

AGENDA ITEM 4C

**Preliminary Plat – Heimes – J & H Investments
LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-SUB-12

For Hearing of: February 16, 2017
Report Prepared on: February 6, 2017

I. GENERAL INFORMATION

A. APPLICANT:

J & H Investments LLC
9144 S. 147th St.
Omaha, NE 68138

B. PROPERTY OWNER:

TC Accomodator 115, LLC
9140 West Dodge Road, Ste 380
Omaha, NE 68154

C. LOCATION: Northwest of the intersection of Meadows Blvd. and 145th Street.

D. LEGAL DESCRIPTION: S 1551.37 FT of Tax Lot 4 (23-14-11), Lot 2 Lakeview South II Replat 6

E. REQUESTED ACTION(S):

1. Preliminary Plat for Heimes.

F. EXISTING ZONING AND LAND USE:

- S 1551.37 FT of Tax Lot 4 (23-14-11), C-3 Highway Commercial / Office Park with a Gateway Corridor Overlay (Overlay District) and a Planned Unit Development (PUD) Overlay District; Vacant
- Lot 2 Lakeview South II Replat 6, I-1 Light Industrial with a Gateway Corridor District (Overlay District); Vacant

G. PURPOSE OF REQUEST: Preliminary Plat to divide S 1551.37 FT of Tax Lot 4 (23-14-11) and Lot 2 Lakeview South II Replat 6 into multiple lots with associated right-of-way.

H. SIZE OF SITE: 25.82 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Both lots are currently vacant. The land is relatively flat near 145th and Meadows Blvd., with an increasing downward slope towards the north.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay

District) and a Planned Unit Development (PUD) Overlay District; Vacant

2. **East:** Lakeview South II; I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Industrial uses.

3. **South:** Lakeview South; IL Light Industrial (Sarpy County); Various Industrial uses.

4. **West:** Chalco Hills Recreation Area; AG Agricultural (Sarpy County); Dam site

C. RELEVANT CASE HISTORY:

1. N/A

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 3.03 of the Subdivision Regulations – Preliminary Plat Specifications

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan currently the lot for industrial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The proposed preliminary plat designates an access point to 145th Street through the existing Lot 2 Lakeview South II Replat 6. Additionally, Lot 3 will be allowed to access Meadows Blvd. along the southern edge of the plat.
2. The trip generation statement from FHU indicates that peak hour volumes for both AM and PM will exceed 100 vehicles per hour. Therefore, it will be necessary to do a traffic impact study. This is based on following the criteria used by the City of Omaha for determining when such a study is required. In this case, the study needs to address the signalized intersection of Hwy 50 and Meadows Blvd. The study years should be 2019, 2025, and 2035 to be consistent with the study done for Woodhouse Place. The background year will be 2016.

The traffic study will need to be reviewed and accepted by NDOR prior to this platting request going forward to City Council. Any improvements required to the intersection of Hwy. 50 and Meadows Blvd. will need to be provided by the applicant.

D. UTILITIES:

1. The property has access to water, gas, power and communication utilities. The proposed sanitary sewer connects to an existing sanitary sewer in 145th Street that drains to an existing lift station. The property will be required to utilize the MUD water system for service.

IV. REVIEW COMMENTS:

1. The City Engineer has requested additional information be provided within the drainage study. This includes the peak flows to be discharged at the boundary between Heimes and Woodhouse Place plats for existing and developed conditions for 2, 10, 50 and 100 year events. There will need to be a joint effort with the Woodhouse Place engineers to show accumulated flows to the existing culverts under Giles Road. The basis for treatment for water quality from the proposed Portal Circle pavement needs to be identified.

The resulting drainage study will need to be reviewed and accepted by the City and Sarpy County prior to this platting request moving forward to City Council.

2. The Papio-Missouri River Natural Resources District has reviewed the documents supplied by the applicant as the subject property abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD. The PMRNRD has noted concerns regarding the impact of potential drainage directed toward the auxiliary spillway. Once the drainage study has been revised as noted in #2 above, a copy of the revised study will be provided to PMRNRD for their review and comment prior to City Council review.

V. STAFF RECOMMENDATION – Preliminary Plat:

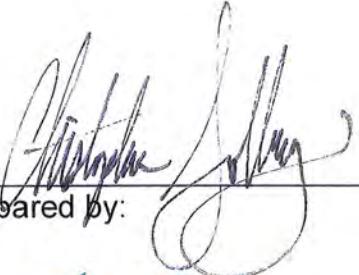
Staff recommends approval of the preliminary plat, contingent on the approval of the amendment to the Zoning Map (Rezoning) request listed on the agenda as item 4B and the finalization of storm water and traffic issues prior to City Council review, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letters
3. Applicant Response Letter
4. Preliminary Plat Maps

VIII. COPIES OF REPORT SENT TO:

1. Tom Heimes, J & H Investments, LLC
2. Beth Bucklin, TC Accommodator 115, LLC
3. Douglas Kellner, P.E., Thompson, Dreessen, & Dorner, Inc.
4. Public Upon Request



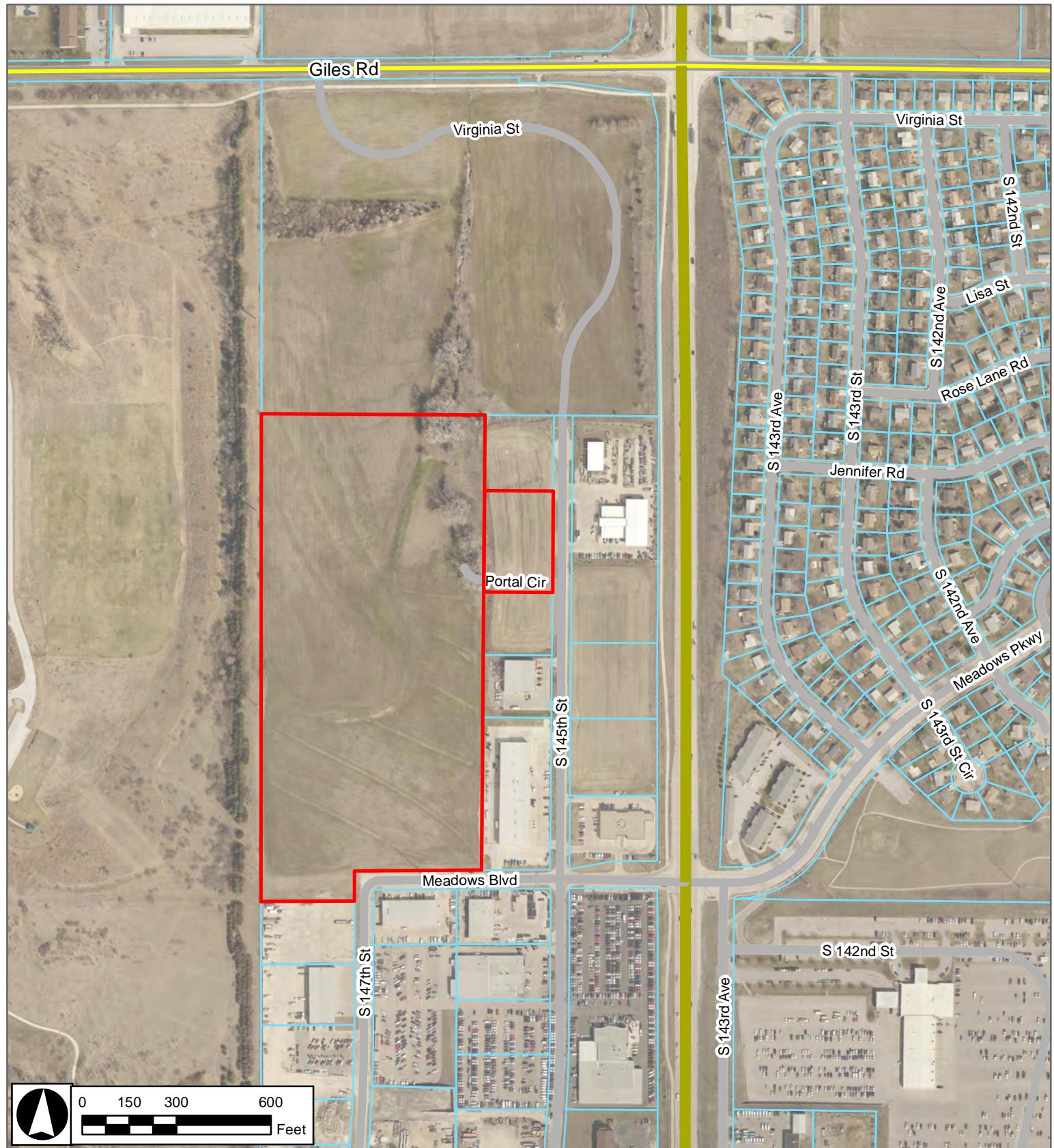
Prepared by:

 Am Ponce

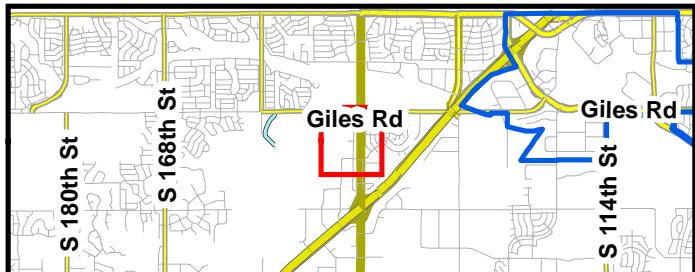
2-13-17

Date

Community Development Director



Project Vicinity Map



Heimes Lots 1-5

2-7-2017

JMC





October 27, 2016

Tom Heimes
J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

RE: Preliminary Plat Application – Initial Review
Heimes

Mr. Kellner,

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 Subdivision Regulations for the Preliminary Plat, the City has the following comments:

Preliminary Plat

1. The graphic scale shown on the plat appears to be incorrect. It is labelled as 60 scale but it appears the drawing is 100 scale.
2. The preliminary plat should be sent to the Papio-Missouri River Natural Resources District for review and comment since it abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD.
3. Under the title on the plat there appears to be an extraneous note "Lot 1, Lakeview South II Replat Five" that needs to be removed just to avoid confusion.
4. In regards to the proposed cul-de-sac, a street name needs to be assigned by City staff, in conjunction with Sarpy County GIS and Sarpy County 911. A determination will be forwarded upon the finalization of a name. For compliance with Article 3.03.10 some additional notes concerning the proposed public street are needed to identify the thickness of the proposed pavement (9" required) and corner radii at 145th Street.
5. The water to serve this development needs to come from the Metropolitan Utilities District. This is required by Section 5.10 of the Subdivision Regulations since MUD is the only water utility authorized by the City.
6. A proposed storm sewer and water easement is shown on the preliminary plat to the north line of proposed Lot 1. The location of the drainage easement

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that continues to the north in the Woodhouse Place preliminary plat needs to be shown to illustrate coordination. There also needs to be explanation for calling this a water easement since the Woodhouse Place preliminary plat does not identify a water easement, just a storm sewer easement. The easements will need to be granted to the entity that will be responsible for operation and maintenance of the improvements. This can be resolved as part of the final plat and subdivision agreement process.

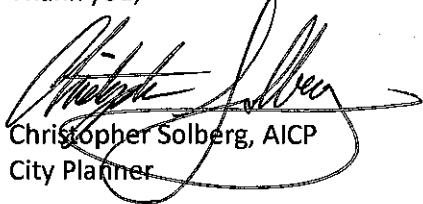
7. In accordance with Article 3.03.15 of the Subdivision Regulations itemized cost estimates for public improvements need to be submitted including proposed sources of funding. The proposed cul-de-sac lies largely within property situated in SID 48. Is it proposed that SID 48 will build and maintain the road? The proposed sanitary sewer connects to an existing sanitary sewer in 145th Street that drains to an existing lift station. It is unknown if the lift station has adequate capacity to serve this development. Staff recommends that this applicant coordinate with the Woodhouse Place developer that is platting the property to the north, whom is currently proposing to construct an outfall sanitary sewer that would provide gravity service to the Sarpy County Industrial Sewer. Tract sewer connection fees will be collected on this property and remitted to Sarpy County.
8. For compliance with Article 3.03.16 of the Subdivision Regulations, a conceptual erosion control plan is required. This needs to indicate whether each lot is going to be required to obtain its own grading and erosion control permit or whether the existing grading permit will be modified for each lot as they are developed.
9. In regards to Article 3.03.19, the applicant needs to provide a statement as to the maximum expected peak hour traffic from proposed Lots 1, 2 and 3 using trip generation rates for light industrial development based on the Trip Generation manual published by the Institute of Transportation Engineers. The results of that peak hour estimation will determine whether any additional traffic impact study is required.
10. The drainage study needs to include additional information. The boundary of the total drainage area to Impact Pt. 7 needs to be illustrated. Major storm drainage calculations are needed to identify that 100-year peak flows can be contained within the right of way of the proposed cul-de-sac street and within the width of the proposed storm sewer easement on Lot 1. The plan also needs to include notations as to how compliance with the requirements for no increase in 2-year peak flows above existing conditions, 10-year peak flows not exceeding 125% of existing condition peak flows and water quality treatment for the first half-inch of runoff will be provided.

11. The existing grading permit will need to be modified to include the proposed Lot 4 and/or the proposed cul-de-sac when installation of the improvements is undertaken.
12. The property is zoned I-1 Light Industrial. Please note the allowed uses within that zoning jurisdiction and that no outdoor storage is permitted.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

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

Thank you,



Christopher Solberg, AICP
City Planner

Attachment

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Douglas Kellner, Thompson, Dreessen, & Dorner, Inc.

December 27, 2016

Chris Solberg
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, Nebraska 68128

RE: Preliminary Plat Application – Initial Review
Heimes
TD2 File No. 1642-108.2

Mr. Solberg:

The attached documents have been created in response to the initial review dated October 27, 2016. From the comments:

- 1) The Scale has been corrected.
- 2) The plans have been sent to Amanda Grint with the Papio NRD for review and comment.
- 3) The note has been removed.
- 4) Paving thickness has been added on the legend, and the radii have been added as well.
- 5) A note has been added that MUD water will be serving the subdivision.
- 6) The easement information has been updated.
- 7) A cost sheet has been prepared and is attached.
- 8) A note stating that each lot will be required to get its own grading permit.
- 9) A trip generation report was generated by FHU and is attached.
- 10) The drainage study was updated to show impact points for both the 10 and 100 year storms. The calculations showing that 145th Street can handle the flows have also been attached. A note was included to list the requirements for stormwater requirements.
- 11) Before improvements are planned, a grading permit modification will be submitted.
- 12) The new proposed zoning is I2 per the sheet.

I have included 4 copies, along with electronic copies for your review.

Respectfully Submitted,



Benjamin Drews, EI
THOMPSON, DREESSEN, & DORNER, INC.

BSD/tjp

Attachments



January 13, 2017

Tom Heimes
J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

RE: Revised Preliminary Plat & Rezoning Application
Heimes
City Engineer Second Review

Mr. Heimes,

City staff have reviewed the application that was received for with a revised preliminary plat called Heimes and associated request for rezoning in a transmittal dated December 29, 2016. Based on the requirements for a preliminary plat in the City of La Vista Subdivision Regulations and considerations for rezoning, City staff have provided following comments:

General:

1. The preliminary plat and rezoning documents have been sent to the Papio-Missouri River Natural Resources District for review and comment as the subject property abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD. Additional commentary may be provided based on the results of their review.

Preliminary Plat:

2. In regards to the proposed cul-de-sac, please label the street name as Portal Circle.
3. The water to serve this development needs to come from the Metropolitan Utilities District and a notation to that effect has been added to the plat.
4. In accordance with Article 3.03.15 of the Subdivision Regulations itemized cost estimates for public improvements need to be submitted including proposed sources of funding. The proposed cul-de-sac lies largely within property situated in SID 48. Is it proposed that SID 48 will build and maintain the road? The proposed sanitary sewer connects to an existing sanitary sewer in 145th Street that drains to an existing lift station. The preliminary needs to indicate if the intent is to remove the lift station which is implied by Note 8 on the revised preliminary plat. Tract sewer connection fees will be collected on this

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property and remitted to Sarpy County. This will include \$5,500 at time of platting which will be remitted entirely to Sarpy County. Then, at building permit time, the tract connection fee of \$6,690 per acre will be collected from which \$5,500 will be sent to Sarpy County and the remainder will be retained by the City. The fee collected at time of building permit is subject to change on January 1st of each year.

5. Existing culverts under Giles Road may have capacity limitations in regards to storm water runoff that require detention in addition to the City's standard requirements. The City has requested information from Sarpy County on the culvert capacities under Giles Road and will pass that information along to the applicant to address this limitation. In addition, water quality from proposed public streets will need to be addressed in the drainage study.
6. The boundary of the drainage area and the design flow to Impact Pt. 5 will need to be clarified at the time the public improvement plans are prepared and submitted for review.
7. The existing grading permit will need to be modified to include the proposed cul-de-sac when installation of the improvements is undertaken.

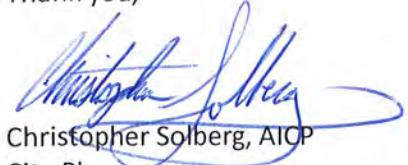
Rezoning:

8. In regards to Article 3.03.19 and relative to the rezoning request, the applicant needs to provide a statement as to the maximum expected peak hour traffic from proposed Lots 1, 2 3, and 4 using trip generation rates for industrial development consistent with the proposed I-2 Heavy Industrial zoning based on the Trip Generation manual published by the Institute of Transportation Engineers. The results of that peak hour estimation will determine whether any additional traffic impact study is required.
9. Lots abutting the west side of S. 145th Street should retain the Gateway Corridor Overlay that currently exists over these lots. The exhibits that note the change in the zoning should be amended to include the Gateway Corridor Overlay in addition to the proposed I-2 Heavy Industrial zoning.

In order for the Preliminary Plat and Rezoning to be considered for review at the February 16, 2017 Planning Commission meeting, revised plat documents will need to be provided for further review. Please submit 4 full size copies (along with electronic copies) of the revised documents by January 23, 2017 to ensure that the application stays on track for the review by 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

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Douglas Kellner, Thompson, Dreessen, & Dorner, Inc.

January 23, 2017

Chris Solberg
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, Nebraska 68128

RE: Preliminary Plat Application – Second Review
Heimes
TD2 File No. 1642-108.3

Mr. Solberg:

The attached documents have been created in response to the second review dated January 13, 2017. From the comments:

- 1) Once comments have been received from the Papio-Missouri River Natural Resources District adjustments will be made as required.
- 2) The cul-de-sac has been labelled Portal Circle.
- 3) Metropolitan Utilities District will provide water to the site.
- 4) A cost sheet has been added. The developer is currently in negotiations with Sarpy County for road maintenance. The developer will work with SID 48 and Woodhouse Place to remove the lift station. The 24.02 AC of the new plat have been accounted for in the cost sheet, but the updated cost for the building permit Tract Fee has been included.
- 5) We have proposed to use a hood on the inlet #2 to treat the water from the cul-de-sac.
- 6) We will include the boundary with public improvement plans.
- 7) The grading permit will be modified when the installation of improvements is planned.
- 8) An updated traffic study using Heavy industrial has been included.
- 9) The proposed zoning including Gateway Corridor Overlay has been updated as well.

I have included 4 copies, along with electronic copies for your review.

Respectfully Submitted,


Benjamin Drews, EI
THOMPSON, DREESSEN, & DORNER, INC.

BSD/tjp

Attachments



February 2, 2017

Tom Heimes
J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

RE: Revised Preliminary Plat & Rezoning Application
Heimes
Third Review

Mr. Heimes,

City staff have reviewed the application that was received for with a revised preliminary plat called Heimes and associated request for rezoning in a transmittal dated January 24, 2017. Based on the requirements for a preliminary plat in the City of La Vista Subdivision Regulations and considerations for rezoning, City staff have provided following comments:

Preliminary Plat:

1. The trip generation statement from FHU indicates that peak hour volumes for both AM and PM will exceed 100 vehicles per hour. Therefore, it will be necessary to do a traffic impact study. This is based on following the criteria used by the City of Omaha for determining when such a study is required. In this case, the study needs to address the signalized intersection of Hwy 50 and Meadows Blvd. The study years should be 2019, 2025, and 2035 to be consistent with the study done for Woodhouse Place. The background year will be 2016. A copy of the Woodhouse Traffic study will be provided to the engineer of record for background information on which to develop the study. The traffic study should be reviewed and accepted by NDOR prior to this platting request going forward to City Council. Any improvements required to the intersection of Hwy. 50 and Meadows Blvd. will need to be provided by the applicant.
2. Additional information is needed in the drainage study. This will include the peak flows to be discharged at the boundary between Heimes and Woodhouse Place plats for existing and developed conditions for 2, 10, 50 and 100 year events. There will need to be a joint effort with the Woodhouse Place engineers to show accumulated flows to the existing culverts under Giles Road. The basis for treatment for water quality from the proposed Portal Circle pavement needs to be identified. The City Engineer has arranged for a meeting with the engineers for Heimes and Woodhouse Place to discuss the

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drainage studies. The resulting drainage study should be reviewed and accepted by the City and Sarpy County prior to this platting request going forward to City Council.

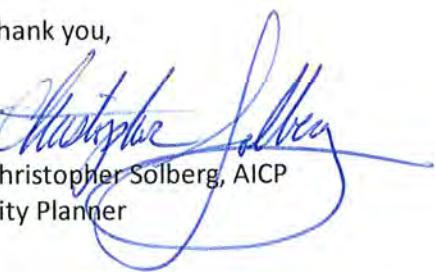
3. The Papio-Missouri River Natural Resources District have reviewed the preliminary plat and rezoning documents as the subject property abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD. The PMRNRD has noted concerns regarding the impact of potential drainage directed toward the auxiliary spillway. Once the drainage study has been revised as noted in #2 above, a copy of the revised study needs to be provided to PMRNRD for their review and comment.

In order for the Conditional use Permit to be considered for review at the February 16th Planning Commission meeting, revised documents will need to be provided for the Planning Commission packets. Please submit 14 ledger size (11"x17") copies (along with electronic copies) of the required documents by noon on February 8, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If the revised documents have been resubmitted on time, the application will be on the February Planning Commission agenda. The Planning Commission will meet at 7:00pm on February 16, 2017. Please have someone in attendance with a presentation prepared for the Commission.

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

Thank you,

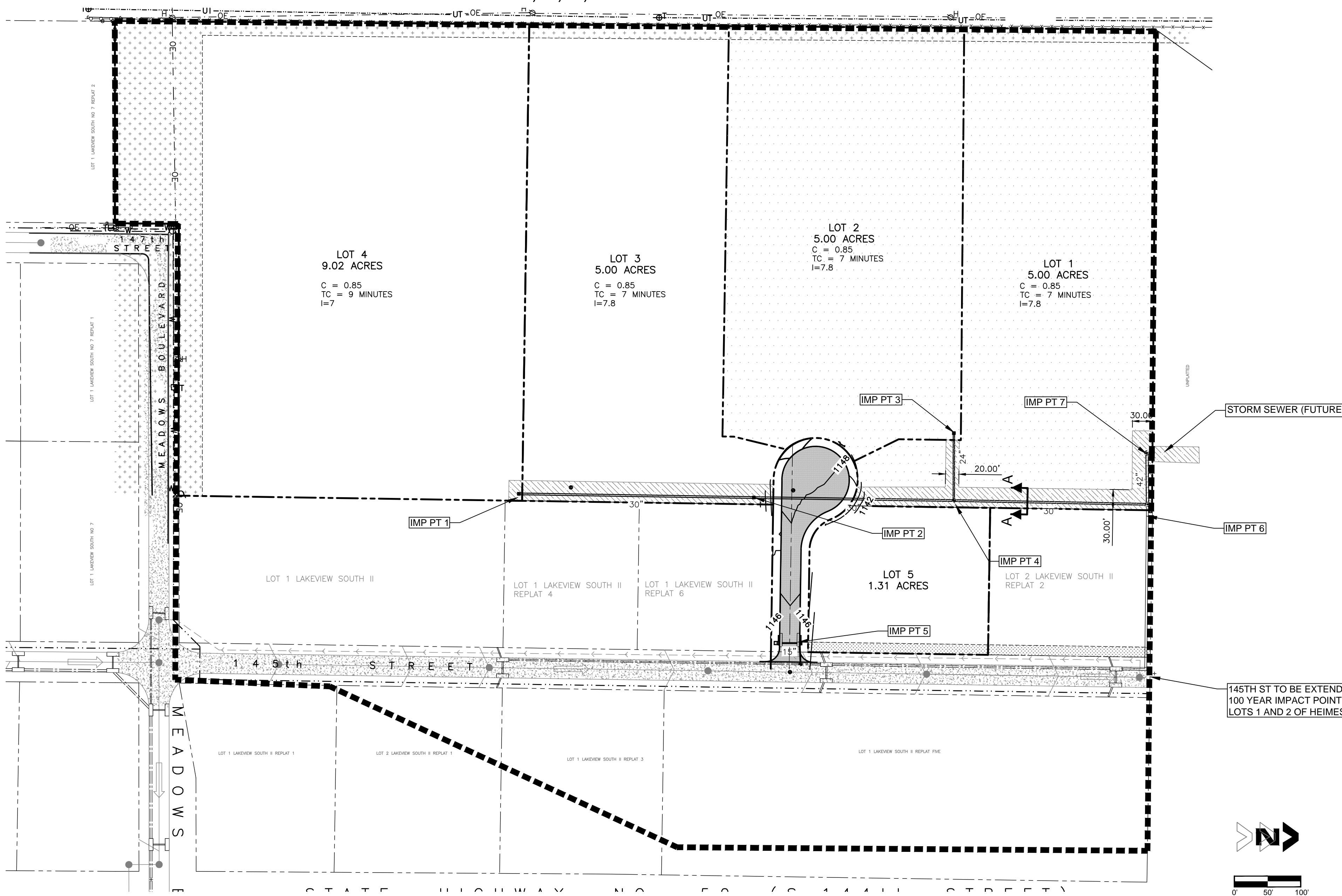


Christopher Solberg, AICP
City Planner

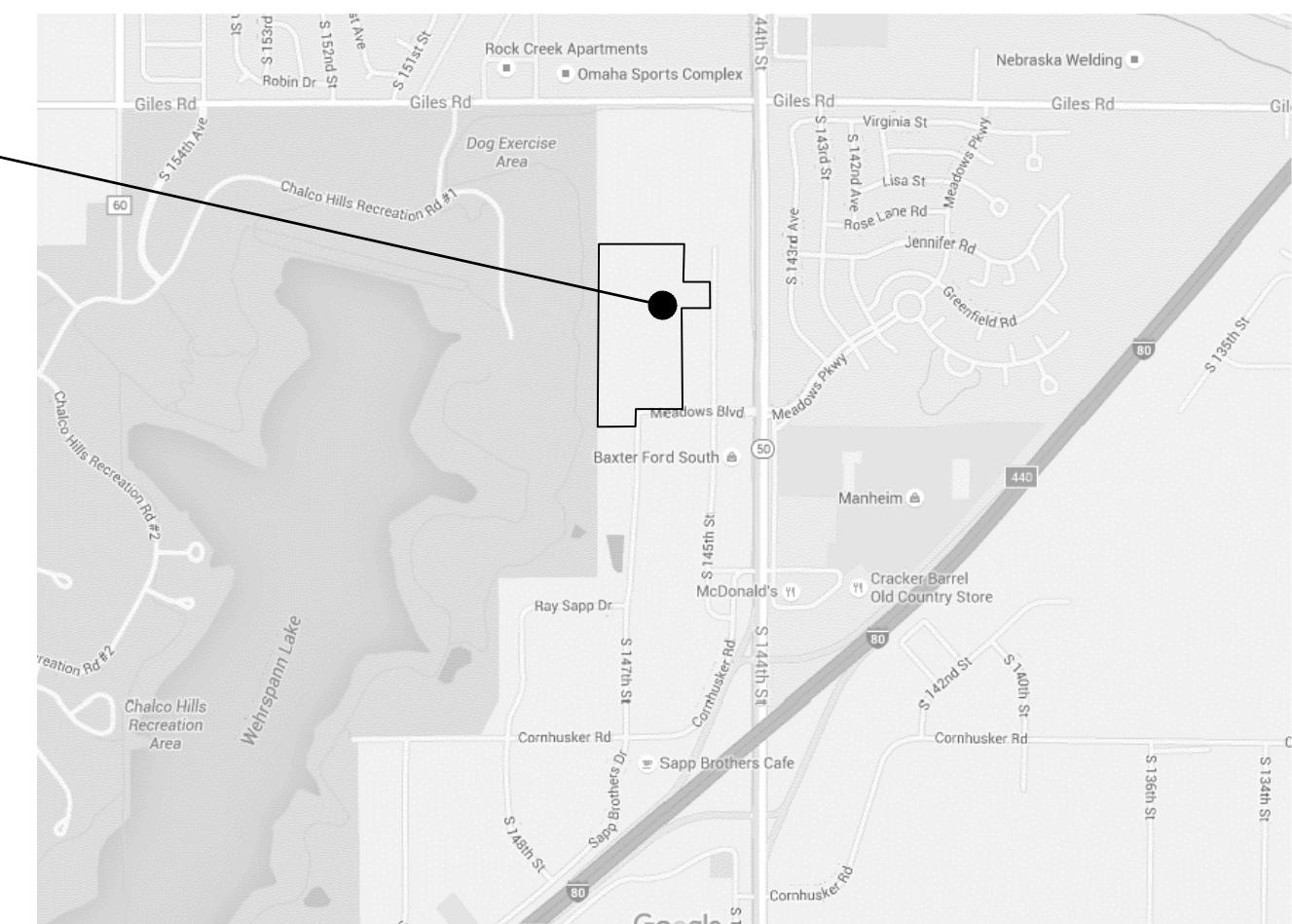
cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Douglas Kellner, Thompson, Dreessen, & Dorner, Inc.

HEIMES

LOTS 1, 2, 3, 4 AND 5



PROJECT LOCATION



VICINITY MAP



ompson, dreessen & dorner, inc.
9836 Old Mill Rd
maha, NE 68154
402.330.8860 www.td2co.com

thompson, dreessen & dorner, inc.
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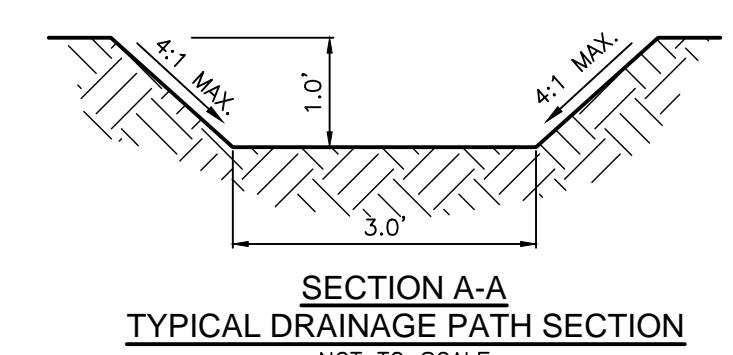
Project Name

HEIMES LOTS 1-5

ent Name
leimes Corp.

Page 10 of 10

LEGEND



| | BY THE RATIONAL METHOD | | | | Omaha, NE 68154 | | | | (402)330-8860 | | | | Checked By | | | | | | | | | | | | Design Storm: 100 yr. | | | | | | |
|-------------|------------------------|------------|----|-------------|-----------------|---------------|-----|-------|---------------|---------|-------|-------|------------|-----------------------------|-------|-------|-------|-------|------------|-----------------|----------|--------------|---------|------|-----------------------|---------|--|---|--|--|--|
| Imp Pt. No. | Location | Conveyance | | | | Direct Runoff | | | | | | | | Travel Time (System Design) | | | | | | | | Total Runoff | | | | | | | | | |
| | | From | To | W.S. or No. | O.F.L. ft. | W.C. * | S % | V fps | Ti min | i in/hr | A Ac. | C cfs | Conv Sys | Slope | q No. | Size | min % | des % | V des. fps | Cap. (all.) cfs | Lgth ft. | t min | TOC min | i | Comp C | Total A | Des. Q | Remarks | | | |
| 1 | Lot 4 | 1 | 2 | 1 | 800 | BG | 2 | 1.5 | 8.889 | 9.8 | 9.02 | 0.85 | 75.14 | 1 | 30 | 3.34 | 4.00 | 16.75 | 82.2 | 350 | 0.35 | 8.89 | 9.8 | 0.85 | 9 | 74.97 | Lot 4 | | | | |
| 2 | Lot 3 | 2 | 4 | 2 | 600 | BG | 2 | 1.4 | 7.143 | 11 | 5 | 0.85 | 46.75 | 2 | 30 | 1.03 | 5.00 | 18.73 | 91.9 | 300 | 0.27 | 9.24 | 9.8 | 0.85 | 5 | 41.65 | Lot 3 | | | | |
| 3 | Lot 2 | 3 | 4 | 4 | 600 | BG | 2.5 | 1.45 | 6.897 | 11 | 5 | 0.85 | 46.75 | 3 | 24 | 4.27 | 4.00 | 14.44 | 45.4 | 108 | 0.12 | 6.9 | 11 | 0.85 | 5 | 46.75 | Lot 2 | | | | |
| 4 | | 4 | 5 | 5 | | | | | | | | | | 0 | 3 | 30 | 0.53 | 7.00 | 22.16 | 109 | 290 | 0.22 | 6.9 | 11 | 0.85 | 5 | 29.9 | Overland Flow at Imp Pt 2 | | | |
| 5 | Cul De Sac | 2 | 3 | 2 | 200 | SG | 1.5 | 2.9 | 1.149 | 12.2 | 0.34 | 0.95 | 3.941 | 3 | 12 | 64.55 | 5.00 | 10.17 | 7.98 | 169 | 0.28 | 5 | 12.2 | 0.95 | 0.3 | 28.61 | Cul De Sac + Lot 4 + Lot 3 - Capacity of Imp. Pt 2 | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | 123 | Existing 145TH street | | | |
| 6 | Existing Flow | | | | | | | | | | | | | 0 | 42 | 3.91 | 5.00 | 23.44 | 226 | 80 | 0.06 | | | | | | 65.61 | Cul De Sac + Lot 4 + lot 3 runoff + 145th Flow - Capacity | | | |

111 Page

Drawn By: BSD Reviewed By: DEK
Job No.: 1642-108 Date: 12-21-16

Sheet Title

DRAINAGE CALC SHEET

Chancery

DM1