

AGENDA ITEM 4C

**Final Plat—La Vista City Centre Replat 4—La Vista
City Centre, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSFP 19-0001

FOR HEARING OF: February 20, 2020
Report Prepared on: February 14, 2020

I. **GENERAL INFORMATION**

A. **APPLICANT:**

La Vista City Centre LLC
P.O. Box 428
Boys Town, NE 68010

B. **PROPERTY OWNERS:**

Lot 1 La Vista City Centre Replat Three and Lot 13 La Vista City Centre:

La Vista City Centre LLC
222 S. 15th Street, Suite 1404S
Omaha, NE 68102

Outlot A La Vista City Centre and PT of Tax Lot 12, 14-14-12:

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

C. **LOCATION:** North of the intersection of Main Street and City Centre Drive.

D. **LEGAL DESCRIPTION:** Lot 13 and Outlot A La Vista City Centre, Lot 1 La Vista City Centre Replat 3, and portions of Tax Lot 12 14-14-12

E. **REQUESTED ACTION(S):** Final Plat and Subdivision Agreement for proposed Lots 1-3 La Vista City Centre Replat 4 and the dedication of associated right-of-way for the purpose of redevelopment.

F. **EXISTING ZONING AND LAND USE:**

- Portions of Tax Lot 12 14-14-12 - R-1, Single-Family Residential with Gateway Corridor District (Overlay District); vacant; unused (Portions of the proposed Lot 3 La Vista City Centre Replat 4 within this area are proposed to be rezoned MU-CC, Mixed Use-City Centre District).
- Lot 13 and Outlot A La Vista City Centre - Mixed Use City Centre; vacant.
- Lot 1 La Vista City Centre Replat 3 - Mixed Use City Centre; vacant.

G. PURPOSE OF REQUEST:

1. Final Plat and Subdivision Agreement to replat the lots listed in the request into 3 lots and the dedication of associated right-of-way for the purpose of redevelopment.

H. SIZE OF SITE: 4.635 Acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The land is generally flat with a gradual downward slope generally north and east. The slope significantly increases downward along the northern half.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
2. **East:** Lot 14 La Vista City Centre, MU-CC, Mixed Use City Centre District; Mixed Use development; and La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
4. **West:** Lot 12 La Vista City Centre Replat 3, MU-CC, Mixed Use City Centre District; vacant; and La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.

C. RELEVANT CASE HISTORY:

1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.
2. The preliminary plat for La Vista City Centre Replat 4 was approved on August 20, 2019.

D. APPLICABLE REGULATIONS:

1. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
2. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
3. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District
4. Section 3.05 of the Subdivision Regulations – Final Plats

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas within proposed Lots 1 and 3 as Mixed Use. The areas within Lot 2 will remain designated as Parks and Recreation.
- B. **OTHER PLANS:** This area has also been designated as blighted and substandard and in need of redevelopment. A proposed amendment to the *84th Street Redevelopment Plan* would incorporate part of the northern portion of the former City golf course into the mixed use redevelopment project area.
- C. **TRAFFIC AND ACCESS:**

1. The proposed La Vista City Center Replat 4 Final Plat includes the dedication of additional right-of-way along City Centre Drive. This allows for right-of-way access to the lot in this request.
2. The access point at 84th Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84th Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84th Street in the near future.

Sidewalk and trail connections will be made at the time of development for each of the parcels involved in the plat.

3. A technical memorandum regarding traffic has been provided to update the previous traffic impact study performed by Olsson in August 2016 for the La Vista City Centre project. This memorandum was compiled to assess the traffic impacts associated with the proposed land use change on the north end of the La Vista City Centre project.

Staff review of the technical memorandum concluded that the infrastructure that exists and that has been designed and nearing completion in La Vista City Centre is sufficient for the smaller events. That is based on the prediction in the memo that up to 400 persons in 200 vehicles would be arriving during the PM peak hour, which will overlap with the typical PM peak demand of the corridor.

For larger outdoor events (15 per year) and indoor events (estimated at 130 per year), it is recommended that an Event Traffic Management Plan be prepared and made part of a Security, Maintenance, and Operations Plan and Conditional Use Permit. Such plan shall be approved by, and on record with the La Vista Police Department as a condition of the Conditional Use Permit. The proposed permit also would

provide for adjustment of event start times as needed if anticipated traffic for events overlapping with peak hour traffic on 84th Street is greater than the predicted in the technical memorandum.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. Applicant is proposing to develop an Event Center on proposed Lot 3, which would incorporate and require rezoning to MU-CC, Mixed Use-City Center zoning vacant unused portions of the property immediately adjacent to the north of La Vista City Centre.

As the proposed event center use is only allowed within the Mixed-Use City Centre zoning district as a conditional use, the applicant would need to obtain a conditional use permit to allow the use.

2. An existing sanitary and an existing storm sewer easement will be released as part of this plat. New easements are shown and will be dedicated as separate instruments in conjunction with the plat.
3. A portion of Lot 2, as proposed, will fall within the FF/FW Flood Plain District (Overlay District). A Floodplain Development Permit will most likely need to be obtained as to ensure flood hazards are analyzed as to satisfy the conditions of the zoning ordinance.
4. An amendment to the Subdivision Agreement will be needed to address public infrastructure installation and expenditures prior to City Council consideration of the Final Plat. There will also be a need for some form of agreement to address shared, common-area improvements between the lots.
5. The overall disturbed area will exceed five acres, which might require modification of erosion control permit(s) in Permixon.

V. STAFF RECOMMENDATION – Final Plat:

Staff recommends approval of La Vista City Centre Replat 4 Final Plat, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.


VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letters
3. Final Plat Map set

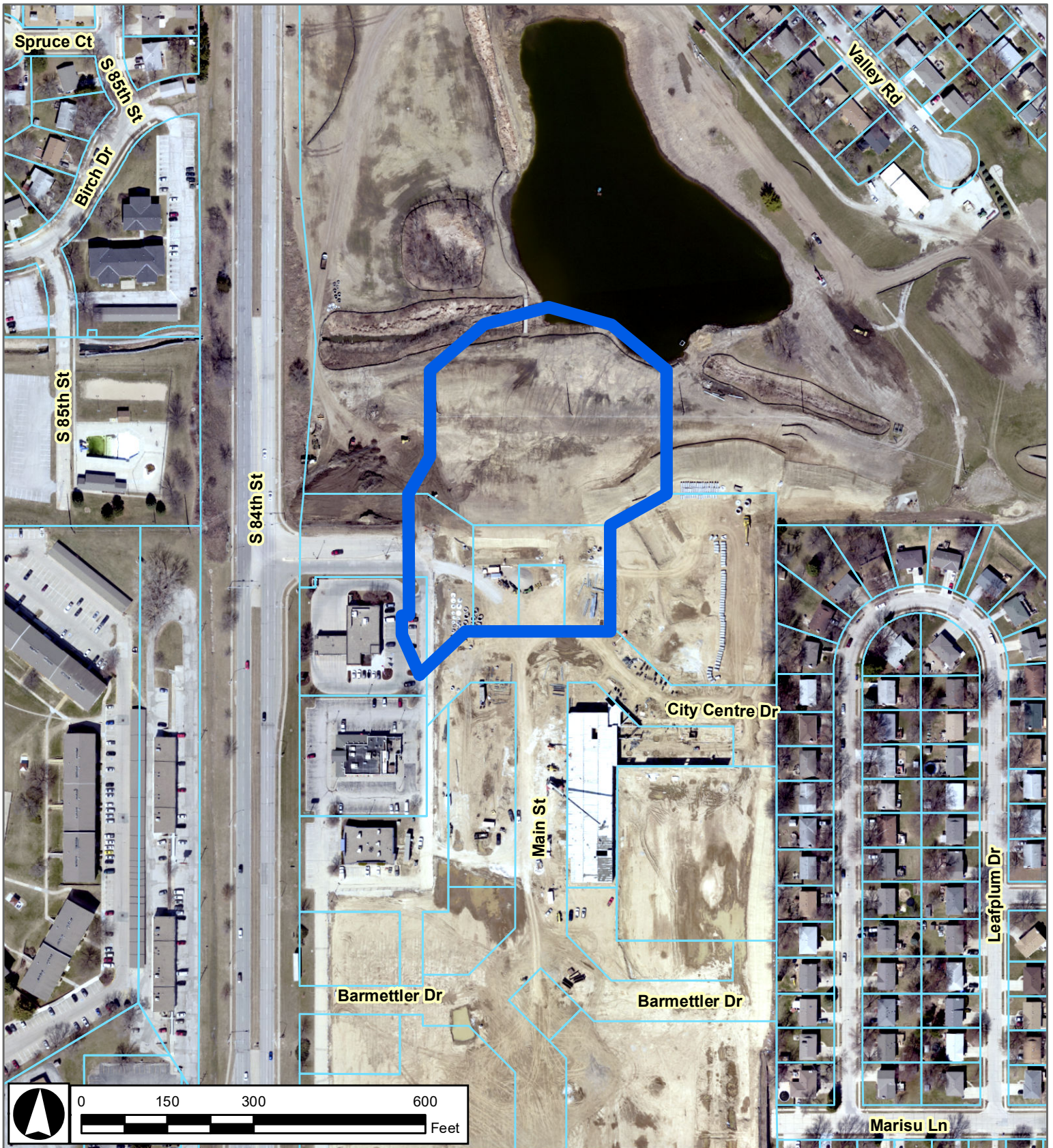
VII. COPIES OF REPORT SENT TO:

1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request

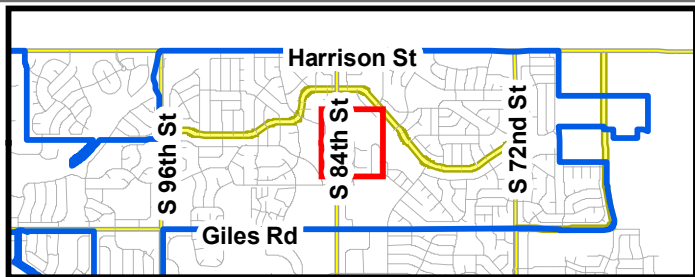

Prepared by:


Community Development Director


Date



Project Vicinity Map



La Vista City Centre Replat 4 Final Plat

1/30/2020
CAS





July 16, 2019

Chris Erickson
La Vista City Centre, LLC
PO Box 428
Boys Town NE, 68010

RE: Final Plat – Initial Review
La Vista City Centre Theater

Mr. Erickson,

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 Replat the City has the following comments:

Final Plat Review

1. Article 3.05.19: The Surveyor's Certification language needs to be revised to include the requirements identified in Section 10.02 of the Subdivision Regulations.
2. Article 3.05.24: There needs to be identification of shared public and private improvements such as public sidewalks, potential drainage improvements and fire preparation elements. Traffic impacts and any improvements required due to events proposed in the Conditional Use Permit will need to be addressed on this information.
3. Article 3.05.25: There needs to be an acceptable amendment to the redevelopment agreement prior to City Council action on the final plat. It is Public Works' understanding there is an amendment to the subdivision agreement that will be a part of Replat 3 that will address any additional contemplated public improvements, and which may modify the terms for Additional off-street Parking requirements in the current subdivision agreement.
4. As coordination with the Interface project continues, the music theatre design needs to finalize as the lot lines between Lot 2 and Lot 3 may change depending on the ultimate configuration of the Interface and the outdoor music venue.
5. The "Water Boundary Line" can be deleted as it is not a required element of the final plat. This line may also change over time.
6. The Signature Block for City Engineer can be deleted. It is not a required element of the final plat.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
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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
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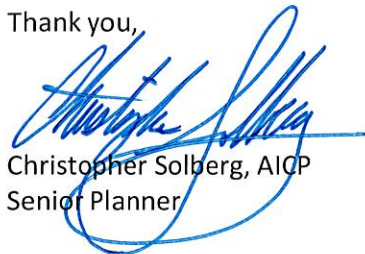
www.cityoflavista.org
info@cityoflavista.org

7. The notation on the plat referencing the existing demolition and site preparation is a 4-year easement that was executed in 2016. The easement may be modified and/or otherwise extended with other projects in the vicinity, therefore it should be deleted from the final plat.

Please submit 4 full size copies (along with electronic copies) of the revised documents for final review.

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

Thank you,



Christopher Solberg, AICP
Senior Planner

Attachment

cc: John Kottmann, City Engineer
Pat Dowse, City Engineer
Eric Williams, Olsson Associates
Amy Augustyn, City Ventures



September 13, 2019

Chris Erickson
La Vista City Centre, LLC
PO Box 428
Boys Town NE, 68010

RE: Final Plat – Second Review
La Vista City Centre Theater

Mr. Erickson,

We have reviewed the revised Final Plat submitted on 8/26/2019. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat, the City has the following comments:

Final Plat Review

1. Upon approval of the LVCC Theater Preliminary Plat on August 20, 2019, the La Vista City Council directed that the plat be renamed for accuracy and tracking purposes. Please change the name of the Final Plat from “La Vista City Centre Theater” to “La Vista City Centre Replat Four”.

Additionally, the following items introduced in the initial review letter have yet to be addressed:

2. Article 3.05.24: There needs to be identification of shared public and private improvements such as public sidewalks, potential drainage improvements and site preparation elements. Traffic impacts and any improvements required due to events proposed in the Conditional Use Permit will need to be addressed on this information.
3. Article 3.05.25: There needs to be an acceptable amendments to the redevelopment agreement and the subdivision agreement prior to City Council action on the final plat.
4. As coordination with the Interface project continues, the music theatre design needs to finalize as the lot lines between Lot 2 and Lot 3 may change depending on the ultimate configuration of the Interface and the outdoor music venue.

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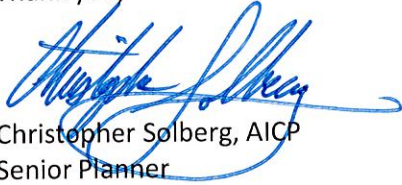
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Thank you,



Christopher Solberg, AICP
Senior Planner

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