

ORDINANCE RECORD

No. 728—REDFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 1331

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL 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 Rotella's (the "Rotella's Campus Plan 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 Rotella's Campus Plan PUD is hereby adopted to provide for the development of a planned industrial campus for the manufacturing of baked goods that will service not only the surrounding market area, but nationally. 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 industrial 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 Rotella's Italian Bakery, their successors and assigns.
- B. "Open Space" shall mean anything on the site except buildings, parking lot and vehicular circulation, generally pervious, but may include well landscaped pedestrian places, pools, pool decks, roof gardens and storm water management areas.
- C. "Rotella's Campus Plan 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 Property and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- D. "Campus" shall mean the 30.65 acres of land described in Exhibit "A" hereto, to be known as the "Rotella's Campus."

Section 4. Final Site Plan

A final site plan for each parcel shall be submitted to the City for approval prior to any lot development within said parcel.

Section 5. Building Design Guidelines and Criteria

Building design shall not be constrained, however future building additions and façade enhancements should consider elements that create a cohesive design to create a campus feel, rather than a group of mis-matched buildings. This can be achieved through the material pallet currently in use. Materials and finishes used shall however be of high durability.

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Section 6. Conditions

All uses within the Subdivision 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 Rotella's Campus Plan PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this Rotella's Campus Plan PUD.
- ii. Unless otherwise specified herein, the development of the Rotella's Campus Plan 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 Rotella's Campus Plan PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate industrial zoning district shall apply to any development, additions, or redevelopment within the PUD overlay district.

- i. The intent of the design and layout of the Rotella's Campus Plan is to develop the site for manufacturing and distribution of baked goods, with office and limited retail as accessory uses.
 - a. Building Height. The maximum permitted building heights shall be the same as those listed in the I-2 Heavy Industrial District regulations, except for the following:
 1. 55-feet for lots that do not front residential properties
 2. 130-feet for the planned cold storage facility on Lots 4, 5, 16, and 17 Oakdale Park.
 - b. Building Setback. Building setbacks shall be the same as those listed in the I-2 Heavy Industrial District regulations unless otherwise approved by the City Council as part of the PUD Plan marked as Exhibit "B".
 - c. Maximum Building Coverage. Shall be 75% of the lot area.
 - 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.

C. 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 campus 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 lots within the PUD overlay should be provided based on the Parking Recap provided in Table 3B of the PUD Plan marked as Exhibit "B".

Section 7. 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

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EXHIBIT B

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thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 8. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

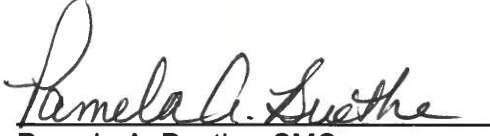
PASSED AND APPROVED THIS 18TH DAY OF SEPTEMBER, 2018.

CITY OF LA VISTA



Douglas Kindig, Mayor

ATTEST:



Pamela A. Buethe, CMC
City Clerk

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EXHIBIT A

Rotella's Italian Bakery- Lot 1, Rotella's First Addition, Lots 4, 5, 6, 15, 16, 17, and 28A Oakdale Park, and Tax Lot 8A2, Section 16, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.