

AGENDA ITEM 4D

**Public Hearing on Planned Unit Development
Rezoning and Site Plan—Restaurant
Depot—JRD Real Estate VI, LLC**



CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT

CASE NUMBER: PPUD-17-0002

For Hearing of: April 20, 2017
Report Prepared on: April 11, 2017

I. GENERAL INFORMATION

- A. APPLICANT:** JRD Real Estate VI, LLC
- B. PROPERTY OWNER:** Harrison I-80, LLC
- C. LOCATION:** Southwest of 118th Street and Harrison Street intersection
- D. LEGAL DESCRIPTION:** Lot 2, Harrison Hills
- E. REQUESTED ACTION(S):**
 - Rezoning from C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District) to C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and a Planned Unit Development (PUD) District (Overlay District).
 - Planned Unit Development (PUD) Site Plan to allow for a Limited Membership Wholesale Store.
- F. EXISTING ZONING AND LAND USE:**
C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District); the property is currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a Limited Membership Wholesale Store.
- H. SIZE OF SITE:** 5.35 Acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground that has a gradual downward grade to the southwest.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Progressive Insurance; I-1 Light Industrial and Gateway Corridor District (Overlay District)
 2. **West:** "Sod Farm" - Vacant; TA Transitional Agriculture District and Gateway Corridor District (Overlay District)

3. **South:** “Sod Farm” - Vacant; TA Transitional Agriculture District and Gateway Corridor District (Overlay District)
4. **East:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY: N/A

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.
- B. OTHER PLANS:** N/A
- C. TRAFFIC AND ACCESS:**
 1. The proposed Restaurant Depot development is expected to generate approximately 1,840 daily weekday vehicle-trips, including 185 vehicle-trips during the AM peak hour and 220 vehicle-trips during the PM peak hour.
 2. All critical movements at proposed site drive are anticipated to operate at Level Of Service (LOS) “A” during the AM and PM peak periods under 2018 build traffic conditions.
 3. The 2017 existing traffic volumes and 2018 build volumes at the intersection of 115th Street/116th Street with Harrison Street do not satisfy the Manual of Uniform Traffic Control Devices (MUTCD) traffic signal warrants 1 or 2.
 4. A right-in only entrance to the project allows for inbound access off of S 118th Street, south of the Harrison Street intersection. Full access points exist at two locations along S 118th Street after its intersection with Emilie Street.
- D. UTILITIES:** All utilities are available to the site.
- E. PARKING REQUIREMENTS:**
 1. As the zoning ordinance does not specifically address this type of commercial wholesale use, the proposed PUD ordinance allows for the “Limited Membership Wholesale Store”, providing for a minimum parking ratio of 1 parking space per 350 square feet of gross floor area. The proposed 55,060 sqft building would require 157 parking stalls.
 2. The parking stall count proposed in the PUD ordinance provides for 178 parking stalls.
- F. LANDSCAPING:**
 1. The landscaping plan has been reviewed as per the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City’s Design

Review Architect and the staff review letter that are attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review.

G. BUILDING DESIGN:

1. The building design will be reviewed as part of the design review process that is required for developments within the Gateway Corridor District prior to building permit approval. The design review process will be conducted outside of the PUD approval process, with the exception of the review of the landscaping plan. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect and the staff review letter attached to this report.
2. As per Section 4.III.A of the Gateway Corridor District Guidelines, all light fixtures will need to meet the requirements of Appendix B of the guideline. Review of the proposed site lighting will be conducted at the time of design review for the main structure.
3. The design of the monument sign will need to comply with Section 4.V of the Gateway Corridor District Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

IV. REVIEW COMMENTS:

1. The Papillion Fire Marshall's office has reviewed the revised Emergency Vehicle Turning Plan and has approved of the revisions.

V. STAFF RECOMMENDATION – REZONING:

Approval of the rezoning from C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District) to C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Planned Unit Development District (Overlay District) as the rezoning request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for a Limited Membership Wholesale Store, contingent on the finalization of the landscaping plan prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

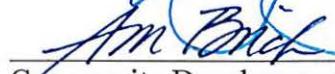
VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Design Review Architect's Letter
4. Zoning Map Amendment Exhibit
5. Draft PUD Site Plan

VIII. COPIES OF REPORT TO:

1. Richard Denieli, JRD Real Estate VI, LLC
2. Salvador Carta, Harrison I-80, LLC
3. Ben Drews, TD2 Engineering and Surveying
4. Brian Grassa, Cedarwood Development Co.
5. Public Upon Request

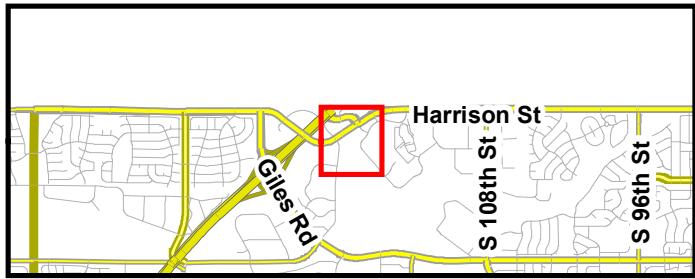

Prepared by:


Community Development Director

4-14-17
Date



Project Vicinity Map



Lot 2 - Harrison Hills

4-12-2017

JMC



March 22, 2017



Brian Grassa
Cedarwood Development Co.
1765 Merriman Road
Akron, OH 44313

RE: Planned Unit Development (PUD) Rezoning and Site Plan – Initial Review
Lot 2 Harrison Hills
Restaurant Depot

Mr. Grassa,

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:

Planned Unit Development

1. Article 5.15.04.01 requires the applicant to submit a proposed schedule of construction. This document was not provided in the application packet.
2. In regards to the considerations of Article 5.15.04.06 the proposed right-in/right-out access onto 118th Street needs to be revised to a right-in only access with appropriate on-site signage to indicate no exit at that location. The traffic study recommends providing “No U-Turn” signage at the intersection of 118th and Emiline to address the vehicles leaving via the 118th Street access. Drivers are unlikely to obey the prohibition because the alternative is inconvenient. If they do obey the No U-Turn sign, they will have to go through the apartment neighborhood to reach the intersection at 115th/116th and Harrison which is not signalized. The vast majority would be trying to turn left at this location to go back to I-80 or Harry Andersen. In fact, the traffic study shows only 7 to 11 existing vehicles using the 115th/116th intersection during peak hours to turn right to go eastbound. This would indicate either very little usage of the 118th Street right-out exit or else many U-turn movements. Other comments on the traffic study will be provided at the end of this letter.
3. In regards to Article 5.15.04.21, exterior lighting needs to be addressed and shown on the PUD plan.
4. Proposed trash enclosures and/or compactors need to be identified on the PUD plan with appropriate screening.

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

5. The PUD Site Plan provides the locations of two proposed monument signs. Setbacks for these signs need to be dimensioned on the plan. The minimum setback for monument signs is 10 feet.
6. The proposed public sidewalks need to be 5 feet wide. A notation needs to be added to the PUD Site Plan.
7. In regards to Article 5.15.05.04, there is a statement on the PUD Site Plan about storm water management. This needs to acknowledge the criterion for no increase in the 2-year storm event peak flow between pre and post development conditions. A new storm sewer pipe to the West Papillion Creek has been indicated. At building permit time, this will need to be coordinated with the West Papillion Creek trail that is currently in design as the proposed pipe will have to cross that trail and cross property owned by the Papio-Missouri River Natural Resources District (former UPRR right of way). A Corps permit for discharge into the West Papillion Creek may also be needed. Staff recommends avoiding this new pipe to the West Papillion Creek if possible.
8. Building renderings were submitted in the initial application package for compliance in regards to Article 5.15.05.07. As directed, a notation has been included on the renderings to confirm that the renderings are preliminary. Final design of the development will be conducted separately through the City's design review process to ensure compliance with the Gateway Corridor Design Guidelines. Design review approval will be required prior to application for building permit.
9. The call-out for the equipment screening wall on the Emergency Vehicle Turning plan is pointing to the wrong location.
10. The Papillion Fire Marshal's office has prepared a memo regarding the Emergency Vehicle Turning plan. It is attached for your review.
11. The landscaping plan needs a note added about irrigation as per Article 5.17.05.03.
12. The landscaping plan has been provided to the City's Design Review Architect for review. Additional comments, if necessary, will be provided upon completion of his review.

Traffic Impact Study Review

13. As noted above, the City Engineer recommends that the access onto 118th Street be revised to a right-in only access. The traffic study shows only 6(9) vehicles leaving this access in the am(pm) peak hours. So, elimination would seem to be of little impact or inconvenience to the project.

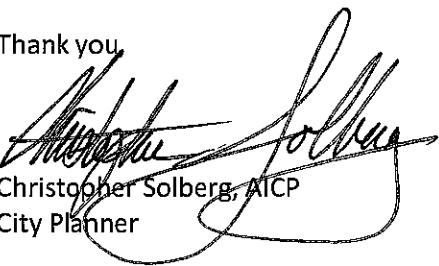
14. In regards to the left-turn phasing warrant at the intersection of 118th and Harrison a discussion with the traffic engineering consultant, FHU, indicated that crash history was not reviewed. Due to citizen concerns about this intersection, specifically requesting left-turn arrows, staff will be working directly with FHU to ensure that the evaluation is thorough and complete in its analysis.

Additionally, a draft PUD Ordinance will be provided in the near future for review. This ordinance will include language to allow this specific use and set parking minimums for the use as well.

In order for the PUD to be considered for review at the April 20, 2017 Planning Commission meeting, revised PUD plan set documents will need to be provided for further review. Please submit 4 full size copies (along with electronic copies) of the revised documents by March 29, 2017 to ensure that the application stays on track for the review by Planning Commission.

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

Thank you,

A handwritten signature in black ink, appearing to read "Christopher Solberg, AICP, City Planner". The signature is fluid and cursive, with "Christopher" and "Solberg" being the most prominent parts.

Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Ben Drews, TD2 Engineering & Surveying



Memorandum

To: Chris Solberg, City Planner

From: Rich Uhl, Fire Marshal

Date: 3/22/2017

Re: Restaurant Depot Plan Review

Chris,

After having reviewed the Restaurant Depot plan set I am not satisfied with the depiction rendered for the emergency vehicle turning radii. The path they show does not even approach the building. It appears to me that the large island just inside of the 118th St. entrance will pose a problem for apparatus access, especially if cars are parked in the lot.

Thank you,

Rich Uhl

Fire Marshal

Papillion Fire Rescue Dept.

March 27, 2017

Mr. Christopher Solberg, AICP
City Planner
City of La Vista
8116 PARK view Blvd.
La Vista, NE 68128-2198

RE: Planned Unit Development (PUD) Rezoning and Site Plan
Lot 2 Harrison Hills – Restaurant Depot
RESPONSE LETTER

Dear Mr. Solberg:

In response to the March 22nd City Review Letter, we offer the following written response supplemented by revised drawings prepared and submitted by TD2:

1. Construction Schedule – We intend to start construction after all permits and approvals are obtained. Currently we plan to start in September 2017 with completion of construction in August 2018 and Store Opening in September – October 2018.
2. Right-In / Right-Out on 118th Street – We have modified our proposal to include a Right-In Only along 118th street. Supplemental on-site signage will be installed as required by the City of La Vista to indicate “no-exit” at this drive.
3. Exterior Lighting – We have supplemented our original submission to detail exterior lighting on Sheets E-SPA1 through E-SPA5.
4. Trash Enclosures – The enclosed trash compactor has been added to our plan.
5. Monument Sign Setbacks – We have added the dimension(s) to our plans indicating compliance with the Setback Requirements.
6. Public Sidewalk Widths – The sidewalks have been dimensioned to be five-foot wide as required.
7. Strom Water Management – The SWM Statement has been updated to reflect the new plan for storm water and includes proper notes matching the City of La Vista requirements for peak storm events.
8. Building Elevations – Acknowledged. Formal submission of these plans was provided to the City last week.
9. Equipment Screening Callout – The screening wall callout has been removed.
10. Fire Marshals' Review Letter – We have adjusted the Vehicle Turning Plan to show the path through the site allowing access approaching the buildings.

11. Irrigation – The Landscape Drawing(s) have been revised to add the notes for irrigation.
12. Landscape Plan – We have updated the landscape plan and included it in the resubmittal.
13. TIS Review – As noted in Item 2 above, we have changed the entrance to Right-In only.
14. Left Turn Phasing Warrant – Acknowledged.

Please let me know if you need any further clarifications and/or supporting documentation for this resubmittal. We look forward to presenting to the Board on April 20, 2017.

Sincerely,



Brian M. Grassa
Senior Director of Development
Cedarwood Development

Cc: Richard Danieli – Restaurant Depot
Ben Drews – TD2
Heather Mize – ADA Architects

Christopher Solberg

From: Christopher Solberg
Sent: Tuesday, April 04, 2017 11:30 AM
To: bdrews@td2co.com
Subject: Restaurant Depot PUD Landscaping Plan
Attachments: Lot 2, HH, Restaurant Depot PUD-SCHEMMER.PDF

Ben,

I've received the following comments regarding the PUD Landscaping Plan for the proposed Restaurant Depot from the City's Design Review Architect. Note that these comments do not include comments from City staff regarding the second submittal received last week. Please wait for the second round of comments from City staff before resubmitting.

Attached are some graphic comments to go along with the list below.

- 1) All proposed plant species and the required variety are consistent with the guidelines.
- 2) No natural, undulating site forms are indicated. My PDF sketch notes show some possible locations around the perimeter of the property.
- 3) The dock area should be better screened by coniferous trees to limit street views in summer and winter.
- 4) I don't see any site service equipment indicated yet (e.g. transformer) but those will need to be screened.

Regards,

Christopher A. Solberg, AICP

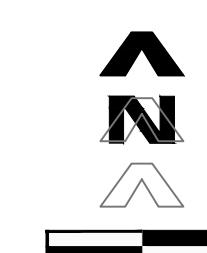
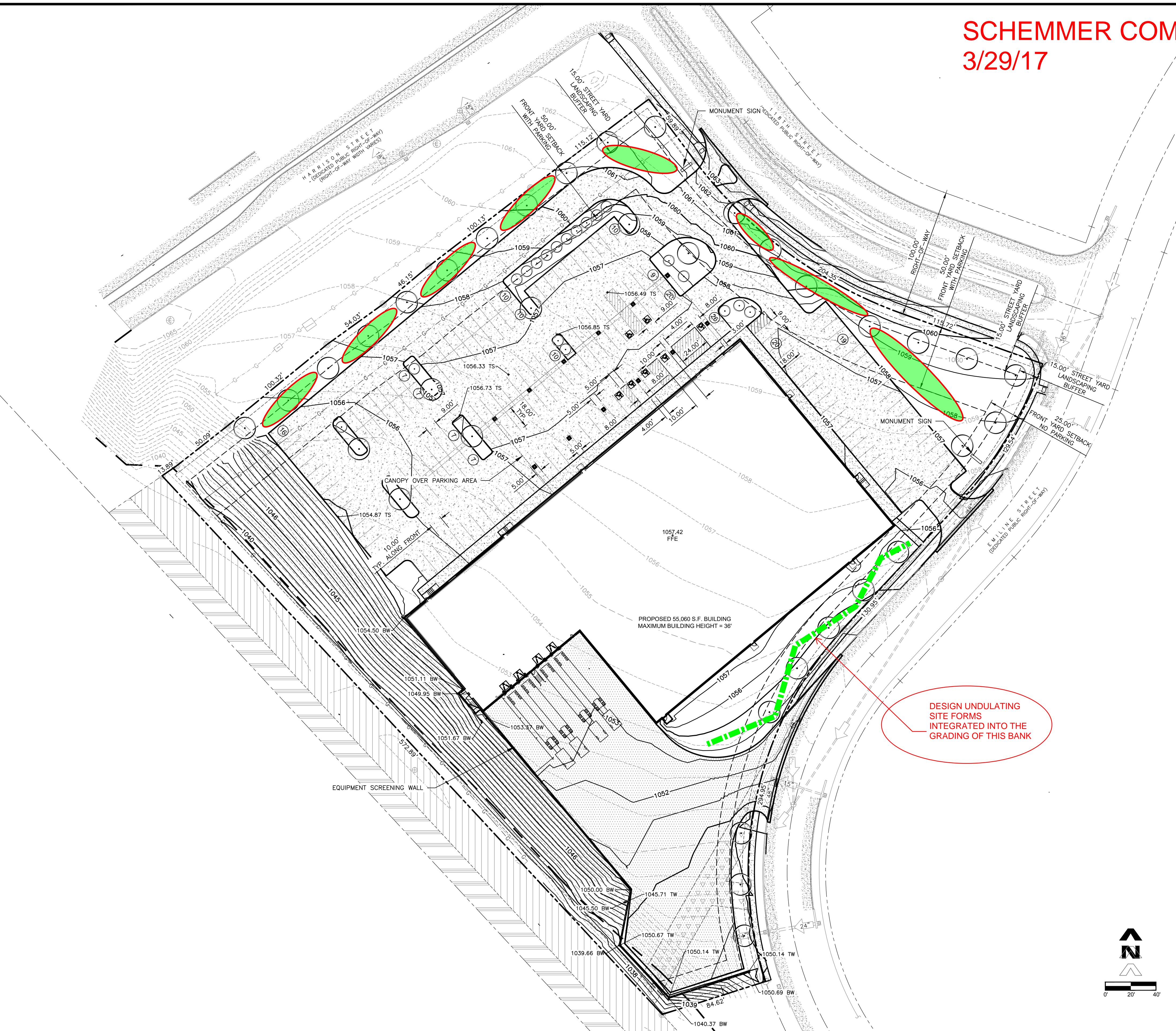
City Planner

City of La Vista

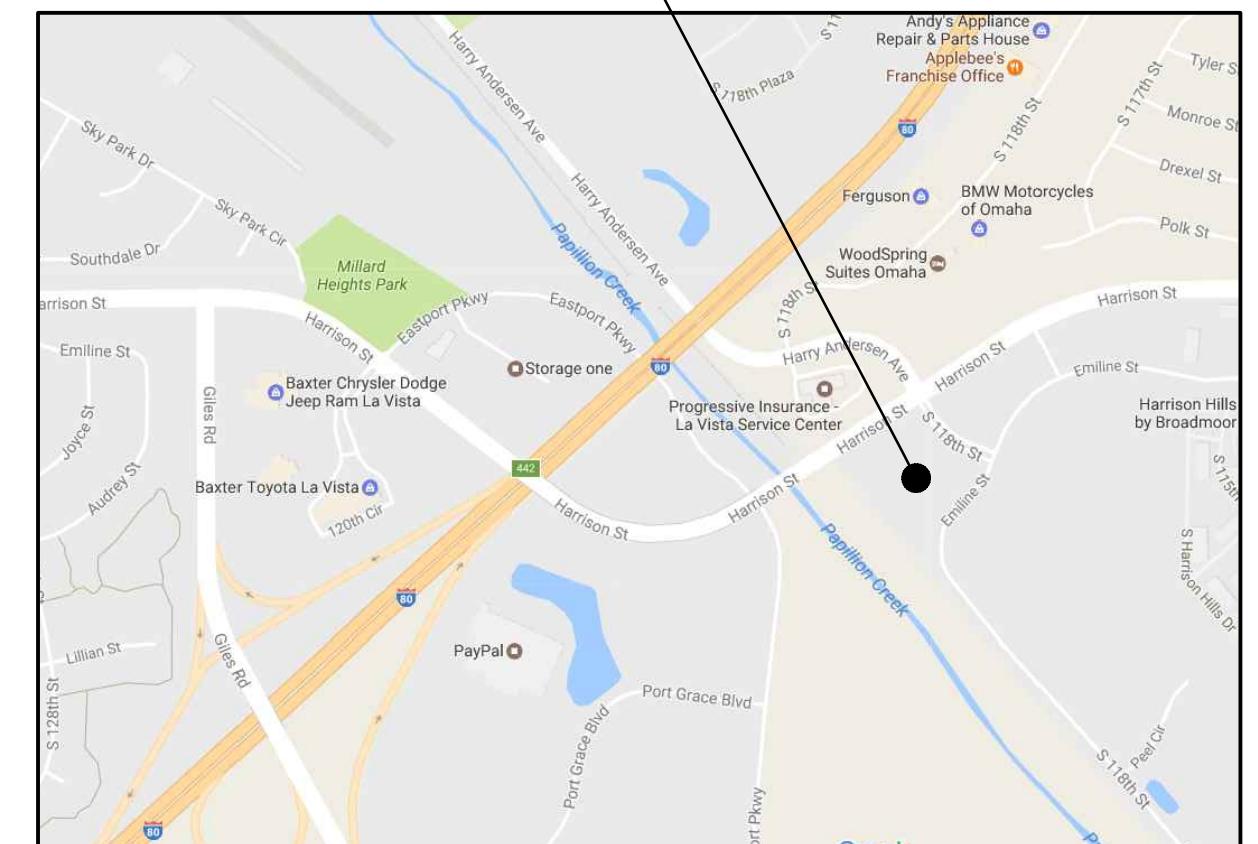
8116 Park View Blvd.
La Vista, NE 68128-2198
P: 402.593.6400
D: 402.593.6402



SCHEMNER COMMENTS 3/29/17



PROJECT LOCATION



VICINITY MAP



LEGAL DESCRIPTION

LOT 2, HARRISON HILLS, LA VISTA, SARPY COUNTY, NEBRASKA

LEGEND

- PROPOSED 6" UNIFORM THICKNESS P.C.C. PAVEMENT
- PROPOSED 4" UNIFORM THICKNESS P.C.C. PAVEMENT
- PROPOSED 8" UNIFORM THICKNESS P.C.C. PAVEMENT

GENERAL PROVISIONS

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	171
HANDICAP STALLS	7
TOTAL STALLS	178
REQUIRED STALLS 1 PER 200 SF	276

A waiver is being requested to reduce the number of required stalls.

NET AREA: 5.36 ACRES
BUILDING COVERAGE: 55,060 SF
GROSS FLOOR AREA: 55,060 SF

SANITARY SEWER SHALL BE CONNECTED TO THE EXISTING SANITARY SEWER WITHIN EMILINE STREET

STORM STORM WATER WILL BE TREATED FOR THE 1" STORM AS WELL AS DEEMED TO 125% OF THE EXISTING FLOW. TWO UNPREDICTED UNDULATING SITE FORMS WILL BE USED, ONE CONNECTING TO THE 42" STORM SEWER IN THE SOUTHEAST CORNER OF THE PROPERTY, THE OTHER WILL BE DISCHARGED VIA PIPE TO THE WEST PAPILLION CREEK.



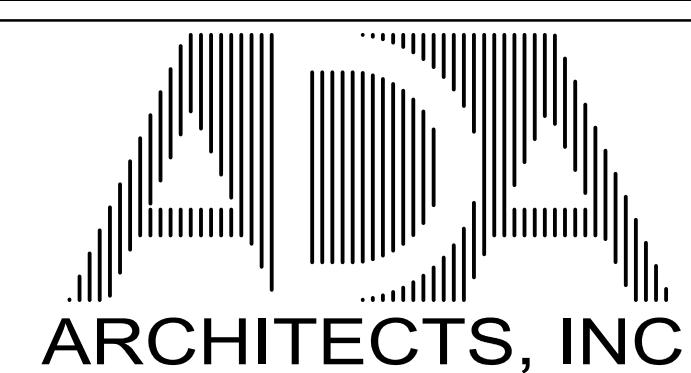
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TD2 DRAWING # 2019-163

Restaurant Depot / LA VISTA, NE

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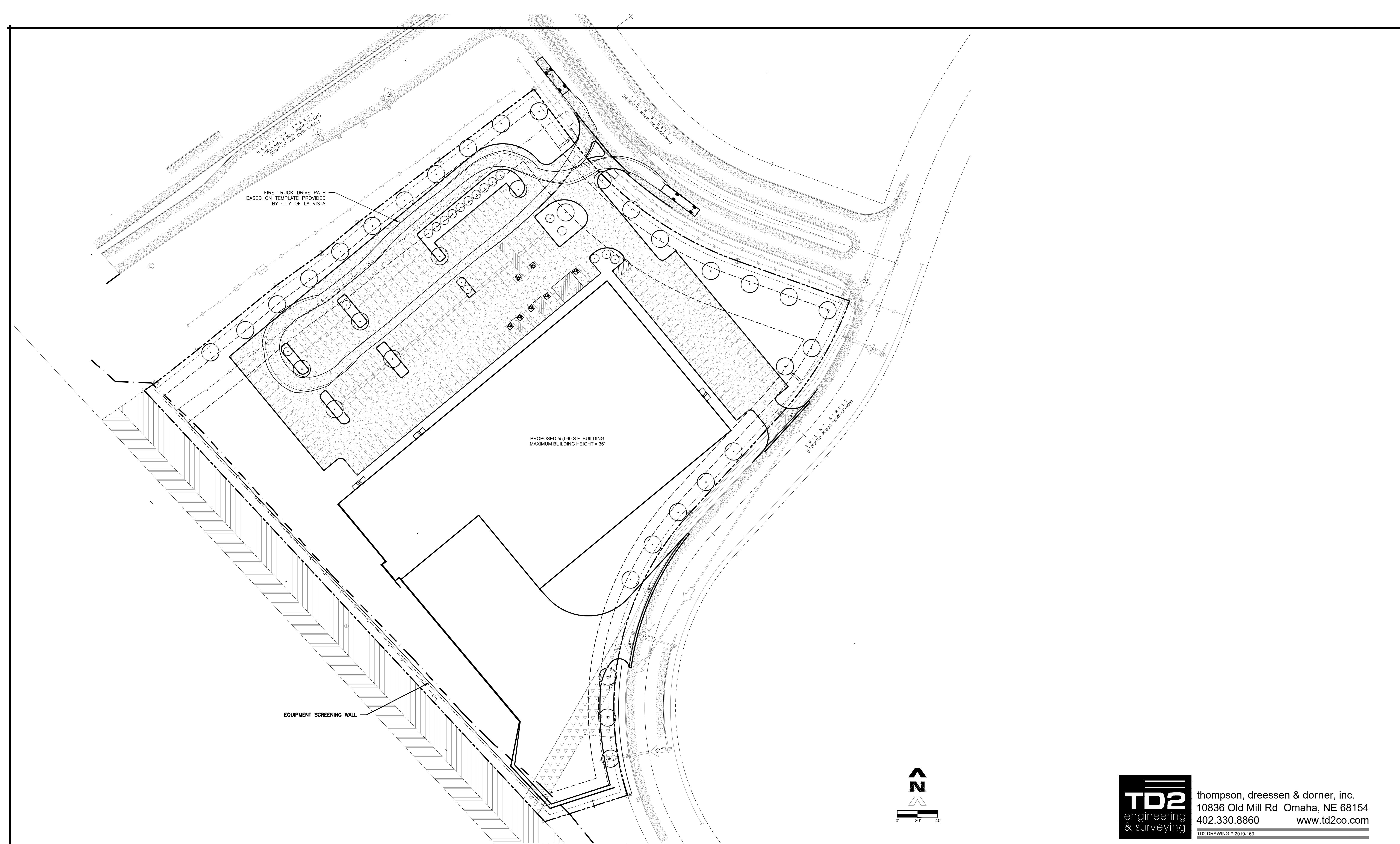
LA VISTA, NEBRASKA



THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC.
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REVISIONS	DATE	03-03-17
1	JOB NO.	16356
2	PUD SITE PLAN	
3	SHEET NO.	



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402.330.8860 www.td2co.com
TD2 DRAWING # 2019-163



17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adearchitects.cc

Restaurant Depot / LA VISTA, NE

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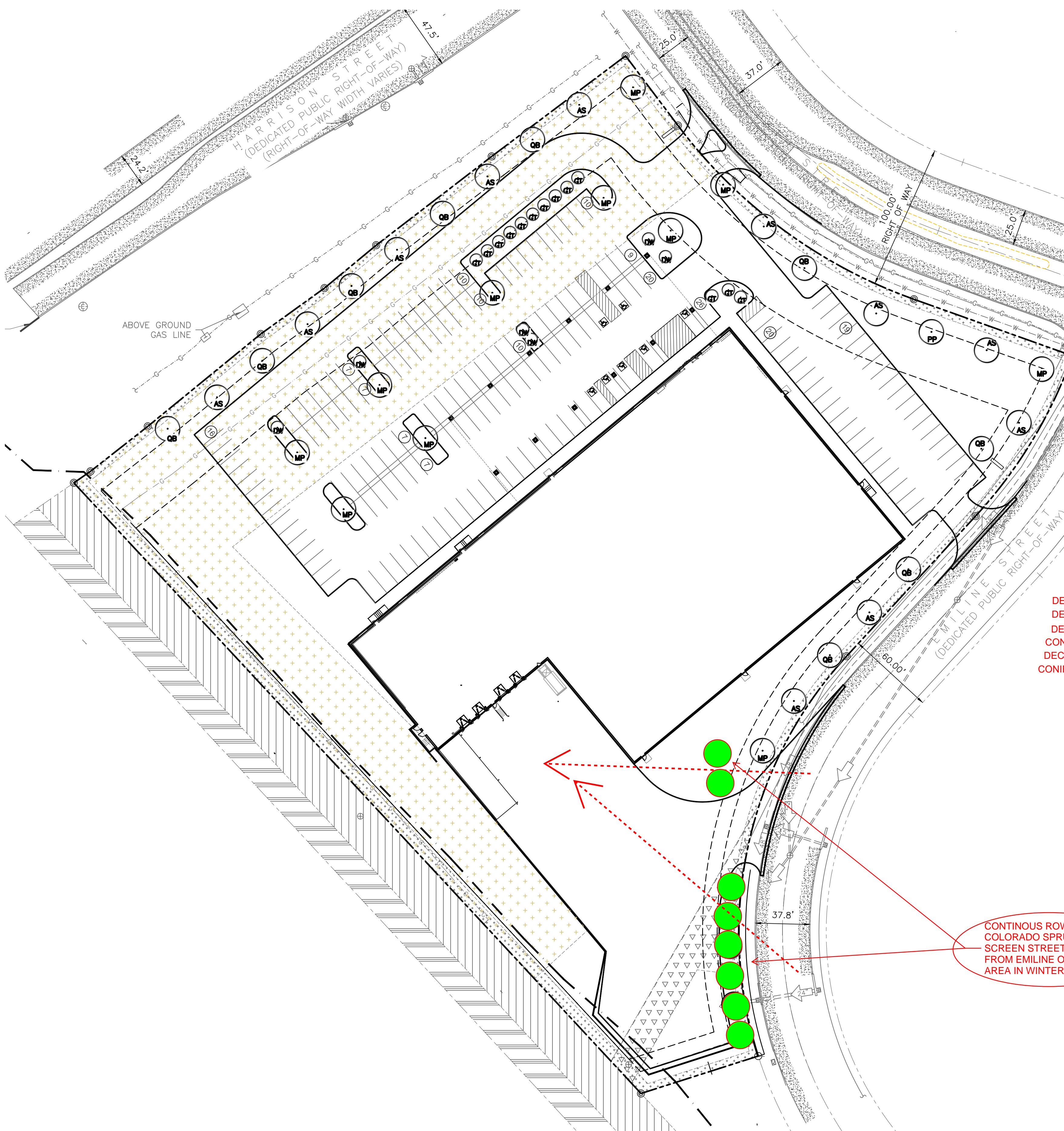
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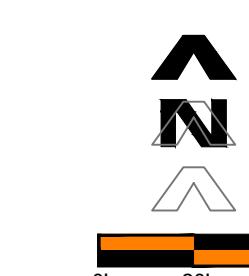
DATE
JOB NO. 16356
EMERGENCY VEHICLE TURNING
SHEET NO.

SCHEMMER COMMENTS
3/29/17



PLANT SCHEDULE							
KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	DESIGN SIZE	PLANTING SPACING	QUANTITY
DECIDUOUS TREE							
AS	Freeman Maple "Marmo"	Acer x fremanii	2.5" cal.	Gro Bag	60' 40'	40'	7
QB	Swamp White Oak	Quercus bicolor	2.5" cal.	Gro Bag	60' 40'	40'	5
MP	Prairiefire Crab	Malus 'Prairiefire'	2.5" cal.	Gro Bag	20' 20	40	8
PP	Colorado Spruce	Picea Pungens	6' Tall	Gro Bag	50' 20	40'	1
DW	Dogwood	Firedance Red Twig	5 Gallon	Container	4' 5	35'	4
GT	Green Tam Juniper	Juniperus Sabina 'Tamariscifolia'	5 Gallon	Container	2' 8'	5'	3

EASEMENT PLANT SCHEDULE— PENDING APPROVAL FROM PARTIES TO GAS LINE EASEMENT							
KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	DESIGN SIZE	PLANTING SPACING	QUANTITY
DECIDUOUS TREE							
AS	Freeman Maple "Marmo"	Acer x fremanii	2.5" cal.	Gro Bag	60' 40'	40'	5
QB	Swamp White Oak	Quercus bicolor	2.5" cal.	Gro Bag	60' 40'	40'	5
MP	Prairiefire Crab	Malus 'Prairiefire'	2.5" cal.	Gro Bag	20' 20	40	5
DW	Dogwood	Firedance Red Twig	5 Gallon	Container	4' 5	35'	2
GT	Green Tam Juniper	Juniperus Sabina 'Tamariscifolia'	5 Gallon	Container	2' 8'	5'	10



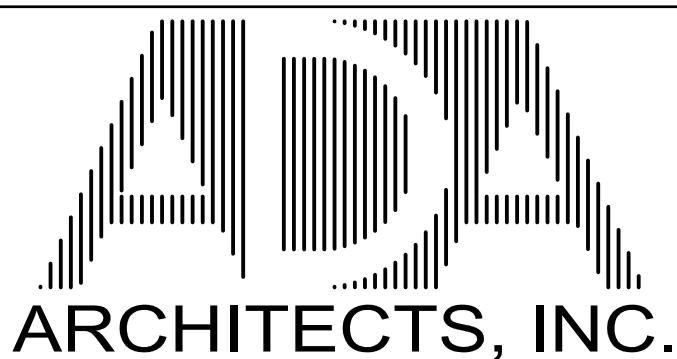
LEGEND



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402.330.8860 www.td2co.com

TD2 DRAWING # 2019-163

DATE
JOB NO. 16356
LANDSCAPING
PLAN
SHEET NO.



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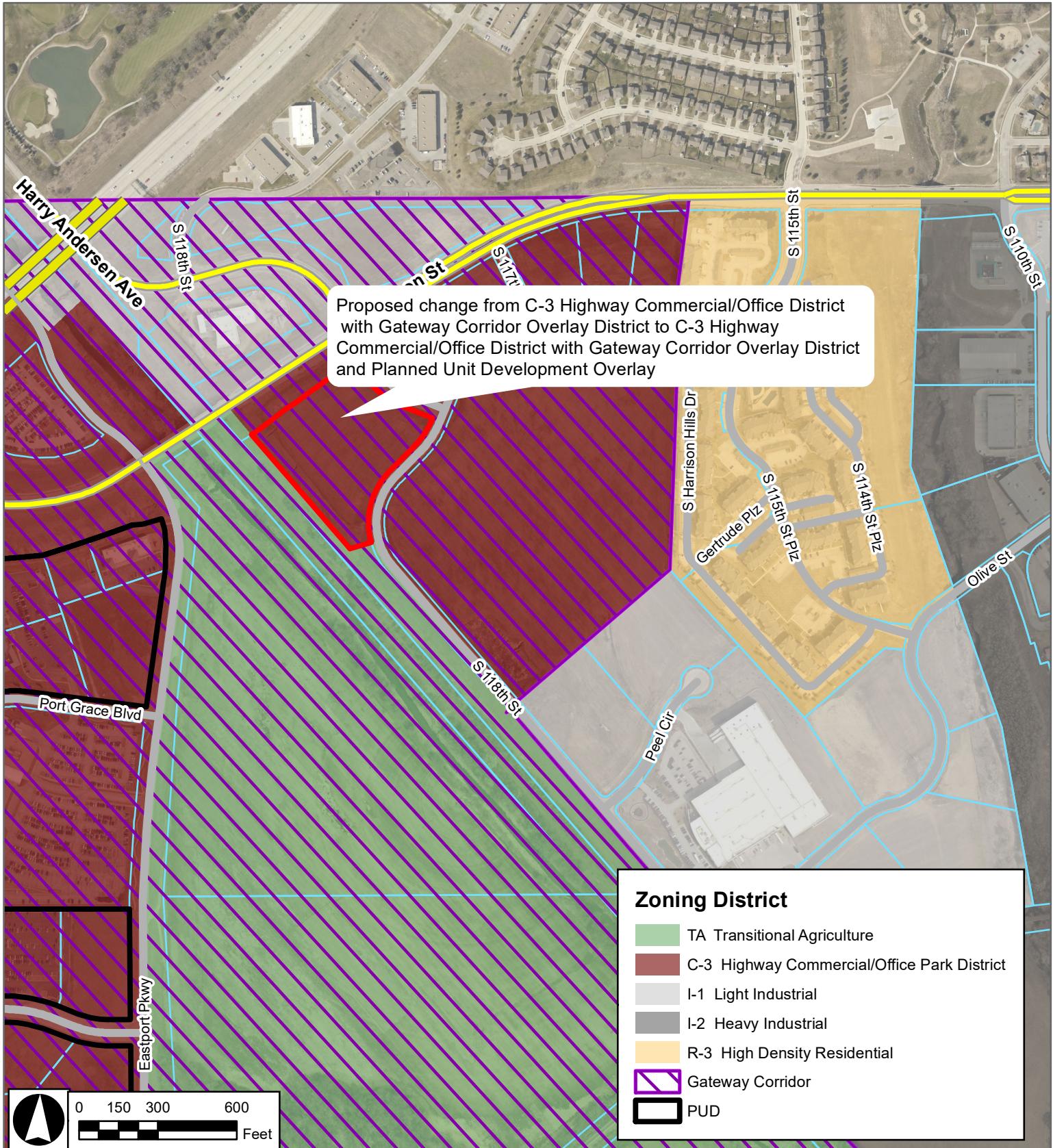
Restaurant Depot / LA VISTA, NE

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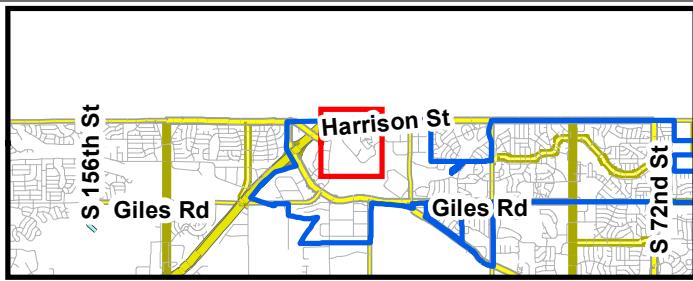
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Zoning Map Amendment Exhibit



Lot 1 Harrison Hills

4/12/2017
JMC



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMMENDING THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA:

Section 1. The Planned Unit Development plan for Lot 2 Harrison Hills (the "Restaurant Depot PUD") is hereby adopted for the following described real estate, to wit:

LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The Restaurant Depot PUD is hereby adopted to provide for the development of a Limited Membership Wholesale Store that will service not only the City, but also the surrounding market area. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Developer" shall mean JRD Real Estate VI, LLC, their successors and assigns.
- B. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.
- C. "Limited Membership Wholesale Store" shall mean a use primarily engaged in selling merchandise to commercial retailers through limited memberships. Merchandise may not be displayed or stored outside.
- D. "Restaurant Depot PUD" shall mean the planned unit development that is subject to this Ordinance, as developed and approved, that outlines certain provisions for the development of the lot and its uses. Such plan shall consist of the site plan, design guidelines, landscaping, etc.

Section 4. Conceptual Site Plan

A PUD site plan shall be submitted to the City for approval prior to development within said parcel.

Section 5. Allowed Uses

Unless otherwise provided in this Ordinance, in addition to all Permitted Uses allowed within the C-3 Highway Commercial/Office Park District, a Limited Membership Wholesale Store shall be allowed as a Permitted Use on Lot 2 Harrison Hills.

Section 6. Building Design Guidelines and Criteria

All applications shall adhere to requirements of the approved Restaurant Depot PUD and Gateway Corridor Design Guidelines.

Section 7. Conditions

All uses within the lot shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Restaurant Depot PUD.

- i. Gateway Corridor Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Restaurant Depot PUD shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this Restaurant Depot PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate commercial zoning district shall apply to any development within Lot 2 Harrison Hills. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berthing and landscaping.

- i. The intent of the design and layout of Harrison Hills Lot 2 is to develop the site for a Limited Membership Wholesale Store.
 - a. Building Height. Permitted building heights shall be the same as those listed in the C-3 Highway Commercial / Office Park District

regulations unless otherwise approved by the City Council as part of a PUD Plan.

- b. Building Setback. Building setbacks shall be the same as those listed in the C-3 Highway Commercial / Office Park District regulations unless otherwise approved by the City Council as part of a PUD Plan.
- c. Landscaping. Landscaping shall be consistent with the PUD Site Plan map set, Exhibit "B." A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the Restaurant Depot PUD and the approved Gateway Corridor Design Guidelines.
- d. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.

D. Access and Off-Street Parking

- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the PUD site plan. Any deviation from this shall require the approval of the City.
- ii. Off-Street Parking. Parking on the lot should be provided based on the minimum aggregate ratio of one (1) off-street parking spaces per three hundred (350) square feet of gross floor area of constructed buildings, unless off-site/public parking is utilized with approval of the city. The parking stall counts approved through this PUD are specified as:

Parking Summary	
Stall Type	Stalls
Standard Stalls	171
Handicap Stalls	7
Total Stalls	178

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations

Section 8. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 9. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS ____th DAY OF MAY 2017.

CITY OF LA VISTA

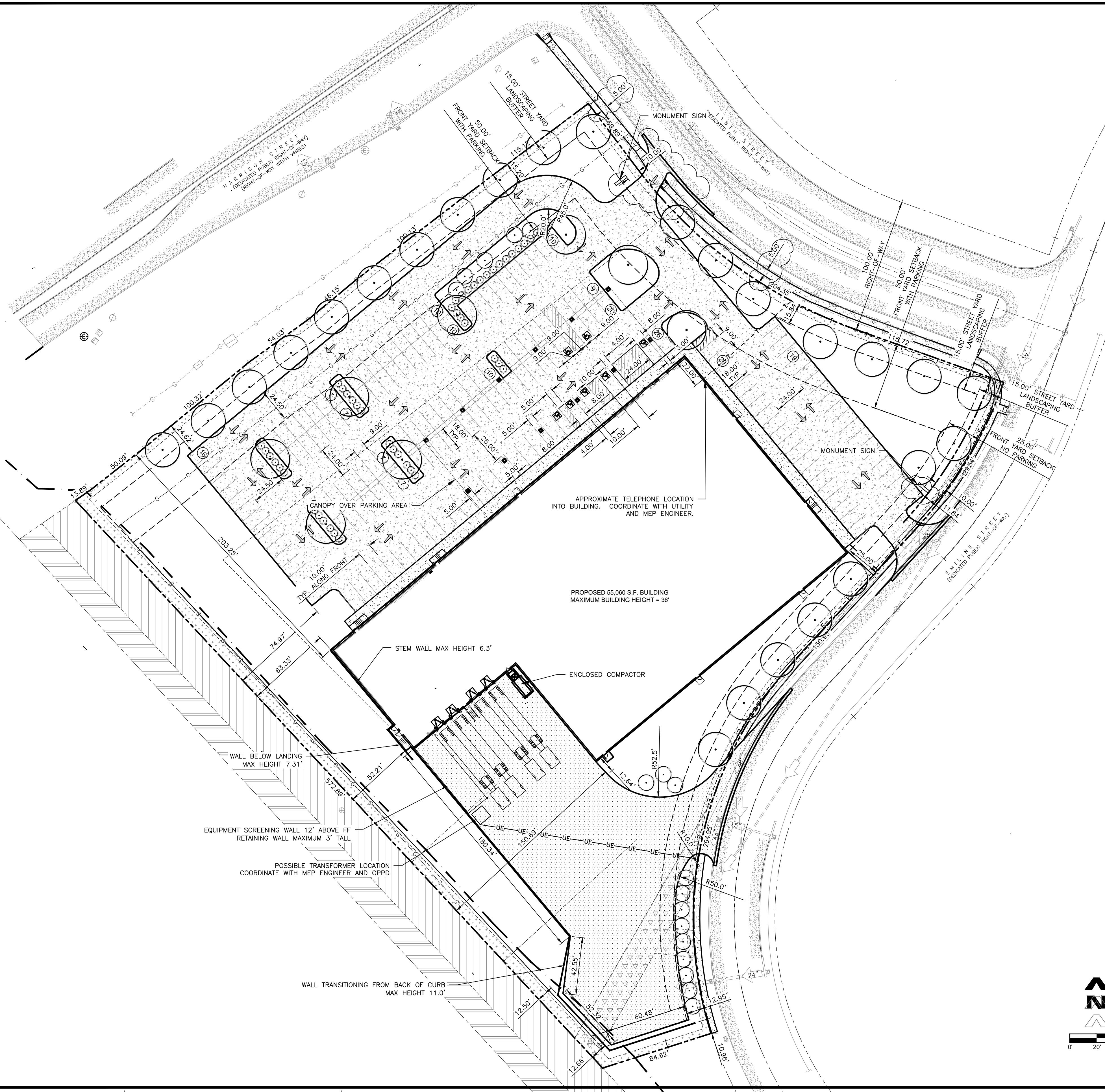
ATTEST:

Douglas Kindig, Mayor

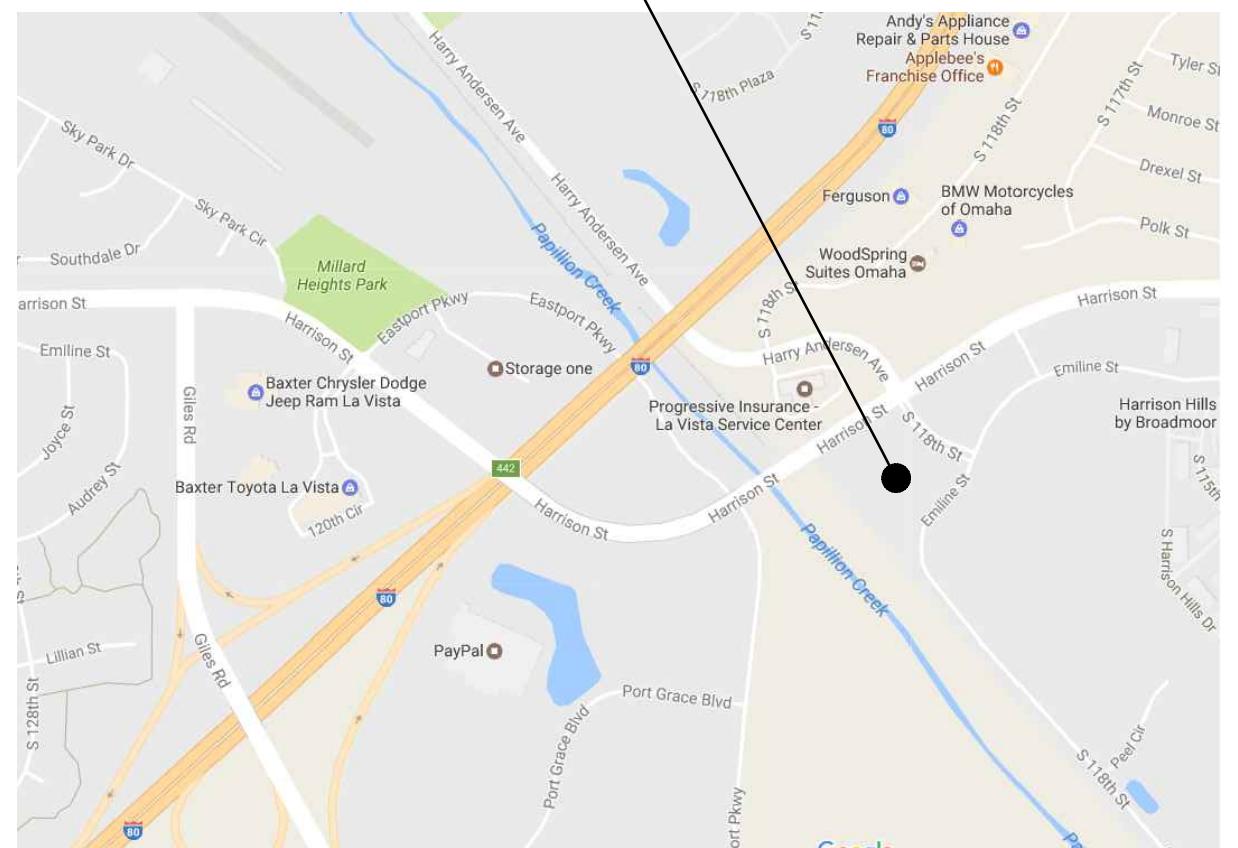
Pamela A. Buethe, CMC
City Clerk

EXHIBIT A

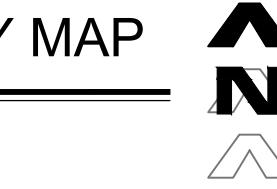
Lots 2, Harrison Hills located in the N ½, NW ¼, Section 17, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.



PROJECT LOCATION



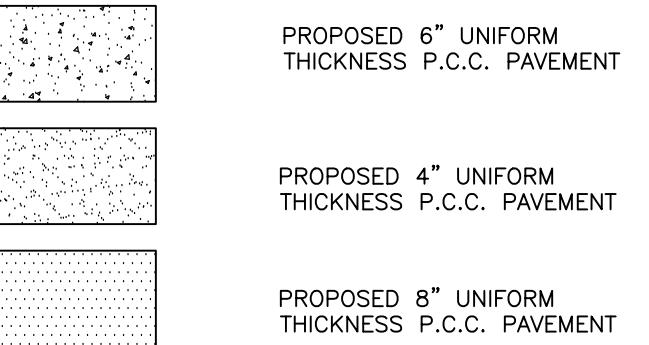
VICINITY MAP



LEGAL DESCRIPTION

LOT 2, HARRISON HILLS, LA VISTA, SARPY COUNTY, NEBRASKA

LEGEND



PROPOSED 6" UNIFORM THICKNESS P.C.C. PAVEMENT

PROPOSED 4" UNIFORM THICKNESS P.C.C. PAVEMENT

PROPOSED 8" UNIFORM THICKNESS P.C.C. PAVEMENT

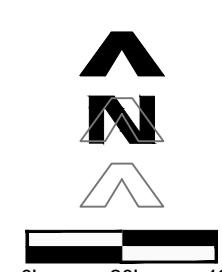
GENERAL PROVISIONS

PARKING SUMMARY

NET AREA: 5.36 ACRES
BUILDING COVERAGE: 55,060 SF
GROSS FLOOR AREA: 55,060 SF

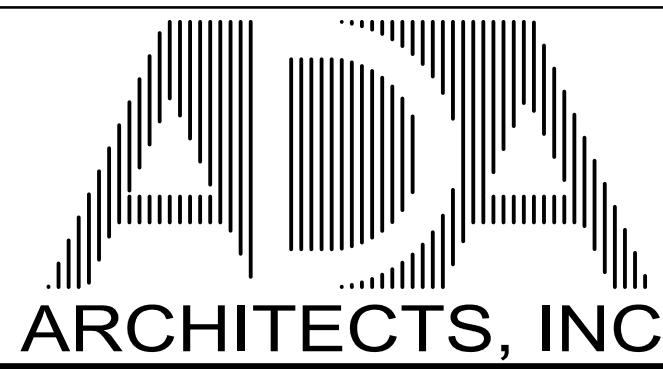
SANITARY SEWER SHALL BE CONNECTED TO THE EXISTING SANITARY SEWER WITHIN EMININE STREET

STORM STORM WATER WILL BE TREATED FOR THE 1" STORM AS WELL AS DETAINED IN THE 2" STORM PRECONSTRUCTION TREATMENT SYSTEM. THE 2" STORM PRECONSTRUCTION TREATMENT SYSTEM WILL BE UTILIZED AND WILL CONNECT TO THE 4" STORM SEWER RUNNING THROUGH THE SOUTHEAST CORNER OF THE SITE.



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10836 Old Mill Rd Omaha, NE 68154
402.330.8860
www.td2co.com

TD2 DRAWING # 2019-163



17710 Detroit Avenue Lakewood, Ohio 44107
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Restaurant Depot / LA VISTA, NE

LOT 2 HARRISON HILLS

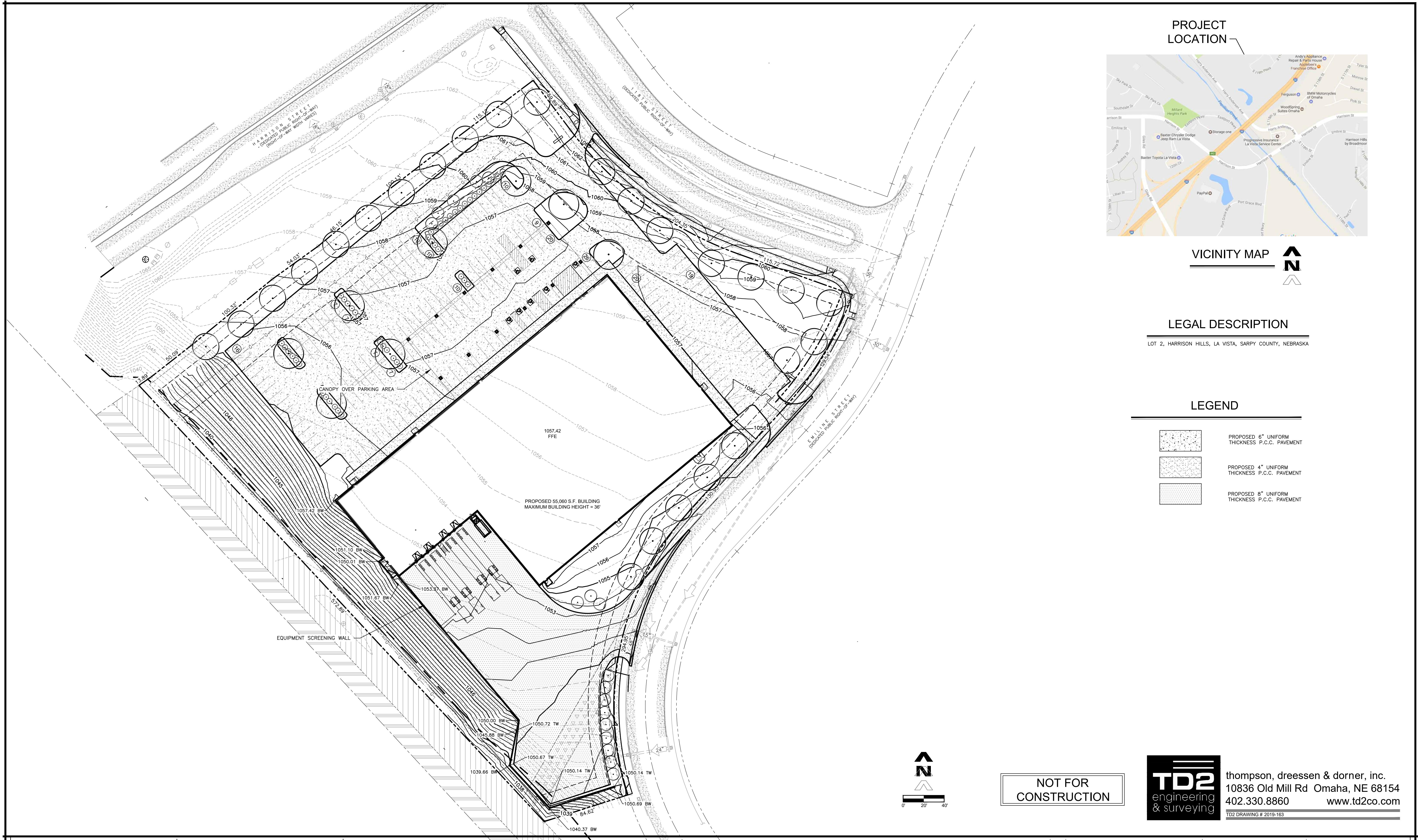
LA VISTA, NEBRASKA

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DATE	03-22-17
JOB NO.	16356
PUD SITE PLAN	
SHEET NO.	

EXHIBIT B



Restaurant Depot / LA VISTA, NE

LOT 2 HARRISON HILLS

LA VISTA, NEBRASKA

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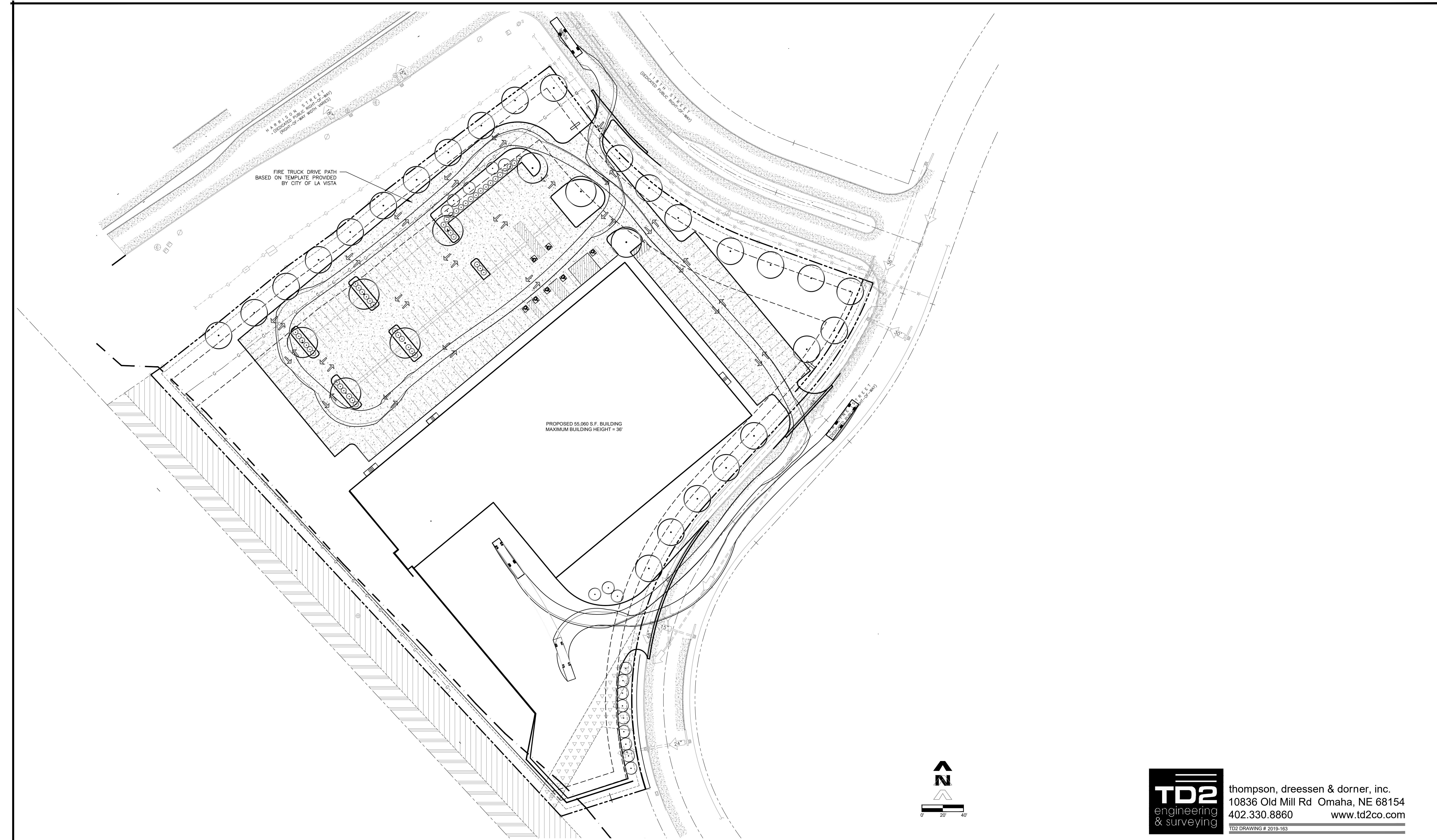
DATE	03-22-17
JOB NO.	16356
CONCEPTUAL GRADING PLAN	



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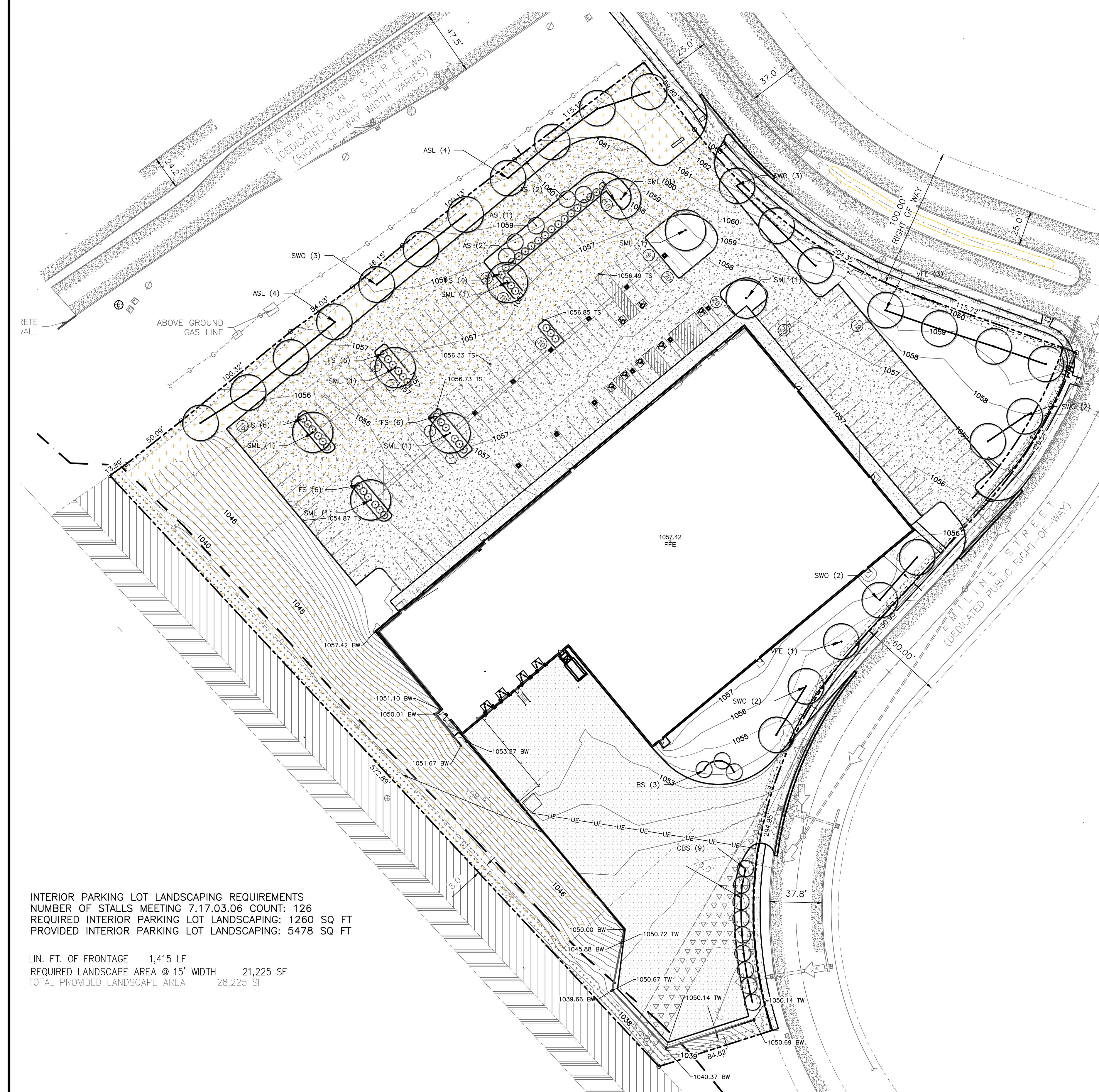
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LA VISTA, NEBRASKA

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DATE
JOB NO. 16356
EMERGENCY
VEHICLE
TURNING
SHEET NO.



PLANTING PLAN NOTES

- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING TREES FROM CONSTRUCTION DAMAGE BY INSTALLING (4) FOUR STEEL POSTS SPACED (4') FOUR FEET O.C. IN A SQUARE CONFIGURATION AROUND TREE AND WRAPPING ORANGE SAFETY FENCE AROUND THE FOUR POSTS.
- ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL GROWING SEASON FROM DATE OF SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE. LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY MATERIAL DEEMED NOT ACCEPTABLE.
- THE SITE SHALL BE FINISH GRADED BY THE GRADING CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
- ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON-SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATION SHALL BE DISPOSED OF OFF-SITE.
- ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE SODDED WITH A TURF-TYPE FESCUE SOD. SOD SHALL BE MOVED JUST PRIOR TO CUTTING AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH AFTER INSTALLATION. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
- ALL AREAS INDICATED IN THE PLANS TO BE SEDED SHALL BE SEDED WITH A TURF-TYPE FESCUE BLEND. ALL SEDED AREAS ARE TO BE MULCHED. IF STRAW IS USED FOR MULCH, STRAW SHALL BE CRIMPED INTO SOIL. SEDED AREAS ARE TO BE WATERED DAILY UNTIL THE FIRST MOWING.
- ALL PLANTING AREAS MUST BE FREE OF WEEDS AND DEBRIS BEFORE PLANTING. SODDING AND/OR SEEDING.
- PROVIDE AND INSTALL LOCALLY AVAILABLE HARDWOOD MULCH AROUND BASE OF ALL TREES AND SHRUBS. MULCH WITHIN SHRUB BEDS IS TO BE CONTINUOUS. REFER TO PLANTING DETAILS.
- EDGING AROUND PLANTING AREAS SHALL BE A CLEAN, CULTIVATED EDGE.

TURF IRRIGATION PLAN NOTES

- A 3/4" BACKFLOW PREVENTER SHALL BE LOCATED NEAR THE MECHANICAL ROOM. REFER TO SITE IRRIGATION PLAN FOR APPROXIMATE LOCATION.
- FURNISH ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND SERVICES FOR COMPLETE INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH ALL OTHER CONSTRUCTION TRADES. ALL WORK SHALL BE DONE ACCORDING TO APPLICABLE CODES AND TO ACCEPTED IRRIGATION INDUSTRY STANDARDS.
- THE SITE SHALL BE FINISH GRADED BY THE GRADING CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY IRRIGATION OPERATIONS.
- DESIGN OF THE IRRIGATION SYSTEM SHALL PROVIDE UNIFORM COVERAGE OF ALL PLANTED AREAS. HEAD TYPES AND SPACING ARE CONCEPTUAL AND MAY BE ADJUSTED. SPRAY PATTERNS ARE TO BE ADJUSTED TO MINIMIZE OVERSPRAY OF BUILDINGS AND PAVED AREAS.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO SIZE ZONES AND LOCATE NECESSARY VALVE BOXES. THE IRRIGATION CONTROLLER SHALL PROVIDE A BALANCED FLOW RATE TO EACH IRRIGATION ZONE.
- ALL EQUIPMENT SHALL BE TORO OR EQUAL:

CONTROLLER: TORO CUSTOM COMMAND
POP-UP ROTARY TYPE: TORO EZ ADJUST
SPRAY TYPE: TORO 5702-4P
REMOTE CONTROL VALVE: DRAIN
DRAIN: TORO BLUE LINE

- DRIP IRRIGATION IS TO BE USED WITHIN ALL PLANTING BEDS EXCEPT AS NOTED BELOW AND SHALL BE INSTALLED PRIOR TO LANDSCAPE CONTRACTOR INSTALLING MULCH. ALL DRIP LINES TO BE COVERED WITH MULCH. NO DRIP LINES ARE TO BE INSTALLED WITHIN AREA OF EVERGREEN SHRUBS.
- TURF HEADS ARE TO BE PLACED ALONG EDGES OF PLANTING BEDS AND PAVED AREAS WITHIN 12" OF THE EDGES.
- UPON INSTALLATION OF THE MAIN LINE, HYDROSTATICALLY TEST MAIN LINE TO A PRESSURE OF NOT LESS THAN 500 PSIG. TEST FOR MAXIMUM OPERATING PRESSURE OF THE SYSTEM FOR A PERIOD OF 30 MINUTES. REPAIR OR REPLACE ANY LEAKS OR DEFECTIVE PIPE AND REPEAT TEST UNTIL ALL TEST REQUIREMENTS ARE MET. DO NOT BACKFILL OR CONCEAL ANY PIPE UNTIL SYSTEM HAS BEEN SUCCESSFULLY TESTED.
- AFTER SYSTEM HAS BEEN TESTED AND BACKFILLED, THE ENTIRE SYSTEM IS TO BE FLUSHED AND CLEANED TO INSURE PROPER OPERATION. ALL HEADS SHALL BE ADJUSTED TO INSURE ADEQUATE DISTRIBUTION OF WATER OVER ALL COVERAGE AREAS.
- MANUFACTURER'S SPECIFICATIONS FOR ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO THE OWNER ALONG WITH THE BLDG DRAWINGS FOR THE IRRIGATION SYSTEM INDICATING THE COMPLETE LAYING OUT, PIPE SIZES, LOCATION OF HEADS, VALVES, AND CONTROLLER WITH FLOW RATES AND OPERATION TIME FOR EACH ZONE.
- MAINTENANCE AND OPERATION MANUALS FOR ALL EQUIPMENT AND A COMPLETE SET OF MAINTENANCE TOOLS SHALL BE SUPPLIED TO THE OWNER UPON ACCEPTANCE OF THE WORK. CONTRACTOR SHALL DEMONSTRATE THE OPERATION AND MAINTENANCE OF THE SYSTEM TO THE OWNER.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF 3 YEARS FROM DATE OF ACCEPTANCE. ANY DEFECTIVE PARTS OR OPERATION SHALL BE REPAIRED OR REPLACED.
- ANY CLEAN, EXCESS SOIL FROM IRRIGATION OPERATIONS SHALL BE WASTED ON-SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF-SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF-SITE.

PLANT SCHEDULE

QUANTITY	SYMBOL	MATURE SIZE				PLANTING SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CALIPER	HGT		
8	ASL	LEGACY MAPLE	ACER SACCHARUM 'LEGACY'	35	50	2"	30'	BB/S-30	
9	SML	SHADEMASTER LOCUST	GLIEDTSIA TRICANTHOS INERMIS 'SHADEMASTER'	35	50	2"	35'	BB/S-30	
12	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	45	50	2"	35'	BB/S-30	
5	VFE	VALLEY FORGE ELM	ULMUS 'VALLEY FORGE'	60	70	2"	35'	BB/S-30	
34	TOTAL OVERSTORY TREES							BB/S-30 Balled & Burlaped or Spaded - size of ball in inches	
		OVERSTORY TREES				MATURE SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CALIPER	HGT	O.C.	METHOD
3	BS	BLACKHILLS SPRUCE	PICEA GLAUCA DENSATA	25	50	5	18'	BB/S-30	
9	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	15	25	5	18'	BB/S-30	
		EVERGREEN TREE				MATURE		PLTG SIZE	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	HGT	O.C.	METHOD
5	AS	APPLE SERVICEBERRY	AMALANCHIER GRANDIFLORA	20	25	1.5"	15'	BB/S-20	
5	TOTAL UNDERSTORY/ORN TREES								BB/S-20 Balled & Burlaped or Spaded - size of ball in inches
		UNDERSTORY/ORNAMENTAL				MATURE		PLTG SIZE	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	HGT	O.C.	METHOD
31	FS	FRAGRANT SUMAC	RHUS AROMATICA 'GRO LOW'	3'	5'	18"	4'	2 GAL	
		SMALL DECIDUOUS SHRUBS				MATURE		PLTG SIZE	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CROWN	SPCG	CONT	
16	TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	4'	2'	18"	3'	2 GAL	
		EVERGREEN SHRUBS				MATURE		PLTG SIZE	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CROWN	SPCG	CONT	



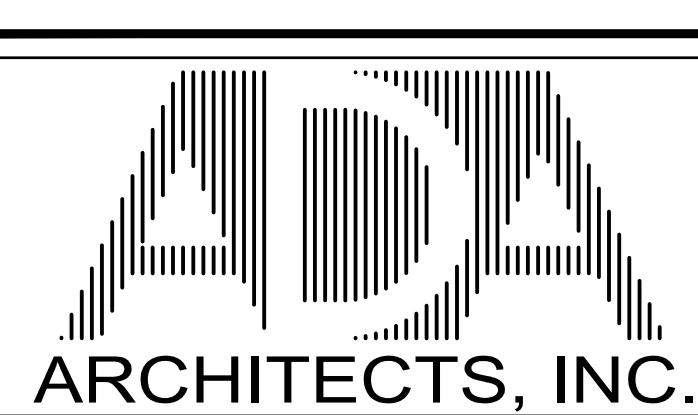
LEGEND

GAS LINE EASEMENT AREA
REQUIRING LANDSCAPING
APPROVAL



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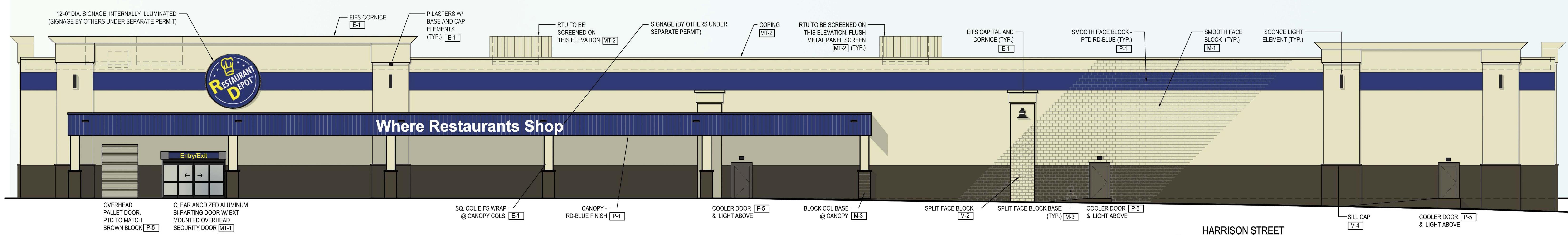
LOT 2 HARRISON HILLS

LA VISTA, NEBRASKA

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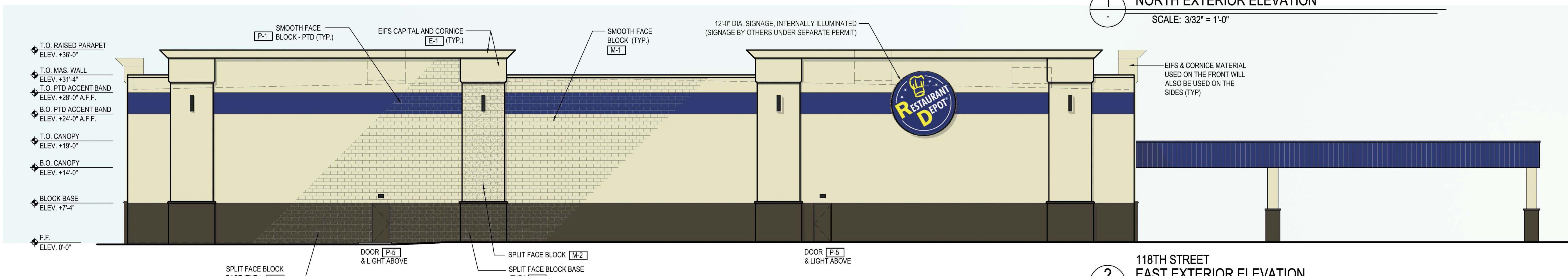
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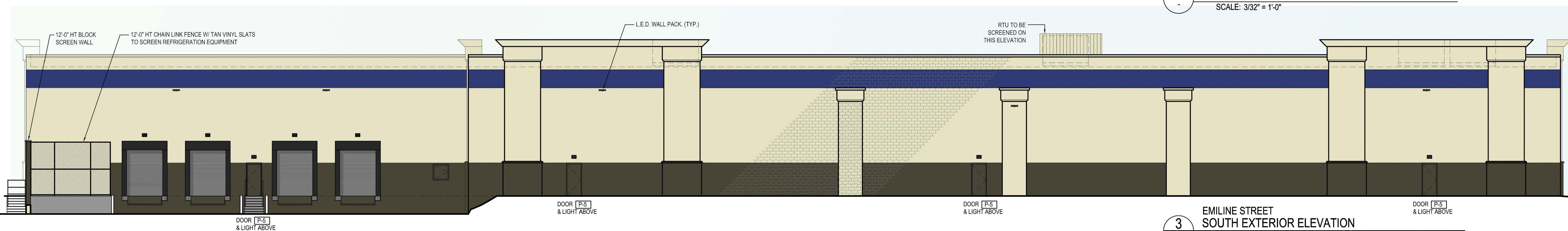
1 HARRISON STREET
NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



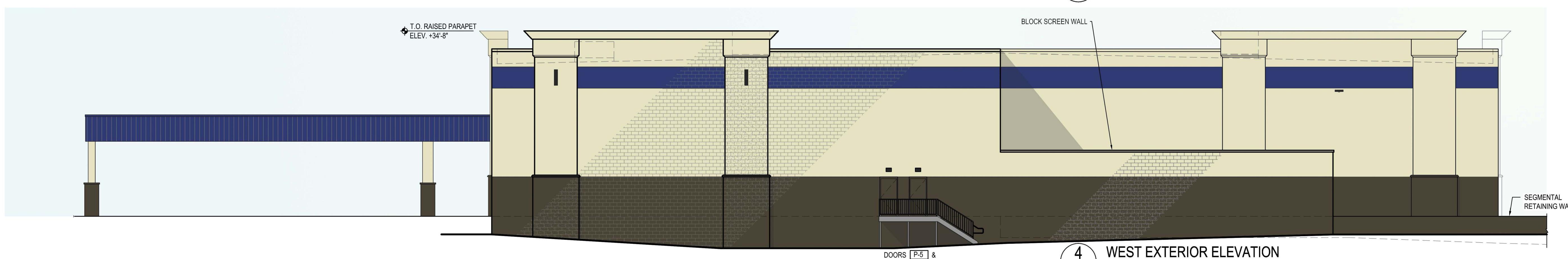
2 118TH STREET
EAST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



3 EMILINE STREET
SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"



4 WEST EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"