

AGENDA ITEM 4A

**Public Hearing for PUD Amendment – Lot 2,
Southport East Replat 2 – Saldi Family Investments,
LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-PUD-04

For Hearing of: September 15, 2016
Report Prepared on: September 7, 2016

I. GENERAL INFORMATION

- A. APPLICANT:** Saldi Family Investments, LLC
- B. PROPERTY OWNER:** Des Moines Lodging Investors III, LLC
- C. LOCATION:** Southeast corner of Southport Parkway and Giles Road
- D. LEGAL DESCRIPTION:** Lot 2, Southport East Replat Two
- E. REQUESTED ACTION(S):** Planned Unit Development (PUD) Site Plan to allow for a commercial strip shopping center.
- 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 commercial strip shopping center.
- H. SIZE OF SITE:** 1.80 Acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground that is relatively flat.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Hampton Inn and Suites; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 2. **West:** Pinnacle Bank; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 3. **South:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 4. **East:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 976) that covers this property was approved on December 20, 2005. The ordinance allows for 10-foot setbacks (side and rear) and a 55-foot maximum building height.

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 study was submitted based on the previously reviewed layout that contained a separate coffee shop with drive-through that was expected to generate 155 morning peak hour trips. The layout currently submitted does not have a coffee shop and therefore, the study does not correspond with this layout.

Rather than have the applicant revise the study, the City Engineer will review the proposed layout for the site with the City's traffic analysis consultant, FHU, at the time that FHU will conduct a review the draft traffic impact study for the Nebraska Multisport Complex.

As the coffee shop has been removed with an AM peak that would overlap with the surrounding businesses' AM peak, the City Engineer does not have as much concern about the right-in only turn bay causing congestion on Southport Parkway. It is believed that there may be some signage recommendations that will come forth out of that review to keep the right-in only turn bay free-flowing and to steer existing traffic to the east side of the hotel. However, the traffic signage aspect would be relatively minor and would not significantly affect the site plan.

2. The property will have access to McDermott Plaza which is a private roadway that exists from Eastport Parkway to South 123rd Plaza.

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

E. **PARKING REQUIREMENTS:**

1. The Zoning Ordinance requires a minimum of one parking stall per 100 sq.ft. of building floor area. The proposed building is stated to be 9,975 sq.ft., this would equate for a minimum parking requirement of 100 spaces. The PUD site plan depicts 111 parking spaces on Lot 2.

Additionally, the applicant has entered into a Cross Easement and Use Restriction Agreement with the property owner for Lot 1 Southport East Replat 2 (Hampton Inn and Suites) to allow for shared parking.

No additional parking is anticipated to be needed.

F. LANDSCAPING:

1. The landscaping plan has been reviewed as per the Southport East and the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect and subsequent staff review letters are attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review.

G. BUILDING DESIGN:

1. The building design will be reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District prior to building permit approval. The design review process will be conducted outside of the PUD approval process, with the exception of the review of the landscaping plan. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect and subsequent staff review letters attached to this report.
2. As per Section D.ii.a.6 of the Southport East Design Guidelines, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform to Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines. Review of the proposed site lighting will be conducted at the time of design review for the main structure.
3. As per Section E of the Southport East Design Guidelines, the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

IV. REVIEW COMMENTS:

1. There needs to be information on how maintenance will be provided for shared facilities such as potentially shared utilities.

V. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for a commercial strip shopping center, contingent on the finalization of the landscaping plan, traffic issues, and information provided regarding maintenance of shared facilities prior to City Council

approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

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

VII. COPIES OF REPORT TO:

1. Jamie Saldi, Saldi Family Investments, LLC
2. Jeff Lenz, Des Moines Lodging Investors III, LLC
3. Public Upon Request

Prepared by:

Community Development Director

Date



Project Vicinity Map



Southport East - PUD - Saldi Family

8-17-2016
JMC





May 20, 2016

Jamie Saldi
Saldi Family Investments, LLC
6910 N. 102nd Circle
Omaha, NE 68122

RE: PUD Site Plan - Initial Review
Lot 2, Southport East Replat Replat 2

Mr. Saldi,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Planned Unit Development (PUD), the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. Article 5.15.04.01: The applicant needs to submit a proposed schedule of construction that is compliant with this article.
2. Article 5.15.04.03: To demonstrate adequate access the applicant will need to have a traffic study performed to update previous studies. There was a previous study dated August 17, 2005 by E&A Consulting Group that needs to be located and provided to the applicant. Previous traffic studies anticipated a 116 room hotel and a high turnover (sit-down) restaurant of approximately 6,000 square feet on Lots 1 and 2 of Southport East Replat Two. Previous studies also indicated that the existing driveway at the northerly corner on Lot 1 that accesses Southport Parkway would experience Level of Service F during PM peak hours when exiting traffic attempts to get onto Southport Parkway.

The traffic study should identify the expected weekday PM peak hour traffic and Saturday peak hour traffic to be generated by the current development plan for Lots 1 and 2. This should be compared to previous projections and analysis should be done to determine that the existing right-in only access point will function without causing increased congestion on Southport Parkway or backing up traffic into the intersection of Giles Road and Southport Parkway.

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The City has hired a consultant to study and make recommendations in the Southport area which included taking peak hour counts at the Southport Parkway and Giles Road intersection. These counts can be provided to the applicant to assist their traffic engineer in conducting their study. Staff recommends that the traffic study be reviewed by the City's traffic engineering consultant (FHU) and they may have other study recommendations.

3. Article 5.15.04.06: Proposed site lighting locations need to be shown.
4. Article 5.15.04.07: It does not appear that adequate parking is provided. The City's parking requirements are:

Drive-through	1 stall per 150 s.f. plus 5 stacking spaces at
Drive-up window	
Bar, tavern, nightclub	1 stall per 100 s.f. plus 1 stall per employee
Restaurant	1 stall per 4 seats OR 1 per 100 s.f. (whichever is greater) plus 1 stall per employee

The total required is 112 for bar and restaurant (assuming 10 employees in Both) and 13 for the drive-through (which is admittedly high for a coffee Shop) or a total of 125 versus 96 provided. The applicant indicates that the restaurant will be closed at the time of peak use of the bar, but that could change over time unless there is some durable manner in which to prevent that change. Aside from that issue, there are site layout issues that will be noted later herein that will reduce the available parking from what is shown.

5. Article 5.15.04.08: The proposed landscaping plan is currently under review by the City's third-party design review architect. Review comments will be provided when they are available.
6. Article 5.15.04.12: There needs to be information on how maintenance will be provided for shared facilities such as the shared private roadway and potentially shared utilities. A draft common area maintenance agreement would be one way to begin to address this matter.
7. Article 5.15.04.15: No sidewalk is depicted from the eastern edge of "Building C" to the east property line. This needs to be added.
8. Article 5.15.05.02: Proposed contours at a minimum of 2 ft. intervals need to be provided. Also, if the project is to be phased, a basic phasing plan needs to be depicted.
9. Article 5.15.05.04: The plan needs to contain a conceptual Post Construction Storm Water Management Plan (e.g. underground basins versus bio-retention basins for water quality and water quantity management) and a sanitary sewer layout plan of how private sewers will be extended to serve proposed Buildings A, B and C.

Southport East Design Guidelines:

10. Section 6-Paragraph A: A serpentine sidewalk is required along public street frontages. The proposed sidewalk along Southport Parkway will need to have some undulation added. There is an existing 15 foot sidewalk easement on the final plat that probably will cover the undulation. Since the guidelines were written there have been changes in ADA regulations such that staff recommends the sidewalk be 5 feet wide rather than provide widened sections at intervals for wheelchair passing.
11. Section 6-Paragraph B: The frontage on Giles Road shall have a 20 foot wide bermed and landscaped area per Appendix D of the guidelines. There is only 10 feet of landscaping shown.
12. Section 6-Paragraph C: The frontage on Southport Parkway shall have 20 a foot wide bermed and landscaped area per Appendices A, B and C of the guidelines. There is an area of only 12 feet wide shown.
13. Section 6-Paragraph D: A 10 foot wide landscaped area shall be established along all interior lot lines such as the southeasterly side of Lot 2 where a proposed zero lot line is shown.

Other Items:

- A. There is a 20 foot wide storm sewer and drainage easement shown on the final plat of Southport East Replat Two on Lot 2 along Giles Road. The proposed parking lot conflicts with this easement in that it would require filling the easement area and reducing the ability of the easement area to convey drainage. In conjunction with the landscaping requirement noted above, the proposed parking lot cannot be in this area.
- B. The proposed menu board and the drive-up window at Building A need to be shown. It is anticipated that the drive-up window would be on the easterly side of the building to enhance available stacking space.
- C. Eventually there will need to be some directional signage identified to try to minimize congestion and wrong-way movements as well as some minor parking lot geometric improvements. But until the site plan is updated for the landscaping and parking count issues, these items can wait.
- D. The site plan depicts two "Project Signage". Only one monument-style sign will be allowed.

Due to the amount of modifications necessary and additional information needed for further review, it is not anticipated that the proposed PUD will be placed on the June Planning Commission agenda. However, it is important to have a relatively quick resubmittal to ensure that the application remains on track for the July Planning Commission meeting.

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

Thank you,

A handwritten signature in black ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
File



August 9, 2016

Jamie Saldi
Saldi Family Investments, LLC
6910 N. 102nd Circle
Omaha, NE 68122

RE: PUD Site Plan – 2nd Review
Lot 2, Southport East Replat 2

Mr. Saldi,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Planned Unit Development (PUD), the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. The applicant needs to submit a proposed schedule of construction that is compliant with Article 5.15.04.01 of the Zoning Ordinance.
2. Article 5.15.04.03: The traffic study that was submitted was based on the previous layout that contained a separate coffee shop with drive-through that was expected to generate 155 morning peak hour trips. The layout currently submitted does not have a coffee shop and therefore, the study does not correspond with this layout. Rather than have the applicant revise the study, the City Engineer proposes to review the proposed layout for the site with FHU at the time that FHU will conduct a review the draft impact study for the Nebraska Multisport Complex. As the coffee shop has been removed with an AM peak that would overlap with the surrounding businesses' AM peak, the City Engineer does not have as much concern about the right-in only turn bay causing congestion on Southport Parkway. It is believed that there may be some signage recommendations that will come forth out of that review to keep the right-in only turn bay free-flowing and to steer existing traffic to the east side of the hotel.
3. Sheet C2.1 needs to have some kind of notation about the storm water management system that will be utilized for compliance with Post Construction Stormwater Management Plan requirements. This does not

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require the system be designed, but the type and general location of the facility needs to be identified.

4. There needs to be information on how maintenance will be provided for shared facilities such as the shared, private roadway and potentially shared utilities. A draft common area maintenance agreement would be one way to begin to address this matter.
5. The proposed Site Plan allows 120 parking stalls for the hotel to remain and proposes 112 stalls for the bar and restaurant uses, which complies with the regulations assuming that there would be a maximum of 12 staff working at the same time.
6. Article 5.15.04.06: Proposed site lighting locations have been depicted. Please note that light fixtures will need to meet the specifications of the Southport East design guidelines and will be reviewed at the time of design review submission on the building.
7. Article 5.15.04.15: A sidewalk connection from the lot line in common with Lot 6 Southport East Replat Six, turning north to the drive extension off of McDermott Plaza. This will allow pedestrian traffic along the south side of McDermott Plaza to cross over to the north side to continue westerly movement.

Southport East Design Guidelines:

8. A trash enclosure is depicted near the north end of the property. The design of this trash enclosure will be conducted at the time of design review for the building.
9. Section 6-Paragraph B: The frontage on Giles Road shall have a 20 foot wide bermed and landscaped area per Appendix D of the guidelines. The proposed landscape plan does not meet the guidelines.
10. Section 6-Paragraph C: The frontage on Southport Parkway shall have a 20 foot wide bermed and landscaped area per Appendices A, B and C of the guidelines. The proposed landscaping plan does not meet the guidelines.
11. Section 6-Paragraph D: Along the lot line that is common along Lot 6 Southport East Replat Six shall have a 10 foot wide bermed and landscaped area per Appendices E of the guidelines. The proposed landscaping plan does not meet the guidelines.

12. The proposed plant species listed within the Landscaping Plan Legend do not match what is required as per the guidelines.
13. Landscaping around the building itself will be handled at the time of design review for the building. At this time the delineation of sod vs. seeded areas will be addressed as well as irrigation.

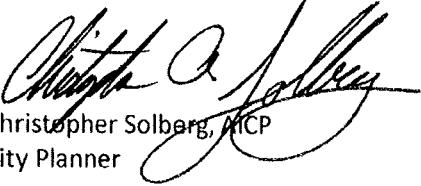
Other Items:

- A. Eventually there will need to be some directional signage identified to try to minimize congestion and wrong-way movements as well as some minor parking lot geometric improvements. It is anticipated that staff will these topics with FHU, with recommendations likely available by the time of the Planning Commission meeting. These items would be relatively minor and would not significantly affect the site plan.
- B. A copy of the draft cross-parking agreement with the Hampton Inn still needs to be provided.

Please submit four full-size copies and one electronic copy of the revised documents by August 22, 2016 to allow for sufficient review prior to potential publication for this project to be added to the September 15, 2016 Planning Commission agenda.

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

Thank you,



Christopher Solberg, MCP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
File



September 1, 2016

Jamie Saldi
Saldi Family Investments, LLC
6910 N. 102nd Circle
Omaha, NE 68122

RE: PUD Site Plan – 3rd Review
Lot 2, Southport East Replat Replat 2

Mr. Saldi,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Planned Unit Development (PUD), the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. Article 5.15.04.03: The traffic study that was submitted was based on the previous layout that contained a separate coffee shop with drive-through that was expected to generate 155 morning peak hour trips. The layout currently submitted does not have a coffee shop and therefore, the study does not correspond with this layout. Rather than have the applicant revise the study, the City Engineer proposes to review the proposed layout for the site with FHU at the time that FHU will conduct a review the draft impact study for the Nebraska Multisport Complex. As the coffee shop has been removed with an AM peak that would overlap with the surrounding businesses' AM peak, the City Engineer does not have as much concern about the right-in only turn bay causing congestion on Southport Parkway. It is believed that there may be some signage recommendations that will come forth out of that review to keep the right-in only turn bay free-flowing and to steer existing traffic to the east side of the hotel.
2. There needs to be information on how maintenance will be provided for shared facilities such as the shared, private roadway and potentially shared utilities. A draft common area maintenance agreement would be one way to begin to address this matter.

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3. Article 5.15.04.06: Proposed site lighting locations have been depicted. As a reminder, please note that light fixtures will need to meet the specifications of the Southport East design guidelines and will be reviewed at the time of design review submission on the building.

Also note that three pedestrian-scale light fixtures (and seating) are required as part of the corner landscape feature. A copy of the appropriate section of the Southport East Design Guidelines has been attached for guidance on this issue.

4. Article 5.15.04.15: A sidewalk connection is needed from the lot line in common with Lot 6 Southport East Replat Six, turning north to the drive extension off of McDermott Plaza. This will allow pedestrian traffic along the south side of McDermott Plaza to cross over to the north side to continue westerly movement. The ADA ramps for this sidewalk have been depicted, but the sidewalk leading to the lot line has not been depicted.

Southport East Design Guidelines:

5. A trash enclosure is depicted near the north end of the property. As a reminder, the design of this trash enclosure will be conducted at the time of design review for the building.
6. Section 6-Paragraph B: The frontage on Giles Road shall have a 20 foot wide landscaped area per Appendix D of the guidelines. This area does not need to be bermed as previously noted due to the stormwater drainage easement in the area. However, the proposed landscape plan still does not meet the guidelines. A copy of the appropriate section of the Southport East Design Guidelines has been attached for guidance on this issue.
7. Section 6-Paragraph C: The frontage on Southport Parkway shall have a 20 foot wide bermed and landscaped area per Appendices A, B and C of the guidelines. The proposed landscape plan still does not meet the guidelines. A copy of the appropriate section of the Southport East Design Guidelines has been attached for guidance on this issue.
8. Section 6-Paragraph D: Along the lot line that is common along Lot 6 Southport East Replat Six shall have a 10 foot wide bermed and landscaped area per Appendices E of the guidelines. The proposed landscape plan still does not meet the guidelines. A copy of the appropriate section of the Southport East Design Guidelines has been attached for guidance on this issue.
9. The proposed plant species and sizing listed within the Landscaping Plan Legend do not match what is required as per the guidelines. A copy of the

appropriate section of the Southport East Design Guidelines has been attached for guidance on this issue.

10. Landscaping around the building itself will be handled at the time of design review for the building. At this time the delineation of sod vs. seeded areas will be addressed as well as irrigation.

Other Items:

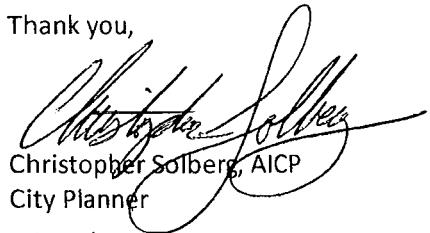
- A. Eventually there will need to be some directional signage identified to try to minimize congestion and wrong-way movements as well as some minor parking lot geometric improvements. It is anticipated that staff will these topics with FHU, with recommendations likely available by the time of the Planning Commission meeting. These items would be relatively minor and would not significantly affect the site plan.

After the aforementioned issues have been addressed, the PUD plan set for Lot 2, Southport East Replat Replat 2 will be close enough to be considered by the Planning Commission. The PUD Amendment application has been added to the September 15, 2016 Planning Commission agenda.

Please provide 11 full-size and four 11"x17" copies, along with an electronic copy, of the revised PUD documents by noon on September 7th for inclusion in the packets to the Planning Commission.

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

Thank you,

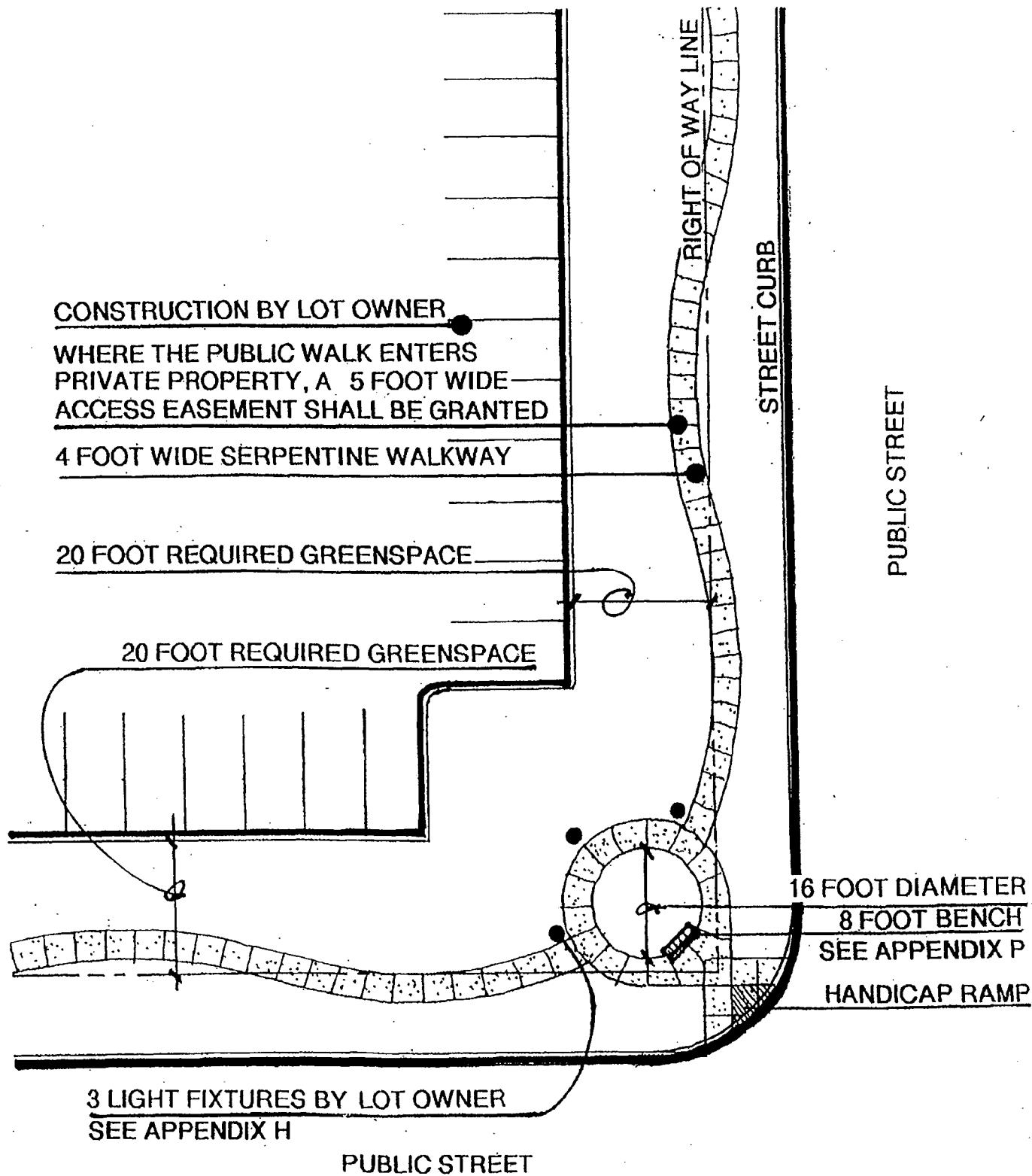


Christopher Solberg, AICP
City Planner

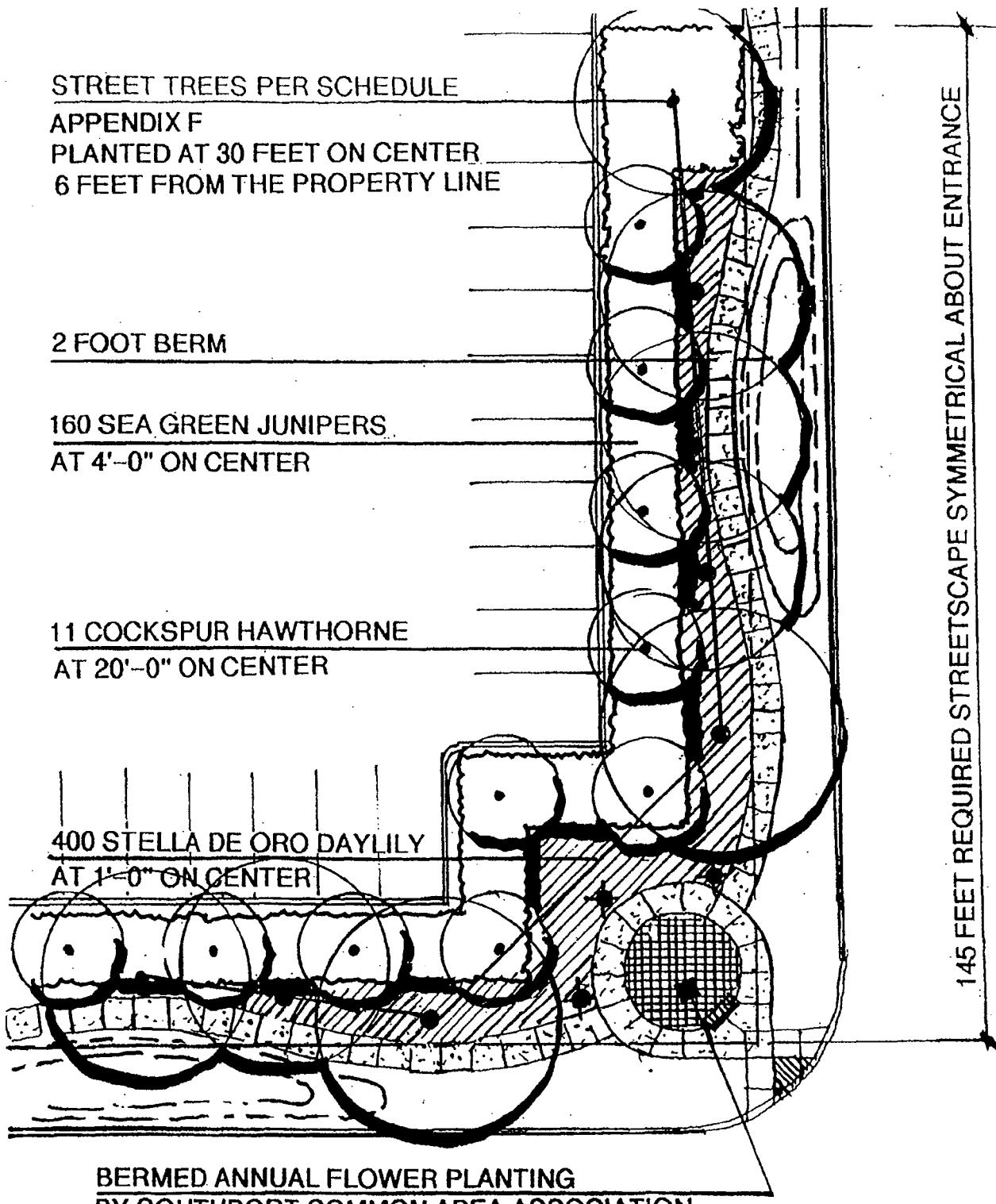
Attachments

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
File

12. APPENDIX A: Corner Streetscape Layout



13. APPENDIX B: Corner Streetscape Planting



14. APPENDIX C: Non-Corner Streetscape Concept

3- ORNAMENTAL TREES

TYPE B APPENDIX G

30- EVERGREEN SCREENING

TYPE D APPENDIX G

40- FLOWERING SHRUBS

TYPE E APPENDIX G

100- PERENNIAL FLOWERS

TYPE G APPENDIX G

STREET TREES PER SCHEDULE

SEE APPENDIX F

BERM AT 3 TO 1 SLOPE

4' SERPENTINE WALK

WHERE THE PUBLIC WALK ENTERS

PRIVATE PROPERTY, A 5 FOOT WIDE
ACCESS EASEMENT SHALL BE GRANTED.

3- ORNAMENTAL TREES

TYPE B APPENDIX G

24- DECIDUOUS SCREENING

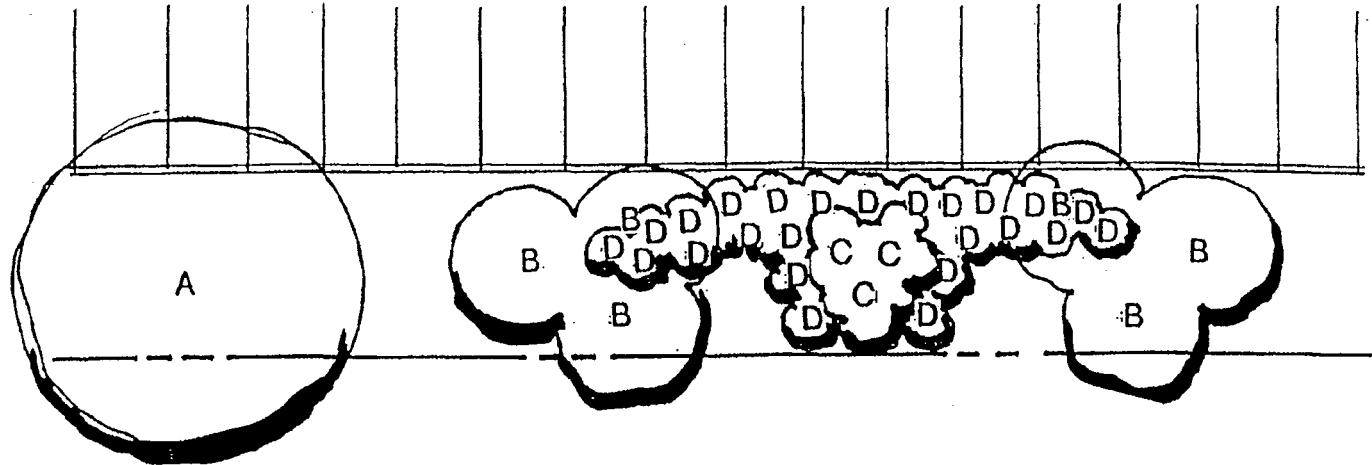
TYPE C APPENDIX G

100- PERENNIAL FLOWERS

TYPE G APPENDIX G

PUBLIC STREET

15. APPENDIX D: Exterior Property Line Plantings



PRIMARY STREET FRONTAGE

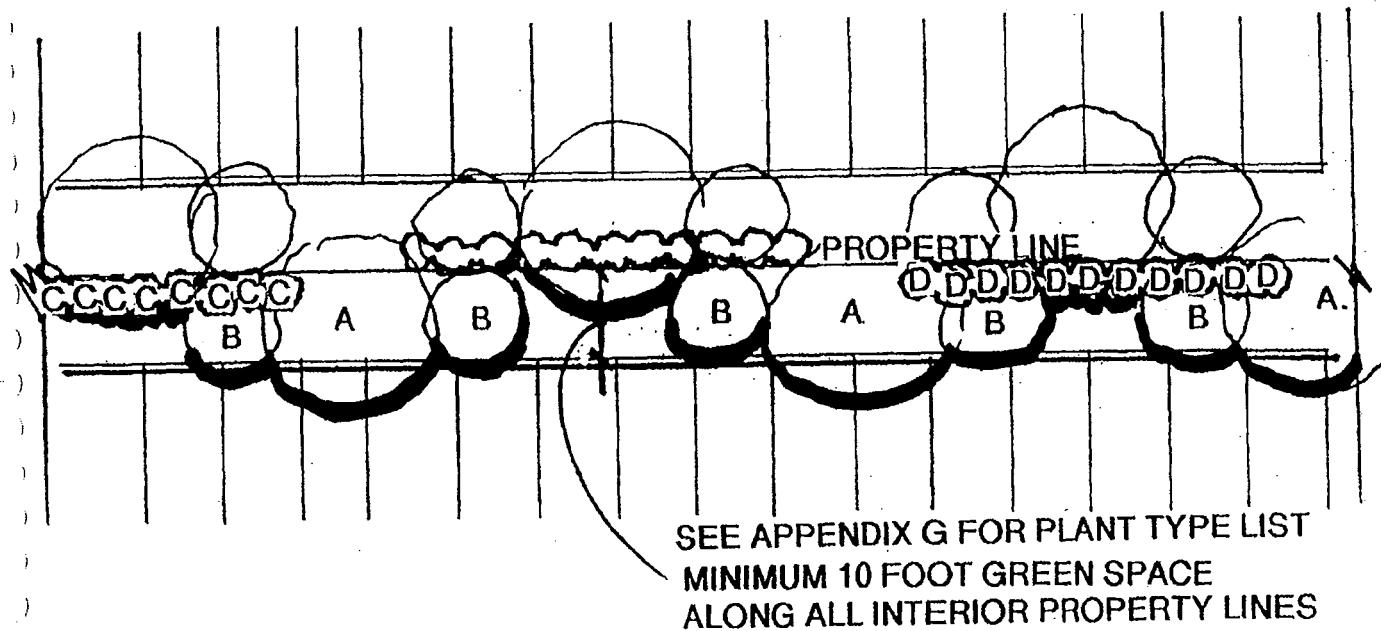
Minimum 20 foot wide green space along I-80, 126th Street, Harrison Street and Giles Road. Repeat landscape shown every 150 feet. Plant types are listed in Appendix G. When screening the interstate fence, berming not to exceed a 3:1 slope, sodding (or seeding if approved) and two varieties of type C shrubs selected from the list in Appendix G are required.

Minimum area of sod shall be 20' from property line.

Mulch shall be locally available hardwood. (Natural color only.)

Scale 1"=20'-0"

16. APPENDIX E: Interior Property Line Plantings



Scale 1"= 20'-0"

17. APPENDIX F: Street Tree List

- 120TH STREET = AUTUMN PURPLE ASH
- GILES ROAD = SYCAMORE
- PORT GRACE BLVD. = NORTHERN RED OAK
- 126TH STREET = RED SUNSET MAPLE
- SOUTHPORT PKWY = RED SUNSET MAPLE
- HEART OF AMERICA LOOP DR. = GINKGO BILOBA
- HEART OF AMERICA DRIVE SOUTH = AUTUMN PURPLE ASH

TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
A	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL	B & B
A	SYCAMORE	PLATANUS OCCIDENTALIS	3" CAL	B & B
A	NORTHERN RED OAK	QUERCUS RUBRA	3" CAL	B & B
A	GINGKO	GINGKO BILOBA	3" CAL	B & B
A	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL	B & B

18. APPENDIX G: Plant List

TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
A	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL	B & B
A	SYCAMORE	PLATANUS OCCIDENTALIS	3" CAL	B & B
A	NORTHERN RED OAK	QUERCUS RUBRA	3" CAL	B & B
A	SHADEMASTER HONEY LOCUST	GLEDTSIA TRIACANTHOS INERMIS 'SHADEMASTER'	3" CAL	B & B
A	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL	B & B
A	GINGKO	GINGKO BILOBA	3" CAL	B & B
B	SARGENT CRAB	MALUS 'SARGENTII'	2 1/2" CAL	B & B
B	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2 1/2" CAL	B & B
B	INDIAN MAGIC CRABAPPLE	MALUS 'INDIAN MAGIC'	2 1/2" CAL	B & B
B	DOWNEY HAWTHORNE	CRATAEGUS CRUSGALLI	2 1/2" CAL	B & B
B	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	2 1/2" CAL	B & B
C	ARROW-WOOD VIBURNUM	VIBURNUM DENTATUM	5 GAL	CONT.
C	VARIGATED REDTWIG DOGWOOD	CORNUS ALBA 'ARGENTEO MARGINATA'	5 GAL	CONT.
C	MISS KIM LILAC	SYRINGA MEYERI	5 GAL	CONT.
C	RED BARBERRY	BERBERIS THUNBERGII	5 GAL	CONT.

18. APPENDIX G: Plant List

TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
D	DENSE YEW	TAXIS DENSIFORMIS	18-24"	CONT.
D	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	CONT.
E	ANTHONY WATER SPIREA	SPIRAEA 'ANTHONY WATERER'	2 GAL	CONT.
E	GOLDFLAME SPIREA	SPIRAEA 'GOLDFLAME'	2 GAL	CONT.
E	KNOCKOUT ROSE	ROSA 'KNOCKOUT'	2 GAL	CONT.
F	BLUERUG JUNIPER	JUNIPERUS CHINENSIS	2 GAL	CONT.
F	DWARF JAPGARDEN JUNIPER	JUNIPERUS PROCUMBENS 'NANA'	2 GAL	CONT.
G	STELLA D'ORO DAYLILLY	HEMEROCALIS 'STELLA D'ORO'	1 GAL	CONT.
G	AUTUMN JOY SEDUM	SEDUM AUTUMN JOY	1 GAL	CONT.
G	SUNNY BORDER BLUE SPEEDWELL	VERONICA 'SUNNY BORDER BLUE'	1 GAL	CONT.
G	BLANKET FLOWER	GALLARDIA GRANDIFLORA BABY 'COLE'	1 GAL	CONT.
G	SHASTA DAISY	CHRYSANTHEMUM SUPERBUM 'SHASTA DAISY'	1 GAL	CONT.

August 24, 2016

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

RE: Southport East Lot #9 - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's DESIGN REVIEW submittal package dated July 17, 2016. For tracking purposes I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Southport Design Guidelines.

General:

1. Exterior Samples Received:
 - a. Face Brick – Approved
 - b. EIFS #1 and EIFS #2 – Approved
 - c. Aluminum Storefront Framing – Approved.
 - d. Standing Seam Metal Roof – Approved.
 - e. Spandrel Glazing – Approved.
 - f. Additional samples will be required for the prefinished metal cap flashing and vision glazing. Note that the Guidelines require either clear or reflective glazing in the green color ranges.

Drawings:

1. Sheet 2 Site Details:
 - a. All steel components of the trash enclosure should be painted to match the exterior steel door color at the building. The elevations appear to appropriately represent this as matching the darker color EIFS #2.
 - b. Roof mounted mechanical equipment is required to be fully screened from view from public right of ways. The Building Section detail appears to show the units fully screened. Note that The City of La Vista uses elevation view to determine screening height required, not an angle from assumed eye level.
2. Sheet 3 Elevations:
 - a. The required recognizable base, mid-facade, and cornice are well proportioned and meet the Guidelines.

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Omaha, Nebraska 68154-4436

- b. Refer again to Section 7, Building Elements, in the Guidelines for providing at least 4 of the 6 design elements listed. I can only clearly identify 3 elements, those being: awnings, pitched roofs, and square columns.
 - i. The awnings are required to be fabric and a color sample (at least approximate since these probably will come from a sign vendor to be determined) shall be submitted for review.
 - ii. The square columns should be similarly repeated on the west, south, and east elevations in the large brick areas to develop a visual rhythm consistent with the "main" or north elevation. The overall Gateway Corridor District, of which Southport is a part, requires four-sided architecture with consistent quality and detail on all elevations. There is no consideration for what is functionally the "front" or "back" of a building.
- c. As the fourth required element, I would recommend either adding site furniture for the tenant users or an arbor structure. If an arbor is utilized it needs to be designed to work with the character and lines of the building, and provide a pedestrian destination.

3. Sheet L-1 Landscape Plan

- a. Plant Schedule - Please refer again to the Southport Guidelines, Appendix F and G. for approved Street Tree and Plant Lists. The majority of the proposed selections are non-compliant. Note that we have recently interpreted the Guidelines to allow grasses, even though not included in the required Plant List, to be consistent with what has been previously installed in both Southport East and West. We will allow Sunset Red Maples along Eastport Parkway (old 120th Street) whereas the guidelines call for an Autumn Purple Ash. American National Bank, directly to the southeast, utilized Maples as well so they would match.
- b. The Guidelines don't include Colorado Blue Spruce, although there are existing conifers on the Runza and Burger King sites adjacent to Lot #9. We will allow the spruces because they are screening the view of the trash enclosure from McDermott Plaza, which is desirable.
- c. Plant sizes meet or exceed the minimums. The Sea Green Juniper is 2 gallons to small. The Dense Yew is using a different measurement than the Guidelines (3 Gal v. 18"-24"), which may be similar in size, but needs to be verified.
- d. Please review and resubmit the Landscape Plan with revised selections and designations.

4. Sheet E-1 Preliminary Site Lighting:

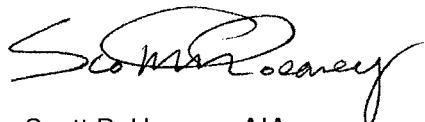
- a. Parking lot pole fixtures scheduled appear to meet the color standards required per Appendix H and I for the required green color base, aluminum color fluted pole, green color arm, and aluminum color dome.
- b. Wall pack fixtures should also be aluminum color and a similar style to the pole fixture domes.
- c. For final Design Review cut sheets must be submitted to clearly demonstrate the fixtures and colors scheduled on the drawings.

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

(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS



Scott P. Heaney, AIA
Architect, Associate