



**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 Sinnett, 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.

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

### 3. Old Business

None.

### 4. New Business

#### A. Comprehensive Plan Future Land Use Map Amendment – 8001 S 132<sup>nd</sup> 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. 132<sup>nd</sup> 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.

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

**B. Zoning Map Amendment – 8001 S 132<sup>nd</sup> 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.

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

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Gahan
<b>AYES:</b>	Krzywicki, Gahan, Frey, Coghlan, Dale, Wetuski, Alexander and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	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 3<sup>rd</sup> 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.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Frey
<b>AYES:</b>	Krzywicki, Gahan, Frey, Coghlan, Dale, Wetuski, Alexander and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	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 84<sup>th</sup> 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:

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Planning Commission Secretary

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Planning Commission Chair

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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 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**B. PROPERTY OWNER:**

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

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> 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 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 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 144<sup>th</sup> 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

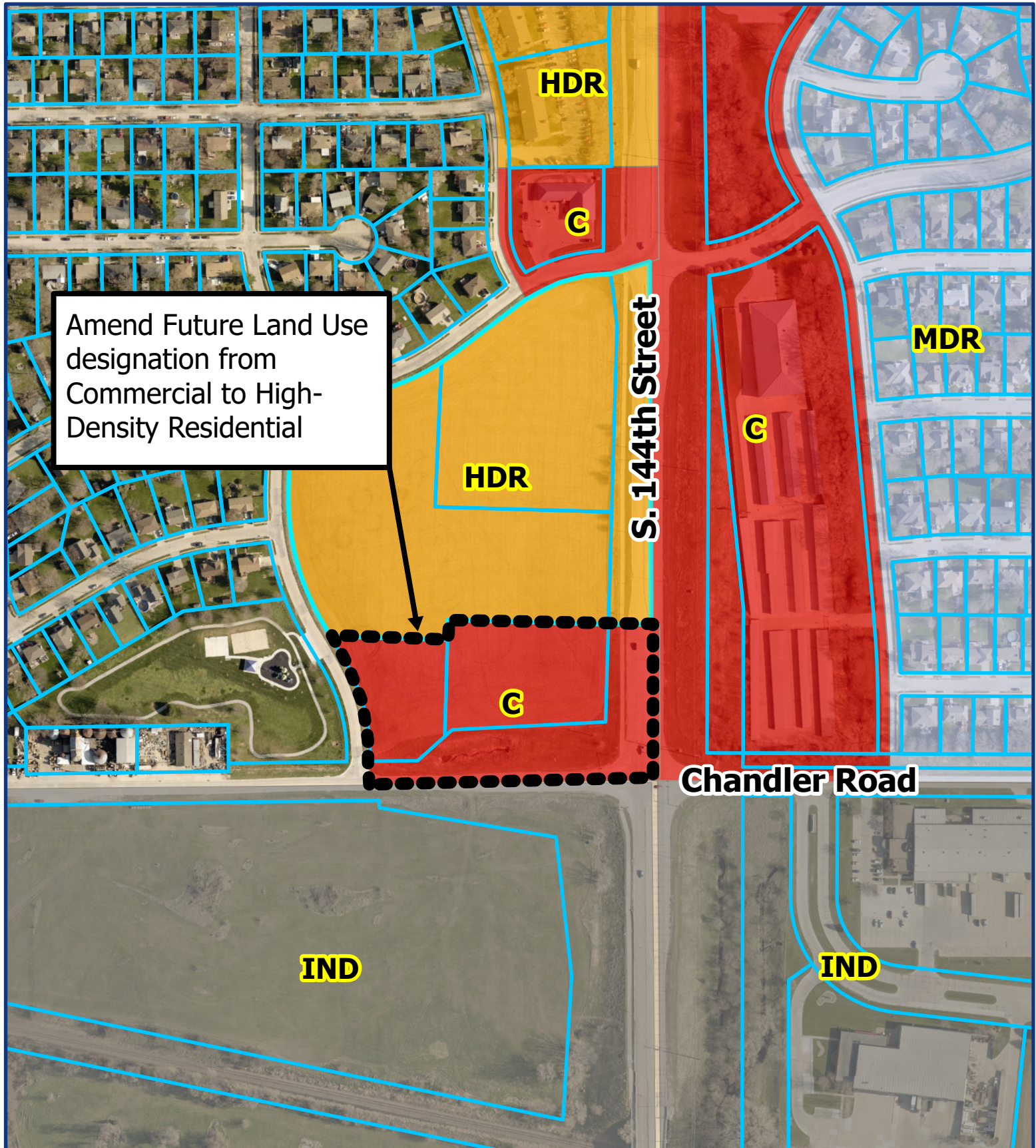


Deputy Community Development Director

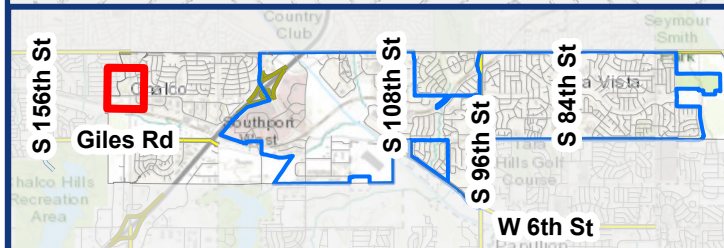
2/24/2022

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 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**B. PROPERTY OWNER:**

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

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> 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:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
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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 144<sup>th</sup> 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



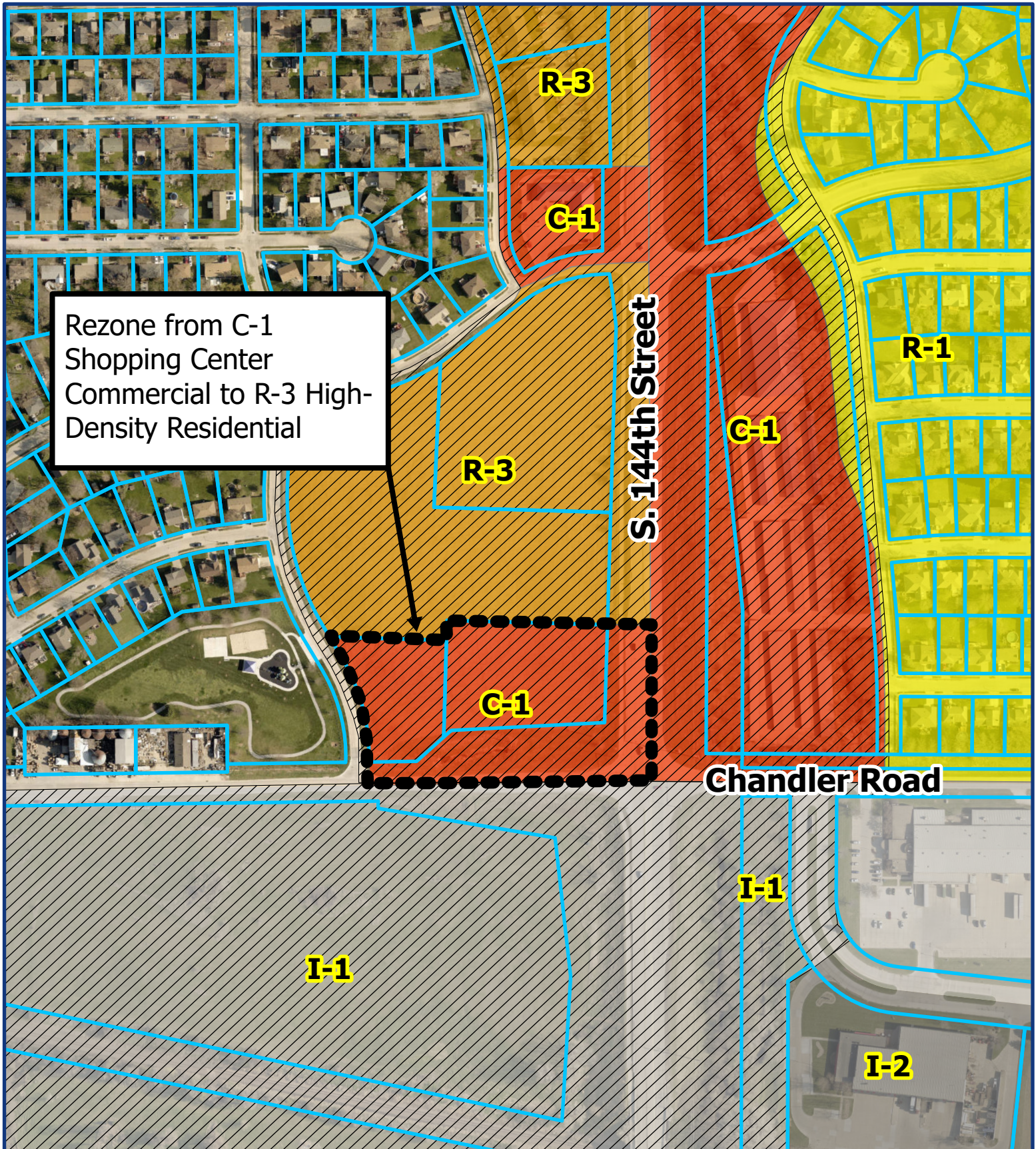
Prepared by: Assistant Planner



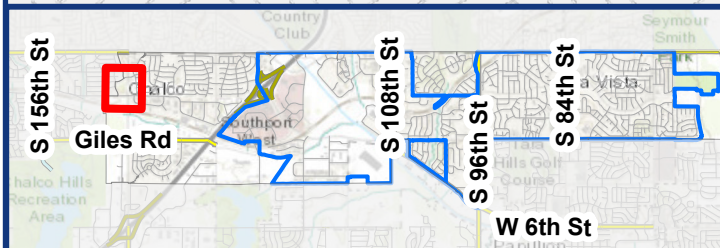
Deputy Community Development Director

  
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 10<sup>th</sup> 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 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> 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:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
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 144<sup>th</sup> 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



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Prepared by: Assistant Planner

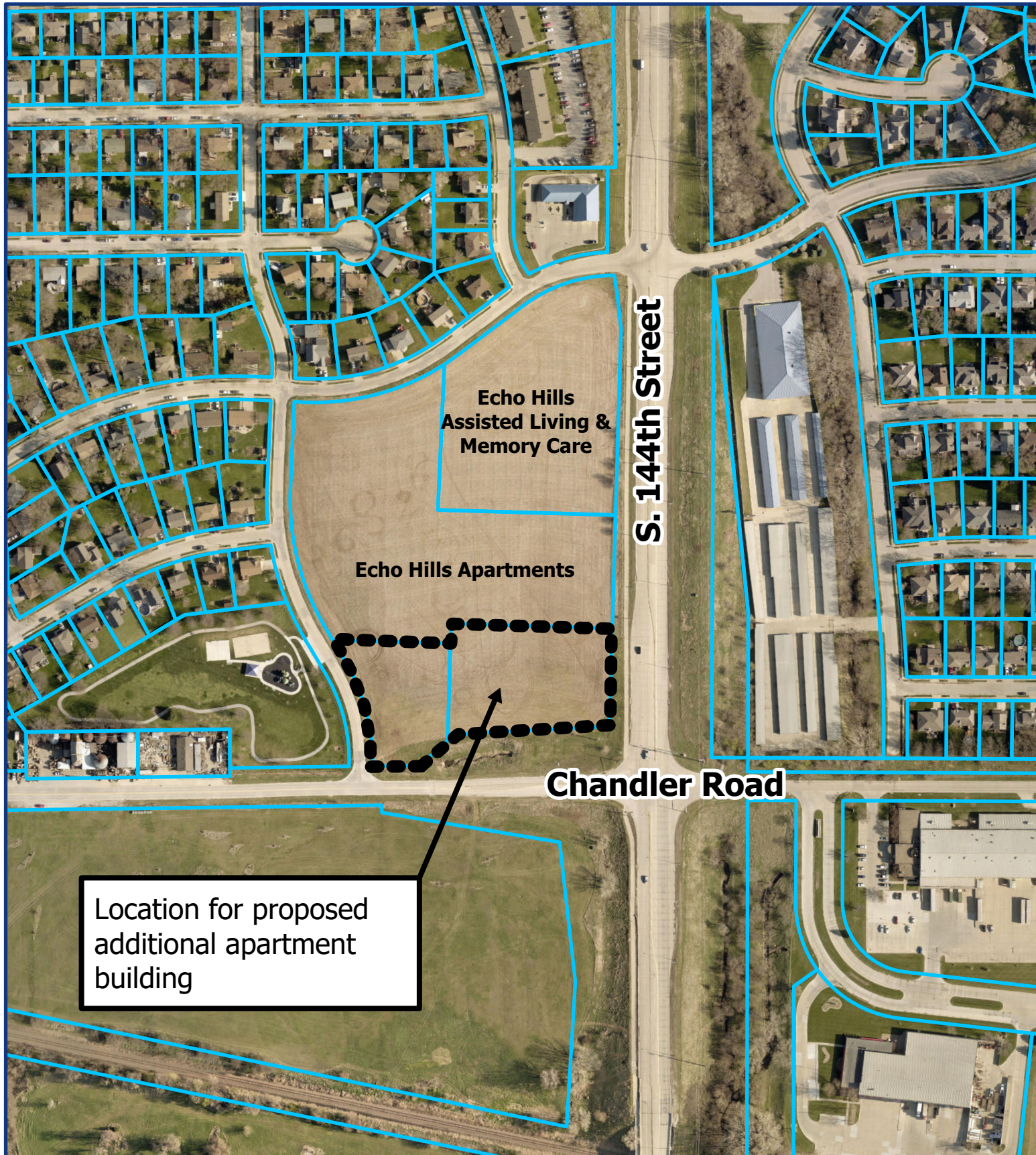


Deputy Community Development Director

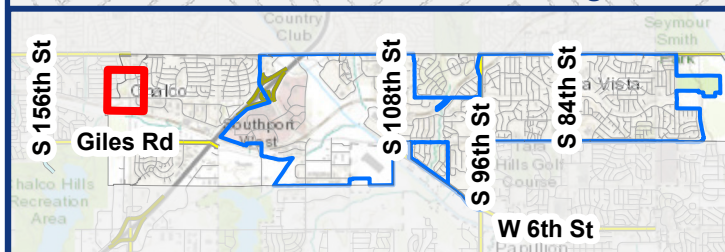
2/24/2022

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

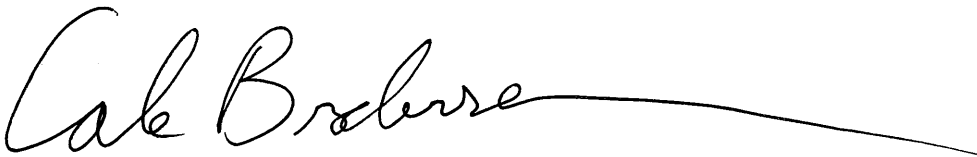
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the 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 14<sup>th</sup> 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 146<sup>th</sup> 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,

A handwritten signature in black ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto: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 feet 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. 146<sup>th</sup> 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 14<sup>th</sup> 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 146<sup>th</sup> 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.

A handwritten signature in black ink, appearing to read 'Trevor Veskrna', with a stylized flourish at the end.

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

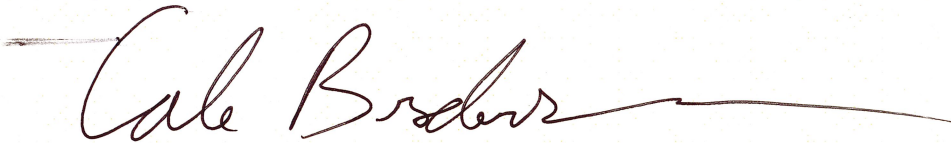


4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146<sup>th</sup> Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146<sup>th</sup> 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,

A handwritten signature in dark ink, reading "Cale Brodersen", followed by a long horizontal flourish.

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto: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.

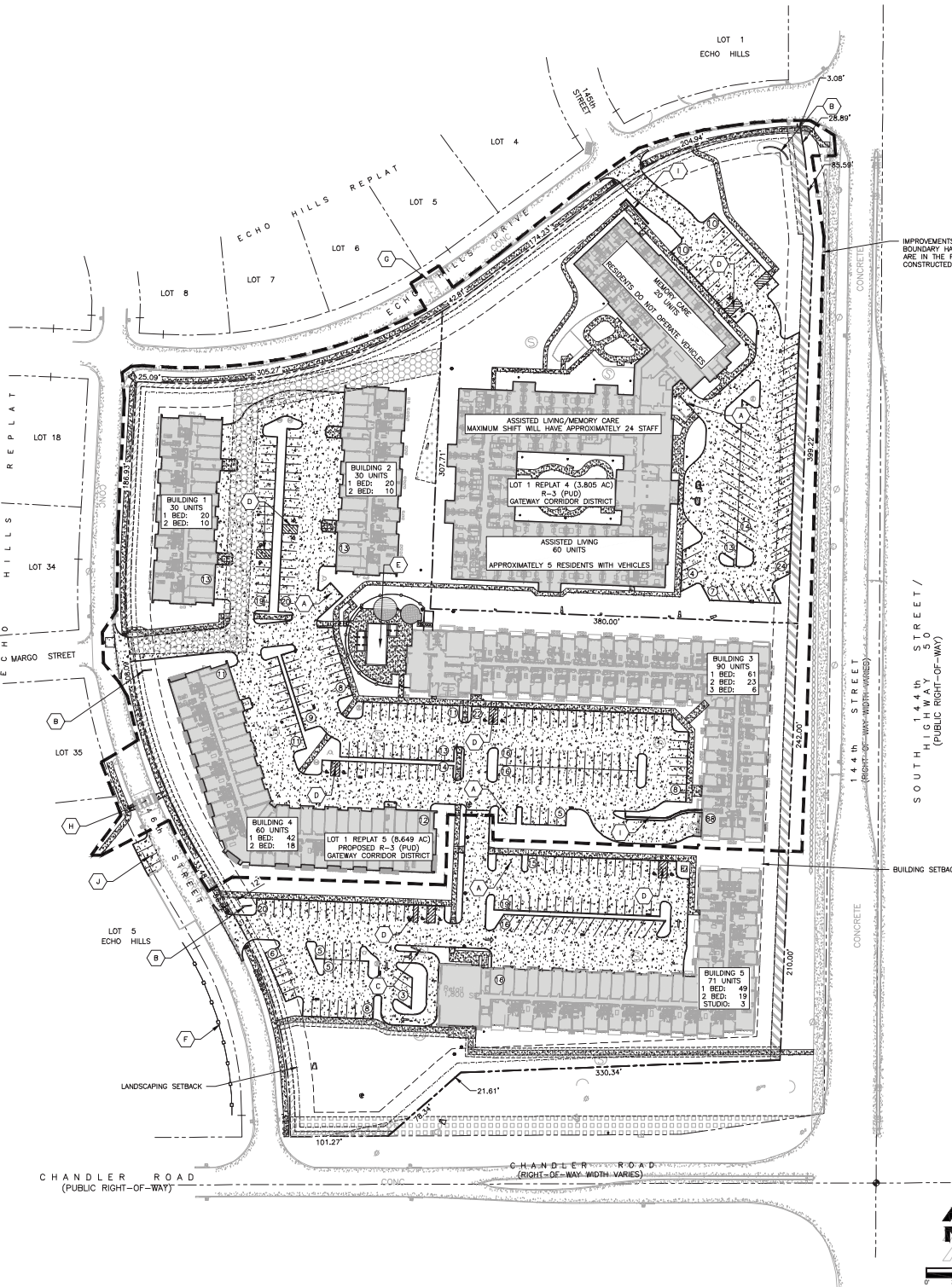
1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.  
**The applicant has completed and signed the request 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 146<sup>th</sup> 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 146<sup>th</sup> 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.



IMPROVEMENTS WITHIN PHASE 1 AND 2  
BOUNDARY HAVE BEEN CONSTRUCTED OR  
ARE IN THE PROCESS OF BEING  
CONSTRUCTED



VICINITY MAP

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

LEGEND

- PROPOSED P.C.C. PAVEMENT
- PROPOSED P.C.C. SIDEWALK
- PROPOSED SANITARY SEWER MANHOLE
- PHASE 1 AND 2 BOUNDARY LINE
- PARCEL BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- SANITARY SEWER EASEMENT TO BE  
RECORDED BY SEPARATE DOCUMENT
- STORM SEWER EASEMENT TO BE  
RECORDED BY SEPARATE DOCUMENT
- EXISTING SANITARY SEWER EASEMENT
- UTILITY EASEMENT GRANTED TO OMAHA  
PUBLIC POWER DISTRICT AND  
NORTHWESTERN BELL TELEPHONE  
COMPANY IN THE FINAL PLAT  
DEDICATION OF ECHO HILLS.
- EASEMENT AND RIGHT-OF-WAY  
GRANTED TO METROPOLITAN UTILITIES  
DISTRICT OF OMAHA RECORDED AS  
INSTRUMENT NO. 98-022243 OF THE  
SARPY COUNTY RECORDS.
- SIDEWALK EASEMENT

BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1 (REPLAT 4)	ASSISTED LIVING	2	35'
1 (REPLAT 5)	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)	R-3 (PUD) 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) GATEWAY CORRIDOR DISTRICT	376,751 SF / 8.649 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 & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	82
1 (REPLAT 5)	281 UNITS	140 COVERED	60 STANDARD COVERED
-	1 STALL / 150 S.F. COMMERCIAL FLOOR AREA	12	12
-	373 BEDROOMS	373	410
-	TOTAL REQUIRED PARKING	385	422

\*\* APPROXIMATELY 5 ASSISTED LIVING RESIDENTS OPERATE VEHICLES & MEMORY CARE RESIDENTS DO NOT OPERATE VEHICLES

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 MU

DENSITY INFORMATION

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



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

Project Name

Echo Hills Planned Unit Development

Client Name

Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial Design	02-25-22
2	Final Design	02-25-22
3	Construction	02-25-22
4	As-Built	02-25-22
5	Final Review	02-25-22
6	Final Approval	02-25-22
7	Final Construction	02-25-22
8	Final Review	02-25-22
9	Final Approval	02-25-22
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98	Final Review	02-25-22
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100	Final Construction	02-25-22

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

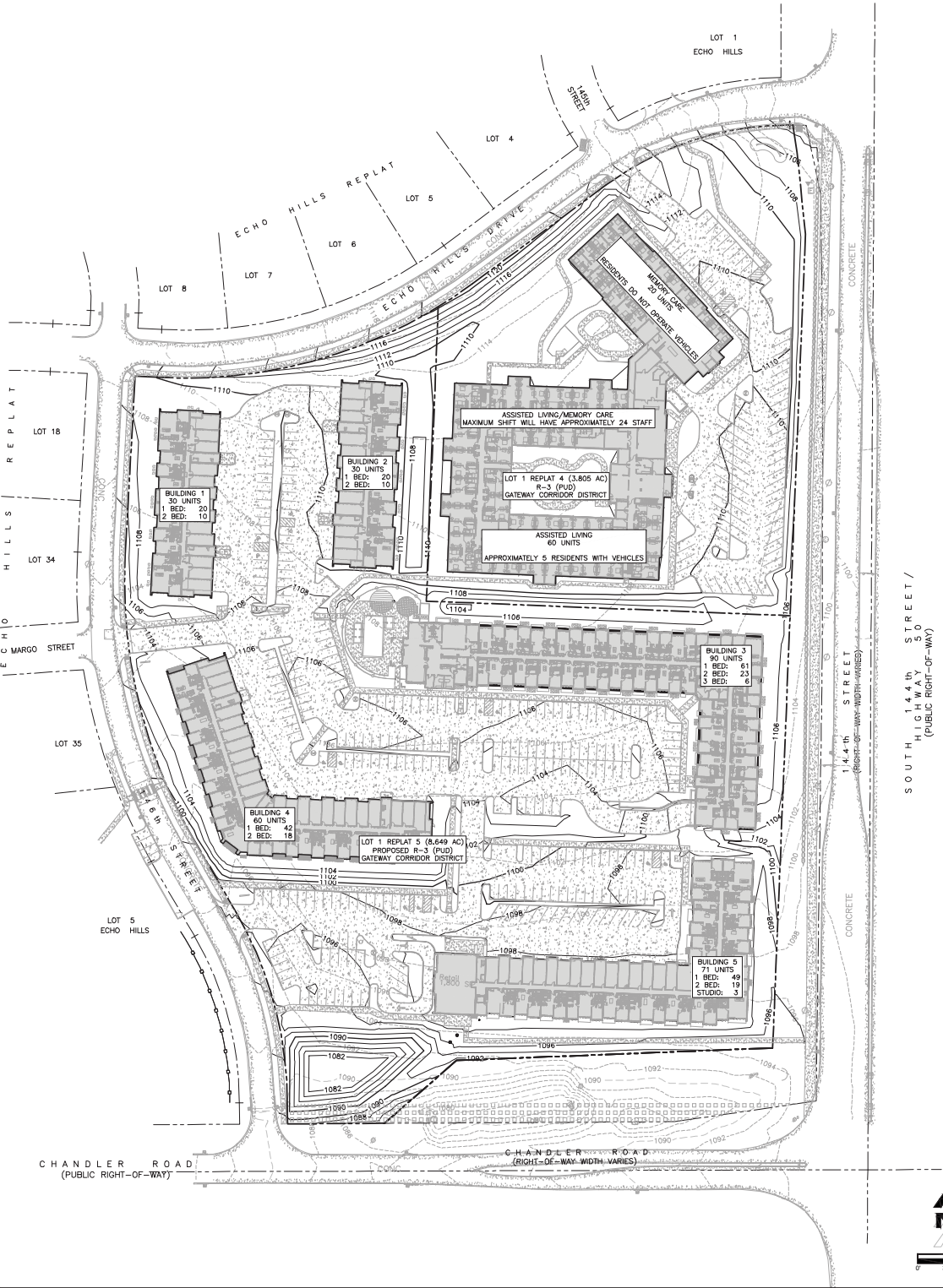
Sheet Title

PUD Site Plan

Sheet Number

C1.0





VICINITY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PCC PAVEMENT
- PROPOSED PCC SIDEWALK



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

Project Name

## Echo Hills Planned Unit Development

Client Name

## Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
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Drawn By: TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

## PUD Grading Plan

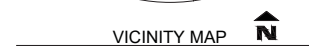
Sheet Number

# C2.0



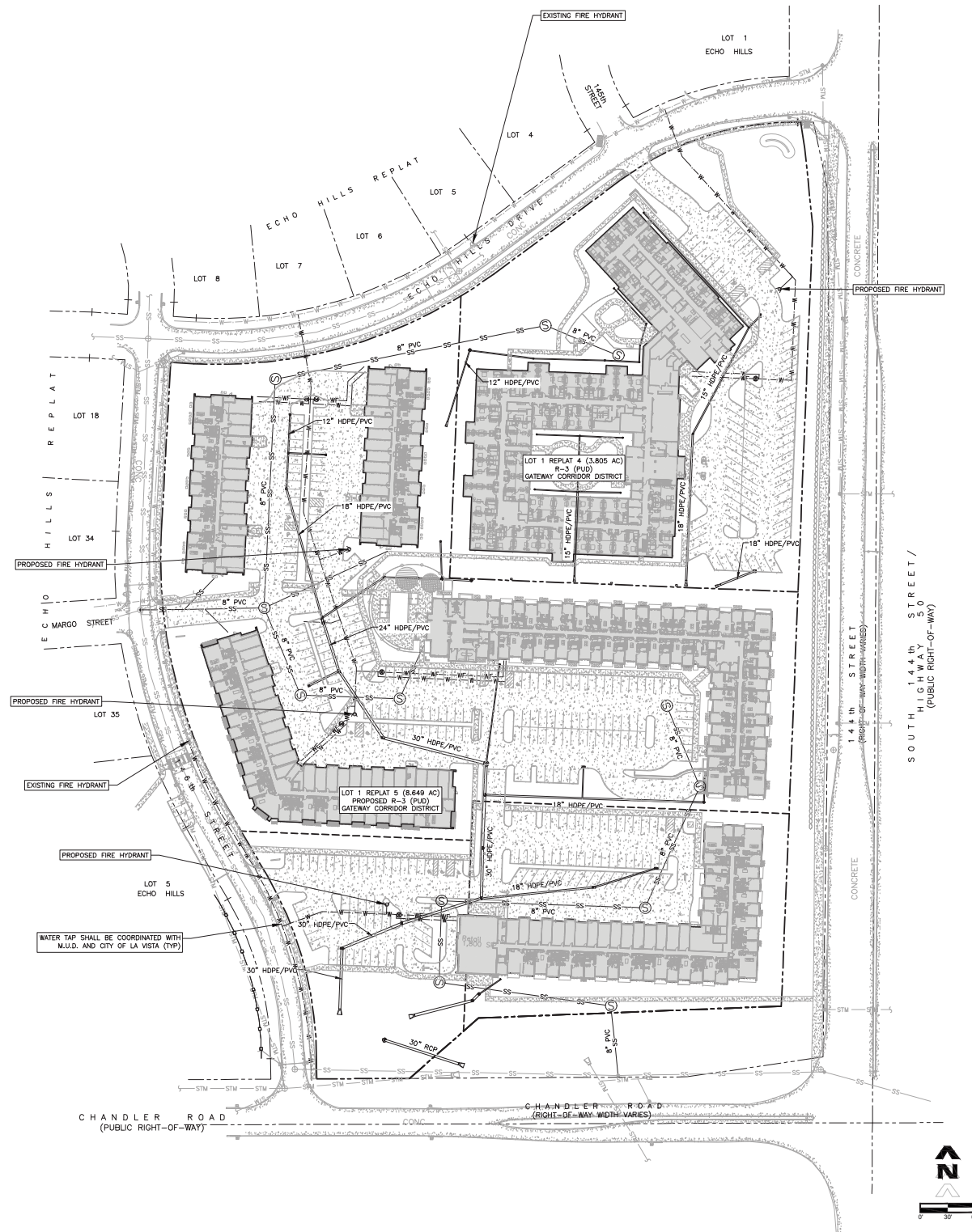
Project Name

## Echo Hills Planned Unit Development



## UTILITY LEGEND

- |  |                         |
|--|-------------------------|
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED WATER MAIN     |
|  | PROPOSED STORM SEWER    |
|  | EXISTING STORM SEWER    |
|  | EXISTING SANITARY SEWER |
|  | EXISTING WATER MAIN     |
|  | PROPOSED FIRE HYDRANT   |
|  | PROPOSED PIV VALVE      |
|  | EXISTING FIRE HYDRANT   |



Echo Hills  
Apartments LLC

Professional Seal

## Revision Dates

No.	Description	MM-D
001	001	001
002	002	002
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Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-25-22

Sheet Title

## PUD Utility Plan

Sheet Number

## C3.0





Project Name

## Echo Hills Planned Unit Development

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-D
001	001	001
002	002	002
003	003	003
004	004	004
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Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-25-22

Sheet Title






## PUD Shared Elements Plan

Sheet Number: \_\_\_\_\_

## C4.0

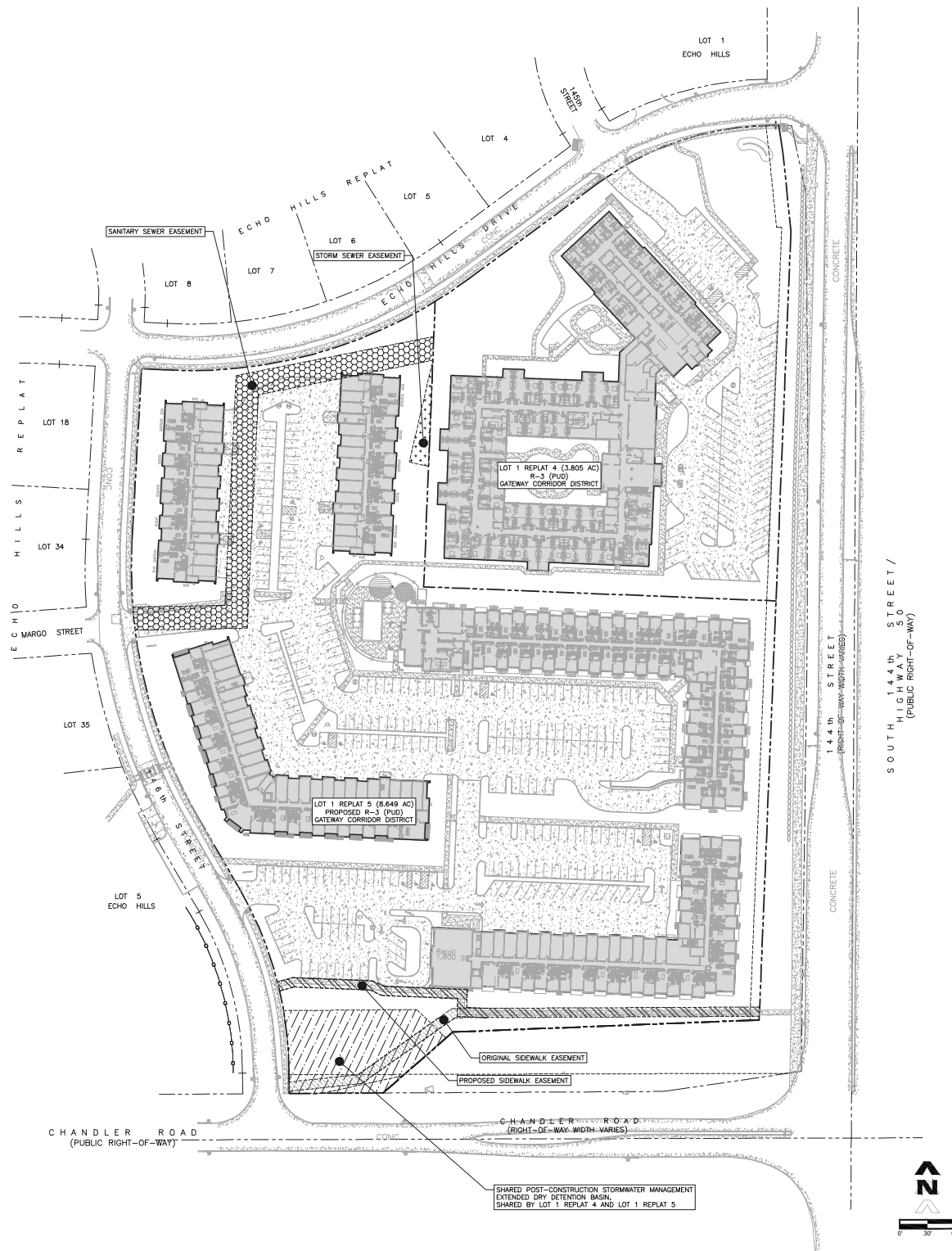


### LEGEND

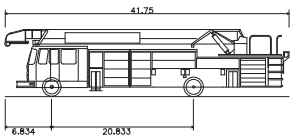
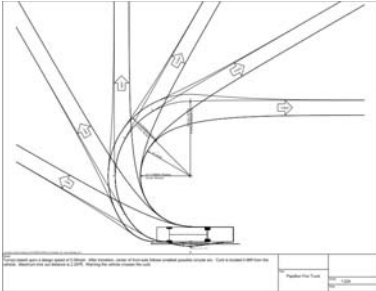
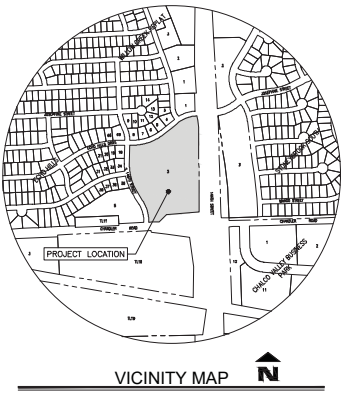
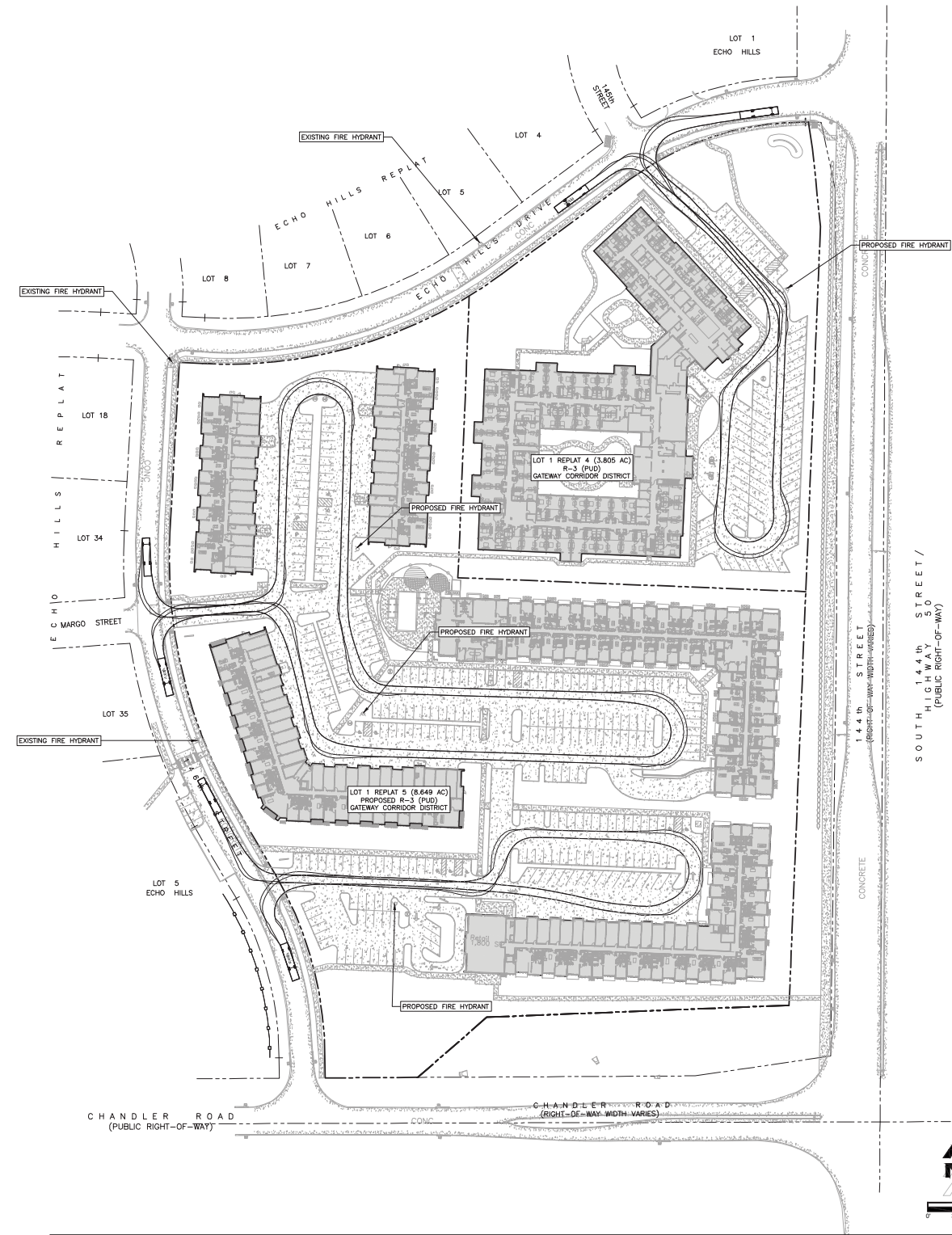
	SHARED PCSMP EASEMENT
	PROPOSED SIDEWALK EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	ORIGINAL SIDEWALK EASEMENT

## NOTES

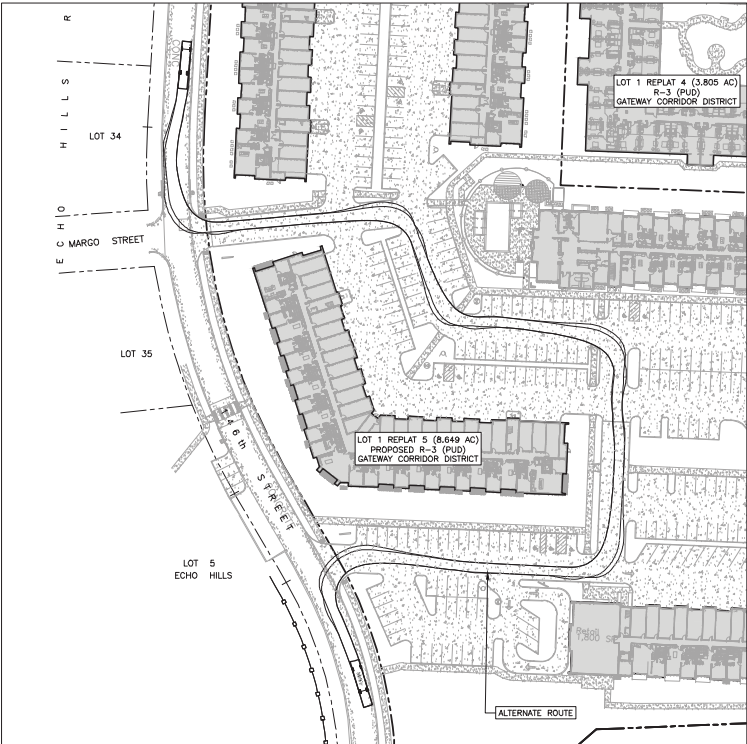
1. SHARED STORM, SANITARY, AND EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.
2. MAINTENANCE OF SHARED ELEMENTS SHALL BE ADDRESSED IN THE SUBDIVISION AGREEMENT AND COMMON USE MAINTENANCE AGREEMENT AND SHALL BE PROVIDED WITH THE FINAL PLAT.







Papillon Fire Truck	
Overall Length	41.750ft
Overall Width	8.000ft
Overall Body Height	9.864ft
Min Body Ground Clearance	0.875ft
Max Track Width	8.142ft
Lock-to-lock time	5.00s
Max Wheel Angle	37.00°



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Project Name

## Echo Hills Planned Unit Development

Client Name

## Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	1	11/11/11
2	2	11/11/11
3	3	11/11/11
4	4	11/11/11
5	5	11/11/11
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19	19	11/11/11
20	20	11/11/11

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

Sheet Title

## PUD Emergency Vehicle Plan

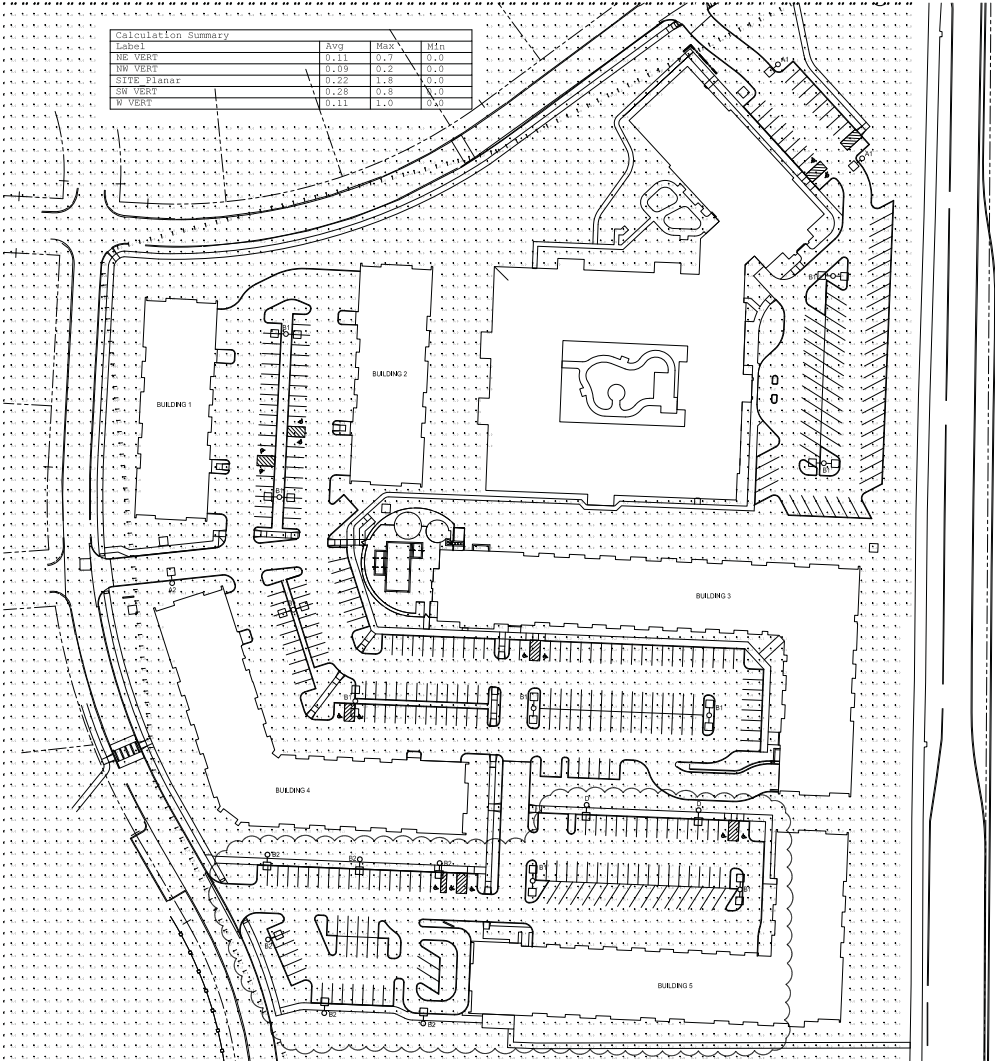
Sheet Number

# C5.0

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

EXTERIOR LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	LAMP TYPE	LUMENS	COLOR TEMP	WATTS	MOUNTING	MANUFACTURER	CATALOG NUMBER	ACCEPTABLE MANUFACTURERS	NOTES
A1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310AKT-2QB-SLA3XCL454NY	-	-
A2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3800	3000K	70	POLE	AAL	UCL24RFLR70-310AKT-2QB-SLA3XCL454NY	-	-
B1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310AKT-4QB-SLA3XCL454NY	-	-
B2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3500	3000K	70	POLE	AAL	UCL24RFLR70-310AKT-4QB-SLA3XCL454NY	-	-
D	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 5 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310AKT-5WQB-SLA3XCL454NY	-	-
GENERAL NOTES: 1. POLE FINISH TO MATCH AAL FIXTURE FINISH.										

M  
L  
K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



A9 SITE LIGHTING CALCS.  
E1.00 SCALE: 1" = 50'



ECHO PARK  
PHASE 2  
APARTMENTS

REV.	DESCRIPTION	DATE
1	ADD #1	XX.XX.20XX

PROJECT NUMBER	2022-012
DATE	FEBRUARY 15TH, 2022
DRAWN BY:	HAL
CHECKED BY:	TAE

SHEET NAME:  
SITE LIGHTING CALCS

SHEET NUMBER:  
E1.00

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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



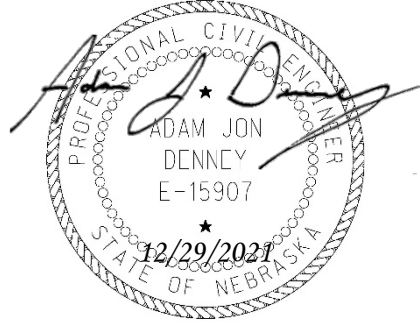
December 29, 2021

## 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 1** 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 I. 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%

\*Trip Generation Comparison, ITE Trip Generation Manual 10th Edition

\*Trip Generation Comparison, ITE Trip Generation Manual 10th Edition

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 144<sup>th</sup> Street with Chandler Road and 146<sup>th</sup> 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 144<sup>th</sup> Street are anticipated to experience heavier delays during peak hours, but the above changes are anticipated only to be reflected in the major street, 144<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> 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:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
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 144<sup>th</sup> 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



Deputy Community Development Director Date

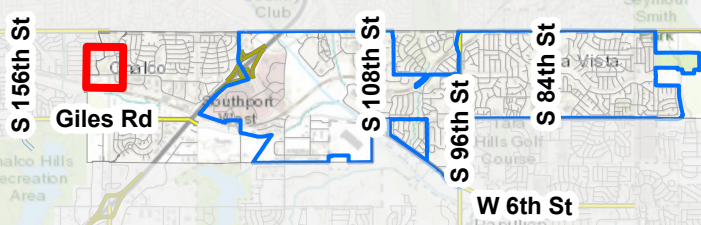


Combine Lots 2-4 Echo Hills Replat Four, proposed to be replatted as Lot 1 Echo Hills Replat Five

S. 144th Street

Chandler Road

## 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 14<sup>th</sup> 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,

A handwritten signature in black ink, appearing to read "Cale Brodersen", with a long horizontal flourish extending to the right.

Cale Brodersen, AICP  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto: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 14<sup>th</sup> 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.**

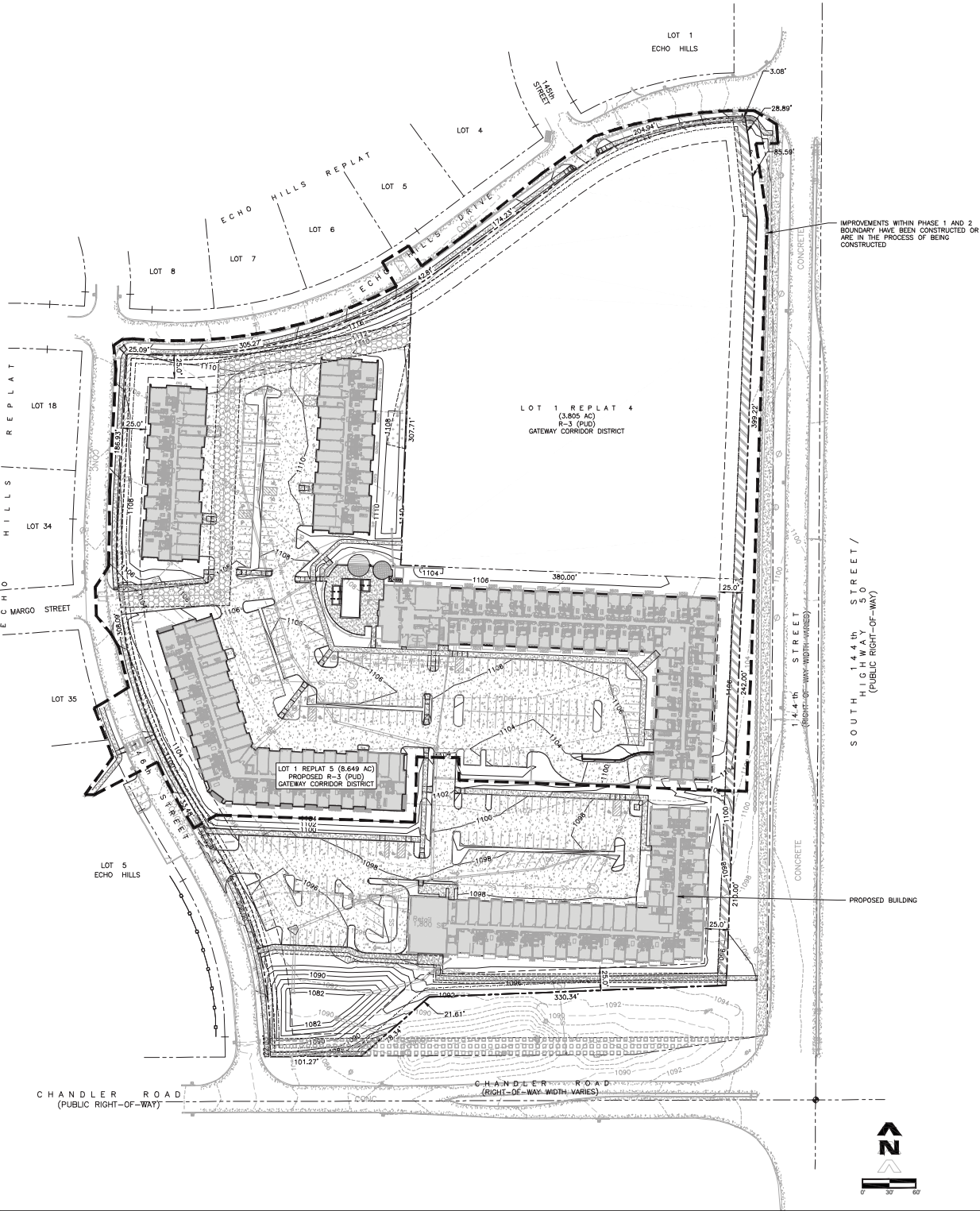
We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in black ink, appearing to read 'T. Veskrna', with a long horizontal flourish extending to the right.

Trevor Veskrna, E.I.



# ECHO HILLS REPLAT 5

## LOT 1

### SARPY COUNTY, NEBRASKA



VICINITY MAP

#### NOTES

- EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- 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: 402-330-8860

#### LEGAL DESCRIPTION

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

#### LEGEND

EXISTING CONTOURS		PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ECHO HILLS.
PROPOSED CONTOURS		
PROPOSED STORM SEWER		UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
PROPOSED SANITARY SEWER		
PROPOSED WATER MAIN		
PROPOSED 7" P.C.C. PAVEMENT (9" P.C.C. IN R.O.W.)		EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 98-022243 OF THE SARPY COUNTY RECORDS.
PROPOSED 4" P.C.C. SIDEWALK (9" P.C.C. IN R.O.W.)		
BUILDING SETBACK		PROPOSED SIDEWALK EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
LANDSCAPE SETBACK		SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
		STORM SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT



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

Project Name

Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial Issue	02-25-22
2	Revised	02-25-22
3	Revised	02-25-22
4	Revised	02-25-22
5	Revised	02-25-22
6	Revised	02-25-22
7	Revised	02-25-22
8	Revised	02-25-22
9	Revised	02-25-22
10	Revised	02-25-22
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95	Revised	02-25-22
96	Revised	02-25-22
97	Revised	02-25-22
98	Revised	02-25-22
99	Revised	02-25-22
100	Revised	02-25-22

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

Sheet Title

Preliminary Plat

Sheet Number

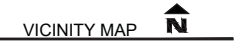
Ex. A



LOT 1  
SARPY COUNTY, NEBRASKA



## Echo Hills Replat 5



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. SEWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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

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

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

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

EXISTING CONTOUR

PROPOSED CONTOUR

FABRIC SILT FENCE

EROSION CONTROL BLANKET NAG  
ERONET SC-150. INSTALL PER  
MANUFACTURER'S RECOMMENDATION.

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

# Preliminary Plat Grading & Erosion Control Plan

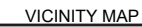
## Ex. B



LOT 1  
SARPY COUNTY, NEBRASKA



## Echo Hills Replat 5



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.
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5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL LOT.
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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

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.

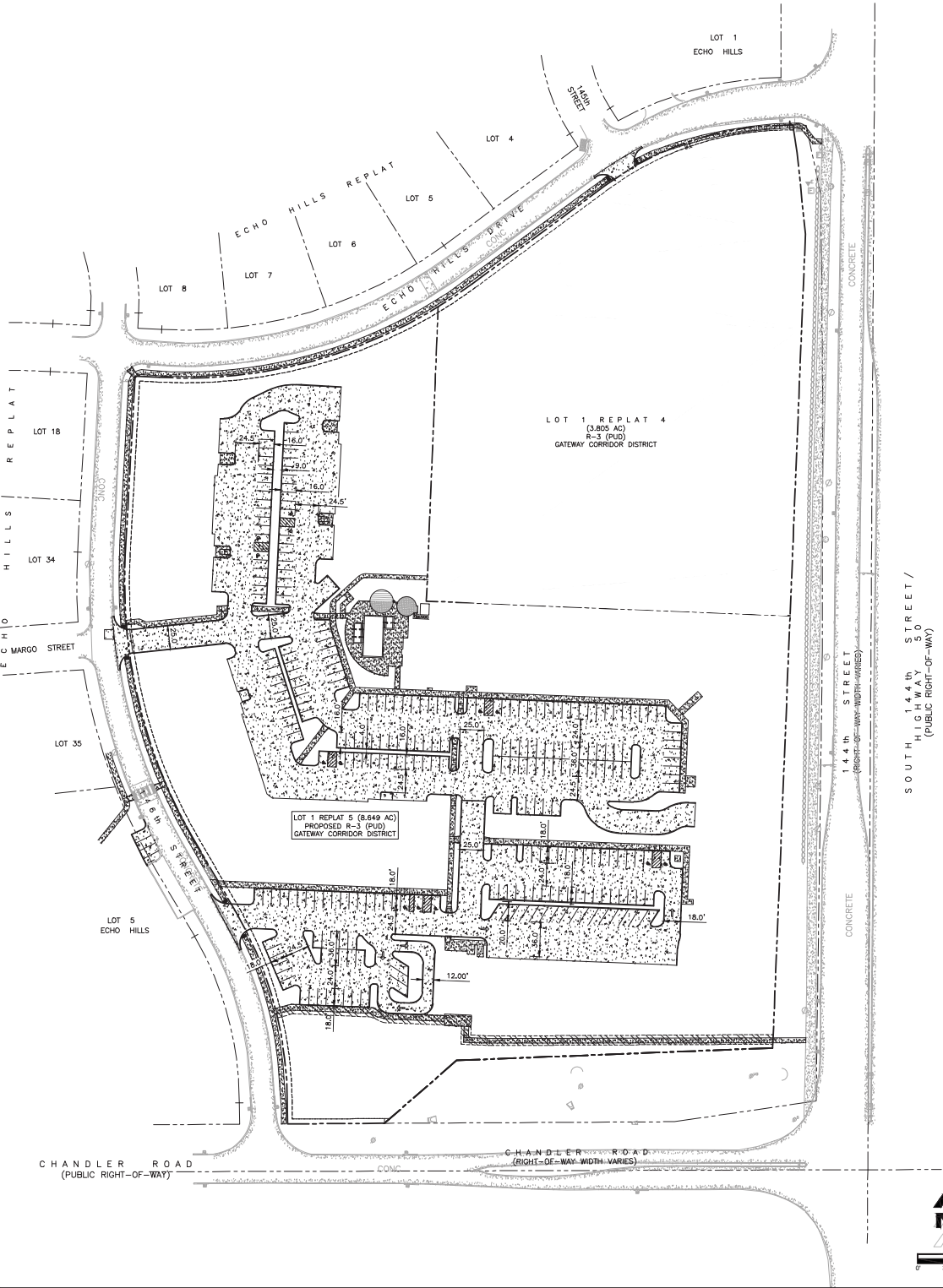
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED PIV VALVE
	EXISTING FIRE HYDRANT

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

# Preliminary Plat Utility Plan

## Ex. C





# ECHO HILLS REPLAT 5

## LOT 1

### SARPY COUNTY, NEBRASKA



#### VICINITY MAP

#### NOTES

- EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
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#### 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: 402-330-8860

#### LEGAL DESCRIPTION

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

#### LEGEND

- PROPOSED 7" P.C.C. PAVEMENT
- PROPOSED 4" P.C.C. SIDEWALK, 5" P.C.C. IN RIGHT OF WAY
- PROPOSED SIDEWALK EASEMENT
- EXISTING PAVEMENT



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

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
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30	30	30

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

Sheet Title

Preliminary Plat  
Paving  
Improvements

Sheet Number

Ex. D



A circular inset map showing the project location within the City of San Jose. The map highlights the intersection of Highway 101 and Highway 88. The project location is marked with a black dot and labeled 'PROJECT LOCATION'. Surrounding areas include 'SANTA CLAY' and 'SANTA CLAY PARK'. The map also shows 'HIGHWAY 101' and 'HIGHWAY 88'.



## NOTES

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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.

[illegible]

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

Project Name

## Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
001	001	0-0-00
002	002	0-0-00
003	003	0-0-00
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Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-25-22

Sheet Title

## Preliminary Plat Drainage Study

Sheet Number

## Ex. E





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

Project Name

Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

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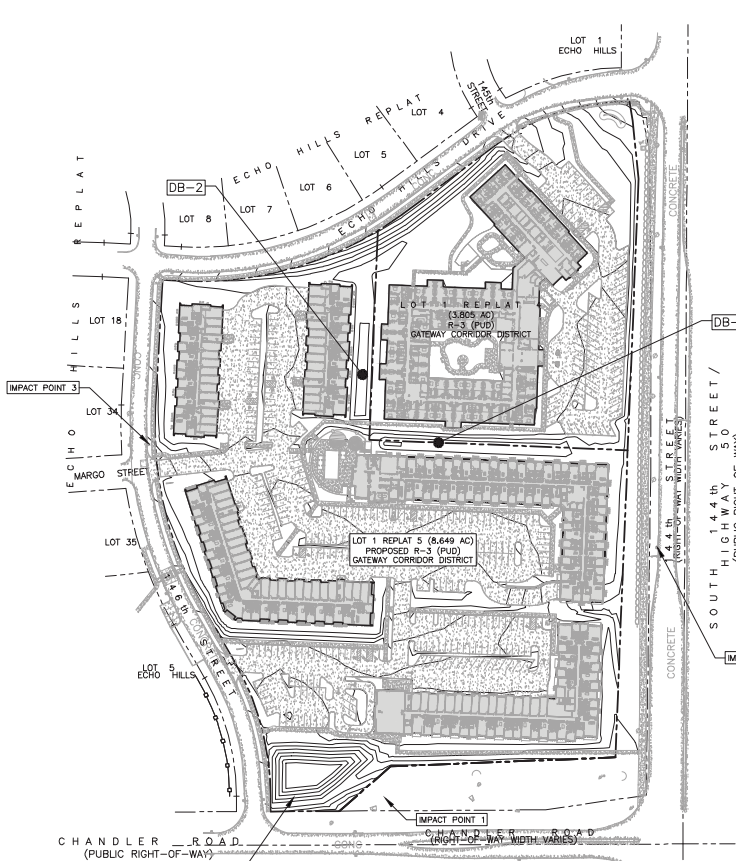
Drawn By:TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Preliminary Plat  
PCSMP Plan

Sheet Number

Ex. F



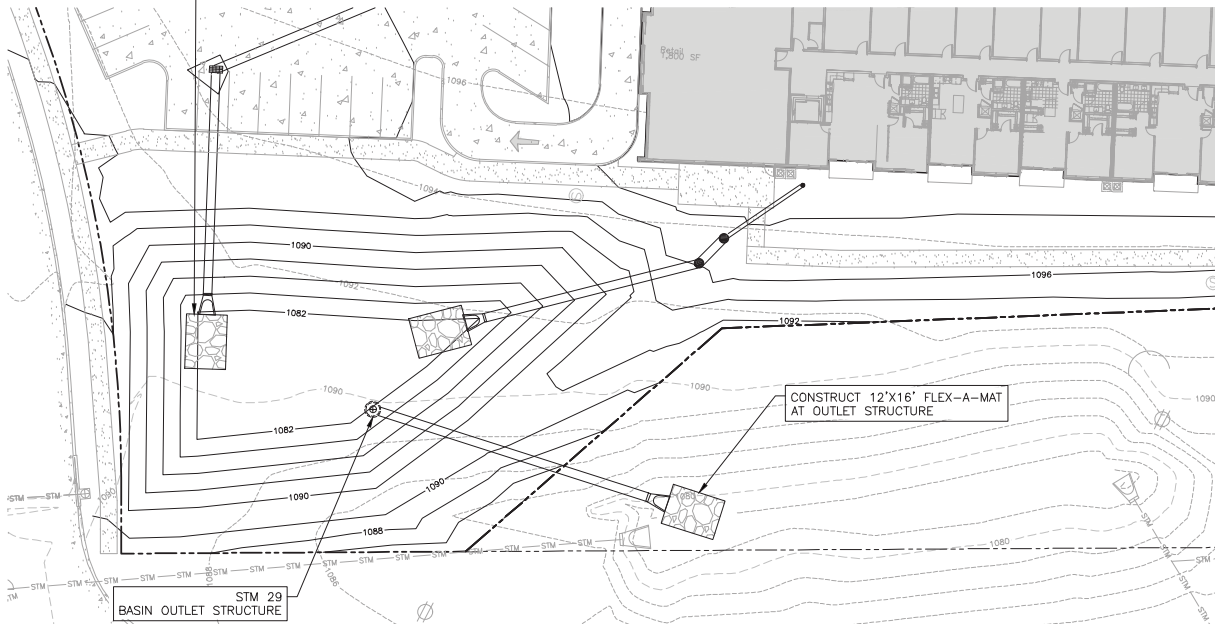
EDDB-1  
EXTENDED DRY DETENTION BASIN

**PCSMP CONSTRUCTION NOTES:**

- CONTRACTOR MUST NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION OF PCSMP ELEMENTS IN ORDER TO PROVIDE ENGINEER WITH OPPORTUNITY TO OBSERVE CONSTRUCTION. CONTRACTOR'S FAILURE TO PROVIDE PROPER NOTICE AND COORDINATION WITH ENGINEER MAY RESULT IN DELAYS IN OBTAINING CITY MANDATED PCSMP "CERTIFICATION", WHICH MAY IMPACT CONTRACTOR/OWNER'S ABILITY TO OBTAIN BUILDING CERTIFICATION OF OCCUPANCY.
- PRIOR TO FINAL APPROVAL OF PCSMP AND OWNER ACCEPTANCE OF PROJECT, THE CONTRACTOR SHALL REMOVE ALL SILT, DEBRIS, AND/OR OTHER MATERIALS FROM ALL ON-SITE STORM SEWER INLETS, PIPE, AND PCSMP ELEMENTS. PHOTOGRAPHIC/VIDEO DOCUMENTATION OF THE CLEANED SYSTEM IS STRONGLY RECOMMENDED.

PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 1)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	24.55	45.50	
PROPOSED	24.33	41.92	
PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 2)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	8.17	15.15	
PROPOSED	0.86	1.91	
PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 3)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	0.53	0.99	
PROPOSED	0.31	0.69	

CONSTRUCT 12'X16' FLEX-A-MAT  
AT OUTLET STRUCTURE



**BMP SPECIFICATIONS**

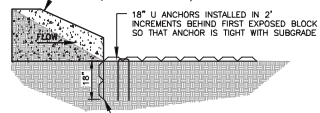
**DETENTION BASIN SEED MIXTURE AND PLANTINGS**

- DRY AREA:** AREAS ABOVE THE BASIN'S OVER-FLOW ELEVATION  
**GRASSES:** UNITED SEED "LOW GRASS MIX" (OR APPROVED EQUAL)  
RATE = 1 PLS LBS/2,700 SQ. FT.  
**WILDFLOWERS:** UNITED SEED "NOT TOO TALL WILDFLOWER MIX" (OR APPROVED EQUAL)  
RATE = 1 PLS LBS/1,800 SQ. FT.
- WET AREA:** AREAS BELOW THE BASIN'S OVER-FLOW ELEVATION  
**GRASSES:** FOX SEDGE (DEEP CELL PLUS) - RATE = 1 PLUG/20 S.F.  
PLANS OVAL SEDGE (DEEP CELL PLUS) - RATE = 1 PLUG/20 S.F.  
**WILDFLOWERS:** WILD BENJAMIN, SWAMP MILKWEED, BLACKEYED SUSAN, MARSH BLAZING STAR, BLUE VERVAIN, JOE PEE WEEDSEED  
RATE 0.5 LBS/1,000 SQ. FT.

CONTRACTOR SHALL COORDINATE WITH LOCAL LANDSCAPE COMPANIES TO ENSURE THAT PROPER SEEDS ARE USED FOR THE PROJECT.

THE CONTRACTOR SHALL SEED, BLANKET THE BASIN (5150), AND BLANKET THE OVERFLOW CHANNEL (P300) PRIOR TO PLANTING.

FLARED END SECTION (SIZE  
VARIES, VERIFY WITH PLANS)



TRENCH INITIAL LEADING EDGE OF MAT  
EXPOSED TO CONCENTRATED FLOW 18" IN  
DEPTH. COMPACT TRENCH TO SPECIFICATIONS  
OF STRUCTURAL FILL.

**PROFILE VIEW**

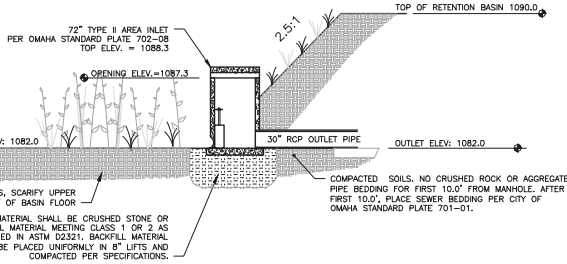


ANCHOR TRENCH INITIAL LEADING EDGE OF MAT  
18". FILL AND COMPACT ANCHOR TRENCH.

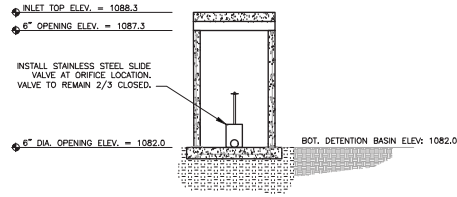
**PLAN VIEW**

**FLEX-A-MAT (OR APPROVED EQUAL)**  
MANUFACTURER:  
PRODUCT NAME:  
ADDRESS:  
TELEPHONE:  
CONTACT:  
EMAIL:

MOTZ ENTERPRISES, INC.  
FLEXAMAT  
3153 MADISON ROAD  
CINCINNATI, OHIO 45208  
513-772-6689  
MATT MOTZ  
MAT@FLEXAMAT.COM



**EXTENDED DRY DETENTION BASIN SECTION**  
NOT TO SCALE



**STM 29 - TYPE II AREA INLET SECTION**  
NOT TO SCALE

POST CONSTRUCTION BMP'S			
BMP IDENTIFIER	TYPE OF BMP	LONGITUDE/LATITUDE	CONTRIBUTING AREA
EDDB-1	EXTENDED DRY DETENTION BASIN	N41.183944° W96.140897°	10.76 AC
DB-2	DETENTION BASIN	N41.18553° W96.140630°	1.54 AC
EDDB-1	EXTENDED DRY DETENTION BASIN	N41.18513° W96.139860°	2.69 AC

# ECHO HILLS REPLAT FIVE

LOT 1

BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

## ACCEPTANCE BY LA VISTA COUNCIL

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST  
CITY CLERK

## REVIEW BY SARPY COUNTY PUBLIC WORKS

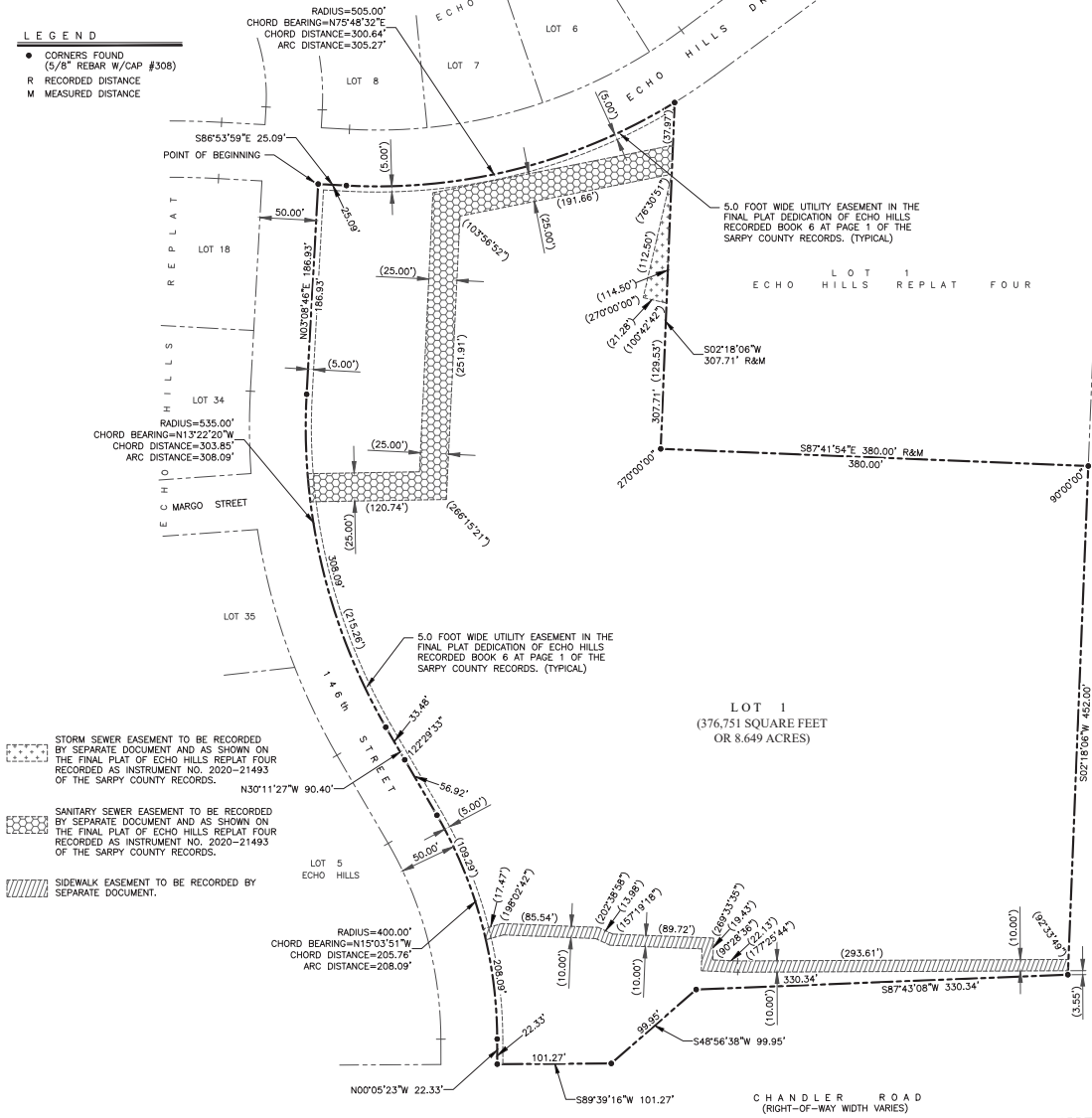
THIS PLAT OF ECHO HILLS REPLAT FIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

## NOTE:

- DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 1.

## LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE



144th STREET  
(RIGHT-OF-WAY WIDTH VARIES)

(HIGHWAY 50)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ECHO HILLS REPLAT FIVE, LOT 1, BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOW, BEGINNING AT THE NW CORNER OF SAID LOT 2;

THENCE S86°53'59"E (ASSUMED BEARING) 25.09 FEET ON THE NORTH LINE OF SAID LOT 2;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 2 ON A 505.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N75°48'32"E, CHORD DISTANCE 300.64 FEET; AN ARC DISTANCE OF 305.27 FEET TO THE NE CORNER THEREOF;

THENCE S02°18'06"W 307.71 FEET ON THE EAST LINE OF SAID LOT 2;

THENCE S87°41'54"E 380.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50);

THENCE S02°18'06"W 452.00 FEET ON THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50) TO THE NORTH LINE OF CHANDLER ROAD;

THENCE S87°43'08"W 330.34 FEET ON THE NORTH LINE OF CHANDLER ROAD;

THENCE S48°56'38"W 99.95 FEET ON THE NORTH LINE OF CHANDLER ROAD TO THE SOUTH LINE OF SAID LOT 4;

THENCE S89°39'16"W 101.27 FEET ON THE NORTH LINE OF CHANDLER ROAD AND ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;

THENCE N00°05'23"W 22.33 ON THE WEST LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 4 ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N15°03'51"W, CHORD DISTANCE 205.76 FEET, AN ARC DISTANCE OF 208.09 FEET;

THENCE N30°11'27"W 90.40 FEET ON THE WEST LINES OF SAID LOT 2 AND 4;

THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 2 ON A 535.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°22'20"W, CHORD DISTANCE 303.85 FEET, AN ARC DISTANCE OF 308.09 FEET;

THENCE N03°08'46"E 186.93 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 8.649 ACRES MORE OR LESS

DECEMBER 28, 2021

DATE:



JAMES D. WARNER  
NEBRASKA RLS 308

## OWNER'S CERTIFICATE

WE THE UNDERSIGNED ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ECHO HILLS REPLAT FIVE,

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

ECHO HILLS APARTMENTS, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KEVIN JAMES, MANAGER

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF SARPY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED KEVIN JAMES, MANAGER OF ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY AND YEAR LAST ABOVE MENTIONED

NOTARY PUBLIC

## COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER'S

DATE

TREASURER'S SEAL

## APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRPERSON, LA VISTA PLANNING COMMISSION



thompson, dreessen & dörner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

ECHO HILLS REPLAT FIVE  
LOT 1



## Revision Dates

No.	Description	MM-DD-YY
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Job No.: A2142-103A

Drawn By: RJR

Reviewed By: JDW

Date: DECEMBER 28, 2021

Book: 19/25

Pages: 33-35

Sheet Title

CITY OF LA VISTA  
FINAL PLAT

Sheet Number

SHEET 1 OF 1



## **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 10<sup>th</sup> 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 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> 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:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
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



### **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 144<sup>th</sup> 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 a 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



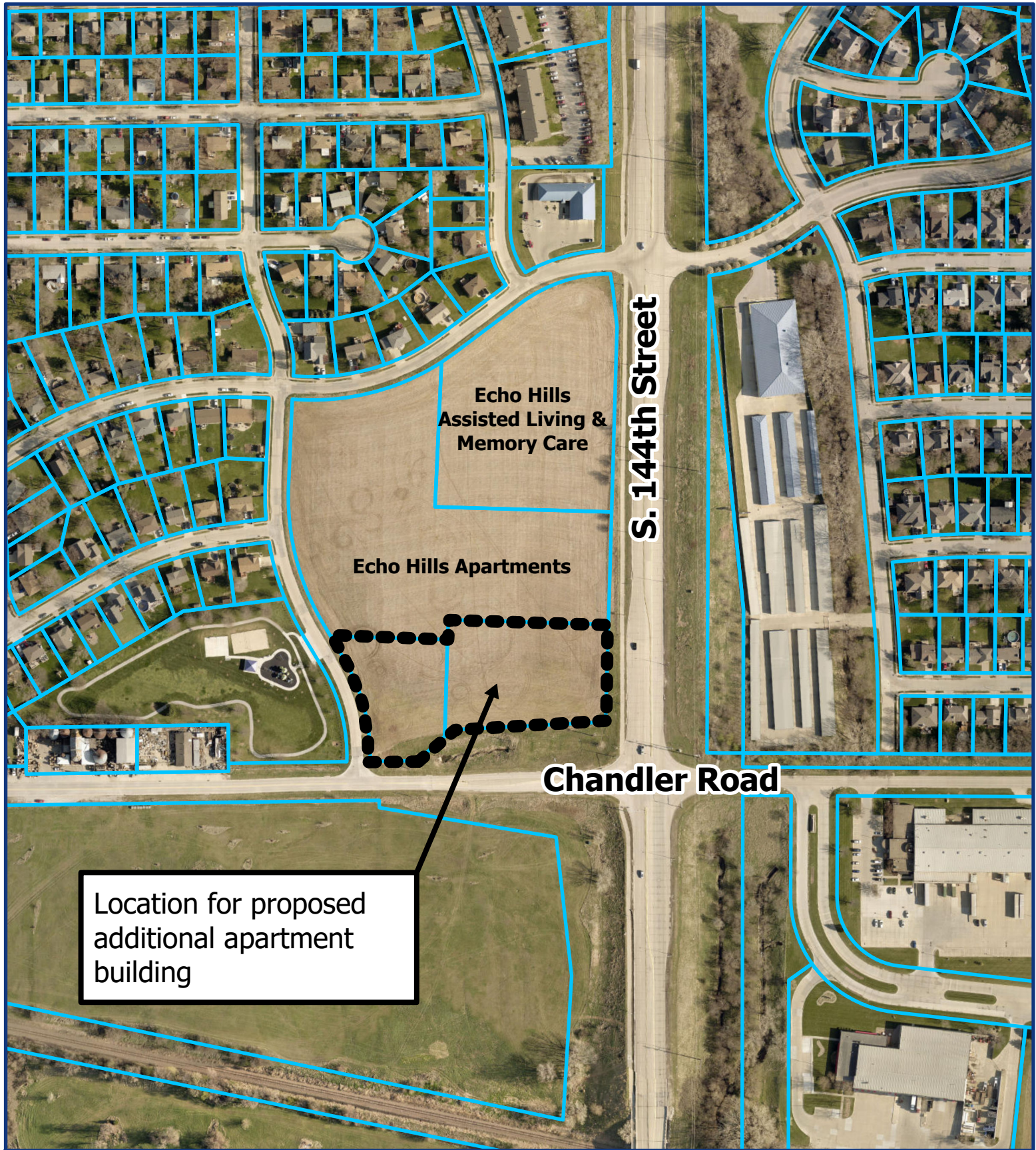
Prepared by: Assistant Planner



Deputy Community Development Director

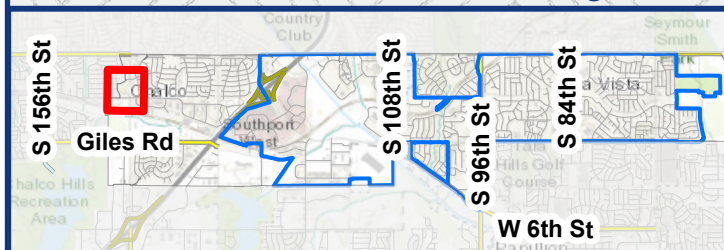
2/24/2022  
Date






Location for proposed additional apartment building

### 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



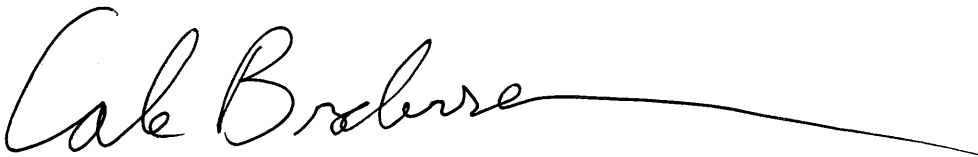
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the 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 14<sup>th</sup> 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 146<sup>th</sup> 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,

A handwritten signature in black ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto: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 feet 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. 146<sup>th</sup> 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 14<sup>th</sup> 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 146<sup>th</sup> 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

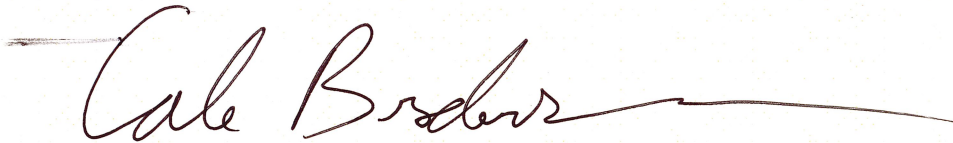


4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146<sup>th</sup> Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146<sup>th</sup> 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,

A handwritten signature in dark ink, reading "Cale Brodersen", followed by a long horizontal flourish.

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto: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 146<sup>th</sup> 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 146<sup>th</sup> 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 Veskna, 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       )  
  ) ss.  
COUNTY OF SARPY       )

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





Project Name

## Echo Hills Planned Unit Development

## EXHIBIT B

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD
101	100	1-1
102	100	1-1
103	100	1-1
104	100	1-1
105	100	1-1
106	100	1-1
107	100	1-1
108	100	1-1
109	100	1-1
110	100	1-1
111	100	1-1
112	100	1-1
113	100	1-1
114	100	1-1
115	100	1-1
116	100	1-1
117	100	1-1
118	100	1-1
119	100	1-1
120	100	1-1

Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-14-22

Sheet Title

## PUD Site Plan

Sheet Number: \_\_\_\_\_

# C1.0



VICINITY MAP














## 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

- |   |   |
|---|---|
|    | PROPOSED P.C.C. PAVEMENT  |
|    | PROPOSED P.C.C. SIDEWALK  |
|    | PROPOSED SANITARY SEWER MANHOLE   |
|    | PHASE 1 AND 2 BOUNDARY LINE   |
|    | PARCEL BOUNDARY   |
|    | BUILDING SETBACK  |
|    | LANDSCAPE SETBACK   |
|    | SANITARY SEWER EASEMENT TO BE<br>RECORDED BY SEPARATE DOCUMENT  |
|   | STORM SEWER EASEMENT TO BE<br>RECORDED BY SEPARATE DOCUMENT   |
|  | EXISTING SANITARY SEWER EASEMENT  |
|  | UTILITY EASEMENT GRANTED TO OMAHA<br>PUBLIC POWER DISTRICT AND<br>NORTHWESTERN BELL TELEPHONE<br>COMPANY IN THE FINAL PLAT<br>DEDICATION OF ECHO HILLS.       |
|  | EASEMENT AND RIGHT-OF-WAY<br>GRANTED TO METROPOLITAN UTILITIES<br>DISTRICT OF OMAHA RECORDED AS<br>INSTRUMENT NO. 98-022243 OF THE<br>SAPPARY COUNTY RECORDS. |
|  | SIDEWALK EASEMENT   |

## BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1 (REPLAY 4)	ASSISTED LIVING	2	35'
	MEMORY CARE	1	20'-24'
1 (REPLAY 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)	R-3 (PUD) 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) GATEWAY CORRIDOR DISTRICT	730,761 SF / 8.669 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 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	52
(REPLAT 5)	281 UNITS	140 COVERED	65 STANDARD COVERED
-	-	-	88 COMPACT UNDERGROUND
-	1 STALL / 189 S.F. COMMERCIAL FLOOR AREA	12	12
-	373 BEDROOMS	373	410
-	TOTAL REQUIRED PARKING	385	422

\*\* APPROXIMATELY 5 ASSISTED LIVING RESIDENTS OPERATE VEHICLES & MEMORY CARE RESIDENTS DO NOT OPERATE VEHICLES

## 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 MULTI-FAMILY

### DENSITY INFORMATION

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



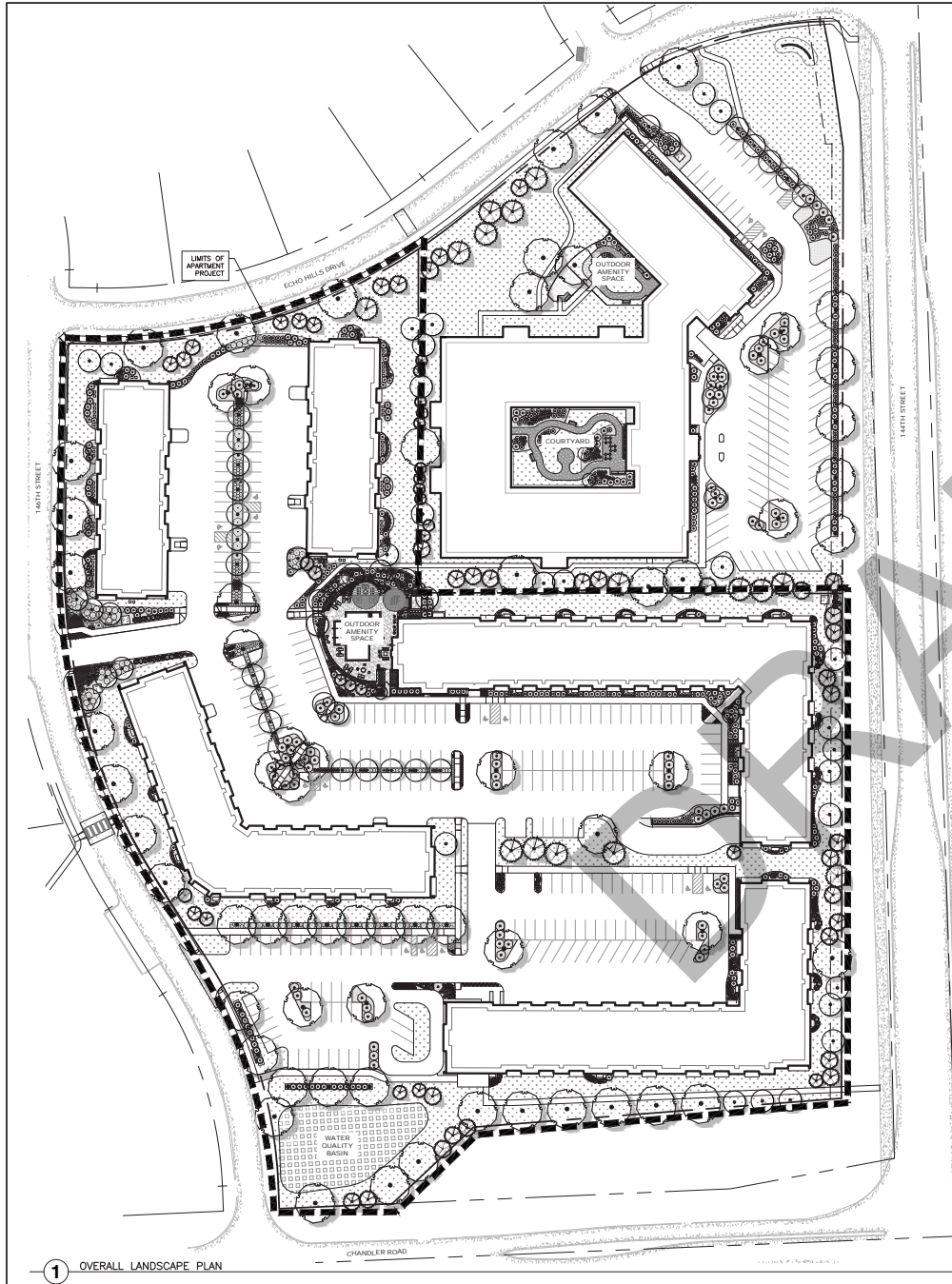
### Echo Park Apartments Phase 2 Operating Statement

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



## 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 865' - ACCESS DRIVES 88' = 668'  
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 668' / 40' = 17 TREES  
TREES PROVIDED = 18 TREES

### STREET FRONTAGE (SECTION 07.17.03.02) — 146TH STREET

146TH 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 = 17 TREES

### PARKING AREA INTERIOR LANDSCAPING (SECTION 07.17.03.06)

PARKING STALLS = 351  
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 = 616'  
TREES REQUIRED (1 TREE / 40 LF STREET FRONTAGE) = 15 TREES  
TREES PROVIDED = 23

### PARKING AREA SCREENING (SECTION 07.17.04.01)

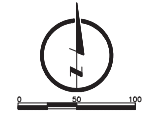
MINIMUM 3' HIGH VEGETATIVE SCREENING PROVIDED

## NOTES:

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

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PRELIMINARY

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ZACHARY R. PERGUS  
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OVERALL LANDSCAPE PLAN

ECHO HILLS APARTMENTS  
LA VISTA, NEBRASKA



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REVISIONS

DESIGNER / DRAWN

ZACHARY R. PERGUS

DATE

JANUARY 3, 2022

PROJECT NUMBER

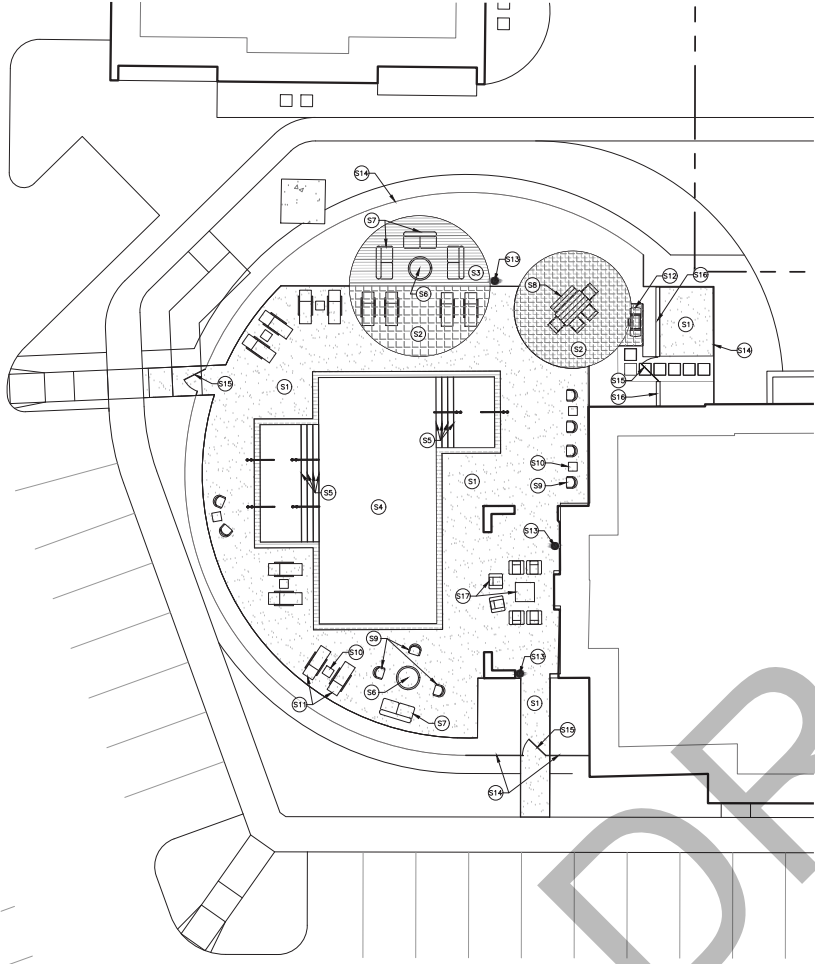
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BOOK AND PAGE

SHEET

L1.0

1 OVERALL LANDSCAPE PLAN

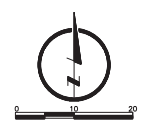


- SITE AND PAVING KEYNOTES**
- 51 6" DEPTH STANDARD GRAY CONCRETE WITH MEDIUM BROOM FINISH. COORDINATE WITH ENGINEER.
  - 52 6" DEPTH INTEGRALLY COLORED CONCRETE WITH MEDIUM BROOM FINISH. COORDINATE WITH ENGINEER. COORDINATE COLOR WITH ARCHITECT.
  - 53 COMPOSITE DECKING SEATING AREA. COORDINATE COLOR AND DECK DESIGN WITH ARCHITECT. DECK SHALL BE AT SAME GRADE AS POOL DECK.
  - 54 SWIMMING POOL WITH ACCENT TILE BELOW COPING TO 12" BELOW WATER LINE. COORDINATE DETAILED DESIGN WITH POOL CONTRACTOR. COORDINATE TILE COLOR WITH ARCHITECT.
  - 55 POOL TREADS WITH HANDRAILS, TYPICAL. COORDINATE WITH POOL CONTRACTOR.
  - 56 FIRE PIT WITH CAST IN PLACE CONCRETE WALL AND 2" BEVELLED EDGES. COORDINATE WALL DESIGN WITH ENGINEER AND ARCHITECT. PROVIDE GAS SUPPLY LINE WITH SHUT-OFF.
  - 57 OUTDOOR SOFT SEATING, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 58 OUTDOOR TABLE WITH SEATING, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 59 OUTDOOR MOVABLE CHAIR, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 510 OUTDOOR MOVABLE END TABLE, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 511 OUTDOOR CHAIRS LOUNGE, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 512 OUTDOOR GAS GRILL, TYPICAL. COORDINATE WITH OWNER AND ARCHITECT.
  - 513 TRASH RECEPTACLE WITH WEATHER RESISTANT LID, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
  - 514 6' HEIGHT TUBULAR METAL BLACK POWDER COATED FENCE. COORDINATE FINAL DESIGN WITH ARCHITECT.
  - 515 6' HEIGHT TUBULAR METAL BLACK POWDER COATED GATE WITH LOCK AND PANE HARDWARE TO MEET CODE. COORDINATE FINAL DESIGN WITH ARCHITECT.
  - 516 SCREEN WALL. COORDINATE DESIGN WITH ARCHITECT.
  - 517 EXTERIOR FURNISHINGS. COORDINATE WITH OWNER AND ARCHITECT.

1 SITE AMENITY PLAN

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SITE AMENITY PLAN

ECHO HILLS APARTMENTS  
LA VISTA, NEBRASKA

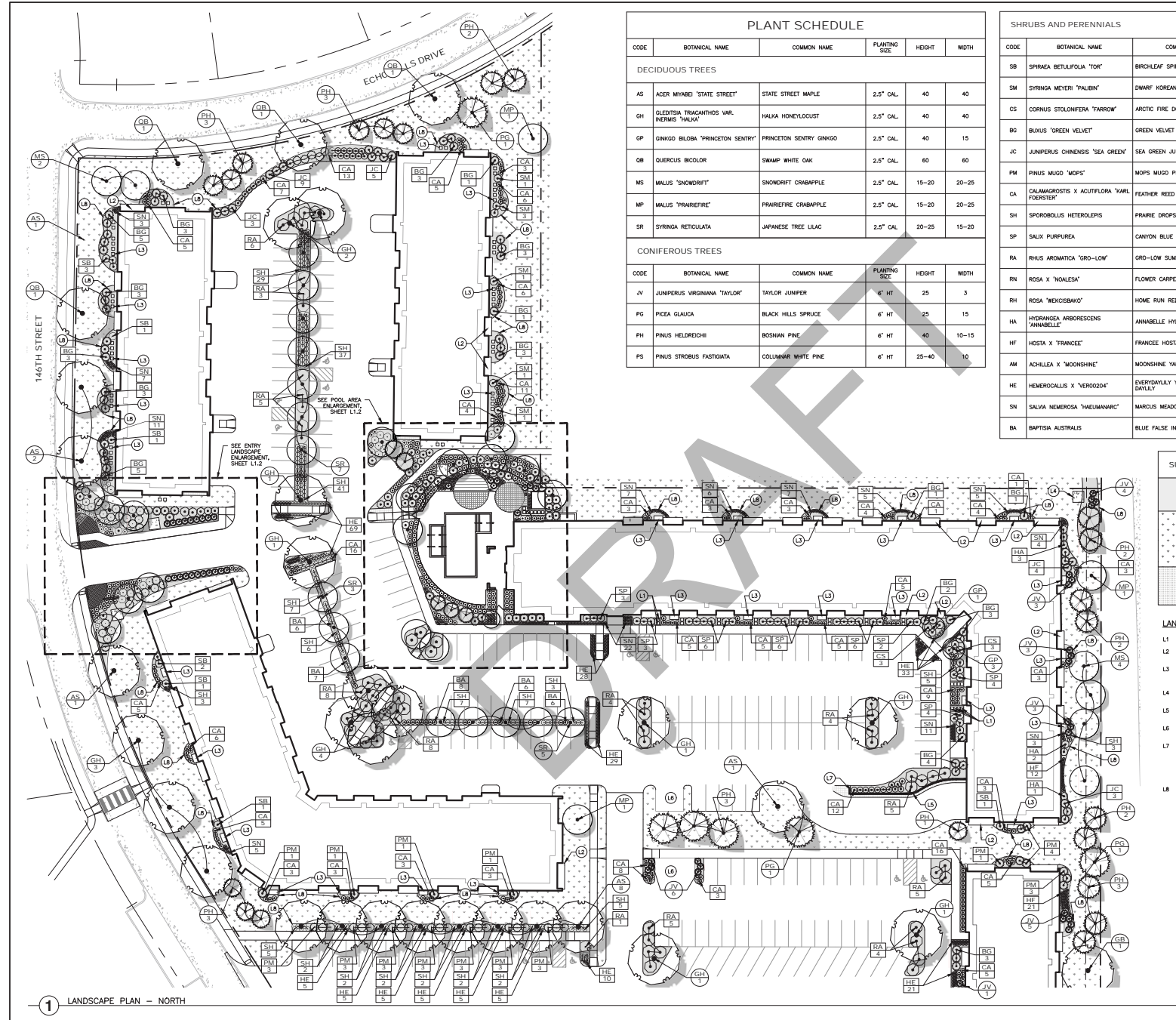
**811**  
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REMEMBER  
Call before you dig. Call 811 to report a missing or damaged utility marker. Call 811 to report a missing or damaged utility marker. Call 811 to report a missing or damaged utility marker.

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DATE  
JANUARY 3, 2022  
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SHEET

L1.1



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
DECIDUOUS TREES					
AS	ACER MYRIAD 'STATE STREET'	STATE STREET MAPLE	2.5" CAL.	40	40
GH	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	HALKA HONEYLOCUST	2.5" CAL.	40	40
GP	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL 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					
JN	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6" HT	25	3
PG	PICEA GLAUCA	BLACK HILLS SPRUCE	6" HT	25	15
PH	PINUS HELDREICHII	BOSNIAN PINE	6" HT	40	10-15
PS	PINUS STROBUS FASTIGIATA	COLUMBIAN WHITE PINE	6" HT	25-40	10

SHRUBS AND PERENNIALS

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
SB	SPARGANEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL.	2-3	2-3
SM	SPRING MEYER 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	4-5	3-4
CS	CORNUS STOLONIFERA 'YARROW'	ARCTIC FIRE DOGWOOD	5 GAL.	3-4	3-4
BG	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL.	3-4	3-4
JC	JUNPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	4-6	4-6
PM	PNUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	5	5
CA	CALLAMAGROSIS X ACUTIFLORA 'VAR. FORTSTER'	FEATHER REED GRASS	1 GAL.	2-3	2-3
SH	SPOROBOLEUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	2-3	2-3
SP	SAUX 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 'NOULESA'	FLOWER CARPET YELLOW ROSE	5 GAL.	2-3	3-4
RH	ROSA 'MEXICOBAND'	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 'FRANCEE'	FRANCEE HOSTA	1 GAL.	2	4
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	1-2	2
HE	HEMEROCALLIS X 'VER00204'	EVERDAYLILY YELLOW PUNCH DWYLY	1 GAL.	1-2	2
SN	SAVIA NEMOROSA 'HAELMANNAR'	MARCUS MEADOW SAGE	1 GAL.	1	1-1.5
BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	1 GAL.	3-4	3-4

SURFACE RESTORATION SCHEDULE

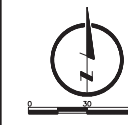
SHREDDED HARDWOOD MULCH - INSTALL TO MINIMUM 3" DEPTH. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
LAWN SOD - RPT TURF TYPE FESCUE BY TODD VALLEY FARMS (WWW.TODDVALLEYFARMS.COM) OR APPROVED EQUAL. INSTALL PER SUPPLIER'S SPECIFICATIONS. REMOVE NETTING PRIOR TO INSTALLATION. ALL AREAS RECEIVING RPT TURF TYPE FESCUE SHALL HAVE COMPACTED SOILS. SEE NOTES.
STONE GROUNDCOVER - 2" - 4" RIVER ROCK GROUNDCOVER WITH GEOTEXTILE UNDERLAYMENT. INSTALL TO A MINIMUM 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 TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- L7 CONSTRUCT METAL LANDSCAPE EDGING BETWEEN STONE GROUNDCOVER AND MULCH/GRASS AREAS. EDGING SHALL BE "SURE-EDGE" BY SURE-LOG, 3/16" x 5.5" ALUMINUM, BLACK ANODIZED, WITH 1/2" DOWEL STAKES, OR APPROVED EQUAL. SEE WWW.SURELOGEDGING.COM FOR ADDITIONAL INFORMATION.
- L8 CONSTRUCT NATURAL EARTH EDGE.

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(LAMP)

LANDSCAPE PLAN

ECHO HILLS APARTMENTS  
LA VISTA, NEBRASKA



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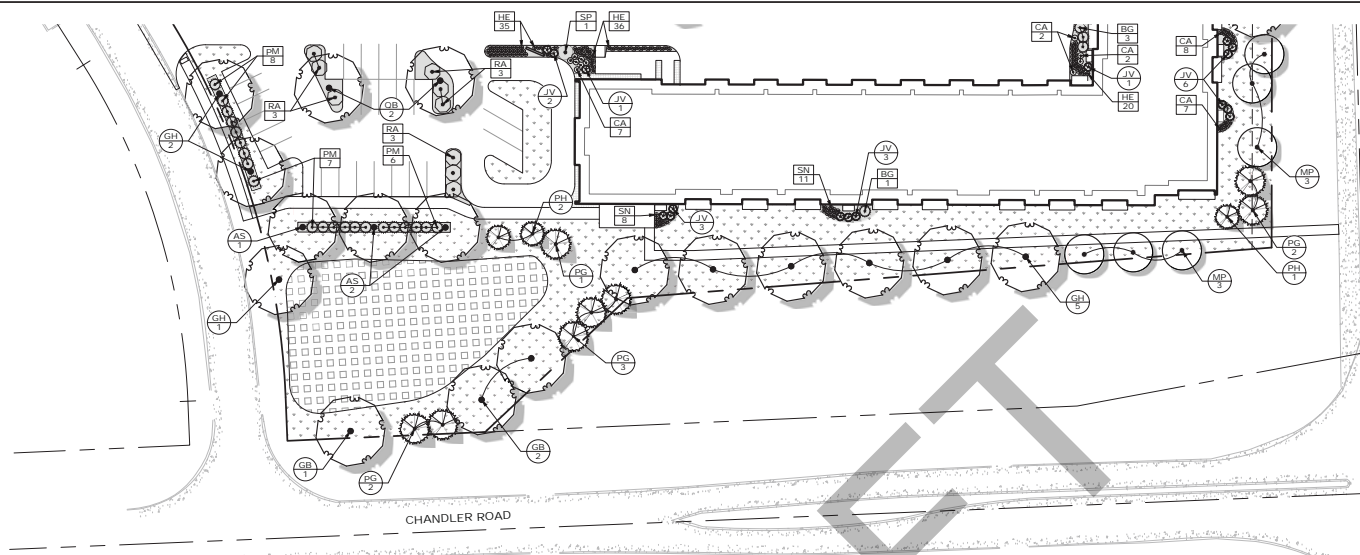
DESIGNER / DRAFTER	ZACHARY R. PERGUS
DATE	JANUARY 3, 2022
PROJECT NUMBER	0120015.01-026/027
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L2.0

1 LANDSCAPE PLAN - NORTH





1 LANDSCAPE PLAN - SOUTH

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14-087

LANDSCAPE PLAN

ECHO HILLS APARTMENTS  
LA VISTA, NEBRASKA



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**DESIGNER / DRAFTER**  
ZACHARY R. FERGUS

ZAC

JANUARY 3, 2022

PROJECT NUMBER

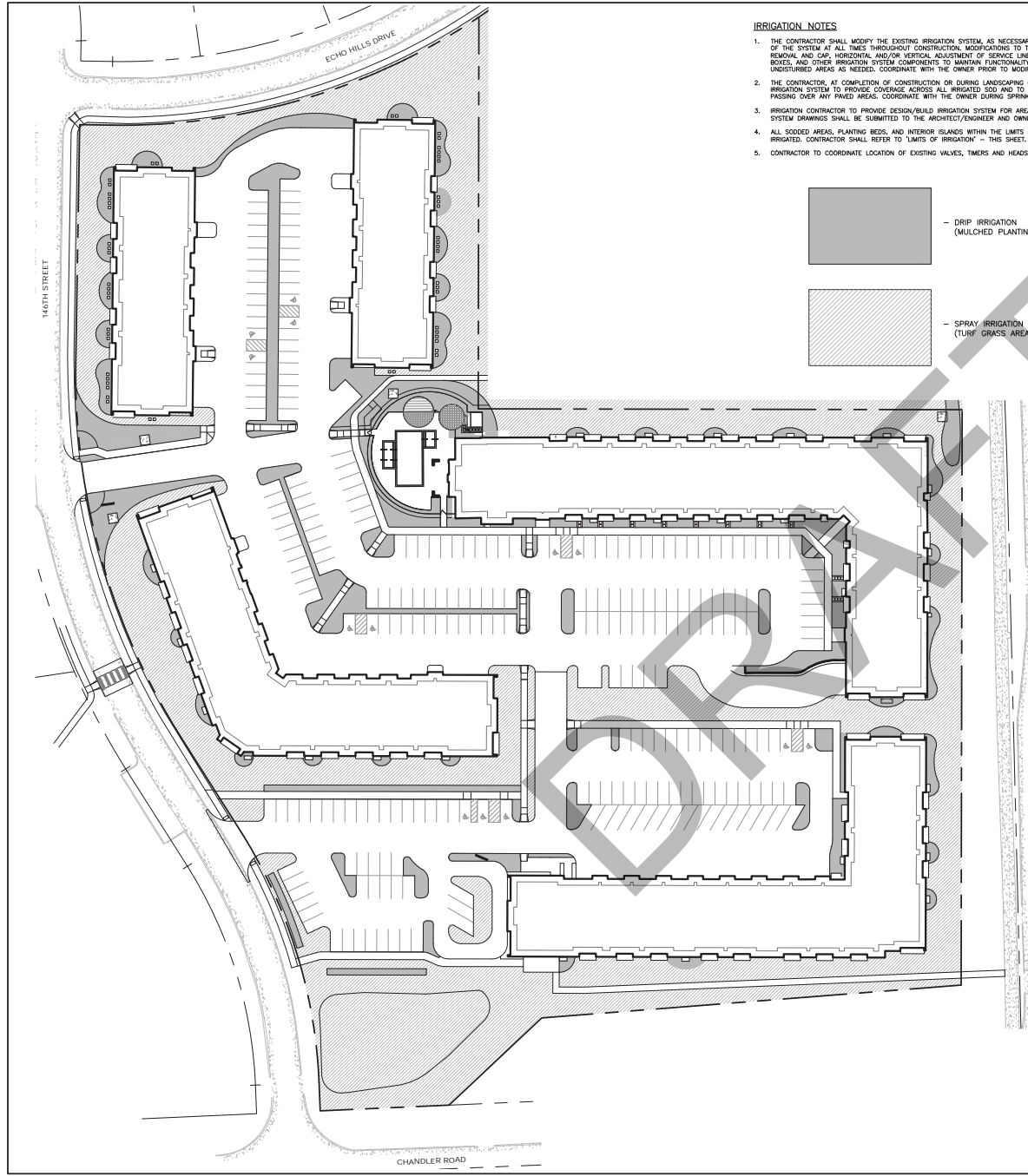
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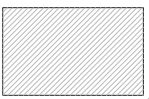


**IRRIGATION NOTES**

1. THE CONTRACTOR SHALL MODIFY THE EXISTING IRRIGATION SYSTEM, AS NECESSARY, WHILE MAINTAINING FUNCTIONALITY OF THE SYSTEM AT ALL TIMES THROUGHOUT CONSTRUCTION. MODIFICATIONS TO THE EXISTING SYSTEM MAY INCLUDE REMOVAL AND CAP, HORIZONTAL AND/OR VERTICAL ADJUSTMENT OF SERVICE LINES, SPRINKLER HEADS, JUNCTION BOXES, AND OTHER IRRIGATION SYSTEM COMPONENTS TO MAINTAIN FUNCTIONALITY OF THE SYSTEM THROUGH ALL UNDISTURBED AREAS AS NEEDED. COORDINATE WITH THE OWNER PRIOR TO MODIFYING IRRIGATION SYSTEM.
2. THE CONTRACTOR, AT COMPLETION OF CONSTRUCTION OR DURING LANDSCAPING OPERATIONS, SHALL MODIFY THE IRRIGATION SYSTEM TO PROVIDE COVERAGE ACROSS ALL IRRIGATED SOIL AND TO PREVENT SPRINKLER HEADS FROM PASSING OVER ANY PAVED AREAS. COORDINATE WITH THE OWNER DURING SPRINKLER MODIFICATION.
3. IRRIGATION CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION SYSTEM FOR AREAS TO BE IRRIGATED. IRRIGATION SYSTEM DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND OWNER FOR THEIR RECORDS.
4. ALL SOODED AREAS, PLANTING BEDS, AND INTERIOR ISLANDS WITHIN THE LIMITS OF THE PROJECT SHALL BE IRRIGATED. CONTRACTOR SHALL REFER TO LIMITS OF IRRIGATION - THIS SHEET.
5. CONTRACTOR TO COORDINATE LOCATION OF EXISTING VALVES, TIMERS AND HEADS WITH OWNER.



— DRIP IRRIGATION  
(MULCHED PLANTING BEDS)



— SPRAY IRRIGATION  
(TURF GRASS AREAS)

**IRRIGATION SPECIFICATIONS**

1. WITHIN THE LIMITS OF THE PROPOSED LANDSCAPED AREAS SHOWN ON THIS PLAN, CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC OPERATIONAL IRRIGATION SYSTEM. THE COMPLETED PRESSURIZED SYSTEM (INCLUDING WATER SUPPLY, PUMPS, BACKFLOW PREVENTER, MAIN VALVE, MAINLINE, VALVES, LATERALS, HEADS, CONTROLLERS, AND WIRING) SHALL PROVIDE 100% HEAD TO HEAD COVERAGE TO ALL PROPOSED LAWN AND 100% WATERING TO MATURING SHRUBS ROOT ZONES. THE COMPLETED SYSTEM SHALL NOT OVERSPRAY DRIVE WALKS, PAVEMENT OR BUILDINGS AND SHALL TAKE WIND INTO CONSIDERATION WHEN CALCULATING FOR THE POTENTIAL FOR OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL DESIGN AND CONSTRUCT USING THE SPRINKLER HEADS, VALVES, FITTINGS, CONTROLLERS, WIRING, ETC., OF SIZES AND TYPES ADEQUATE FOR THE AREAS SHOWN AND MEETING ALL APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD INSTALLATION PRACTICES. FINISHED IRRIGATION SYSTEM SHALL COMPLY WITH LOCAL PLANNING DEPARTMENT REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH CONSTRUCTION PLANS FOR A FULLY OPERATIONAL IRRIGATION SYSTEM THAT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
  - 2.1. EXISTING AND PROPOSED SITE CONDITIONS
  - 2.2. STATIC PRESSURE AND PROPOSED GALLONAGE
  - 2.3. EXISTING IRRIGATION EQUIPMENT INCLUDING:
    - 2.3.1. CONTROLLERS AND WIRING
    - 2.3.2. POINT OF CONNECTIONS WITH SIZE
    - 2.3.3. VALVES INCLUDING MAKE, MODEL AND SIZE
    - 2.3.4. IRRIGATION MAINLINES AND LATERALS WITH SIZES
    - 2.3.5. IRRIGATION HEADS INCLUDING MAKE, MODEL AND SIZE
    - 2.3.6. VALVE BOXES AND EQUIPMENT INCLUDING PRESSURE RELEASE VALVES, SHUT-OFF VALVES AND QUICK COUPLING VALVES
    - 2.3.7. GALLONAGE AND WATERING WINDOW OF AFFECTED AREAS
  - 2.4. PROPOSED IRRIGATION EQUIPMENT INCLUDING:
    - 2.4.1.1. CONTROLLERS AND WIRING AND/OR CONNECTIONS TO EXISTING
    - 2.4.1.2. POINT OF CONNECTIONS WITH SIZE
    - 2.4.1.3. VALVES INCLUDING MAKE, MODEL AND SIZE
    - 2.4.1.4. IRRIGATION MAINLINES AND LATERALS WITH SIZES
    - 2.4.2. IRRIGATION HEADS INCLUDING MAKE, MODEL AND SIZE
    - 2.4.3. VALVE BOXES AND EQUIPMENT INCLUDING PRESSURE RELEASE VALVES, SHUT-OFF VALVES AND QUICK COUPLING VALVES
    - 2.4.4. GALLONAGE AND WATERING WINDOW OF AFFECTED AREAS
  - 2.5. IRRIGATION PLANS SHALL BE DESIGNED BY THE IRRIGATION CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. COORDINATE DESIGNED IRRIGATION NEEDS WITH AVAILABILITY OF WATER FROM SOURCE INCLUDING TIMES AND/OR DATED WATER IS AVAILABLE. VERIFY CONTROLLER NEEDS PRIOR TO SYSTEM DESIGN.
4. COORDINATE LOCATION OF CONTROLLER WITH OWNER. ENSURE DESIGN ALLOWS FOR ADEQUATE DRAINAGE OF SYSTEM, AND ALLOW FOR COMPLETE WATERATION OF SYSTEM. DESIGN SHALL CONSIDER THE NEED FOR CHECK VALVES IN HEADS TO RESTRICT LOW HEAD DRAINAGE IN SYSTEM.
5. CONTRACTOR IS RESPONSIBLE FOR 110V POWER TO CONTROLLERS. ELECTRICAL WIRING SHALL BE INSTALLED ACCORDING TO LOCAL CODE. THE COST OF ALL ELECTRICAL WORK, NECESSARY TO MAKE THE AUTOMATIC EQUIPMENT WORK SHALL BE INCLUDED IN THE CONTRACT.
6. SYSTEM DESIGN SHALL FOLLOW INDUSTRY DESIGN STANDARDS INCLUDING TO SIZE PIPE TO MAINTAIN LESS THAN 5 FPS VELOCITY. USE A MINIMUM PIPE SIZE OF 3/4". SLEEVE ALL PIPE UNDER PAVING, WALKS AND ROADWAYS. MINIMIZE PRESSURE LOSS DUE TO FITTINGS AND EXCESSIVELY LONG PIPE RUNS. MAINTAIN MINIMUM PSI FOR PROPER OPERATION AT ALL SPRINKLER HEADS. LOCATE VALVES IN VALVE BOXES NEXT TO WALKWAYS OR OTHER ACCESSIBLE LOCATION OUTSIDE OF SPRINKLER SPRAY. AND CONSTRUCTION SYSTEM TO DESIGNED GRADES AND CONFORM TO SITE AND LANDSCAPE PLANS. WHEN POSSIBLE, CONTRACTOR IS TO CONSOLIDATE IRRIGATION COMPONENTS INTO ONE VALVE BOX INSTEAD OF USING MULTIPLE VALVE BOXES IN THE SAME VICINITY.
7. THROUGHOUT CONSTRUCTION, MAINTAIN ACCURATE AS-BUILT INFORMATION SHOWING ALL INSTALLED MATERIALS. SUBMIT A COPY TO OWNER, OWNER'S REPRESENTATIVE, AND MAINTENANCE STAFF UPON COMPLETION.
8. THE WORK (WHETHER MENTIONED OR NOT) SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, TEST, PERMITS AND OTHER RELATED ITEMS NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM.
9. CONTRACTOR MUST BE A LICENSED SPRINKLER IRRIGATION CONTRACTOR. THE SPRINKLER IRRIGATION SYSTEM MUST BE SUPERVISED BY A SPRINKLER IRRIGATION TECHNICIAN WITH FIVE (5) YEARS OR MORE OF EXPERIENCE. ALL ELECTRICAL SERVICE CONNECTION WORK MUST BE DONE BY A LICENSED ELECTRICIAN.
10. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL INSPECT THE SITE, LOCATE ANY EXISTING IRRIGATION SYSTEM AND PUMPING COMPONENTS, CAREFULLY CHECK ALL GRADES AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK IN ORDER TO PROCEED SAFELY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER ALL DEVIATION AND/OR CONFLICTS BETWEEN DRAWINGS AND SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR'S STANDARD ONE YEAR WARRANTY SHALL INCLUDE THE FOLLOWING:  
A. FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING ACCEPTANCE OF PROJECT.  
B. SYSTEM CAN BE ADEQUATELY DRAINED AND BLOWN OUT TO PROTECT FROM FREEZE DAMAGE.  
C. SYSTEM HAS BEEN ADJUSTED TO SUPPLY PROPER COVERAGE OF AREAS TO RECEIVE WATER.

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IRRIGATION MAP

**811**  
Know what's below.  
Call before you dig.  
REMEMBER  
CALL 811  
BEFORE YOU DIG  
TO FIND OUT  
WHAT'S BELOW  
GAS, WATER,  
SEWER, CABLE,  
AND OTHER  
UTILITIES  
ARE LOCATED  
AND MARKED  
BEFORE YOU  
DIG  
TO PREVENT  
DAMAGE  
AND INJURY  
TO YOURSELF  
OR OTHERS  
AND TO THE  
UTILITY  
COMPANIES  
AND THE  
CITY OF  
OMAHA

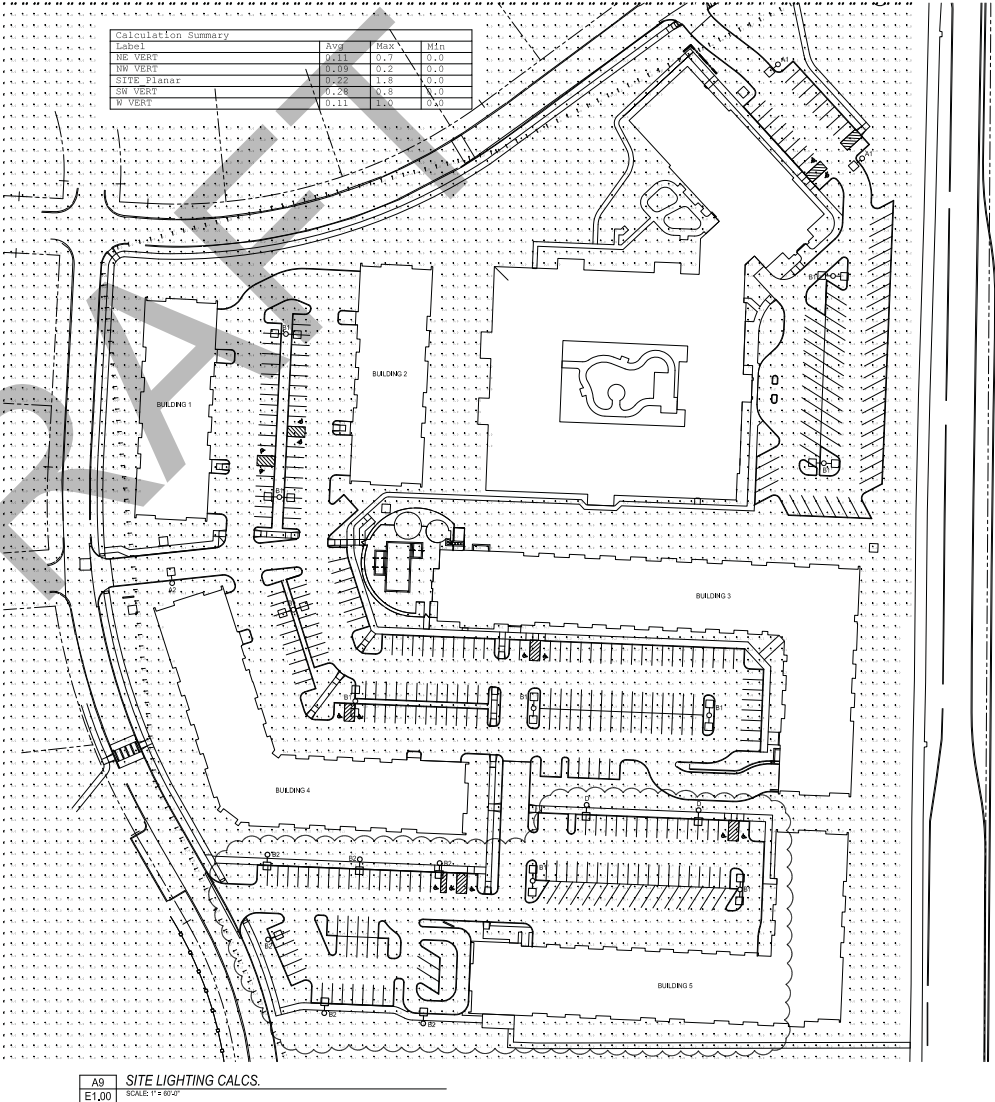
**CHOKER / DRAFTER**  
ZACHARY R. PERGUS  
**DATE**  
JANUARY 3, 2022  
**PROJECT NUMBER**  
0120015.01-026/027  
**BOOK AND PAGE**

**SHEET**  
L3.0

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EXTERIOR LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	LAMP TYPE	LUMENS	COLOR TEMP	WATTS	MOUNTING	MANUFACTURER	CATALOG NUMBER	ACCEPTABLE MANUFACTURERS	NOTES
A1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR-70-310KCT-2QB-SLA3XCL454MM	-	-
A2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3800	3000K	70	POLE	AAL	UCL24RFLR-70-310KCT-2QB-SLA3XCL454MM	-	-
B1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR-70-310KCT-4QB-SLA3XCL454MM	-	-
B2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3500	3000K	70	POLE	AAL	UCL24RFLR-70-310KCT-4QB-SLA3XCL454MM	-	-
D	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 5 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR-70-310KCT-5WQB-SLA3XCL454MM	-	-
GENERAL NOTES: 1. POLE FINISH TO MATCH AAL FIXTURE FINISH.										



## EXHIBIT E

ECHO PARK  
PHASE 2  
APARTMENTS

REV.	DESCRIPTION	DATE
Δ	ADD #1	XX.XX.20XX

PROJECT NUMBER	2022-012
DATE	FEBRUARY 15TH, 2022
DRAWN BY:	HAL
CHECKED BY:	TAE

SHEET NAME:  
SITE LIGHTING CALCS

SHEET NUMBER:  
**E1.00**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17



## EXHIBIT F



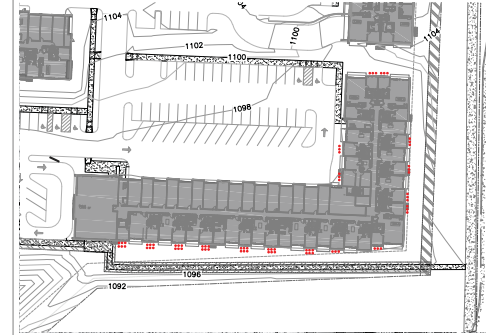
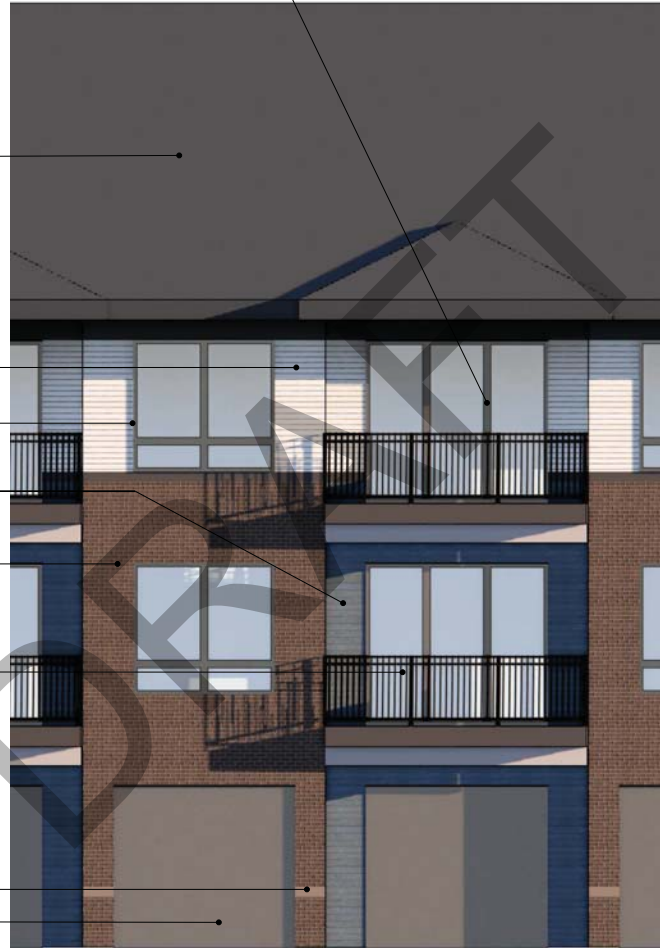
EXISTING BUILDING #3 (UNDER CONSTRUCTION)



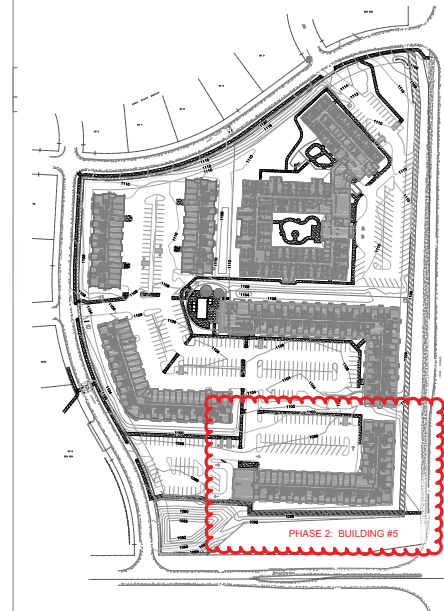
EXISTING BUILDING #1 (UNDER CONSTRUCTION)



EXISTING BUILDING #1 (UNDER CONSTRUCTION)



● CONDENSER LOCATIONS



PHASE 2: BUILDING #5

<b>A100</b>	SINCLAIR   hille   architects 710 Q St. Lincoln, NE 68503 P: 402-479-7321 F: 402-474- 8444	<b>WEST DEVELOPMENT</b>	<b>ECHO HILLS APARTMENTS AND ASSISTED LIVING</b>	<b>PROJECT CONSULTANTS</b>	<b>PLANNING REVIEW</b>  NOT TO BE USED FOR CONSTRUCTION	DESIGN ARCHITECT: PROJECT ARCHITECT: XXX ARCHITECT IN CHARGE: DATE: SUBMITTED:	REVISION SCHEDULE:
	<b>Materials, Roof and Key Plan</b>						

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"



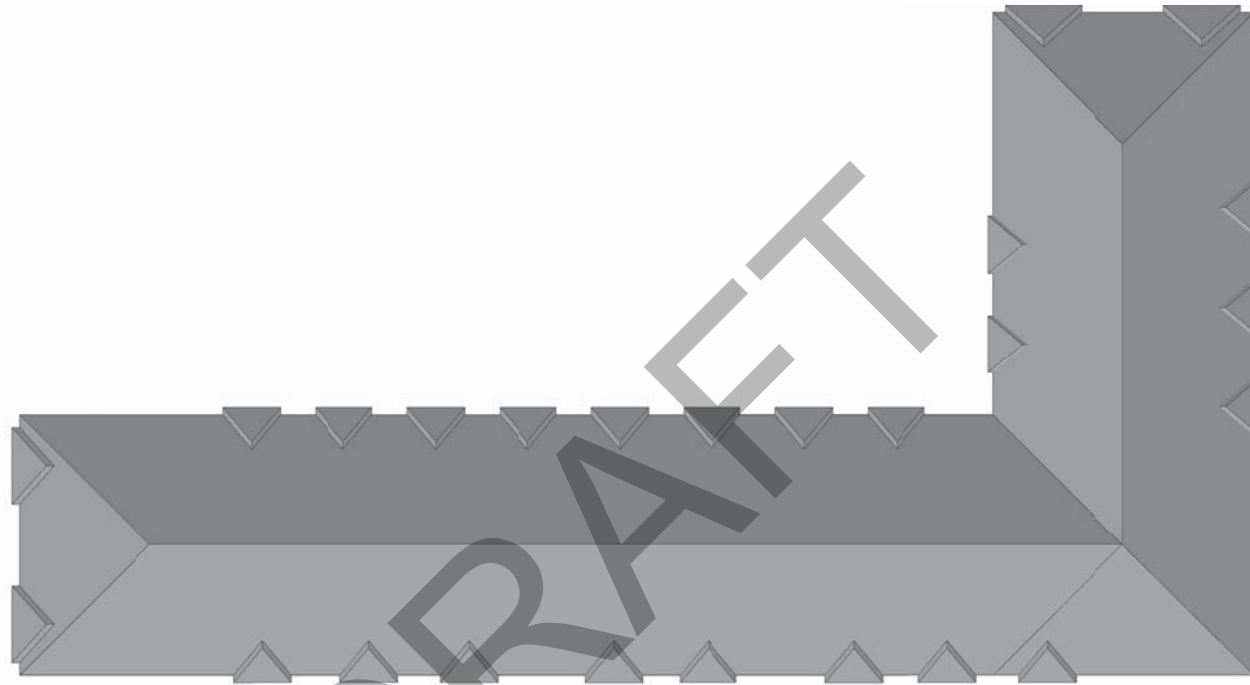
4 WEST ELEVATION

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

January, 2022

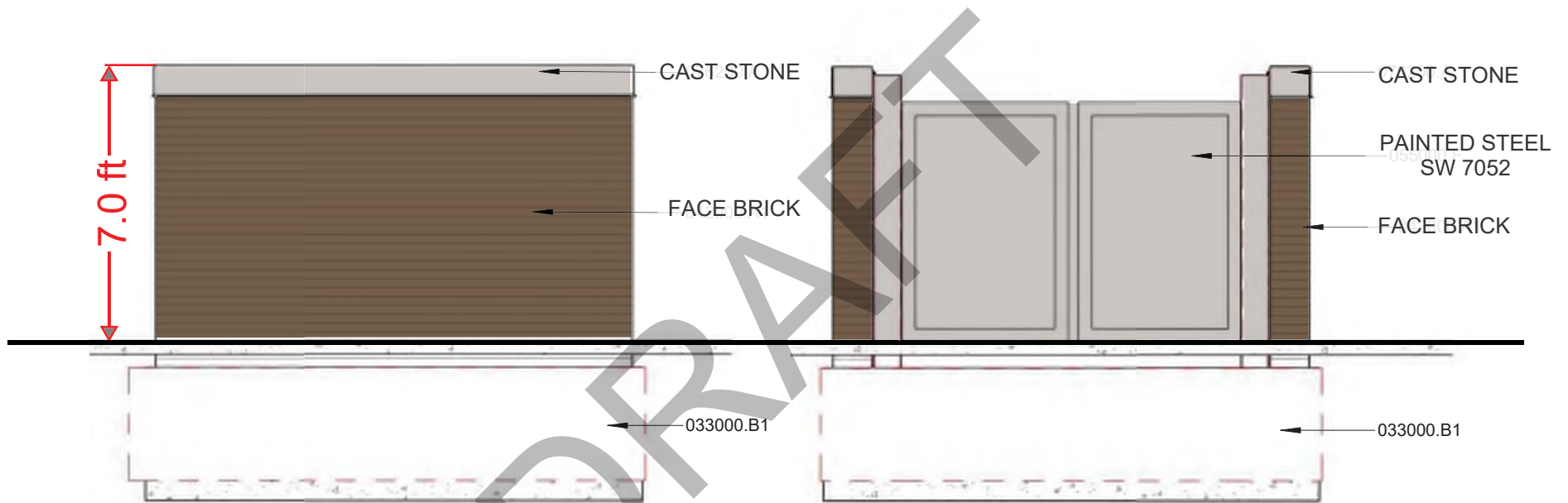
[sinclairhille.com](http://sinclairhille.com)

AS200



1 ROOF PLAN

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE