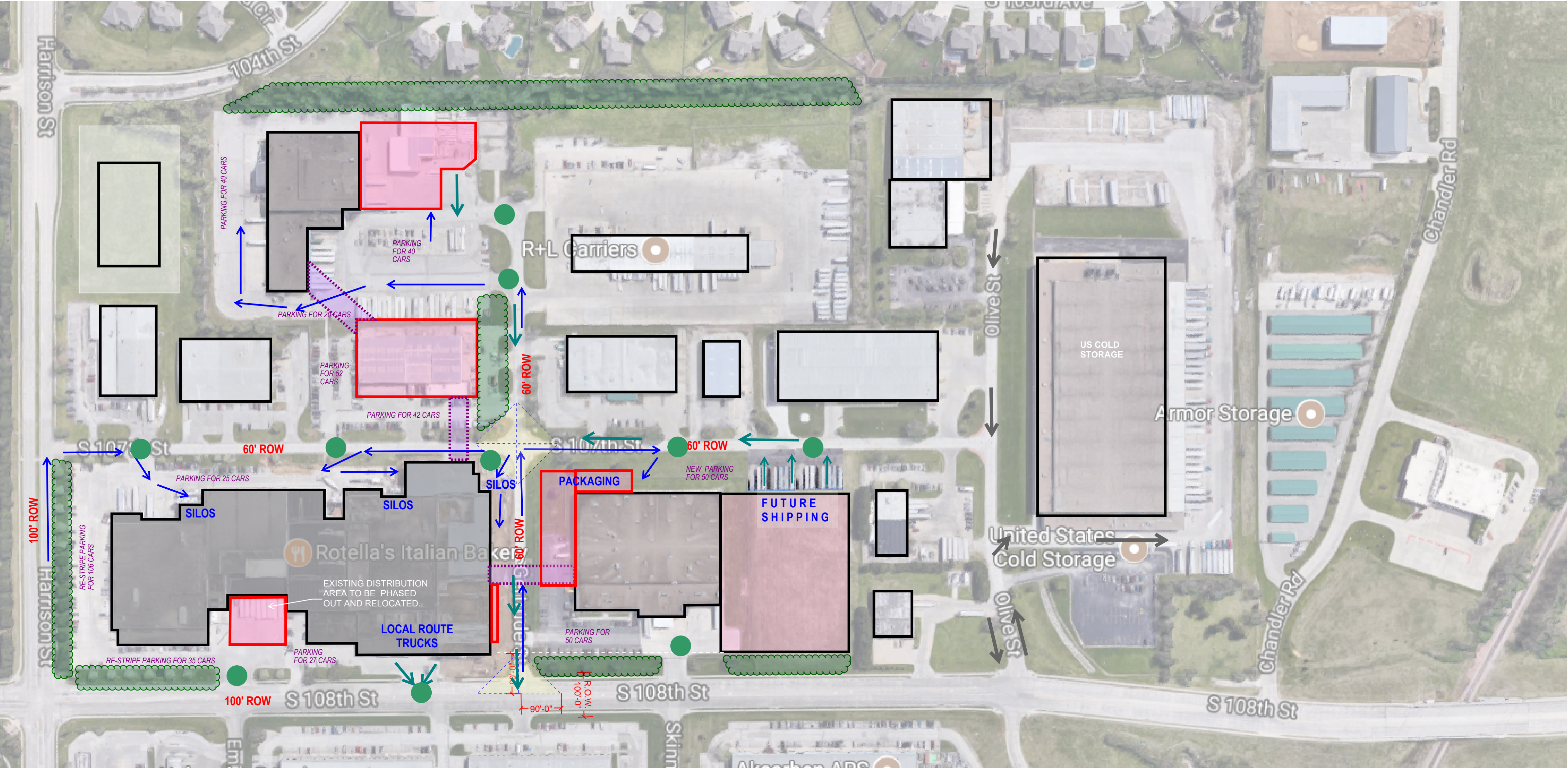


CURRENT TRAFFIC DIAGRAM
INBOUND DELIVERIES TO BAKERY

SEE TABLE 3D FOR A RECAP OF TRAFFIC

Daily Average Deliveries (Day Shift)				
	South Plant	North Plant	East Plant	Gluten Free
Bulk Tanker Ingredient Deliveries	2	2	1	0
Minor Ingredient Deliveries	2	0	1	0
Box Deliveries	2	1	1	0
Bag Deliveries	0	0	1	0
Miscellaneous Deliveries	1	0	0	0
Ingredient Distribution	0	1	1	1
Bag Distribution	1	1	1	1
Miscellaneous Distribution	1	1	1	1
Recycling Distribution	1	1	1	0
Totals:	10	7	8	3

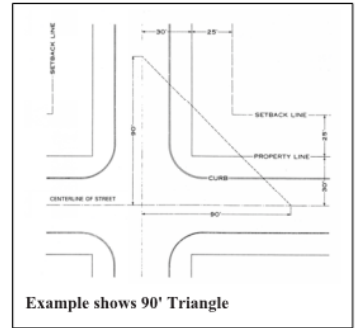
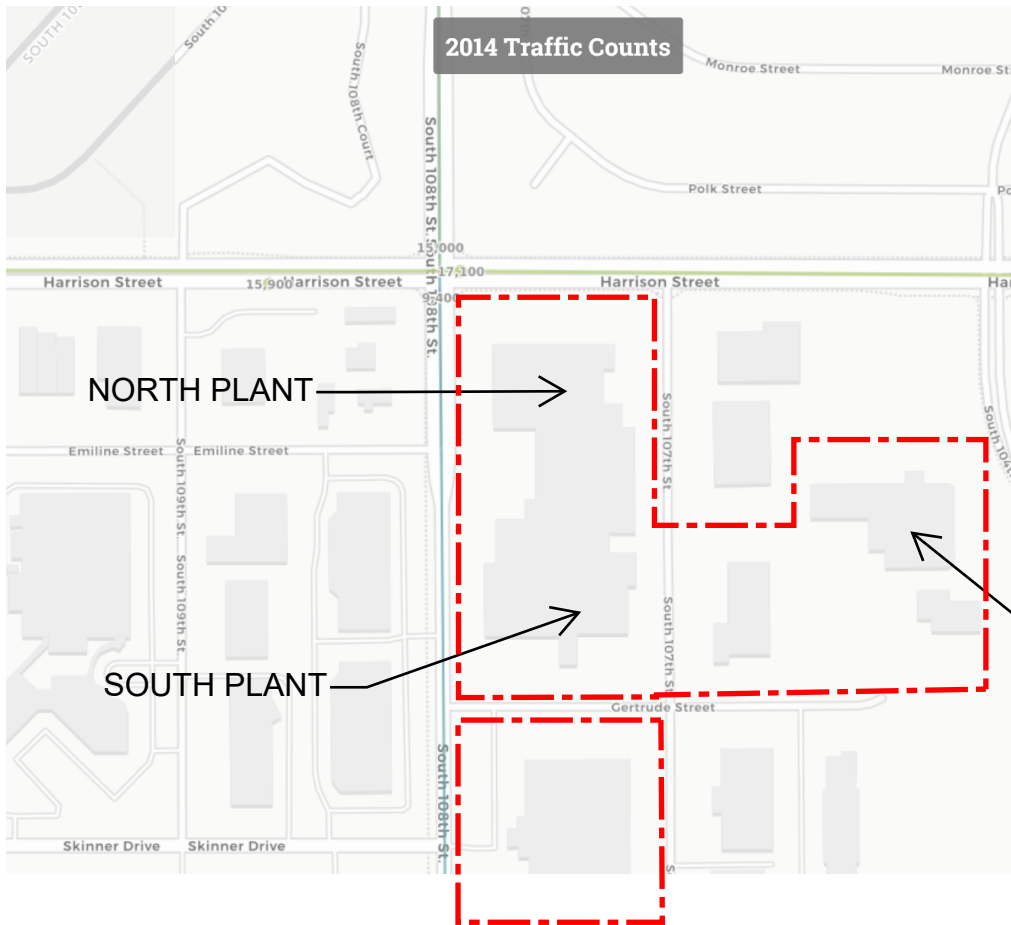
- LEGEND**
- LOCAL TRAFFIC BETWEEN BUILDINGS
 - IN-BOUND DELIVERIES
 - OFF-SITE TRAFFIC - DISTRIBUTION
 - NEIGHBORHOOD TRAFFIC



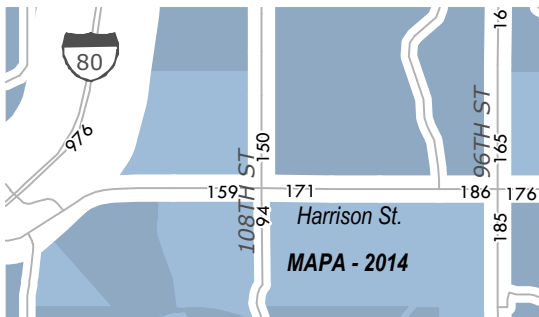
SEE ATTACHED TABLE
3D FOR PROJECTED
TRAFFIC VOLUMES

- LEGEND**
- IN-BOUND DELIVERIES
 - OUTBOUND TRAFFIC - DISTRIBUTION
 - US COLD STORAGE TRAFFIC (ASSUMED)
 - SITE ACCESS POINT (FUTURE)

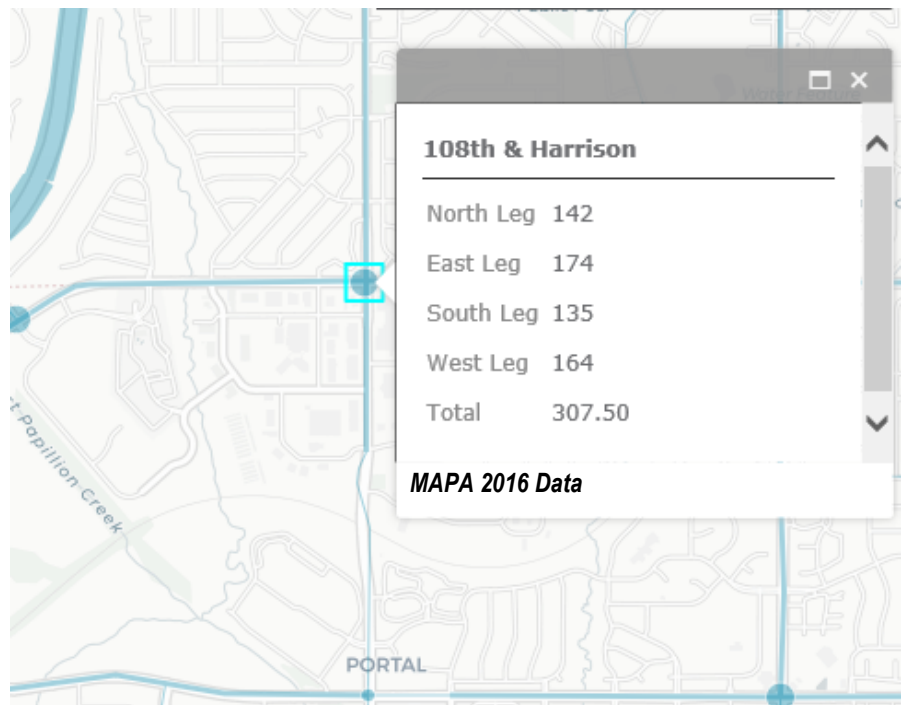
FUTURE TRAFFIC DIAGRAM & PARKING
INBOUND DELIVERIES TO BAKERY
BAKERY - OUTBOUND
PARKING REQUIREMENTS LISTED IN PURPLE



INTERSECTION VISIBILITY TRIANGLE (Excerpt from LaVista Zoning Code, Chapter 2)



MAPA 2014 Data



MAPA 2016 Data

TRAFFIC COUNTS



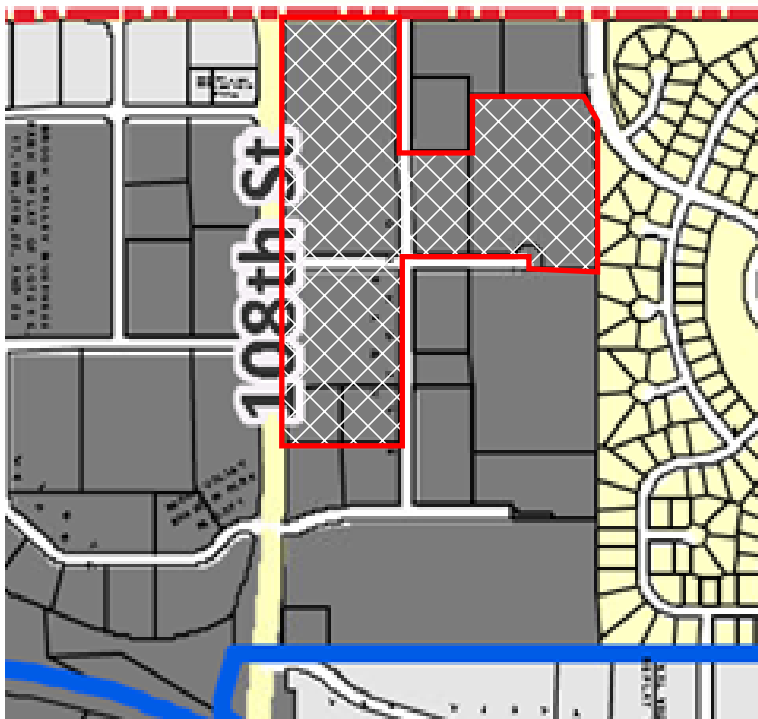
DATA TAKEN FROM 2016
MAPA WEBSITE.

INTERSECTION DATA IS FOR
OF CARS PER DAY x 100

ROTELLA'S ITALIAN BAKERY
PLANNED URBAN DEVELOPMENT
APRIL 16, 2018



VICINITY PLAN SHOWING 1000' PERIMETER



Legend	
	Extraterritorial Planning Jurisdiction
	La Vista
	Special Corridor
	Gateway Corridor
	500-Year Flood Zone
	100-Year Flood Zone
	100-Year Flood Zone, Detailed Study
	TA - Transitional Agriculture
	C-1 - Shopping Center Commercial
	C-2 - General Commercial
	C-3 - Highway Commercial / Office Park
	I-1 - Light Industrial
	I-2 - Heavy Industrial
	R-1 - Single-Family Residential
	R-2 - Two-Family Residential
	R-3 - High Density Residential
	R-4 - Condominium Residential



ZONING MAP (I-2)

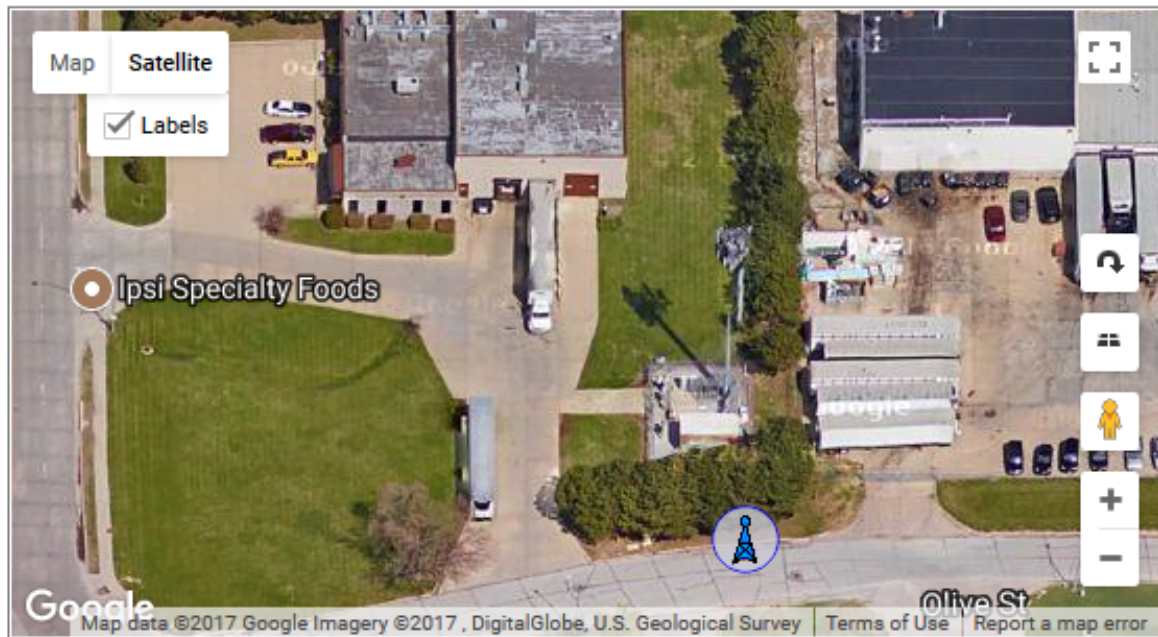
ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

APRIL 16, 2018



Registered Tower Detail - Tower (1)



• Ownership Info

Rep	Company: Crown Castle Contact: Don Snyder Phone: (724)416-2470 Email: Don.Snyder@crowncastle.com	Address: 2000 Corporate Drive Canonsburg, PA, 15317
Owner	Company: STC Five LLC Contact: Not Recorded Phone: (877)265-6872 Email: RFRegulatory@Sprint.com	Address: 12502 Sunrise Valley Drive Reston, VA, 20196

• Tower Characteristics

Registration #:	1005663	Ground Elev:	1131.0 feet
Latitude:	41.1852	Height Of Structure:	84.6 feet
Longitude:	-96.0803	Overall Height:	1219.9 feet
Structure Type:	Pole	Structure Address:	7069 S 108TH ST
Status:	Constructed		OMAHA, NE
Date Constructed:	12/18/1996		

• History

Purpose	Status	Date	Adnd Info
New Reg	Granted	11/05/1996	---
Adm Update	Granted	03/27/2001	---
Adm Update	Granted	01/21/2002	---
Adm Update	Granted	01/21/2002	---
Adm Update	Granted	04/12/2002	---
Adm Update	Granted	01/25/2005	---
Adm Update	Granted	03/02/2005	---
Constructed	Granted	05/24/2005	---
Modification	Granted	05/24/2005	---
Owner Change	Granted	08/15/2005	Owner STC Five LLC
Adm Update	Granted	04/30/2009	---
Adm Update	Granted	11/04/2010	---
Adm Update	Granted	11/10/2010	---
Adm Update	Granted	01/30/2014	---
Adm Update	Granted	05/04/2015	---
Adm Update	Granted	05/06/2016	---



ROTELLA'S ITALIAN BAKERY

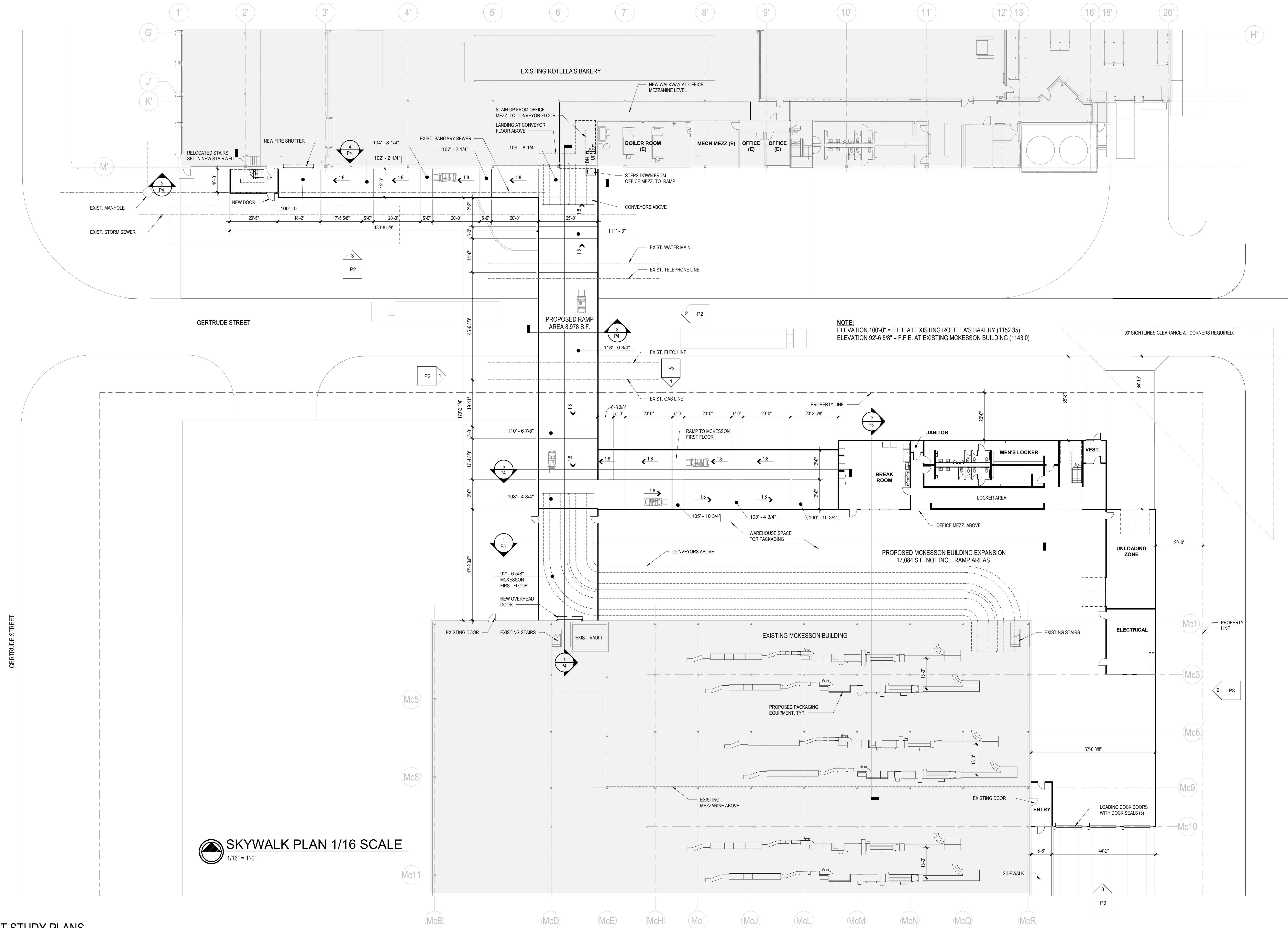
PLANNED URBAN DEVELOPMENT

APRIL 16, 2018

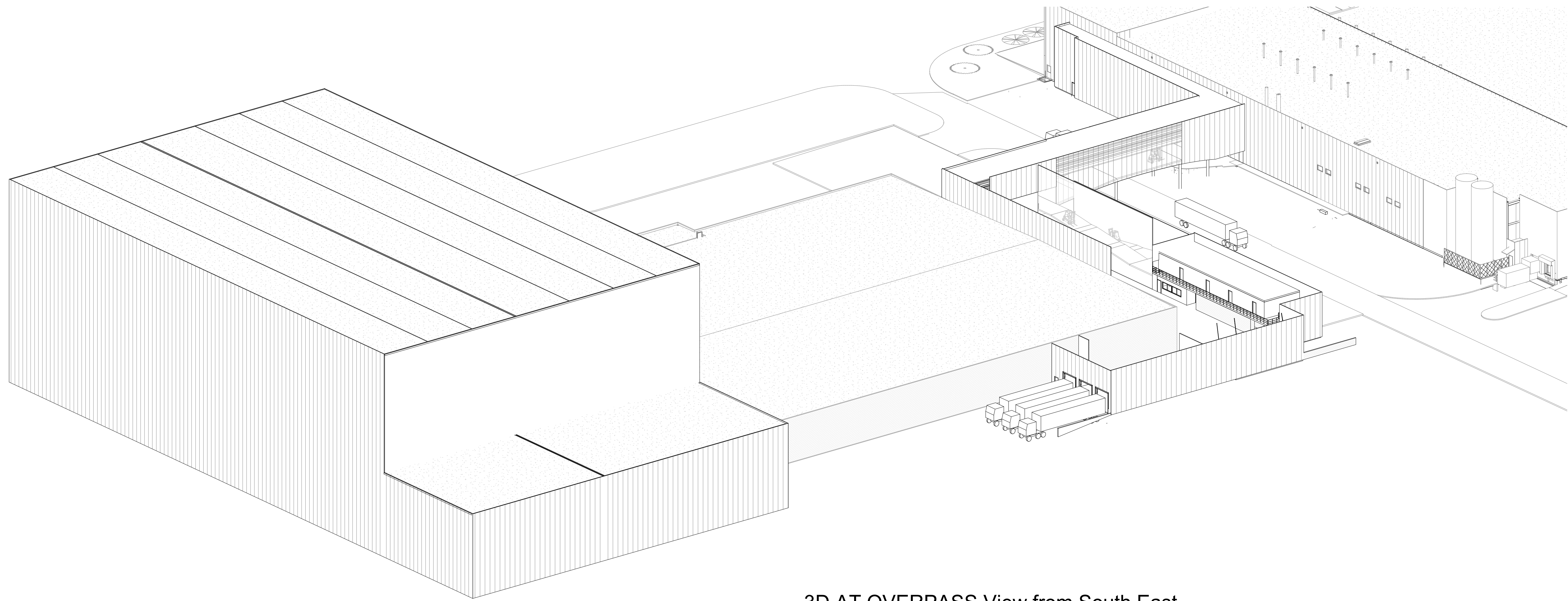
PLANNED PROJECTS

ROTELLA'S ITALIAN BAKERY SKYWALK & WAREHOUSE ADDITION

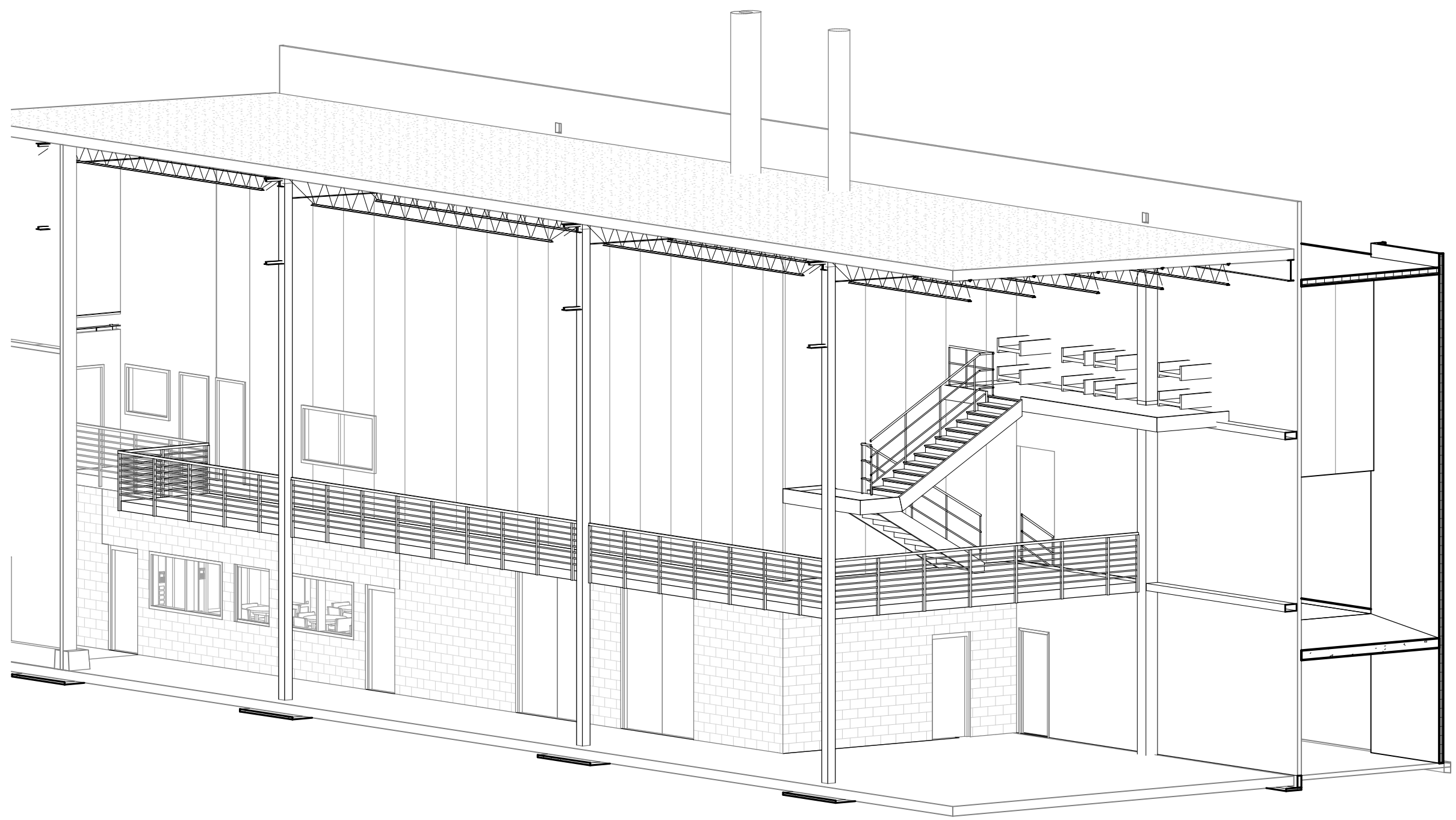
2 FLOOR PLAN - MEZZ. @ MCKESSON EXPANSION 1/16" = 1'-0"



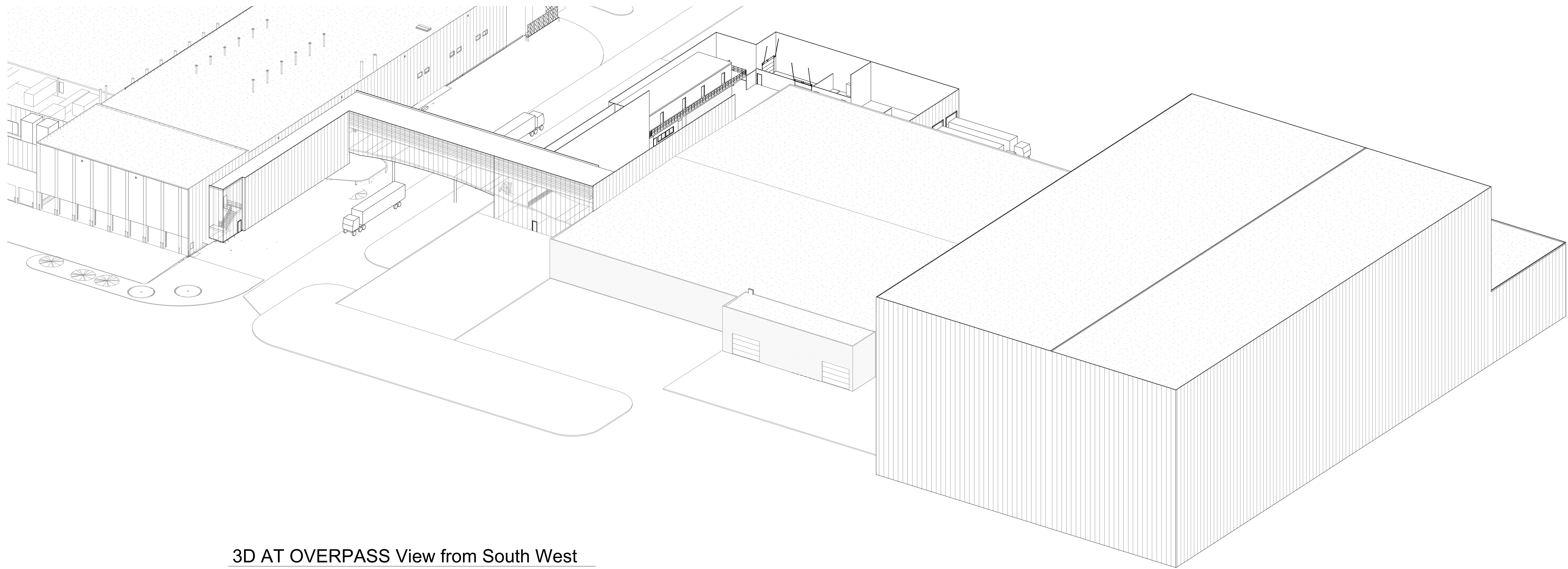
ROTELLA'S ITALIAN BAKERY SKYWALK & WAREHOUSE ADDITION



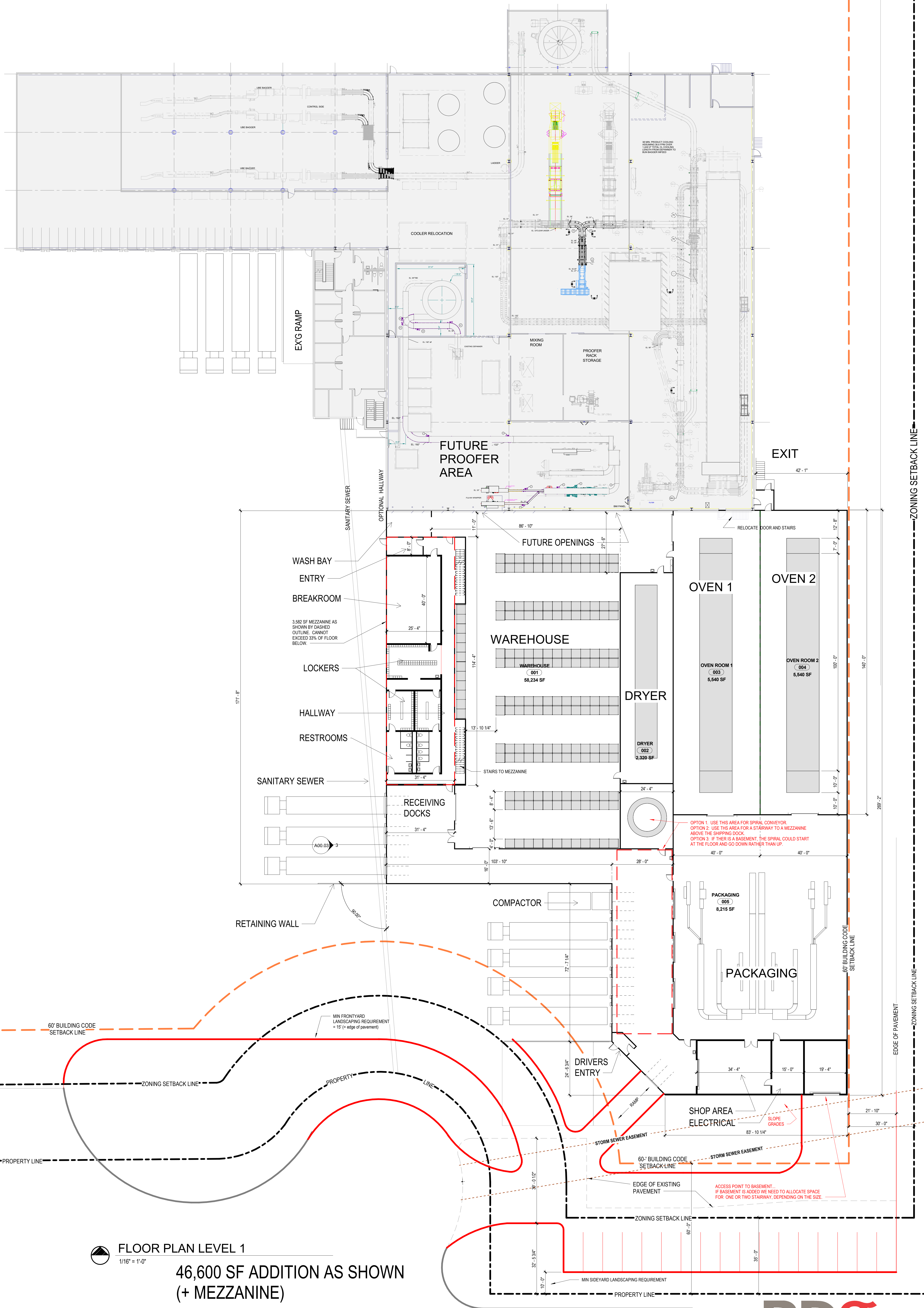
3D AT OVERPASS View from South East

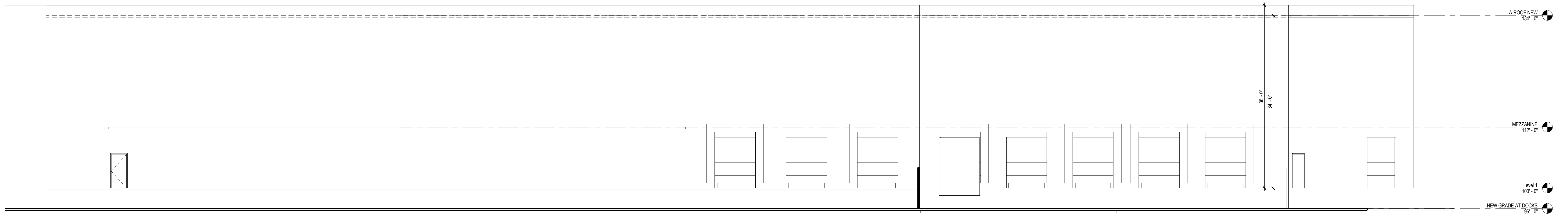


3D - CONVEYORS AT ROTELLA'S OFFICE MEZZ.

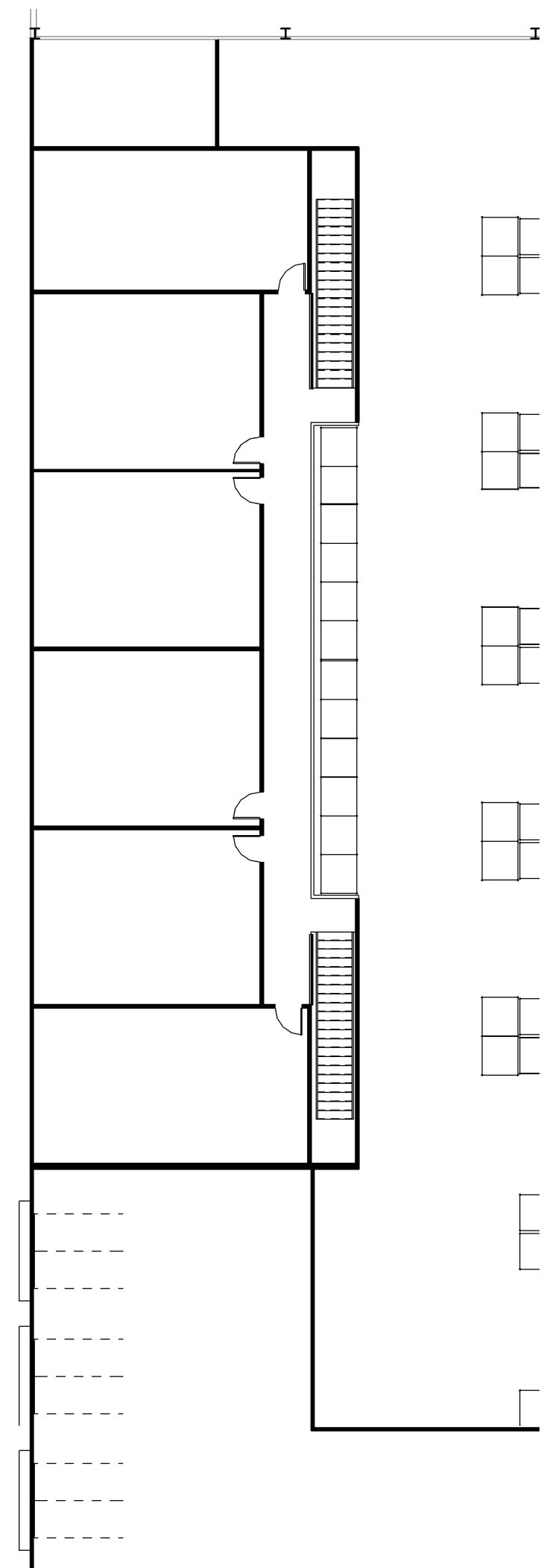


3D AT OVERPASS View from South West

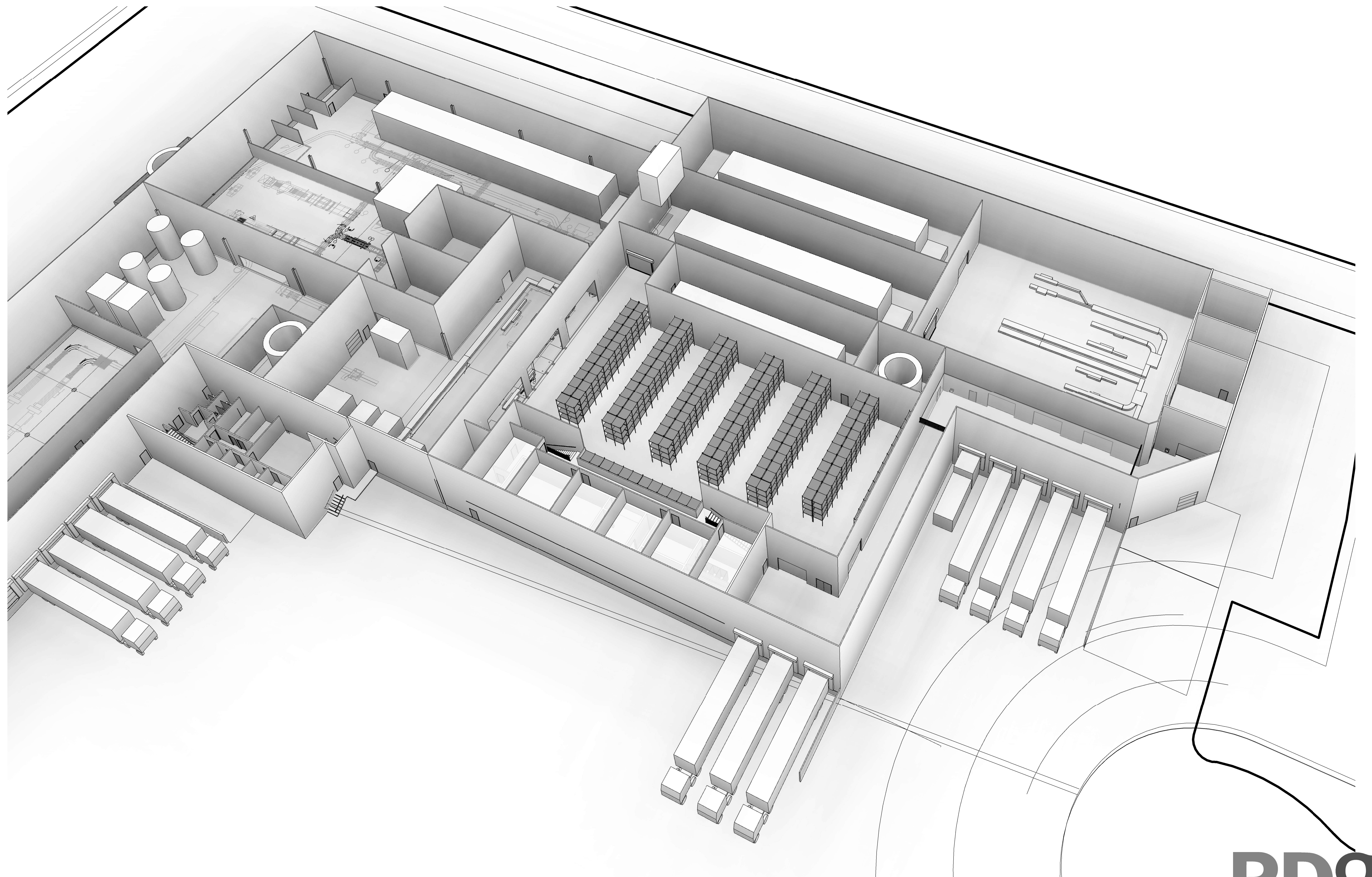




3 West Elevation
1/8" = 1'-0"



2 MEZZANINE
1/16" = 1'-0"



ROTELLA'S ITALIAN BAKERY EAST PLANT ADDITION



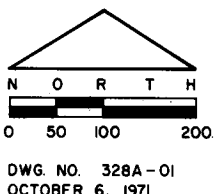
ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

APRIL 16, 2018

SURVEY & PROPERTY DATA

A SUBDIVISION LOCATED IN THE WEST HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, EXCEPT FOR A ONE ACRE CEMETERY SITE, THE NORTHEAST QUARTER OF SECTION 17, AND A PART OF TAX LOT 1A2 AND 1A3, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WE HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT A BOND HAS BEEN FURNISHED TO THE SARPY COUNTY SURVEYOR IN ORDER TO INSURE THE PLACING OF PERMANENT MONUMENTS AND STAKES. SAID SUBDIVISION IS KNOWN AS OAKDALE PARK AND IS LOCATED IN THE WEST HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, EXCEPT FOR A ONE ACRE-CEMENTERY SITE, THE NORTHWEST QUARTER OF SECTION 17, AND A PART OF TAX LOT 142 AND 143, IN THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 16; THENCE NORTH 89°44'31" WEST (ASSUMED BEARING) A DISTANCE OF 1106.95 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION TO A POINT AT THE SOUTHWEST CORNER OF A CEMETERY SITE; THENCE NORTH 01°02'38" WEST ALONG THE EAST PROPERTY LINE OF THE CEMETERY SITE A DISTANCE OF 185.25 FEET; THENCE NORTH 89°24'18" WEST ALONG THE NORTH PROPERTY LINE OF THE CEMETERY SITE A DISTANCE OF 219.40 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 16; THENCE SOUTH 00°14'06" WEST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 580.29 FEET; THENCE NORTH 56°43'36" WEST A DISTANCE OF 70.82 FEET TO A POINT OF INTERSECTION WITH A CURVE; THENCE NORTHWESTERLY ALONG A 638.75 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING NORTH 75°55'24" WEST, CHORD DISTANCE 178.48 FEET) AN ARC DISTANCE OF 179.06 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A 588.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 468.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A 1450.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 503.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°14'06" WEST ALONG A LINE LYING 50 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SECTION 16 A DISTANCE OF 1888.45 FEET TO A POINT ON THE CENTERLINE OF HARRISON STREET; THENCE SOUTH 89°42'54" EAST ALONG SAID CENTERLINE AREA NORTH LINE OF SECTION 16 A DISTANCE OF 862.03 FEET; THENCE SOUTH 00°14'06" EAST ALONG A LINE LYING 812.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 16 A DISTANCE OF 2040.31 FEET; THENCE SOUTH 89°44'31" EAST A DISTANCE OF 163.40 FEET; THENCE SOUTH 00°15'29" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 89°44'31" EAST A DISTANCE OF 355.16 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°08'28" EAST ALONG SAID LINE A DISTANCE OF 550.01 FEET TO THE POINT OF BEGINNING.

DATE: 18 October 1971

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CAMPBELL SLOAN COMPANY, A NEW JERSEY CORPORATION, BEING SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRAVED WITHIN THIS PLAT HAVE CAUSED SAID TO BE SUBDIVIDED INTO LOTS AND STREETS SAID SUBDIVISION TO BE KNOWN AS OAKDALE PARK, LOTS NUMBERED AS SHOWN AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT AND WE HEREBY OBLIGATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREIN. THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN THE WEST HALF OF THE NORTHWEST ONE QUARTER AND SECTION 16, EXCEPT FOR A ONE ACRE CEMETERY SITE, THE NORTHWEST QUARTER OF SECTION 17, AND A PART OF TAX LOT 142 AND 143, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 18TH DAY OF OCTOBER A.D., 1971.

CAMPBELL SOUP COMPANY

BY: John B. Foxen Director of Research.

ACKNOWLEDGEMENT OF NOTARY:

STATE OF New Jersey)
COUNTY OF Atlantic) ss.
ON THIS 12 day of October, A.D., 1971, BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME John R. Hochberger
WHO IS PERSONALLY KNOWN TO ME TO BE Director of Research of CAMPBELL SOUP COMPANY, A NEW JERSEY CORPORATION, AND HE ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING DECLARATION AS HIS VOLUNTARY ACT AND DEED AS SUCH CORPORATION AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, Nebraska, IN SAID COUNTY THE LAST DAY
AFORESAID.

MY COMMISSION EXPIRES ON THE 20TH DAY OF November, 1971.

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR:

I HEREBY APPROVE OF THIS PLAT OF OAKDALE PARK ON THIS 14th DAY OF Oct A.D., 1971.

COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 10-14-71

APPROVAL OF COUNTY SURVEYOR:
I HEREBY APPROVE OF THIS PLAT OF OAKDALE PARK ON THIS 14th DAY OF October A.O., 1971.

APPROVAL OF SARPY COUNTY ZONING COMMISSION:


THIS PLAT OF OAKDALE PARK WAS APPROVED BY THE SARPY COUNTY ZONING COMMISSION ON THIS 20 DAY OF October A.D., 1971.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS:

THIS PLAT OF OAKDALE PARK WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 26th DAY OF June A.D., 19 71

CURVE DATA

CURVE	DELTA	T	R	D	E
1	19°53'09"	254.18	1450.00	3.95143	503.26
2	07°59'03"	108.17	1550.00	3.69650	215.99
3	45°36'14"	247.20	588.00	9.74418	468.01
4	16°03'42"	180.24	638.75	6.97003	179.06
5	42°11'23"	27.00	70.00	81.85112	51.54
6	35°08'21"	41.16	130.00	44.07368	79.73
7	58°25'12"	134.30	588.67	9.73306	264.08
8	25°42'12"	120.61	528.67	10.83766	237.16
9	43°14'01"	142.36	359.26	15.94828	276.09
10	47°15'54"	157.18	359.26	15.94828	296.33



GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS — ENGINEERS — PLANNERS
OMAHA, NEBRASKA DAVENPORT, IOWA

012015

2014-22105

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-22105

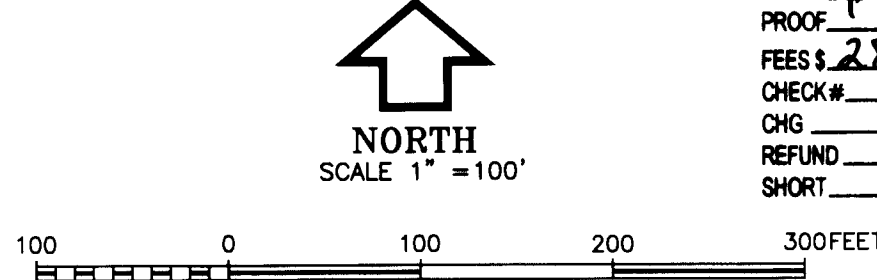
10/02/2014 4:28:17 PM

Clay J. Rouding

REGISTER OF DEEDS



2014-22105



COUNTER P C.E. B
VERIFY P D.E. B
PROOF 135713
FEES \$ 28.00
CHECK # 135713
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

ADMINISTRATIVE PLAT ROTELLA'S FIRST ADDITION

LOT 1
BEING A REPLAT OF LOTS 7, 8, 13, 14 AND 27 OF
OAKDALE PARK, AND
ALL OF VACATED 107TH STREET
SARPY COUNTY, NEBRASKA

PROJECT NO.
EGA131016

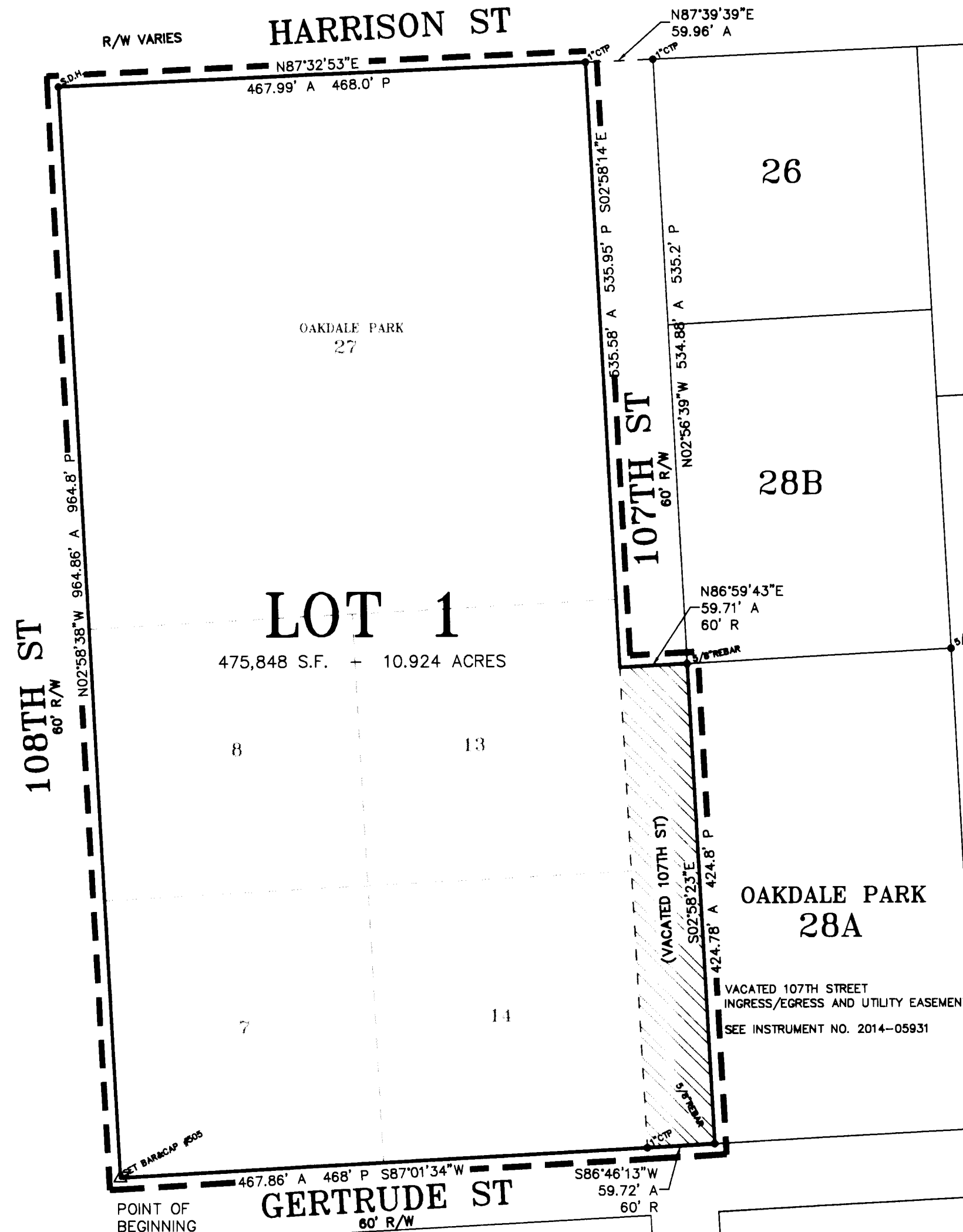
REVISE	NO.	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

ROTELLA'S FIRST ADDITION
ADMINISTRATIVE PLAT
LA VISTA, NEBRASKA

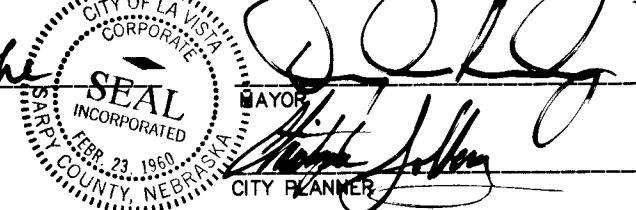


LEGEND

- | | |
|--------------------------------------|---------------------------------|
| △ - SET 5/8" REBAR W/CAP (U.N.O.) | S.D.H. - STAR DRILL HOLE |
| • - FOUND SURVEY POINT | "X" - CHISELED "X" IN CONCRETE |
| △ - TEMPORARY CONTROL POINT (T.C.P.) | P - PLAT DISTANCE |
| (12" LANDSCAPE SPIKE) (U.N.O.) | A - ACTUAL DISTANCE |
| C.T.P. - CRIMPED TOP PIPE | R - RECORDED DISTANCE |
| O.T.P. - OPEN TOP PIPE | C - COMPUTED DISTANCE |
| | U.N.O. - UNLESS NOTED OTHERWISE |

APPROVAL OF CITY OF LA VISTA

THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF LA VISTA THIS 1st DAY OF October, 2014
Pamela A. Buehler
CITY CLERK



OWNERS CERTIFICATION

WE THE UNDERSIGNED

ROTELLA'S ITALIAN BAKERY, INC., A NEBRASKA CORPORATION

OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROTELLA'S FIRST ADDITION, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THIS REPLATING IS SUBJECT TO EASEMENTS OF RECORD.

ROTELLA'S ITALIAN BAKERY, INC.

BY: *[Signature]*
(PRINTED NAME OF INDIVIDUAL) (SIGNATURE)

TITLE: *[Signature]* DATE: *[Signature]*

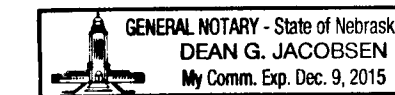
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THE 30th DAY OF September, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED *[Signature]*, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID ROTELLA'S ITALIAN BAKERY, INC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

[Signature]
NOTARY PUBLIC

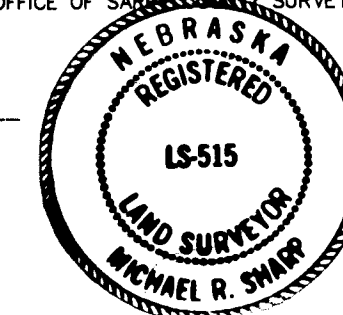


REVIEW OF SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ROTELLA'S FIRST ADDITION WAS REVIEWED BY THE OFFICE OF SARPY COUNTY SURVEYOR ON

THIS 30th DAY OF Sept, 2014

[Signature]
SARPY COUNTY SURVEYOR



COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Rich Jamesby
COUNTY TREASURER

10-2-14
DATE

TAXES ASSESSED AND LEVIED FOR THE
CURRENT YEAR AND ALL OTHER DUES AND
PAID. TREASURER'S CERTIFICATION
IS ONLY VALID UNTIL DECEMBER 31st
OF THIS YEAR.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ROTELLA'S FIRST ADDITION BEING A REPLATING OF LOTS 7, 8, 13, 14 AND 27, OAKDALE PARK AND A PORTION OF VACATED 107TH STREET, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 108TH STREET (60' R/W IN 4/2014) AND THE NORTH RIGHT-OF-WAY LINE OF GERTRUDE STREET (60' R/W IN 4/2014), ALSO KNOWN AS THE SOUTHWEST CORNER OF LOT 7, OAKDALE PARK; THENCE NORTH 02°58'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 964.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET (R/W VARIES); THENCE NORTH 87°32'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 467.99 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 107TH STREET (60' R/W IN 4/2014); THENCE SOUTH 02°58'14" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF 107TH STREET, A DISTANCE OF 535.58 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 28A, OAKDALE PARK; THENCE NORTH 86°59'43" EAST ALONG SAID PROJECTED LINE, A DISTANCE OF 59.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID 107TH STREET; THENCE SOUTH 02°58'23" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF A VACATED PORTION OF 107TH STREET, A DISTANCE OF 424.78 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID GERTRUDE STREET; THENCE SOUTH 86°46'13" WEST, A DISTANCE OF 59.72 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID NORTH RIGHT-OF-WAY LINE OF GERTRUDE STREET AND THE WEST RIGHT-OF-WAY LINE OF A VACATED PORTION OF 107TH STREET; THENCE SOUTH 87°01'34" WEST ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF GERTRUDE STREET, A DISTANCE OF 467.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.924 ACRES, MORE OR LESS.

L.A. Van Fleet
LARRY A. VAN FLEET - R.L.S. 505

7-29-2014
DATE

DATE: 6/18/2014

DESIGNED BY:

DRAWN BY:

CHECKED BY:

CREW:



SHEET NO.

1 OF 1

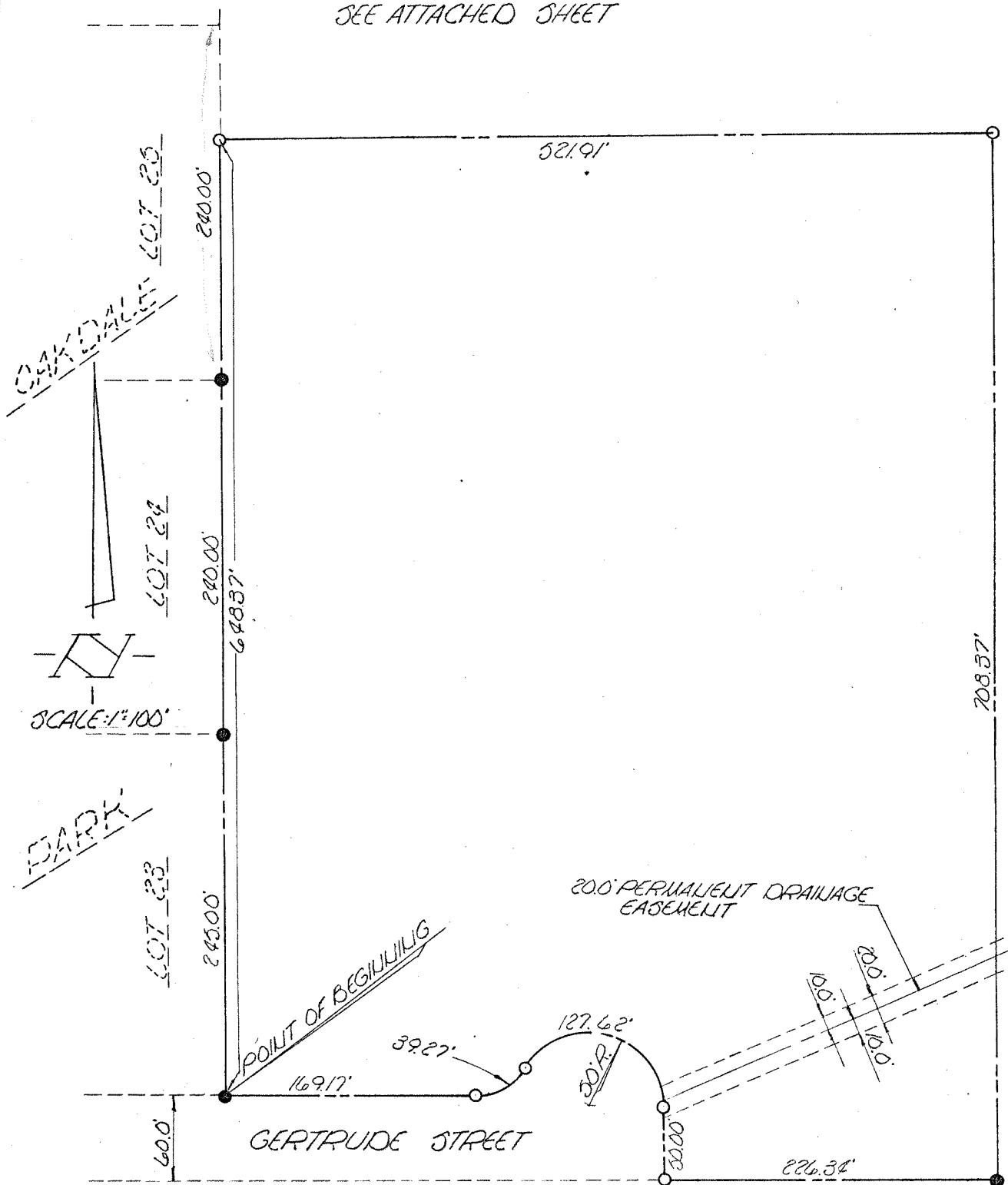
NW 1/4 16-14-12

FILED IN THE OFFICE OF THE SARPY COUNTY SURVEYOR PAPILLION, NEBRASKA
BUILDING INSPECTOR ASSESSOR

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED REGISTERED LAND SURVEYOR HAVE SURVEYED THE LOT OR TRACT OF LAND HEREINAFTER SET FORTH AND HAVE PLACED PERMANENT MARKERS AT EACH CORNER AS REQUIRED BY SECTIONS 81-8108 TO 81-8127 OF THE STATUTES OF NEBRASKA.

LEGAL DESCRIPTION OF LOT OR TRACT OF LAND:

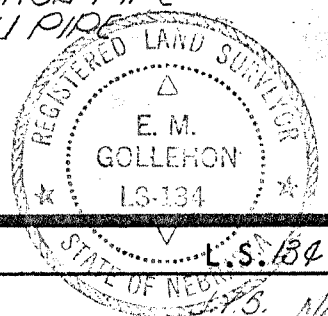
SEE ATTACHED SHEET



LEGEND:

- FOUND IRON PIPE
- SET IRON PIPE

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS
12100 West Center Road, Suite 520
Omaha, Nebraska 68144



DATE NOVEMBER 8, 1973
SCALE 1"=100'
DRAWN BY R.D.P.

SURVEYOR

JOB NO. 13496B

LEGAL DESCRIPTION

NOVEMBER 7, 1973

JOB NO. 13496B

A 8.00 ACRE TRACT LOCATED IN A PART OF THE WEST HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, OAKDALE PARK A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA; THENCE NORTH $00^{\circ}14'06''$ WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID OAKDALE PARK A DISTANCE OF 648.37 FEET; THENCE NORTH $89^{\circ}45'54''$ EAST A DISTANCE OF 521.91 FEET; THENCE SOUTH $00^{\circ}06'28''$ EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 708.37 FEET; THENCE SOUTH $89^{\circ}45'54''$ WEST A DISTANCE OF 226.34 FEET; THENCE NORTH $00^{\circ}14'06''$ WEST A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND WESTERLY ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 127.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH $89^{\circ}45'54''$ WEST A DISTANCE OF 169.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.000 AC.

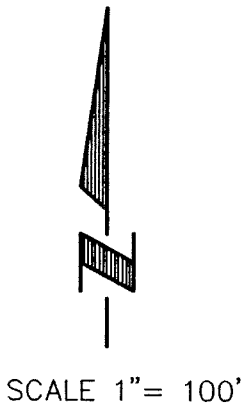
LEGAL DESCRIPTION

Lot 28A, Oakdale Park, a subdivision located in the NW 1/4 of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the North right-of-way line of Gertrude Street and the East right-of-way line of 107th Street, said point also being the Southwest corner of said Lot 28A, Oakdale Park; thence N00°00'03"W (assumed bearing) along the West line of said Lot 28A, Oakdale Park, said line also being said East right-of-way line of 107th Street, a distance of 424.78 feet to the Northwest corner of said Lot 28A, Oakdale Park, said point also being the Southwest corner of Lot 28B, said Oakdale Park; thence N89°56'25"E along the North line of said Lot 28A, Oakdale Park, said line also being the South line of said Lot 28B, Oakdale Park, a distance of 234.35 feet to the Northeast corner of said Lot 28A, Oakdale Park, said point also being the Southeast corner of said Lot 28B, Oakdale Park, said point also being on the West line of Tax Lot 8A2, a tax lot located in said NW 1/4 of Section 16; thence S00°01'53"W along the East line of said Lot 28A, Oakdale Park, said line also being the West line of said Tax Lot 8A2, a distance of 425.12 feet to a point on said North right-of-way line of Gertrude Street, said point also being the Southeast corner of said Lot 28A, Oakdale Park; said point also being the Southwest corner of said Tax Lot 8A2; thence N89°58'32"W along the South line of said Lot 28A, Oakdale Park, said line also being said North right-of-way line of Gertrude Street, a distance of 234.15 feet to the point of beginning.

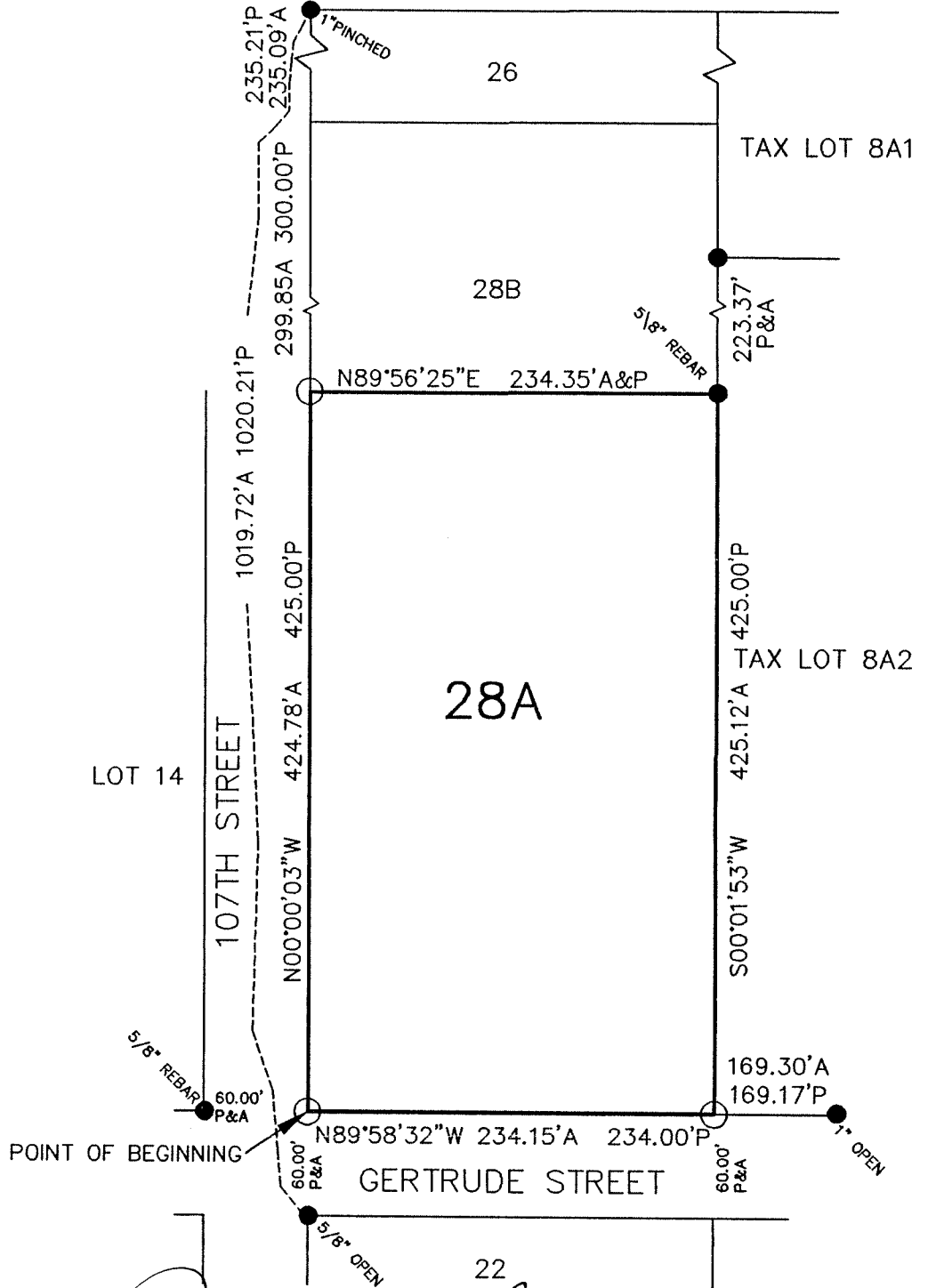
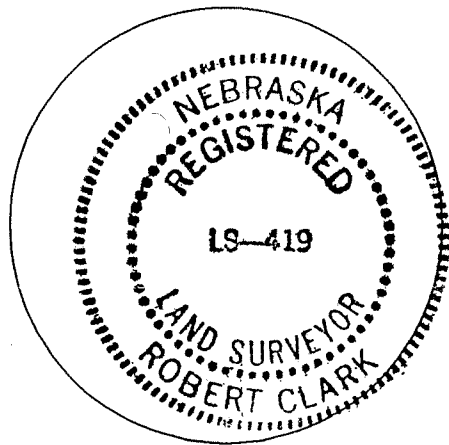
Said tract of land contains an area of 99,553 square feet or 2.285 acres, more or less.

HARRISON STREET



LEGEND:

- P PLAT DISTANCE
- A ACTUAL DISTANCE
- 5/8" REBAR SET
- PINS FOUND



DATE:	3-19-98
SCALE:	1"=100'
DRAWN BY:	MMH

Robert Clark
 REGISTERED LAND SURVEYOR

419
 L.S. NO.

E & A CONSULTING GROUP
 12001 "Q" STREET, SUITE A
 OMAHA, NEBRASKA 68137
 PHONE (402) 895-4700

BOOK #1533 JOB #98027



ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

APRIL 16, 2018

TITLE SEARCH DATA

TITLE CERTIFICATE

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

NCS-615014-OMHA

This certificate guarantees that First American Title Insurance Company has carefully examined the records of Sarpy County, Nebraska, and have set out, as displayed below, all filings of instruments, judgments and real estate tax information of record that may have a bearing on the legal ownership and encumbrance of the property in question, which property is described as follows:

Parcel 1:

Lots 7, 8, 13, 14 and 27, Oakdale Park, an Addition to the City of La Vista, Sarpy County, Nebraska.

Parcel 2:

A tract of land located in a part of the West Half of the Northwest Quarter of Section 16, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, being more particularly described as follows:

**Beginning at the Southeast corner of Lot 28A, Oakdale Park, a platted and recorded subdivision in Sarpy County, Nebraska; thence North 00°14'16" West (assumed bearing) along the East line of said Oakdale Park, a distance of 648.37 feet; thence North 89°45'54" East, a distance of 521.91 feet; thence South 00°06'28" East along the East line of the West Half of the Northwest Quarter of said Section 16 a distance of 708.37 feet; thence South 89°45'54" West a distance of 226.34 feet; thence North 00°14'06" West a distance of 50.00 feet to a point of curvature; thence Northerly and Westerly along a 50.00 foot radius curve to the left an arc distance of 127.62 feet to a point of reverse curvature; thence Westerly along a 40.00 foot radius curve to the right a distance of 39.27 feet to a point of tangency; thence South 89°45'54" West a distance of 169.17 feet to the point of beginning;
EXCEPT that part granted to Sanitary and Improvement District No. 237 of Sarpy County, Nebraska, by Warranty Deed filed April 12, 2005 as Instrument No. 2005-11451.**

Parcel 3:

Lot 28A, Oakdale Park, an Addition to the City of La Vista, Sarpy County, Nebraska.

THE LAST DEED OF RECORD SHOWS TITLE IN:

Rotella's Italian Bakery, Inc., a Nebraska corporation

SUBJECT TO THE FOLLOWING:

1. No search made for taxes or special assessments.
2. No judgment search made on apparent owner.
3. Easements as set forth on the Plat and contained in the Dedication of Lot 27 Oakdale Park filed September 8, 1978, in Book 7 at Page 55, Plat Records, Sarpy County, Nebraska.
4. Easements as set forth on the Plat and contained in the Dedication of Oakdale Park, Lots 1-26, filed October 29, 1971, in Book 5, at Page 55, Plat Records, Sarpy County, Nebraska.
5. Terms and provisions of Easement filed October 1, 1986 in Book 59 at Page 3066, Miscellaneous Records, Sarpy County, Nebraska.

6. Terms and provisions of limitations of access, as contained in Warranty Deed, filed October 1, 1986, in Book 161 at Page 2821, Records, Sarpy County, Nebraska.
7. Terms and provisions of right of Way Easement granted to Omaha Public Power District, filed December 13, 1988, as Instrument No. 88-17853, Official Records, Sarpy County, Nebraska.
8. Terms and provisions of right of Way Easement granted to Omaha Public Power District, filed July 26, 1988, as Instrument No. 88-10291, Official Records, Sarpy County, Nebraska.
9. Terms and provisions of Annexation into the City of La Vista, filed February 2, 2010, as Instrument No. 2010-02853, Official Records, Sarpy County, Nebraska.
10. Statement regarding Sanitary and Improvement District No. 59 of said county, filed August 12, 1976, in Book 49 at Page 496 of the Miscellaneous Records of Sarpy County.

NOTE: This land lies within the Boundaries of Sanitary and Improvement District No. 59. Please contact the Clerk of the Sanitary and Improvement District as Special Assessments may be assessed, but not certified to in the Office of the Treasurer of said county.

11. Terms and provisions of restrictions contained in Limited Warranty Deed filed August 7, 2001 as Instrument No. 2001-24843, Records, Sarpy County, Nebraska.
12. Terms and provisions of Easement filed January 7, 1974 in Book 47 at Page 10, Miscellaneous Records, Sarpy County, Nebraska.
13. Terms and provisions of Easement granted to Omaha Public Power District and Northwestern Bell Telephone Company, filed December 31, 1974 in Book 47 at Page 745, Miscellaneous Records, Sarpy County, Nebraska.
14. Terms and provisions of Right of Way Easement granted to Omaha Public Power District, filed February 24, 1992 as Instrument No. 92-03041, Records, Sarpy County, Nebraska.
15. Easements as set forth on the Plat and contained in the Dedication of Oakdale Park filed January 30, 1979 in Book 7 at Page 74, Plat Records, Sarpy County, Nebraska.
16. Terms and provisions of Protective Covenants filed November 4, 1971 in Book 44 at Page 533, Miscellaneous Records, Sarpy County, Nebraska.

Amended Protective Covenants filed December 18, 1973 in Book 46 at Page 761, Miscellaneous Records, Sarpy County, Nebraska.

Second Amended Protective Covenants filed November 17, 1977 in Book 50 at Page 904, Miscellaneous Records, Sarpy County, Nebraska.

Assignment of Second Amended Protective Covenants filed June 23, 1993 as Instrument No. 93-14185, Official Records, Sarpy County, Nebraska.

17. Terms and provisions of Easement granted to Omaha Public Power District and the Northwestern Bell Telephone Company, filed April 23, 1974 in Book 47 at Page 207, Miscellaneous Records, Sarpy County, Nebraska.

18. Terms and provisions of Right of Way Easement granted to Omaha Public Power District and the Northwestern Bell Telephone Company, filed February 16, 1978 in Book 51 at Page 99, Miscellaneous Records, Sarpy County, Nebraska.
19. Terms and provisions of Right of Way Easement granted to Omaha Public Power District and the Northwestern Bell Telephone Company, filed April 18, 1979 in Book 52 at Page 223, Miscellaneous Records, Sarpy County, Nebraska.
20. Terms and provisions of Contract for Deed by and between Visioncorp, Inc., an Arizona corporation, Seller, and 107 L.L.C., a Nebraska limited liability company, Purchaser, dated January 1, 2003, filed October 1, 2003 as Instrument No. 2003-56116, Records, Sarpy County, Nebraska.

Subordination Agreement by and between The Union Central Life Insurance Company and Security Life of Denver Insurance Company, Ohio and Colorado corporation respectively, Senior Lender, and Visioncorp, Inc., an Arizona corporation, Subordinated Lender, dated August 28, 2003, filed September 11, 2003 as Instrument No. 2003-51801, Records, Sarpy County, Nebraska.
21. Acknowledgment of Power of Sale, filed January 26, 1989, as Instrument No. 89-00939, Official Records, Sarpy County, Nebraska.
22. Deed of Trust, executed by Rotella's Italian Bakery, Inc., a Nebraska corporation, Trustor, to Norwest Bank Nebraska, N.A., as Trustee and Beneficiary, dated January 25, 1989, filed January 26, 1989, as Instrument No. 89-00940, Official Records, Sarpy County, Nebraska, securing credit in the principal amounts of \$2,700,000.00, \$3,000,000.00, and \$250,000.00.

First Amendment to Deed of Trust, filed October 31, 1999, as Instrument No. 99-22249, Official Records, Sarpy County, Nebraska.

Second Amendment to Deed of Trust, filed December 6, 1999, as Instrument No. 99-36440, Official Records, Sarpy County, Nebraska.

Second Amendment to Deed of Trust, filed December 8, 1999, as Instrument No. 99-36750, Official Records, Sarpy County, Nebraska.

Third Amendment to Deed of Trust, filed August 12, 2012, as Instrument No. 2012-30804, Official Records, Sarpy County, Nebraska.
23. Assignment of Leases and Rents, executed by Rotella's Italian Bakery, Inc., a Nebraska corporation, Assignor, to Norwest Bank Nebraska, N.A., Lender, dated January 25, 1989, filed January 26, 1989, as Instrument No. 89-00941, Official Records, Sarpy County, Nebraska.
24. Uniform Commercial Code Financing Statement recorded October 28, 2005 in the Office of the Sarpy County Register of Deeds as Instrument No. 2005-40018, wherein N E Q, L.L.C. is debtor and TierOne Bank is secured party.


Continuation filed October 21, 2010, as Instrument No. 2010-29285, Official Records, Sarpy County, Nebraska.

THIS REPORT IS NOT A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION IN THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, WHETHER SUCH ERROR OR OMISSION RESULTS FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. ALL OTHER LIABILITY FOR LOSS OR DAMAGE IS EXPRESSLY DISCLAIMED. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

This certificate, while not a guaranty of title or a certification of the legality of any of the recorded instruments that might affect the title, is backed by United Fire-Casualty Company Abstractor Liability policy in the amount of \$1,000,000.00 (A copy of this policy is available upon request.)

Witness our hand this 10th day of July, 2013 at 8:00 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL
COMMERCIAL SERVICES

BY 

Registered Abstractor



ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT
ADDED JUNE 16, 2018

PROPERTY SEARCH DATA



First American Title™

NATIONAL COMMERCIAL SERVICES

300 FOOT SEARCH

Rotella's

Sarpy County, Nebraska

Record owners of real estate located within 300 feet of Lt 1, Rotella's First Addition; and Lts 4, 5, 6, 8A2, 15, 16, 17 and 28A, Oakdale Park, Sarpy County, Nebraska.

FIRST AMERICAN TITLE INSURANCE COMPANY hereby certifies that the following volume of names, addresses and legal descriptions are true and correct as the same appear of recorded in the office of the Register of Deeds of Sarpy County, Nebraska having been carefully examined, and that the attached volume of names are the apparent Owners, of record, of the real property lying within 300 feet of Subject Property.

THE FOLLOWING VOLUME CONSISTS OF LISTS OF THE FOLLOWING PARCELS:

3 Parcels in Sec 16-14-12
8 Parcels in Oakdale Park
2 Parcels in Brook Valley Business Park Replat 1
9 Parcels in Brook Valley Business Park
2 Parcels in Brook Valley Business Park Replat 2
38 Parcels in Cimarron Woods

Dated this 15th Day of February, 2018 AT 8:00 A.M.

THIS REPORT IS NOT A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION IN THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, WHETHER SUCH ERROR OR OMISSION RESULTS FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. ALL OTHER LIABILITY FOR LOSS OR DAMAGE IS EXPRESSLY DISCLAIMED. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

Registered Abstracter

NCS-892683-OMHA

John D Eastlund & Susan C Eastlund
 7219 S 103rd St
 La Vista, NE 68128

Jeffrey J Brown & Diane M Bessette
 Brown
 7225 S 103rd St
 La Vista, NE 68128-5909

John D Larandean & Robyn K
 Larandean
 10303 Frederick Cir
 La Vista, NE 68128

Robert S Wernli & Molly A Wernli
 10313 Frederick Cir
 La Vista, NE 68128

Paul A Williams & Patti J Williams
 10319 Frederick Cir
 La Vista, NE 68128

Joseph W Bruck & Robin L Bruck
 10318 Frederick Cir
 La Vista, NE 68128

Karen Bloemer & Alex Bloemer
 10306 Frederick Cir
 La Vista, NE 68128

Barbara Medbery-Prchal
 10305 Joseph Cir
 La Vista, NE 68128-2662

Todd M Hallet & Elizabeth A Hallet
 10311 Joseph Cir
 La Vista, NE 68128

Louis A Thomas III & Heather N
 Thomas
 10317 Joseph Cir
 La Vista, NE 68128

Jeffrey Fuqua & Stephanie Fuqua
 10316 Joseph Cir
 La Vista, NE 68128

Daniel S Deyoung & Julie S Deyoung
 10310 Joseph Cir
 La Vista, NE 68128-0000

Jamie S Towles & Susan Towles
 10304 Joseph Cir
 La Vista, NE 68128-2662

Marc D Wolter & Lisa A Robino-
 Wolter
 7028 S 103rd Cir
 La Vista, NE 68128

Glen Mears & Kaiya Mears
 7018 S 103rd Cir
 La Vista, NE 68128

Patrick E Callahan & Laura A Callahan
 7008 S 103rd Cir
 La Vista, NE 68128

Marc Joseph Skradski & Cara K
 Skradski
 7002 S 103rd Cir
 La Vista, NE 68128

Alan G Urwin & Kristin N Urwin
 Trustees
 7003 S 103rd Cir
 La Vista, NE 68128

Simon Cunanan Delos Reyes & Lan
 Hoang Reyes
 7009 S 103rd Cir
 La Vista, NE 68128

Heather M Watts
 7015 S 103rd Cir
 La Vista, NE 68128

Andrew Leick & Danica Leick
 7021 S 103rd Cir
 La Vista, NE 68128

Michael J Circo & Tamara A Circo
 7029 S 103rd Cir
 La Vista, NE 68128

Adam D Studts & Amy C Studts
 7035 S 103rd Cir
 La Vista, NE 68128

Christopher A Vilim & Cathy S Trent-
 Vilim
 10328 Emiline St
 La Vista, NE 68128

Robert W Parker & Vona M Parker
 10320 Emiline St
 La Vista, NE 68128

Clifford G Morales & Angela G
 Morales
 10314 Emiline St
 La Vista, NE 68128

John R Ponec & Tracy J Ponec
 10308 Emiline St
 La Vista, NE 68128

James M Vanhaute & Jennifer J
 Vanhaute
 10302 Emiline St
 La Vista, NE 68128

Bryan E Wagner & Abby L Wagner
 10248 Emiline St
 La Vista, NE 68128

The Colonial Press Inc
 10607 Harrison St
 Omaha, NE 68128

R L R Investments Llc
 P O Box 8000
 Wilmington, OH 45177-8000

Millard Real Estate
 Services Inc
 10602 Olive St
 Omaha, NE 68128

United States Cold Storage Inc
 Four Echelon Plaza
 201 Laurel Rd Ste 400
 Voorhees, NJ 08043

Ronald L Bowers & Jane H Bowers
 7069 S 108th St
 La Vista, NE 68128-0000

Nebraska Beef Ltd
 4501 S 36th St
 Omaha, NE 68107

Laner Llc
 16811 Pasadena Ct
 Omaha, NE 68130

Lake Square Realty Llc
 9400 W 55th St
 Merriam, KS 66203

The Colonial Press Inc
 10607 Harrison St
 Omaha, NE 68128-0000

Darrell D Huss & Cheryl E Huss
 Trustees Revocable Trust
 6230 S 106th St
 Omaha, NE 68127

108th Street Llc
 c/o Darland Properties
 4115 S 133rd St
 Omaha, NE 68137

Olive Street Llc
 10808 Olive St
 La Vista, NE 68128

Donna L McKean
 Trustee Revocable Trust
 10811 Harrison St
 La Vista, NE 68128

Dillon Real Estate Co
 c/o The Kroger Co
 1014 Vine St Prop Tax-7th Fl
 Cincinnati, OH 45202

Brook Valley 14 Building, Llc
 4430 S 108th St
 Omaha, NE 68137-0000

Hedden Enterprises Lc
 5648 Glen Oaks Pt
 West Des Moines, IA 50266

Brook View Llc
 c/o Brad Brown
 6995 S 109th St
 La Vista, NE 68128

Lsref4 Bison Llc
 888 Seventh Ave 11th Floor
 New York, NY 10019

Brook Valley 25 Building, L.L.c.
 c/o Pacific Realty
 1905 Harney St Ste 400
 Omaha, NE 68102-0000

Beldar Properties Llc
 c/o Steve A Cohn
 843 S 96th St
 Omaha, NE 68114-4919

Redz Llc
 2800 S 110th Ct #1
 Omaha, NE 68144

Adam Investments Llc
 7883 Hidden Valley Dr
 Papillion, NE 68046

Ddw Llc
 18520 Van Camp Dr
 Omaha, NE 68130

Sid 237
 11440 W Center Rd
 Omaha, NE 68144

Jeffrey A Sims & Patti S Sims
 7115 S 103rd St
 La Vista, NE 68128

Yogesh M Panchal & Devila Y Panchal
 7121 S 103rd St
 La Vista, NE 68128-5806

Joseph M Waszak Sr & Carol A
 Waszak
 7127 S 103rd St
 La Vista, NE 68128

Mark S Balus & Ann Balus
 7133 S 103rd St
 La Vista, NE 68128

Matthew J Ferro & Diane M Stewart-
 Ferro
 7207 S 103rd St
 La Vista, NE 68128

Robert A Povondra & Dorothy A
 Povondra
 Trustees
 7213 S 103rd St
 La Vista, NE 68128



ROTELLA'S ITALIAN BAKERY

**PLANNED URBAN DEVELOPMENT
ADDED JUNE 16, 2018**

FAA COORDINATION



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ACE-6559-OE

Issued Date: 07/19/2018

John Rotella
Rotella's Italian Bakery
6949 S. 108th Street
LaVista, NE 68128

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building future storage facility
Location:	LaVista, NE
Latitude:	41-11-14.70N NAD 83
Longitude:	96-04-48.70W
Heights:	1140 feet site elevation (SE)
	115 feet above ground level (AGL)
	1255 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 01/19/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

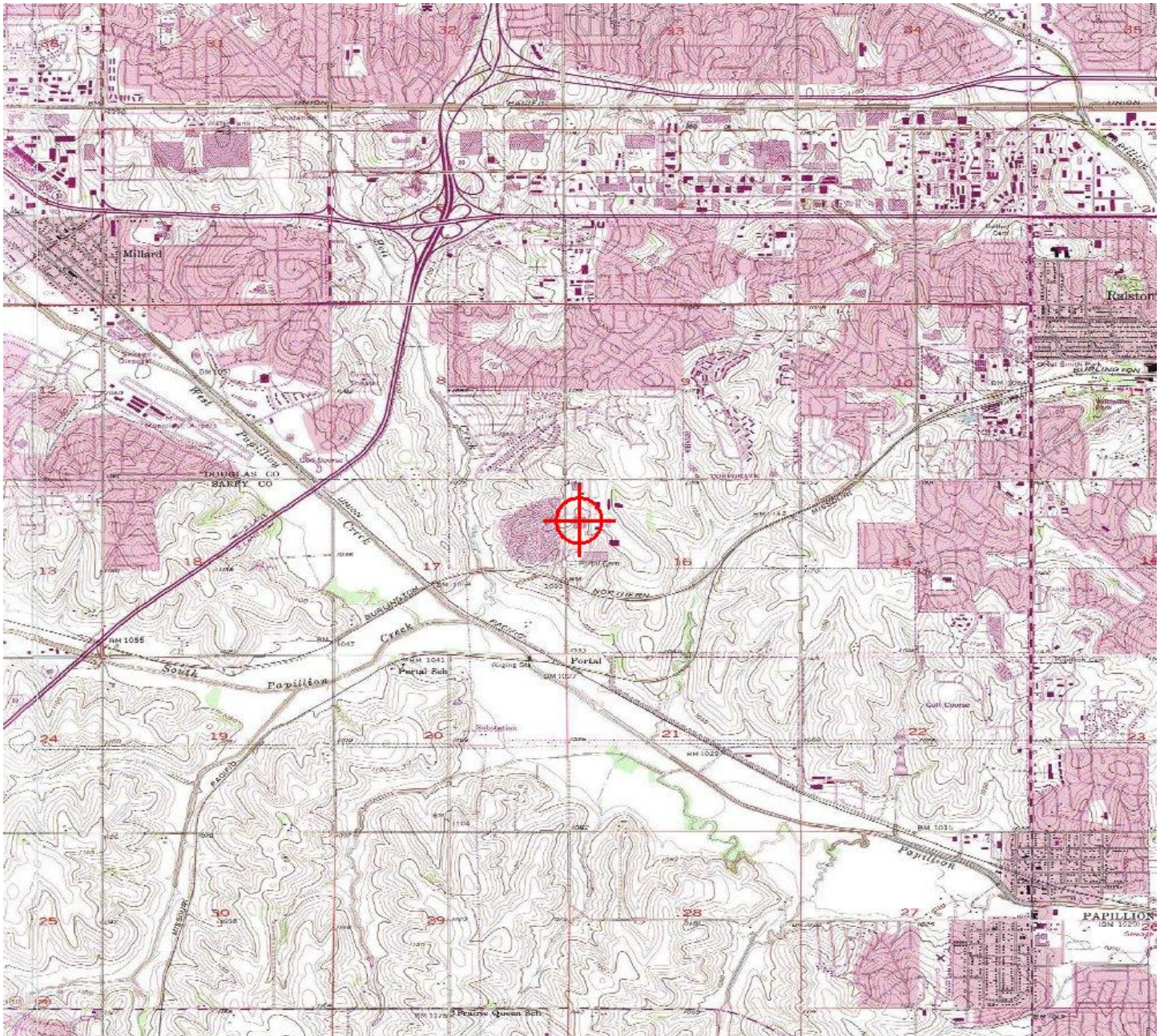
If we can be of further assistance, please contact our office at (816) 329-2508, or vee.stewart@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ACE-6559-OE.

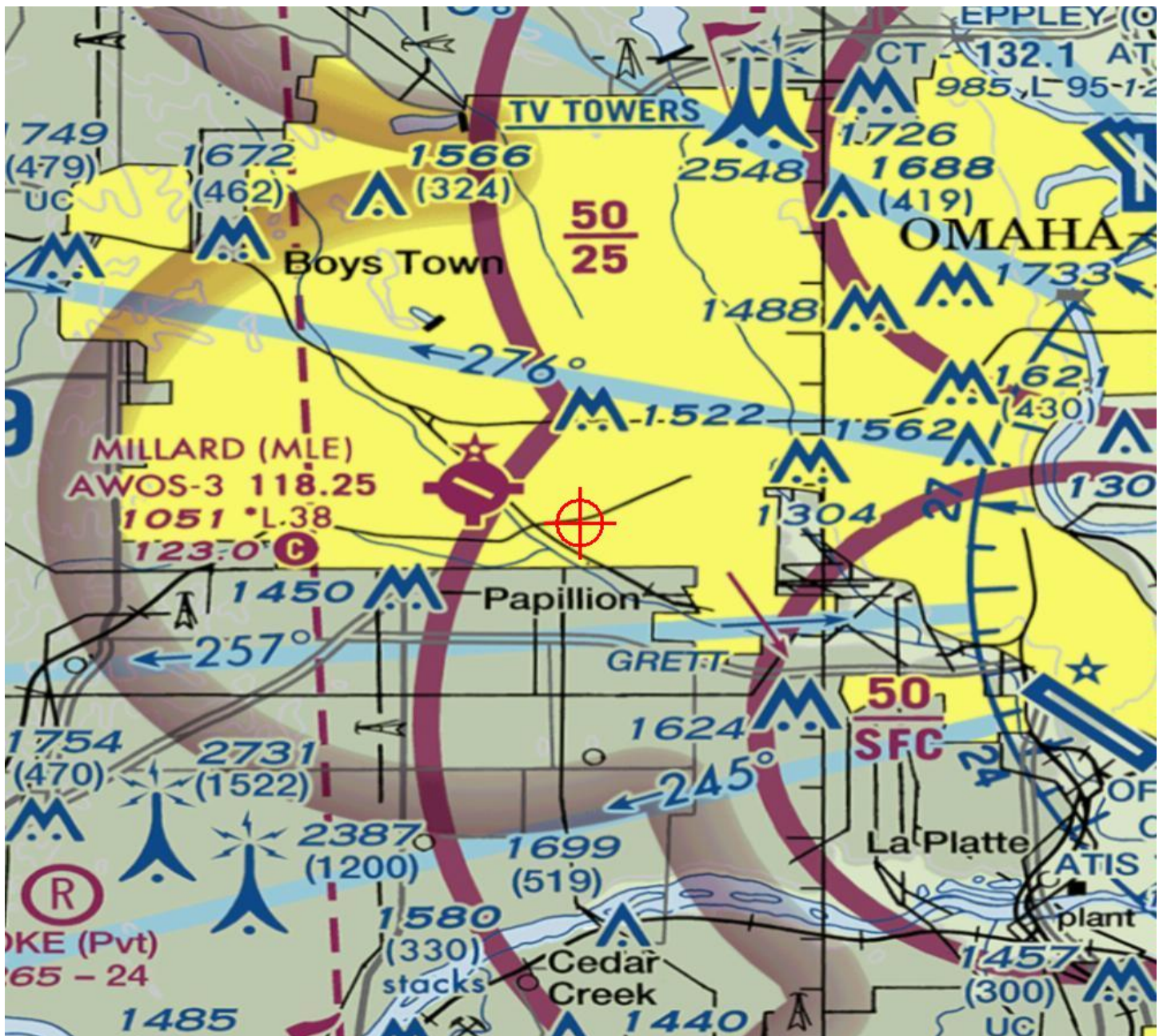
Signature Control No: 347979771-370601614

(DNE)

Vee Stewart
Specialist

Attachment(s)
Map(s)





The following building materials that have been used in the past and may be incorporated in the future:

Insulated Metal Wall Panels.

Textured Precast wall panels.

Pre-finished metal trims and copings.

Aluminum storefront system with tinted glazing.

Standard and Decorative Masonry

EIFS



ROTELLA'S ITALIAN BAKERY

PLANNED URBAN DEVELOPMENT

APRIL 16, 2018

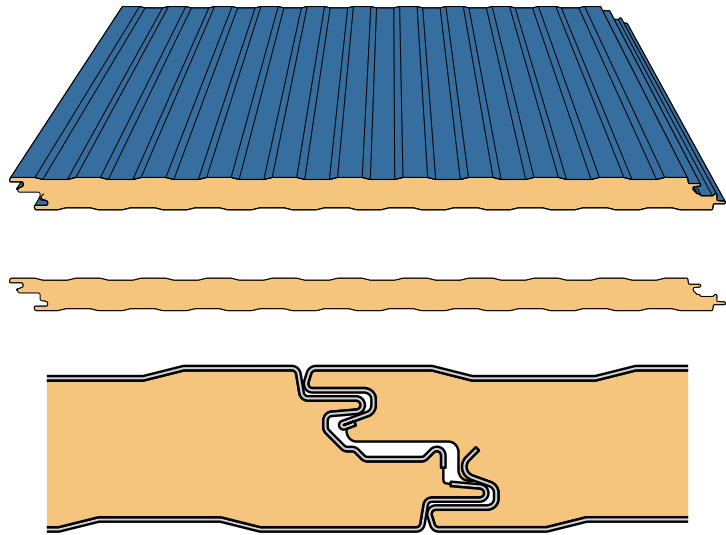
BUILDING MATERIALS DATA

CF MESA & LIGHT MESA INSULATED METAL WALL PANEL

METL-SPAN® INSULATED METAL PANELS



The Metl-Span CF Mesa and Light Mesa insulated metal wall panels are well suited for exterior and interior partition wall applications. The lightly corrugated profile on both faces of the panels ensures symmetry from outside of the building to inside, and from room to room in partition installations. The CF Mesa and Light Mesa wall panels may be used for exterior wall applications, but they are not recommended for use on exterior walls of low temperature buildings.



CF MESA & LIGHT MESA INSULATED METAL WALL PANEL FEATURES

Exterior Profile: Mesa nominal $\frac{1}{8}$ " deep;
Light Mesa nominal $\frac{1}{16}$ " deep

Interior Profile: Mesa nominal $\frac{1}{8}$ " deep;
Light Mesa nominal $\frac{1}{16}$ " deep, *Light Mesa not available for 5- or 6-inch thick panels*

Panel Core: Foamed-in-place, zero ozone depleting (zero ODP) polyurethane, FM Class 1 approval

Thermal Values: K-factor, Btu in/ft² hr. °F @ 75°F (24°C) mean core temperature = 0.140. K-factor, Btu in/ft² hr. °F @ 40°F (4°C) mean core temperature = 0.126.

Module Widths: 36", 42"

Panel Thickness: 2", 2 $\frac{1}{2}$ ", 3", 4", 5", 6"

CF Light Mesa: 2", 2 $\frac{1}{2}$ ", 3", 4"
(2 $\frac{3}{4}$ " thickness also available from Nevada plant)

Panel Lengths: 8'-0" to 53'-0"

Exterior Facings: Stucco embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

Interior Facings: Stucco embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

Panel Joint: Offset double tongue and groove with extended metal shelf for positive face fastening

Fastening: Fastener and Clip concealed in the side joint

FM Approved Class 1 with no height restrictions.

FINISHES & COLORS

A full range of exterior colors & coatings are available for the cold storage market. For specific information about our available colors and coatings, visit us online for a comprehensive selection.

METL-SPAN: Pioneering Insulated Metal Panel Technology

1720 Lakepointe Drive, Suite #101, Lewisville, Texas 75057 • 877.585.9969 • FAX: 972.420.9382

metlspan.com • Visit our website or call us today for a free cold storage catalog and CAD Flash drive.

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COLORS & COATINGS

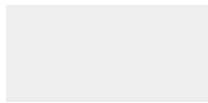
Commercial & Industrial Market Insulated Metal Panels

All Metl-Span colors are formulated to provide premium energy efficient solar reflectivity.

STANDARD I EXTERIOR COLORS

STANDARD II EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating



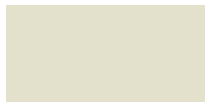
POLAR WHITE

E: 0.87 SRI: 85



SANDSTONE

E: 0.87 SRI: 60



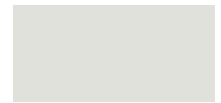
ALMOND

E: 0.87 SRI: 66



BROWNSTONE

E: 0.87 SRI: 48



REGAL GRAY

E: 0.87 SRI: 53

PREMIUM I EXTERIOR COLORS

Full-Strength 70% PVDF Fluoropolymer Coating



HARBOR BLUE*

E: 0.86 SRI: 27



PACIFIC BLUE

E: 0.86 SRI: 25



AEGEAN BLUE

E: 0.86 SRI: 26



TAHOE BLUE

E: 0.86 SRI: 27



REGAL BLUE

E: 0.86 SRI: 25



SPRUCE

E: 0.87 SRI: 35



NATURAL PATINA

E: 0.87 SRI: 41



HEMLOCK GREEN

E: 0.86 SRI: 27



CLASSIC GREEN

E: 0.86 SRI: 24



HUNTER GREEN

E: 0.87 SRI: 27



LEAF GREEN

E: 0.87 SRI: 27



MEDIUM BRONZE

E: 0.87 SRI: 31



SLATE GRAY

E: 0.87 SRI: 35



TUNDRA

E: 0.87 SRI: 45



SMOKE GRAY

E: 0.87 SRI: 48



**WEATHERED
COPPER**

E: 0.87 SRI: 32



PEWTER

E: 0.87 SRI: 36



ZINC GRAY

E: 0.87 SRI: 31



TERRACOTTA

E: 0.87 SRI: 32



COLONIAL RED

E: 0.86 SRI: 27



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

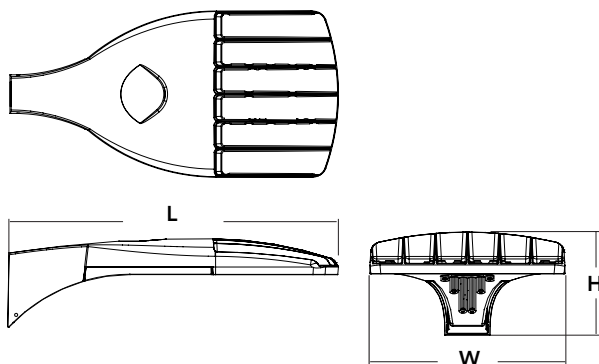
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PER5 Five-wire receptacle only (control ordered separate) ^{11,12} PER7 Seven-wire receptacle only (control ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRHN Network, Bi-Level motion/ambient sensor ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14} BL30 Bi-level switched dimming, 30% ^{5,16,17} BL50 Bi-level switched dimming, 50% ^{5,16,17} PNMTDD3 Part night, dim till dawn ^{5,18} PNMT5D3 Part night, dim 5 hrs ^{5,18} PNMT6D3 Part night, dim 6 hrs ^{5,18} PNMT7D3 Part night, dim 7 hrs ^{5,18} FAO Field adjustable output ¹⁹	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ²⁰ Shipped separately BS Bird spikes ²¹ EGS External glare shield ²¹
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

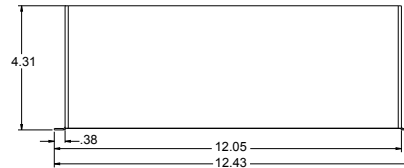
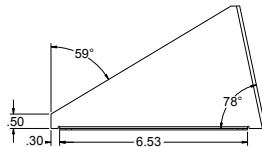
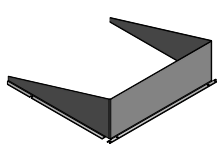
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 40C U	House-side shield for 40 LED unit ²⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

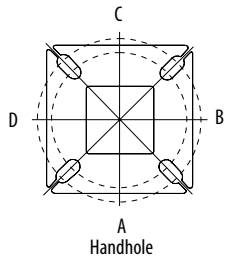
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO pre-drilling. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

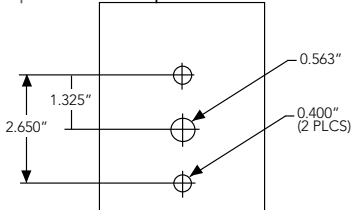
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Template #8

Top of Pole



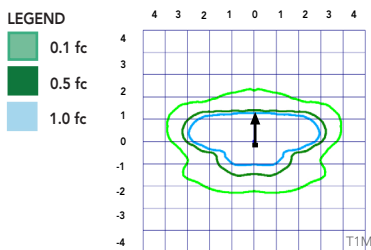
Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

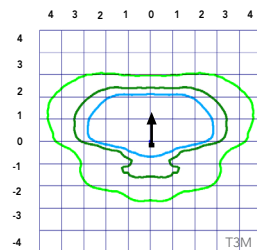
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

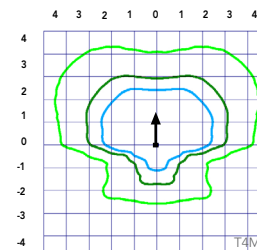
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



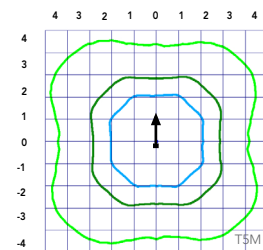
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23456P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23422P25 tested in accordance with IESNA LM-79-08.

