

## **AGENDA ITEM 4C**

**Conditional Use Permit – Outdoor Storage for  
Omaha Electric – Lots 3 and 4 Brook Valley Corporate  
Park; 10946 Harry Watanabe Parkway; JMHJ  
Properties, LLC**





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

CASE NUMBERS: PCUP25-0005;

FOR HEARING ON:

JANUARY 22, 2026

REPORT PREPARED ON:

JANUARY 6, 2026

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

JMHJ Properties LLC  
12010 S 49<sup>th</sup> Street  
Papillion, NE 68133

**B. PROPERTY OWNERS:**

JMHJ Properties LLC  
12010 S 49<sup>th</sup> Street  
Papillion, NE 68133

**C. LOCATION:** North of Harry Watanabe Drive, West of 108th Street

**D. LEGAL DESCRIPTION:** Lots 3 and 4 Brook Valley Corporate Park

**E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit (CUP) for outdoor storage.

**F. EXISTING ZONING AND LAND USE:** I-2 Heavy Industrial, Planned Unit Development Overlay; the properties are currently vacant.

**G. PURPOSE OF REQUEST:** To allow for a paved and screened, outdoor storage area behind (north of) the proposed industrial building on Lot 4 Brook Valley Corporate Park for Omaha Electric to store their vehicles and equipment in a secure manner.

**H. SIZE OF SITE:** Lot 4 is currently 1.69 acres, but is proposed to be 2.17 acres in size through an application for an administrative plat to adjust the property lines between lots 3 and 4 in accordance with the proposed PUD site plan.

## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
North	Industrial	I-2 Heavy Industrial	Railroad Right-of-Way, Industrial Development
East	Industrial	I-2 Heavy Industrial	Vacant
South	Industrial	I-2 Heavy Industrial	Verizon Data Center
West	Industrial	I-2 Heavy Industrial	Multi-Tenant Industrial

### **B. RELEVANT CASE HISTORY:**

1. On July 15, 2014, the City Council approved of the rezoning of Brook Valley Corporate Park from I-2 Heavy Industrial to I-2 Heavy Industrial with a Planned Unit Development (PUD) Overlay. City Council also approve of a Final Plat, Subdivision Agreement and PUD Site Plan at that meeting for the development.
2. On February 16, 2016 City Council re-approved of the Final Plat, Subdivision Agreement and PUD Site Plan as the Final Plat was not recorded within the 90 day time frame required by the Subdivision Regulations and construction within the PUD was not commenced within the 12-month time limit required by the Zoning Ordinance.
3. On March 4, 2025 City Council approved a PUD Amendment and CUP for outdoor storage to ALFF Construction, LLC who planned on constructing an industrial building on lots 3 and 4. ALFF Construction decided not to move forward with the development of the building and sold the properties, resulting in a void conditional use permit.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-2 Heavy Industrial District
2. Article 6 of the Zoning Regulations – Conditional Use Permits

## **III. ANALYSIS**

### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates the subject property as Industrial.

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

**C. TRAFFIC AND ACCESS:**

1. The property will have access through two driveways connecting with Harry Watanabe Parkway. The proposed industrial use and related outdoor storage do not cause concerns related to traffic or access.

**D. UTILITIES:**

1. The property has access to all necessary utilities.

**E. PARKING REQUIREMENTS:**

1. Per Section 7.06 of the La Vista Zoning Ordinance, the minimum off-street parking stall requirement for industrial flex space is one space per 3,000 square feet of gross floor area. For office space, the ratio is one space per 200 square feet. For the development proposed on Lot 4, this would equate to a minimum requirement of 44 stalls. 44 stalls are proposed for construction and striping so the proposal meets the minimum parking requirements of the La Vista Zoning Ordinance.

**IV. REVIEW COMMENTS**

- A. This application is in conjunction with the Planned Unit Development site plan amendment to permit the construction of two separate buildings.
- B. The draft CUP, attached to this staff report, provides limitations on what can be stored in the outdoor storage area and requires paving of the area. Additionally, the CUP requires screening in the form of fencing, as depicted in the PUD Site Plan set, to be erected and maintained throughout the duration of the CUP. For additional details on the operation and the outdoor storage, see the Operating Statement (Exhibit A of the Conditional Use Permit).

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

Staff recommends approval of the Conditional Use Permit for Outdoor Storage, contingent on the approval of the PUD site plan amendment, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Draft Conditional Use Permit
3. Staff Review Letters
4. Applicant Response Letters
5. Preliminary Building Renderings


**VII. COPIES OF REPORT SENT TO:**

- A. John Lepak; JMHJ Properties, LLC
- B. Kyle Crouch; Crouch Engineering
- C. Public Upon Request



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Prepared by: Senior City Planner



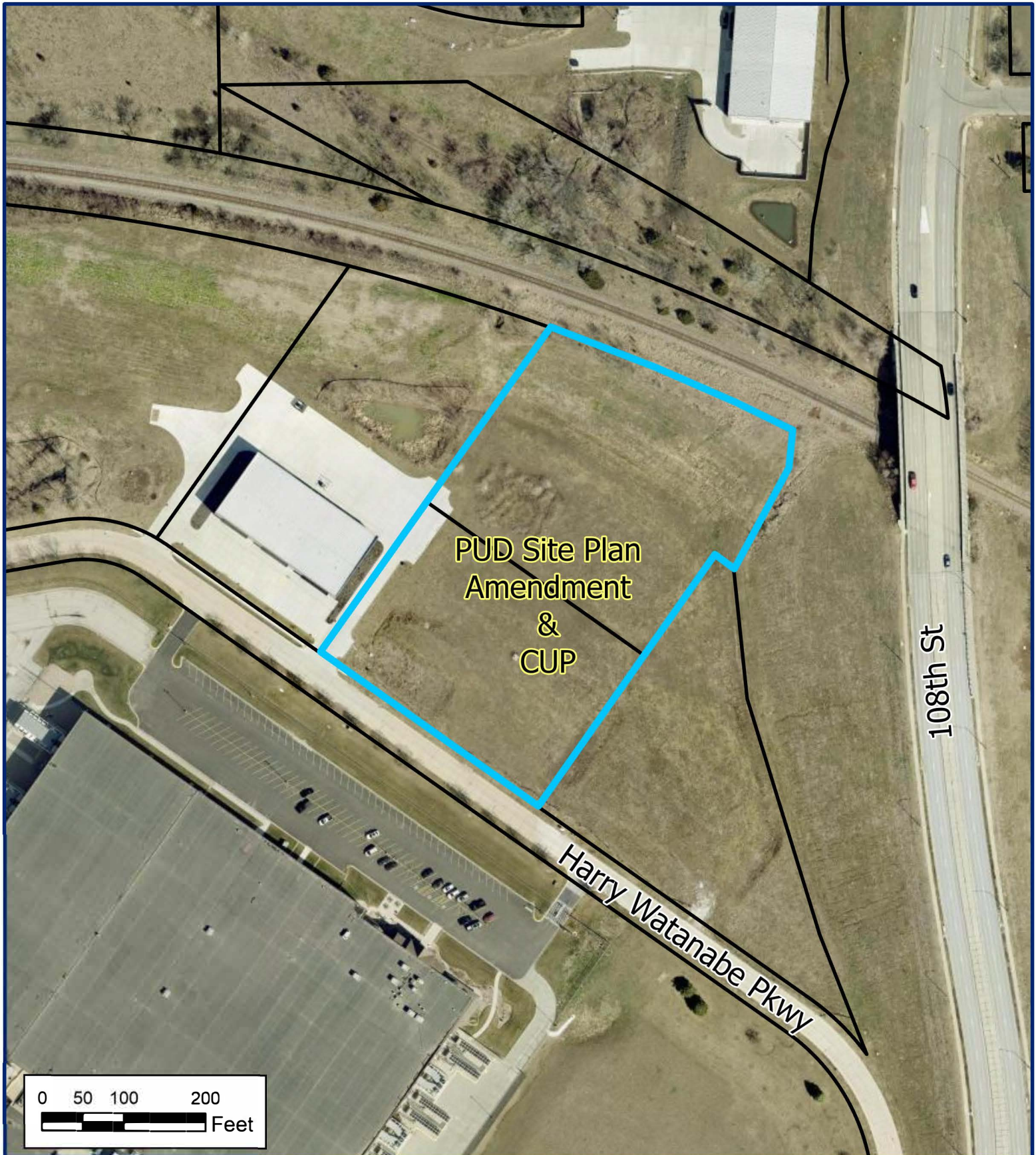
1/15/26

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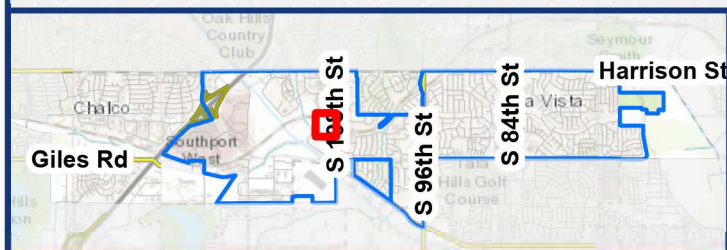
Community Development Director

Date





## PUD Amendment / CUP - JMHJ Properties, LLC



### Legend

- Property Lines
- PUD and CUP Area



# **City of La Vista**

## **Conditional Use Permit**

### **Conditional Use Permit for Outdoor Storage for JMHJ Properties, LLC**

This Conditional Use Permit issued this 17th day of February, 2026, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to JMHJ Properties, LLC (Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an outdoor storage area upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1 Brook Valley Corporate Park Replat 1 as proposed, currently situated on Lots 3 and 4, Brook Valley Corporate Park, located in the SE ¼ Section 17, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 10946 Harry Watanabe Parkway.

WHEREAS, Owner has applied for a conditional use permit for the purpose of storing materials and equipment outdoors; 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.

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

#### **Conditions of Permit**

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

1. Development and operation on the Property is governed by this Permit. Breach of any terms hereof shall cause the Permit to expire and terminate without any further action from the City.
2. In respect to the Permitted Use:
  - a. The Uses and operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit “A” and incorporated into this permit by reference. Any proposed additions or changes to the Permitted Uses or operations on the Property shall require such reviews, amendments to this Conditional Use Permit, and approvals as the Community Development Director determines necessary or appropriate.
  - b. A Site Landscaping Plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as “Exhibit B”. Landscaping requirements from Section 7.17.03 and 7.17.04 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
  - c. A screening and security fence with a minimum height of six feet will be constructed around the paved outdoor storage area. The design of the fence shall be approved by the Community Development Director, and shall include such screening slats as shown in the example attached to the permit as “Exhibit C” The fence and related slats shall be maintained in good repair by the property owner or business owner. Substitutions to the fencing design or materials utilized shall be first approved by the Community Development Director prior to installation.

- d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the designated exterior storage area for the Permitted Use, except trash receptacles and those approved in writing by the City.
  - e. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
  - f. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
  - g. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
  - h. All exhibits attached to or referenced in this permit and all recitals at the beginning of this permit are incorporated into this permit by reference.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
    - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
    - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
    - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
  4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
    - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
    - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
    - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
  5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
  6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed



severable, shall not be affected, and shall remain in full force and effect.

### **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. 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.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** JMHJ Properties, LLC  
Attn: John Lepak  
12010 S. 49<sup>th</sup> Street  
Papillion, NE 68133

**Effective Date:**



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.

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

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

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared \_\_\_\_\_ personally known by me to be the \_\_\_\_\_ of \_\_\_\_\_, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

5





RE: Brook Valley Corporate Park Lot 4 Operating  
Statement  
10946 Harry Watanabe Pkwy.  
LaVista, Ne 68128

The subject property (Brook Valley Corporate Park, Lots 4) will be replated and serve as a light industrial facility primarily occupied by an anchor tenant, a licensed electrical contractor specializing in providing electrical services for both commercial and industrial projects. The outdoor storage area will be utilized for vehicle and equipment storage, as well as the temporary staging of outdoor materials associated with ongoing construction projects until they are incorporated into the respective project schedules. Material stored within the yard will not involve any substances that are potentially harmful to health, animals, vegetation, or property.

In addition, two tenant bays, each measuring approximately 6,500 square feet, are included within the building. These bays are intended to accommodate similar industry-related businesses, fostering a flexible light industrial use.

The entire outdoor storage area will be fully paved to support safe and efficient vehicular movement and material handling. The perimeter of the storage area will be enclosed with a 6-foot-high security fencing, which will be screened and topped with barbed wire to ensure adequate security and privacy.

This development is designed to facilitate efficient operations while maintaining compliance with all relevant safety and security standards set forth by the city.

Respectfully,

A handwritten signature in black ink, appearing to read 'T. R. Brodersen'.

Travis R. Brodersen R.A.  
Principal



10946 Harry Watanabe Pkwy  
LaVista, Ne 68128

Mark	Date	Description
	11/13/25	PUD/CUP Submittal
	12/19/25	PUD/CUP Re-Submittal

Mark	Date	Description
	11/13/25	PUD/CUP Submittal
	12/19/25	PUD/CUP Re-Submittal

## Issue

Mark	Date	Description
	11/13/25	PUD/CUP Submittal
	12/19/25	PUD/CUP Re-Submittal

PLANT SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A*	9	<i>Tilia Cordata</i>	Littleleaf Linden	0'-2"	B&B
B*	8	<i>Celtis Occidentalis</i>	Hackberry	0'-2"	B&B

### ESTIMATED CONSTRUCTION PHASE

LOT 3 (FUTURE)  
DESIGN AND PERMITTING: 2031-2033

LOT 4  
GRADING AND EROSION CONTROL: SPRING 2026  
UTILITIES AND FOOTINGS: SUMMER 2026  
PAVING AND BUILDING: FALL 2026  
OCCUPANCY: WINTER 2026-2027

LOT 4  
OFFICE = 1 STALL / 200 SF = 7,357 / 200 = 36.78 STALLS  
GEN. INDUSTRIAL = 1 STALL / 3,000 SF = 22,805 / 3,000 = 7.60 STALLS  
REQUIRED = 44 STALLS (2 HC)  
PROVIDED = 44 STALLS (2 HC)

BUILDING HEIGHT  
MAX 45'  
PROPOSED  
LOT 3 (FUT)  
LOT 4 = 38'

FLOOR AREA RATIO / LOT COVERAGE  
LOT 3 (FUTURE) = 18.92%


AREA:  
EXISTING LOT 3: 2.30 AC., LOT4: 1.69 AC. TOTAL = 3.99 AC.  
PROPOSED LOT 3: 1.82 AC., LOT4: 2.17 AC. TOTAL = 3.99 AC.

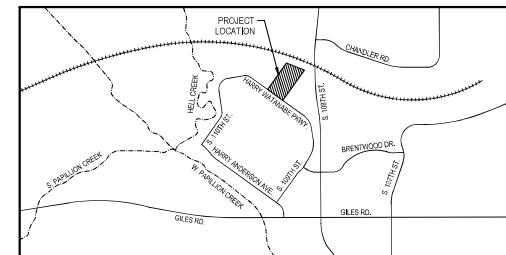
### LOT REQUIREMENTS

LEGAL DESCRIPTION: BROOK VALLEY CORPORATE PARK LOTS 3 & 4  
EXISTING ZONING LOT 3 & 4: I-2 HEAVY INDUSTRIAL PUD  
PROPOSED ZONING LOT 3 & 4: I-2 HEAVY INDUSTRIAL PUD

**SITE & ZONING:**

## VICINITY MAP

LEGEND	
_____	PROPERTY LINE
_____	LOT LINE
_____	SETBACK LINE
_____	EASEMENT
_____	WALK / TRAIL
— x — x — x —	BARBED WIRE & SCREENED FENCE
	TURF GRASS

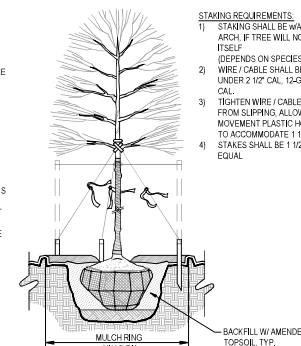


TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & BRANCHES THAT ARE IN THE WAY OF THE TRUNK. ALL LATERAL BRANCHES MAY BE PRUNED. TO REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2) PRUNE WITH THE EDGE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) PRUNE THE ROOT BALL 2-INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 3" THICK WOOD CHIPS DO NOT PLACE MULCH DIRECTLY AGAINST THE TRUNK
- 5) APPLY TREE WRAP TO TRUNK FROM THE BTM UPWARD, SECURE W/ TIE
- 6) IF TREE IS NOT BE PLANTED SUCH THAT TRUNK FACES A VISIBLE AREA AT THE TOP OF THE ROOT BALL, TRUNK FEAR THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- 7) REMOVE ALL WINDING ROOTS AND BURIAL OF ROOT BALL AND REMOVE WIRE BASKETS
- 8) PLANT ALL ROOT BALLS ON UNGRAVED OR TAMPED

### STAKING REQUIREMENTS

- 1) STAKING SHALL BE W/ APPROVAL OF LANDSCAPE ARCH. IF TREE WILL NOT BE ABLE TO SUPPORT ITSELF (DEPENDS ON SPECIES)
- 2) WIRE / CABLE SHALL BE GALV, 14-GAUGE FOR TREES UNDER 2 1/2" CAL. 12-GAUGE FOR TREES OVER 3" CAL.
- 3) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
- 4) STAKES SHALL BE 1 1/2"x1 1/2" HARDWOOD OR FIBRAL



## 1 TREE INSTALLATION

Project No.: 25-TRBA-010  
Date: 12/19/25

Sheet

1 OF 5



[Home](#) [Fence Slats](#)

[Blade Slat Flat PV](#) [Plastic Chain Link Fence Slats](#)



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December 12, 2025

Crouch Engineering  
Attn: Kyle Crouch  
4507 N 786<sup>th</sup> Street  
Elkhorn, NE 68022

RE: Brook Valley Corporate Park Planned Unit Development Amendment  
& Omaha Electric CUP  
Initial Review Letter

Mr. Crouch,

We have reviewed the documents submitted for the above-referenced applications. 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. Per Section 5.15.04.01, please provide a construction schedule and the anticipated sequence of development for each lot.
2. Pertaining to Section 5.15.04.03, the disposition of stormwater from Lots 3 and 4 will require an easement with the owner of Lot 1. Please submit all applicable easements and covenants with the neighboring property owners.
3. Pertaining to Section 5.15.04.05, please provide locations of fire hydrants that will service Lot 3.
4. Per Section 5.15.05.03.06, please confirm that the proposed parking counts meet the minimum off-street parking requirements of the City of La Vista. This includes the minimum requirements for ADA stalls by type.

**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

The minimum parking requirements per Section 7.06 of the La Vista Zoning Ordinance are 1 stall per 200 square feet of gross floor area for office, and 1 stall per 3,000 square feet for general industrial, as opposed to the 1 per 300 for office and 1 per 5,000 for industrial as referenced on the site plan that you provided. Please also show the dimensions for the ADA parking stalls.

5. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.
6. Per Section 5.15.05.08, please confirm that all easements and other encumbrances on the site have been delineated on the provided plans.
7. Per Section 7.17.03.02, the required landscape buffer along street frontage shall be 15'. It appears that the parking stalls intrude on this 15' landscape buffer along the southern property line of Lot 4 Brook Valley Corporate Park. Per Section 7.17.03.06, this 15' buffer can be reduced to 10' if an equal amount of square feet of landscaped area is provided elsewhere. If you wish to provide this additional landscaped area elsewhere, please identify this location and provide the calculation.
8. In the table on the site plan you identify the correct side yard setbacks for the I-2 district at 30', but in the site plan you have them marked as 20'. Please update these side yard setbacks on the site plan.
9. Per Section 7.17.03.08, the minimum size of an installed deciduous tree shall have a minimum caliper of 1.5", and an evergreen (conifer) tree shall have a minimum height of 5'. Please update the specifications for size on the landscaping plan.
10. All dumpsters are required to be placed within an enclosure. There do not appear to be any dumpsters or enclosures identified on the site plan. Please identify dumpster location(s).
11. Per Section 5.15.05.02.9 and in conjunction with comment 10 above, please show the location of any required screening for dumpsters, mechanical equipment, etc.

#### CUP

1. Can you please revise the operating statement so that it is specific to only Lot 4 of the proposed development? This will be attached as an exhibit to the Conditional Use Permit for outdoor storage.
2. Please provide details on the screening material to be included in the security fencing. Additionally, please demarcate the area on the site plan where outdoor storage will be placed with shading or hashing with a label.

3. Per Section 6.05.04, please provide a draft post-construction stormwater management plan (PCSMP).
4. Per Section 6.05.07, please confirm that the materials stored on-site do not involve any substances that are potentially harmful to health, animals, vegetation, or other property.

#### General

1. The utility easement in the building footprint will need to be vacated prior to issuance of building permits and any construction activity.
2. Approval for these PUD and CUP applications will be made contingent upon the approval and recording of the administrative plat to adjust the property lines.

Please resubmit revised electronic copies of the PUD/CUP submittal documents to the City for further review. Please also provide a response letter that answers or acknowledges each of the comments contained in this letter. 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,

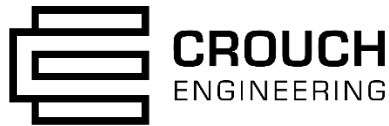


Cale Brodersen, AICP  
Senior Planner  
City of La Vista  
cbrodersen@cityoflavista.org  
(402) 593-6400

cc:

John Lepak – JMHJ Properties, LLC  
Bruce Fountain, Community Development Director – City of La Vista  
Chris Solberg, Deputy Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista  
Garrett Delgado, Engineer Assistant – City of La Vista





December 19, 2025

City of LaVista  
Attn: Cale Brodersen  
8116 Park View Boulevard  
LaVista, NE 68128

RE: Brook Valley Corporate Park Planned Unit Development Amendment & Omaha Electric  
CUP  
Comment Review Response Letter

Mr. Brodersen,

We have received your initial comments on our PUD and CUP application submittals on December 12, 2025. We appreciate the time taken to meet walk through solutions together and offer these responses below as well as a re-submittal of updated documents.

Planned Unit Development

1. Per Section 5.15.04.01, please provide a construction schedule and the anticipated sequence of development for each lot.
  - a. The construction schedules for each lot have been added to sheet 1 of 5 Site & Landscaping Plan. Please note the future work has been noted as range of year per discussions with the owner, no further information is available at this time.
2. Pertaining to Section 5.15.04.03, the disposition of stormwater from Lots 3 and 4 will require an easement with the owner of Lot 1. Please submit all applicable easements and covenants with the neighboring property owners.
  - a. The design team and owner have been in coordinating discussions with the owners of Lot 1 and Lot 5. The replat and easement exhibits are currently in production and will be submitted to the City of LaVista as soon as possible. Our anticipated date for completion is early January.
3. Pertaining to Section 5.15.04.05, please provide locations of fire hydrants that will service lot 3.
  - a. This information has been added to sheet 3 of 5 Emergency Vehicle Plan
4. Per Section 5.15.05.03.06, please confirm that the proposed parking counts meet the minimum off-street parking requirements of the City of LaVista. This includes the minimum requirements for ADA stalls by type. The minimum parking requirements per Section 7.06 of the LaVista Zoning Ordinance are 1 stall per 200 square feet of gross floor area for office, and 1 stall per 3,000 square feet for general industrial.
  - a. Parking counts have been updated on sheet 1 of 5 Site & Landscaping Plan per noted above. Please note stalls have been added to the reach of Lot 4 building. Handicap Stalls have been dimensioned and denoted by type on the same plan.
5. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.
  - a. This is provided within the re-submittal.
6. Per Section 5.15.05.08, please confirm that all easements and other encumbrances on the site have been delineated on the provided plans.

- a. To our knowledge, the information shown is accurate. Please see added sheet 2 of 5 Site Easement Plan for updated information.
7. Per Section 7.17.03.02, the required landscape buffer along street frontage shall be 15'. It appears that the parking stalls intrude on this 15' landscape buffer along the southern property line of Lot 4 Brook Valley Corporate Park. Per Section 7.17.03.06, this 15' buffer can be reduced to 10' if an equal amount of additional landscape area elsewhere. Please identify this location and provide the calculation.
  - a. Now shown on sheet 1 of 5 Site & Landscaping Plan is the amount of landscape buffer relocated to the east side of the proposed building.
8. In the table on the site plan you identify the correct side yard setbacks for the I-2 district at 30', but in the site plan you have them marked as 20'. Please update these side yard setbacks on the site plan.
  - a. The side yard setbacks have been updated on sheet 1 of 5 Site & Landscaping Plan
9. Per Section 7.17.03.08, the minimum size of an installed deciduous tree shall have a minimum caliper of 1.5", and an evergreen (conifer) tree shall have a minimum height of 5' Please update the specifications for size on the landscaping plan.
  - a. The current information provided is sufficient to the code at 0'-2" for the deciduous trees called out. There are no evergreen trees noted on plans.
10. All Dumpsters are required to be placed within an enclosure. There does not appear to be any dumpsters or enclosures identified on the site plan. Please identify dumpster location(s)
  - a. Two dumpster locations (1 per lot) have been identified on the updated Site & Landscaping Plan. Enclosure product information is also included.
11. Per Section 5.15.05.02.9 and in conjunction with comment 10 above, please show the location of any required screening for dumpsters, mechanical equipment.
  - a. All mechanical equipment will be located on the roof.

#### CUP

1. Can you please revise the operating statement so that it is specific to only Lot 4 of the proposed development?
  - a. The operating statement has been updated to reflect this change.
2. Please provide details on the screening material to be included in the security fencing. Additionally, please demarcate the area on the site plan where outdoor storage will be placed.
  - a. Product information has been provided and areas demarcated on sheet 1 of 5 Site & Landscaping Plan.
3. Per Section 6.05.04, please provide a draft post construction storm water management plan (PCSMP)
  - a. Active PCSMP LAV20160908-3072-P satisfies this requirement for these lots. The design team will provide a short memo of calculation that meet or exceed the expectations of the current approved PCSMP flows created from impervious surfaces.
4. Per Section 6.05.07, please confirm that the materials stored on-site do not involve any substances that are potentially harmful to health, animals, vegetation, or other property.
  - a. The operating statement has been updated to reflect this requirement.

#### General

1. The utility easement in the building footprint will need to be vacated prior to issuance of building permits and any construction activity.

- a. The design team has begun the process to vacate these existing easements and we estimate this being completed in January 2026.
2. The approval for these PUD and CUP applications will be made contingent upon approval and recording of the administrative plat to adjust the property lines.
  - a. Noted. The design team anticipates the plat being submitted to the City in early January 2026.

Thank you,



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Cc: John Lepak – JMHJ Properties, LLC  
Travis Brodersen – Architect of Record



**PRELIMINARY FIT TEST ONLY**  
 SOLE INTENT OF THIS FIT TEST IS TO REASONABLY CONFIRM THAT THE PROGRAM PHYSICALLY FITS WITHIN THE PROVIDED SPACE. LAYOUT IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY - INCLUDES INFORMATION FROM SEVERAL SOURCES. NO EXTENSIVE FIELD MEASURING OR BUILDING RESEARCH HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE. FLOOR PLAN REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT. ANY SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PRELIMINARY  
 DESIGN

DATE: 12/19/25

PROJECT: PRELIM

