



**CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343**

**PLANNING COMMISSION AGENDA
MARCH 3, 2022 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – January 6, 2022***
- 3. *Old Business***
- 4. *New Business***
 - A. *Comprehensive Plan Future Land Use Map Amendment – Lots 3 and 4 Echo Hills Replat Four and associated ROW – West Management, LLC***
 - i. Staff Report – Cale Brodersen, Assistant City Planner
 - ii. Applicant Presentation
 - iii. Public Hearing
 - iv. Recommendation
 - B. *Zoning Map Amendment – Lots 3 and 4 Echo Hills Replat Four and associated ROW – West Management, LLC***
 - i. Staff Report – Cale Brodersen, Assistant City Planner
 - ii. Public Hearing
 - iii. Recommendation
 - C. *Planned Unit Development Site Plan Amendment – Lots 1 through 4 Echo Hills Replat Four – West Management, LLC***
 - i. Staff Report — Cale Brodersen, Assistant City Planner
 - ii. Public Hearing
 - iii. Recommendation
 - D. *Replat – Echo Hills Replat Five – West Management, LLC***
 - i. Staff Report — Cale Brodersen, Assistant City Planner
 - ii. Recommendation
 - E. *Conditional Use Permit Amendment – Multiple Family Dwellings - Lots 2 through 4 Echo Hills Replat Four – West Management, LLC***
 - i. Staff Report — Cale Brodersen, Assistant City Planner
 - ii. Public Hearing
 - iii. Recommendation
- 5. *Report of the Nominating Committee***
- 6. *2022 Election of Officers***

- 7. *Comments from the Floor***
- 8. *Comments from the Planning Commission***
- 9. *Comments from Staff***
- 10. *Adjournment***

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under "comments from the floor". Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JANUARY 6TH, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, January 6, 2022, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

PRESENT: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, Kevin Wetuski, Jason Dale, Patrick Coghlan, John Gahan, and Josh Frey.

ABSENT: Mike Ciro and Harold Sargus.

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; Jeff Sinnott, Chief Building Official; and Pat Dowse, City Engineer.

1. Call to Order

The meeting was called to order by Chairman Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From November 18, 2021

Motion: Krzywicki moved, seconded by Malmquist, to **approve** the November 18th, 2021, minutes.

RESULT:	Motion carried 7-0-1
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Krzywicki, Dale, Wetuski, Alexander, Coghlan, Frey, and Malmquist
NAYS:	None
ABSTAINED:	Gahan
ABSENT:	Circo and Sargus

3. Old Business

None.

4. New Business

A. **Comprehensive Plan Future Land Use Map Amendment – 8001 S 132nd Street and associated ROW – Steve LaHood**

- i. **Staff Report – Cale Brodersen, Assistant City Planner:** Brodersen introduced applications by Steve LaHood for a Comprehensive Plan Future Land Use Map amendment to redesignate the property located at 8001 S. 132nd Street for industrial use, from the existing high-density residential use, and to amend the zoning map for the property to rezone from R-3 High-Density Residential and Gateway Corridor Overlay District to I-1 Light Industrial and Gateway Corridor Overlay District. He stated that LaHood purchased the property in 2020 from Metropolitan Utilities District (MUD) and intends to make some improvements to a structure on the lot (a decommissioned pumphouse) to utilize the space for a private artist studio to create and store his artwork. Brodersen mentioned that the applicant approached the City after purchasing the property, and has been going through the necessary steps one by one, including obtaining an ingress/egress easement from the adjacent property owners, Edward Rose & Sons, to allow access onto the private drive, and obtaining approvals for several variances from the La Vista Board of Adjustment relating to minimum lot size, lot width, and landscaping and buffer requirements to allow for this small lot (50' X 50') to be legally replatted. Brodersen said that next steps for the applicant, if this Future Land Use Map amendment and Zoning Map amendment are approved, will include replatting the property, obtaining design review approval, and obtaining building permits.

Staff recommends approval of the Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the Final Plat.

- ii. **Applicant Presentation:** Steve LaHood talked about how he acquired the property, and showed the Commission some renderings of what he would like to do to update the building, and his vision for the space.

Krzywicki asked what the maximum number of cars would be on the property at any given time.

LaHood said there would only be one.

Krzywicki asked if he had plans on where the parking would be.

LaHood said there is a gate on the northwest corner of the property, and that he plans on putting hardscape in to park on.

Krzywicki asked if the property is overgrown during the summer.

LaHood said that his area is not, but the area surrounding this property often is.

Krzywicki asked if the maintenance of that area is something that the City should be regulating.

Solberg said that the property is currently owned by Edward Rose and Sons for the Andover Pointe Apartments, and is not in City limits. He mentioned that they have had issues getting county code enforcement to address mowing requests for overgrown areas, and that their codes are different than the City's.

Fountain said that the county only has a noxious weed ordinance that they will enforce.

iii. Public Hearing: Wetuski Opened the Public Hearing

Wetuski closed the Public Hearing as no members of the public were present.

iv. Recommendation: Krzywicki moved, seconded by Alexander, to recommend **approval** of Comprehensive Plan Future Land Use Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map and approval and recording of the Final Plat.

RESULT:	Motion carried 8-0.
MOTION BY:	Krzywicki
SECONDED BY:	Alexander
AYES:	Krzywicki, Frey, Dale, Gahan, Coghlan, Wetuski Alexander, and Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo and Sargus

B. Zoning Map Amendment – 8001 S 132nd Street and associated ROW – Steve LaHood

i. Staff Report – Cale Brodersen, Assistant Planner: Brodersen stated that staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the Final Replat.

ii. **Public Hearing: Wetuski Opened the Public Hearing**

Wetuski closed the public hearing as no members of the public were present.

iii. **Recommendation:** Krzywicki moved, seconded by Malmquist to recommend **approval** of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final replat.

RESULT:	Motion carried 8-0.
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Krzywicki, Gahan, Frey, Coghlan, Dale, Wetuski, Alexander and Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo and Sargus

C. Text amendments to Chapter 150 of the La Vista Municipal Code pertaining to building regulations and updated building codes.

i. Staff Report – Jeff Sinnett, Chief Building Official: Sinnett said that they are bringing forward the text amendments to Chapter 150 of the Municipal Code, pertaining to the building regulations and updated building codes.

Frey brought up the windspeed on page 4 that was marked in red and asked if that was changed.

Sinnett said that it was changed in the 2018 code from 90 mph to 150 mph.

ii. Public Hearing: Wetuski Opened the Public Hearing

Wetuski closed the public hearing as no members of the public were present.

iv. **Recommendation:** Malmquist moved, seconded by Gahan to recommend **approval** of the text amendment to Chapter 150 of the La Vista Municipal Code pertaining to building regulations and updated building codes as presented.

RESULT:	Motion carried 8-0.
MOTION BY:	Malmquist
SECONDED BY:	Gahan
AYES:	Krzywicki, Gahan, Frey, Coghlan, Dale, Wetuski, Alexander and Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo and Sargus

5. Adoption of the 2022 Planning Commission Hearings / City of La Vista Review Schedule

Krzywicki mentioned that in the past that there would only be one meeting in December and that they would try to stay away from the 3rd week in December to avoid people being absent due to holiday plans. He asked if the 2 meeting in December is required.

Brodersen said that the second meeting in December can be moved up a week to take place the second Thursday of the month.

i. Krzywicki moved, seconded by Frey to recommend **approval** of the calendar as presented, with changes to the December meeting schedule.

RESULT:	Motion carried 8-0.
MOTION BY:	Krzywicki
SECONDED BY:	Frey
AYES:	Krzywicki, Gahan, Frey, Coghlan, Dale, Wetuski, Alexander and Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo and Sargus

6. Comments from the Floor

None.

7. Comments from the Planning Commission

Wetuski communicated the need for a nominating committee to be formed to prepare for officer elections in February.

The nominating committee was formed with members Krzywicki, Malmquist, and Gahan.

Krzywicki mentioned that there are a few intersections in the City that do not have a right turn lane, namely the one on 84th and Giles going west. He asked if the City could look at that at some point in the future to see if any improvements can be made.

Solberg said that he has also seen the issues at that intersection and had mentioned it to the previous City Engineer, who had concerns about pedestrian safety and walkability were another lane to be added.

Dowse said that they are working on some traffic studies in that vicinity, including the mentioned intersection and that they will talk to the City of Omaha, who controls those lights, and see if any changes can be made.

Gahan asked about the grading work being done at the Multisport Complex.

Fountain said that that project is underway and that an application for an amended CUP has been received. He said the grading has been done and staff has been meeting with the applicant to talk about traffic and other aspects that they are trying to work out before bringing it forward to the Commission. He also mentioned that there is a hotel interested in locating in that area that staff has been communicating with as well.

Fountain mentioned that the proposal for the Multisports Complex has changed and will now include multi-use turf fields and eventually an indoor/outdoor tennis complex.

8. Comments from Staff

None

9. Adjournment

Wetuski adjourned the meeting at 6:57 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date

AGENDA ITEM 4A

**Comprehensive Plan Future Land Use Map
Amendment—Lots 3 and 4 Echo Hills Replat Four
and associated ROW—West Management, LLC**



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

CASE NUMBERS: PCPA22-0001;

FOR HEARING ON: MARCH 3, 2022
REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNER:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 3 and 4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Future Land Use Map of La Vista's Comprehensive Plan to redesignate the property for future high-density residential use from the existing commercial designation.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 2.88 acres.

II. BACKGROUND INFORMATION

A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future</u> <u>Land Use</u> <u>Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding</u> <u>Development</u>
North	High-Density Residential	R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District).	Echo Park Apartments
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.
3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking

garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.

4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application would change the designation to allow the property to be rezoned as R-3 High Density Residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

CI. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.
2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density

Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the PUD application staff report. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.

3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

Staff recommends approval of the Comprehensive Plan Future Land Use Map amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Official Zoning Map, PUD site plan amendment, Conditional Use Permit amendment, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map – La Vista Comprehensive Plan Future Land Use Map Amendment

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request

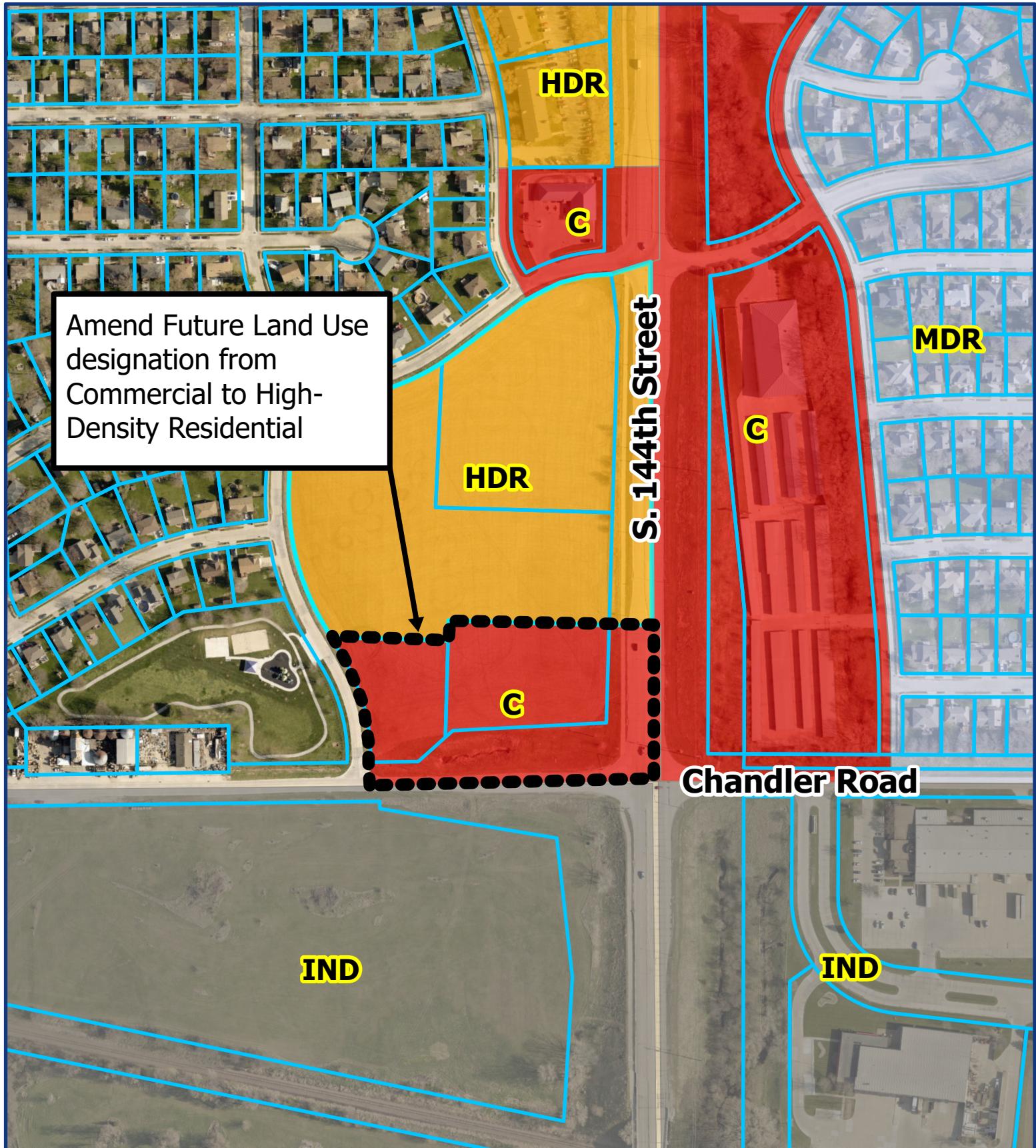


Prepared by: Assistant Planner

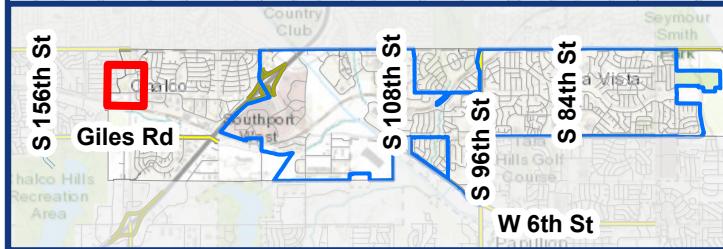


Matthew J. Schreyer 2/24/2022

Deputy Community Development Director Date



Future Land Use Map Amendment - West Management, LLC



Legend

■ TaxParcel

■ Proposed Amendment Area



AGENDA ITEM 4B

**Zoning Map Amendment—Lots 3 and 4 Echo Hills
Replat Four and associated ROW—West
Management, LLC**



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

CASE NUMBERS: PZMA22-0001;

FOR HEARING ON: MARCH 3, 2022
REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNER:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 3 and 4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Official Zoning Map to rezone Lots 3 and 4 Echo Hills Replat Four from C-1 Shopping Center Commercial, Planned Unit Development Overlay District (PUD), and Gateway Corridor Overlay District (GWC) to R-3 High-Density Residential, Planned Unit Development Overlay District (PUD), and Gateway Corridor Overlay District (GWC).

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 2.88 acres.

II. BACKGROUND INFORMATION

A. 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	High-Density Residential	R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District).	Echo Park Apartments
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.
3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking

garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.

4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

CI. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the staff report for the PUD application. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Future Land Use Map of the La Vista Comprehensive Plan, PUD site plan amendment, Conditional Use Permit amendment, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map – Zoning Map Amendment

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner

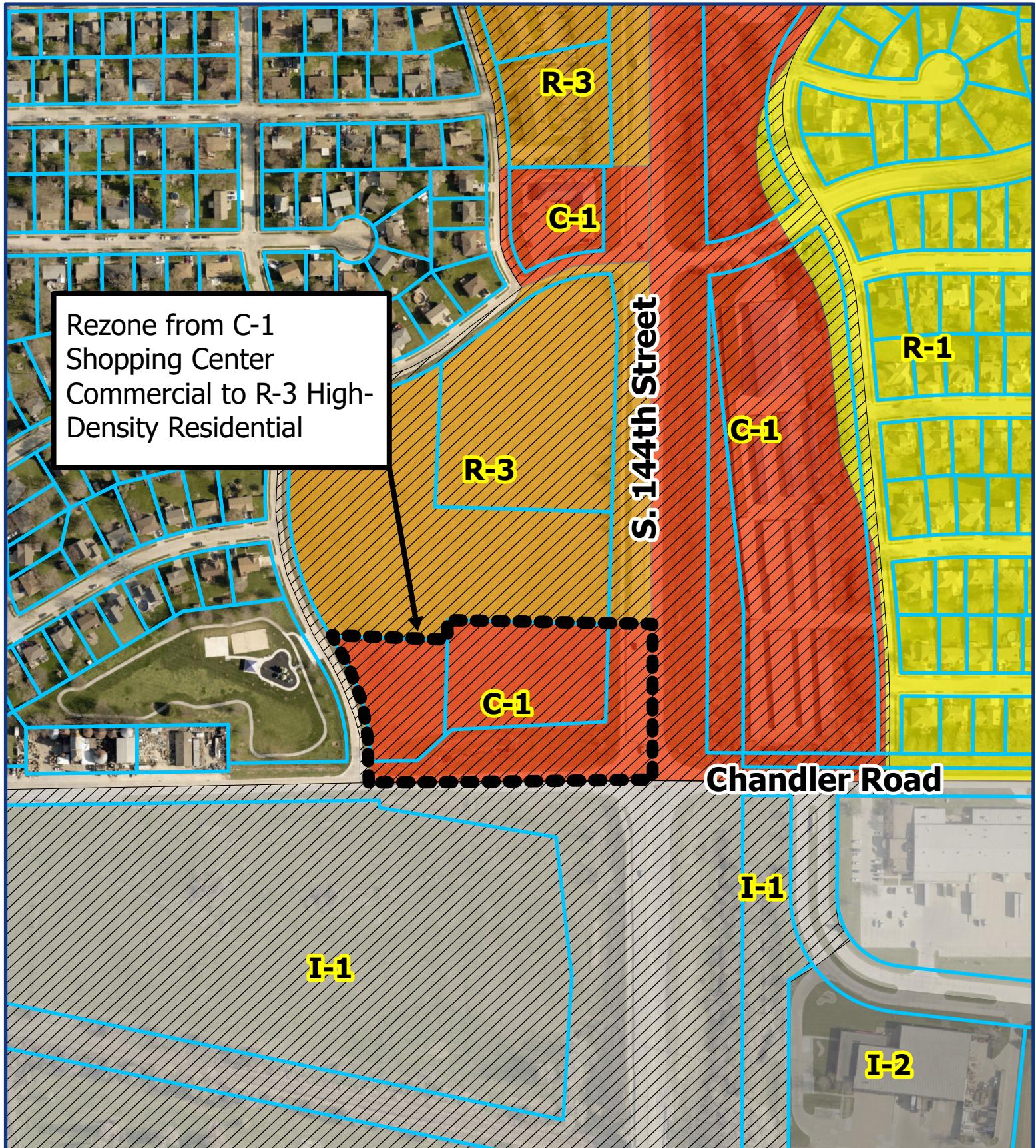


Mike Solley

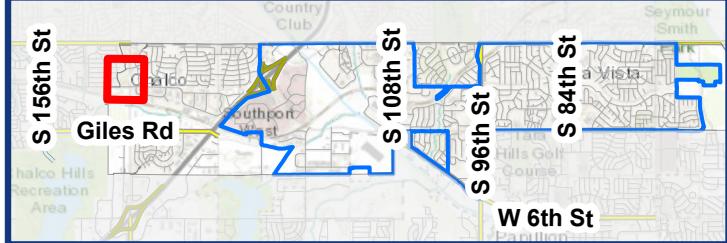
Deputy Community Development Director

2/24/2022

Date



Zoning Map Amendment - West Management, LLC



Legend

- TaxParcel
- Proposed Rezoning Area
- GWC Overlay District

AGENDA ITEM 4C

**Planned Unit Development Site Plan Amendment—
Lots 1 through 4 Echo Hills Replat Four—West
Management, LLC**



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

CASE NUMBERS: PPUD22-0001;

FOR HEARING ON: MARCH 3, 2022
REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNERS:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills ALMC, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills Apartments, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 1-4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Planned Unit Development Site Plan for Lots 1-4 Echo Hills Replat Four to incorporate an additional apartment building and remove the originally proposed commercial development on Lots 3-4 Echo Hills Replat Four.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 12.45 acres.

II. BACKGROUND INFORMATION

A. 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	Medium-Density Residential and Commercial	RS-72 Single-Family Residential (Sarpy County Zoning); C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Tornado Car Wash
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of

one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, is attached and concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District

to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to this staff report. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

Staff recommends approval of the Planned Unit Development Site Plan amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning

Map, Conditional Use Permit amendment, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review and response letters
- C. PUD plan set
- D. Site Lighting Calculations Exhibit
- E. Lot Area Minimum Requirement Allowance Letter
- F. Trip Generation Memorandum - FHU

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner

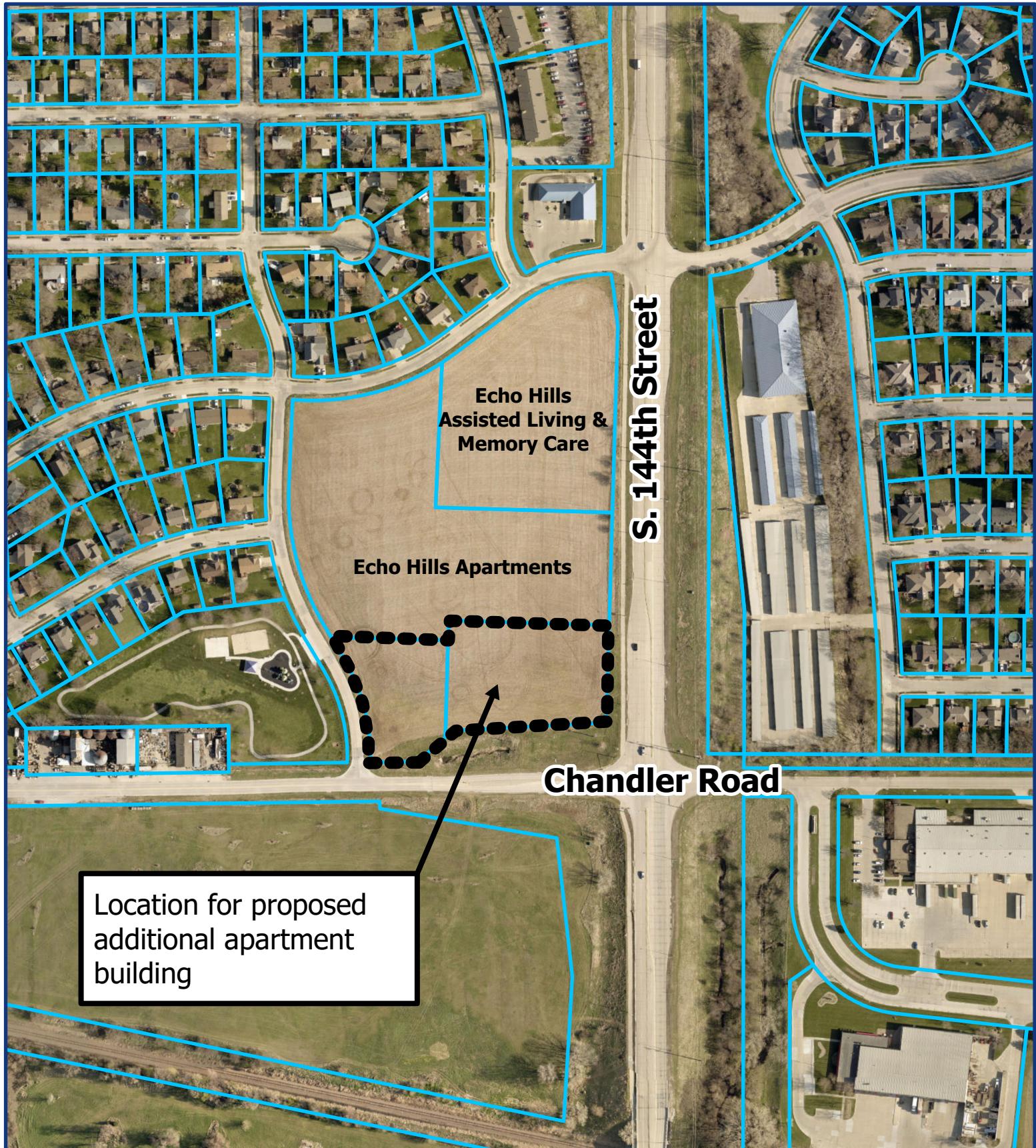


Matthew Alvey

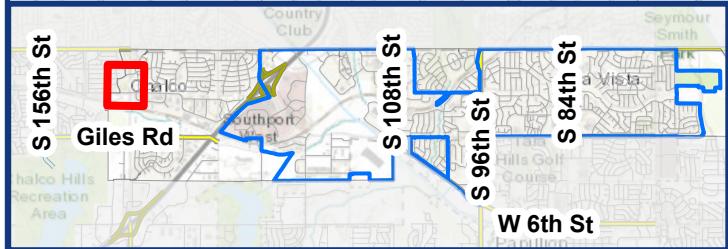
2/24/2022

Date

Deputy Community Development Director



Project Vicinity Map - West Management, LLC



Legend

TaxParcel

Proposed Development Area





January 25, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment & Conditional Use Permit Applications – Initial Review Letter - Lots 1 through 4 Echo Hills Replat Four

Mr. Dethlefs,

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 Zoning Ordinance, the City has the following comments:

General Comments

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square feet for each additional unit.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.

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**

3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the site analysis.
5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number of units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartments complex (Echo Park). Please specify unit and stall counts for each building in a table.
6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.
7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.
9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.
10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.
11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.
13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.
14. Per Section 5.15.02.04, land uses not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by City Council.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,



Cale Brodersen
Assistant Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

CC:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment & Conditional Use
Permit Applications – Initial Review Letter Response – Lots 1 through 4 Echo Hills Replat 4

Mr. Brodersen,

Below are responses to the comments on the Planned Unit Development Amendment & Conditional Use Permit initial review letter. The City comments are listed below followed by our response in bold.

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square for each additional unit.
A request letter for the reduction in the lot area requirement has been included in this submittal.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.
A unit density table has been added to the PUD Site Plan.
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
The proposed garage parking for building #5 will be standard.

4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the stie analysis.

A potential user for the commercial space has not been determined at this time.

5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartment complex (Echo Park). Please specify unit and stall counts for each building in a table.

The operating state has been amended to include these items.

6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.

The PUD plan set has been updated to address the redlines and requested revisions.

7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.

TD2 acknowledges. The TIA will be reviewed by the NDOT and Sarpy County Public Works.

8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.

The subdivision agreement has been updated to reflect the proposed lot arrangement.

9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.

The sidewalk connection has been updated.

10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.

An updated lighting exhibit is being prepared and will be forwarded upon completion.

11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

The updated PCSMP will be submitted to Sarpy County Public Works as part of the building permit process.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.

TD2 acknowledges.

13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.

The additional turning movement route has been added to the PUD plan set.

14. Per Section 5.15.02.04, land use not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by Council.

TD2 acknowledges.

We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Trevor Veskrna, E.I.



February 3, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment & Conditional Use Permit Applications – Second Review Letter - Lots 1 through 4 Echo Hills Replat Four

Mr. Dethlefs,

We have reviewed the documents of your resubmittal for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

General Comments

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through the PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.

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**

4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side, sidewalk connection.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,



Cale Brodersen
Assistant Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director - City of La Vista
Christopher Solberg, Deputy Community Development Director - City of La Vista
Pat Dowse, City Engineer - City of La Vista

Enclosure

February 16, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Replat Five – Second Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Phase 2 - PUD second review letter dated February 3, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
The applicant has completed and signed the request letter.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
Updated light calculation exhibit has been included with this submittal.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.
Dimension has been added to the PUD Site Plan. The minimum setback requirement for the monument sign is 10'.
4. In our last letter, we noted “the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated.” This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side connection.
The sidewalk has been updated per these comments.

We appreciate the City's continued effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

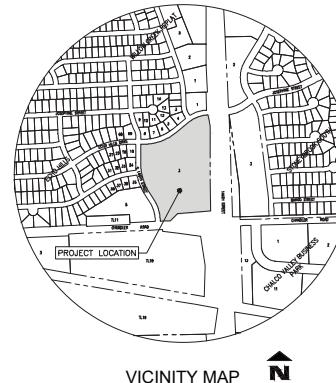

Trevor Veskrna, E.I.



thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Planned Unit Development



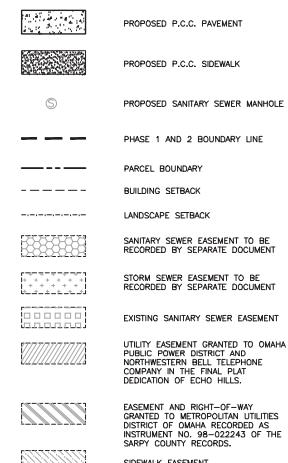
SITE KEY NOTES

- A. TRASH ENCLOSURE LOCATION
- B. MONUMENT SIGN LOCATION
MIN. 10' FROM PROPERTY LINE
- C. DRIVE THRU SIGN LOCATION
- D. PROPOSED ADA STALLS
- E. PROPOSED POOL LOCATION
- F. PROPOSED FENCE LOCATION
- G. PROPOSED SPEED HUMP
- H. PROPOSED SPEED TABLE & PEDESTRIAN CROSSING
- I. PROPOSED RETAINING WALL
- J. PROPOSED ON-STREET PARKING STALLS

LEGAL DESCRIPTION

LOT 1, ECHO HILLS REPLAT 4 AND LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATTING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LEGEND



BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1 (REPLAT 4)	ASSISTED LIVING	2	35'
	MEMORY CARE	1	20'-24'
1 (REPLAT 5)	BUILDING 1	3	39'
	BUILDING 2	3	39'
	BUILDING 3	3	39'
	BUILDING 4	3	39'
	BUILDING 5	3	39'

SITE STATISTICS

LOT NUMBER	PROPOSED ZONING	LOT SIZE (SF/AC)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR (SF)	COMMERCIAL FLOOR (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
LOT 1 (REPLAT 4)	GATEWAY CORRIDOR DISTRICT	165,737 SF / 3.805 AC	61,216	37	122,432 SF	0	38,500	99,716	60 %	65,548	40 %
LOT 1 (REPLAT 5)	R-3 (PUD)	376,751 SF / 6.849 AC	108,300	29	324,900 SF	1,800	150,804	259,104	69 %	117,647	31 %

PARKING SUMMARY

LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1 (REPLAT 4)	60 ASSISTED CARE UNITS & 26 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	82
1 (REPLAT 5)	281 UNITS	140 COVERED	65 STANDARD COVERED
-	-	-	88 COMPACT UNDERGROUND
-	1 STALL / 169 S.F. COMMERCIAL FLOOR AREA	12	12
-	373 BEDROOMS	373	410
-	TOTAL REQUIRED PARKING	385	422

PHASING INFORMATION

PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 1 (REPLAT 4)	ASSISTED LIVING
PHASE 2	LOT 2 (REPLAT 4)	MULTI-FAMILY
PHASE 3	LOT 1 (REPLAT 5)	MULTI-FAMILY / COMMERCIAL

DENSITY INFORMATION

LOT NUMBER	UNITS	LOT AREA	S.F. / UN
1 (REPLAT 4)	80	165,737 S.F.	2,072
1 (REPLAT 5)	281	376,751 S.F.	1,340

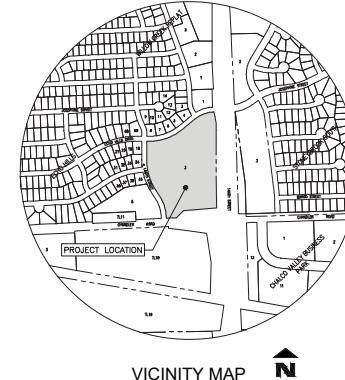
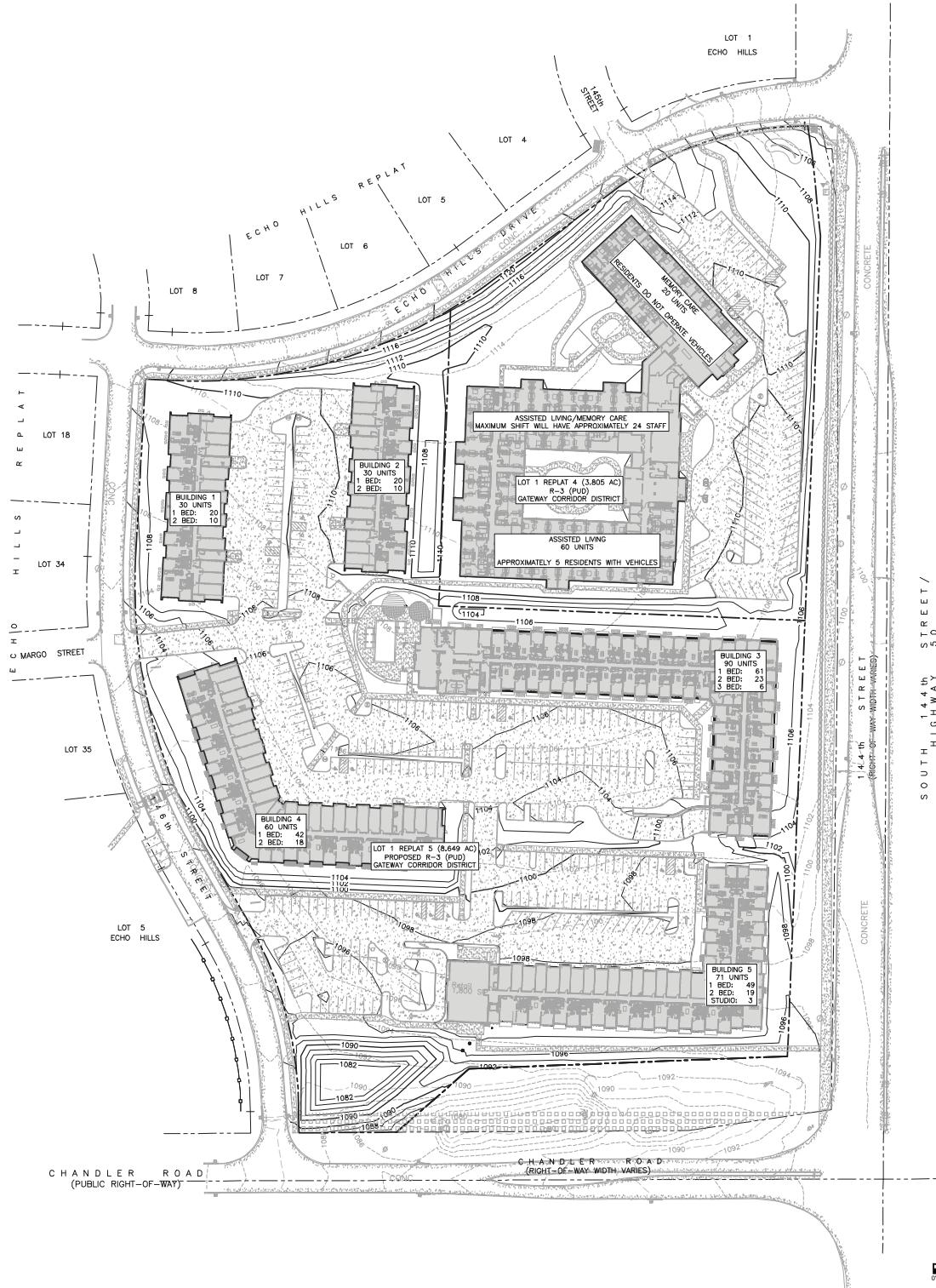
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Site Plan

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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Echo Hills Planned Unit Development

Client Name

Professional Sea

Revision Dates

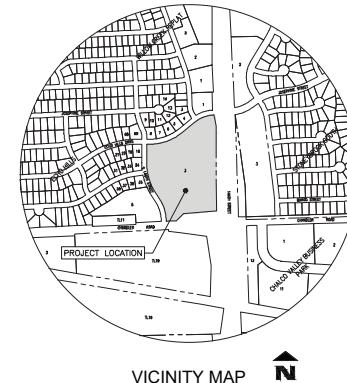
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p.402.330.8860 www.td2co.com

Project Name

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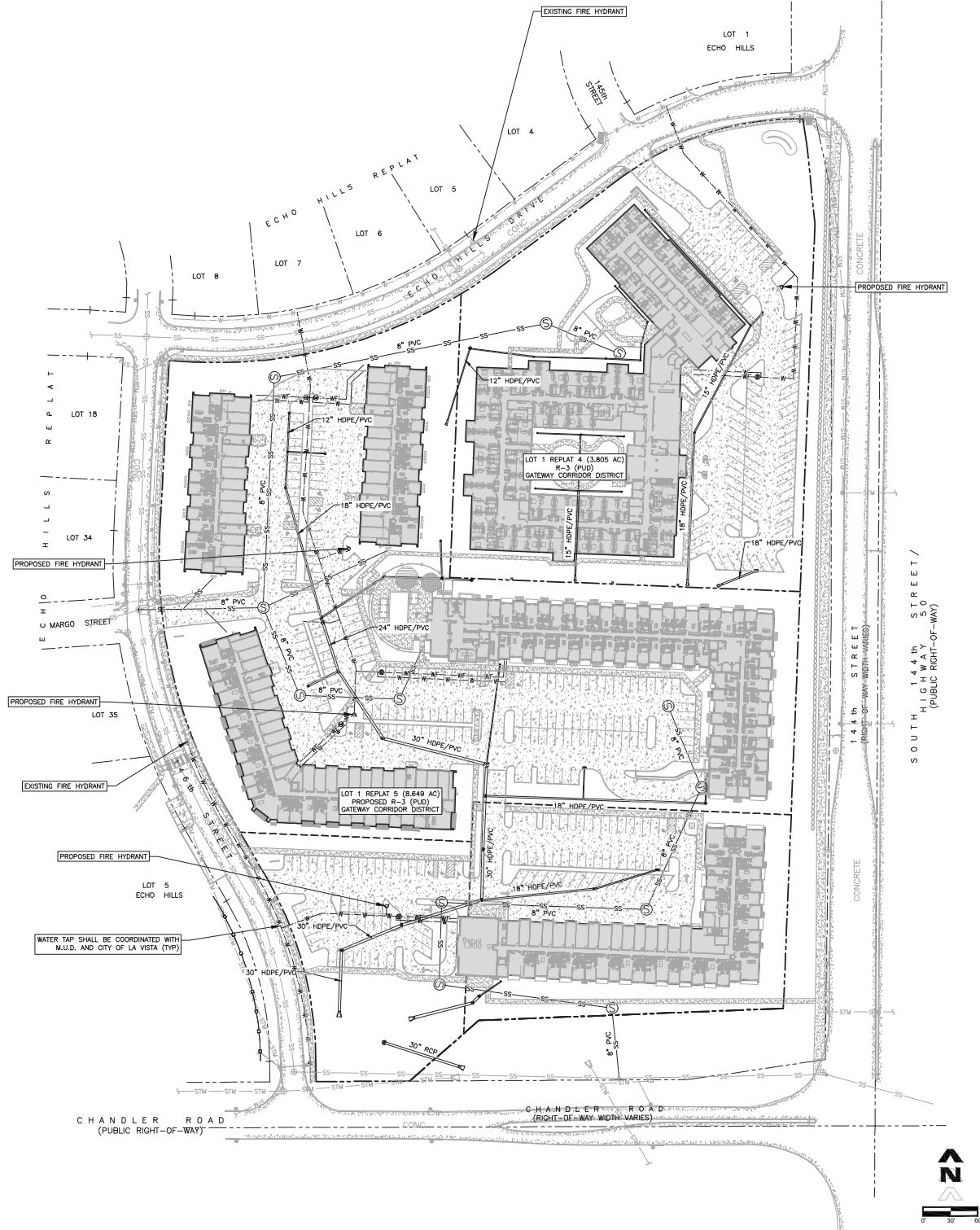
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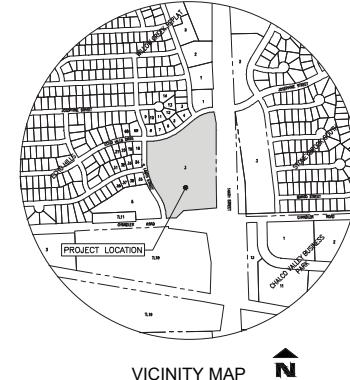
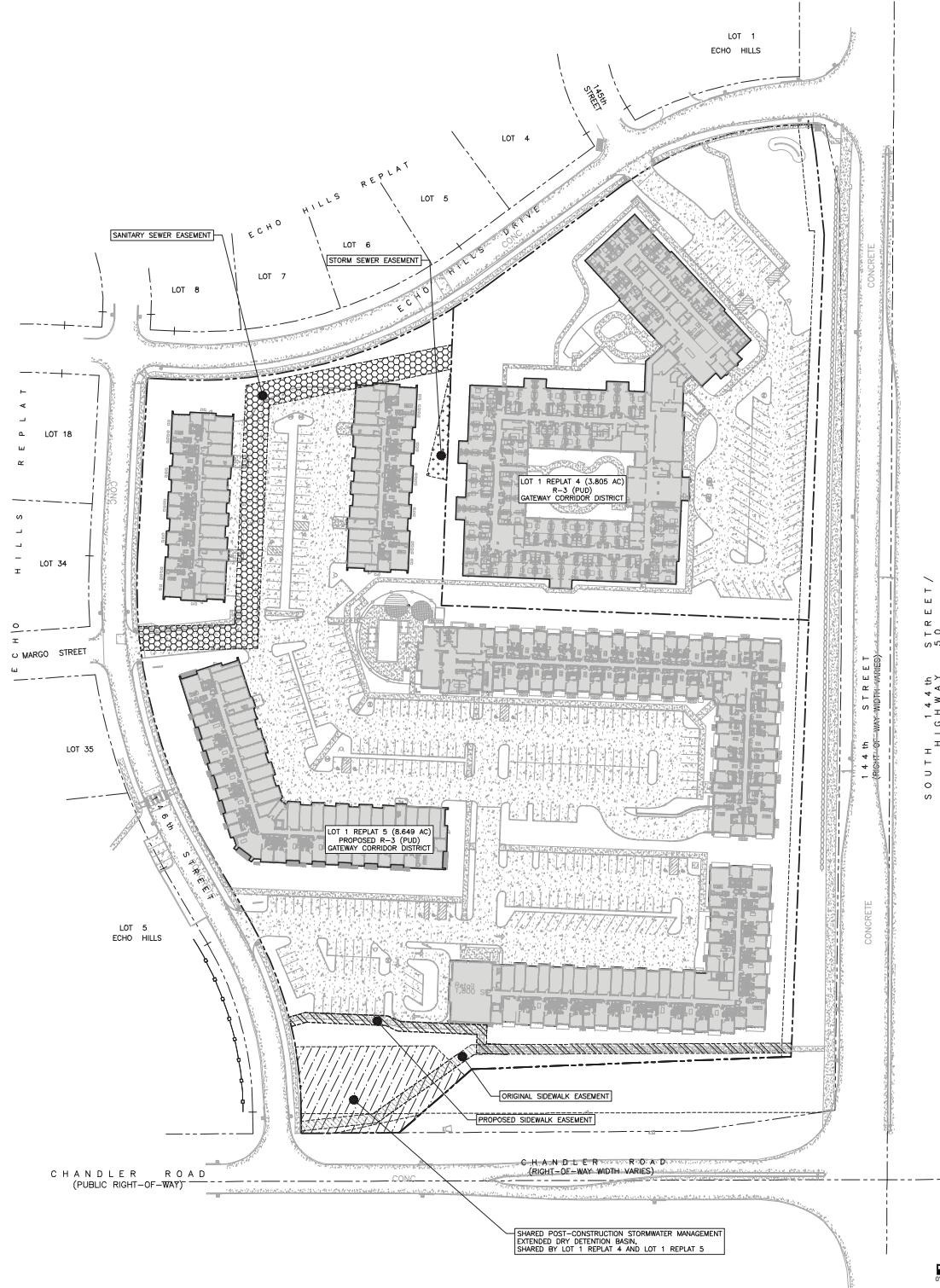
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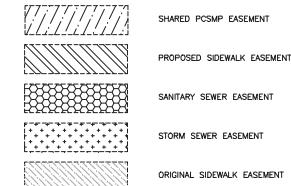
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Echo Hills Planned Unit Development

Client Name

LEGEND



NOTES

1. SHARED STORM, SANITARY, AND EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.
2. MAINTENANCE OF SHARED ELEMENTS SHALL BE ADDRESSED IN THE SUBDIVISION AGREEMENT AND COMMON USE MAINTENANCE AGREEMENT AND SHALL BE PROVIDED WITH THE FINAL PLAT.

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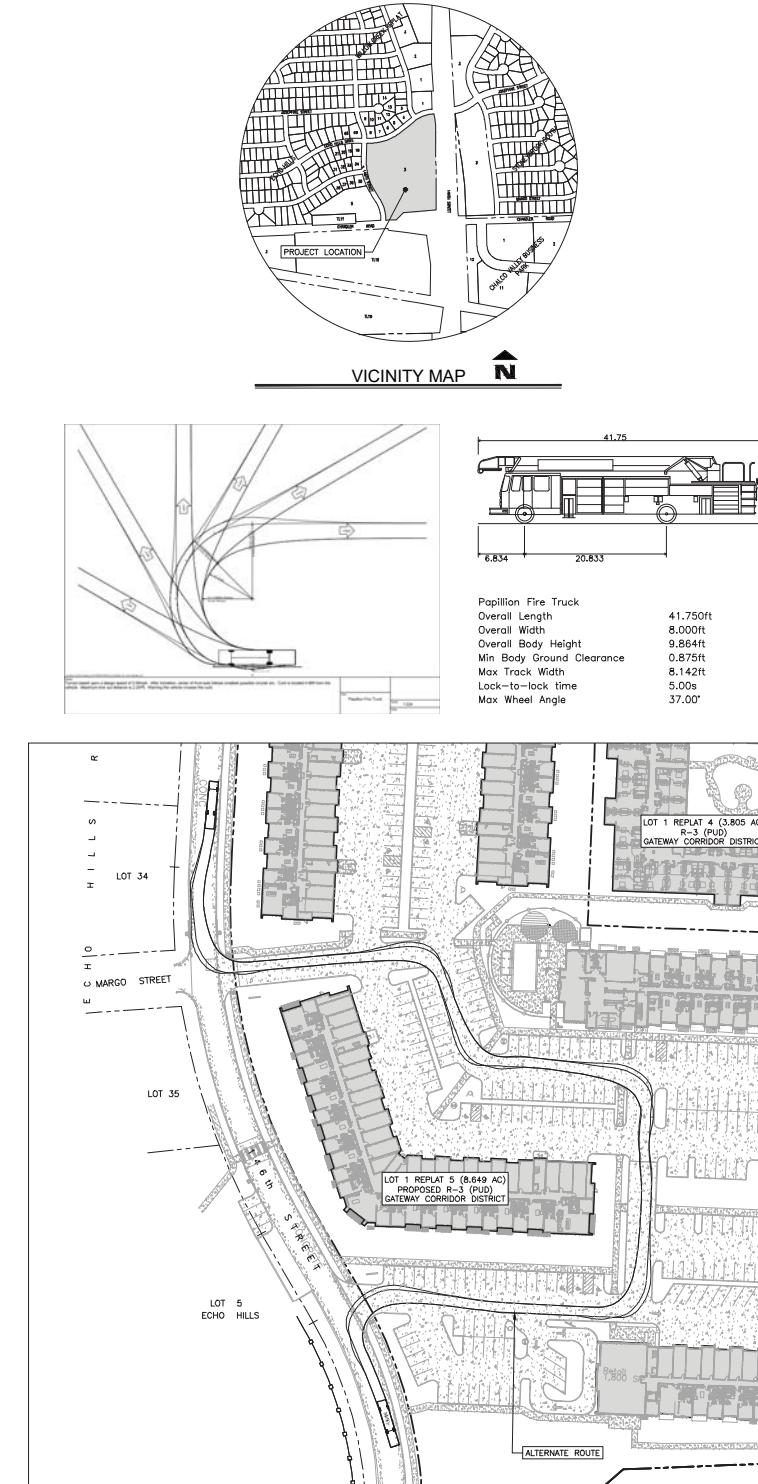
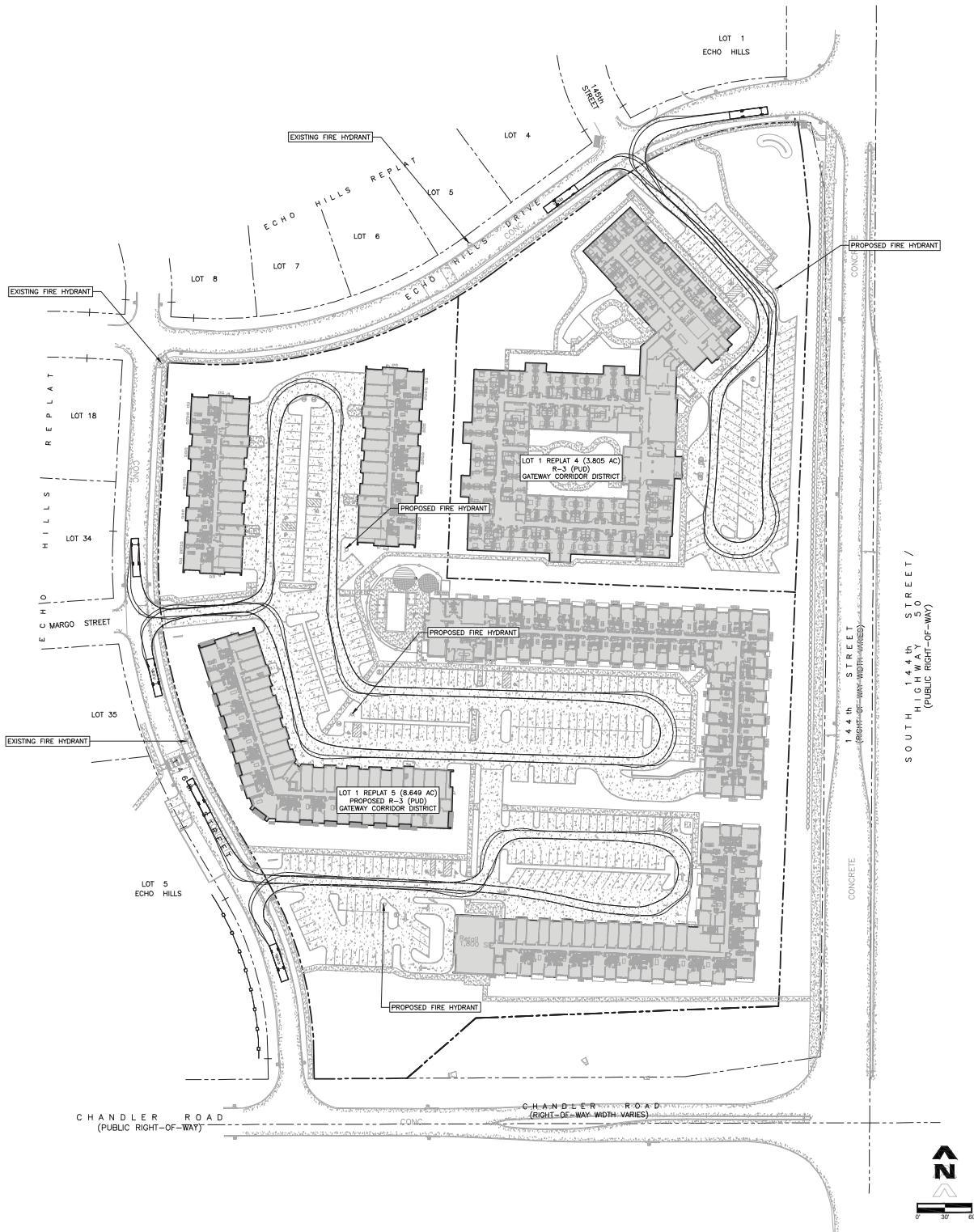
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Omaha, NE 68154
p.402.330.8860 www.td2co.com

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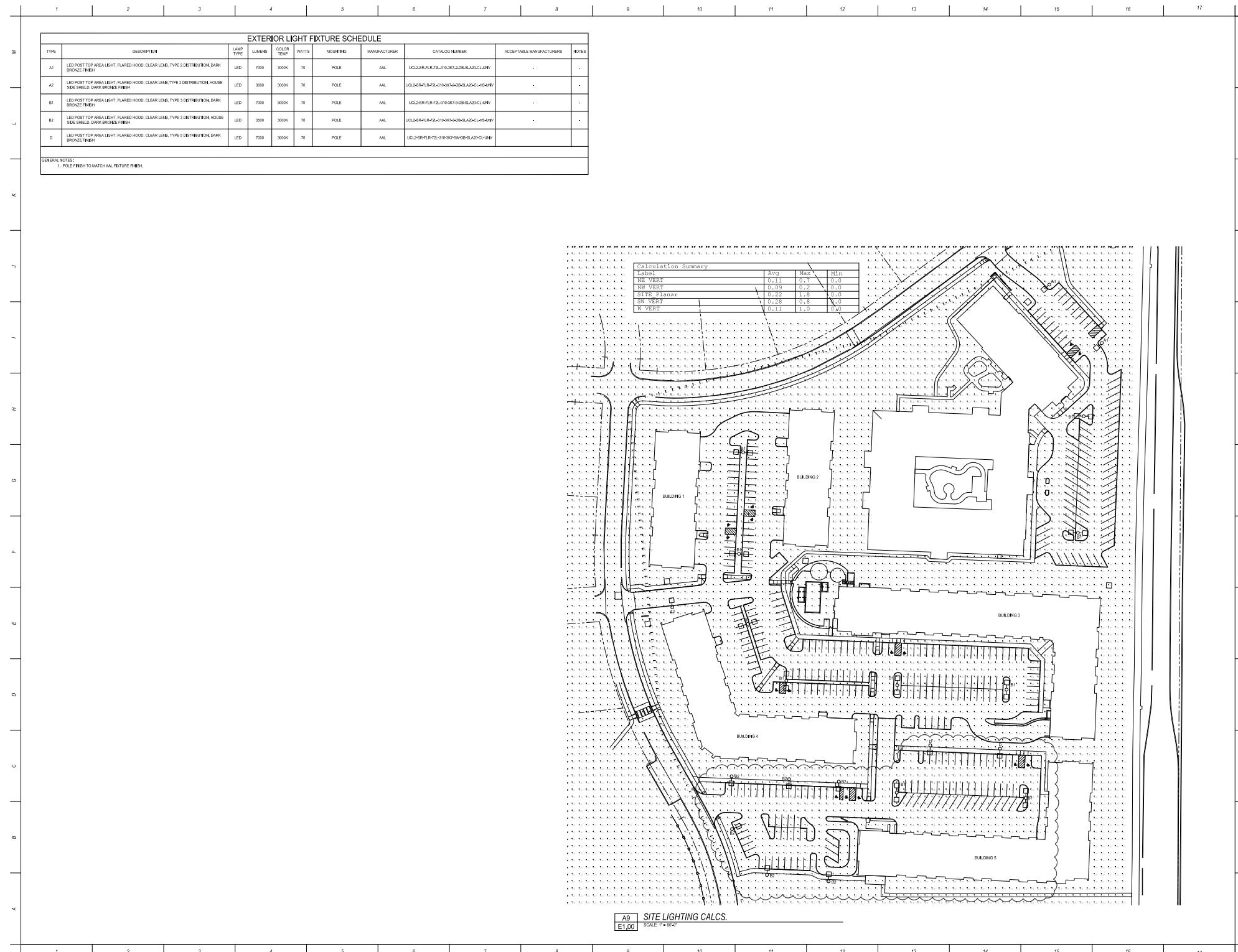
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Job No.: 2142-103 Date: 02-25-22

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January 27, 2022

Cale Brodersen
City of La Vista
8816 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment

Mr. Brodersen,

Echo Hills Apartments, LLC is requesting a reduction to the lot area requirement of Section 5.08.05 of the City of La Vista Zoning Ordinance for Lot 1, Echo Hills Replat Five as part of the PUD Amendment. Per Section 5.15.02.04, lot sizes may be varied to promote an efficient and creative PUD District. We are requesting that the lot area requirement of 3,000 S.F. per unit for the first four units, then 1,500 S.F. per each additional unit be reduced to 3,000 S.F. per unit for the first four units, then 1,316 S.F. per each additional unit.

Please contact our office with any questions or concerns.

Respectfully submitted,



As applicant for owner Tami Moore
Real Estate Development Manager



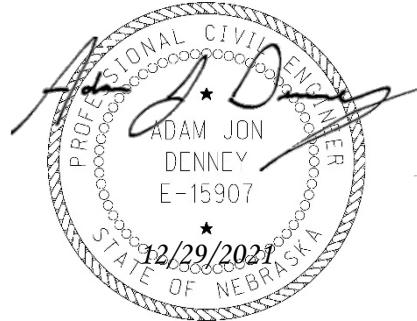
December 29, 2021

MEMORANDUM

TO: Mr. Brett West
Assurity
2000 Q Street, PO Box 82533
Lincoln, NE 68501

FROM: Adam Denney, PE, PTOE
Faith Kelley, EI
Felsburg Holt & Ullevig

SUBJECT: Echo Hills Trip Generation Memo
FHU Reference No. 19-100-18



Project Background

Felsburg Holt & Ullevig (FHU) has completed a trip generation comparison for a proposed residential housing development located in Sarpy, NE. The *Echo Hills – Lot 3 Traffic Impact Analysis (Echo Hills TIA)* was completed in January 2020. The TIS was an all-encompassing study for the Echo Hills development. From that study, the development was anticipated to generate approximately 3,114 daily weekday vehicle-trips. This includes 168 vehicle-trips during the AM peak hour, and 252 vehicle-trips during the PM peak hour. Recommendations from that study were approved based on the intensity of traffic generation for the site at that time.

Since the completion of that study, land use type and quantities have changed, which results in a net increase of 137 trips in the AM peak hour and 7 trips in the PM peak hour. This memorandum evaluates land use changes and compares them to the previously identified uses assumed in the *Echo Hills TIA*.

Proposed Changes

Lots 3 and 4 of the development are proposed to change from 9,600 square feet of restaurant, 4,200 square feet of shopping center, and 490 square feet of coffee shop space to 71 multifamily units and 1,800 square feet of coffee shop space. Lot 3 and 4 are combined into one lot with the proposed site plan.

Site Trip Generation

Trip generation rates from the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, Tenth Edition, 2017, were utilized to estimate the traffic generated by the site. The proposed development site will have a total of 281 multifamily units, 210 in lot 2 and 71 in lot 3, 80 assisted living units, and 1,800 square feet of coffee shop space. **Table I** summarizes the estimated vehicle-trips that the proposed development would generate. With the new land uses and quantities, the site is anticipated to generate approximately 3,744 daily weekday vehicle-trips. This includes 305 vehicle-trips during the AM peak hour, and 259 vehicle-trips during the PM peak hour.

Table 1. Site Trip Generation – Proposed Use

Lot #	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	254	Assisted Living	80	DU	208	9	6	15	8	13	21
2	220	Multi-Family (Low-Rise)	210	DU	1,538	22	75	97	74	44	118
3	220	Multi-Family (Low-Rise)	71	DU	521	8	25	33	25	15	40
	937	Coffee/Donut Shop w/Drive-Thru Window	1.80	KSF	1,477	82	78	160	40	40	80
Buildout Total Vehicles					3,744	121	184	305	147	112	259
**Average Rates Utilized		DU = Dwelling Units			KSF = 1,000 square feet						

Table 2 summarizes the trip generation for the previous uses. The previous uses were assumed to generate approximately 3,114 daily weekday vehicle-trips. This includes 168 vehicle-trips during the AM peak hour, and 252 vehicle-trips during the PM peak hour.

Table 2. Site Trip Generation – Previous Use

Lot #	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	254	Assisted Living	80	DU	208	9	6	15	8	13	21
2	220	Multi-Family (Low-Rise)	210	DU	1,538	22	75	97	74	44	118
3	931	Quality Restaurant	9.6	KSF	806	4	4	8	50	25	75
4	820	Shopping Center	4.2	KSF	160	2	2	4	8	8	16
	937	Coffee/Donut Shop w/Drive-Thru Window	0.49	KSF	402	22	22	44	11	11	22
Buildout Total Vehicles					3,114	59	109	168	151	101	252
**Average Rates Utilized			DU = Dwelling Units		KSF = 1,000 square feet						

Table 3 provides a comparison of the two uses of the proposed development. The daily number of trips is anticipated to grow by 630 vehicles, and the AM peak hour is anticipated to grow by 137 vehicles; however, the PM peak hour volumes are similar with minimal change.

Table 3. Site Trip Generation – Comparison

Scenario	Daily	AM Peak Hour			PM Peak Hour		
	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Use - Total	3,744	121	184	305	147	112	259
Previous Use - Total	3,114	59	109	168	151	101	252
Change in Trips = Proposed Use - Previous Use	+630	+62	+75	+137	-4	+11	+7
Percent Change = (Proposed Use - Previous Use)/Previous Use	+20%	+105%	+69%	+82%	-3%	+11%	+3%

The change in land use mainly impacts the AM peak hour trip generation. This is driven by the larger square footage coffee shop with a drive-through in the proposed use scenario. However, the controlling peak hour for the study area is the PM peak hour, with approximately 25% more traffic occurring during the PM peak hour compared to the AM peak hour.

In comparison to data in the *Echo Hills TIA*, the movements anticipated to be affected by these changes have sufficient reserve capacity to operate acceptably. The intersections of 144th Street with Chandler Road and 146th Street with Chandler Road both operate at acceptable levels of service (LOS), given the analysis of the *Echo Hills TIA*. The side street movements at the intersection of Echo Hills Drive/Josephine Street and 144th Street are anticipated to experience heavier delays during peak hours, but the above changes are anticipated only to be reflected in the major street, 144th Street, which operates acceptably during peak hours and has reserve capacity to handle the increase in trip generation.

Summary and Recommendations

Based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities, and an update to the *Echo Hills Traffic Impact Study* (TIS) is not required.

ATTACHMENTS:

Overall Site Plan – Proposed Use
PUD Site Plan – Previous Use

AGENDA ITEM 4D

Replat—Echo Hills Replat Five

—West Management, LLC



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

CASE NUMBERS: PRP22-0001;

FOR HEARING ON: MARCH 3, 2022
REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNERS:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills Apartments, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 2-4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of a replat to combine Lots 2-4 Echo Hills Replat Four, being replatted as Lot 1 Echo Hills Replat Five to accommodate the Echo Park Apartment complex on one lot.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. **SIZE OF SITE:** Approximately 8.65 acres.

II. BACKGROUND INFORMATION

A. 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	Medium-Density Residential and High-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning); R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Echo Hills Assisted Living and Memory Care
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits
6. La Vista Subdivision Regulations.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District

to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the staff report for the PUD application. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lots 2-4 Echo Hills Replat Four, being replatted as Lot 1 Echo Hills Replat Five, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of amendments to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning Map, the Planned Unit Development Site Plan, and the Conditional Use Permit.

VI. ATTACHMENTS TO REPORT:

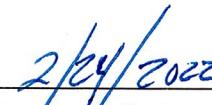
- A. Review and response letters
- B. Preliminary Plat plan set
- C. Final Plat

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request

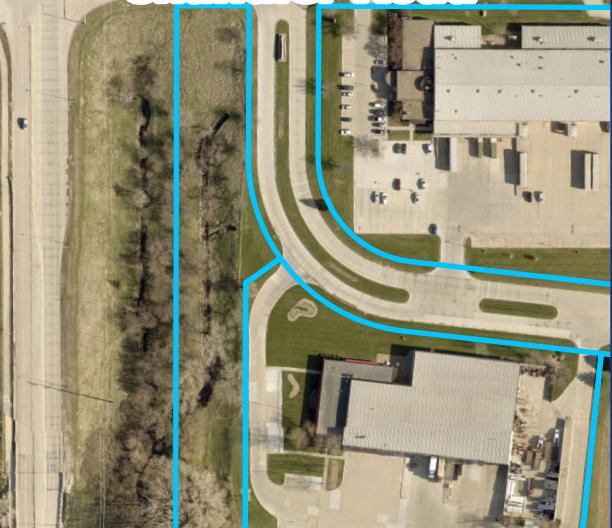


Prepared by: Assistant Planner

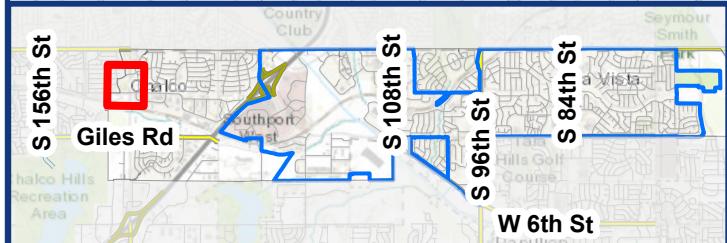


Heather J. May 2/24/2022

Deputy Community Development Director Date



Echo Hills Replat Five Area Exhibit - West Management, LLC



Legend

■ TaxParcel

■ Proposed Replat Area





January 25, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Replat Five – Initial Review Letter

Mr. Dethlefs,

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. Please include phasing lines on the preliminary plat to delineate what work has been completed, what is proposed, and/or if phasing is contemplated for the remaining work, per Section 3.03.02 of La Vista's Subdivision Regulations.
2. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
3. A revised grading plan and Post Construction Stormwater Management Plan (PCSMP) will need to be completed for this project to encapsulate the changes in grading and stormwater runoff associated with the change in land use. Final plans and drainage study will need to be submitted through the PERMIX website at the time of building permit.

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

4. Please confirm that the notarization block is consistent with Section 10.01 of the Subdivision regulations. The final statement is missing from the block on the final plat.
5. Please provide financial data showing costs of all required public improvements proposed and yet to be completed.
6. The submitted, revised subdivision agreement is currently under review. We will notify you in the near future of any necessary changes.

Please resubmit 2 paper copies of the revised Preliminary and Final Plats (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,



Cale Brodersen, AICP
Assistant Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Replat Five – Initial Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Replat Five initial review letter dated January 25, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

1. Please include phasing lines on the preliminary plat to delineate what work has been completed, what is proposed, and/or if phasing is contemplated for the remaining work, per Section 3.03.02 of La Vista's Subdivision Regulations.
Phasing lines have been added to the Preliminary Plat.
2. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
TD2 acknowledges. The TIA will be reviewed by NDOT and Sarpy County Public Works.
3. A revised grading plan and Post Construction Stormwater Management Plan (PCSMP) will need to be completed for this project to encapsulate the changes in grading and stormwater runoff associated with the change in land use. Final plans and drainage study will need to be submitted through the PERMIX website at the time of building permit.
TD2 acknowledges. A revised grading plan and PCSMP will be submitted as part of the building permit process.
4. Please confirm that the notarization block is consistent with Section 10.01 of the Subdivision regulations. The final statement is missing from the block on the final plat.
The final plat has been updated to be consistent with Section 10.01.

5. Please provide financial data showing costs of all required public improvements proposed and yet to be completed.
Section 3 of the Subdivision Agreement outlines the proposed public improvements and the responsibility of payment.
6. The submitted, revised subdivision agreement is currently under review. We will notify you in the near future of any necessary changes.
TD2 acknowledges.

We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Trevor Veskrna, E.I.

ECHO HILLS REPLAT 5

LOT 1

SARPY COUNTY, NEBRASKA



VICINITY MAP

1. EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-4 AND R-3 GATEWAY CORRIDOR), PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
3. WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPERTY OWNER

ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508
PHONE: 402-826-9393

SUBDIVIDER

ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508
PHONE: 402-826-9393

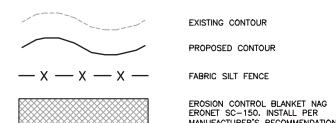
ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-732-8860

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGEND



TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Client Name

Professional Sc

Review Date:

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Drawn By: TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Preliminary Plat Grading & Erosion Control Plan

Sheet Number

Ex. B

ECHO HILLS REPLAT 5

LOT 1

SARPY COUNTY, NEBRASKA



VICINITY MAP

NOTES

1. EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
3. WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPERTY OWNER

ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508

SUBDIVIDER

**ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508**

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LEGAL DESCRIPTION

UTILITY LEGEND

TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Client Name
**Echo Hills
Apartments LLC**

Professional S...
...

Revision Dates

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Drawn By: TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Shoot Number

Ex. C

ECHO HILLS REPLAT 5

LOT 1

TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name



VICINITY MAP

1. EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-2 AND C-4 GATEWAY CORRIDOR). PROPOSED ZONING IS FOR THE GATEWAY CORRIDOR.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
3. INFRASTRUCTURE WILL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
7. LOT 1, REPLAY 4 IS NOT INCLUDED IN THIS REPLAY AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPERTY OWNER

ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508
PHONE: (402) 467-5555

SUBDIVIDE

ECHO HILLS APARTMENTS LLC
129 N 10TH STREET UNIT 106
LINCOLN, NE 68508
PHONE: 402-826-9393

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-732-8860

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Drawn By: TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Sheet Number _____

Ex. E

AGENDA ITEM 4E

**Conditional Use Permit Amendment— Multiple
Family Dwellings—Lots 2 through 4 Echo Hills
Replat Four—West Management, LLC**



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

CASE NUMBERS: PCUP22-0001;

FOR HEARING ON: MARCH 3, 2022
REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNERS:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills Apartments, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 2-4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Conditional Use Permit for the Echo Hills Apartments to incorporate changes including the proposed construction and operation of an additional apartment building with 71 units.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With

the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 8.65 acres.

II. BACKGROUND INFORMATION

A. 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	Medium-Density Residential and High-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning); R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Echo Hills Assisted Living and Memory Care
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
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for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District

to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the staff report for the PUD application. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT

AMENDMENT:

Staff recommends approval of the amendment to the existing Conditional Use Permit for the Echo Hills Apartments, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of amendments to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning Map, and the Planned Unit

Development Site Plan, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review and response letters
- C. Draft Conditional Use Permit with Operating Statement

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner

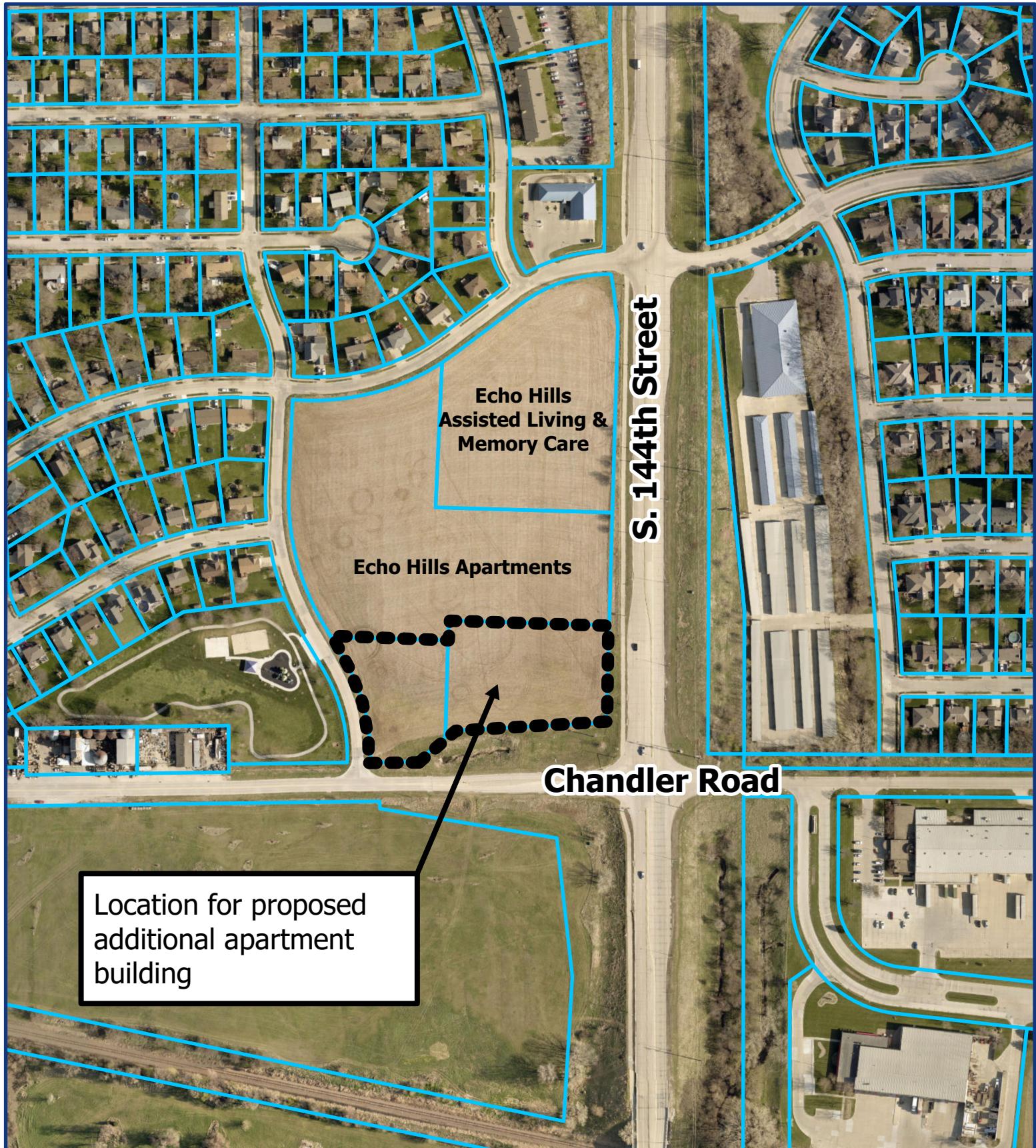


Krista J. May

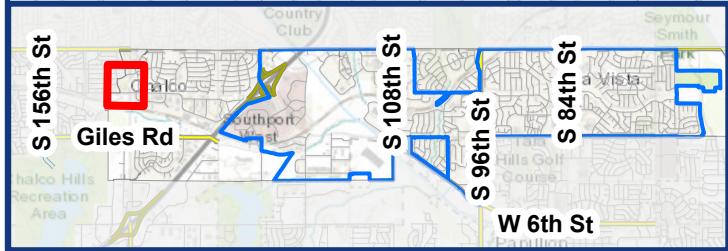
2/24/2022

Deputy Community Development Director

Date



Project Vicinity Map - West Management, LLC



Legend

TaxParcel

Proposed Development Area





January 25, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment & Conditional Use Permit Applications – Initial Review Letter - Lots 1 through 4 Echo Hills Replat Four

Mr. Dethlefs,

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 Zoning Ordinance, the City has the following comments:

General Comments

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square feet for each additional unit.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.

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**

3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the site analysis.
5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number of units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartments complex (Echo Park). Please specify unit and stall counts for each building in a table.
6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.
7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.
9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.
10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.
11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.
13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.
14. Per Section 5.15.02.04, land uses not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by City Council.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,



Cale Brodersen
Assistant Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

CC:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment & Conditional Use
Permit Applications – Initial Review Letter Response – Lots 1 through 4 Echo Hills Replat 4

Mr. Brodersen,

Below are responses to the comments on the Planned Unit Development Amendment & Conditional Use Permit initial review letter. The City comments are listed below followed by our response in bold.

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square for each additional unit.
A request letter for the reduction in the lot area requirement has been included in this submittal.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.
A unit density table has been added to the PUD Site Plan.
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
The proposed garage parking for building #5 will be standard.

4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the stie analysis.

A potential user for the commercial space has not been determined at this time.

5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartment complex (Echo Park). Please specify unit and stall counts for each building in a table.

The operating state has been amended to include these items.

6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.

The PUD plan set has been updated to address the redlines and requested revisions.

7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.

TD2 acknowledges. The TIA will be reviewed by the NDOT and Sarpy County Public Works.

8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.

The subdivision agreement has been updated to reflect the proposed lot arrangement.

9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.

The sidewalk connection has been updated.

10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.

An updated lighting exhibit is being prepared and will be forwarded upon completion.

11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

The updated PCSMP will be submitted to Sarpy County Public Works as part of the building permit process.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.

TD2 acknowledges.

13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.

The additional turning movement route has been added to the PUD plan set.

14. Per Section 5.15.02.04, land use not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by Council.

TD2 acknowledges.

We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Trevor Veskrna, E.I.



February 3, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment & Conditional Use Permit Applications – Second Review Letter - Lots 1 through 4 Echo Hills Replat Four

Mr. Dethlefs,

We have reviewed the documents of your resubmittal for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

General Comments

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through the PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.

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

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402.331.1051 **F**

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

4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side, sidewalk connection.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,



Cale Brodersen
Assistant Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director - City of La Vista
Christopher Solberg, Deputy Community Development Director - City of La Vista
Pat Dowse, City Engineer - City of La Vista

Enclosure

February 16, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Replat Five – Second Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Phase 2 - PUD second review letter dated February 3, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
The applicant has completed and signed the request letter.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
Updated light calculation exhibit has been included with this submittal.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.
Dimension has been added to the PUD Site Plan. The minimum setback requirement for the monument sign is 10'.
4. In our last letter, we noted “the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated.” This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side connection.
The sidewalk has been updated per these comments.

We appreciate the City's continued effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.


Trevor Veskrna, E.I.

**CITY OF LAVISTA
CONDITIONAL USE PERMIT**

**Conditional Use Permit for Multiple Family Dwellings
(Echo Hills Apartments)
Lot 1 Echo Hills Replat Five**

This Conditional Use Permit is issued this _____ day of _____ 2022 by the City of La Vista, a municipal corporation in Sarpy County, Nebraska ("City") to Echo Hills Apartments, LLC, a limited liability company authorized to do business in Nebraska ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner was granted a Conditional Use Permit by the City Council of the City of La Vista on April 21, 2020 to construct and operate a multiple family dwelling complex to be known as the Echo Hills Apartments (now known as the Echo Park Apartments) upon Lot 2 Echo Hills Replat Four, a subdivision in Sarpy County, Nebraska; and

WHEREAS, Owner has applied for an amended Conditional Use Permit for the purpose of constructing and operating additional multiple family dwelling units as part of the Echo Park Apartment Complex on Lots 3 and 4 Echo Hills Replat Four, being combined with Lot 2 Echo Hills Replat Four through a replatting process to be Lot 1 Echo Hills Replat Five, a subdivision in Sarpy County, Nebraska (the "Property") as depicted in Exhibit "A" the final plat'; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit to the Owner for such purposes, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Owner to use the Property for the purposes described above, said use hereinafter being referred to interchangeably as a "Permitted Uses" or "Uses".

Conditions of the Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any material breach hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Uses:
 - a. The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "B".
 - b. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "C" and incorporated into this permit by reference.
 - c. Architectural review of the building design, landscaping, and lighting must be completed prior to issuance of building permits, and the foregoing plans are approved as shown in Exhibits "D" through "F".
 - d. The Property shall be developed and maintained in accordance with the Site Plan and all other Exhibits of this Agreement, as well as the final plat of Lots 1-4 Echo Hills Replat Four ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property,

("Subdivision Agreement"), as approved by the City and incorporated herein by this reference. Any modifications to the Site Plan must be submitted to the Chief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.

- e. All signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the Community Development Department, per the La Vista Zoning Ordinance.
- f. As-built topographic surveys of the storm water detention areas constructed in accordance with the Subdivision Agreement shall be provided to the City before certificates of occupancy are issued for any completed building on the Property, with a requirement that any variances from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
- g. No vehicle repair (other than emergency maintenance such as changing a tire), inoperable or abandoned vehicles, or storage of vehicles shall be allowed in the parking areas on the Property shown on Exhibit "B". The Owner shall have seventy-two (72) hours after notice from the City or other appropriate political subdivision to correct any violation or cause the removal of any such vehicle that is in violation.
- h. Owner shall obtain all required permits for the Uses from the City of La Vista.
- i. Owner shall comply (and shall ensure that all structures, appurtenances and improvements on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
- j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner or its agents, employees, assigns, suppliers or invitees relating to the Owner's Uses of the Property, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation but excluding any liability, loss, claim or expense proximately caused by the sole negligence of the City.
- k. A drainage study for the Property has been completed, as referenced in the Subdivision Agreement, with respect to the proposed Uses on Lot 1 Echo Hills Replat Four and Lot 1 Echo Hills Replat Five. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
- m. Owner shall ensure that the leasing and business office on the property will be staffed during normal business hours.
- n. If at any time any part of Lot 1 Echo Hills Replat Five is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
- o. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
- p. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the approved landscaping plan (Exhibit "D") and the requirements of the Gateway Corridor District.

3. The Owner's right to maintain the Uses of the Property, as contemplated by this Permit, shall be based on the following conditions:

- a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.

- b. Construction will be in accordance with the City Building Code. Time limitation for building permits shall be in accordance with the City Building Code. Extensions shall be requested in writing and justifiable cause demonstrated.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.

4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Uses, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
- c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
- d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.

5. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

6. If the Owner upon the expiration or termination of this Permit fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

7. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

8. The conditions and terms of this Permit shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of, the Owner, its successors and assigns.

9. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

10. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit and Owner shall be permitted to cure any breach. Such written notice shall specify the particular conditions giving rise to the breach, and, to the extent known, what actions are required to cure such breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 10 and diligently pursued and completed as soon as is reasonably possible, and allowing additional time does not substantially increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.
11. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
12. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

To Owner: Echo Hills Apartments, LLC
PO Box 22151
Lincoln, NE 68542

13. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.
14. Exhibits. The following exhibits are incorporated herein by reference:

Exhibit "A":	Final Plat
Exhibit "B":	Site Plan
Exhibit "C":	Operating Statement
Exhibit "D":	Landscaping Plan
Exhibit "E":	Site Lighting Plan
Exhibit "F":	Elevation Renderings

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

)

COUNTY OF SARPY

)
ss.
)

On this _____ day of _____, 2022, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista and Pamela Buethe, to me personally known to be the City Clerk of the City of La Vista, the identical persons whose names are affixed to the foregoing Permit, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

CONSENT AND AGREEMENT The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by Owner to be performed or discharged.

Owner:

Echo Hills Apartments, LLC

By: _____, it's owner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

On this _____ day of _____, 2022, before me a Notary Public, duly commissioned and qualified in and for said County, appeared _____ personally known by me to be an owner of Echo Hills Apartments, L.L.C., a limited liability company, and the identical person whose name is affixed to the foregoing Permit, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

EXHIBIT B

Client Name
Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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EXHIBIT C



P.O. Box 82533 | Lincoln, NE 68501-2533

800-869-03565 | assurity.com

Echo Park Apartments Phase 2 Operating Statement

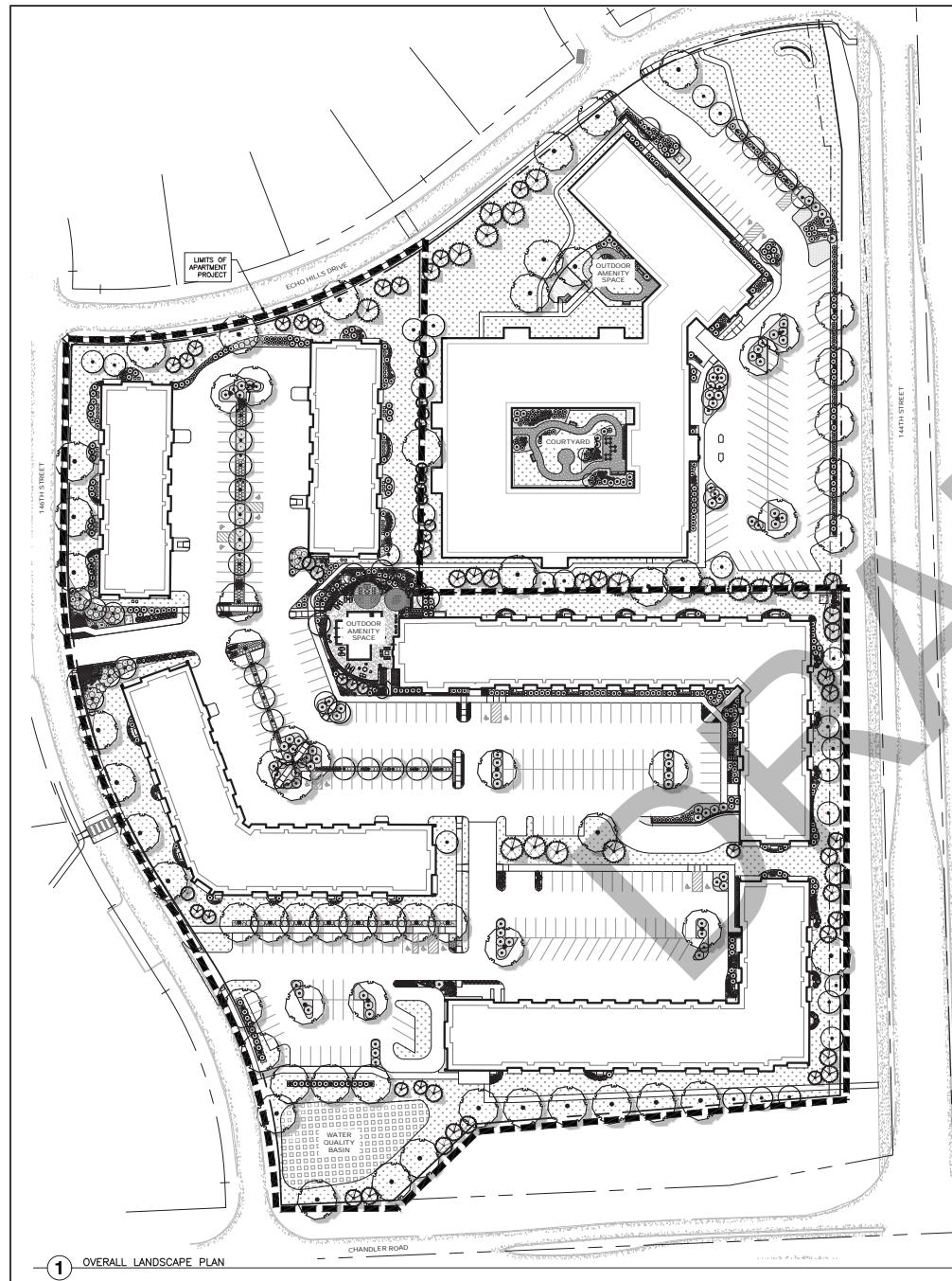
Echo Park Phase 2 will be comprised of one building with 71 units and 16 tuck in garages on the first floor. The Tract of land is comprised of 376,751 sq ft (8.649 Acres). The 71-units will be comprised of a mix of studios, 1 bedroom, and 2-bedroom apartment homes. Additionally, this building will house an approximate 2,000 sq ft coffee shop on the first floor.

Building	Unit Count	Parking Stalls	Garage Stalls
Building 1	30	19	13
Building 2	30	20	13
Building 3	90	67	88
Building 4	60	66	23
Building 5	71	97	16

*Clubhouse is in Building 3 which includes living room area, pet spa, craft room, study hall, pool area, and grill area

*Building 5 is anticipating a coffee shop located on first floor of building

EXHIBIT D



LANDSCAPE REQUIREMENTS

STREET FRONTAGE (SECTION 07.17.03.02) – 144TH STREET
144TH STREET FRONTAGE 966' – TREES REQUIRED (1 TREE / 40' LF FRONTAGE) 966' / 40' = 24 TREES
TREES PROVIDED = 26 TREES

STREET FRONTAGE (SECTION 07.17.03.02) – ECHO HILLS DRIVE
ECHO HILLS DRIVE FRONTAGE 665' – ACCESS DRIVES 88' = 665'
TREES REQUIRED (1 TREE / 40' LF FRONTAGE) 665' / 40' = 17 TREES
TREES PROVIDED = 18 TREES

STREET FRONTAGE (SECTION 07.17.03.02) – 144TH STREET
144TH STREET FRONTAGE 815' – ACCESS DRIVES 168' = 647'
TREES REQUIRED (1 TREE / 40' LF FRONTAGE) 647' / 40' = 16 TREES
TREES PROVIDED = 17 TREES

STREET FRONTAGE (SECTION 07.17.03.02) – CHANDLER ROAD
CHANDLER ROAD FRONTAGE 531'
TREES REQUIRED (1 TREE / 40' LF FRONTAGE) 531' / 40' = 13 TREES
TREES PROVIDED = 13 TREES

PARKING AREA INTERIOR LANDSCAPING (SECTION 07.17.03.06)
PARKING STALLS = 311
INTERIOR LANDSCAPING REQUIRED (10 SF / PARKING STALL) = 3,510 SF
INTERIOR LANDSCAPING PROVIDED = 11,341 SF

PARKING AREA PERIMETER LANDSCAPING (SECTION 07.17.03.07)
PARKING LOT STREET FRONTAGE = 615'
TREES REQUIRED (1 TREE / 40' LF STREET FRONTAGE) = 15 TREES
TREES PROVIDED = 23

PARKING AREA SCREENING (SECTION 07.17.04.01)
MINIMUM 3' HIGH VEGETATIVE SCREENING PROVIDED

NOTES:

- SEE SHEET L2.0 FOR PLANT SCHEDULE
- ALL TURF GRASS AREAS AND LANDSCAPE PLANTINGS SHALL BE IRRIGATED. SEE SHEET L3.0 FOR ADDITIONAL INFORMATION.

**LAMP
RYNEARSON**
14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.466.4608
LampRynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
ZACHARY R. FERGUSON
LA-07

OVERALL LANDSCAPE PLAN

ECHO HILLS APARTMENTS
LA VISTA, NEBRASKA



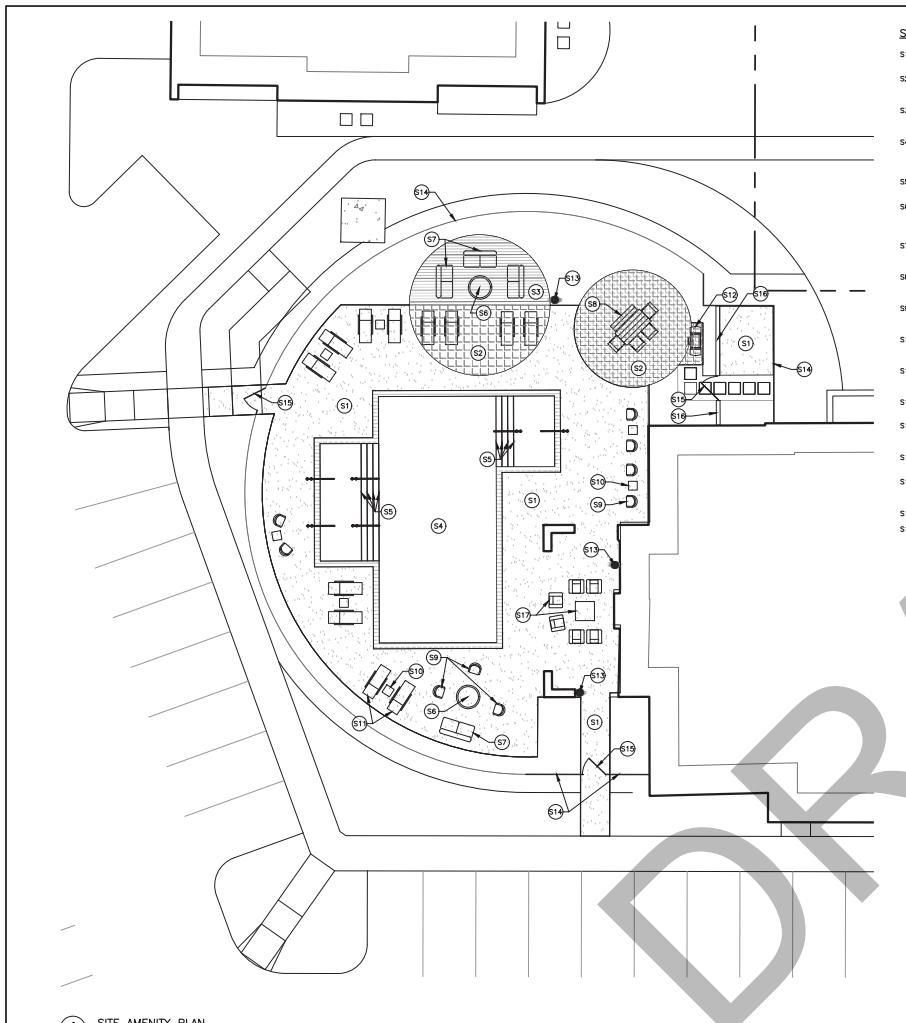
Know where's below.
Call before you dig.

DESIGNER / CHAPTRER
ZACHARY R. FERGUSON
DATE
JANUARY 3, 2022
PROJECT NUMBER
0120015.01-026/027
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SHEET

L1.0

DRAFT



1 SITE AMENITY PLAN

SITE AND PAVING KEYNOTES

S1 6" DEPTH STANDARD GRAY CONCRETE WITH MEDIUM BROOM FINISH, COORDINATE WITH ARCHITECT.

S2 6" DEPTH INTEGRALLY COLORED CONCRETE WITH MEDIUM BROOM FINISH, COORDINATE WITH ENGINEER, COORDINATE COLOR WITH ARCHITECT.

S3 COMPOSITE DECKING SEATING AREA, COORDINATE COLOR WITH ARCHITECT. DECK SHALL BE AT SAME GRADE AS POOL DECK.

S4 SWIMMING POOL WITH ACCENT TILE BELOW COPING TO 12" BELOW WATER LINE, COORDINATE DETAILED DESIGN WITH POOL CONTRACTOR, COORDINATE TILE COLOR WITH ARCHITECT.

S5 POOL TREADS WITH HANDRAILS, TYPICAL, COORDINATE WITH POOL CONTRACTOR.

S6 FIRE PIT WITH CAST IN PLACE CONCRETE WALL AND 2" DEEP CONCRETE BASE, COORDINATE DESIGN WITH ENGINEER AND ARCHITECT. PROVIDE GAS SUPPLY LINE WITH CONTRACTOR.

S7 OUTDOOR SOFT SEATING, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE WITH OWNER AND ARCHITECT.

S8 OUTDOOR TABLE AND SEAT, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE WITH OWNER AND ARCHITECT.

S9 OUTDOOR MOBILE CHAIR, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE WITH OWNER AND ARCHITECT.

S10 OUTDOOR MOBILE END TABLE, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE WITH OWNER AND ARCHITECT.

S11 OUTDOOR CHARGE LOUNGE, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE WITH OWNER AND ARCHITECT.

S12 OUTDOOR GRILL, TYPICAL, COORDINATE WITH OWNER AND ARCHITECT.

S13 TRASH RECEPTACLE WITH WEATHER RESISTANT LID, TYPICAL, ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS, COORDINATE FINAL DESIGN WITH ARCHITECT.

S14 6' HEIGHT TUBULAR METAL BLACK POWDER COATED FENCE, COORDINATE FINAL DESIGN WITH ARCHITECT.

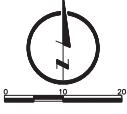
S15 6' HEIGHT TUBULAR METAL BLACK POWDER COATED GATE WITH LOCK AND PANG HARDWARE TO MEET CODE, COORDINATE FINAL DESIGN WITH ARCHITECT.

S16 SCREEN WALL, COORDINATE DESIGN WITH ARCHITECT.

S17 OUTDOOR FURNISHINGS, COORDINATE WITH OWNER AND ARCHITECT.

**LAMP
RYNEARSON**

14710 W. DODGE RD. STE. 100
OMAHA, NE 68154
402.466.4608
LampRynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
ZACHARY R. FERGUS
LA-07

SITE AMENITY PLAN

**ECHO HILLS APARTMENTS
LA VISTA, NEBRASKA**

811

ALL UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED BY THE OWNER AND CONTRACTOR. UTILITIES AND FACILITIES ARE SHOWN AS THEY EXIST AT THE TIME OF THIS DRAWING. THE OWNER AND CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL UTILITIES AND SERVICE CONNECTIONS.

Know where it is below.
Call before you dig.
811dig

DESIGNER / DRAFTER
ZACHARY R. FERGUS

DATE
JANUARY 3, 2022

PROJECT NUMBER
0120215.01-026/027

BOOK AND PAGE

SHEET

L1.1

146TH STREET ECHO HILLS DRIVE

SEE POOL AREA DRAWDOWN PLAN SHEET L1.2

SEE ENTRY LANDSCAPE PLANTING SHEET L1.2

1

LANDSCAPE PLAN - NORTH

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
DECIDUOUS TREES					
AS	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	2.5" CAL.	40	40
GH	GLEIDITIA TRICANTHOS VAR. INENIS 'HALKA'	HALKA HONEYLOCUST	2.5" CAL.	40	40
GP	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	40	15
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	60	60
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2.5" CAL.	15-20	20-25
MP	MALUS 'PRAIRIEFIRE'	PRairiefire CRABAPPLE	2.5" CAL.	15-20	20-25
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.5" CAL.	20-25	15-20
CONIFEROUS TREES					
JV	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6' HT	25	3
PG	PICEA GLAUCA	BLACK HILLS SPRUCE	6' HT	25	15
PH	PINUS HELDRECHII	BOSNIAN PINE	6' HT	40	10-15
PS	PINUS STROBIS FASTIGIATA	COLUMNAR WHITE PINE	6' HT	25-40	10

SHRUBS AND PERENNIALS

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
SB	SPRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL.	2-3	2-3
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	4-5	3-4
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	5 GAL.	3-4	3-4
BG	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL.	3-4	3-4
JG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	4-6	4-6
PM	PINUS MUCCO 'MOPS'	MOPS MUCCO PINE	5 GAL.	5	5
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	2-3	2-3
SH	SPOROBOLUS HETEROLEPIS	PRairie DROPSEED	1 GAL.	2-3	2-3
SP	SPURIA PURPUREA	CANYON BLUE ARCTIC WILLOW	5 GAL.	4-5	3-4
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	2-3	6-8
RN	ROSA X 'NOALESA'	FLOWER CARPET YELLOW ROSE	5 GAL.	2-3	3-4
RH	ROSA 'WEXOBASKO'	HOME RUN RED ROSE	5 GAL.	4-5	4-5
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.	4-5	4-5
HF	HOSTA X 'FRANCES'	FRANCEE HOSTA	1 GAL.	2	4
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	1-2	2
HE	HEMEROCALLIS X 'VER00204'	EVERYDAY YELLOW PUNCH DAYLILY	1 GAL.	1-2	2
SN	SAVIA NEMEROSA 'HAEDMANIANA'	MARCUS MEADOW SAGE	1 GAL.	1	1-1.5
BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	1 GAL.	3-4	3-4

SURFACE RESTORATION SCHEDULE

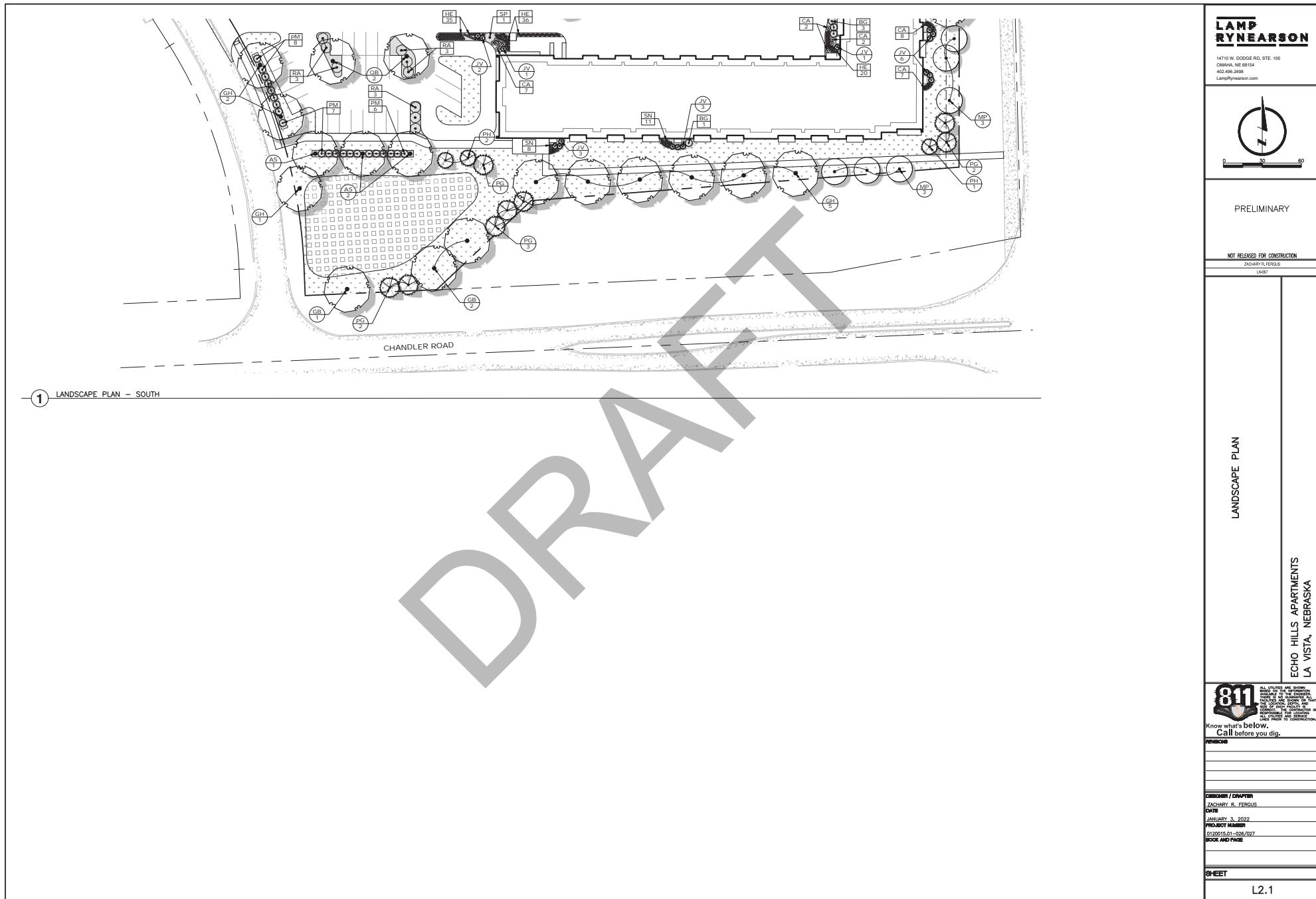
SHREDDED HARDWOOD MULCH - INSTALL TO MINIMUM 2" DEPTH. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
LAWN SOD - RIFT TURF TYPE FESCUE BY TODD VALLEY FARMS (WWW.TODDVALLEYFARMS.COM) OR APPROVED EQUAL. INSTALL ON SUPPLIER'S SPECIFIED SOILS, NETTING PRIOR TO INSTALLATION. ALL AREAS RECEIVING RIFT TURF REQUIRE A THIN LAYER OF CONDITIONED SOILS. SEE NOTES.
STONE GROUNDCOVER - 2" - 4" RIVER ROCK GROUNDCOVER WITH GEOTEXTILE UNDERLAYER. INSTALL ON A MAXIMUM 6" DEPTH. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

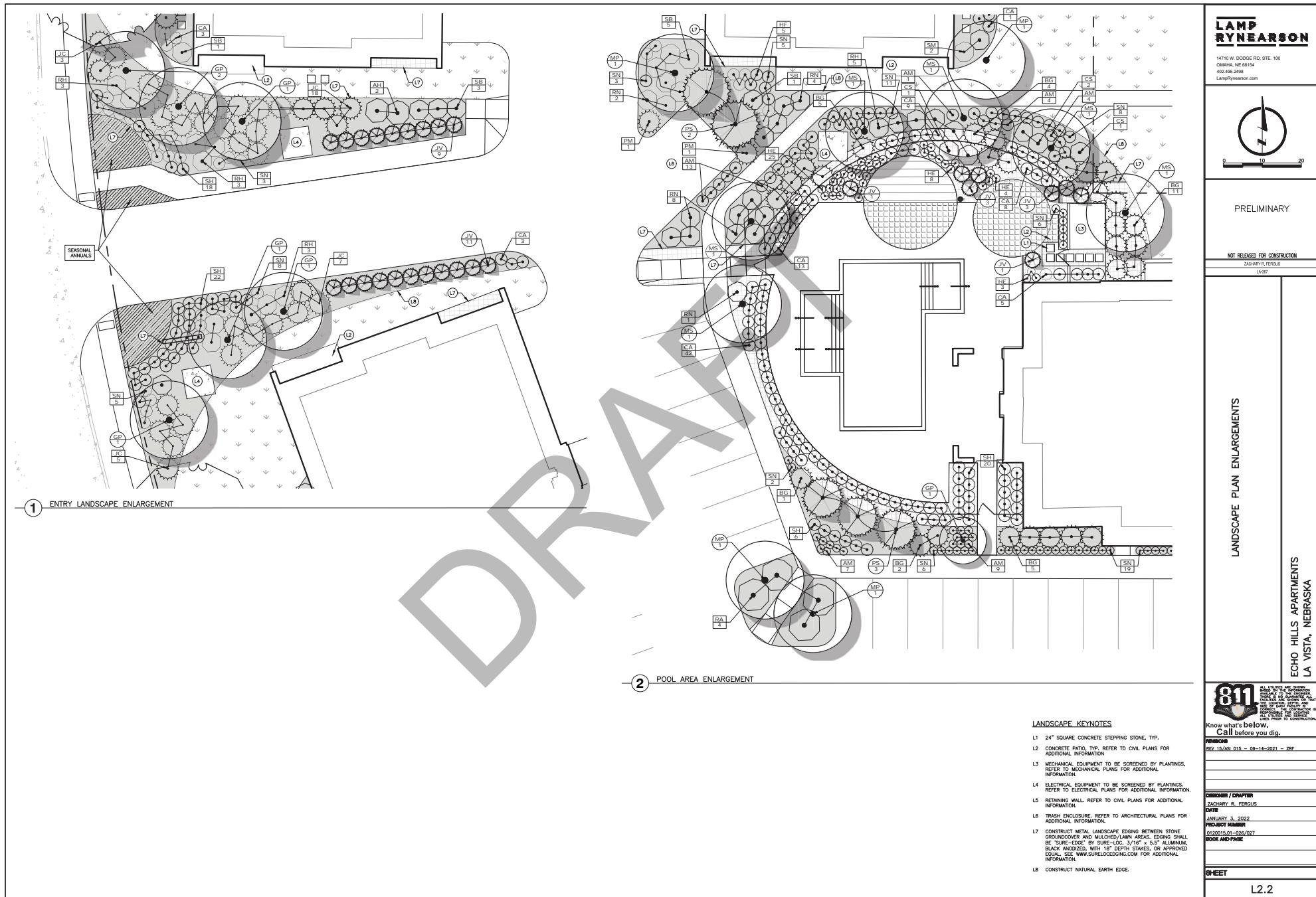
LANDSCAPE KEYNOTES

- L1 24" SQUARE CONCRETE STEPPING STONE, TYP.
- L2 CONCRETE PATIO, TYP. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- L3 MECHANICAL EQUIPMENT TO BE SCREENED BY PLANTINGS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- L4 ELECTRICAL EQUIPMENT TO BE SCREENED BY PLANTINGS. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- L5 RETAINING WALL. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- L6 TRUCK ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- L7 CONSTRUCT METAL LANDSCAPE EDGING BETWEEN STONE GROUNDCOVER AND MULCHED/LAWN AREAS. EDGING SHALL BE "SURE-EDGE" BY SURE-EDGE 1/4" x 5.5" ALUMINUM, BLACK ANODIZED WITH A 1/4" THICKNESS. APPROVED EQUAL SEE WWW.SURELOCEDGING.COM FOR ADDITIONAL INFORMATION.
- L8 CONSTRUCT NATURAL EARTH EDGE.

811 Know where to dig. Call before you dig.

DESIGNER / DRAFTER: ZACHARY R. FERGUS DATE: JANUARY 3, 2022 PROJECT NUMBER: D202015.01-026/022 BOOK AND PAGE: SHEET L2.0





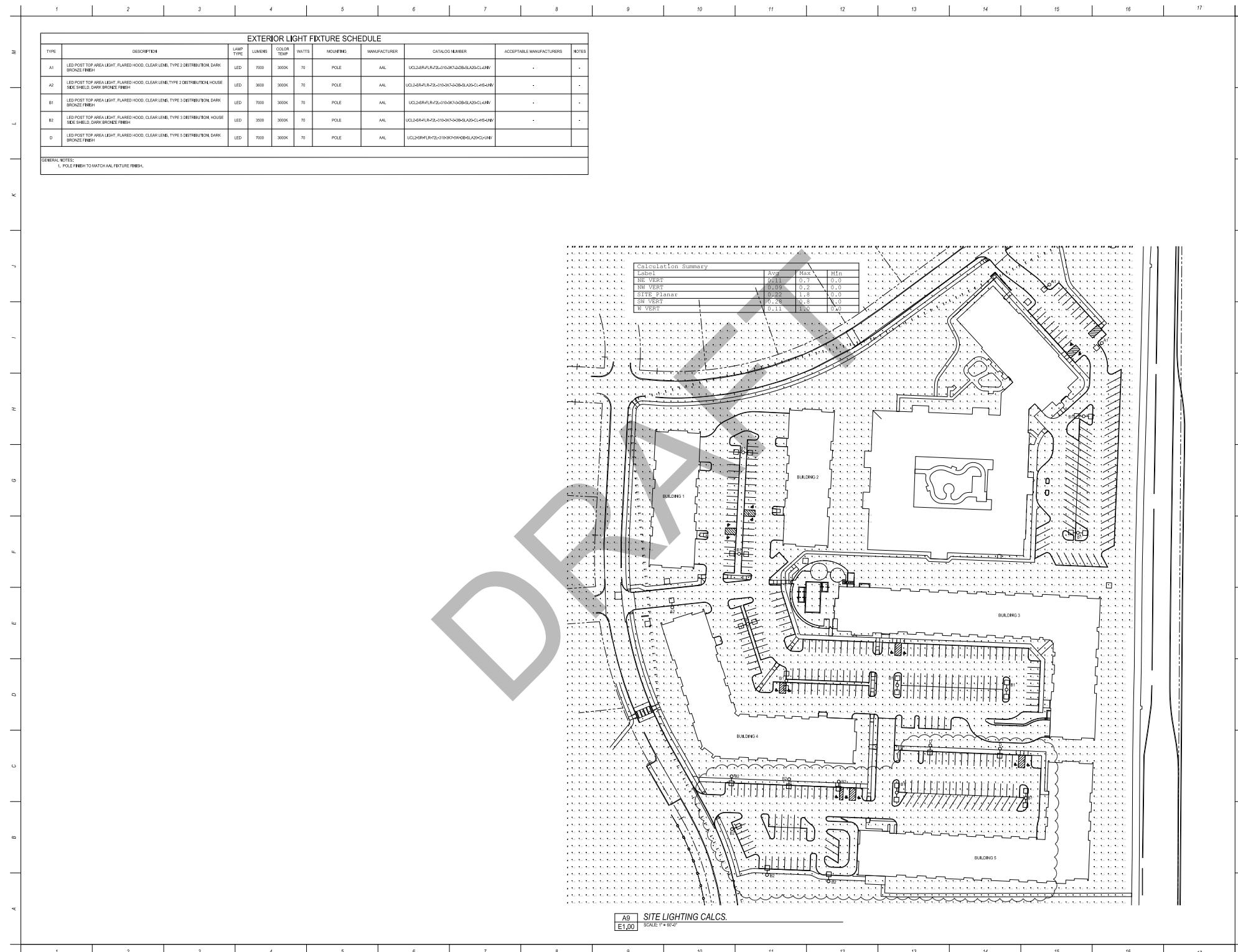
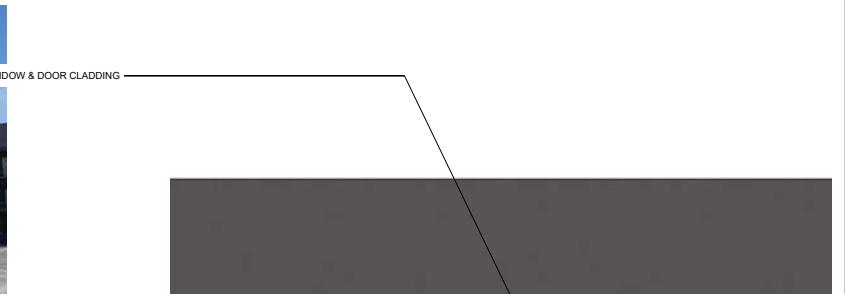
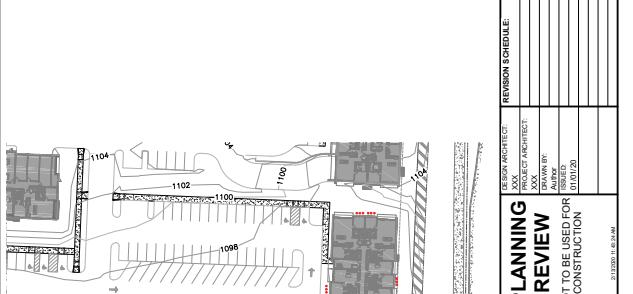
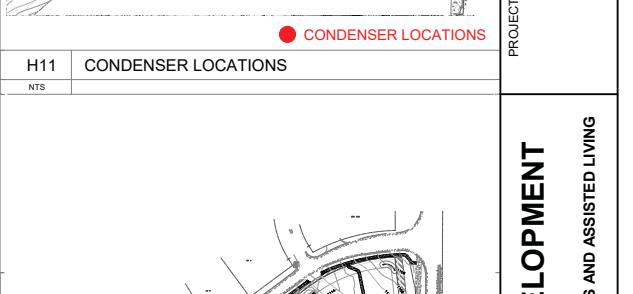
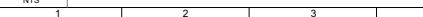
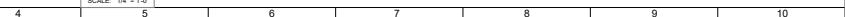
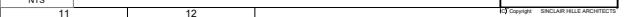
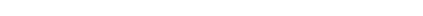
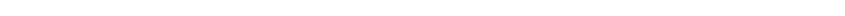


EXHIBIT F

N:\\CURRENT\\PROJECTS\\19011_Echo Hills Assisted Living\\Drawing\\Plan1\\Rev1 Model19013-02_Architecture.2013.nw											
WEST DEVELOPMENT											
PHOTOGRAPH				MATERIAL ELEVATION				KEY PLAN			
PHASE I PHOTOGRAPHS				MATERIAL ELEVATION - APARTMENTS				KEY PLAN			
A1	EXISTING BUILDING #3 (UNDER CONSTRUCTION)			A5	MATERIAL ELEVATION - APARTMENTS			A11	KEY PLAN		
1	2	3	4	5	6	7	8	9	10	11	12
M	L	K	J	I	H	G	F	E	D	C	B
A											
											
											
											
											
											
											
											
											
											
											
											
											
											
											

ECHO PARK APARTMENTS - Building Five



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

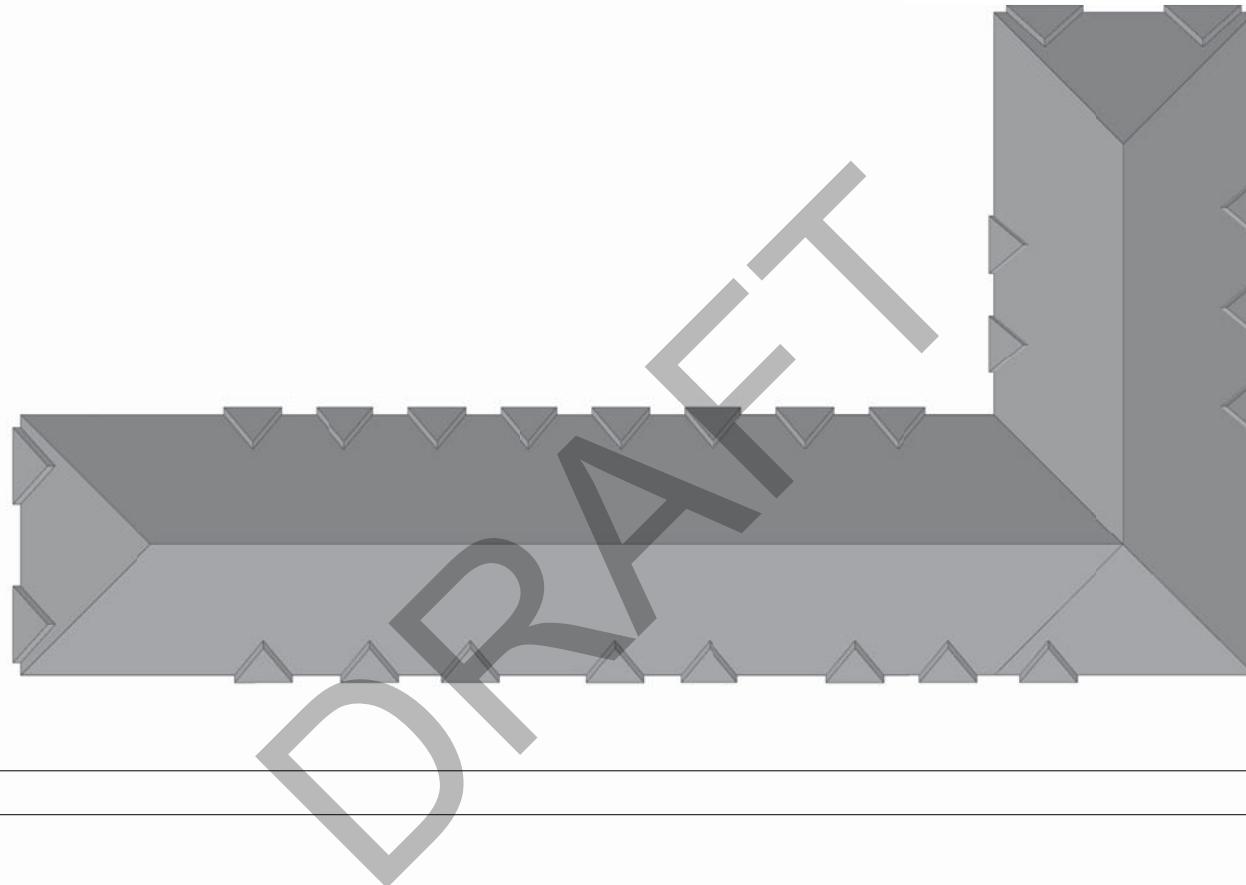
SCALE: 1/16" = 1'-0"

January, 2022

sinclairhille.com

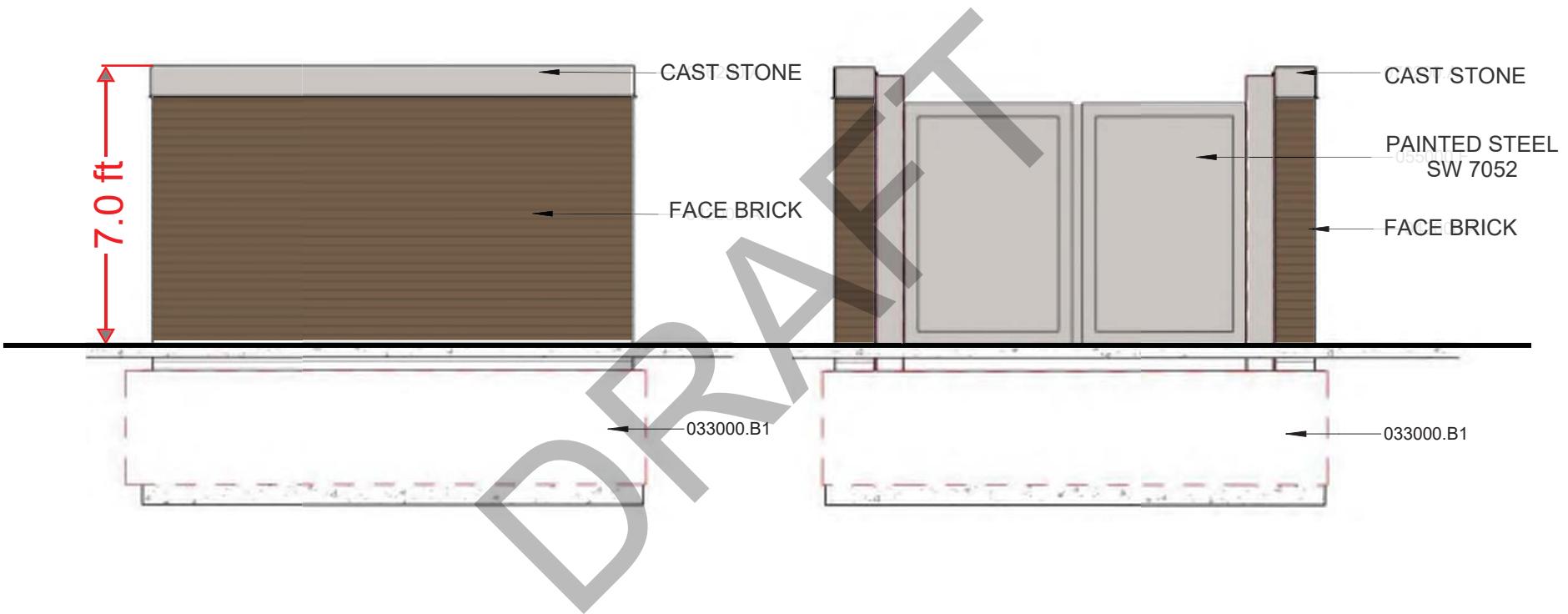
AS200

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1 ROOF PLAN

SCALE: 1/16" = 1'-0"



TRASH ENCLOSURE