

AGENDA ITEM 4E

**Conditional Use Permit—Portion of Lot 1 Harrison
Hills—Streck, Inc.**



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBERS: PCUP20-0007;

FOR HEARING OF: FEBRUARY 18, 2021
REPORT PREPARED ON: FEBRUARY 9, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th Street and Emiline Street.

D. LEGAL DESCRIPTION: Lot 1 Harrison Hills (to be replatted as Lot 1 Harrison Hills Replat 7).

E. REQUESTED ACTION(S): Approval of a Conditional Use Permit to allow for the construction and operation of a multi-family housing development on the proposed Lot 1 Harrison Hills Replat 7.

F. EXISTING ZONING AND LAND USE: R-3 – High-Density Residential, Gateway Corridor District (Overlay District), and Planned Unit Development; The site is currently vacant.

G. PURPOSE OF REQUEST: To allow for the development of multi-family housing units (apartments).

H. SIZE OF SITE: Approximately 3.03 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes gradually downward to the south and to the west;

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

C. RELEVANT CASE HISTORY:

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.
3. The subject property was rezoned to R-3 High Density Residential with PUD District and Gateway Corridor District overlays on December 15, 2020.

D. APPLICABLE REGULATIONS:

1. Article 6 of the Zoning Regulations – Conditional Use Permits
2. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
3. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
4. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing

adjacent to their facility will aid in their ability to provide affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for a high-density residential use. This use allows for the development of the proposed multi-family development.
3. This proposal is compatible with surrounding land-use patterns, as directly to the east are Lots 1-4 Harrison Hills Replat 2 which contain the Harrison Hills Apartments. These four lots are designated as High-Density Residential in the Future Land Use Map, and are zoned R-3 High-Density Residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this property would be through Emiline Street, which connects to the arterial Harrison Street through intersections at 115th, 117th, and 118th Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development.
2. A draft traffic memo has been submitted to the City that analyzes impacts to the traffic signals on Harrison Street. The memo has been forwarded to the City of Omaha for their review as the impacted traffic signal on Harrison Street is under the jurisdiction of Omaha.

D. UTILITIES:

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

E. PARKING REQUIREMENTS:

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD site plan and ordinance for this area as amended.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Review letters from the City's Design Review Architect regarding the proposed landscaping plan are included for review.

IV. REVIEW COMMENTS:

- A.** The design of each building is being reviewed through the City's Architectural Design Review process, and must be substantially complete prior to execution and recording of this Conditional Use Permit and issuance of any building permits. The architectural

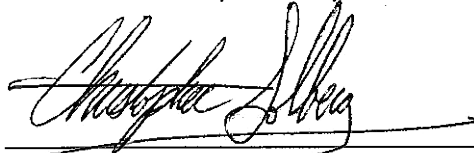
elevations (Exhibit F) of the attached Conditional Use Permit are conceptual and may change as a result of the Design Review process.

- B. Any traffic signal improvements required by the City of Omaha must be completed prior to the issuance of a Certificate of Occupancy and is addressed through the Subdivision Agreement as part of the Final Plat process.
- C. In addition to the approval of a Conditional Use Permit and prior to development, the applicant will be required to receive approval of the revised PUD Site Plan as well as Harrison Hills Replat 7 and related subdivision agreement. The applicant will also be required to complete the design review process prior to commencement of development of the property.
- D. A draft of the Conditional Use Permit has been included in the packet for review.

V. **STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**
Staff recommends approval of the Conditional Use Permit for Lot 1 Harrison Hills Replat 7 contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. **ATTACHMENTS TO REPORT:**
A. Vicinity Map
B. Staff Review Letters
C. Draft Conditional Use Permit w/ Exhibits

VIII. **COPIES OF REPORT SENT TO:**
A. Constance Ryan, Streck, Inc.
B. Caleb Snyder, Lamp Rynearson
C. Zach Reinhardt, Burlington Capital
D. Public Upon Request



Prepared by: Deputy Community Development Director



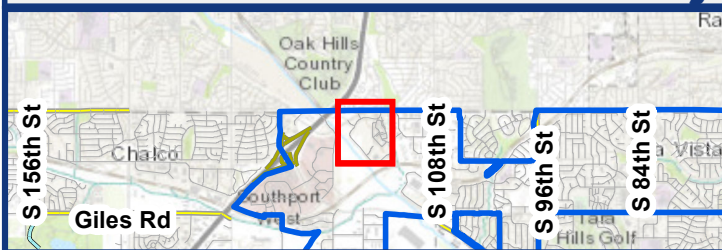
Community Development Director

2-11-21

Date



Conditional Use Permit Vicinity Map



Streck, Inc.
Portion of Lot 1 Harrison Hills

2/12/2021 CB





December 23, 2020

Zach Reinhardt
Burlington Capital
1004 Farnam St. Ste 400
Omaha, NE 68102

RE: Conditional Use Permit – Multifamily Housing – Initial Review Letter
Portion of Lot 1 Harrison Hills

Mr. Reinhardt,

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. Section 6.05.01 – Project will likely require FAA review and approval due to the proximity to the Millard Airport.
2. Section 6.05.04 – The storm sewer design and accompanying drainage report will need to be revised to account for the additional impervious area, and to ensure the Post Construction Stormwater Management Plan meets the requirements of Section 154 of the Municipal Code. Submittals should be revised to show the existing storm sewer system as well as the proposed storm sewer system as to show if there are any proposed modifications to the existing storm sewer system to account for the revisions.
3. Section 6.05.10 – The traffic study will need to be reviewed and approved by the City of Omaha. If the City of Omaha requires any improvements to the intersections of 118th and Harrison Streets and/or 115th/116th and Harrison Streets, the improvements will need to be made as part of this project.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

Please submit 4 full size revised copies of the CUP plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in dark ink, appearing to read "Christopher Solberg", written over a horizontal line.

Christopher Solberg, AICP
Deputy Community Development Director

cc:

Caleb Snyder, Lamp Rynearson
Constance Ryan, Streck Inc.
Bruce Fountain, Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 25, 2021

**LAMP
RYNEARSON**

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

Mr. Christopher Solberg, AICP
City of La Vista
Senior Planner
8116 Park View Blvd
La Vista, NE 68128

Reference: Streck, Inc. – Harrison Hills
Conditional Use Permit Submittal Comments
Project No.: 0118087.06-003

Dear Mr. Solberg:

Submitted herewith are our responses to the comments included in the City of La Vista's Harrison Hills, portion of Lot 1, Conditional Use Permit – Multifamily Housing initial review letter dated December 23, 2020 regarding the Streck, Inc. – Harrison Hills submittal.

Review Comments:

1. Section 6.05.01 – Project will likely require FAA review and approval due to the proximity to the Millard Airport.

Response: Agreed. Once the finished floors have been established and prior to producing final construction documents, the project will be submitted to the FAA for their review and approval.

2. Section 6.05.04 – The storm sewer design and accompanying drainage report will need to be revised to account for the additional impervious area, and to ensure the Post Construction Stormwater Management Plan meets the requirements of Section 154 of the Municipal Code. Submittals should be revised to show the existing storm sewer system as well as the proposed storm sewer system as to show if there are any proposed modifications to the existing storm sewer system to account for the revisions.

Response: The updated drainage study has been included for the city's review. The original design of the dry detention basin assumed that the site would utilize the city's maximum allowable imperviousness for an I-1 Light Industrial use which is 65%. The proposed site impervious is below that originally assumed value of 65% so the updated drainage study shows that the basin meets the requirements of Section 154 of the Municipal Code.

3. Section 6.05.10 – The traffic study will need to be reviewed and approved by the City of Omaha. If the City of Omaha requires any improvements to the intersections of 118th and Harrison Streets and/or 115th/116th and Harrison Streets, the improvements will need to be made as part of this project.

Response: The updated traffic memo has been submitted to the City of Omaha for their review and comment.

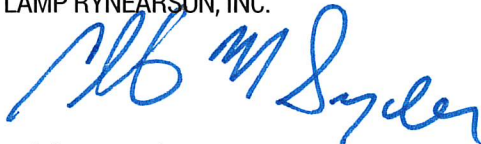
Documents enclosed are as follows:

1. Streck Inc. Harrison Hills Facility Drainage Study, 4 Copies

Please call if you have any questions or concerns regarding this submittal.

Sincerely;

LAMP RYNEARSON, INC.



Caleb M. Snyder, P.E.
Project Manager

Enclosures

c: John Noble, Streck, Inc.
Zach Reinhardt, Burlington Capital
Tom Zuk, Holland Basham Architects
David Warner, Holland Basham Architects

CITY OF LAVISTA
CONDITIONAL USE PERMIT

**Conditional Use Permit for Multiple Family Dwellings
(Streck Workforce Housing)
Lot 1 Harrison Hills Replat 7**

This Conditional Use Permit is issued this ____ day of _____ 2021 by the City of La Vista, a municipal corporation in Sarpy County, Nebraska ("City") to Streck, Inc., an corporation authorized to do business in Nebraska ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a multiple family dwelling complex to be known as the Streck Workforce Housing upon the following described tract of land within the City of La Vista's zoning jurisdiction:

Lot 1 Harrison Hills Replat 7, a subdivision in Sarpy County, Nebraska (the "Property") as depicted in Exhibit "A" the final plat; and

WHEREAS, Owner has applied for a Conditional Use Permit for the purpose of constructing and operating a multiple family dwelling complex on the Property as described above; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit to the Owner for such purposes, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Owner to use the Property for the purposes described above, said use hereinafter being referred to interchangeably as a "Permitted Uses" or "Uses".

Conditions of the Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any material breach hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Uses:
 - a. The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit " B ".
 - b. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "C" and incorporated into this permit by reference.
 - c. Architectural review of the building design, landscaping, and lighting has been completed and the foregoing plans are approved as shown in Exhibits " D " through " F ".
 - d. The Property shall be developed and maintained in accordance with the Site Plan and all other Exhibits of this Agreement, as well as the final plat of Harrison Hills Replat 7 ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property, ("Subdivision Agreement"), as approved by the City and incorporated herein by this reference. Any modifications

- to the Site Plan must be submitted to the Chief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.
- e. All signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the Community Development Department, per the La Vista Zoning Ordinance.
 - f. As-built topographic surveys of the storm water detention areas constructed in accordance with the Subdivision Agreement shall be provided to the City before certificates of occupancy are issued for any completed building on the Property, with a requirement that any variances from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
 - g. No vehicle repair (other than emergency maintenance such as changing a tire), inoperable or abandoned vehicles, or storage of vehicles shall be allowed in the parking areas on the Property shown on Exhibit " B ". The Owner shall have seventy-two (72) hours after notice from the City or other appropriate political subdivision to correct any violation or cause the removal of any such vehicle that is in violation.
 - h. Owner shall obtain all required permits for the Uses from the City of La Vista.
 - i. Owner shall comply (and shall ensure that all structures, appurtenances and improvements on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
 - j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner or its agents, employees, assigns, suppliers or invitees relating to the Owner's Uses of the Property, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation but excluding any liability, loss, claim or expense proximately caused by the sole negligence of the City.
 - k. A drainage study for the Property has been completed, as referenced in the Subdivision Agreement, with respect to the proposed Uses on Harrison Hills Replat 7. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
 - m. Owner shall ensure that the leasing and business office on the property will be staffed during normal business hours.
 - n. If at any time any part of Lot 1 Harrison Hills Replat 7 is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
 - o. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
 - p. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the approved landscaping plan (Exhibit "D") and the requirements of the Gateway Corridor District.
3. The Owner's right to maintain the Uses of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.
 - b. Construction will be in accordance with the City Building Code. Time limitation for building permits shall be in accordance with the City Building Code. Extensions shall be requested in writing and justifiable cause demonstrated.

- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Uses, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
 - d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
6. If the Owner upon the expiration or termination of this Permit fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.
7. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
8. The conditions and terms of this Permit shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of, the Owner, its successors and assigns.
9. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
10. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit and Owner shall be permitted to cure any breach. Such written

notice shall specify the particular conditions giving rise to the breach, and, to the extent known, what actions are required to cure such breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 10 and diligently pursued and completed as soon as is reasonably possible, and allowing additional time does not substantially increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

11. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
12. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

To Owner: Streck, Inc.
 7002 S 109th St
 La Vista, NE 68128

13. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.
14. Exhibits. The following exhibits are incorporated herein by reference:

Exhibit "A":	Final Plat
Exhibit "B":	Site Plan
Exhibit "C":	Operating Statement
Exhibit "D":	Landscaping Plan
Exhibit "E":	Site Lighting Plan
Exhibit "F":	Elevation Renderings

Effective Date:

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

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 2021, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista and Pamela Buethe, to me personally known to be the City Clerk of the City of La Vista, the identical persons whose names are affixed to the foregoing Permit, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

CONSENT AND AGREEMENT

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

Owner:

Streck, Inc.

By: _____, it's owner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF _____)

On this _____ day of _____, 2021, before me a Notary Public, duly commissioned and qualified in and for said County, appeared _____ personally known by me to be an owner of Streck Inc., a limited liability company, and the identical person whose name is affixed to the foregoing Permit, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

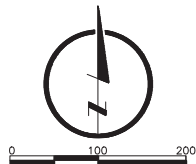
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

HARRISON HILLS REPLAT 7

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1 AND 16, HARRISON HILLS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA



LOCATED IN:

NW 1/4 NW 1/4 SEC. 17, T14N, R12E
NE 1/4 NW 1/4 SEC. 17, T14N, R12E
SW 1/4 NW 1/4 SEC. 17, T14N, R12E
SE 1/4 NW 1/4 SEC. 17, T14N, R12E

LEGEND

- BOUNDARY LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE 'MINIMUM STANDARDS FOR SURVEYS' ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS HARRISON HILLS REPLAT 7, LOTS 1 AND 2, BEING A REPLATTING OF LOTS 1 AND 16, HARRISON HILLS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

CONTAINING 30.065 ACRES MORE OR LESS.

WILLIAM E. KNIGHT, R.L.S. 566

DATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, STRECK INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HILLS REPLAT 7, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON; WE DO HEREBY GRANT TO THE GRANTEEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN THE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

STRECK INC., A NEBRASKA CORPORATION, OWNER

CONSTANCE RYAN

(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____

BY CONSTANCE RYAN, _____ OF
(PRINTED TITLE)

STRECK INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

____ DAY OF _____, 20____

SARPY COUNTY TREASURER

APPROVAL OF THE CITY OF LA VISTA PLANNING COMMISSION

THIS PLAT OF HARRISON HILLS REPLAT 7, LOTS 1 AND 2 WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS

____ DAY OF _____, 20____

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF WOODHOUSE PLACE, LOTS 1 AND 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS

____ DAY OF _____, 20____

IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

DOUGLAS KINDIG, MAYOR
ATTEST:

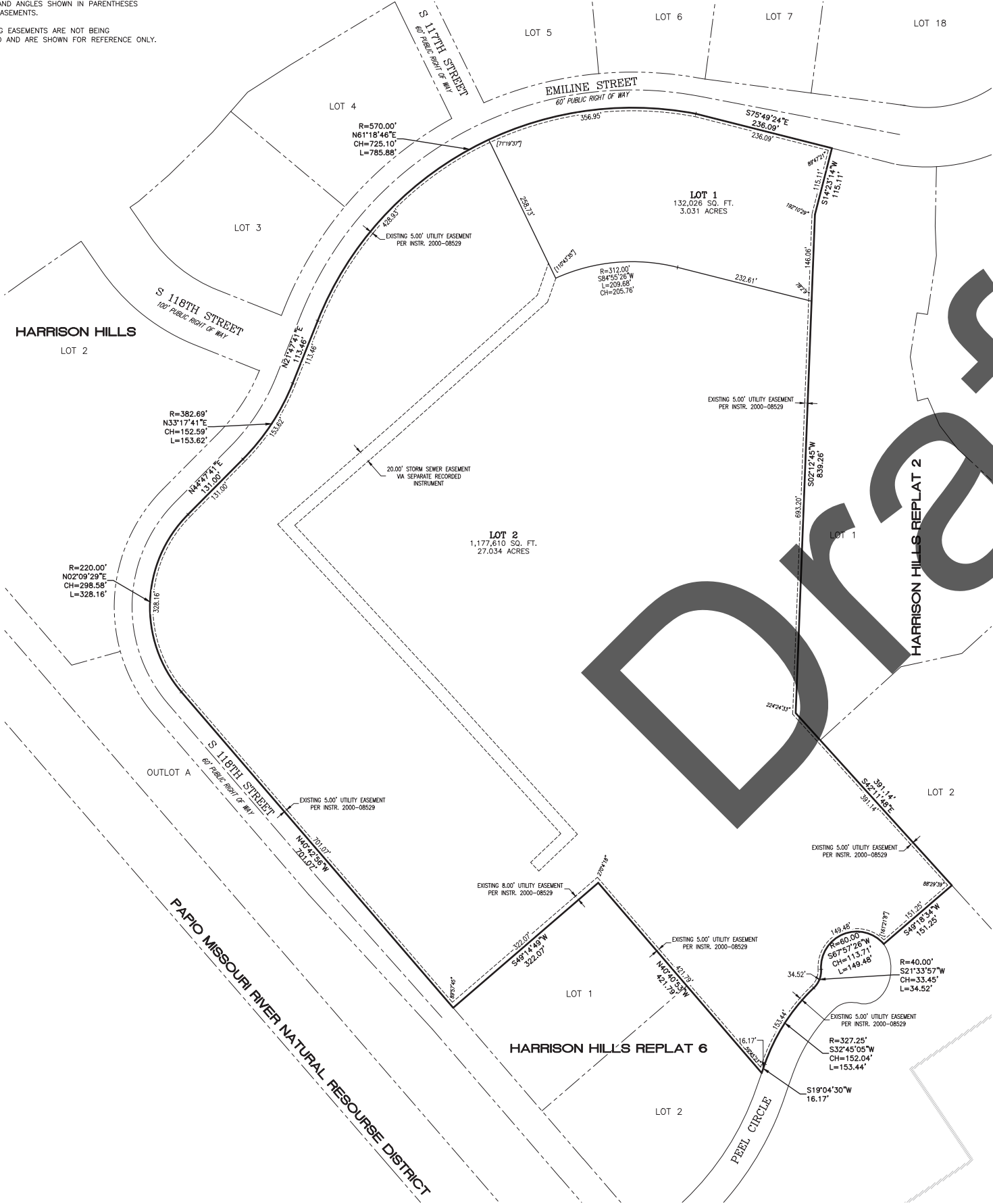
PAM BUETHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HARRISON HILLS REPLAT 7, LOTS 1 AND 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

____ DAY OF _____, 20____

SARPY COUNTY SURVEYOR/ENGINEER



HARRISON HILLS REPLAT 2

HARRISON HILLS REPLAT 6

LAMP
RYNEARSON

14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

WILLIAM E. KNIGHT

LS-566

FINAL
PLAT

HARRISON HILLS REPLAT 7 (LOTS 1 AND 2)
SARPY COUNTY, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

ELISE MOLLAK

DATE

12-7-2020

PROJECT NUMBER

0118087.03-004

BOOK AND PAGE

18087, 1-9

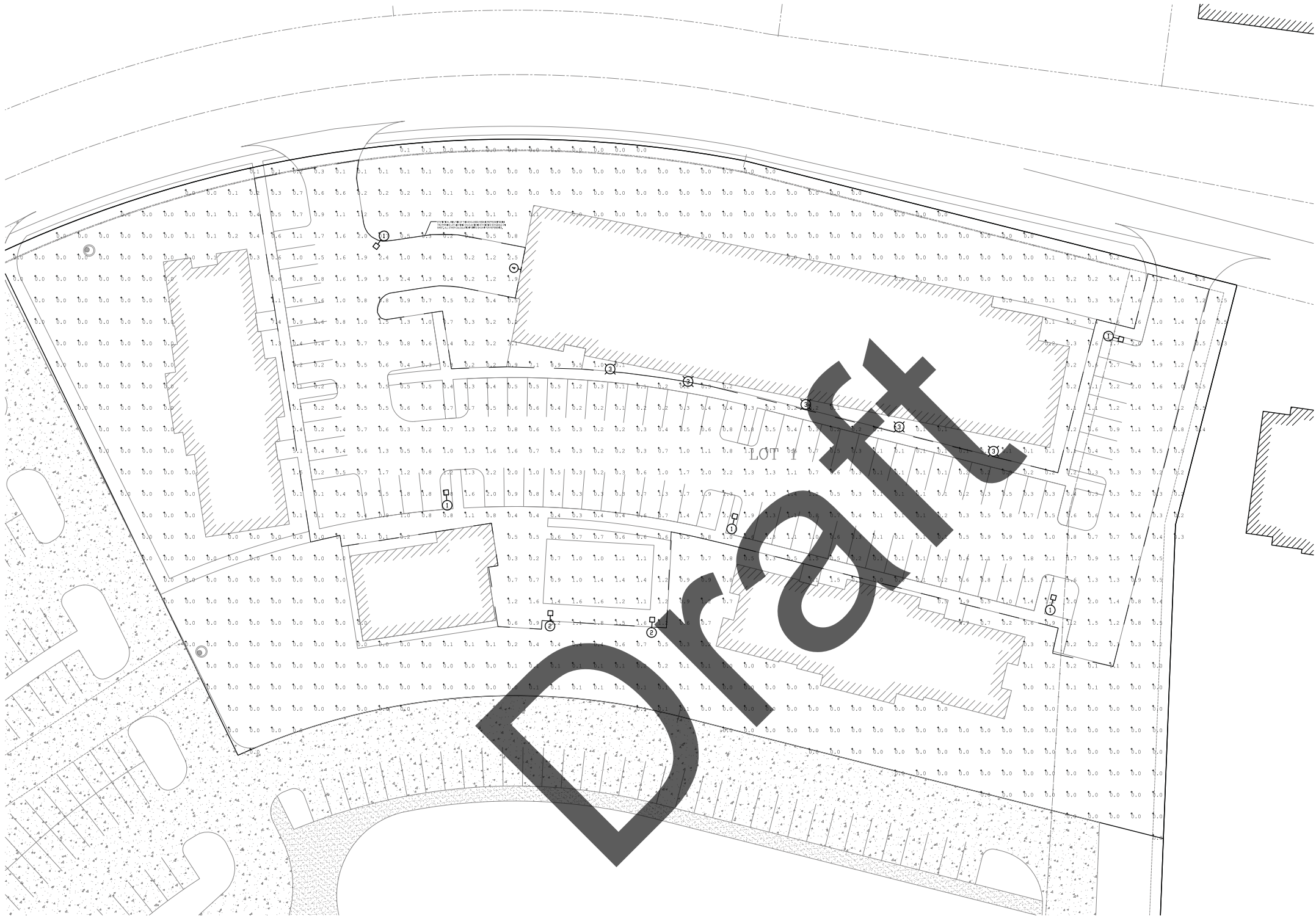
SHEET

Exhibit C

Streck Housing Lot 1 Replat 7 Conditional Use Permit Operating Statement

The Streck Housing Project is an employer-assisted, workforce housing project targeted to Streck employees that work at the neighboring Streck campus. The multifamily residential project will provide a unique opportunity for Streck employees to live within walking distance of their workplace. This arrangement will improve affordability of housing for the employees of Streck, while providing a convenient living option. There is also the potential for Streck to partner with other local businesses to provide workforce housing to non-Streck employees. The project will include approximately 84 residential units spread across three buildings, with amenities for residents and their guests, including an on-site clubhouse and pool. Additionally, the project includes approximately 38 enclosed garage stalls and approximately 79 surface parking stalls.

Draft



SITE LIGHTING SCHEDULE										
FXT #	MANUFACTURER	CATALOG NO. - NOTE 1	BEAM DATA		VOLTAGE	QTY. PER POLE	POLE DESCRIPTION		DESCRIPTION	REMARKS
			SIZE	TYPE			TYPE	HT.		
1	HUBBELL	QCLE SR FLR 72L 700 40Y 4V BBS XX CL SLC 08V	IV	9000LM LED	120V	1	XXX	28S 20	SINGLE POLE HEAD	---
2	HUBBELL	QCLE SR FLR 72L 355 40Y 4V BBS XX CL SLC 08V	IV	1000LM LED	120V	1	XXX	28S 20	SINGLE POLE HEAD	---
3	HUBBELL	CB2 R 36-CD-FLAT SLED-HV XX XX XX	X	1000LM LED	220V	1	XXX	X 3	BOLLARD	---
4	LITHONIA	VOCE2 LED 70 40W 60CRI VV MVOLT XX	VV	3000LM LED	120V	---	---	II	EXT. WALL PACK	---

NOTES:
1. CONTRACTOR SHALL VERIFY LIGHT FIXTURE CATALOG NUMBER & INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
2. POLE TYPE DESCRIPTION: SS = SQUARE STRAIGHT STEEL, STS = SQUARE TAPERED STEEL, RS = ROUND STRAIGHT STEEL, RTS = ROUND TAPERED STEEL, SSA = SQUARE STRAIGHT ALUMINUM, STS = SQUARE TAPERED STEEL, RSA = ROUND STRAIGHT ALUMINUM, RTA = ROUND TAPERED ALUMINUM

PARKING LOT LIGHTING CALCULATION STATISTICS	
AVERAGE FOOTCANDLES	1.39
MAXIMUM FOOTCANDLES	6.2
MINIMUM FOOTCANDLES	0.1
MAXIMUM TO MINIMUM RATIO	62:1
AVERAGE TO MINIMUM RATIO	13.9:1

NOTES:
1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED. IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-TO-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY, DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

AGENCY APPROVAL

Exhibit E

No.	Description	Date

STRECK

STRECK HOUSING

SITE LIGHTING CALCULATIONS



119 SOUTH 49TH AVENUE
OMAHA, NEBRASKA 68132
(402)551-0800

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: 20084
DATE: 1/25/21

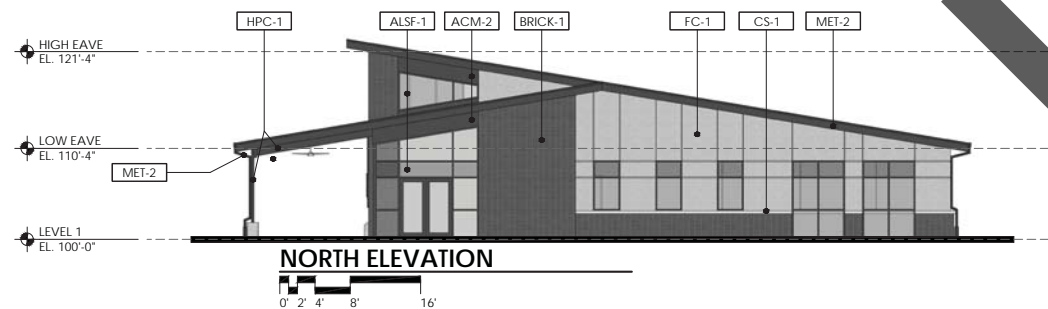
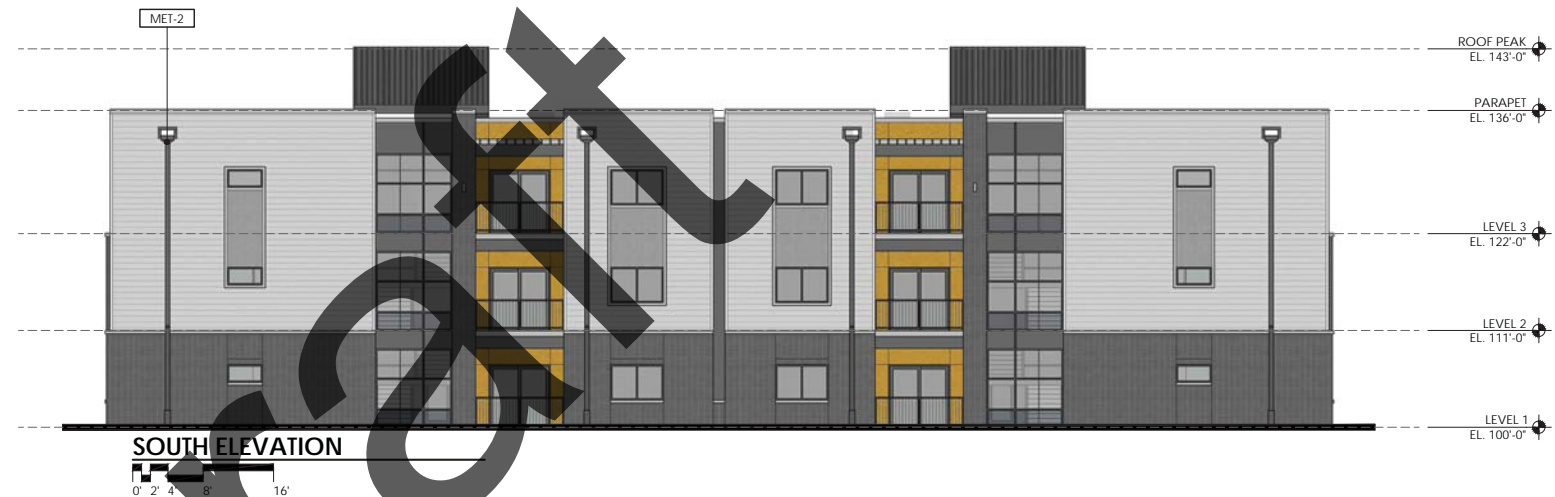
1/25/21
SHEET: E1.10

Exhibit F



MATERIALS

BRICK-1: NORMAN FACE BRICK - ENDICOTT, MANGANESE IRONSPOT, SMOOTH
FC-1: FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-2: FIBER CEMENT TRIM - JAMES HARDIE
FC-3: FIBER CEMENT FASCIA - JAMES HARDIE
FC-4: FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-5: FIBER CEMENT LAP SIDING - JAMES HARDIE
MET-1: PREFIN ALUMINUM COPING SYSTEM
MET-2: PREFIN ALUMINUM FLASHING, DOWNSPOUT, SCUPPER, & FASCIA
COMP-1: COMPOSITE DECKING & FASCIA - TREX
RAIL-1: PREFIN ALUMINUM GUARDRAIL SYSTEM
MP-1: FLUTED FASCIA METAL PANEL SYSTEM - BERRIDGE
MP-2: METAL PANELS - TBD
ACM-1&2: ALUMINUM COMPOSITE PANELS W/ RAINSCREEN CLIP SYSTEM
CONC-1: CAST IN PLACE CONCRETE - RUBBED FINISH & ACID ETCHED
CS-1: PRECAST CONCRETE SILL
HPC-1&2: HIGH PERFORMANCE COATING SYSTEM - TNAMEC
WIN-1: FIBERGLASS WINDOWS W/ LOW-E GLASS - PELLA
ALSF-1: ALUMINUM STOREFRONT FRAMING W/ 1" INSULATED, LOW-E GLAZING
CW-1: ALUMINUM CURTAIN WALL SYSTEM W/ 1" INSULATED, LOW-E GLAZING
ROOF-1: PREFIN STANDING SEAM METAL ROOFING SYSTEM
LT-A: DECORATIVE LED WALL SCONCE - TBD
LT-B: CONTINUOUS LED COVE LIGHTING - TBD



MATERIALS

BRICK-1: NORMAN FACE BRICK - ENDICOTT, MANGANESE IRONSPOT, SMOOTH
FC-1: FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-2: FIBER CEMENT TRIM - JAMES HARDIE
FC-3: FIBER CEMENT FASCIA - JAMES HARDIE
FC-4: FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-5: FIBER CEMENT LAP SIDING - JAMES HARDIE
MET-1: PREFIN ALUMINUM COPING SYSTEM
MET-2: PREFIN ALUMINUM FLASHING, DOWNSPOUT, SCUPPER, & FASCIA
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RAIL-1: PREFIN ALUMINUM GUARDRAIL SYSTEM
MP-1: FLUTED FASCIA METAL PANEL SYSTEM - BERRIDGE
MP-2: METAL PANELS - TBD
ACM-1&2: ALUMINUM COMPOSITE PANELS W/ RAINSCREEN CLIP SYSTEM
CONC-1: CAST IN PLACE CONCRETE - RUBBED FINISH & ACID ETCHED
CS-1: PRECAST CONCRETE SILL
HPC-1&2: HIGH PERFORMANCE COATING SYSTEM - TNEMEC
WIN-1: FIBERGLASS WINDOWS W/ LOW-E GLASS - PELLA
ALSF-1: ALUMINUM STOREFRONT FRAMING W/ 1" INSULATED, LOW-E GLAZING
CW-1: ALUMINUM CURTAIN WALL SYSTEM W/ 1" INSULATED, LOW-E GLAZING
ROOF-1: PREFIN STANDING SEAM METAL ROOFING SYSTEM
LT-A: DECORATIVE LED WALL SCONCE - TBD
LT-B: CONTINUOUS LED COVE LIGHTING - TBD