

AGENDA ITEM 4B

**Planned Unit Development Site Plan
Amendment – 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: PPUD25-0002;

FOR HEARING ON:

JANUARY 22, 2026

REPORT PREPARED ON:

JANUARY 13, 2026

I. GENERAL INFORMATION

A. APPLICANT(S):

JMHJ Properties LLC
12010 S 49th Street
Papillion, NE 68133

B. PROPERTY OWNERS:

JMHJ Properties LLC
12010 S 49th 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 Planned Unit Development (PUD) Site Plan Amendment.

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 the construction of two buildings in the area contained by Lots 3 and 4, which differs from the currently approved PUD site plan for one larger building with a large paved outdoor storage area.

H. SIZE OF SITE: Approximately 3.99 acres.

II. BACKGROUND INFORMATION

A. 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	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 approved 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. However, the PUD site plan approval is still in effect and is being amended through this proposal to more closely resemble the originally approved PUD which showed two buildings on these properties.

C. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)

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 proposed PUD Site Plan Amendment will not have any expected impacts on the traffic or access aspects related to this development from what was approved through the original plat.
2. 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 developments proposed on Lots 3 and 4, the proposed parking meets or exceeds the minimum parking requirements of the La Vista Zoning Ordinance.

	<u>Square Footage / Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 3 Office	3,750 SF	19	
Lot 3 Industrial	11,250 SF	4	
<u>Total Lot 3</u>		<u>23</u>	<u>38</u>
Lot 4 Office	7,357 SF	37	
Lot 4 Industrial	22,805	7	
<u>Total Lot 4</u>		<u>44</u>	<u>44</u>
<u>Total</u>		<u>67</u>	<u>82</u>

IV. REVIEW COMMENTS

- A. This application is in conjunction with the Conditional Use Permit application to allow for the outdoor storage behind the building proposed on existing Lot 4 for Omaha Electric.
- B. Per the 2016 PUD and Subdivision Agreements documentation on file, the Post Construction Stormwater Management Plan (PCSMP) is to be implemented at 70% buildout of the subdivision. All documentation to demonstrate compliance with the City's stormwater management regulations and the existing PCSMP must be submitted by the applicant, and reviewed and approved by the City Engineer prior to the issuance of a building permit.
- C. The applicant has also submitted an application for an administrative plat to adjust the property lines in order to accommodate construction of the buildings shown in the PUD site plan.
- D. There are access and stormwater easements identified in the PUD site plan that the applicant will be required to record along with the recording of the administrative plat.

V. STAFF RECOMMENDATION – PUD SITE PLAN AMENDMENT:

Staff recommends approval of the PUD Site Plan Amendment, contingent on approval and recording of the administrative plat for Brook Valley Corporate Park Replat 1, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Planned Unit Development Plan Set
3. Preliminary Building Rendering
4. Staff Review Letters
5. Applicant Response Letters

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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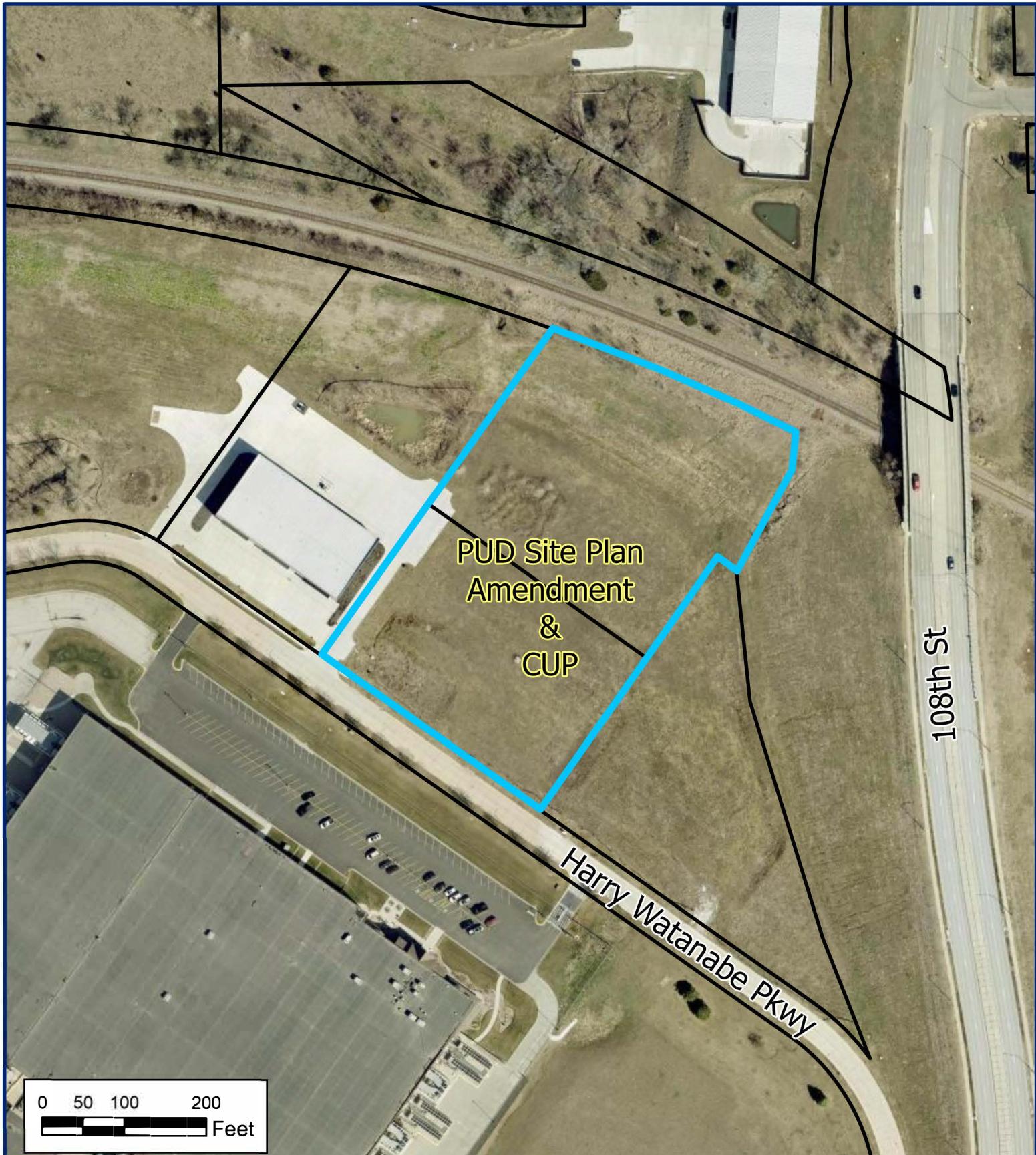
Prepared by: Senior City Planner

Becky

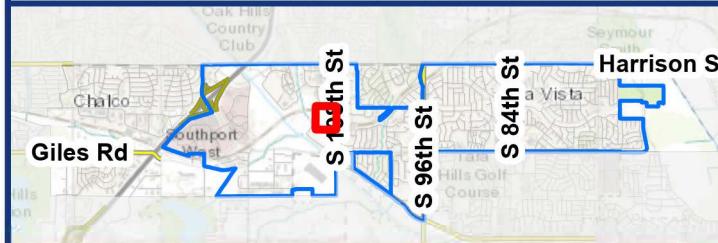
Community Development Director

1/15/28

Date



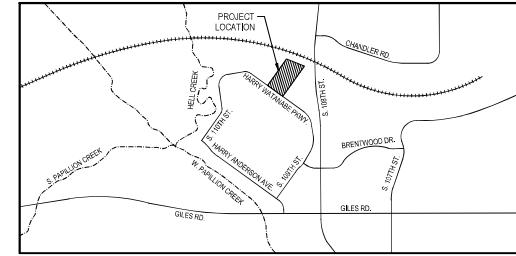
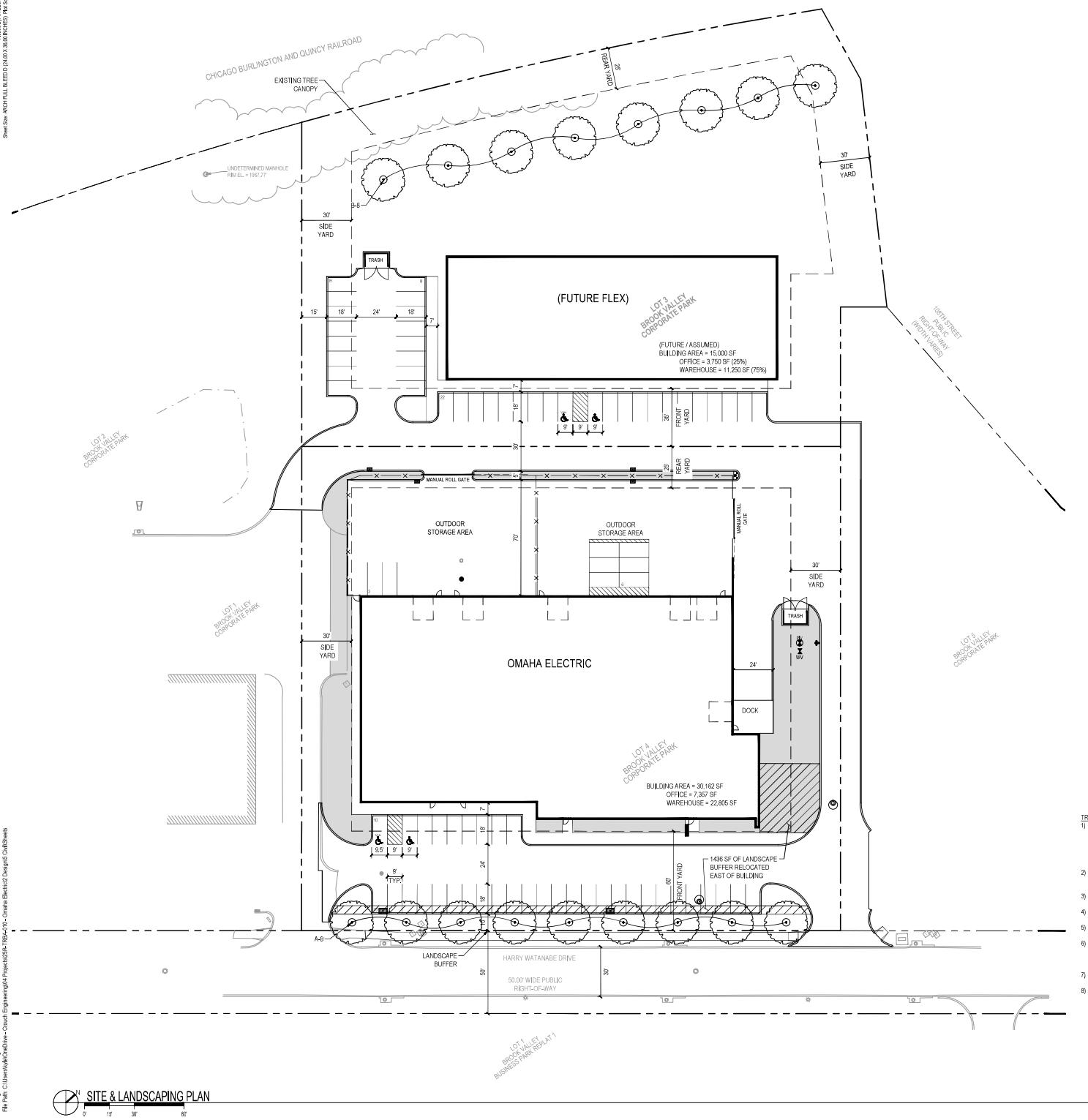
PUD Amendment / CUP - JMHJ Properties, LLC



Legend

- Property Lines
- PUD and CUP Area





SITE & ZONING:

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

LOT REQUIREMENTS:

BUILDING SETBACKS:
FRONT YARD: 30'
REAR YARD: 25'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM LOT COVERAGE: 75%
* 35' FRONT YARD SETBACK REQUIRED ONLY WHEN NO PARKING IS PRESENT IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT YARD, THEN FRONT YARD SETBACK IS A MINIMUM OF 60 FEET.

AREA:

EXISTING LOT: 2.20 AC, LOT 1: 1.89 AC, TOTAL = 4.09 AC.
PROPOSED LOT 3: 1.82 AC, LOT 4: 2.17 AC, TOTAL = 3.99 AC.

FLOOR AREA RATIO / LOT COVERAGE:

LOT 3 (FUTURE) = 18.92%
LOT 4 = 38.4%

BUILDING HEIGHT:

MAX 45'
PROPOSED
LOT 3 (FUTURE) = 35'
LOT 4 = 38'

PARKING REQUIREMENTS:

LOT 3 (FUTURE / ASSUMED)
OFFICE = 1 STALL / 200 SF = 3,750 / 200 = 18.75 STALLS
GEN. INDUSTRIAL = 1 STALL / 1,000 SF = 22,805 / 3,000 = 7.60 STALLS
REQUIRED = 23 STALLS (1 HC)
PROVIDED = 38 STALLS (2 HC)

LOT 4:

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

ESTIMATED CONSTRUCTION PHASE:

LOT 3 (FUTURE)
DESIGN AND PERMITTING: 2021-2023

LOT 4
GRAZING AND EROSION CONTROL: SPRING 2028
UTILITIES AND FOOTINGS: SUMMER 2028
PAVING AND BUILDING: FALL 2028
OCCUPANCY: WINTER 2028-2029

PLANT SCHEDULE					
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A*	9	Tilia Cordata	Lilac Leaf Linden	0'-2"	B&B
B*	8	Callicarpa Occidentalis	Hackberry	0'-2"	B&B

LANDSCAPING NOTES:

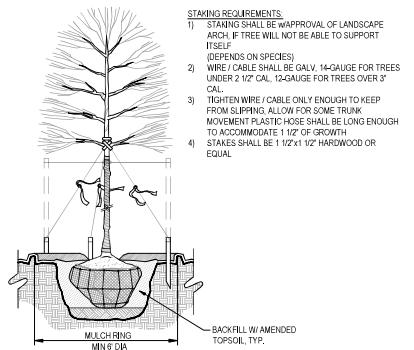
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN. ANY DISCREPANCIES NOTED IN FIELD SHALL BE RELAYED TO LANDSCAPE ARCHITECT/OWNER PRIOR TO COMMENCEMENT OF WORK.

2. UNDERGROUND IMPROVEMENTS ARE UNKNOWN. UTILITY LOCATIONS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE 'ONE CALL' SYSTEM BEFORE DIGGING. CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-433-1466.

3. * INDICATES PLANT MATERIAL REQUIRED BY CODE

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN/DEAD BRANCHES. LEAVE INTERIOR LIMBS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. MARK THE NORTH SIDE OF THE TREE AT THE SITE WHENEVER POSSIBLE.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- APPLY 3" DIA. OF MULCH WHICH DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
- APPLY TREE WRAP TO TRUNK FROM THE BTM UPWARD, SECURE w/ TAPE.
- EACH TREE BEING PLANTED MUST HAVE A FLARE. IF THE FLARE IS HIDDEN BY THE TOP OF THE ROOT BALL, TREE WILL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE ROOT BALL AND REMOVE WIRE BASKETS.
- PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL, TYP.



1 TREE INSTALLATION
NTS

CROUCH
ENGINEERING
4601 N 18th STREET
ELKHORN, NE 68022
402-208-3892 | OA-8550

Project:
Brook Valley Corporate Park
Lots 3 & 4
Planned Unit Development

10946 Harry Watanabe Pkwy
LaVista, Ne 68128

Client:
JMH Properties, LLC
1201 S 49th St
Papillion, Ne 68133

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

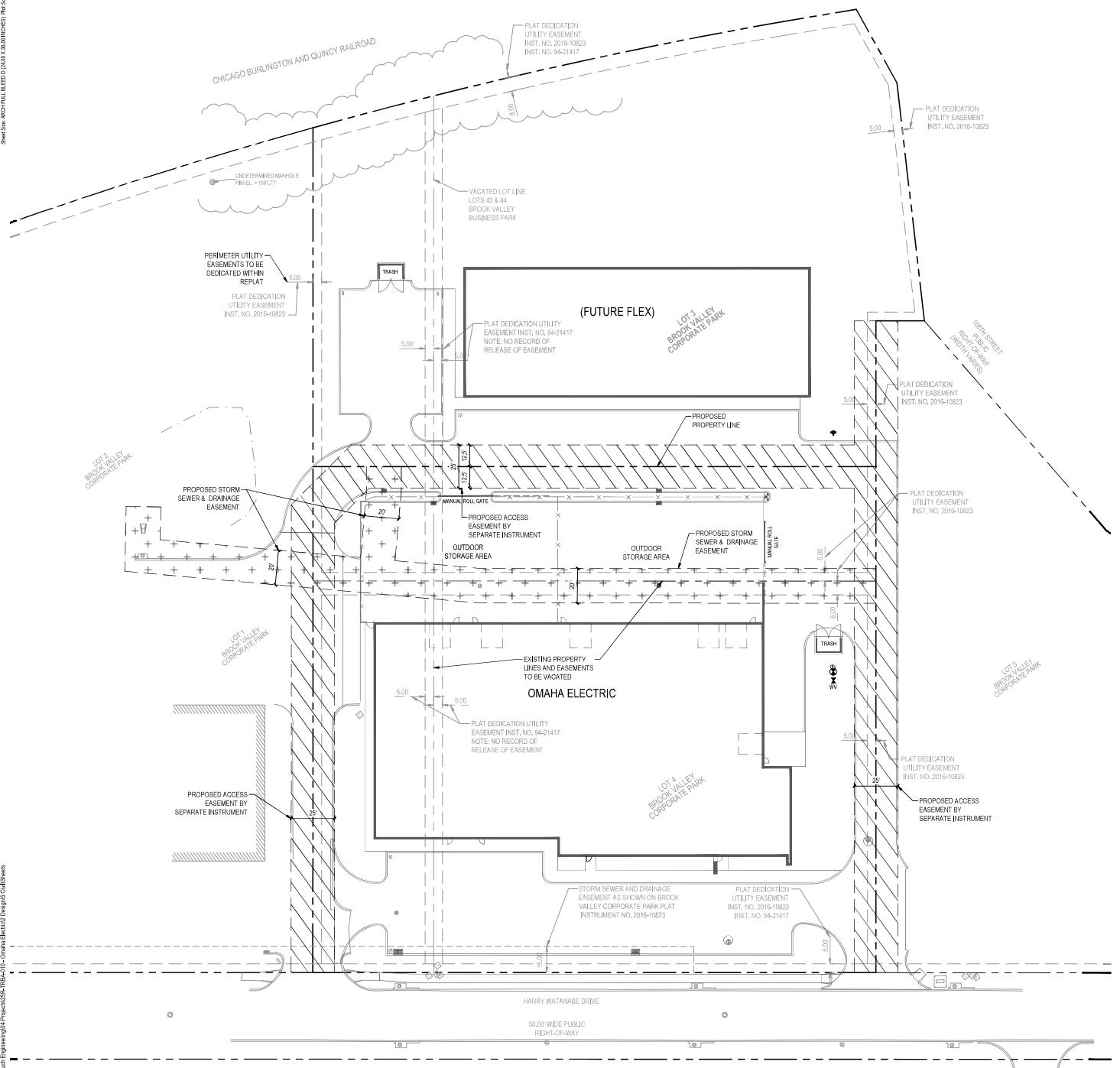


1 US SURVEY FEET (SF)

Title:
SITE & LANDSCAPING PLAN

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

Sheet:
1 OF 5



LEGEND



PROPOSED ACCESS
EASEMENT

CROUCH
ENGINEERING
4507 N 188TH STREET
ELKHORN, NE 68022
402-208-3822 | CA 5550

Project
Brook Valley Corporate Park
Lots 3 & 4
Planned Unit Development

10946 Harry Watanabe Pkwy
LaVista, Ne 68128

Client
JMHJ Properties, LLC
12010 S 49th St
Papillion, Ne 68133

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



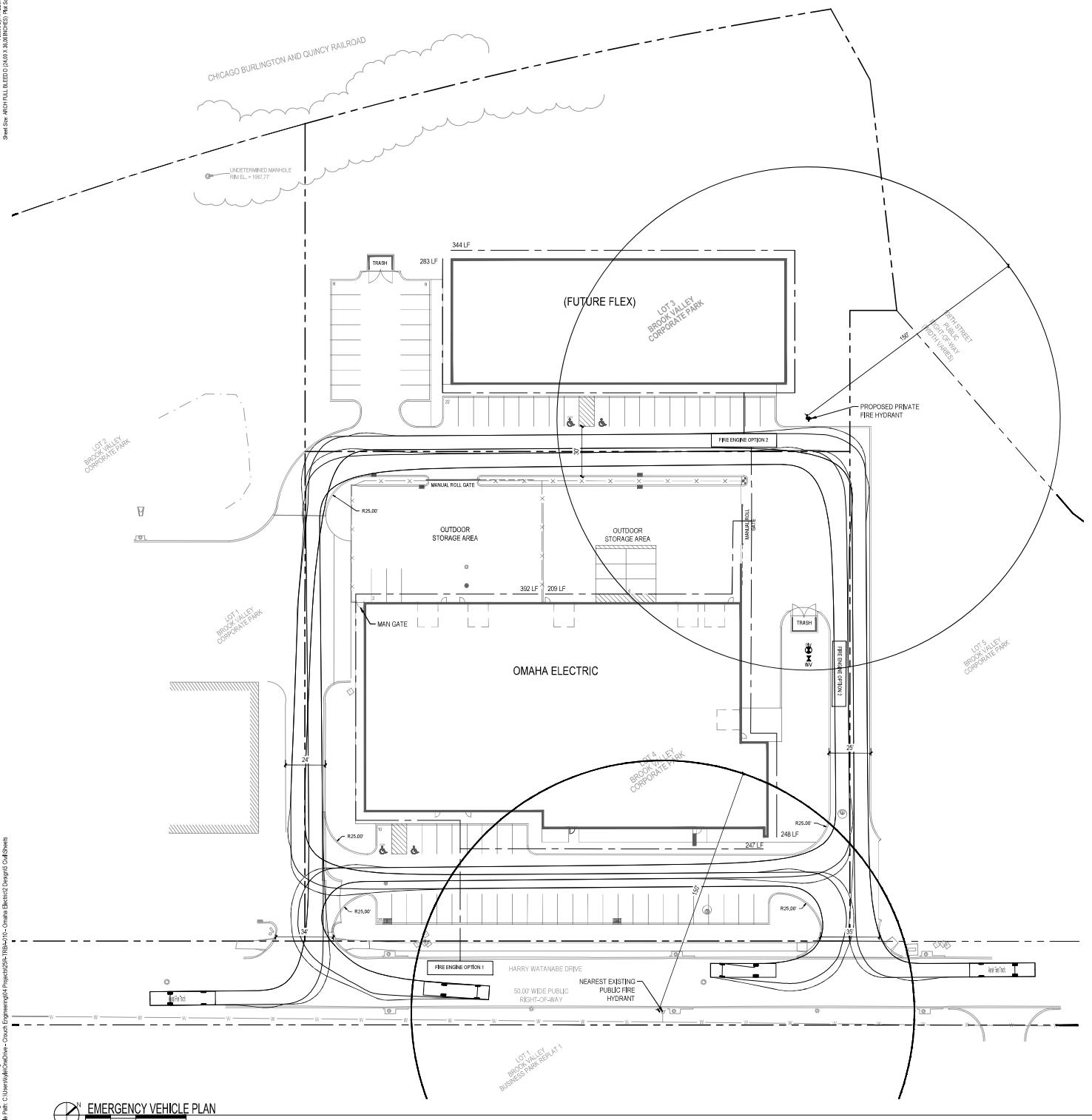
Know what's below.
Call before you dig.



Title

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

Sheet



LEGEND
— HOSE PATH

CROUCH
ENGINEERING
4620 N 48TH STREET
ELKHORN, NE 68022
402-289-3892 OA-8550

Project
Brook Valley Corporate Park
Lots 3 & 4
Planned Unit Development

10946 Harry Watanabe Pkwy
LaVista, Ne 68128

Client
JMH Properties, LLC
12010 S 49th St
Papillion, Ne 68133

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



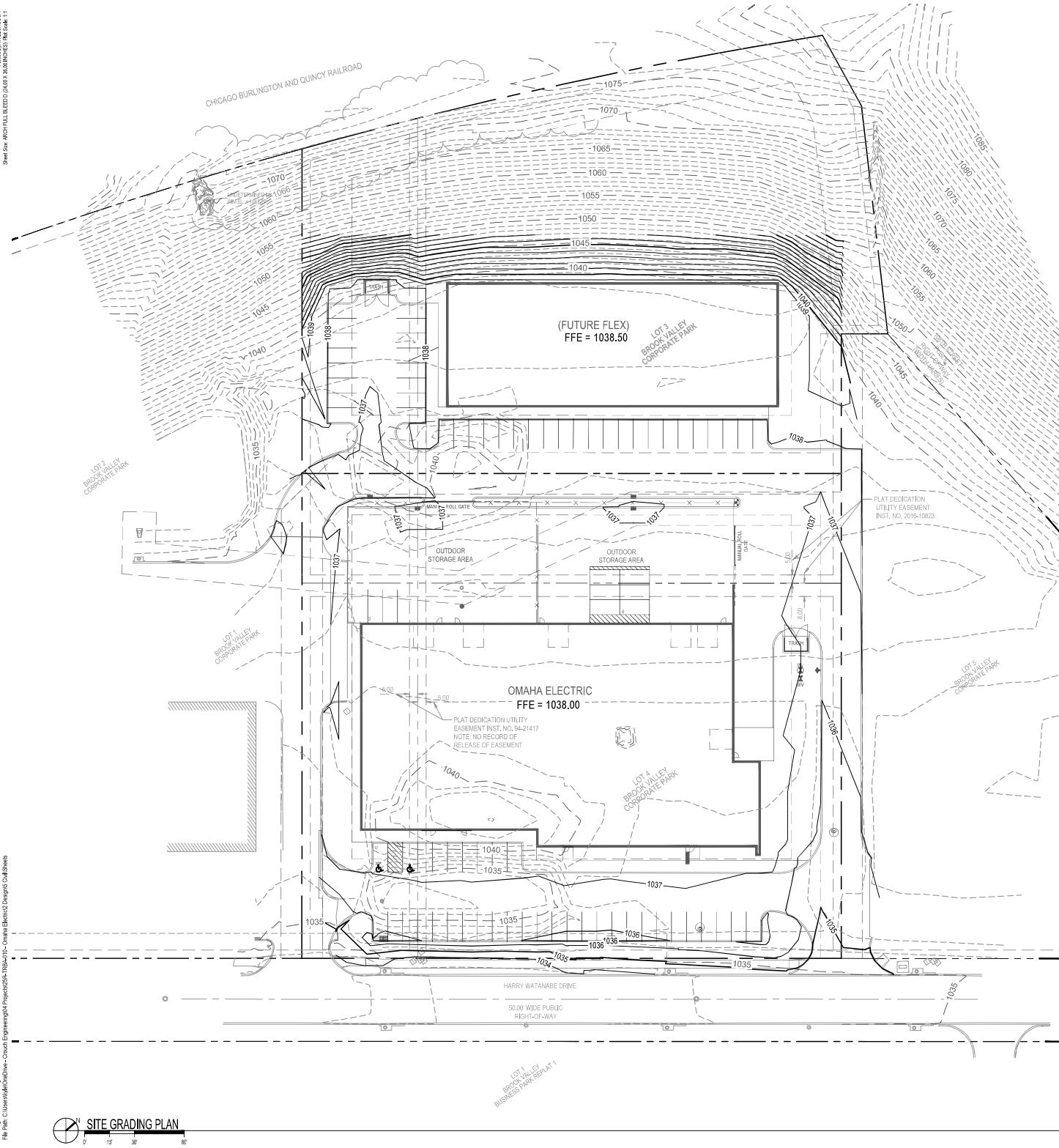
Know what's below.
Call before you dig.

US SURVEY FEET (FT)

Title
EMERGENCY VEHICLE
PLAN

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

Sheet
3 OF 5



GRADING LEGEND

 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR

Proj

Brook Valley Corporate Park
Lots 3 & 4
Planned Unit Development

10946 Harry Watanabe Pkwy
LaVista, Ne 68128

Client

JMHJ Properties, LLC
12010 S 49th St
Papillion, Ne 68133

Issue

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



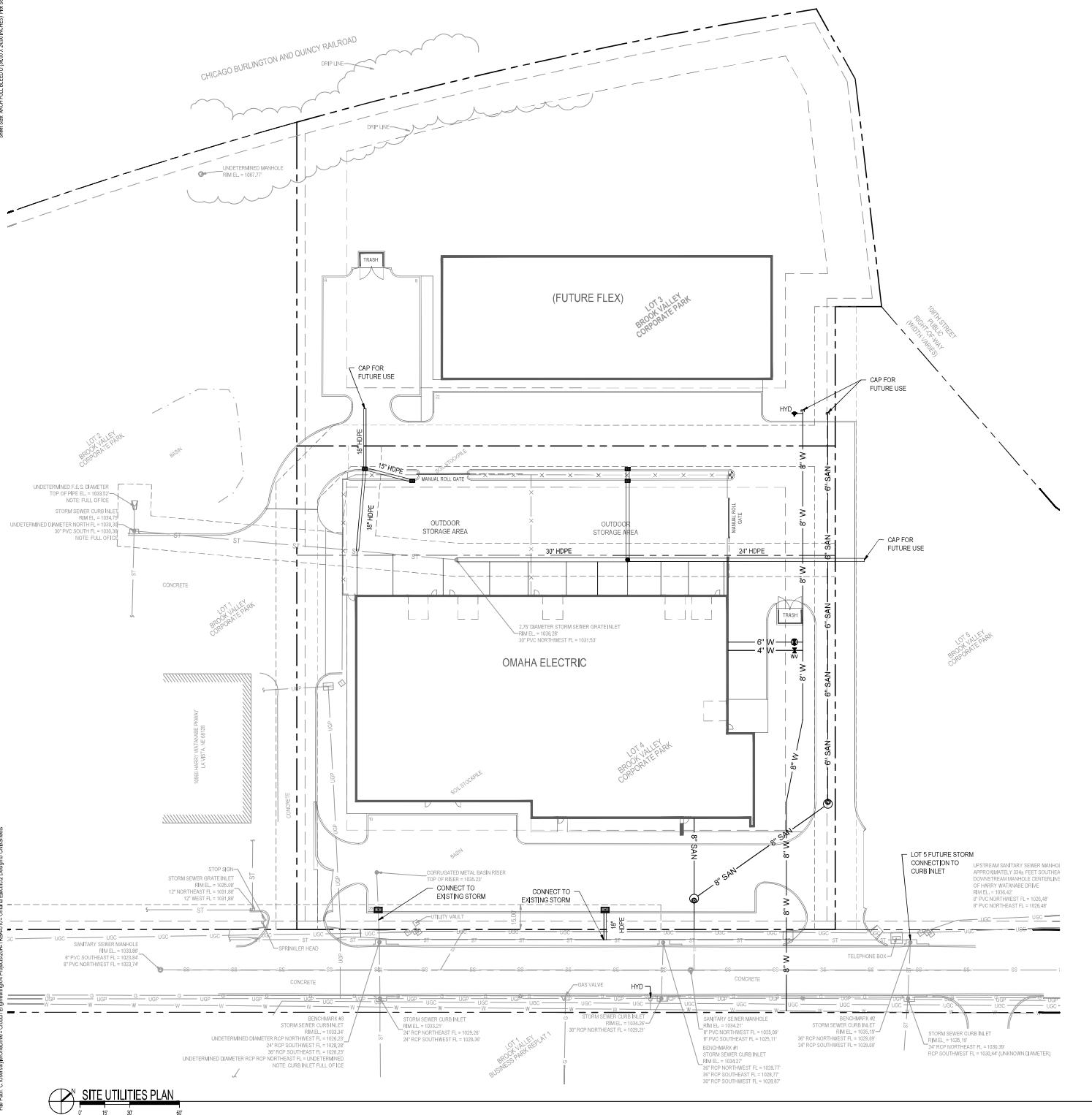
Know what's below.
Call before you dig.



Title

SITE GRADING PLAN

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



UTILITY LEGEND

— SS — SS — PROPOSED SANITARY SERVICE
— W — W — PROPOSED WATER SERVICE
— GAS — PROPOSED GAS SERVICE
— SD — PROPOSED STORM SEWER

The logo for Crouch Engineering consists of a vertical stack of three horizontal bars of increasing height from bottom to top, followed by the company name "CROUCH" in a bold, sans-serif font, and "ENGINEERING" in a smaller font below it.

Project

Brook Valley Corporate Park
Lots 3 & 4
Planned Unit Development

10946 Harry Watanabe Pkwy
LaVista, Ne 68128

Client
JMHJ Properties, LLC
12010 S 49th St
Papillion, Ne 68133

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



Know what's below.
Call before you dig.

US SURVEY FEET (sFT)

Title

SITE UTILITIES PLAN

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

Sheet



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

MORE THAN JUST A PRETTY FACE



Dumpster Enclosure Product

ENGINEERED OR NATURAL WOOD INFILLS



TIMELESS ELEGANCE, MODERN PERFORMANCE

WHETHER YOU'RE SCREENING HVAC UNITS, SECURING LOADING DOCKS, OR CREATING STYLISH ENCLOSURES, OUR MODULAR SOLUTIONS DELIVER LASTING DURABILITY AND EXCEPTIONAL LONG-TERM VALUE.

ENGINEERED FOR STRENGTH – PROFESSIONAL-GRADE EXTRUDED ALUMINUM FRAMES.

QUICK INSTALLATION – SURFACE-MOUNTED AND EASY TO SET UP.

OVER 20 PANEL DESIGNS AND ENDLESS CUSTOMIZATION.

AUTHENTIC, LUXURIOUS APPEAL: CHOOSE FROM PREMIUM HARDWOOD OPTIONS LIKE CEDAR, IPE, TIGERWOOD, GARAPA, AND CUMARU, EACH CAREFULLY SELECTED TO ENSURE SUPERIOR QUALITY AND VISUAL IMPACT.



December 12, 2025

Crouch Engineering
Attn: Kyle Crouch
4507 N 786th 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 are 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 began 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,



Kyle Crouch, PE
Civil Engineer
Crouch Engineering
kyle@croucheng.com
(402) 208-3822

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

Cale Brodersen

From: Cale Brodersen
Sent: Tuesday, January 6, 2026 12:59 PM
To: Kyle Crouch
Cc: Christopher Solberg; Travis Brodersen; Ben Jourdan; John Lepak (jlepak@omahaelectric.com)
Subject: RE: [EXT]Brook Valley Corporate Park Replat - Omaha Electric

Hello Kyle,

Accommodating the change in location for the storm sewer should not delay your process timeline. After our review of your most recent resubmittal, here are a few comments:

- Your PUD and CUP applications should be able to be reviewed by the Planning Commission during their meeting on Thursday, January 22nd at 6:30pm in the Council Chambers at La Vista City Hall (8116 Park View Blvd, La Vista, NE, 68128), pending resubmittal of the items noted below.
- We did not see the updated operating statement regarding the outdoor storage conditional use permit in your resubmittal, but it was referenced in the response letter. Could you please send that?
- We will need the PUD plan set and draft easements to be updated in order to incorporate the relocated storm sewer.
- Please note that in relation to comment response #3, the PCSMP in reference is missing pieces of crucial information (Drainage Basin Area Map(s)). This, along with all other supporting documentation and calculations, will need to be included and reviewed as part of the civil package during building permit review, and must be approved prior to permit issuance.

In order to place this on the January 22nd PC agenda, are you able to submit revised drawings, easement language, and operating statement by next Wednesday, January 14th so that we can include the updated materials in the Planning Commission Packets? Additionally, John are you available to be present at the January 22nd meeting to answer any questions that the Planning Commissioners might have? Thanks,

Cale Brodersen, AICP

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