



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: 2015-CUP-02  
2015-PUD-04

FOR HEARING OF: July 16, 2015  
Report Prepared on June 30, 2015

**I. GENERAL INFORMATION**

- A. APPLICANT:** J. Marcli Hotel Group, LLC
- B. PROPERTY OWNER:** Ada McDermott Revocable Trust
- C. LOCATION:** NE Corner of McDermott Plaza and Eastport Parkway
- D. LEGAL DESCRIPTION:** Lot 1 Southport East Replat Twelve
- E. REQUESTED ACTION(S):** Planned Unit Development (PUD)  
Ordinance amendment, Final Planned Unit Development (PUD) Site Plan,  
and Conditional Use Permit (CUP) to allow for a hotel.
- F. EXISTING ZONING AND LAND USE:**  
C-3 Highway Commercial/Office Park District and Gateway Corridor  
District (Overlay District) with a PUD zoning overlay; the property is  
currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a 72-room hotel.
- H. SIZE OF SITE:** 2.12 Acres.

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground  
that is relatively flat with a gradual downward slope to the north.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. North:** Vacant; C-3 Highway Commercial/Office Park District  
and Gateway Corridor District (Overlay District)
  - 2. West:** Commercial strip center; C-3 Highway Commercial/Office  
Park District and Gateway Corridor District (Overlay District)
  - 3. South:** Summer Kitchen Cafe; C-3 Highway Commercial/Office  
Park District and Gateway Corridor District (Overlay District)
  - 4. East:** Vacant; TA Transitional Agriculture and Gateway Corridor  
District (Overlay District)

C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 1036) that covers this property was approved on May 15, 2007. It allows for 10-foot setbacks (front, side, and rear) and a 55-foot maximum building height, among other regulations and guidelines.

### **III. ANALYSIS**

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses. The proposed commercial use is consistent with the Future Land Use Map.

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

C. **TRAFFIC AND ACCESS:**

1. A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated an 18,000 s.f. retail strip center on this parcel. The proposed 72-room hotel will have much less traffic than the previous assumption. Therefore, a traffic impact analysis is not needed for this proposal.
2. The property will have access to McDermott Plaza which is a private roadway that exists from Eastport Parkway to Lot 2 Southport East Replat Twelve. Condition 2f of the Conditional Use Permit requires the removal of the northern access road on this site and the connection of two entrance points into the parking lot at locations depicted on the Site Plan upon development of Tax Lot 3 17-14-12 (proposed multi-sport project).

D. **UTILITIES:** All utilities are available to the site.

E. **PARKING REQUIREMENTS:**

1. Zoning regulations require a total of 72 parking stalls (one space per rental unit); 3 of these stalls are required to be handicapped accessible. The Final PUD Site Plan depicts a total of 75 parking stalls and includes the required number of accessible stalls. No additional parking is anticipated to be needed.

F. **LANDSCAPING:**

1. The landscaping plan has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report.

**G. BUILDING DESIGN:**

1. The building design has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments are stated within the design review letter from the City's Design Review Architect attached to this report. The applicant has revised the design review documents since the latest review letter and resubmitted to the City. These documents are included as exhibits to the CUP. However, the latest documents hadn't proceeded through design review at the time of packet preparation. Though the design was deemed close enough to proceed through Planning Commission review, the design review process will need to be completed prior to City Council review of the Final PUD and CUP.

**IV. REVIEW COMMENTS:**

1. Condition 2f of the Conditional Use Permit requires the removal of the northern access road and the connection of two entrance points into the parking lot at locations depicted on the Site Plan upon development of Tax Lot 3 17-14-12. Exhibits noted within Condition 2f will be finalized prior to City Council review. A preliminary depiction of the proposed development's access road and its interconnection with this development is provided as an attachment to this report.
2. The existing PUD ordinance (Ordinance 1036) allows for a maximum building height of 55 feet. The elevation views depict a proposed height of 55'-11 1/2". Staff is recommending the removal of the 55' maximum building height requirement within the PUD ordinance as it was intended to provide relief from the previous maximum building height of 45-feet in the C-3 Zoning District. The current regulations for the C-3 Zoning District limit the height of structures to 90-feet.
3. The PUD ordinance provides for a 10 foot building setback from property lines and curbs of private roadways. The site plan complies with this requirement.

**V. STAFF RECOMMENDATION – PUD ORDINANCE AMENDMENT:**

Approval of the PUD Ordinance amendment as the PUD Ordinance amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. STAFF RECOMMENDATION – FINAL PUD SITE PLAN:**

Approval of the Final PUD Site Plan for a hotel, conditional on the finalization of exhibits regarding the removal of the north entry drive and satisfactory completion of the design review prior to City Council review as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

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

Approval of the Conditional Use Permit for a hotel, conditional on the finalization of exhibits regarding removal of the north entry drive and the satisfactory completion of the design review prior to City Council review as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

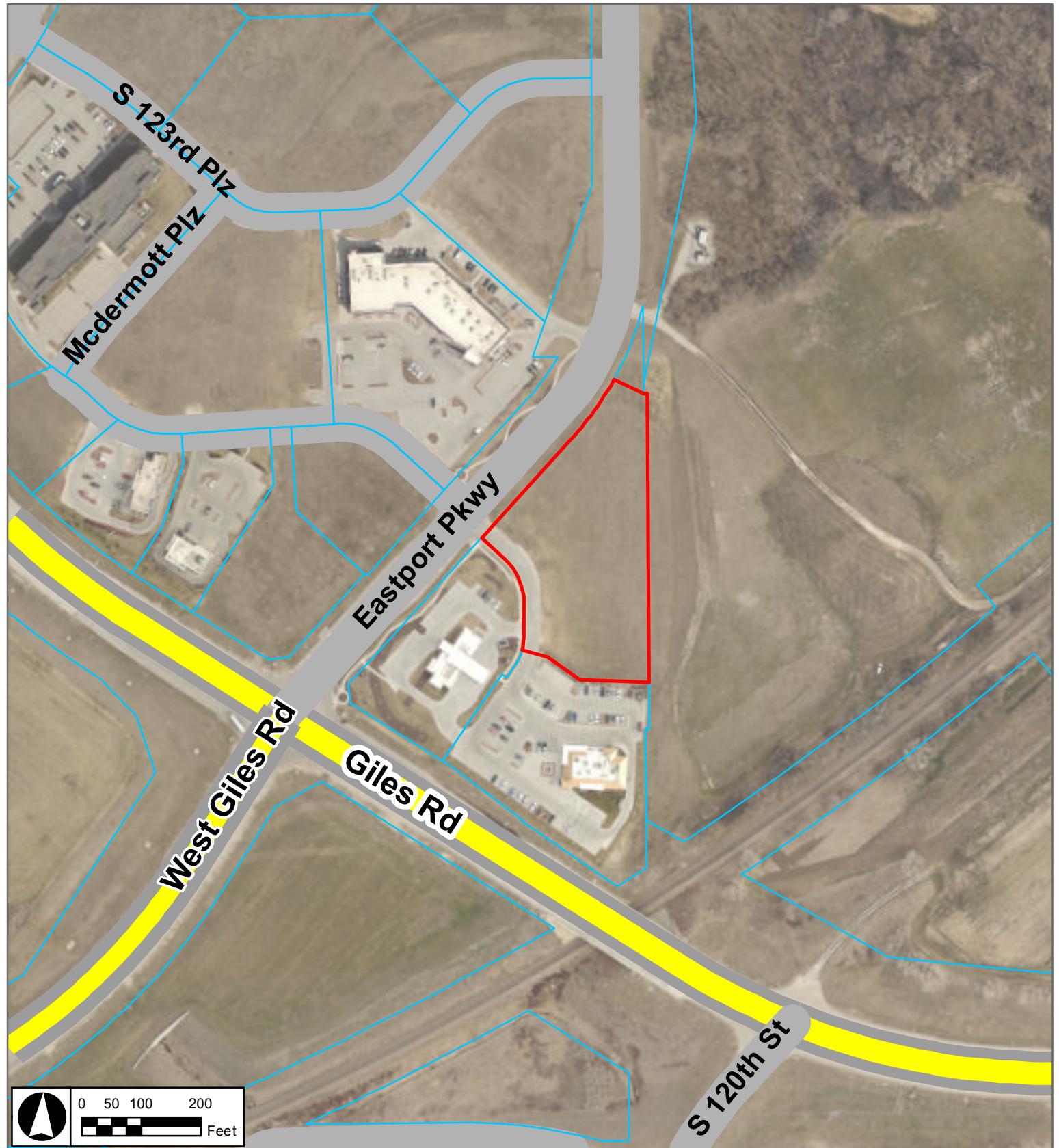
**VIII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. City Engineer's Review Letter
3. Design Review Architect's Letter
4. Access Road Depiction
5. Draft PUD Ordinance amendment
6. Draft PUD Site Plan
7. Draft Conditional Use Permit with exhibits

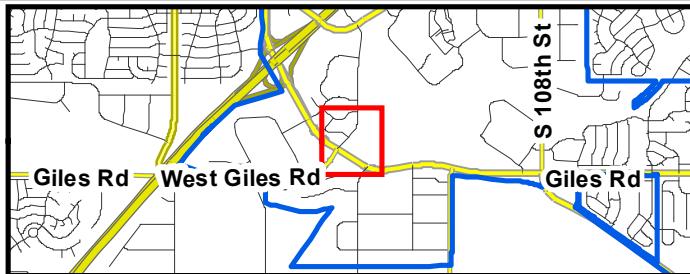
**IX. COPIES OF REPORT TO:**

1. Gregory Bruce Weilert, J. Marcil Hotel Group, LLC; Applicant
2. Michael McDermott, Ada McDermott Revocable Trust; Property Owner
3. Will Rogers, Associated Architects; Architect
4. Public Upon Request

  
\_\_\_\_\_  
Prepared by: \_\_\_\_\_  
  
\_\_\_\_\_  
Community Development Director      07/10/2015  
\_\_\_\_\_  
Date



**Project Vicinity Map**



**Comfort Suites Vicinity Map**

07/09/2015  
CSB





January 16, 2015

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

RE: Conditional Use Permit & PUD Amendment  
Southport East Replat 12, Lot 1  
Proposed Comfort Inn & Suites

Chris:

I have reviewed the documents in your transmittal of January 6, 2015 showing a proposed site plan and building elevation views for a hotel on the above-referenced parcel. I offer the following comments:

CUP

In regards to the elements set forth in Article 6.05 of the zoning regulations:

6.05.01 No objections

6.05.02 No objections

6.05.03 Need to provide for access to the east at SE property corner dependent on land use that occurs to the east. The proposed driveway at the north end of the site will cross Outlot A of Southport East Replat Eleven. This outlot needs to be shown on the Site Plan. The outlot is owned by the same persons that own Tax Lot 3 east of the site. The applicant needs to contact the owner of Outlot A to obtain their concurrence in the proposed construction activity. Relative to providing for orderly development of surrounding property, as required by this element, this would be the appropriate time for the access at the north end of the site to be constructed in a manner that services this site and the property to the east. This may warrant a northbound right-turn bay on Eastport Parkway and should include consolidating the current access to the cell tower and property to the east into this location.

6.05.04 Need to see a conceptual storm water management plan.

6.05.05 A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated an 18,000 s.f. retail strip center on this parcel. The proposed 72-room hotel will much less traffic than the previous assumption. Therefore, a traffic impact analysis is not needed for this proposal.

**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 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

- 6.05.06 No objections
- 6.05.07 No objections
- 6.05.08 No objections
- 6.05.09 No objections
- 6.05.10 See item 6.05.05 above
- 6.05.11 See item 6.05.04 above

#### PUD

Section 4 of PUD Ordinance 1036 for this property requires site plan approval by the City.

Project will need to comply with design guidelines as set forth in Ordinance 1036.

The PUD allows for a maximum height of 55 feet. The elevation views show a maximum height of 55'-11 1/2".

The PUD provides for 10 feet building setback from property lines and curbs of private roadways. The site plan complies with this requirement.

The site plan needs to include data showing at least 25% greenspace on the lot and at least 10% of the parking lot being greenspace. If these criteria are met, then the interior property line requirement for 10 feet of landscaping can be waived which would apply along the south and east property lines where less than 10 feet of landscaping is provided.

The PUD encourages public spaces and amenities. A curvilinear public sidewalk along Eastport Parkway and perhaps a seating area at the north end of the site could address this factor. The curvilinear sidewalk should allow for a right-turn bay at the future roadway to the east at the north end of the site.

The applicant should be reminded that they will need FAA approval. Please contact me with any questions about these comments.

  
John M. Kottmann, P.E.  
City Engineer

May 28, 2015

Mr. Chris Solberg  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

RE: Comfort Suites Design Review #1

Dear Chris:

This letter shall provide corrections and/or recommendations for the applicants design review and submittal package dated May 1, 2015. For tracking purposes I have noted deficiencies in the submittal package and the corresponding requirements outlined in the Southport East Design Guidelines.

**Sheet AS.1:**

1. South parking stalls are too close to the property line and do not allow for the required 10' green space and planted screening. Coordinate with Landscape Plan L1. (Refer to Appendix E. Interior Property Line Plantings)
2. West sidewalk layout does not match the more current layout shown on Civil PAVING AND LAYOUT PLAN.
3. East sidewalk and parking stalls to the north do not allow for the required 10' green space and planted screening if the future street is constructed as indicated on the plans.

**Sheet AS.2:**

1. Detail 2 - the trash enclosure as submitted does not meet the requirements. (Refer to Appendix R. Refuse Screen Gate)
2. Detail 8, note 5 - submit physical sample of "redwood" stain specified for compliance with acceptable colors. (Refer to Appendix N. Minor Accent Color Ranges)

**Sheet PAVING AND LAYOUT PLAN:**

1. All Civil drawings should have a sheet number in the bottom right corner for easier reference, not just a sheet name.
2. Note 13, barricade(s) indicated at the (2) south future driveway connections need to be more thought out as to how their appearance will affect the views from the parking lot and driveways. This barricade does not meet the intent of the landscape screening requirements.

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

**Sheet GRADING PLAN:**

1. Bioretention pond should have an organic, undulating shape not an "engineered shape". The path of the adjacent serpentine sidewalk should be taken into account and any berms or landscaping cross-coordinated. Coordinate redesign with sheets POST CONSTRUCTION STORMWATER MANAGEMENT PLAN and L1, LANSCAPE PLAN.
2. Verify slope of sidewalk connecting drop off area cross walk to west perimeter sidewalk and that it meets the acceptable slopes for handicap accessibility.

**Sheet NOTES AND DETAILS:**

1. PAVE DRAIN UNITS need to be submitted with physical samples for verification of color and appearance.

**Sheet A3.1:**

1. Submit physical samples of exterior finish materials and colors indicated.

**Sheet R3.1:**

1. See attached scan with annotated recommendations in red.
  - a. La Vista requires 4 sided design. Review all 4 elevations for consistency of rhythm and repetition of elements and materials.
  - b. Overall percentage of brick appears short of 60% requirement in the mid-facade. (Refer to Paragraph 5.II.D.2.b.)
  - c. Vertical areas where EIFS extends down to grade appear out of place with brick base banding and could present maintenance issues.
  - d. Consistency of awnings needs to be reviewed.
  - e. Show the size/scale of the arbor element in the renderings or separate rendering.

**Sheet L1:**

1. PLANT LIST, the sizes on deciduous trees should be 3" minimum. Ornamental & evergreen trees should be 2-1/2" minimum. (Refer to Appendix G. Plant List)
2. Landscaping at the storm water detention structure needs to be coordinated with Civil.
3. Screening at the south property line needs to be provided per the guidelines. Fully or partially relying on the adjacent property owner's existing screening is not a compliant strategy.

May 28, 2015  
City of La Vista  
Comfort Suites Design Review #1  
Page Three

**Sheet ESP1.2:**

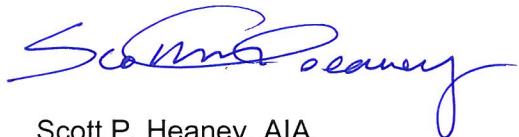
1. Parking lot pole lights "AA & AA1" do not comply. Refer again to Appendix H. and I. for site lighting requirements.
2. Wall pack fixture "CC" is generally acceptable, but needs to be re-specified with a lens configuration that provides full cut off so the light source is not visible. Locations for this fixture need to be shown on the exterior elevations and rendering.

Please feel free to contact me regarding additional clarifications or questions.

(402) 431-6317 direct  
[sheaney@schemmer.com](mailto:sheaney@schemmer.com)

Sincerely,

THE SCHEMMER ASSOCIATES, INC.  
ARCHITECTS | ENGINEERS | PLANNERS

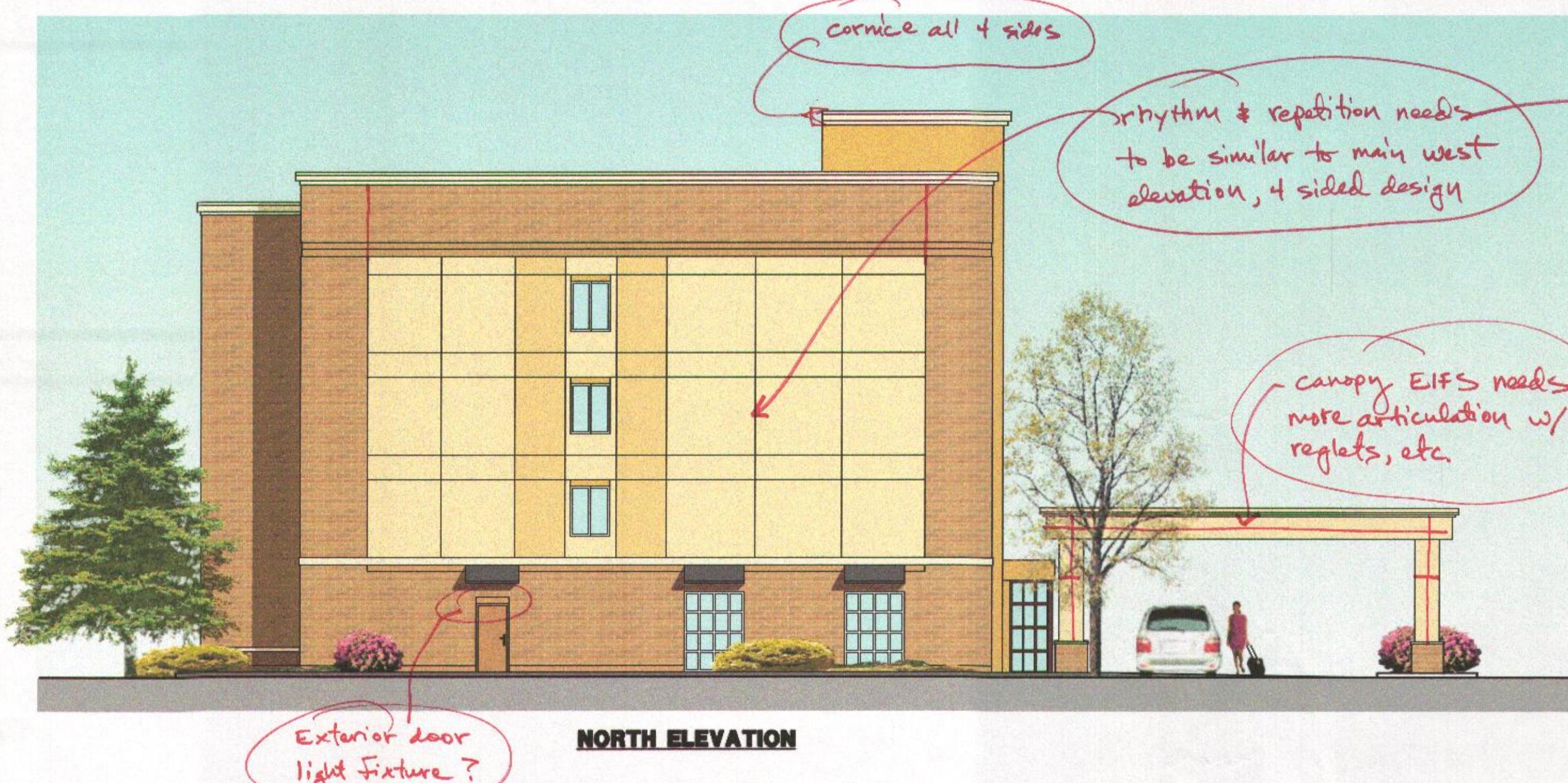


Scott P. Heaney, AIA  
Senior Project Architect

Enclosures



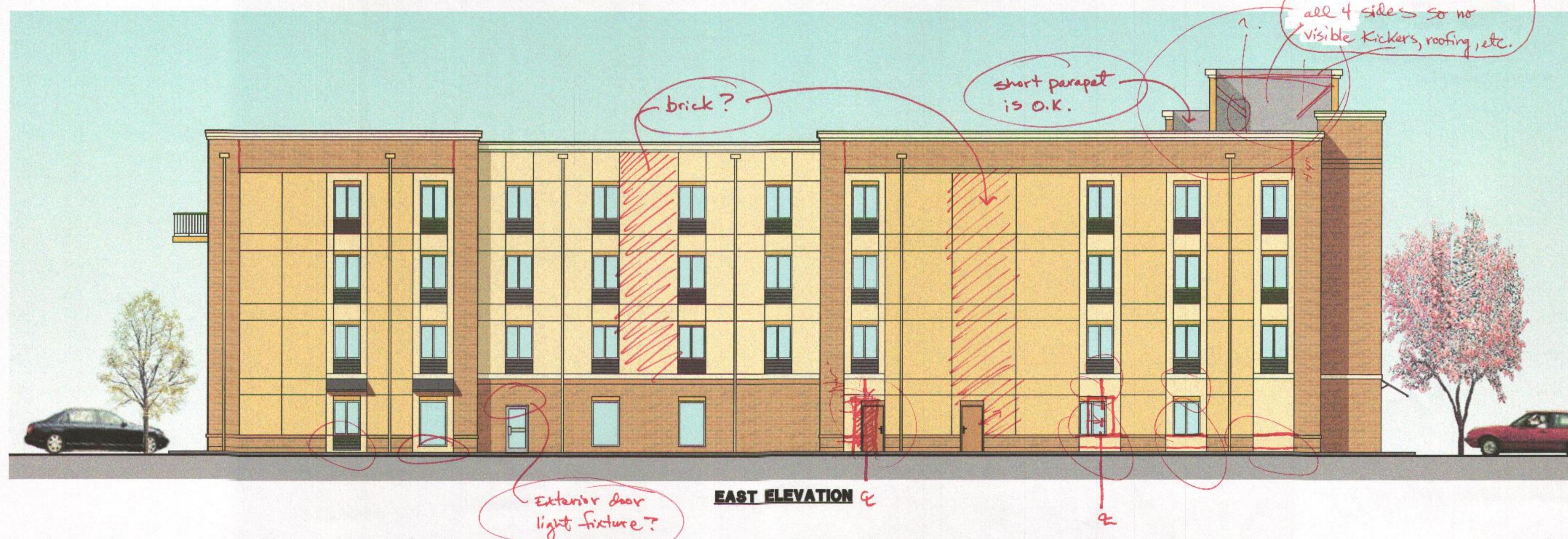
- Percentage of brick? 60%?
- Consistency of awning locations?
- Show arbor in renderings.
- 4 sided design required.



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**

A NEW 72 ROOM COMFORT INN & SUITES FOR:  
**J. MARCLI HOTEL GROUP, LLC**  
 7238-7276 S 120TH ST  
 LA VISTA, NE 68128

REVISIONS

DATE:

12-03-14

DRAWN: PROJECT NO.:

PP

TITLE:

ELEVATIONS

DWG FILE:

E002-Elev

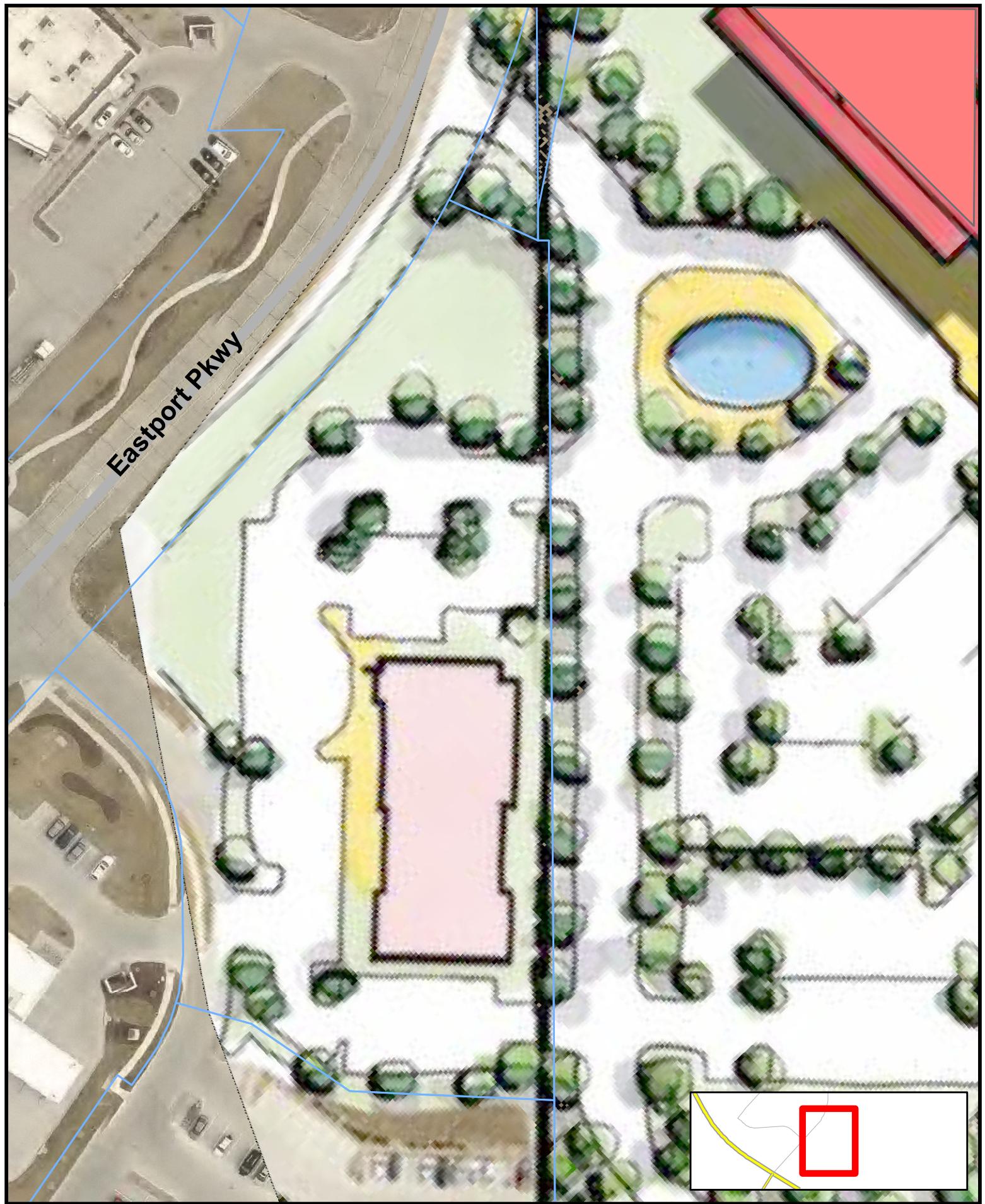
SHEET NO.:

**R3.1**

**ASSOCIATED ARCHITECTS**  
 P.O. BOX 33034  
 DENVER, COLORADO 80233  
 PHONE: (303) 641-5353  
 FAX: (303) 641-5018  
 EMAIL: AA@ASSOCIATEDARCHITECTS.NET



**COMFORT SUITES**



Rendering of Proposed Access Drive

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ORDINANCE NO. 1021 BY REPEALING THE FINAL PUD DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE CITY CLERK; ESTABLISHING NEW 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. In accordance with Section 5.15 of the La Vista Zoning Ordinance No. 848, the final PUD-1 (Planned Unit Development) plan for Southport East Replat Seven is developed for the following described real estate, to wit:

LEGAL DESCRIPTION

LOTS 1-3, SOUTHPORT EAST REPLA T SEVEN, BEING A REPLA TIING OF LOT 1, SOUTHPORT EAST, A SUBDIVISION LOCATED IN PART OF THE SOUTH Y, OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 5TH P.M., SARPY COUNTY NEBRASKA, GENERALLY LOCATED NE OF EASTPORT PARKWAY & GILES ROAD.

Section 2. This document provides for a PUD plan for development of a planned commercial center that will service not only the city, but also the surrounding market area. Such commercial center is characterized by attached and free-standing retail, lodging, office, dining and entertainment establishments served by parking areas, and uniquely located on a tract of land that has an area of approximately 5.456 acres. 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 R.S. Land, Inc.; its 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. "Landscaping Easement" shall mean that area adjacent to the street right-of-way providing for required street trees and landscape material.
- D. "Open Space" shall mean anything on the site except buildings, parking lots and vehicular circulation areas, generally pervious, but may include well landscaped pedestrian plazas.
- E. "Planned Unit Development Plan" shall mean a plan developed and approved that outlines certain provisions for the property and its uses. Such plan shall consist of the final plat, design guidelines, conceptual PUD Site Plan and PUD Plan narrative.
- F. "Plat" or "the Plat," shall mean the final plat approved by the City Council.

G. “Southport East Design Guidelines” shall mean the specific guidelines jointly developed, agreed to and amended by Developer and City for the Subdivision for the purpose, among others, of creating cohesiveness and ensure quality of materials, aesthetics and maintenance upon which all tenants and owners can rely and to ensure view continuity and creation of a sense of place through the use of common elements of site and architecture, a copy of which is attached to Ordinance No. 1021 as Exhibit “C”.

H. “Subdivision” shall mean the 5.456 acres of land described in Exhibit “A” hereto, to be known as “Southport Village.”

#### Section 4. Conceptual Site Plan

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

#### Section 5. Allowed Uses

Unless otherwise provided in this Ordinance, all Permitted and Permitted Conditional Uses allowed within the C-3 Highway Commercial/Office Park District shall be allowed in Southport Village except as modified below:

A. The following uses shall be prohibited:

- i. Automobile/motor vehicle sales
- ii. Uses listed as exempt from property taxes under Neb. RS 77-202

#### Section 6. Building Design Guidelines and Criteria

A copy of the Southport East Design Guidelines in the form approved and amended by the City as Exhibit “C” to Ordinance No. 1021, with the exception of Section 5.C regarding Roofs, which is attached to this ordinance as Exhibit “2”. All applications shall adhere to requirements of the approved PUD Plan and Design Guidelines. Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria. The Southport East Design Guidelines take the place of the City’s Commercial Building Design Guide and Criteria dated **September 15, 1999**. The City Administrator shall make the final determination in the event of a conflict.

#### Section 7. Conditions of the PUD-1 District

Section 5.15 of the La Vista Zoning Ordinance No. 848 includes the Planned Unit Development Overlay District (PUD) and establishes certain regulations and guidelines pertaining to accompanying information required on a plat, site plan and/or conditional use permit. The Southport Village development shall comply with Section 5.15.04 of the Zoning Ordinance.

A. General Conditions

The Conceptual PUD Site Plan incorporates commercial uses (office, retail, lodging, and restaurants) on Lots 1-3.

In addition, the following general site plan criteria shall be integrated into and made part of the Southport Village PUD Plan.

- 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 PUD Plan and Southport East Design Guidelines.

- ii. Unless otherwise specified herein, the development of the Southport Village 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 PUD Plan, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the C-3, Gateway Corridor and PUD-1 zoning districts shall apply to any development within the identified area. 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 berming and landscaping.

- i. The intent of the design and layout for Lots 1-3 Southport East Replat Seven is to develop retail and office center(s) and/or individual businesses.
  - a. Building Height. Within these lots, permitted building heights will ~~be a maximum of fifty-five (55) feet above the average finished grade of the ground at the perimeter of the building.~~ be controlled by the underlying C-3 zoning district regulations.
  - b. Building Setback. No part of any free standing or multiple-attached building shall be erected within ten (10) feet of the property line. The front yard, side yard and rear yard setbacks abutting a shared access easement will be no closer than (10) feet from the back of the curb.
  - c. Open Space/Buffer. The minimum required open space for each lot in this Parcel shall be equal to at least twenty-five percent (25%) of the gross area of the lot. Parking areas, except for driveways shall be effectively screened from general public view by incorporating the natural landscape and topography with the introduction of permanent earth berming of no less than two (2) feet above the top of curb of the adjacent public street. In any case, all parking areas shall include landscape areas, islands, screens, etc., equal to not less than ten percent (10%) of the total paved area. Such landscaped areas may be included as part of the 25% total open space. Landscaped islands within the parking area shall have ground cover of sodded grass, shrubs or other acceptable living plant material, unless the City specifically approves an alternate ground cover as part of the site plan review. Appendix E of the Southport East Design Guidelines regarding interior property line plantings and minimum 10 foot green space may be waived if the requirements of this section have been satisfied.
  - d. Landscape. Landscape will include the integration of recommended overstory and understory trees, shrubs and ornamental grasses per the Southport East Design Guidelines. A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Southport Village development and its approved guidelines.
  - e. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations and Southport East Design Guidelines.

- f. Public Spaces. Feature lakes, detention pond areas, easements for public amenities, sidewalks within open areas, pedestrian plazas and paved outdoor spaces (excluding parking lots) are encouraged in order to link commercial areas with pedestrian plazas and to create interaction.

C. Commercial, Office and Mixed Use Site Design Guidelines

Off-street parking should be behind or beside the building when possible. Buildings should be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances and open spaces. The corners of street intersections and/or shared access easements, particularly site entries, should be distinguished by special landscape or architectural treatments. The use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is strongly encouraged. Overhead doors and loading docks shall be totally screened from public streets. When possible, the integration of storm drainage and detention should be designed to enhance the public space.

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 final plat and subdivision agreement. Any deviation from this shall require the approval of the City.
- ii. Off-Street Parking. Parking on lots in the identified area shall be provided based on Section 7.06 of the Zoning Ordinance, or the aggregate ratio of four and a half (4.5) off-street parking spaces per one thousand (1,000) square feet of gross leasable floor area of multi-tenant flex buildings, unless off-site/public parking is utilized with approval of the city.

a. Landscaping.

- (1) Off-street parking areas containing twenty-five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along street frontages, and shall be protected by a concrete curb.
- (2) Landscape islands a minimum of seven (7) feet in width shall be provided at the end of all parking rows. In addition, landscape islands a minimum of seven (7) feet in width shall be provided throughout the parking lots such that no parking space is farther than one hundred twenty (120) feet away from any landscaped space.
- (3) Required trees shall be located to minimize potential damage to vehicles, to insure adequate sight distance, and the maneuvering of emergency vehicles within the development and each lot.
- (4) The internal landscaped areas shall be located to direct traffic, dispersed throughout the lot to improve site aesthetics, and installed so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or

adjacent properties, or obstruct vision for safety of ingress or egress.

- (5) Parking areas shall be screened, recessed, or otherwise constructed and located so as to prevent the glare from automobile headlights illuminating adjacent properties and to minimize negative views from public streets.
- (6) Parking area lighting shall be in accordance with the Southport East Design Guidelines. A lighting plan shall be submitted from review in conjunction with any site plan.
- (7) Off-street loading areas shall not interfere with or impede the circulation or flow of traffic.

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations, except as modified by the Southport East Design Guidelines.

Section 8. Amendment to this PUD Plan. Application for amendments to this PUD plan may be made only by the Developer as long as the applicant owns property within the Subdivision. This shall overwrite Section 5.15.09 of the Zoning Ordinance. Minor modifications may be made to the common area improvements with administrative approval by the City Administrator or designee. Major property owners within the Subdivision will be notified of proposed major amendments and be given an opportunity to provide comments.

Section 9. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk

## **5. SOUTHPORT'S STYLE**

### **I. GENERAL STYLE REQUIREMENTS**

A. Every building within the Southport development shall have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Office buildings within Southport can develop a contemporary interpretation of the historically eclectic style. See the *Building Elements* section of this document for further clarification.

### **II. SPECIFIC STYLE REQUIREMENTS**

A. All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.

1. A **recognizable base** can be achieved by, but not limited to:
  - a. Change in plane between the base and mid-façade
  - b. Change of material from the mid-façade.
2. A **recognizable mid-façade** (middle) shall:
  - a. Be compromised of the main primary building material(s).
3. A **recognizable cornice** can be achieved by, but not limited to:
  - a. Change in plane between the cornice and mid-façade.
  - b. Change of material from the mid-façade.

### **B. WINDOWS/ MULLIONS**

1. In keeping with the historically weighted eclectic style selected for the Southport development, it is desirable that all window openings would be smaller scaled “punched” windows. Horizontal strip windows will not be allowed. However, in understanding the needs of modern day business, the following will also be allowed:
  - a. Office buildings: The mid-façade (middle) could entirely or partially be comprised of a curtain-wall window system.
  - b. Retail Buildings: May have larger scaled “store-front” type openings.
  - c. Flex Space Buildings: May have larger scaled “store-front” type openings.
2. All window mullions shall be natural aluminum in color.

### **C. ROOFS**

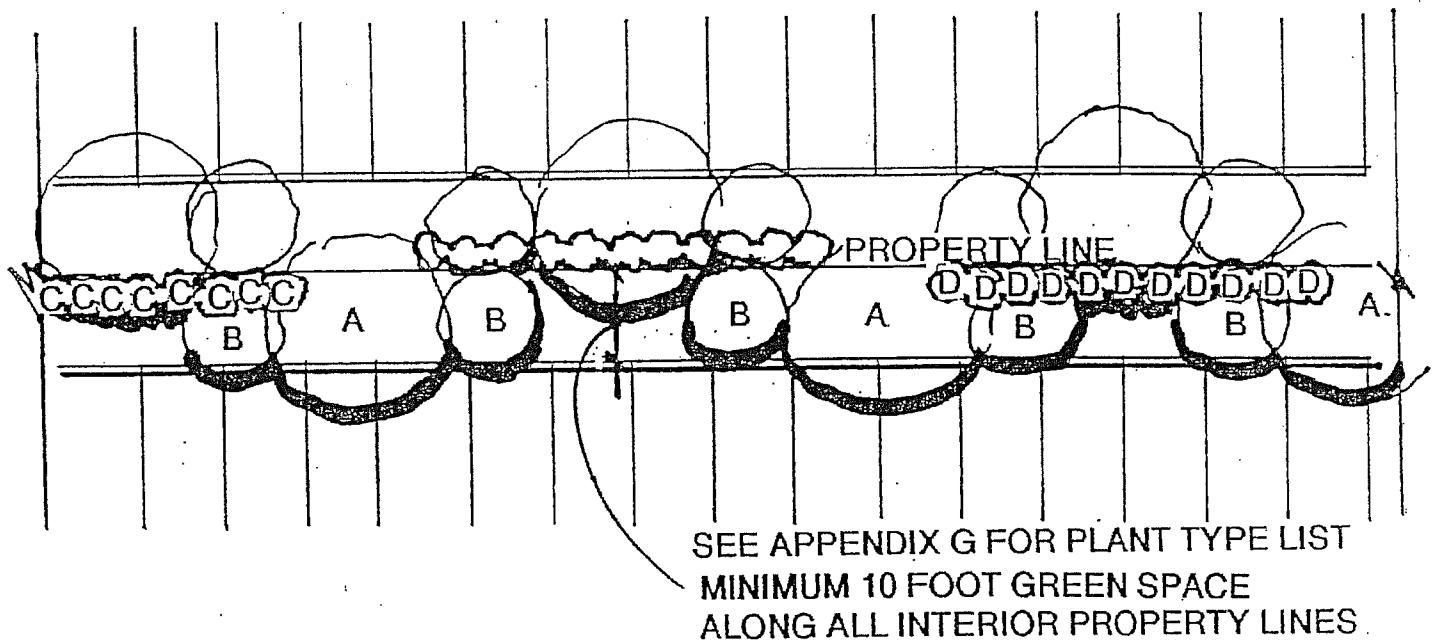
1. All buildings shall have either flat roofs or pitched roofs.
  - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
  - b. Pitched Roofs shall have a slope of 6/12 or greater. They shall be comprised of standing seam metal roofing of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

### **D. DIVERSITY OF BUILDING MATERIALS**

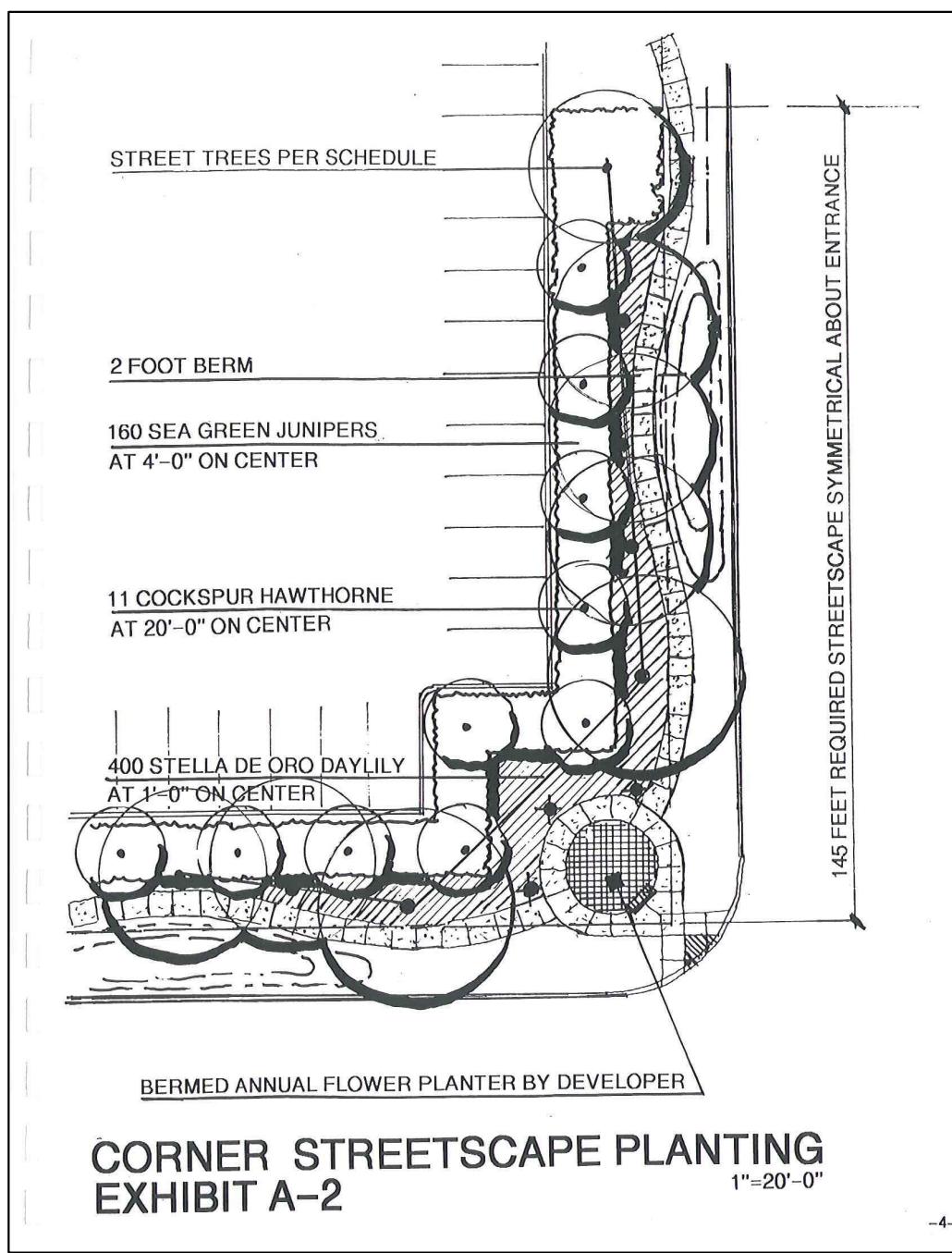
- Every building shall have a minimum of (3) and a maximum of (5) primary and/or secondary building materials.
- 1. **Office Building Requirements**

## 16. APPENDIX E: Interior Property Line Plantings

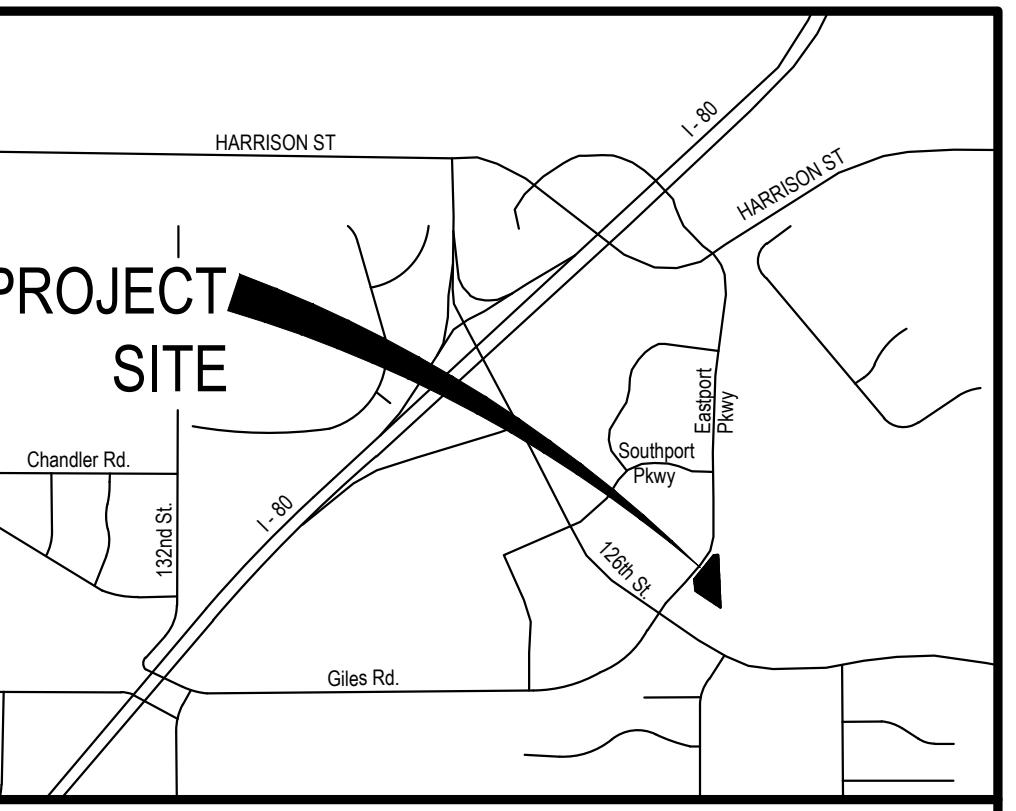
APPENDIX E may be waived for Lots 1-3, Southport East Replat Seven if the requirements of the PUD Plan Section 7.B.c, Open Space/Buffer, have been satisfied.



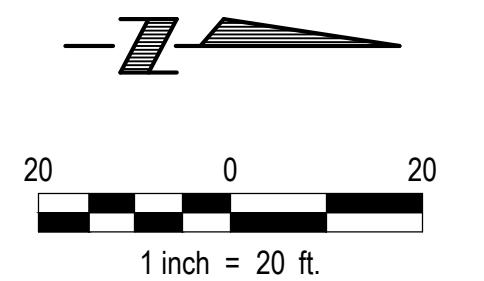
Scale 1"= 20'-0"



Site Parking Table							
	Lot Area						
Lot No.	Sq. Ft.	Acres	Building Type	Building Size	Required Parking	Provided Parking	Parking Ratio
LOT 1 REPLAT 12	92,359	2.120	HOTEL	72 ROOMS	72 Stalls	75 Stalls	1.04 Stalls / Room

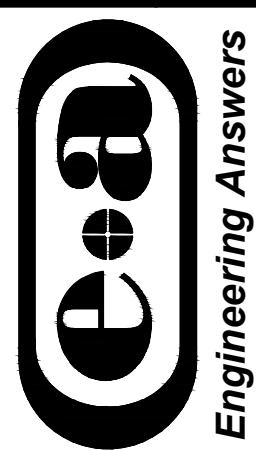
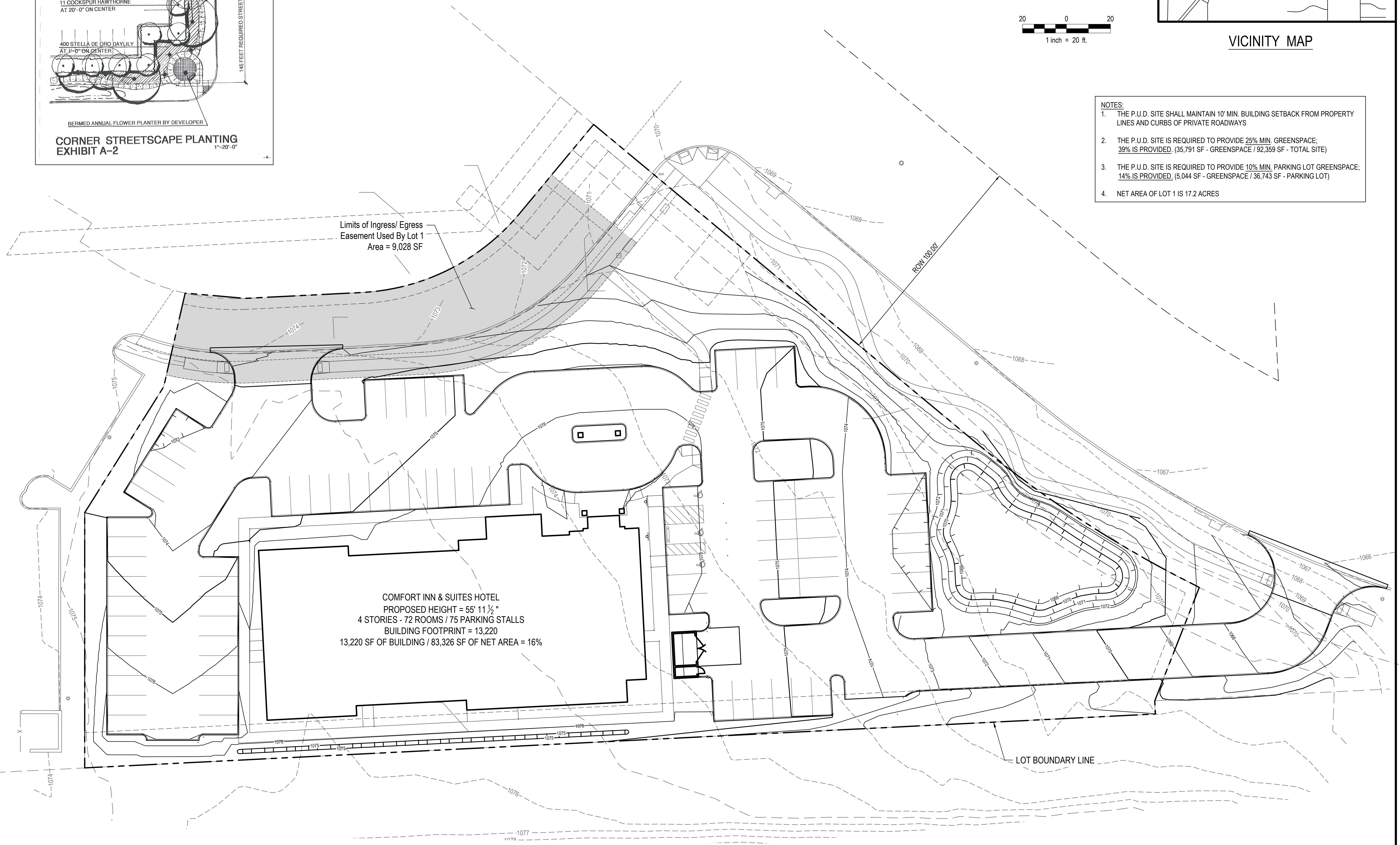


## VICINITY MAP



NOTES:

1. THE P.U.D. SITE SHALL MAINTAIN 10' MIN. BUILDING SETBACK FROM PROPERTY LINES AND CURBS OF PRIVATE ROADWAYS
2. THE P.U.D. SITE IS REQUIRED TO PROVIDE 25% MIN. GREENSPACE; 39% IS PROVIDED. (35,791 SF - GREENSPACE / 92,359 SF - TOTAL SITE)
3. THE P.U.D. SITE IS REQUIRED TO PROVIDE 10% MIN. PARKING LOT GREENSPACE; 14% IS PROVIDED. (5,044 SF - GREENSPACE / 36,743 SF - PARKING LOT)
4. NET AREA OF LOT 1 IS 17.2 ACRES



The logo for Coa, featuring a stylized lowercase 'a' with a 'c' inside its top curve, all in a bold, black, sans-serif font.

**COMFORT INN AND SUITES  
SOUTHPORT EAST LOT 1 REPLAT 12  
8121 EASTPORT PARKWAY  
SARPY COUNTY, NEBRASKA**

# PLANNED UNIT DEVELOPMENT SITE PLAN

		Description	
Date:	No.	Date	Description
Designed By:	7/8/2015	Drawn By:	BJW
Scale:	PJC		1"=20'
Sheet:	1	of	9

## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for Hotel**

This Conditional Use Permit issued this 1st day of September, 2015, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, \_\_\_\_\_ ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a hotel upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Southport East Replat Twelve, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a hotel; 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 "AS.1" hereto for a hotel, 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:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
  - a. A site 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 "AS.1".
  - b. The hours of operation will be 24 hours a day seven days a week.
  - c. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
  - d. The premises shall be developed and maintained in accordance with the site plan (Exhibit "AS.1") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
  - e. Upon development of Tax Lot 3 17-14-12 owner will construct two parking lot entrances to the adjacent roadway along the east property line at the locations depicted in the CUP Site Plan, Exhibit "AS.1". At that time, the developer will also demolish the northern access road and adjust the landscaping as per Exhibits \_\_\_\_ and \_\_\_\_.
  - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape.

Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.

- g. 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, FAA and ADA.
- h. 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.
- i. 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.

3. In respect to the Gateway Corridor Overlay District and Southport East Design Guidelines:

- a. Building Exterior (Style and Building Materials)
  - i. The elevation plans (Exhibits "A3.1" and "R3.1") and material submitted indicate a combination of brick and E.I.F.S. with a recognizable base, mid-façade and cornice.
  - ii. All windows shall be "punched" style.
  - iii. The project has incorporated four of the six optional building elements to the exterior design of the building as prescribed by the Southport East Design Guidelines. Site furniture and arbors are illustrated on the Site Plan and Site Details (Exhibits "AS.1" and "AS.2") as well as the site furniture cut sheets (Exhibits "F1" through "F4"). Awnings and a square columns are illustrated on the elevation plans (Exhibits "AS3.1" and "R3.1").
- b. Mechanical Units
  - i. According to the building elevations (Exhibits "A3.1" and "R3.1"), there are louvers integrated below the windows at each individual room. Such louvers shall be painted to match the surrounding wall finishes.
  - ii. The ground units, electrical transformers, and gas meters are to be screened from view by a mixture of shrubs and grasses as depicted in the landscape plan (Exhibit "L1").
- c. Trash Enclosure
  - i. The Site Plan (Exhibit "AS.1") and Site Details (Exhibit "AS.2") indicates screening (trash enclosure) around the refuse dumpsters. The walls of the trash enclosure are to be constructed of masonry units to match the material on the main structure. Two gates with steel frames will be utilized on the enclosure.
- d. Landscaping and Site Treatment
  - i. The Landscape Plan (Exhibit "L1") has identified the required landscaping to the site and shall be incorporated accordingly.
  - ii. Any changes to the landscape plan must be approved by the City of La Vista.
  - iii. All sidewalks along Eastport Parkway shall be serpentine. Sidewalks along McDermott Plaza shall connect to existing sidewalk connections on Lot 2 Southport East Replat Twelve.
- e. Exterior Light Fixtures
  - i. All exterior light fixtures used on this project for parking lots shall be in accordance with the Southport East Design Guidelines. Parking lot lights (Exhibit "ESP1.1" and "ESP1.2") shall be located according to the Site Lighting Plan (Exhibit "ESP1.1").
  - ii. All additional exterior light fixtures must be submitted for approval.
- f. Signage
  - i. All signs shall comply with the City's sign regulations. Wall signage shall be individual can

letters in accordance with the Southport East Design Guidelines.

4. 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, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
  - 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.
5. 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 (30) days of City's giving notice thereof.
6. If the permitted use is not commenced within one (1) year from September 1, 2015, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
7. 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.
8. 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:** Gregory Bruce Weilert  
J. Marcli Hotel Group LLC  
16361 Barton Street  
Overland Park, KS 66062

**Effective Date:**

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

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

---

Pam A. Buethe  
City Clerk

**CONSENT AND AGREEMENT**

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

Owner:

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

## ACKNOWLEDGMENT OF NOTARY

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

---

## Notary Public

## ACKNOWLEDGMENT OF NOTARY

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

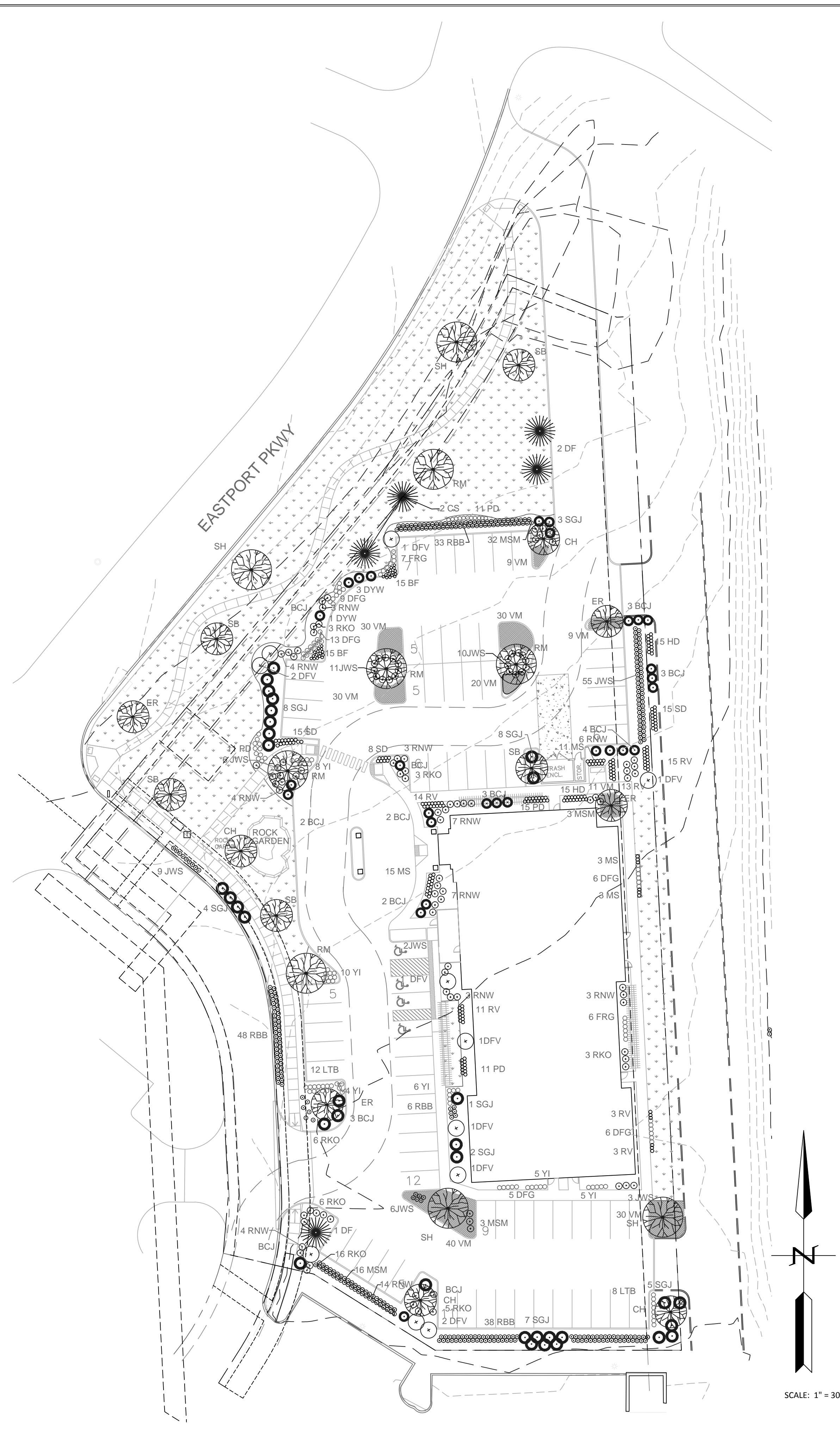
On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [\_\_\_\_\_], personally known by me to be the \_\_\_\_\_ of J. Marcli Hotel Group LLC, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

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## Notary Public







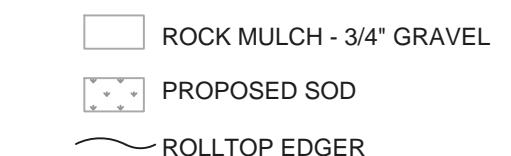
## STANDARD LANDSCAPE NOTES:

ALL LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM USING THE WATER CONSERVATION PRACTICES OUTLINED BY THE CITY OF LA VISTA. DRIP IRRIGATION SHALL BE USED IN ALL SHRUB BEDS.

2. A SEPARATE IRRIGATION ZONE/LINE SHALL BE ESTABLISHED FOR TREES AND SHRUBS. THESE ZONES SHALL CONTAIN DRIP IRRIGATION.
3. ALL SHRUB BEDS WILL BE MULCHED WITH SHREDDED CEDAR MULCH TO A MINIMUM DEPTH OF 3 INCHES, AND PLACED OVER GEO-TEXTILE FABRIC.
4. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING, AS MINIMUM OF 4 INCHES WIDE AND  $\frac{1}{8}$  " THICK WITH ROLLED TOP.
5. SOIL IN LANDSCAPE AREAS CONTAINING LANDSCAPE PLANTS SHALL BE AMENDED WITH A MINIMUM OF 3 CUBIC YARDS PER 1,000 SQ. FT. OF ORGANIC MATTER. SOIL AMENDMENT SHALL BE DISCED OR TILLED INTO THE SOIL TO A DEPTH OF 8 INCHES.
6. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES SHOWN ON THE LANDSCAPE PLANS. IN THE CASE OF DISCREPANCY BETWEEN THE PLAN(S) AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE.
8. ALL TREES, SHRUBS OR OTHER BALLED AND BURLAPPED PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE, BURLAP (MIN. TOP 2/3) OR OTHER CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.

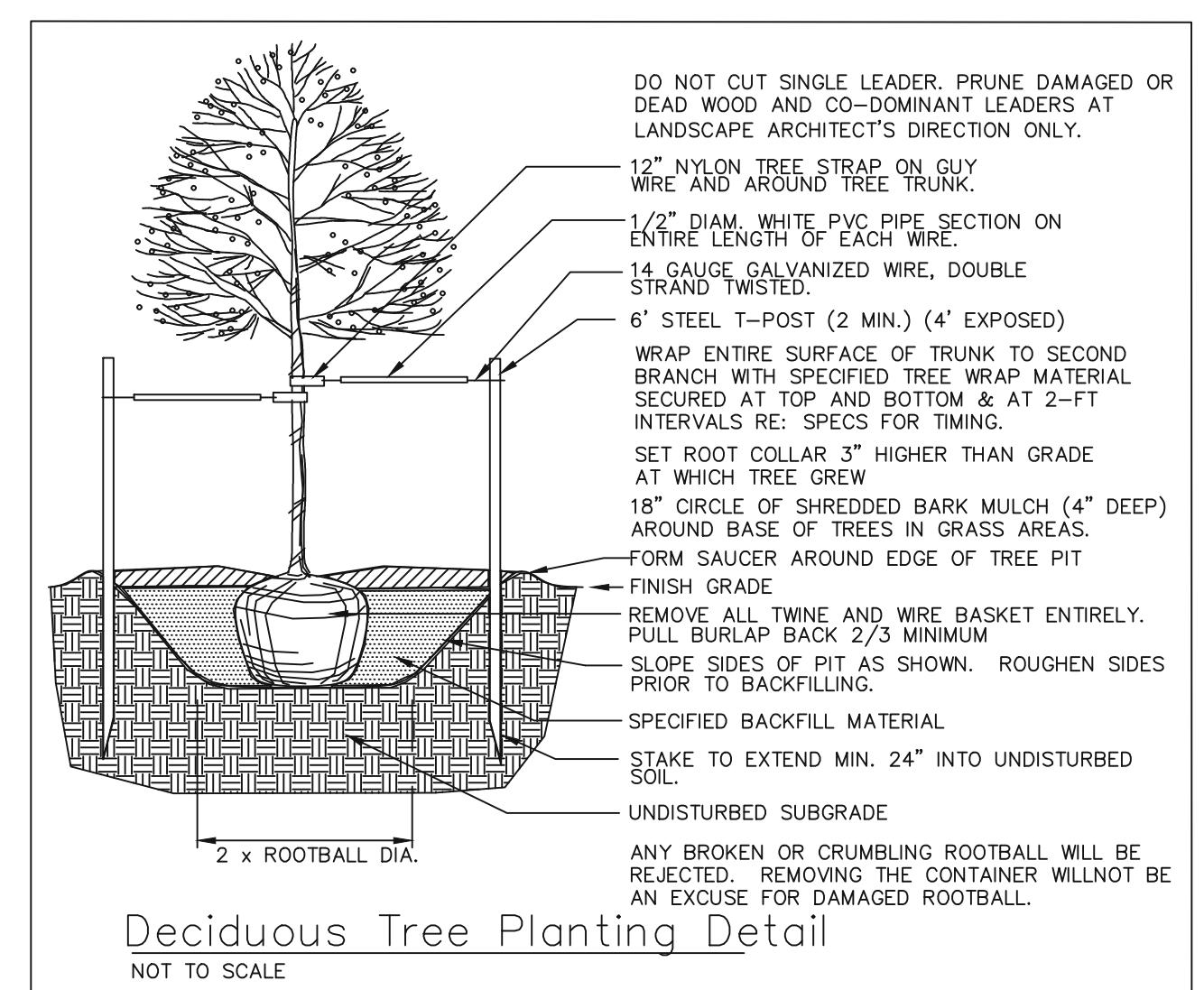
## PLANT LIST

	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DECIDUOUS TREE	SH	GLEDTISIA TRIACANTHOS INERMIS 'S.'	SHADEMASTER HONEYLOCUST	3"	FULL CROWN, STRAIGHT LEADER
	RM	ACER RUBRA 'SUNSET'	RED SUNSET MAPLE	3"	FULL CROWN, STRAIGHT LEADER
ORNAMENTAL TREE	SB	AMELANCHIER CANADENSIS	SERVICEBERRY	2 1/2"	
	CH	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2 1/2"	B&B
	ER	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2"	B&B
EVERGREEN TREE	CS	PICEA PUNGENS	COLORADO BLUE SPRUCE	2 1/2"	B&B
	DF	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 1/2"	B&B
EVERGREEN SHRUB	BCJ	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	FULL FORM
	SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	FULL FORM
	DYW	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL.	FULL FORM
	RBB	BERBERIS THUNBERGII	RED BARBERRY		
DECIDUOUS SHRUB	MSM	PHILADELPHUS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCKORANGE	5 GAL.	FULL FORM
	RKO	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	5 GAL.	FULL FORM
	RNW	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	5 GAL.	FULL FORM
	JWS	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	5 GAL.	FULL FORM
	ACB	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5 GAL.	FULL FORM
	DFV	VIBURNUM PLICATUM	DOUBLEFIRE VIBURNUM	1 GAL.	FULL FORM
PERENNIALS/ GRASSES	MS	SALVIA N. 'MAINACHT'	MAY NIGHT SALVIA	1 GAL.	18"O.C., TRIANG. SPACING
	PD	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL.	18"O.C., TRIANG. SPACING
	SD	H. 'STELLA DE ORO'	STELLA D'ORO DAYLILY	1 GAL.	18"O.C., TRIANG. SPACING
	BF	GAILLARDIA 'KOBOLD'	BLANKETFLOWER	1 GAL.	18"O.C., TRIANG. SPACING
	RV	CENTRANTHUS RUBER	RED VALERIAN	1 GAL.	18"O.C., TRIANG. SPACING
	YI	DELOSPERMA NUBIGENA	YELLOW ICEPLANT	1 GAL.	24"O.C., TRIANG. SPACING
	VM	VINCA MINOR	PERIWINKLE	4" CONT.	18"O.C., TRIANG. SPACING
	DFG	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	24"O.C., TRIANG. SPACING
	FRG	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	24"O.C., TRIANG. SPACING
	LTB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	1 GAL.	24"O.C., TRIANG. SPACING



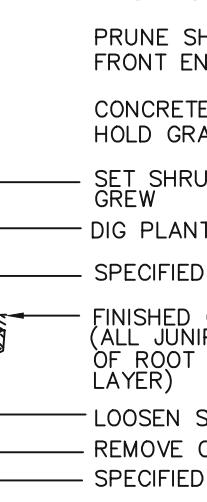
## SUGGESTED PLANTS FOR ROCK GARDEN:

DELOSPERMA SPP	ICEPLANT
PHLOX SUBULATA	CREEPING PHLOX
DIANTHUS SPP.	DIANTHUS
GERANIUM SANGUINEUM	PERENNIAL GERANIUM
FESTUCA OVINA GLAUCUM	BLUE FESCUE
ARMERIA MARITIMA	SEA THRIFT
SEMPERVIVUM SPP.	HEN AND CHICKS
TEUCRIUM CHAMAEDRYS	GERMANDER
ARTEMISIA SCHMIDTIANA	SILVER MOUND
AUBRIETA DELTOIDES	ROCK CRESS
ASCLEPIAS TUBEROSA	BUTTERFLYWEED
THYMUS SERPYLLUM CITROIDES	LEMON THYME
ZAUCHNERIA GARRETTII	ZAUSCHNERIA
PULSATILLA VULGARIS	PASQUEFLOWER
SEDIUM SPP.	SEDIUM



# AN EXCUSE FOR Deciduous Tree Planting Deta

DOORS  
NOT TO



PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.

PRUNE SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATION.

CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE

SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW

DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER

SPECIFIED MULCH 4" DEEP

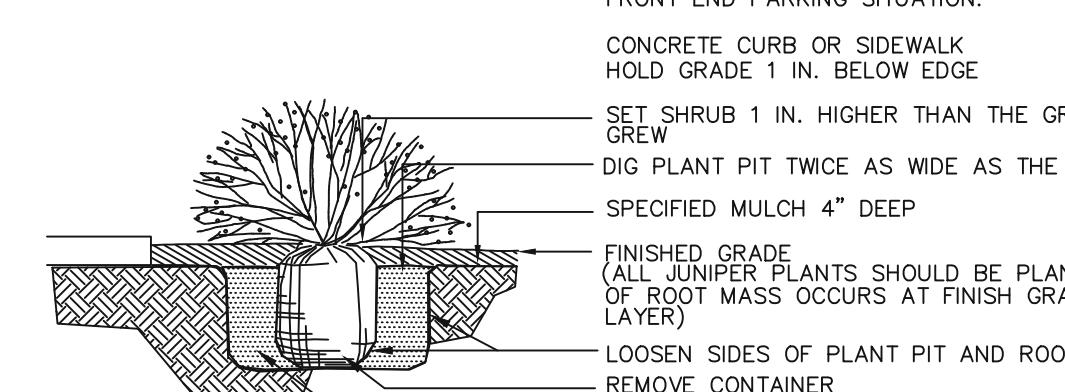
FINISHED GRADE  
(ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)

LOOSEN SIDES OF PLANT PIT AND ROOTBALL

REMOVE CONTAINER

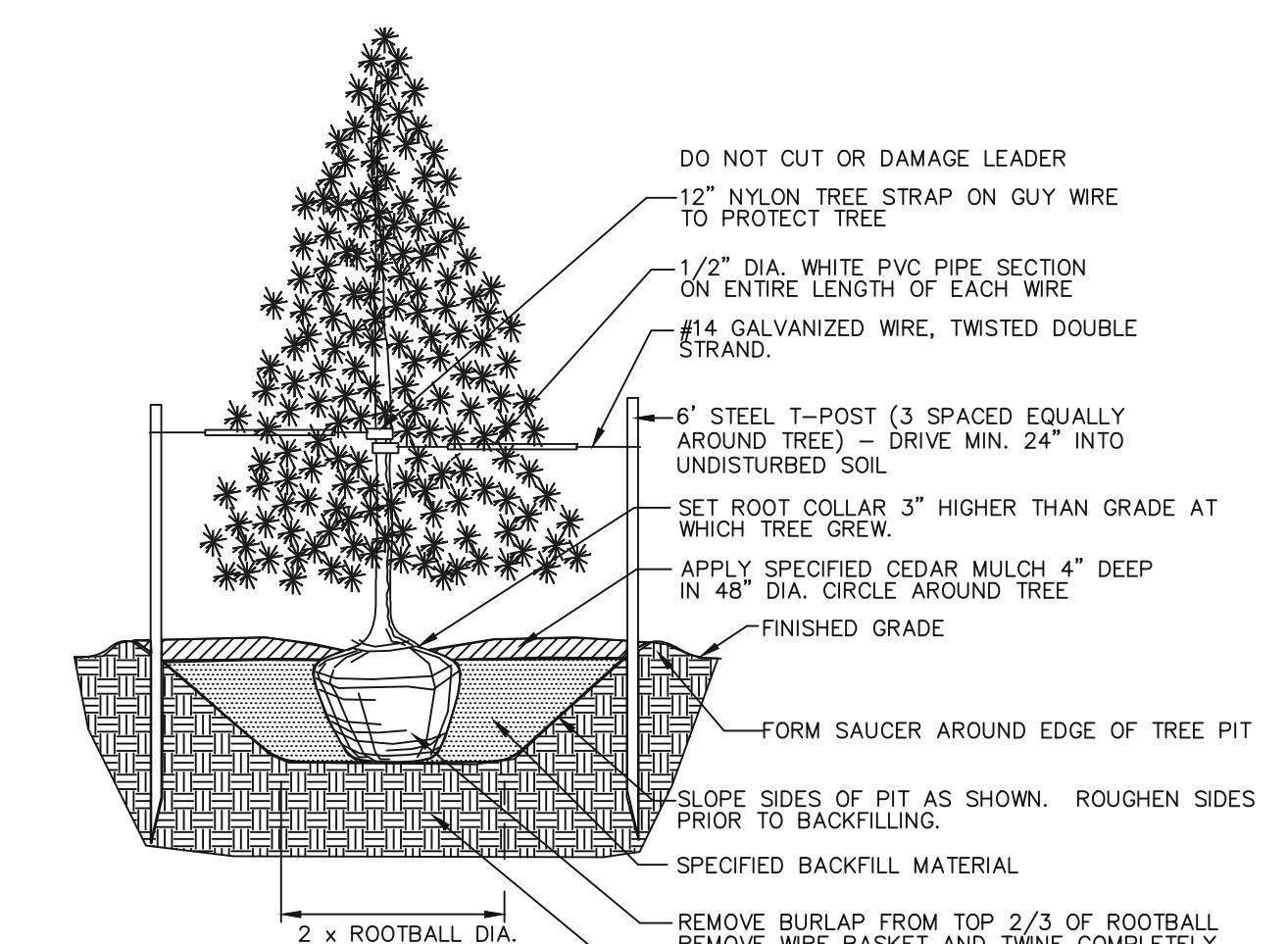
SPECIFIED BACKFILL MATERIAL

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL.



## Shrub Planting Detail

NOT TO SCALE



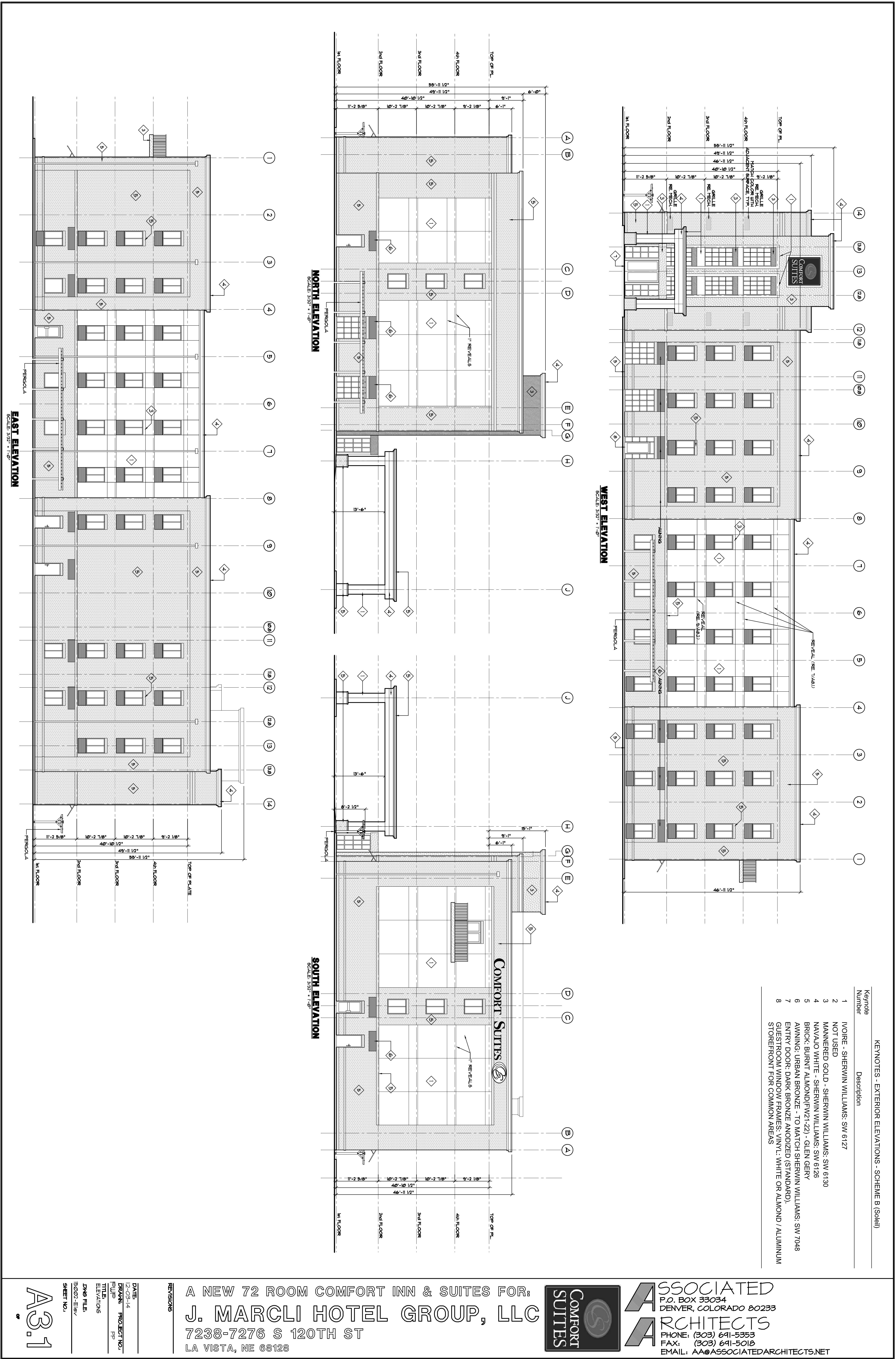
# Evergreen Tree Planting Detail

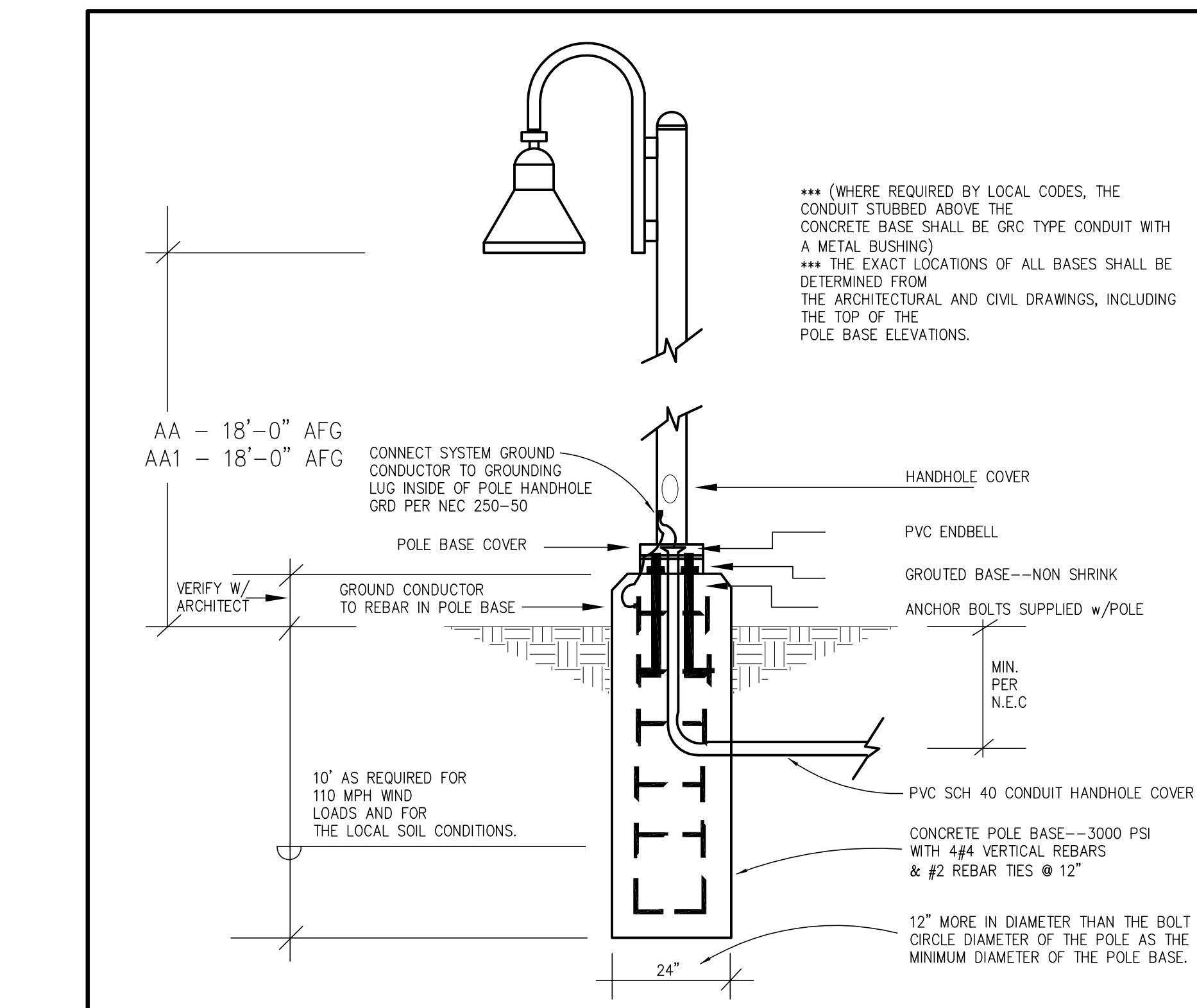
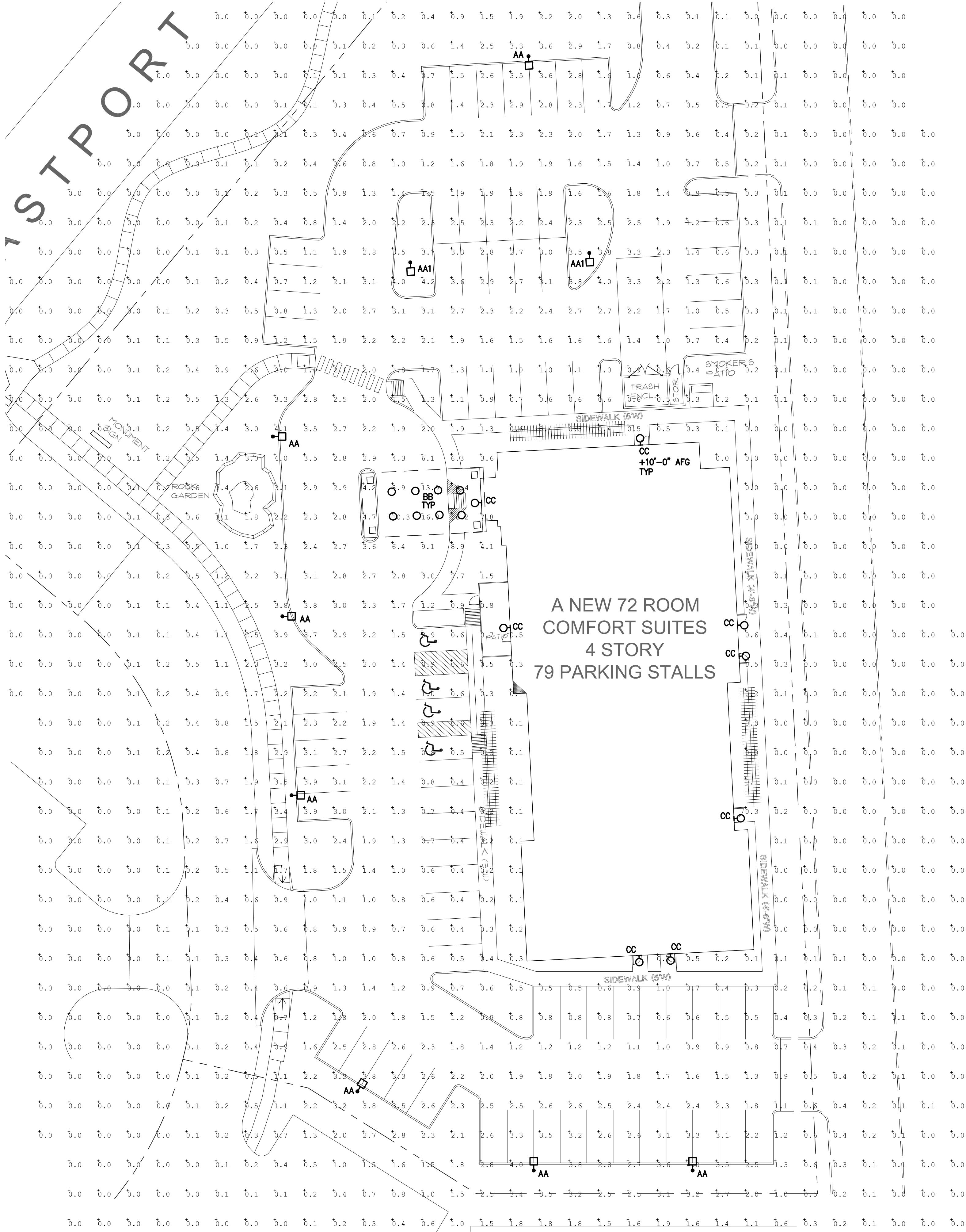
NOT

A NEW 72 ROOM COMFORT INN & SUITES FOR:  
J. MARCLY HOTEL GROUP,  
7238-7276 S 120TH ST  
VISTA NE 68128

ASSOCIATED  
P.O. BOX 33034  
DENVER, COLORADO 80233  
RECHTS  
PHONE: (303) 691-5353  
(303) 691-5018  
FAX:

L1 OF 1





Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
■	7	AA	SINGLE	16000	0.940
■	2	AA1	SINGLE	16000	0.940
○	8	BB	SINGLE	6200	0.820
○	8	CC	SINGLE	N.A.	1.000

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING LOT	Illuminance	Fc	1.80	4.0	0.4	4.50
StatArea	Illuminance	Fc	13.28	16.2	8.9	1.49

A NEW 72 ROOM COMFORT INN & SUITES FOR:  
J. MARCII HOTEL GROUP, LLC  
7230-7276 S 120TH ST  
LA VISTA, NE 68128

ASSOCIATED  
ARCHITECTS  
P.O. BOX 33034  
DENVER, COLORADO 80233  
PHONE: (303) 641-5353  
FAX: (303) 641-5018  
EMAIL: AA@ASSOCIATEDARCHITECTS.NET

**AA**  
**COMFORT SUITES**

ESP1.1  
\*15047  
JCA  
CONSULTING  
ENGINEERS LLC  
4100 Wadsworth Blvd.  
Wheat Ridge, CO 80033  
p 303.988.3260





# McCONNELL

The **McCONNELL ASH/TRASH** allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif. Beautify your surroundings with our exclusive collection of ash/trash receptacles.



MCA5



#### STANDARD FEATURES

Color: exclusive KEYSIELD® polyester powder coating finish  
 Support: elevated or adjustable  
 Liner: commercial-grade plastic  
 Stainless steel ash insert with anti-theft lanyard  
 Fully assembled unit  
 Continuous weld seams  
 Three-year warranty  
 Made in the USA



#### CUSTOM OPTIONS

- Color: custom KEYSIELD® powder coat
- Support: bury extension
- Sleeve: KEYSIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic



#### ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, planters, tables, and other furnishings
- Ash filler
- Ash sifter



# McCONNELL

## McCONNELL ASH/TRASH

Bench with back is covered by patent no. des. 413,449. Flat bench is covered by patent no. des. 423,239. Litter receptacle is covered by patent no. des. 421,824. Ash urn is covered by patent no. des. 423,166. Ash/trash is covered by patent no. des. 457,701. All other McConnell pieces are Exclusive By Design™.

## KEYSHIELD® METAL FINISH

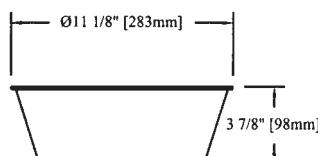
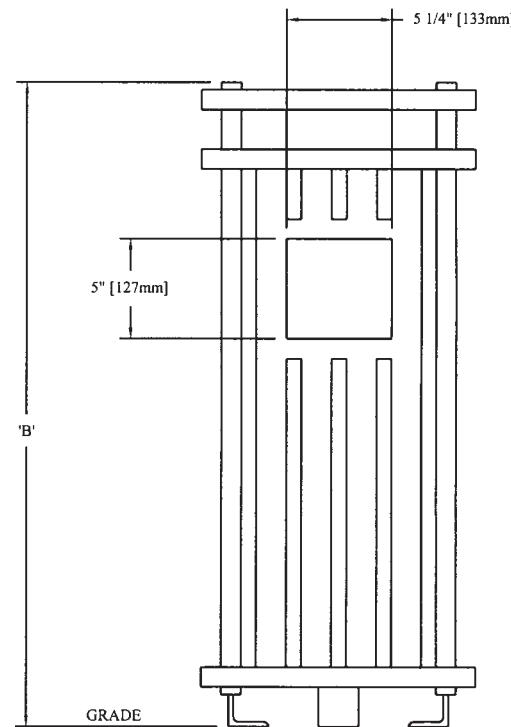
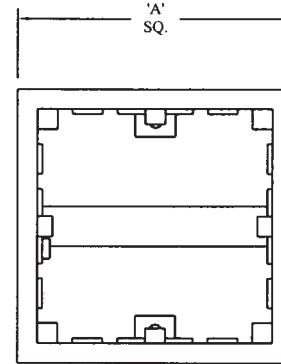
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

## FULLY ASSEMBLED UNIT

The McConnell ash/trash is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

## MATERIALS

Fully-welded commercial-grade steel construction.



ASH TRAY DETAIL

**MCA5**  
**WIDTH (A)** 13 3/4"  
**ELEVATED LEG (B)** 32 3/8"  
**ADJUSTABLE LEG** 31 3/8"  
**WEIGHT** 75 lbs.



## PROPRIETARY STATEMENT

Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



### The **McCONNELL BENCH WITH BACK**

focuses attention on the creation of the heart and hand. Its regal appearance is dramatized by the design with evidence of horizontal lines and artistic engineering.



MC26



#### **STANDARD FEATURES**

Color: exclusive KEYSIELD® polyester powder coating finish  
 Support: bolt down or freestanding  
 Fully assembled unit  
 Continuous weld seams  
 Three-year warranty  
 Made in the USA



#### **CUSTOM OPTIONS**

- Color: custom KEYSIELD® powder coat
- Support: bury extension
- Materials: sustainable hardwood, stainless steel, recycled plastic
- Arms: center arms, additional arms, no arms
- Curves, reverse curves, angles
- Custom length



#### **ENHANCEMENTS**

- Inquire about coordinating litter receptacles, ash urns, planters, tables, and other furnishings
- Cushions
- Pillows
- Cast bronze plaques
- Laser cuts
- Decals



# McCONNELL



## McCONNELL BENCH WITH BACK

Bench with back is covered by patent no. des. 413,449. Flat bench is covered by patent no. des. 423,239. Litter receptacle is covered by patent no. des. 421,824. Ash urn is covered by patent no. des. 423,166. Ash/trash is covered by patent no. des. 457,701. All other McConnell pieces are Exclusive By Design™.

## KEYSHIELD® METAL FINISH

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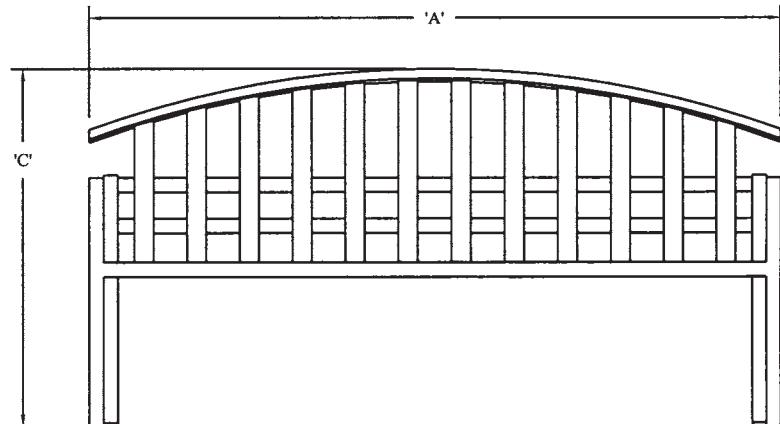
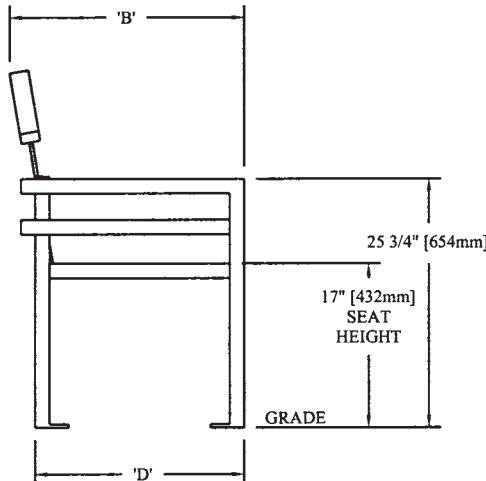
## FULLY ASSEMBLED UNIT

The McConnell bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

## MATERIALS

Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; 1/8" x 1-1/2" square tubing frame with 1/8" x 1" x 2" rectangular tubing inset seat, 3/8" x 2" back slats decorated with 1/8" x 1" x 2" rectangular tubing arch across top arch.

	MC24	MC26	MC28
LENGTH (A)	4ft	6ft	8ft
WIDTH (B)	48 1/4"	72"	92 3/8"
HEIGHT (C)	24 7/16"	24 7/16"	24 7/16"
SEAT HEIGHT	37"	37"	37"
WEIGHT	175 lbs.	200 lbs.	240 lbs.



## PROPRIETARY STATEMENT

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## Lightweight Metal Chairs

### Nina and Francisco Series

Manufactured with uncompromising quality and craftsmanship, these chairs exude a contemporary style that will remain timeless. Offering sturdy design with steel construction and our durable KEYSIELD® powder coat finish, the Nina and Francisco chairs are a classic choice in lightweight stackable chairs. Coordinate with any of Keystone Ridge Designs' table options for a unique seating combination.



- Ideal for outdoor or indoor seating environments
- Inquire about coordinating tables, benches, litter receptacles, planters and other furnishings
- Exclusive KEYSIELD® polyester powder coat finish—our stamp of armored excellence that is foremost in the industry

#### Standard Features

- Color: standard KEYSIELD® powder coat

#### Custom Options

- Color: custom KEYSIELD® powder coat

		Chair Width	Chair Depth	Chair Height	Seat Height	Weight
NI22	Nina chair with arms	22"	24 3/4"	33"	17"	12.5 lbs
NI22N	Nina chair without arms	22"	24 3/4"	33"	17"	12.5 lbs
FN22	Francisco chair with arms	22"	24 3/4"	33"	17"	11 lbs

## EXHIBIT F3



1-800-284-8208

[www.keystonridgedesigns.com](http://www.keystonridgedesigns.com)

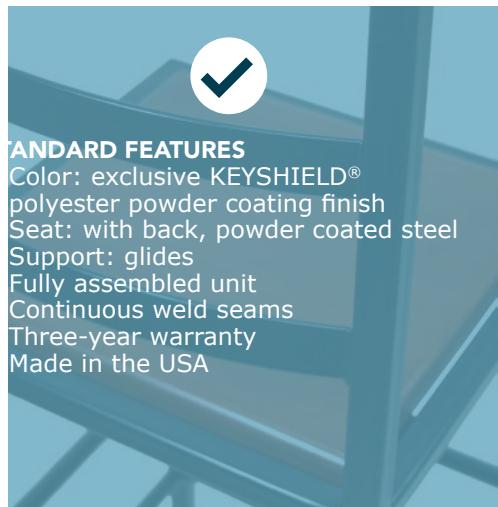


# WESTON

The **WESTON DINING CHAIR** creates a relaxing atmosphere ideal for dining or gathering in food courts, restaurants, pubs, or coffeehouses. The simplicity of the frame with a comfort contoured seat design form the modern appeal of the set.



WE6-CHR



#### STANDARD FEATURES

Color: exclusive KEYSIELD® polyester powder coating finish  
 Seat: with back, powder coated steel  
 Support: glides  
 Fully assembled unit  
 Continuous weld seams  
 Three-year warranty  
 Made in the USA



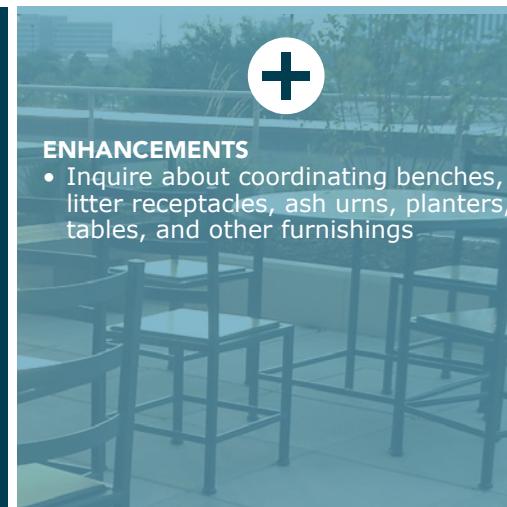
#### CUSTOM OPTIONS

- Color: custom KEYSIELD® powder coat



#### ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash urns, planters, tables, and other furnishings





# WESTON

## WESTON DINING CHAIR

All Weston pieces are Exclusive By Design™.

### KEYSHIELD® METAL FINISH

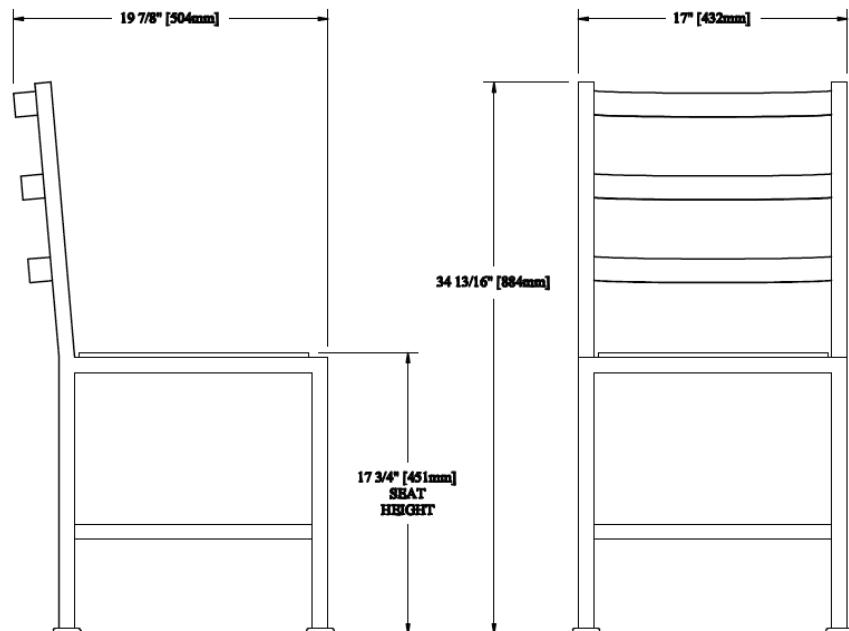
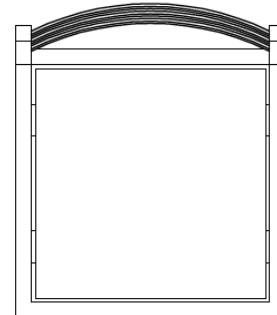
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### FULLY ASSEMBLED UNIT

The Weston dining chair is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

### MATERIALS

Fully-welded commercial-grade steel construction.



#### WE6-CHR CHAIR

CHAIR HEIGHT	34 13/16"
CHAIR WIDTH	17"
SEAT HEIGHT	17 3/4"
SEAT LENGTH	19 7/8"
WEIGHT	50 lbs.

### PROPRIETARY STATEMENT

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**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



A NEW 72 ROOM COMFORT INN & SUITES FOR:  
**J. MARCLI HOTEL GROUP, LLC**  
 7238-7276 S 120TH ST  
 LA VISTA, NE 68128

REVISIONS \_\_\_\_\_

DATE: 12-03-14

DRAWN: PROJECT NO.:  
 PUP PP

TITLE: ELEVATIONS

DWG FILE: 15002-ELEV

SHEET NO.: \_\_\_\_\_

**R3.1**

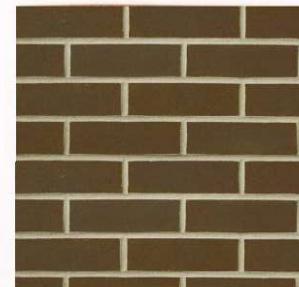
COMFORT SUITES  
LA VISTA, NE  
MATERIALS/COLOR BOARD

EXHIBIT R3.1.2



BODY COLOR

1. IVOIRE  
SW 6127



BRICK

5. SIOUX CITY BRICK  
DARK BROWN



TOWER/ACCENT COLOR

3. MANNERED GOLD  
SW 6130



AWNING

6. URBAN BRONZE  
SW 7048



TRIM COLOR

4. NAVAJO WHITE  
SW 6126



ENTRY DOOR

7. DARK BRONZE  
ANODIZED



GUESTROOM  
WINDOW FRAMES  
WHITE OR ALMOND /



URBAN BRONZE  
FOR COMMON AREAS  
STOREFRONT/WINDOWS