

## **AGENDA ITEM 4C**

**Replat—Lots 1 & 16 Harrison Hills—Streck, Inc.**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PRP20-0002;

FOR HEARING OF: FEBRUARY 18, 2021  
REPORT PREPARED ON: FEBRUARY 9, 2021

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** 11725 S 118<sup>th</sup> Street; Generally located south of the intersection of S. 117<sup>th</sup> Street and Emiline Street.

**D. LEGAL DESCRIPTION:** Lots 1 and 16 Harrison Hills (to be replatted as Lots 1 and 2 Harrison Hills Replat 7).

**E. REQUESTED ACTION(S):** Approval of a Replat to allow for the construction and operation of a multi-family housing development on the proposed Lot 1 Harrison Hills Replat 7.

**F. EXISTING ZONING AND LAND USE:** R-3 – High-Density Residential, Gateway Corridor District (Overlay District), and Planned Unit Development; The site is currently vacant.

**G. PURPOSE OF REQUEST:** Consolidation of Lot 16 Harrison Hills into Lot 1 Harrison Hills and the division of Lot 1 Harrison Hills into two lots to allow for the development of multi-family housing units (apartments).

**H. SIZE OF SITE:** Approximately 3.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the south and to the west;

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

**C. RELEVANT CASE HISTORY:**

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.
3. The subject property was rezoned to R-3 High Density Residential with PUD District and Gateway Corridor District overlays on December 15, 2020.

**D. APPLICABLE REGULATIONS:**

1. Section 3.07 of the Subdivision Regulations - Replats
2. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
3. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan currently designates the proposed Lot 1 as High-Density Residential and Lot 2 as Industrial.

**B. OTHER PLANS: N/A.**

**C. TRAFFIC AND ACCESS:**

1. Access to this property would be through Emiline Street, which connects to the arterial Harrison Street through

intersections at 115<sup>th</sup>, 117<sup>th</sup>, and 118<sup>th</sup> Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development.

2. A draft traffic memo has been submitted to the City that analyzes impacts to the traffic signals on Harrison Street. The memo has been forwarded to the City of Omaha for their review as the impacted traffic signal on Harrison Street is under the jurisdiction of Omaha.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**E. PARKING REQUIREMENTS:**

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD site plan and ordinance for this area as amended.

**F. LANDSCAPING:**

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Review letters from the City's Design Review Architect regarding the proposed landscaping plan are included for review.

**IV. REVIEW COMMENTS:**

- A. Any traffic signal improvements required by the City of Omaha must be completed prior to the issuance of a Certificate of Occupancy and is addressed through the Subdivision.
- B. In addition to the approval of Harrison Hills Replat 7 and prior to development, the applicant will be required to receive approval of the revised PUD Site Plan and Conditional Use Permit (CUP). The applicant will also be required to complete the design review process prior to commencement of development of the property.
- C. The applicant will need to prepare a subdivision agreement with city staff prior to the review of the Replat by City Council.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat of Lots 1 and 16 Harrison Hills, being replatted as Lots 1 and 2 Harrison Hills Replat 7, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

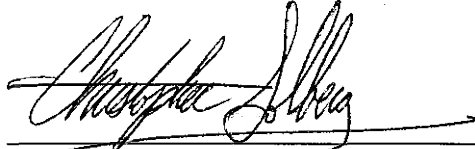
**VI. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Staff Review Letters
- C. Draft Replat map set



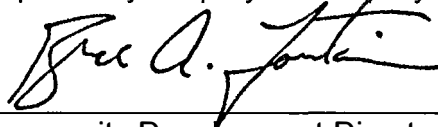
**VII. COPIES OF REPORT SENT TO:**

- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Ryneerson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request



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Prepared by: Deputy Community Development Director



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Community Development Director

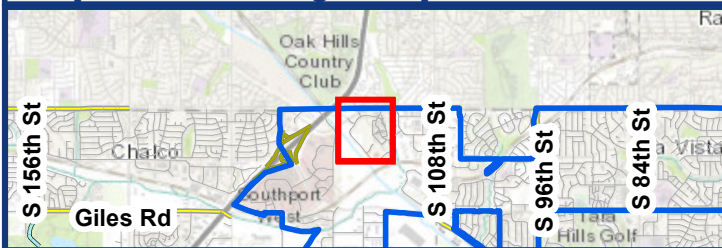
2-11-21

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Date



## Replat Vicinity Map



**Streck, Inc.**  
**Harrison Hills Replat 7**

2/12/2021 CB







December 23, 2020

Zach Reinhardt  
Burlington Capital  
1004 Farnam St. Ste 400  
Omaha, NE 68102

RE: Harrison Hills Replat 7 – Initial Review Letter

Mr. Reinhardt,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.07.03, Section 3.03.02 – Topography needs to be updated as to show current existing grades vs. proposed grading for the next phase.
2. Section 3.07.03, Section 3.03.03 – Phasing needs to be updated to show the existing phase, the proposed phase included in the housing project, and future phases of the project.
3. Section 3.07.03, Section 3.03.07 – Preliminary Plat exhibit needs to show existing structures within 200 feet of the property.
4. Section 3.07.03, Section 3.03.07 – Storm sewer linework needs to differentiate between the existing storm sewer system and the proposed storm sewer improvements as to show if existing storm sewer network will need to be modified to accommodate the contemplated site revisions.
5. Section 3.07.07, Section 3.03.13 – The limits of the flood way and floodplain in the vicinity of the property should be shown.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F

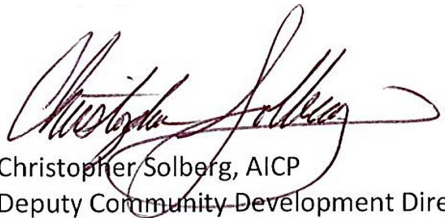
6. Section 3.07.03, Section 3.03.14 – Building setback lines are not shown on the submittal, however leaders with setback distances are shown in the PUD submittal.
7. Section 3.07.03, Section 3.03.15 – The Post Construction Storm Water Management Plan shows dry detention basin that will be conveying drainage from Lot 1 through a permanent storm sewer easement in Lot 2. The intent of the maintenance is unclear as to if Lot 1 will be required to contribute to the maintenance of the dry detention basin, or if Lot 2 will be solely responsible for the operation and maintenance of the BMP. If the intent is to have both lots share in the maintenance as a common area, this will need to be depicted, and a subdivision agreement is likely necessary.
8. Section 3.07.03, Section 3.03.15 – The legal description needs to include total acreage involved in the plat.
9. Section 3.07.03, Section 3.03.16 – Site currently has a Stormwater Pollution Prevention Plan (SWPPP) due to current phase of work, however, SW PPP will likely need to be revised as the grading and/or storm sewer design is revised.
10. Section 3.07.03, Section 3.03.19 – A revised traffic study was submitted for this project. As the signal at 118th and Harrison is owned and operated by the City of Omaha, and any signal, if installed, at the intersection of 115th/116th and Harrison Street would likely be owned and operated by the City of Omaha. The City of Omaha will need to review and approve the traffic study as revised.
11. Section 3.07.03, Section 3.05.18 – Please clarify if there is a lien holder for the property involved in the plat. If so, the Lien Holder Consent block shall be added to the Final Plat.
12. Section 3.07.03, Section 3.05.19 – As the Surveyor's Certification states that permanent markers will be set at all property corners, we will require a Staking Bond of \$500.00 as to ensure that all property corners are set.
13. Section 3.07.03, Section 3.05.24 – Should the City of Omaha require public improvements related to the traffic study, we will require that you show the cost of any public improvements.
14. Section 3.07.03, Section 3.05.25 – Staff are currently reviewing the subdivision agreement that you submitted. Said agreement will need to be in acceptable form prior to action by City Council.



Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in dark ink, appearing to read "Christopher Solberg", written over a horizontal line.

Christopher Solberg, AICP  
Deputy Community Development Director

cc:

Caleb Snyder, Lamp Rynearson  
Constance Ryan, Streck Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

January 25, 2021



14710 W. Dodge Rd., Ste. 100  
Omaha, NE 68154  
[P] 402.496.2498  
[F] 402.496.2730  
LampRynearson.com

Mr. Christopher Solberg, AICP  
City of La Vista  
Senior Planner  
8116 Park View Blvd  
La Vista, NE 68128

Reference: Streck, Inc. – Harrison Hills  
Replat 7 Initial Review Submittal Comments  
Project No.: 0118087.06-003

Dear Mr. Solberg:

Submitted herewith are our responses to the comments included in the City of La Vista's Harrison Hills Reparat 7 initial review letter dated December 23, 2020 regarding the Streck, Inc. – Harrison Hills, Planned Unit Development submittal.

**Review Comments:**

1. Section 3.07.03, Section 3.03, 02 – Topography needs to be updated as to show current existing grades vs. proposed grading for the next phase.

**Response:** The topography shown on the preliminary plat has been updated to show the site's existing grades. Exhibit G has been added to show the proposed grading for the housing phase.

2. Section 3.07.03, Section 3.03.03 – Phasing needs to be updated to show the existing phase, the proposed phase included in the housing project, and future phases of the project.

**Response:** The phasing on Exhibits C-G has been updated to reflect the proposed phasing.

3. Section 3.07.03, Section 3.03.07 – Preliminary Plat exhibit needs to show existing structures within 200 feet of the property.

**Response:** This has been added to the preliminary plat exhibit.

4. Section 3.07.03, Section 3.03.07 – Storm sewer linework needs to differentiate between the existing storm sewer system and the proposed storm sewer improvements as to show if existing storm sewer network will need to be modified to accommodate the contemplated site revisions.

**Response:** This has been completed as requested.

5. Section 3.07.07, Section 3.03.13 – The limits of the flood way and floodplain in the vicinity of the property should be shown.

**Response:** This has been completed as requested.



6. Section 3.07.03, Section 3.03.14 – Building setback lines are not shown on the submittal, however leaders with setback distances are shown in the PUD submittal.

**Response:** The preliminary plat exhibit includes the city's minimum setback requirements for the proposed R-3 zoning and I-1 zoning. The proposed building setbacks are shown on the Exhibit C.

7. Section 3.07.03, Section 3.03.15 – The Post Construction Storm Water Management Plan shows dry detention basin that will be conveying drainage from Lot 1 through a permanent storm sewer easement in Lot 2. The intent of the maintenance is unclear as to if Lot 1 will be required to contribute to the maintenance of the dry detention basin, or if Lot 2 will be solely responsible for the operation and maintenance as a common area, this will need to be depicted, and a subdivision agreement is likely necessary.

**Response:** The maintenance of the dry detention basin will be outlined in the subdivision agreement.

8. Section 3.07.03, Section 3.03.15 – The legal description needs to include total acreage involved in the plat.

**Response:** The total acreage is included in the legal description on both the preliminary and final plat exhibits.

9. Section 3.07.03, Section 3.03.16 – Site currently has a Stormwater Pollution Prevention Plan (SWPPP) due to current phase of work, however, SWPPP will likely need to be revised as the grading and/or storm sewer design is revised.

**Response:** Agreed, the SWPPP will be updated once the housing phase design has been finalized.

10. Section 3.07.03, Section 3.03.19 – A revised traffic study was submitted for this project. As the signal at 118<sup>th</sup> and Harrison is owned and operated by the City of Omaha, and any signal, if installed, at the intersection of 115<sup>th</sup>/116<sup>th</sup> and Harrison Street would likely be owned and operated by the City of Omaha. The City of Omaha will need to review and approve the traffic study as revised.

**Response:** The revised traffic memo has been submitted to the City of Omaha for their review and comment.

11. Section 3.07.03, Section 3.03.18 – Please clarify if there is a lien holder for the property involved in the plat. If so, the Lien Holder Consent block shall be added to the Final Plat.

**Response:** There is no lien holder on the property.

12. Section 3.07.03, Section 3.05.19 – As the Surveyor's Certification states that permanent marker will be set at all property corners, we will require a Staking Bond of \$500.00 as to ensure that all property corners are set.

**Response:** A staking bond will be provided prior to action by City Council.

13. Section 3.07.03, Section 3.05.24 – Should the City of Omaha require public improvements related to the traffic study, we will require that you show the cost of any public improvements.

**Response:** Agreed.

14. Section 3.07.03, Section 3.05.25 – Staff are currently reviewing the subdivision agreement that you submitted. Said agreement will need to be in acceptable form prior to action by City Council.

**Response:** Agreed.


Four (4) copies of each of the following documents are included with this submittal:

1. Harrison Hills Replat 7 Preliminary Plat;
2. Harrison Hills Replat 7 Final Plat;
3. Subdivision Agreement Exhibit A – Final Plat;
4. Subdivision Agreement Exhibit B – Conditional Use Permit Operating Statement;
5. Subdivision Agreement Exhibit C – “PUD” Site Plan;
6. Subdivision Agreement Exhibit D – Landscape Plan;
7. Subdivision Agreement Exhibit E – Post Construction Storm Water Management Plan;
8. Subdivision Agreement Exhibit F – Utility Plan; and
9. Subdivision Agreement Exhibit G – Grading Plan.

Please call if you have any questions or concerns regarding this submittal.

Sincerely;

LAMP RYNEARSON, INC.



Caleb M. Snyder, P.E.  
Project Manager

Enclosures

c: John Noble, Streck, Inc.  
Zach Reinhardt, Burlington Capital  
Tom Zuk, Holland Basham Architects  
David Warner, Holland Basham Architects





February 8, 2021

Zach Reinhardt  
Burlington Capital  
1004 Farnam St. Ste 400  
Omaha, NE 68102

RE: Harrison Hills Replat 7 – 2nd Review Letter

Mr. Reinhardt,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.07.03, Section 3.03.07 – Preliminary Plat exhibit needs to show existing structures within 200 feet of the property. Most structures have been added, however the structures on Lot 3 Harrison Hills and Lot 1 Harrison Hills Replat 6 are still not represented.
2. Section 3.07.03, Section 3.03.19 – A revised traffic study was submitted for this project. Staff will be in contact with the City of Omaha prior to approval of the subdivision agreement to discuss any potential changes, if necessary, that need to be addressed within the agreement.
3. Section 3.07.03, Section 3.05.19 – If a staking bond is provided, as stated in the response letter, this will only have to be provided at the time of the provision of mylars after the plat's approval.

Other than the issues stated within this letter, staff is in approval of the Replat Plan Set and have added the application to the February 18<sup>th</sup> Planning Commission meeting agenda.

Please forward to the City 15 copies of the Replat Plan Set, along with an electronic copy, close of business on Wednesday, February 10, 2021 for compilation of Planning Commission packets.

The Planning Commission meeting will be held on Thursday, February 18<sup>th</sup>, 2021 at 6:30pm in the Council Chambers at La Vista City Hall located at 8116 Park View Blvd. Please have someone in attendance to present the application and to answer any questions the Planning Commission may have.

<b>City Hall</b> 8116 Park View Blvd. La Vista, NE 68128-2198 402.331.4343 P 402.331.4375 F	<b>Community Development</b> 8116 Park View Blvd. 402.593.6400 P 402.593.6445 F	<b>Library</b> 9110 Giles Rd. 402.537.3900 P 402.537.3902 F	<b>Police</b> 7701 S. 96th St. 402.331.1582 P 402.331.7210 F	<b>Public Works</b> 9900 Portal Rd. 402.331.8927 P 402.331.1051 F	<b>Recreation</b> 8116 Park View Blvd. 402.331.3455 P 402.331.0299 F
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For those in attendance, we ask that they adhere to the City of La Vista mask mandate and other general social distancing norms in relation to the current pandemic.

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

Thank you,



Christopher Solberg, AICP  
Deputy Community Development Director

cc:

Caleb Snyder, Lamp Rynearson  
Constance Ryan, Streck Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

January 25, 2021



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Mr. Christopher Solberg, AICP  
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14. Section 3.07.03, Section 3.05.25 – Staff are currently reviewing the subdivision agreement that you submitted. Said agreement will need to be in acceptable form prior to action by City Council.

**Response:** Agreed.


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2. Harrison Hills Replat 7 Final Plat;
3. Subdivision Agreement Exhibit A – Final Plat;
4. Subdivision Agreement Exhibit B – Conditional Use Permit Operating Statement;
5. Subdivision Agreement Exhibit C – “PUD” Site Plan;
6. Subdivision Agreement Exhibit D – Landscape Plan;
7. Subdivision Agreement Exhibit E – Post Construction Storm Water Management Plan;
8. Subdivision Agreement Exhibit F – Utility Plan; and
9. Subdivision Agreement Exhibit G – Grading Plan.

Please call if you have any questions or concerns regarding this submittal.

Sincerely;

LAMP RYNEARSON, INC.



Caleb M. Snyder, P.E.  
Project Manager

Enclosures

c: John Noble, Streck, Inc.  
Zach Reinhardt, Burlington Capital  
Tom Zuk, Holland Basham Architects  
David Warner, Holland Basham Architects



NOTES

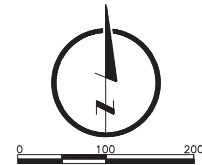
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE RADIAL DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

# HARRISON HILLS REPLAT 7

## LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1 AND 16, HARRISON HILLS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

LOCATED IN:  
NW 1/4 NW 1/4 SEC. 17, T14N, R12E  
NE 1/4 NW 1/4 SEC. 17, T14N, R12E  
SW 1/4 NW 1/4 SEC. 17, T14N, R12E  
SE 1/4 NW 1/4 SEC. 17, T14N, R12E



LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- ASSUMED CURB
- SANITARY SEWER
- STORM SEWER
- GAS
- AC UNIT
- AREA INLET ROUND
- CABLE TV PULL BOX
- CABLE TV RISER
- CONIFEROUS TREE
- CONTINUE SYMBOL
- CONTROL POINT
- CURB INLET
- DECIDUOUS TREE
- FIRE HYDRANT
- GRATE INLET
- INFORMATION SIGN
- LIGHT POLE
- MANHOLE
- POWER METER
- POWER PULL BOX
- POWER RISER
- POWER TRANSFORMER
- CORNERS FOUND
- SPRINKLER VALVE BOX
- STREET LIGHT
- TELEPHONE RISER
- UNIDENTIFIED PULL BOX
- UNIDENTIFIED RISER
- WATER MANHOLE
- WATER VALVE
- BUILDING
- FENCE
- INVERT ELEVATION
- FLOW LINE
- MEASURED DIMENSIONS
- FLOOD ZONE
- BASE FLOOD
- FEMA STREAM LINE



VICINITY MAP

LEGAL DESCRIPTION

LOT 1 AND LOT 16, HARRISON HILLS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.  
CONTAINS 30.065 ACRES.

OWNER/ APPLICANT

STRECK, INC., A NEBRASKA CORPORATION  
7002 S 109TH STREET  
LA VISTA, NEBRASKA 68128

ENGINEER

LAMP RYNEARSON  
14710 WEST DODGE ROAD, SUITE 100  
OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: I-1  
PROPOSED: R-3, HIGH DENSITY RESIDENTIAL, PUD AND GWC OVERLAY  
LOT 1 - 3.031 ACRES  
I-1 LIGHT INDUSTRIAL, PUD AND GWC OVERLAY  
LOT 2 - 27.034 ACRES  
TOTAL AREA - 30.065 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT  
444 SOUTH 16TH STREET MALL  
OMAHA, NE 68102-2247

WATER: METROPOLITAN UTILITIES DISTRICT  
3100 SOUTH 61ST AVENUE  
OMAHA, NE 68106-3621

GAS: BLACK HILLS ENERGY  
501 WEST 6TH STREET  
PAPILLION, NEBRASKA 68046

FLOOD ZONE

ZONE X  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA.

MAP NUMBER 31153C005SH  
MAP EFFECTIVE DATE: MAY 3, 2010  
COMMUNITY NUMBER: 310192 0055 H

MAP NUMBER 31153C0061H  
MAP EFFECTIVE DATE: MAY 3, 2010  
COMMUNITY NUMBER: 310192 0061 H

MAP NUMBER 31153C0062H  
MAP EFFECTIVE DATE: MAY 3, 2010  
COMMUNITY NUMBER: 310192 0062 H

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

UTILITY NOTES

1. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.

CITY OF LA VISTA ZONING ORDINANCE

SECTION 5.08 R-3 HIGH DENSITY RESIDENTIAL

5.08.05 Height and Lot Requirements:

Uses	5.08.05.01	The height and minimum lot requirements shall be as follows:						
		Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Building Coverage
Townhouses/Condominiums <sup>1</sup>		2,500 per unit	25' per unit	30'	10' <sup>1</sup>	30'	35'	40%
Multi-family Dwelling <sup>2</sup>		2,250 per unit	100'	30'	10'	30'	45'	40%
Other Permitted Uses		8,500	75'	30'	10'	30'	35'	30%
Other Conditional Uses		8,500	75'	30'	10'	30'	45'	30%
Publicly owned and operated facilities <sup>3</sup>		-	-	-	-	-	-	-
Accessory Buildings		-	-	50'	5'	5'	17'	10% <sup>2</sup>

CITY OF LA VISTA ZONING ORDINANCE

SECTION 5.13 I-1 LIGHT INDUSTRIAL

5.13.05 Height and Lot Requirements:

Use	5.13.05.01	The height and minimum lot requirements shall be as follows:						
		Lot Area (SF) <sup>1</sup>	Lot Width <sup>2</sup>	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses		10,000	100	35' <sup>1</sup>	30'	25'	45'	65%
Permitted Conditional Uses		10,000	100	35' <sup>1</sup>	30'	25'	45'	65%
Accessory Buildings		-	-	25'	10'	20'	20'	-

<sup>1</sup> 35' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of sixty (60) feet.

<sup>2</sup> Lots created before January 1, 2005 may have a minimum Lot Area of 10,000 square feet and may have less than the minimum 100 feet lot width. (Ordinance No. 1053, 1-15-08)

### LAMP RYNEARSON

14710 W. DODGE RD, STE. 100  
OMAHA, NE 68154  
402.496.2498  
LampRynearson.com

WILLIAM E. KNIGHT  
LS-586

PRELIMINARY  
PLAT

HARRISON HILLS REPLAT 7 (LOTS 1 AND 2)  
SARPY COUNTY, NEBRASKA



Know what's below.  
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

ELISE MOLLAK  
DATE

12-7-2020

PROJECT NUMBER

0118087.03-004

BOOK AND PAGE

18087, 1-9

SHEET

