

Proposed Amendments to the Southwest Village Planned Unit Development -Development Plan

Part 1a: Property PUD - General Regulations

Section (c)(2) of Part 1a would be amended as follows:

(c) Use Regulations.

(2) Uses within the AG Area shall be governed by the following land use chart:

Uses	Floor Area (Square Feet)
Horse Racing Track, Grandstand and Related FacilitiesCasino Resort	165,000
Commercial/Retail Simulcast	20,00060,000

~~In the event a horse racing track is not constructed within the AG Area, the following land use chart shall govern the AG Area; provided that, revised PUD Plans are submitted to the City and approved by administrative amendment:~~

Uses	Floor Area (Square Feet)
Office, Industrial and other Permitted Uses	200,000
Commercial/Retail	100,000*
Residential	160 dwelling units
Total	300,000

~~*The AG Area shall not exceed an aggregate of 100,000 square feet of commercial/retail square feet. The chart attached hereto as Exhibit "C" and incorporated herein by this reference shall be completed in conjunction with each building permit issued within the AG Area.~~

Section (h) of Part 1a would be amended as follows:

(h) Parking.

(1) Parking within the PUD shall be regulated in conformance with Chapter 27.67.

(i) All parking within the B-2 Area shall be regulated in conformance with the B-2 Planned Neighborhood Business District.

(ii) All parking within the I-3 Area shall be regulated in conformance with the I-3 Employment Center District.

(iii) All parking within the AG Area shall be regulated in conformance with the AG Agricultural District.

(2) Parking spaces are permitted in any required rear yard; provided that there shall be a six (6) feet minimum landscape buffer between the lot line and the parking spaces.

(3) Notwithstanding any contrary provision stated in the L.M.C., all required B-2 Area and I-3 Area parking spaces shall be provided either (i) on the same lot as the use for which they are required, (ii) off-premise in the cross-parking easement area or (iii) shared parking pursuant to Chapter 27.67

Section (i) of Part 1a would be amended as follows:

(i) **Signage.**

(1) Off-premise signs (billboards) are prohibited within all areas of the PUD, except that freestanding signs which serve to advertise conducted business within the PUD but are off the premise on which the freestanding sign is located are permitted within the PUD. This provision does not allow any additional signs beyond the number allowed in the B-2, I-3 and AG Areas.

(2) All wall signs shall be individual can letters. Color of letters is up to the Building Owner or Tenant.

(3) All freestanding and center identification signs will have the appearance of a solid base. The width of such base shall be at least one-third (1/3) of the maximum width of the sign. The base shall be of a non-porous material such as metal, brick or stone.

(4) Signage within the PUD shall be regulated in conformance with Chapter 27.69 relating to the B-2 Planned Neighborhood Business District, except that freestanding signs shall be governed by the following table:

<u>AREA</u>	<u>SIGN TYPE</u>	<u>NUMBER OF PERMITTED SIGNS</u>	<u>INSIDE THE FRONT YARD</u>	<u>OUTSIDE THE FRONT YARD</u>
B-2 and AG	FREESTANDING	1 per main building (The <u>casino, casino parking structure, simulcast building, grandstand and stables</u> may each be considered a main building for signage purposes.)	50 sq. ft. 12 ft. tall	100 sq. ft. 18 ft. tall
I-3	FREESTANDING	1 per business per frontage	50 sq. ft. 12 ft. tall	100 sq. ft. 18 ft. tall
	AND			
AG	CENTER	1 along West Denton Road or Southwest 1 st Street frontage	50 sq. ft. 12 ft. tall	150 sq. ft. 35 ft. tall
B-2	CENTER	1 along West Denton Road frontage, 1 along Folsom Street frontage north of Amaranth Lane, and 1 along Highway 77 frontage	50 sq. ft. 12 ft. tall	150 sq. ft. 35 ft. tall
I-3	CENTER	1 along West Denton Road or Southwest 1 st Street frontage	50 sq. ft. 12 ft. tall	150 sq. ft. 35 ft. tall

Part Id: AG Area

Section 3 of Part 1d would be amended as follows:

A new subsection (c) would be added to allow Casino/gaming operation in conformance with the Nebraska Racetrack Gaming Act.

Section 3 of Part 1d would be amended as follows:

5. Height and Area Regulations.

	Lot Area	Avg. Lot Width	Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All Permitted Uses	14 acres	550'	550'	*	50'	50'	40'***

*The required front yard setbacks are shown on the Southwest Village PUD Site Plan.
 ***Except (i) as otherwise limited by the Architectural Design Standards, and (ii) a grandstand associated with a horse racing track may be up to 70' in height, and (iii) a casino may be up to 100' in height.