

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 109th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th 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 Emilie Street, which connects to the arterial Harrison Street through

intersections at 115th, 117th, and 118th 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:

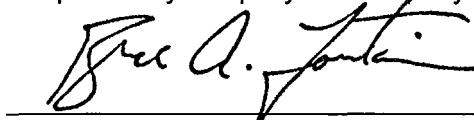
- A. Vicinity Map
- B. Staff Review Letters
- C. Draft Replat map set

VII. COPIES OF REPORT SENT TO:

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



Prepared by: Deputy Community Development Director



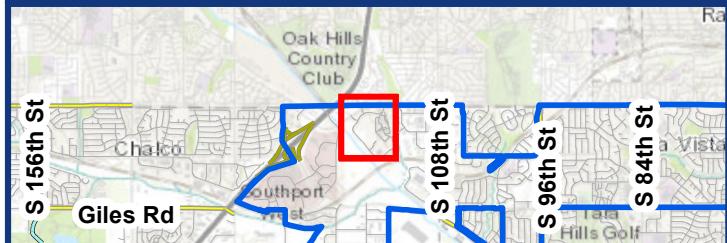
Community Development Director

2-11-21

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
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402.593.6445 F

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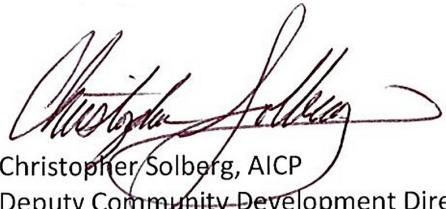
Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

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 makers 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,



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

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

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

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 Replat 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 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.

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 18th 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 18th, 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.

City Hall
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402.331.4375 **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,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

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

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

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Omaha, NE 68154
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Response: Agreed, the SWPPP will be updated once the housing phase design has been finalized.

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Response: Agreed.

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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

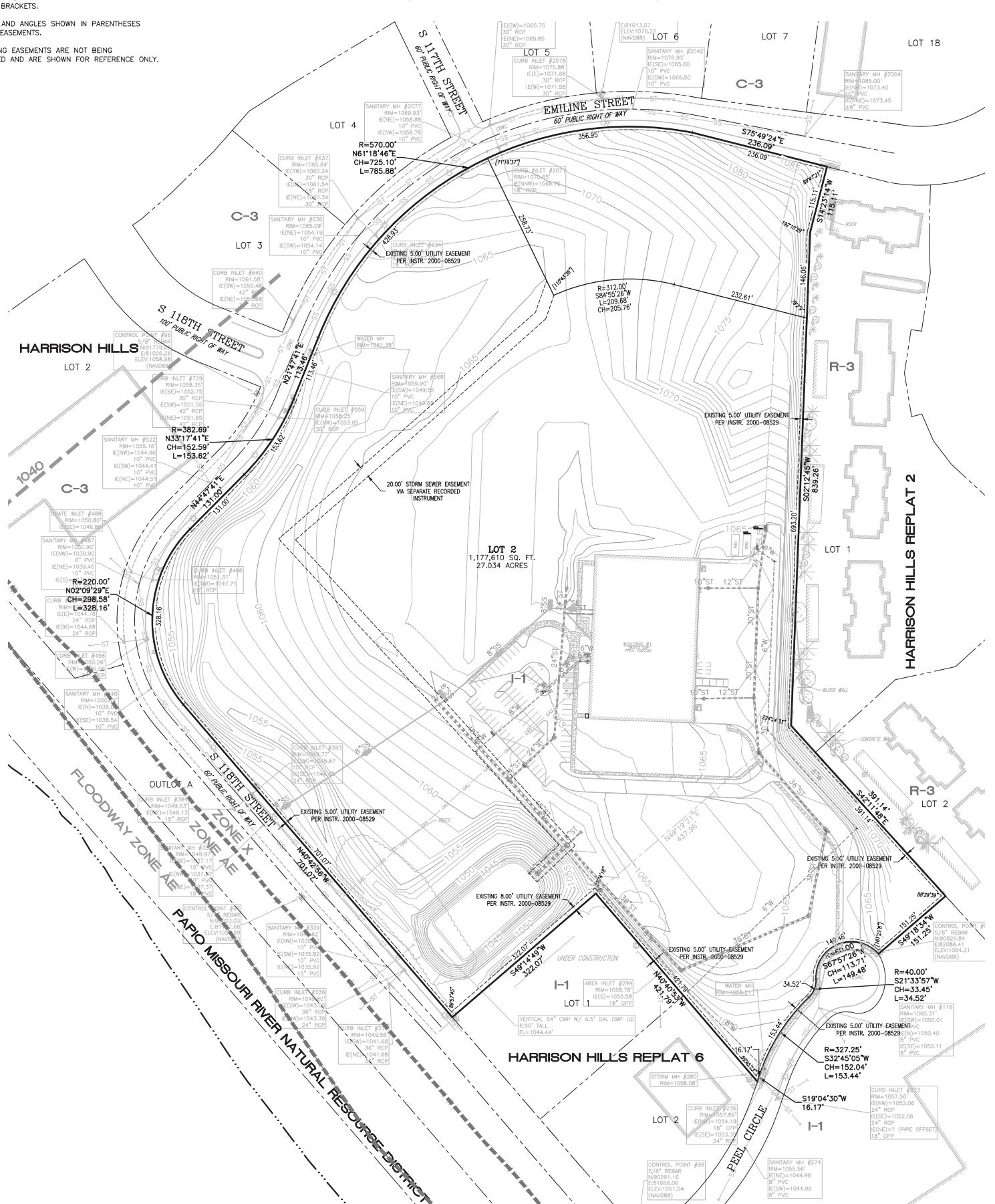
NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS NOTED.
- 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.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

HARRISON HILLS REPLAT 7

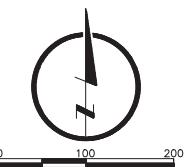
LOTS 1 AND 2

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

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



VICINITY MAP

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

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: 31153C0055H
MAP EFFECTIVE DATE: MAY 3, 2010
COMMUNITY NUMBER: 310192 0055 H

MAP NUMBER: 31153C0081H
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.

CITY OF LA VISTA ZONING ORDINANCE

SECTION 5.08 R-3 HIGH DENSITY RESIDENTIAL

5.08.05 Height and Lot Requirements:

5.08.05.01 The height and minimum lot requirements shall be follows:

Use	Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Building Coverage
Townhouses/Condominiums ⁴	2,500 per unit	25' per unit	30'	10'	30'	35'	40%
Multi-family Dwelling ³	2,250 per unit	100'	30'	(1)	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 ⁵	-	-	-	-	-	-	-
Accessory Buildings	-	-	50'	5'	5'	17'	10%

CITY OF LA VISTA ZONING ORDINANCE

SECTION 5.13 I-1 LIGHT INDUSTRIAL

5.13.05 Height and Lot Requirements:

5.13.05.01 The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF)	Lot Width ²	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10,000	100'	35'	30'	25'	45'	65%
Permitted Conditional Uses	10,000	100'	35'	30'	25'	45'	65%
Accessory Buildings	-	-	70'	10'	10'	25'	20%

¹ 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.

² Lots created before January 1, 2008 may have a minimum Lot Area of 10,000 square feet and may have less than the minimum 100' front yard width. (Ordinance No. 1053, 1-15-08)

LAMP
RYNEARSON

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



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. THERE IS NO GUARANTEE THAT THE LOCATION, DEPTH, AND SIZE OF UTILITIES IS CORRECT. THE CONTRACTOR IS NOT RESPONSIBLE FOR ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
ELISE, MOLAK

DATE
12-7-2020

PROJECT NUMBER
0118087-03-004

BOOK AND PAGE
18087, 1-9

SHEET

1 OF 1

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

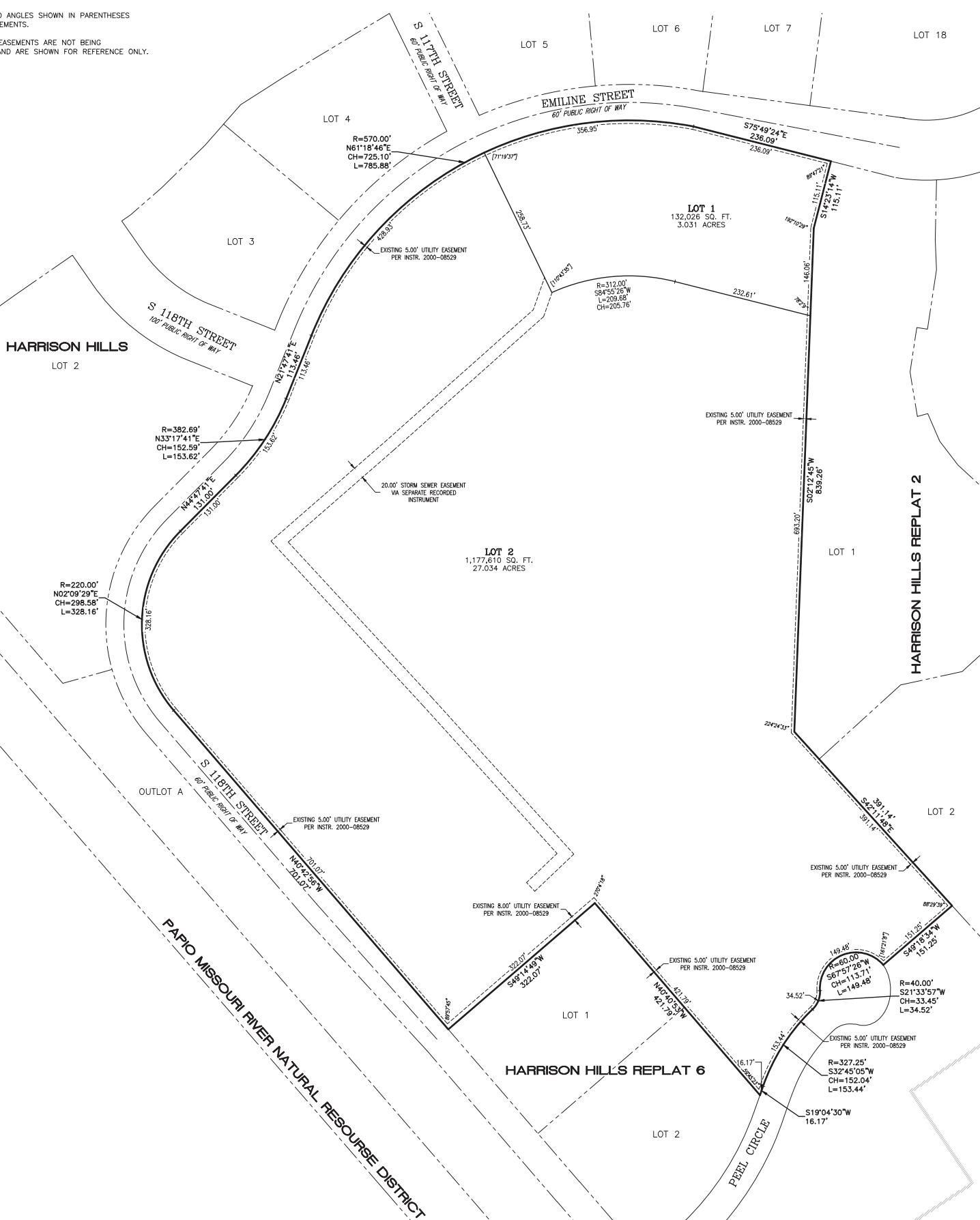
NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS NOTED.
- 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.
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- 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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS 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.

CONTAINING 30.065 ACRES MORE OR LESS.

WILLIAM E. KNIGHT, R.L.S. 566

DATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, STRECK INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HERAFTER KNOWN AS HARRISON HILLS REPLAT 7, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON, WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSION AND ASSIGNS, AND THEIR REPRESENTATIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER UPON, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE TRANSMISSION OF POWER, GAS, WATER, SIGNALS, AND TELECOMMUNICATIONS, INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSIONS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING OR TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOFTWIRE, AND HOMES, BUSINESS, AND OTHER FACILITIES ON THE STREET THROUGH THE REAR AND SIDE BOUNDARIES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

STRECK INC., A NEBRASKA CORPORATION, OWNER

CONSTANCE RYAN

(PRINTED TITLE)
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____

BY CONSTANCE RYAN, (PRINTED TITLE) OF

STRECK INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

____ DAY OF _____, 20____

SARPY COUNTY TREASURER

APPROVAL OF THE CITY OF LA VISTA PLANNING COMMISSION

THIS PLAT OF HARRISON HILLS REPLAT 7, LOTS 1 AND 2 WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS

____ DAY OF _____, 20____

CHAIRPERSON, LA VISTA PLANNING COMMISSION

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HARRISON HILLS REPLAT 7, LOTS 1 AND 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

____ DAY OF _____, 20____

SARPY COUNTY SURVEYOR/ENGINEER

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF WOODHOUSE PLACE, LOTS 1 AND 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS

____ DAY OF _____, 20____

IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

DOUGLAS KINDIG, MAYOR
ATTEST:

PAM BUETHE, CITY CLERK

**LAMP
RYNEARSON**

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

FINAL
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

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SHEET

1 OF 1