

AGENDA ITEM 4A

Final Plat—Heimes—J&H Investments, LLC



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSFP-17-0002

For Hearing of: April 20, 2017
Report Prepared on: April 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):

Final Plat for Heimes.

F. EXISTING ZONING AND LAND USE:

- S 1551.37 FT of Tax Lot 4 (23-14-11): I-2 Heavy Industrial; Vacant
- Lot 2 Lakeview South II Replat 6: I-2 Heavy Industrial with a Gateway Corridor Overlay (Overlay District); Vacant

G. PURPOSE OF REQUEST: Final 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

- 2. **East:** District) and a Planned Unit Development (PUD) Overlay District; Vacant Lakeview South II; I-1 Light Industrial/I-2 Heavy 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. The preliminary plat for Heimes was approved by City Council on April 4, 2017.

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 3.05 of the Subdivision Regulations – Final 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 traffic study is under review by NDOR and needs to be accepted 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 applicant, J & H Investments LLC, has submitted a request for a final plat to allow division of two lots into five for the purpose of development. Portions of the two subject lots will be dedicated to

right-of-way to allow for the construction of a cul-de-sac for vehicular access to 145th Street for three of the proposed lots.

2. A revised drainage study was submitted March 27, 2017. The City Engineer has reviewed the study and finds it satisfactory. The study has been submitted for review to the Nebraska Department of Roads and Sarpy County Public Works. This document needs to be approved by these entities prior to City Council action on the final plat.
3. A copy of the revised drainage study has been submitted to the Papio-Missouri River Natural Resources District (PMRNRD) for review and comment. The study needs to be accepted by PMRNRD prior to this platting request going forward to City Council.
4. A subdivision agreement will need to be finalized prior to City Council action.
5. Cost estimates for proposed public improvements were provided which included itemization. Cost estimates will need to be finalized prior to City Council review.
6. Financial guarantees for the proposed public improvements will be required in accordance with Section 7.02 of the Subdivision Regulations before the plat can be released for recording.

V. STAFF RECOMMENDATION – Final Plat:

Staff recommends approval of the final plat, contingent on the approval of traffic and drainage studies and the finalization of a subdivision agreement 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. Final Plat Maps

VIII. COPIES OF REPORT SENT TO:

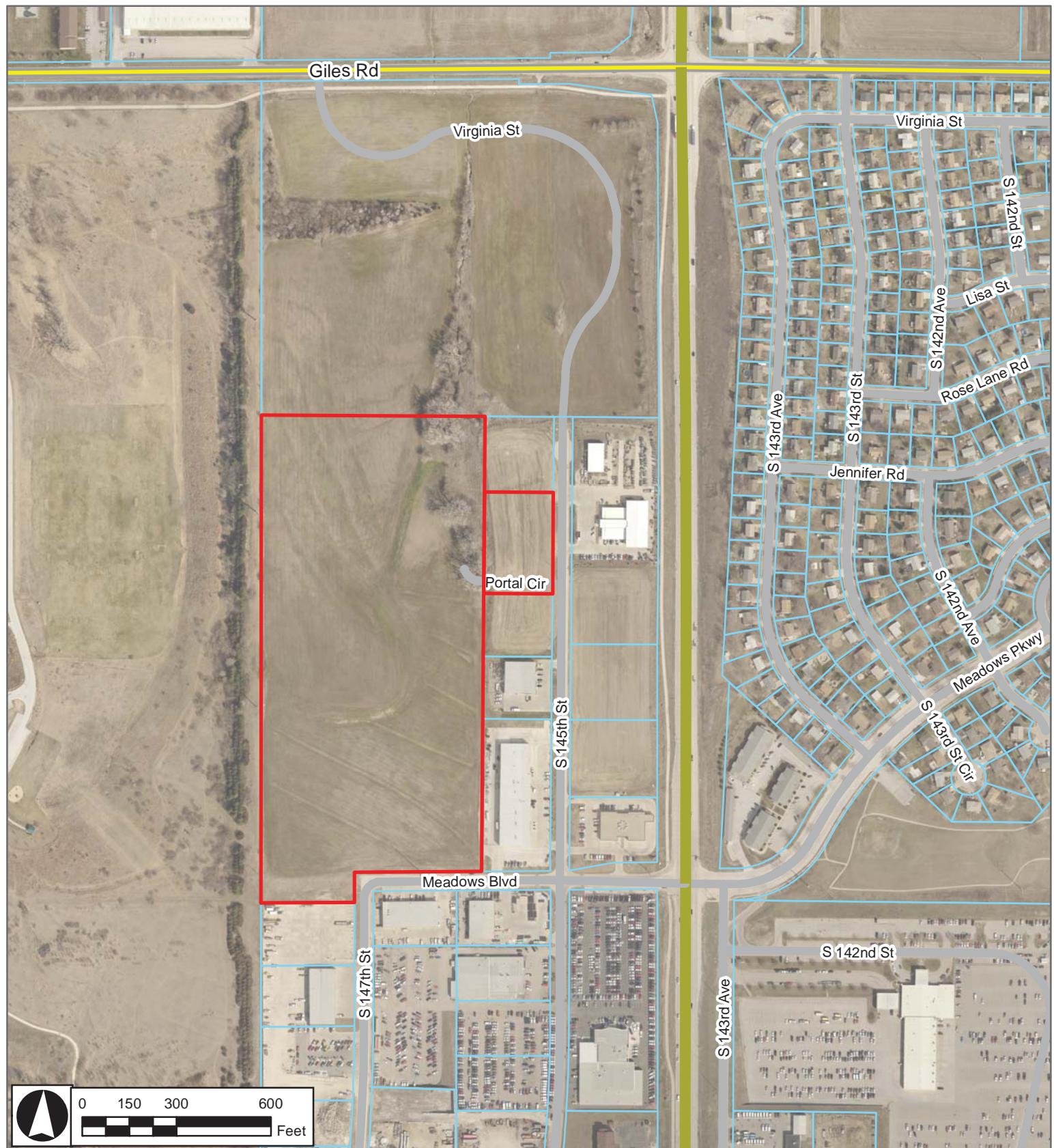
1. Tom Heimes, J & H Investments, LLC
2. Beth Bucklin, TC Accommodator 115, LLC
3. Douglas Kellner, P.E., Thompson, Dreessen, & Dorner, Inc.
4. Public Upon Request

Prepared by:


Beth Bucklin
Community Development Director


4-13-17

Date



Project Vicinity Map



Heimes Lots 1-5

4-12-2017

JMC





March 22, 2017

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

RE: Final Plat – Initial Review
Heimes

Mr. Heimes,

City staff has reviewed the application that was received for a final plat called Heimes. Based on the requirements for a final plat in the City of La Vista Subdivision Regulations and considerations for rezoning, City staff have provided following comments:

Final Plat:

1. The traffic study along with a copy of the final plat should be sent to the Nebraska Department of Roads and Sarpy County Public Works for approval prior to City Council action on this request. A signed and sealed copy of the traffic study after acceptance by the NDOR and Sarpy PW needs to be submitted. One Paper copy and one digital copy would be sufficient.
2. A revised drainage study was submitted pursuant to the City's letter dated February 2, 2017. The City Engineer has reviewed the study and finds it satisfactory. The study need to be submitted to the Nebraska Department of Roads and Sarpy County Public Works for approval prior to City Council action on the final plat. A copy of the letter or e-mail transmitting the study needs to be submitted. The proposal is to provide on-site storm water detention so that the peak flow from 50-year storm events from Lots 1 through 4 does not exceed the pre-development flows from these lots. The detention plan for these lots will need to be an exhibit to the subdivision agreement since this drainage proposal is beyond what would be required by compliance with current regulations. It is necessary to meet the limitations of the downstream culverts under Giles Road. There are some minor clarifications/revisions remaining to be provided in the drainage study, but these can be part of the review for the improvement plans for constructing Portal Circle. A signed and sealed copy of the drainage study after acceptance by the NDOR and Sarpy PW needs to be submitted. One paper copy and one digital copy would be sufficient.

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 Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

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

3. In accordance with Item No. 3 in the February 2, 2017 review letter, a copy of the revised drainage study needs to be submitted to the Papio-Missouri River Natural Resources District for review and comment. A copy of the letter or e-mail transmitting the study needs to be submitted.
4. Specifically regarding the Final Plat document, the City provides the following comments:
 - a. Per Article 3.05.03 of the Subdivision Regulations, please identify on the final plat the widths of the existing rights of way abutting the plat which includes 147th Street, Meadows Boulevard, and 145th Street.
 - b. The Final Plat needs to illustrate existing and proposed sewer and drainage easements in accordance with the storm sewer drainage study and sanitary sewer plan. The easements will need to be able to convey the major (100-year) storm event. The easements need to be illustrated on the plat, but shall be granted in a separate document that fully sets forth rights and obligations for usage of the easements.
 - c. Relative to Article 3.05.13 the signature block for the Planning Commission needs to be revised to comply with Section 10.03 of the Subdivision Regulations. This means change "Chairman" to "Chairperson".
 - d. Relative to Article 3.05.14 the signature block for the City Council and Mayor needs to be revised to comply with section 10.04 of the Subdivision Regulations. This means add the words "in accordance with the State Statutes of Nebraska".
 - e. Relative to Article 3.05.19 the surveyor's certification needs to be revised per Section 10.02 of the Subdivision Regulations. This means that the first sentence of the sample language in 10.02 needs to be added.
5. A subdivision agreement will need to be finalized prior to City Council action. Review comments regarding the draft subdivision agreement will be provided after full review by the City Engineer, City Attorney, and myself.
6. Cost estimates for proposed public improvements were provided which included itemization. The following comments and/or questions about the cost estimates include:
 - a. Identify if removal of the existing sanitary sewer lift station is covered by these estimates or if arrangements are being made for SID 48 to remove the lift station.
 - b. The watershed management fee will be applicable to Lots 1 through 5 and will be collected at time of building permit for each lot. Currently

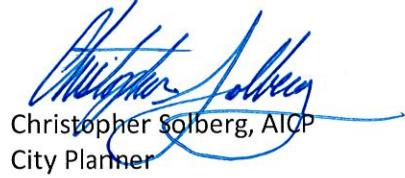
the fee is \$4,609 per acres which is the PCWP fee that took effect July 1, 2016. The fee will increase each July 1 through 2019. After 2019, the fee is yet to be determined.

7. Financial guarantees for the proposed public improvements will be required in accordance with Section 7.02 of the Subdivision Regulations before the plat can be released for recording.

In order for the Final Plat to be considered for review at the April 20, 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 March 29, 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.

