

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MAY 17, 2022 AGENDA

Subject:	Type:	Submitted By:
PUD SITE PLAN AMENDMENT – LOTS 23-26 SOUTHPORT WEST AND A PORTION OF LOT 1 SOUTHPORT WEST REPLAT 4	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and resolutions prepared to approve a PUD Site Plan Amendment, Southport West Replat Nine – Phase 1, to allow for the construction of a restaurant and a hotel, located on approximately 6.07 acres in Southport West.

FISCAL IMPACT

None.

RECOMMENDATION

Approval subject to completion of all requirements and conditions specified in the Planning Division Recommendation Report included with this agenda item.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by Southport West Partners LLC for a PUD Site Plan Amendment, Southport West Replat Nine – Phase 1, to allow for the construction of a restaurant and a hotel on approximately 6.07 acres currently platted as Lots 23-26 Southport West and a portion of Lot 1 Southport West Replat Four. The site is located southwest of the intersection of Giles Road and Southport Parkway, east of Cabela's.

The original PUD Site Plan for this property was approved on December 21, 2004. The property lies within the Gateway Corridor Overlay District as well as Southport West and is subject to the building design review process. The applicant will be submitting the building design for staff review after the approval of the PUD. Design review must be completed prior to the issuance of a building permit, along with completion of any other specified requirements and conditions.

The replat of the property, and related subdivision agreement, to align the lot lines with the layout within the PUD Site Plan will be presented to City Council at a later date.

A detailed staff report is attached.

The Planning Commission held a public hearing on May 5, 2022 and voted unanimously to recommend approval of the PUD Site Plan Amendment for a commercial development contingent on the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING A PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN AMENDMENT FOR LOTS 23-26, SOUTHPORT WEST, AND LOT 1 SOUTHPORT WEST REPLAT FOUR, LOCATED IN THE SE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above-described property have applied for approval of a PUD Site Plan Amendment for Lots 23-26 Southport West, and Lot 1 Southport West Replat Four; and

WHEREAS, the Deputy Community Development Director and the City Engineer have reviewed the PUD Site Plan Amendment; and

WHEREAS, the La Vista Planning Commission held a public hearing on May 5, 2022, and voted unanimously to recommend approval of the PUD Site Plan Amendment; and

WHEREAS, the PUD Site Plan Amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the PUD Site Plan Amendment presented at this meeting for Lots 23-26 Southport West, and Lot 1 Southport West Replat Four, located in the Southeast 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located south of Southport Parkway between Giles Road and S. 125th Street, be, and hereby is, approved, subject to completion of all requirements and conditions specified in the Planning Division Recommendation Report included with this agenda item to the satisfaction of the City Administrator, City Engineer, or her or his designee.

PASSED AND APPROVED THIS 17TH DAY OF MAY 2022.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Patricia Anderson
Deputy City Clerk



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

CASE NUMBERS: PPUD22-0002;

FOR HEARING OF: MAY 17, 2022
REPORT PREPARED ON: MAY 11, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

B. PROPERTY OWNER:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

C. LOCATION: Southwest of the intersection of Giles Road and Southport Parkway.

D. LEGAL DESCRIPTION: Lots 23-26 Southport West, together with a portion of Lot 1 Southport West Replat Four.

E. REQUESTED ACTION(S): PUD Site Plan amendment to allow for a commercial development with shared parking.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Southport West PUD District (Overlay District); the properties are currently vacant.

G. PURPOSE OF REQUEST: Authorize a PUD Site Plan amendment with shared parking to allow for a commercial development.

H. SIZE OF SITE: Approximately 6.07 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. The property slopes gradually downward to the southeast;

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
Northwest	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Embassy Suites
Northeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District);	Vacant
Southeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Vacant
West	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Cabela's

C. RELEVANT CASE HISTORY:

1. The PUD Plan and Ordinance for Southport West was originally approved on December 21, 2004.
2. The PUD Ordinance for Southport West was last amended on February 16, 2016.
3. Southport West Replat Four was approved on February 26, 2008.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Primary access to the site will be at an intersection at 125th and Portside Parkway. A second access will be added with the construction of Phase 2 to the south.
2. Applicant has provided a traffic impact study (TIS) in relation to the development of this project. The study, dated March 2022, finds that traffic is generally anticipated to operate with acceptable delay.
3. If a traffic signal is warranted at the intersection of 125th and West Giles Road, based on proposed revisions to the TIS, the signal will need to be constructed in conjunction with this project.
4. The review of the TIS also concluded that various pedestrian improvements are needed at the intersection of 125th/Westport Parkway and Southport Parkway.
5. Applicant should install all access and signage improvements as recommended in the revised Traffic Impact Study.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. As per the minimum parking calculations within the Zoning Ordinance, the proposed restaurant/recreational use on Lot 1 would require 303 parking stalls, for which the applicant has provided 157 stalls on-site. For the proposed hotel on Lot 2, the minimum stall requirement is calculated at 151, for which the applicant has provided 164 stalls on site.

Lot 1 is located directly across S 125th Street from City Parking Lot #1 to the west. Staff has concluded that on-site parking, combined with the flexibility provided by a cross-parking easement within the proposed PUD area, will provide sufficient parking for business activities on Lot 1, considering that City Parking Lot #1 will provide sufficient overflow parking during high periods of activity. Applicant has been informed that staff parking should occur in City Parking Lot #1 during expected high periods of activity to allow for more available on-site parking spaces.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Southport West Design Guidelines. The design review process for the PUD Site Plan map set needs to be substantially complete prior to City Council review.

IV. REVIEW COMMENTS:

- A. The design of the buildings and the overall site will be reviewed through the City's Architectural Design Review process and must be substantially complete prior issuance of any building permits.
- B. All primary structures in the PUD Site Plan are depicted to meet the setbacks of the underlying C-3 Highway Commercial / Office Park Zoning District.
- C. Applicant has been made aware that developments on this property will require FAA approval prior to the issuance of a building permit due to proximity of the Millard Airport.
- D. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.

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

Approval of the PUD Site Plan for a commercial development on proposed Lots 1-2 Southport West Replat Nine contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

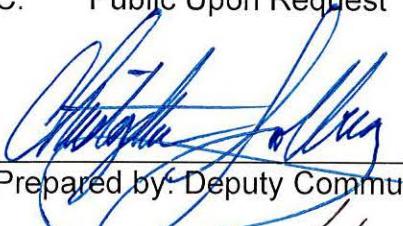
The La Vista Planning Commission held a public hearing on May 5, 2022 and voted unanimously to recommend approval of the Planned Unit Development Site Plan amendment for a commercial development on proposed Lots 1-2 Southport West Replat Nine contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review Letters
- C. Draft PUD Site Plan map set
- D. Draft Preliminary and Final Plat map set
- E. Traffic Impact Study

VIII. COPIES OF REPORT SENT TO:

- A. Pat Kerrigan, Southport West Partners
- B. Eric Williams, Olsson Associates
- C. Public Upon Request

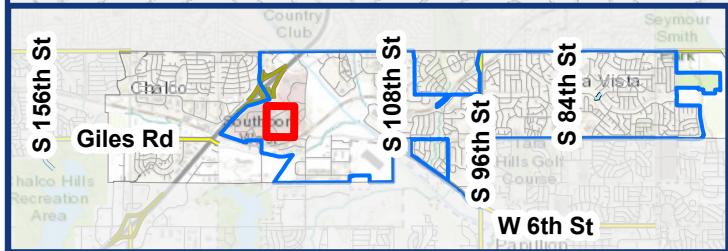

Prepared by: Deputy Community Development Director


Community Development Director


Date



Vicinity Map: Southport West Replat Nine PUD



Legend

- La Vista Parcels
- PUD Area





April 6, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Planned Unit Development Amendment – Initial Review Letter
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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. As discussed in the pre-application meeting, in an effort to push the northern two lots through the process as quickly as possible, the PUD plan set should concentrate on only the development of the northern two lots. Except for sheet C3.0, the PUD plan set should not include the site design below the southern lot line of lots 2 and 3.
2. Please revise the title of sheet C3.0 to "Conceptual PUD Phasing Plan" and change the phasing to only include lots 2 and 3 in Phase 1.

The size and location of the proposed retail building on Lot 4 blocks visibility and the visible route to the proposed fast food restaurant on Lot 1 from entrances to the property.

No trash enclosures are depicted for the restaurant on Lot 3 or the retail building on Lot 4. For all trash enclosures, please include a depiction the structure and door swing at each location.

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. The site plan depicts an additional drive-through restaurant on lot 1. Approval of an additional drive-thru restaurant in Southport West would require an amendment to the Southport West PUD Ordinance. Staff is considering potential amendment(s) to the ordinance at this time.
4. Per Section 5.15.04.01, please provide a schedule of construction consistent with the provisions stated within this section.
5. Applicant will need to obtain approval by the FAA for this development prior to issuance of building permits due to the proximity of this development to the Millard Airport, per Section 5.15.04.01.
6. Per Section 5.15.04.03, Applicant shall provide certain assurances for any public improvements and/or joint improvements to ensure performance in case of abandonment. These assurances will be required through the subdivision agreement.
7. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review.
8. Per Section 5.15.04.05, the application to amend the PUD needs to be signed by at least 51% of the initial PUD property owners. Provision of signed letters of support would be acceptable.
9. Per Section 5.15.04.08, please confirm the number of parking stalls, including the distribution of ADA and ADA van parking stalls. If cross parking easements and/or shared parking within the PUD is anticipated, said easement should be submitted and reviewed as part of the PUD application. The required parking stall count for the development on Lot 3 should state 303 parking stalls. The difference between the stalls required and the stalls provided on Lot 3 should be listed as "Provided (Public Parking, Lot 2 SPW Replat One)" (matching the existing format within the table). The required parking count for Lot 4 should be 100 stalls. The requirement for general retail is 1 stall per 200 square feet, per Section 7.06 of the La Vista Zoning Ordinance.
10. Per Section 5.15.04.13, the PUD District shall include such provisions for the ownership and maintenance of common spaces as are reasonably necessary to satisfy the provisions of this section. Please submit plans for common area maintenance. Such provisions will be included in the Subdivision Agreement.

11. Sidewalk connections to buildings on lots 1, 2, and 4 need to be added for safe pedestrian connections to these developments, per Section 5.15.04.15.
12. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.
13. Confirm lighting levels and fixtures are consistent with the surrounding existing development, per Section 5.15.04.22.
14. Please reference the City of La Vista as the local agency in the draft drainage study. It currently mentions the City of Papillion.
15. Grading work will require a grading permit. Please reach out to La Vista's Chief Building Official, Jeff Sinnett, at (402) 593-6400 for information on how to obtain your grading permit prior to the start of any grading.
16. Ensure any covenants and/or ordinances pertaining to Southport West are satisfied.
17. The PUD Site Plan does not depict the locations of any proposed monument signage. Please provide proposed locations of this signage to ensure conformance with the zoning regulations.

Emergency Vehicle Access Plan

1. The Emergency Vehicle Access Plan doesn't adequately depict how the hotel on Lot 2 will be accessed.

Landscape Plan

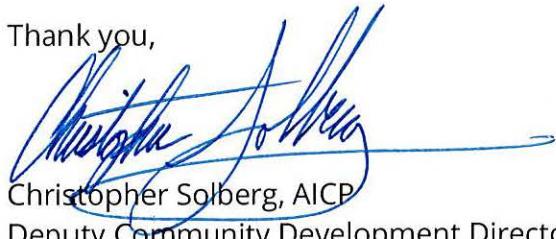
1. Confirm all landscaping/berm requirements are being met per current PUD, unless otherwise noted within a proposed PUD amendment.
2. Expand the Area Calculations/Parking Statistics table to include information that details the linear street frontage of each lot, the number of trees required as per Section 7.17 of the Zoning Ordinance and the number of trees provided.

3. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed.

Please submit 2 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6400

CC:

Pat Kerrigan, Southport West Partners, LLC
Bruce Fountain, Community Development Director – City of La Vista
Cale Brodersen, Assistant City Planner – City of La Vista
Pat Dowse, City Engineer – City of La Vista

Comment Response: PUD Southport West -Letter dated 4/06/22

1. As discussed in the pre-application meeting, in an effort to push the northern two lots through the process as quickly as possible, the PUD plan set should concentrate on only the development of the northern two lots. Except for sheet C3.0, the PUD plan set should not include the site design below the southern lot line of lots 2 and 3.

Please revise the title of sheet C3.0 to "Conceptual PUD Phasing Plan" and change the phasing to only include lots 2 and 3 in Phase 1.

The size and location of the proposed retail building on Lot 4 blocks visibility and the visible route to the proposed fast food restaurant on Lot 1 from entrances to the property.

Response: Per discussions, the plans have been revised to reflect the design for the north 2 lots only and phasing clarification has been updated accordingly.

2. No trash enclosures are depicted for the restaurant on Lot 3 or the retail building on Lot 4. For all trash enclosures, please include a depiction the structure and door swing at each location.

Response: Trash enclosure has been added.

3. The site plan depicts an additional drive-through restaurant on lot 1. Approval of an additional drive-thru restaurant in Southport West would require an amendment to the Southport West PUD Ordinance. Staff is considering potential amendment(s) to the ordinance at this time.

Response: Understood. We have revised the phasing line also to remove this from approval review.

4. Per Section 5.15.04.01, please provide a schedule of Construction consistent with the provisions stated within this section.

Response: This will be provided by ownership.

5. Applicant will need to obtain approval by the FAA for this development prior to issuance of building permits due to the proximity of this development to the Millard Airport, per Section 5.1 5.04.01.

Response: FAA has been submitted for review and waiting for approval.

6. Per Section 5.15.04.03, Applicant shall provide certain assurances for any public improvements and/or joint improvements to ensure performance in case of abandonment. These assurances will be required through the subdivision agreement.

Response: This will be provided as necessary in the subdivision agreement.

7. Regarding Section 5.1 5.04.04, the traffic impact analysis is currently being reviewed

by the City's consultant traffic engineer. Comments, Changes, and/or additional information may need to be addressed as a result of this review.

Response: Understood

8. Per Section 5.15.04.05, the application to amend the PUD needs to be signed by at least 51 % of the initial PUD property owners. Provision of signed letters of support would be acceptable.

Response: This is in process with ownership.

9. Per Section 5.15.04.08, please confirm the number of parking stalls, including the distribution of ADA and ADA van parking stalls. If cross parking easements and/or shared parking within the PUD is anticipated, said easement should be submitted and reviewed as part of the PUD application. The required parking stall count for the development on Lot 3 should state 303 parking stalls. The difference between the stalls required and the stalls provided on Lot 3 should be listed as "Provided (Public Parking, Lot 2 SPW Replat One)" (matching the existing format within the table). The required parking count for Lot 4 should be 100 stalls. The requirement for general retail is 1 stall per 200 square feet, per Section 7.06 of the La Vista Zoning Ordinance.

Response: Parking stall and tables have been updated accordingly based on comments and modifications.

10. Per Section 5.15.04.13, the PUD District shall include such provisions for the ownership and maintenance of common spaces as are reasonably necessary to satisfy the provisions of this section. Please submit plans for common area maintenance. Such provisions will be included in the Subdivision Agreement.

Response: This is in process with ownership.

11. Sidewalk connections to buildings on lots 1, 2, and 4 need to be added for safe pedestrian connections to these developments, per Section 5.15.04.15.

Response: Sidewalk connections have been added.

12. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

Response: Understood.

13. Confirm lighting levels and fixtures are Consistent with the surrounding existing development, per Section 5.15.04.22.

Response: Light poles have been added to the plans. Fixtures utilized will match the requirements noted in the PUD.

14. Please reference the City of La Vista as the local agency in the draft drainage study. It currently mentions the City of Papillion.

Response: This has been updated.

15. Grading work will require a grading permit. Please reach out to La Vista's Chief Building Official, Jeff Sinnott, at (402) 593-6400 for information on how to obtain your grading permit prior to the start of any grading.

Response: Understood.

16. Ensure any covenants and/or ordinances pertaining to Southport West are satisfied.

Response: These have been reviewed and confirmed.

17. The PUD Site Plan does not depict the locations of any proposed monument signage. Please provide proposed locations of this signage to ensure conformance with the zoning regulations.

Response: Future monument sign locations have been shown and will be finalized with the end users.

Emergency Vehicle Access Plan

1. The Emergency Vehicle Access Plan does not adequately depict how the hotel on Lot 2 will be accessed.

Response: This has been revised to show the path through the hotel site.

Landscaping Plan

1. Confirm all landscaping/berm requirements are being met per current PUD, unless otherwise noted within a proposed PUD amendment.

Response: These have been confirmed.

2. Expand the Area Calculations/Parking Statistics table to include information that details the linear street frontage of each lot, the number of trees required as per Section 7.17 of the Zoning Ordinance and the number of trees provided.

Response: The table has been revised as noted.

3. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed.

Response: Understood.



April 22, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Planned Unit Development Amendment – 2nd Review Letter
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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. For ease of future tracking, please rename the project from "Southport West South Lots" to "Southport West Replat Nine PUD – Phase 1" on all PUD plan set sheets.
2. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review.
3. Per Section 5.15.04.08, a cross-parking easement needs to be added to the Final Plat.
4. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

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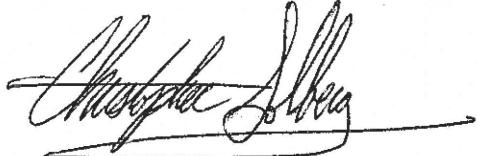
Landscaping Plan

1. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. As a reminder, the building design for each building must be approved through the City's design review process prior to submitting applications for building permits. Applications and building material samples will need to be submitted in addition to the elevations to begin review.

We have published the legal ad for your application to be reviewed by the Planning Commission on May 5th, 2022 at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128) at 6:30pm. For this item to move forward at this May 5th Planning Commission meeting, please submit a revised PUD plan set to incorporate the changes mentioned in the comments above by close-of-business Tuesday, April 26th for packet preparation. Assuming that deadline is met, please have a representative in attendance at the May 5th Planning Commission meeting to introduce your request and answer any questions that the Planning Commission might have.

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

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6400

cc:

Pat Kerrigan, Southport West Partners, LLC
Bruce Fountain, Community Development Director – City of La Vista
Cale Brodersen, Assistant City Planner – City of La Vista
Pat Dowse, City Engineer – City of La Vista



Comment Response: PUD Southport West -Letter dated 4/22/22

1. For ease of future tracking, please rename the project from "Southport West South Lots" to "Southport West Plat Nine PUD — Phase 1" on all PUD plan set sheets

Response: Sheets have been updated as noted.

2. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review

Response: Understood

3. Per Section 5.15.04.08, a cross-parking easement needs to be added to the Final Plat

Response: Per discussions, a note will be added to the Preliminary and Final Plat regarding cross parking for the lots.

4. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

Response: Understood.

Landscaping Plan

1. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. As a reminder, the building design for each building must be approved through the City's design review process prior to submitting applications for building permits. Applications and building material samples will need to be submitted in addition to the elevations to begin review.

Response: Understood. We will work with the developments to move this forward.



SD	EXISTING PROPERTY LINE
SS	EXISTING STORM SEWER
P-CH	EXISTING SANITARY SEWER
P-UG	EXISTING OVERHEAD POWER
P-LG	EXISTING UNDERGROUND POWER
TEL	EXISTING TELEPHONE LINE
CATV	EXISTING CABLE/TELEVISION LINE
TEL	EXISTING TELEPHONE LINE
G	EXISTING GAS LINE
LD	LIMITS OF DISTURBANCE
SD	EXISTING STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
P-UG	EXISTING GRADE INLET
P-LG	EXISTING SANITARY SEWER MANHOLE
TEL	EXISTING BOLLARD
CATV	EXISTING SIGN
TEL	EXISTING CONDUIT SYSTEM
VEG	EXISTING VEGETATION
COL	EXISTING COLUMN
WMN	EXISTING WATER MANHOLE
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
GD	EXISTING GAS DRAVE
GV	EXISTING GAS VALVE
TR	EXISTING TELEPHONE RISER
TF	EXISTING TRANSFORMER
ER	EXISTING ELECTRICAL RISER
EM	EXISTING ELECTRICAL METER
EW	EXISTING ELECTRICAL WIRE
EV	EXISTING ELECTRICAL VAULT
EO	EXISTING ELECTRICAL OUTLET
GW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
PP	EXISTING POWER POLE WITH LIGHT
PO	EXISTING POWER POLE
BO	EXISTING BORE HOLE

2115 South 67th Street, Suite 200
Omaha, NE 68106

TEL: 402.341.1116
www.oss.com

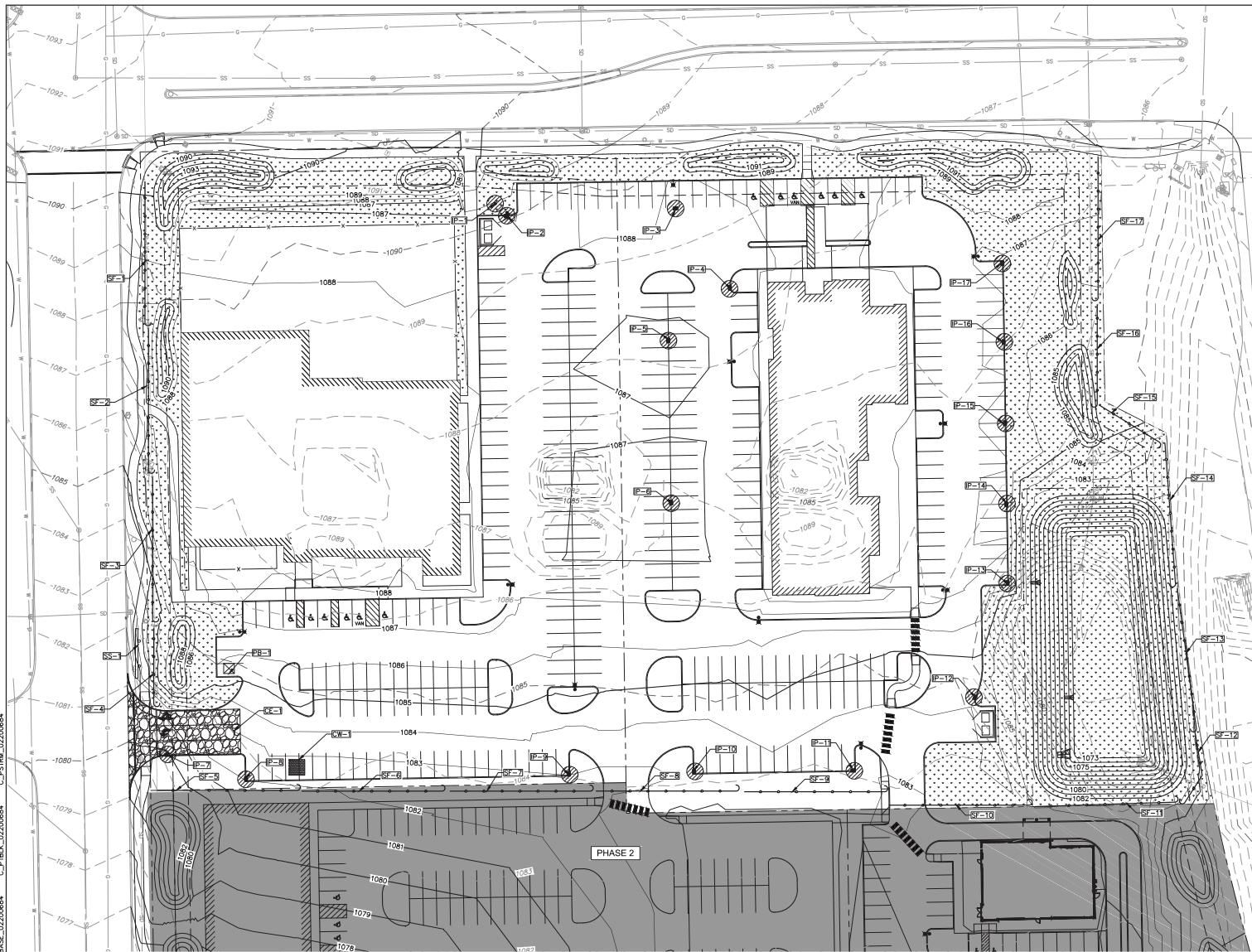
olsson

2115 South 67th Street, Suite 200
Omaha, NE 68106

REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION
2022		

LA VISTA, NE	2022
drawn by:	KA
checked by:	EW
checked by:	EW
project no.:	022-00054
date:	09.21.22
SHEET	2.0



LEGEND

— — — 10XX — — —	EXISTING MAJOR CONTOUR
— — — 10XX — — —	EXISTING MINOR CONTOUR
————— 10XX —————	PROPOSED MAJOR CONTOUR
————— 10XX —————	PROPOSED MINOR CONTOUR

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BMP LEGEND (REFERENCE DETAIL SHEET)

BMP LEGEND (REFERENCE DETAIL SHEET)	
	PORTABLE BATHROOM
	EXISTING STABILIZED CONSTRUCTION ENTRANCE. MAINTAIN/REPAIR AS NECESSARY. REF. OMARHA REGIONAL STORMWATER MANUAL (FIG 9-3).
	INLET PROTECTION. SEE DETAIL SHEET.
	SILT FENCE. REF. OMARHA REGIONAL STORMWATER MANUAL (FIG 9-4, 9-5)
	CW-# CONCRETE WASHOUT. SEE DETAIL SHEET.
	SS-# SWPPP SIGN PER PCWP REQUIREMENTS
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUIV.). REF. OMARHA REGIONAL STORMWATER MANUAL (FIG 4-3).
	TEMPORARY SEEDER AREA; REFERENCE TEMPORARY SEEDING TABLE THIS SHEET.

NOTES

1. CONSTRUCTION ENTRANCES MAY BE LOCATED AT THE CONTRACTOR'S DISCRETION, PROVIDED THEY CONFORM TO THE REQUIREMENTS OF THE OMAHA STORMWATER DESIGN MANUAL.
2. ALL SILT FENCES SHALL BE INSTALLED IN NO GREATER DISTANCE THAN 100 FEET FROM THE EROSION SOURCE. TURN UPHILL (+ HOOK) FOR AN APPROPRIATE DISTANCE (3-FOOT MINIMUM) TO KEEP WATER AND SEDIMENT FROM FLOWING TO THE NEXT SECTION OF SILT FENCE, TYPICALLY REFERRED TO AS A "SILT LOGIC" SYSTEM.
3. REFERENCE THE SEDIMENT AND EROSION CONTROL NOTES SHEET FOR MORE INFORMATION AND TEMPORARY SEEDING REQUIREMENTS FOR SILT FENCE CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FIELD MODIFICATIONS OF THE SWPPP DURING THE CONSTRUCTION DELAY / SETTLEMENT PHASE OF THE PROJECT TO MAINTAIN THE FURNISHED SWPPP. CONTRACTOR IS RESPONSIBLE FOR ALL FEDERAL, STATE, AND LOCAL PERMIT REQUIREMENTS. REFERENCE THE GRADING PLAN FOR SETTLEMENT MONITORING REQUIREMENTS.
5. CONTRACTOR SHALL PERMANENTLY PLANT, INSTALL EROSION CONTROL BLANKET / SLOPE WATTLES AND STABILIZE AREAS THAT WILL BE VERTICALLY OR HORIZONTALLY BROUGHT TO FINAL GRADE. FINAL PLANTING SHALL BE COMPLETED PRIOR TO PLACING FINAL EROSION CONTROL BLANKET.
6. REFERENCE THE LANDSCAPE PLAN / PLANTING INFORMATION AND FINAL STABILIZATION REQUIREMENTS.
7. NO LAND DISTURBING ACTIVITIES ARE ALLOWED OUTSIDE THE PROPERTY LINE, UNLESS APPROVED BY THE OWNER AND APPROVAL FROM THE OWNER AND PROJECT ENGINEER. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL NOT DISTURB THE PROPERTY LINE UNLESS APPROVED IF ANY DISTURBANCE IS NEEDED BEYOND THE PROPERTY LINE AND PERMITTED LOG AS SHOWN ON THE PLANS.

TEMPORARY SEEDING	
DATE	APPLICATION
MAR. 15 - JUL. 1	COVER CROP - DRILL SEED OATS & RYGRASS. OATS SEEDING RATE - 2.0 BU. OR 60 LBS./AC. RYGRASS SEEDING RATE - 30 LBS./AC.
JUL. 1 - SEPT. 1	COVER CROP - DRILL SEED OATS, SEEDING RATE - 1.5 BU. OR 45 LBS./AC.
SEPT. 1 - OCT. 31	WINTER WHEAT - 1 BU. OR 60 LBS./AC. OF WINTER RYE - 1 BU. OR 55 LBS./AC.

2022

**EROSION CONTROL PLAN
PUD PLANS**

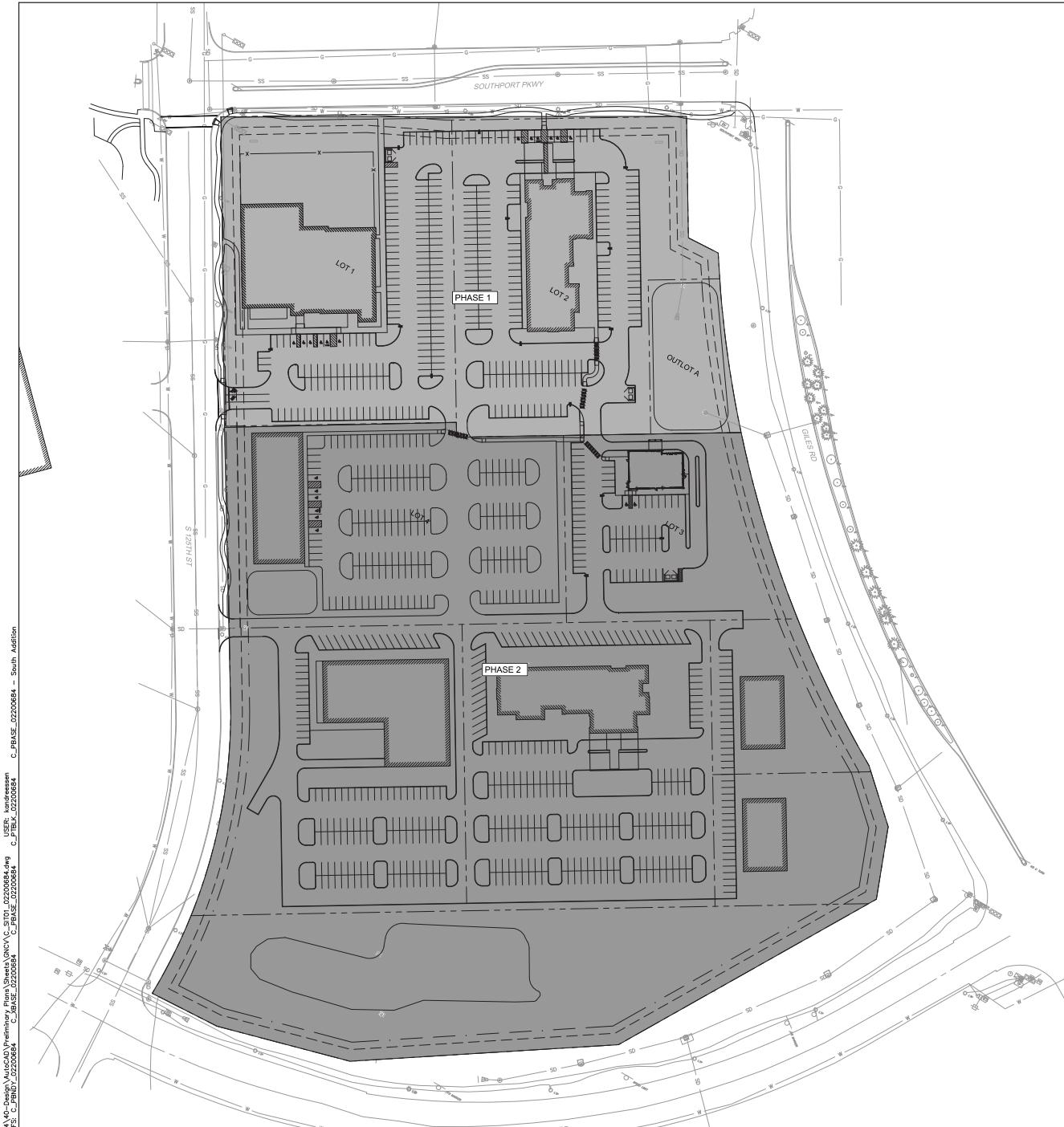
**UTHPORT WEST REPLAT NINE PUD
PHASE 1**

drawn by:	KA
checked by:	EW
approved by:	
QA/QC by:	
project no.:	022-00654
drawing no.:	03.21.22
date:	

LA VISTA, NE

SHEET
C3.0

SHEET
C3.0



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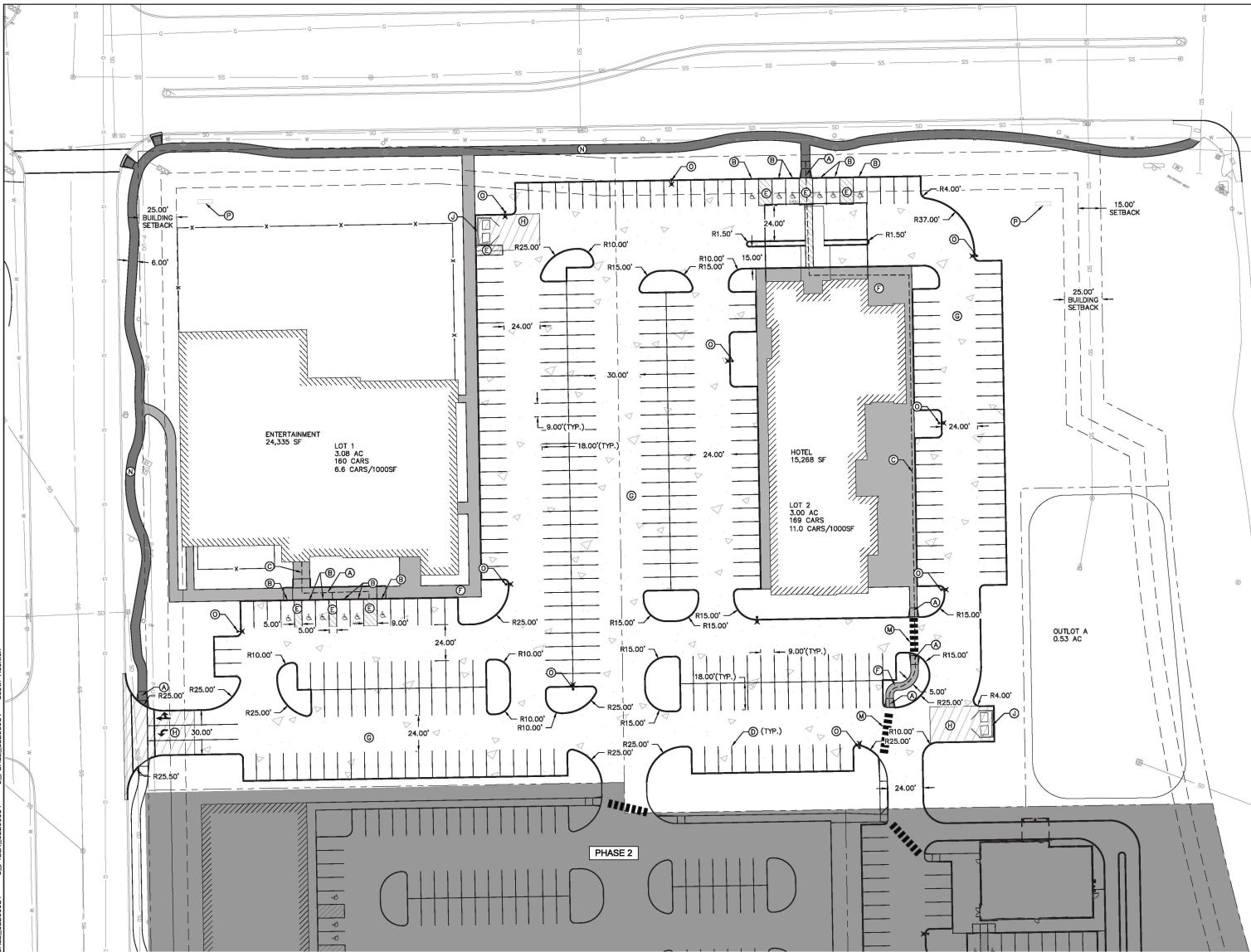
LA VISTA, NE		CONCEPTUAL PUD PHASING PLAN		PUD PLANS		SOUTHPORT WEST REPLAT NINE PUD		PHASE 1	
2022	03/21/22	2022	03/21/22	2022	03/21/22	2022	03/21/22	2022	03/21/22
REVISIONS DESCRIPTION									

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SITE KEY NOTES

④ CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-3.

⑪ INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-3.

⑫ PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.

⑬ INSTALL 4-INCH WHITE PAINTING STRIPING. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATION (TYP.)

⑭ INSTALL 4-INCH WHITE PAINTING STRIPING AT 45°; 2-FEET O.C. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)

⑮ CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 500-1.

⑯ CONSTRUCT 6-INCH THICK STANDARD DUTY P.C.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-1.

⑰ CONSTRUCT 6-INCH THICK STANDARD DUTY P.C.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-1.

⑲ CONSTRUCT TYPE "A" INTEGRAL CURB AND GUTTER PER CITY OF OMAHA STANDARD PLATE 500-1.

⑳ TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY METAL PAVEMENT APRON AS SHOWN ON PLAN.

㉑ INSTALL STOP SIGN PER MUTCD STANDARDS AND PER CITY OF OMAHA STANDARD PLATE 906-3 AND 906-4. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-1.

㉒ STRUCTURAL STOOL AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.

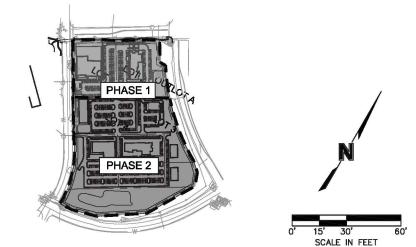
㉓ INSTALL 24-INCH WIDE CROSSWALK PAINTING STRIPING. REFERENCE DETAIL SHEET CITY OF OMAHA STANDARD PLATE 500-1. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)

㉔ CONSTRUCT 6-INCH THICK STANDARD DUTY P.C.C. SIDEWALK IN PUBLIC R.O.W. 5' WIDE AND SPACED 6.5' OFF BACK OF CURB OF PUBLIC STREET (UNLESS OTHERWISE NOTED ON PLANS).

㉕ LIGHT POLE AND BASE. REFERENCE SITE LIGHTING PLAN.

㉖ PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGNAGE PERMIT IS REQUIRED.

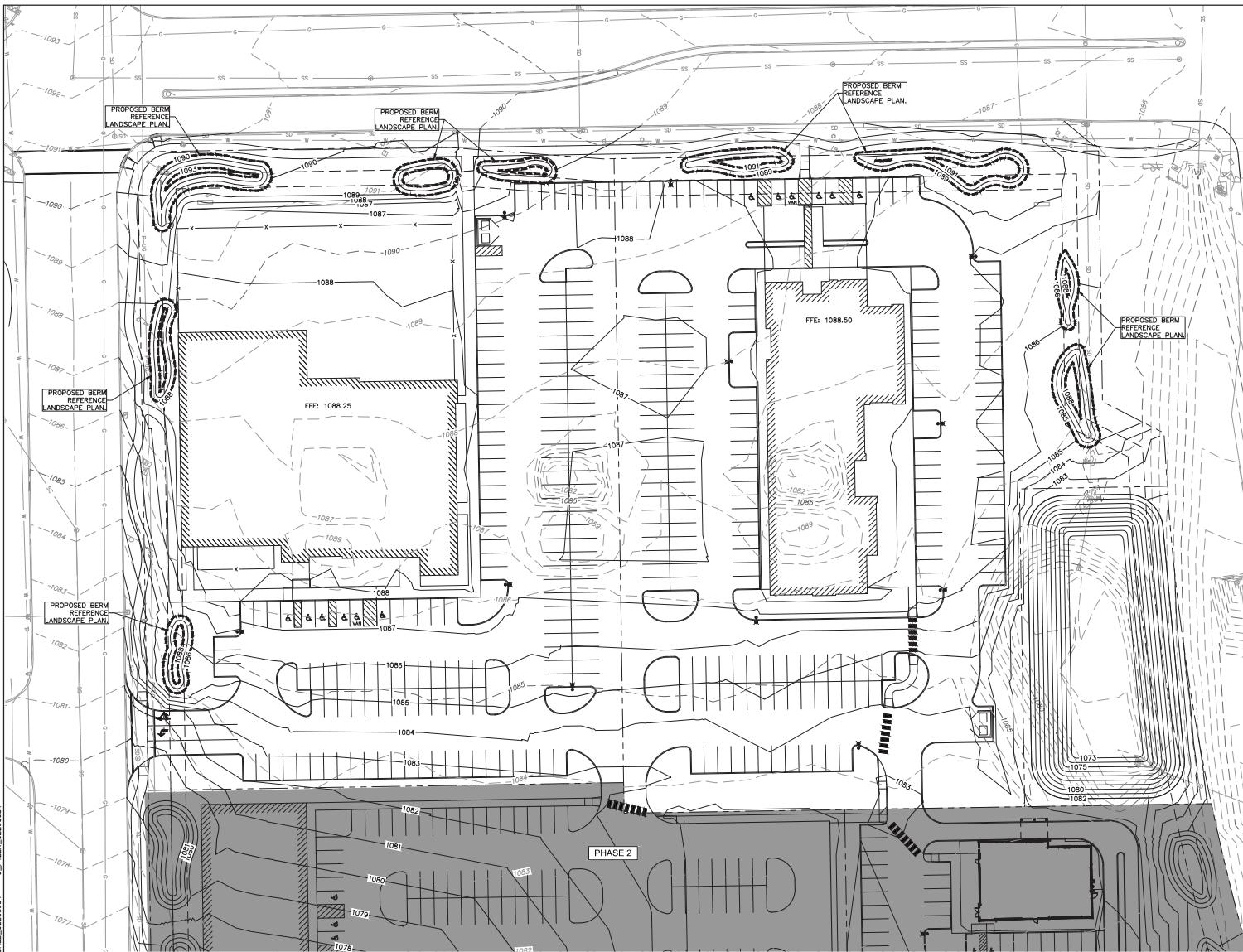
SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 SPW REPLAT ONE)
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT; 151 UNITS; MAX 8 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	328 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)



PHASING MAP

drawn by:	KA
checked by:	EW
approved by:	
QAQC by:	
project no.:	022-00084
drawing no.:	03.21.22
date:	
SHEET	
C4.1	

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DATE: Apr 26, 2022 11:33am

LEGEND

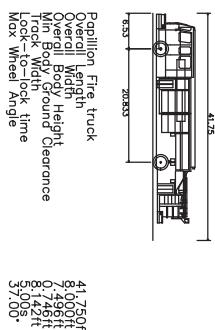
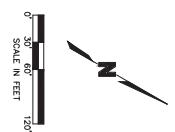
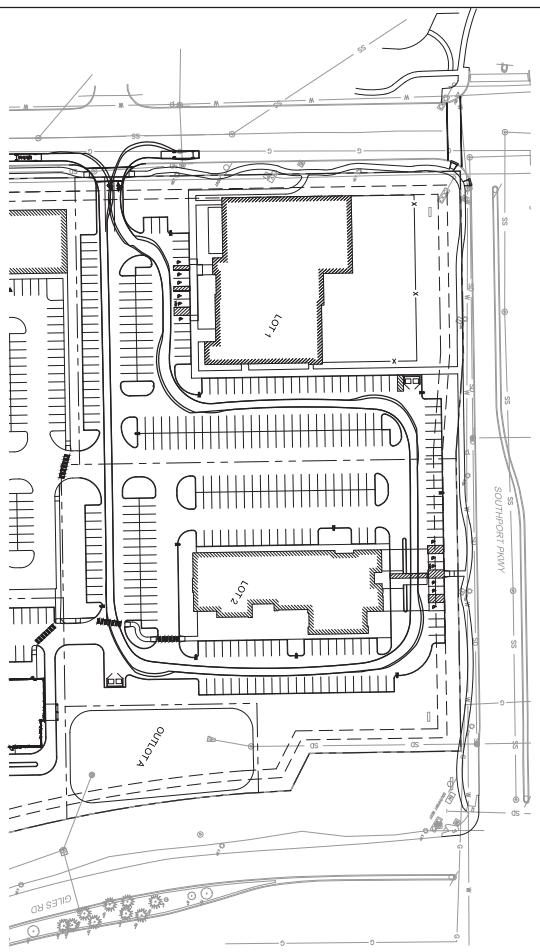
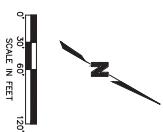
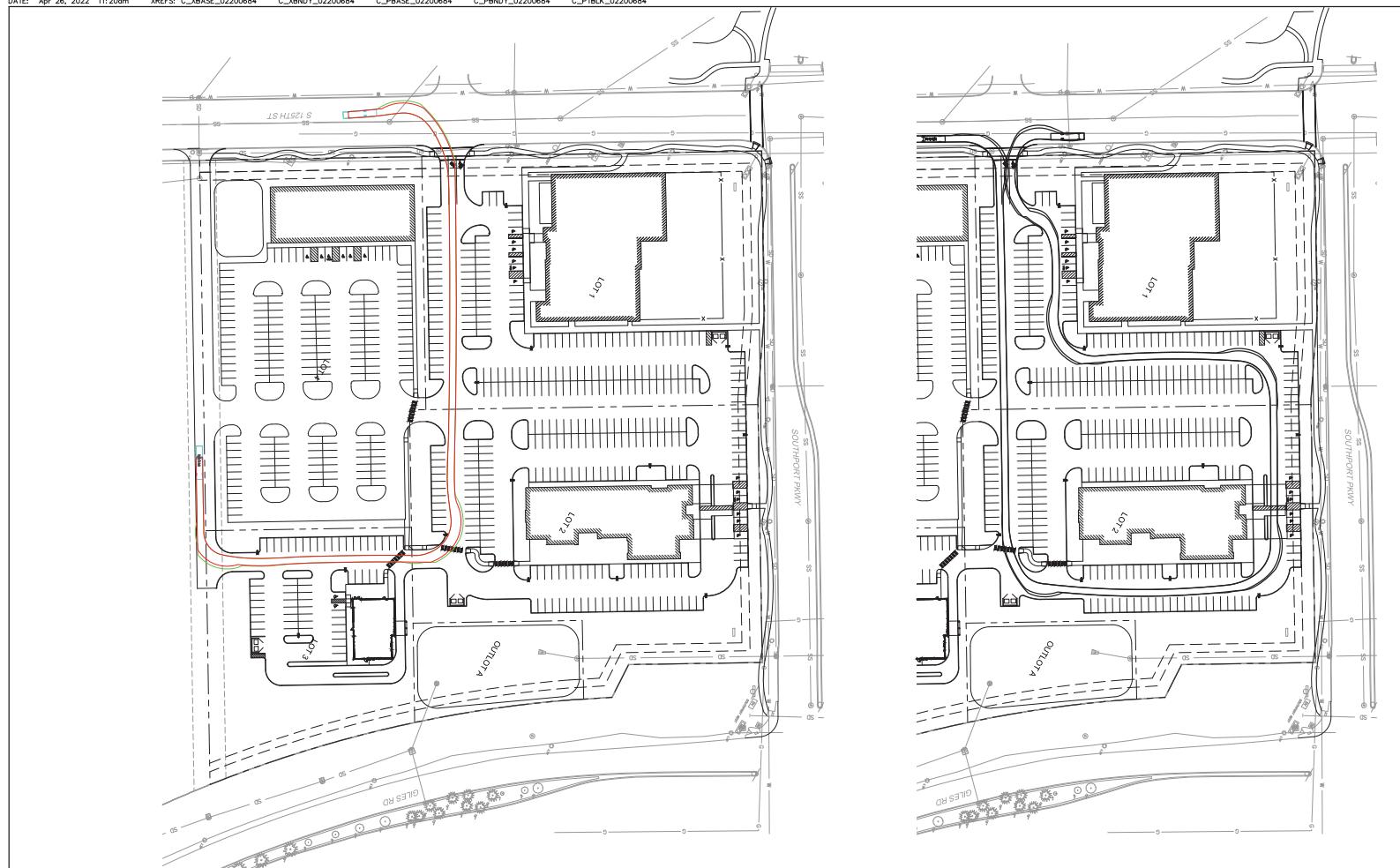
— — — 10XX — — —	EXISTING MAJOR CONTOUR
— — — 10XX — — —	EXISTING MINOR CONTOUR
— — — 10XX — — —	PROPOSED MAJOR CONTOUR
— — — 10XX — — —	PROPOSED MINOR CONTOUR

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GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED, NON-GRADING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL*)

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE GRADING INFORMATION TABLE FOR CONSTRUCTION ELEVATION.
4. REFERENCE THE ELL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROPERTY.
5. CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
6. DEVELOPMENT OF PRIVATE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES FOR THE DRAINAGE AREAS AS PROVIDED IN SECTION 4.10.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE OWNER'S STORM WATER MANAGEMENT PLAN. THESE WATER QUALITY FACILITIES SHALL BE MAINTAINED BY BRIXTON PROPERTY GROUP, MANAGEMENT OF THE 2-1/2 ACRES OF IMPERVIOUS PAVED WILDS BE PROVIDED BY THE CITY OWNED FACILITIES.



EMERGENCY VEHICLE ACCESS PLAN
PUD PLANS

SOUTHPORT WEST REPLAT NINE PUD
PHASE 1

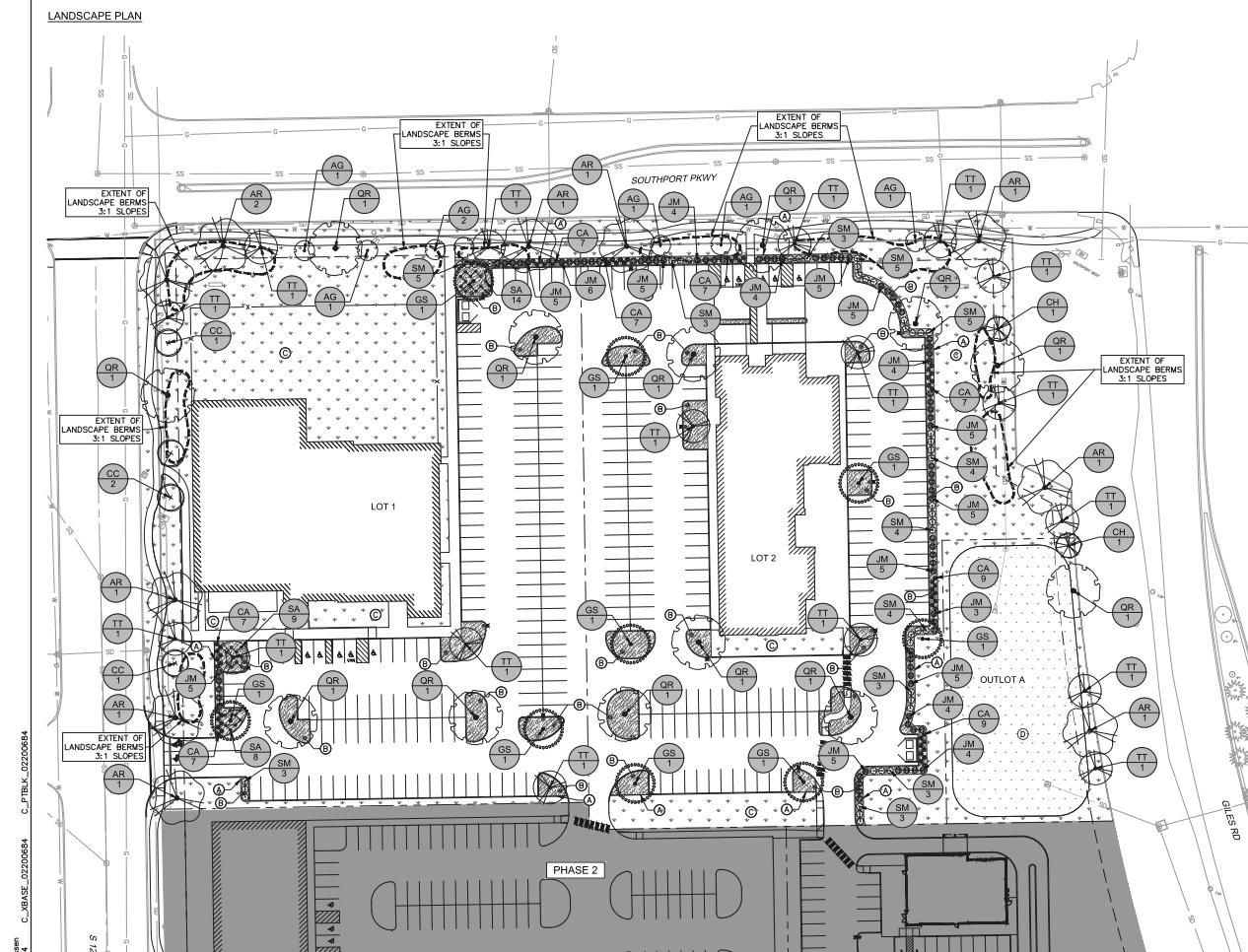
LA VISTA, NE

REV. NO. DATE REVISIONS DESCRIPTION

2022

REVISIONS

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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
	AR	10	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL	B&B	6'	35'	50'
	GS	9	GLEIDITIS TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL	B&B	6'	50'	35'
	GR	13	QUERUS RUBRA RED OAK	2" CAL	B&B	6'	60'	50'
	TT	17	TILA TOMENTOSA SILVER LINDEN	2" CAL	B&B	6'	50'	30'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
	AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL	B&B	6'	20'	15'
	CC	4	CERCIS CANADENSIS EASTERN REBIDUB	1.5" CAL	B&B	6'	25'	20'
	CH	2	CRATAEGUS CRUS-GALLI COCKSPUR HAWTHORN	1.5" CAL	B&B	6'	25'	20'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	SM	45	SYRINGA MEYERI KOREAN LILAC	3 GAL	5'	5'	2'	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	JM	79	JUNIPERUS CHINENSIS 'MANEY' MANEY JUNIPER	3 GAL	4'	5'	2'	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	CA	58	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	1 GAL	3'	3'	10"	
	SA	31	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	2'	2'	12"	
INERTS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
	④	11,803 SF	MULCH MULCH SHREDDED HARD WOOD WOOD MULCH	---				
SOD / SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
	⑤	89,013 SF	TURF SOD DROUGHT TOLERANT TURF-TYPE FESCUE	SEED				

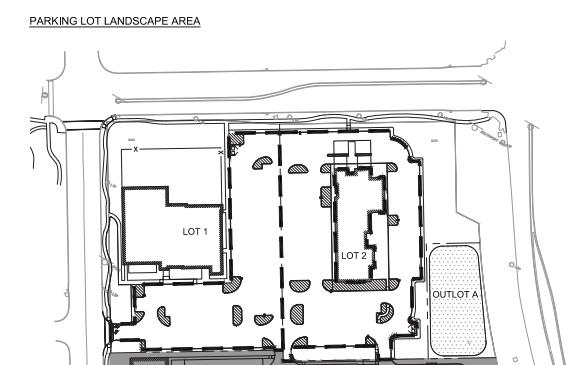
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Olathe, KS 66061
www.olson.com
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REVISIONS	REVISIONS DESCRIPTION

**LANDSCAPE PLAN
PUD PLANS**
SOUTHPORT WEST PLAT NINE PUD
PHASE 1

REV. NO.	DATE
	2022

checked by: *[Signature]* EWD
checked by: *[Signature]* GAO
project no.: 022000014
drawing no.: 022000014
date: 03.21.22



	LOT 1	LOT 2	OUTLOT A	TOTAL
PARKING LOT AREA	59,447	82,560	NA	142,007
PARKING LOT LANDSCAPE	4,209	6,919	NA	11,128
	7.08%	8.38%	NA	7.84%
LINEAR STREET FRONTRAGE	742	571	213	1,526
TREES REQUIRED (1 / 40 LF)	18.6	14.3	5.3	38.2
TREES PROVIDED	19	14	5	38

LA VISTA, NE
checked by: *[Signature]* EWD
checked by: *[Signature]* GAO
project no.: 022000014
drawing no.: 022000014
date: 03.21.22

SHEET L1.0

SOUTHPORT WEST REPLAT NINE

LOTS 23-26 OF SOUTHPORT WEST
LOT 1, OF SOUTHPORT WEST REPLAT 4
LA VISTA, SARPY COUNTY, NEBRASKA

LEGEND

FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
SET IN REBAR W/CAP L.S. 607
MEASURED PROPERTY
PLATTED DISTANCE
BOUNDARY LINE
PARKING PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING EASEMENT
TO BE LOCATED
EXISTING LANDSCAPE SETBACK
EXISTING STORM SEWER EASEMENT
EXISTING UTILITY EASEMENT

EXISTING ZONING		
ZONING	DESC.	
LOTS 1, 23, 24, 25, & 26	C-3	COMMERCIAL

PROPOSED ZONING		
ZONING	DESC.	
LOTS 1 THRU 4 & OUTLOT A	C-3	COMMERCIAL

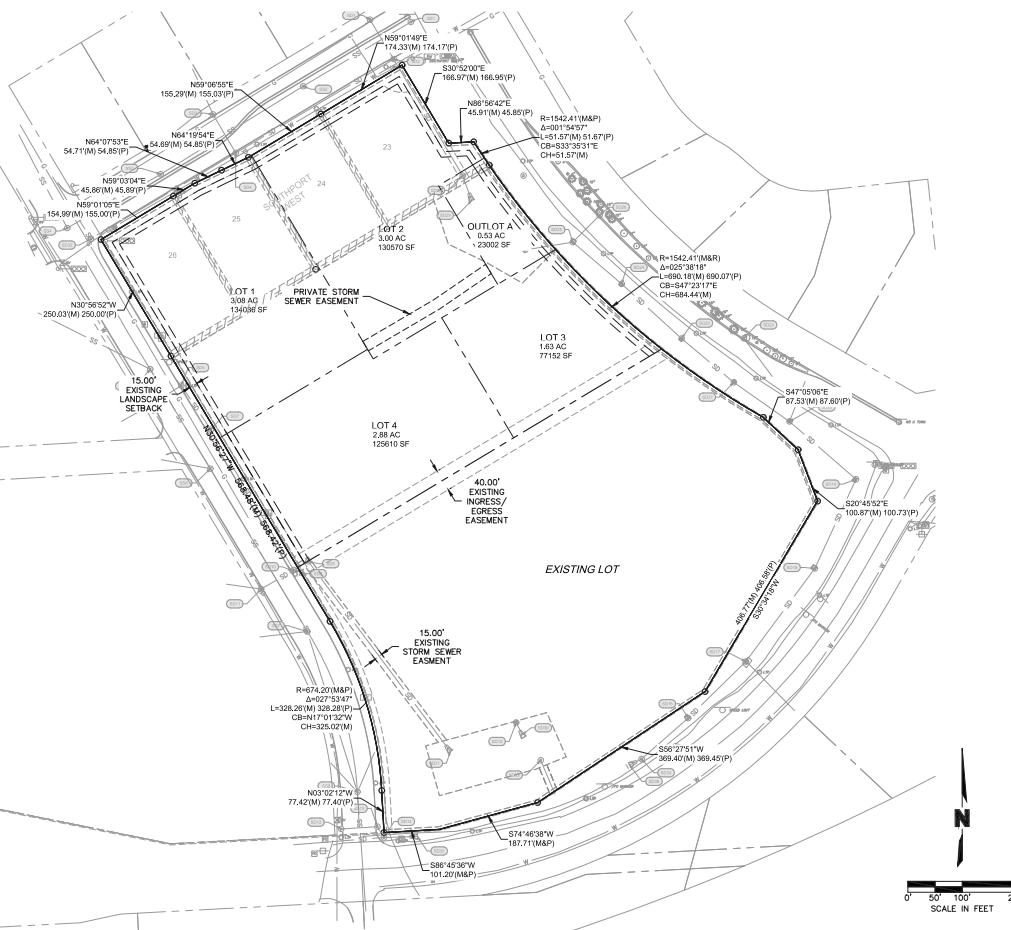
DEVELOPER: PAT KERIGAN
SURVEYOR: TERRY ROTHANZL, L.S.
ENGINEER: ERIC WILLIAMS
SOUTHPORT WEST PARTNERS, LLC
OLSSON
2111 S. 67TH STREET
SOUTHPORT
WATERLOO, NE 68069
SOUTHPORT
OMAHA, NE 68106

SURVEY CERTIFICATION

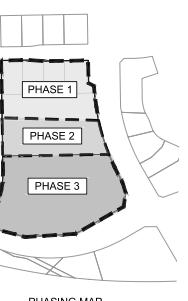
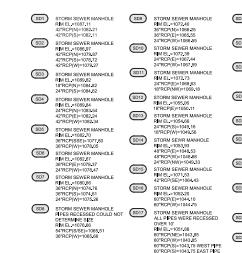
TERRY ROTHANZL, L.S.

CITY OF LA VISTA PLAT APPROVAL

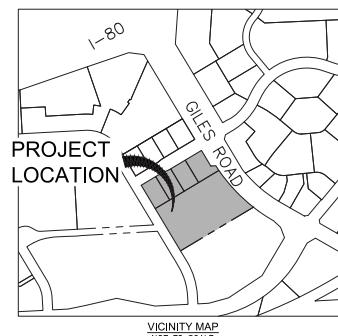
NOTES:
1. PERMANENT RECIPROCAL PARKING ACCESS IS
ALLOWED OVER AND ACROSS LOTS 1 THRU 4
AND OUTLOT A.



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Dwg: 02205844
Date: 07/26/2022
Time: 11:19pm
Refers to: C:\PTB\K\02205844



PHASING MAP



VICINITY MAP
NOT TO SCALE



EXISTING ZONING MAP
NOT TO SCALE

PRELIMINARY PLAT
PRELIMINARY PLAT SUBMITTAL
SOUTHPORT WEST REPLAT NINE
PHASE 1

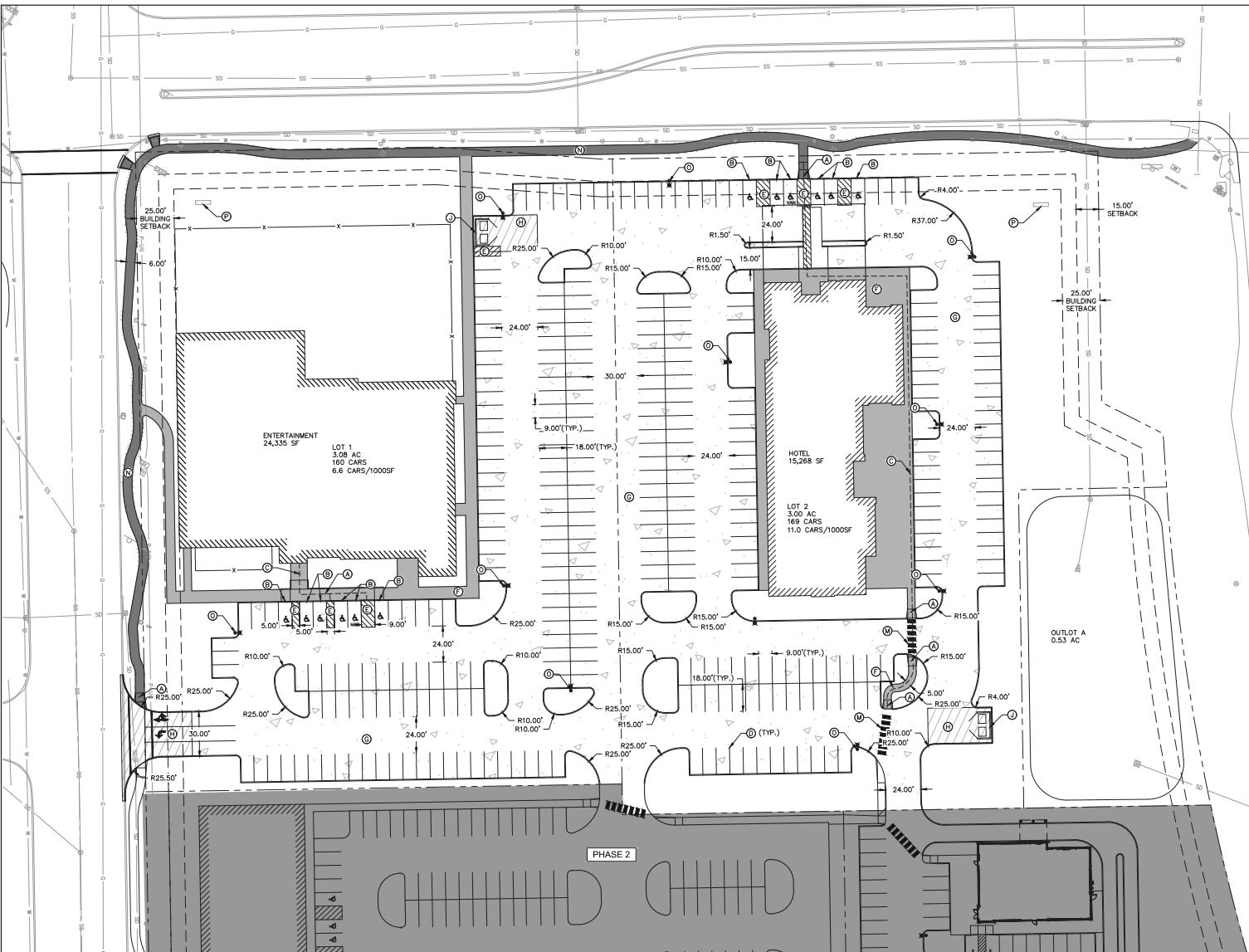
LA VISTA, NE
drawn by: ERIC WILLIAMS
checked by: TERRY ROTHANZL
GACD ID: 02205844
project no.: 02205844
date: 03/21/22

SHEET
C1.0

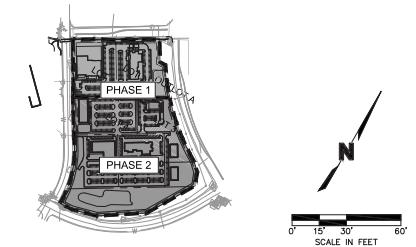
REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION

2022



SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 PUBLIC PARKING)
REQUIRED: (LOT 2)	151 STALLS (1 PARKING RENTAL UNIT; 151 UNITS; MAX 6 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	329 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)



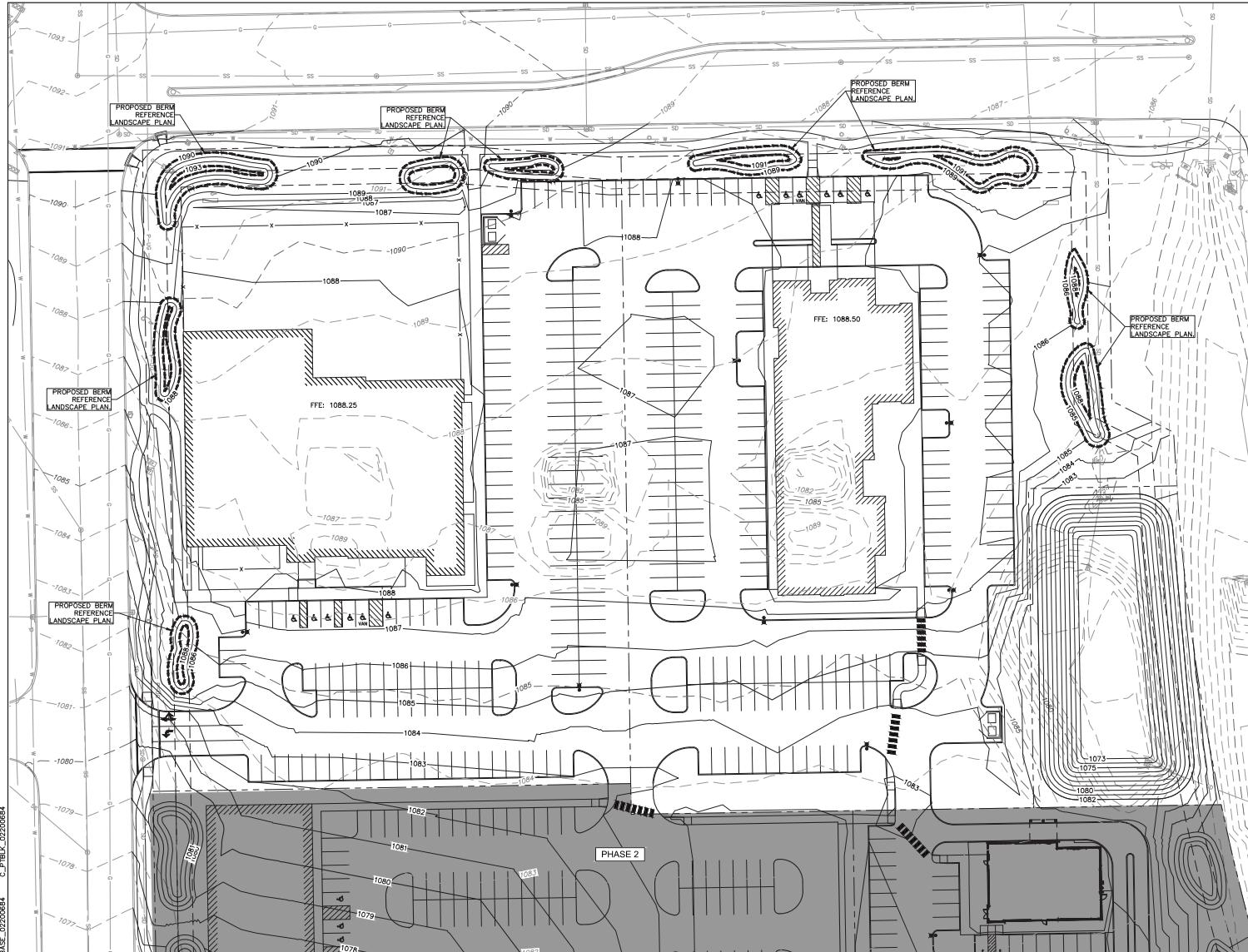
PHASING MAP

LAVISTA, NE

**SITE PLAN
PRELIMINARY PLAT SUBMITTAL
DOUTHPOR WEST REPLAT NINE**

The logo for Olsson, featuring the word "olsson" in a bold, lowercase, sans-serif font. The letters are thick and black, with a slight shadow effect. The "o" is positioned on the left, and the "n" is on the right, with the other letters in between.

SHEET
C4.1



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USER: kentmccles

C:\DRIVE\0220064

LEGEND

— 10XX —	EXISTING MAJOR CONTOUR
— 10XX —	EXISTING MINOR CONTOUR
— 10XX —	PROPOSED MAJOR CONTOUR
— 10XX —	PROPOSED MINOR CONTOUR

olsson

2115 South 67th Street, Suite 200
Omaha, NE 68106
TEL: 402.341.1166
www.olsson.com

GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED/ NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL)*

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

NOTES

1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTRACTOR TO GRADE TO.
4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
5. CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
6. DEVELOPMENT OF NEW LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSES OF VEHICULAR TRAVEL AND PARKING SHALL PRODUCE A STORM WATER MANAGEMENT FACILITY FOR WATER QUALITY AS REQUIRED BY SECTION 154.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OMAHA REGIONAL STORM WATER DESIGN MANUAL. SUCH WATER QUALITY FACILITIES SHALL BE MAINTAINED BY BROWNSFIELD PROPERTY OWNERSHIP. THE 2-YEAR STORM RUNOFF PEAK FLOWS WILL BE PROVIDED BY THE CITY OWNED FACILITIES.

REV.	DATE	REVISIONS DESCRIPTION
NO.		

2022

GRADING PLAN
PRELIMINARY PLAT SUBMITTAL
SOUTHPORT WEST PLAT NINE
PHASE 1

LA VISTA, NE
checked by: *[Signature]* *[Signature]*
checked by: *[Signature]* *[Signature]*
GARDEN project no.: 0220064
drawing no.: 0220064
date: 03.21.22
SHEET
C5.0



SCALE IN FEET

ALSO LOCATED IN:
NW 1/4 SE 1/4 18-14-12
SW 1/4 SE 1/4 18-14-12
SE 1/4 SE 1/4 18-14-12

SOUTHPORT WEST REPLAT NINE

LOTS 1 THRU 4 AND OUTLOT A

A TRACT OF LAND BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH PLATTED AND RECORDED SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2006-17152, (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHEMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

(NAME OF LIEN HOLDER)

BY: _____

(PRINT THE NAME OF INDIVIDUAL)

TITLE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

ON THE ____ DAY OF 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED,

_____, 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/HER VOLUNTARY ACT AND DEED AS SAID.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

NOTARY PUBLIC

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS ON THIS ____ DAY OF ____ 2022.

SARPY COUNTY PUBLIC WORKS

SARPY COUNTY TREASURER'S CERTIFICATE

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.

SARPY COUNTY TREASURER DATE

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION,

ON THIS ____ DAY OF ____ 2022.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A 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

USER: drafting

dwg

DWG: F:\2022\0501\022-00684\022-00684-Dwg\Survey\SPY\Sheets\PLAT_SOUTHPORT WEST REPLAT NINE_0220684.dwg
DATE: Apr 26, 2022 10:14pm



LEGEND

- FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR W/CAP L.S. 607
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- BOUNDARY
- - - PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING EASEMENT (TO BE VACATED)

N

0' 2.5' 5' 10'
SCALE IN FEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHPORT WEST PARTNERS, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A, AND WE DO HEREBY PATRY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS HEREOF, WE DO SET OUR HANDS

SOUTHPORT WEST PARTNERS, LLC

PATRICK J. KERRIGAN
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

ON THE ____ DAY OF 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED, PATRICK J. KERRIGAN, 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/HER VOLUNTARY ACT AND DEED AS SAID MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

NOTARY PUBLIC

EXISTING EASEMENTS

- A. EXISTING PERMANENT LANDSCAPE AND SIGN EASEMENT GRANTED TO S.I.D. NO. 253, INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- C. EXISTING 5.0' WIDE PERMANENT M.U.D. CONSTRUCTION AND MAINTENANCE OF WATER MAINS AND RELATED FACILITIES EASEMENT ON THE NORTHERLY 5.00 FEET OF LOTS 25 AND 26, SOUTHPORT WEST. INSTRUMENT NO. 2005-30969.
- D. EXISTING 20.00 FOOT WIDE PERMANENT INGRESS/EGRESS AND STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 2005-23675.
- E. PERMANENT 5.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 253 AND TO THE CITY OF LA VISTA. INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- F. PERMANENT 5.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA. INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- G. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE RETURN OF APPRAISERS RECORDED JULY 23, 1992 AT INSTRUMENT NO. 1993-32937 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON ACCESS, TEMPORARY EASEMENTS, AND RESERVATION OF MINERAL RIGHTS.
- H. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SOUTHPORT WEST REPLAT NINE RECORDED JULY 5, 2005 AS INSTRUMENT NO. 2005-22474 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION ON THE RIGHT-OF-WAY, EASEMENT, OR OTHER PROPERTY OWNED BY THE CIVIL ENGINEER, WHICH IS LIMITED ONLY TO THE STATE THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER SECTION 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS AMENDED BY THE FIRST AMENDMENT AT INSTRUMENT NO. 2006-17152, THE SECOND AMENDMENT AT INSTRUMENT NO. 2015-32100, AND THE THIRD AMENDMENT AT INSTRUMENT NO.: 2021-23694 AND AS ASSIGNED AT INSTRUMENT NO.: 2006-19335 AND 2008-06886 AND AS RATIFIED BY CONSENT TO AND RATIFICATION OF DECLARATION RECORDED JULY 5, 2005 AT INSTRUMENT NO. 2005-22497. (BLANKET TYPE EASEMENT)

EXISTING EASEMENTS (TO BE VACATED)

- B. EXISTING CENTERLINE OF RIGHT-OUT ONLY VEHICULAR ACCESS TO SOUTHPORT PARKWAY INST. NO. 2008-05315.
- I. PERMANENT DRAINAGE DETENTION EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA. INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- J. EXISTING CENTERLINE OF UNRESTRICTED FULL ACCESS FOR VEHICULAR INGRESS/EGRESS INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- K. EXISTING DEDICATED UTILITY EASEMENTS, INSTRUMENT NO. 2005-21955.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, 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 SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONTAINING 11.19 ACRES, MORE OR LESS.

Terry L. Rothanzl
NEBRASKA
LAND SURVEYOR
LS-607
TERRY L. ROTHANZL
04-25-2022

olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL: 402.341.1116
FAX: 402.341.5885
www.olsson.com

FINAL PLAT	SHEET
SOUTHPORT WEST REPLAT NINE LOTS 1 THRU 4 AND OUTLOT A LA VISTA, NEBRASKA SARPY COUNTY 2022	1 of 1

drawn by: DPH
checked by: EW
QAQC by: TLR
project no.: 022-00684
drawing no.: 0422-00684
date: 04.25.2022

Exhibit E

Southport South Traffic Impact Study Table of Contents, Executive Summary, and Summary and Conclusions

A copy of the full traffic impact analysis can be found
on file with the City Clerk at La Vista City Hall.

Southport South

TRAFFIC IMPACT STUDY

La Vista, NE

Prepared For:

Malibu Properties LLC
21008 Cumberland Drive, Suite 110
Omaha, NE 68022

Prepared By:

Olsson
2111 S. 67th Street, Suite 200
Omaha, NE
68106

Olsson Project No. 022-00684
March 2022

olsson

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- Appendix G Plus Site Signal Warrant Evaluation
- Appendix H Plus Site Geometric Improvement Evaluation
- Appendix I 2025 Plus Site Capacity Analysis Synchro Report
- Appendix J 2050 Plus Site Capacity Analysis Synchro Report

DRAFT

EXECUTIVE SUMMARY

This report documents the results of impact analyses conducted for a proposed multi-sport development bounded by Giles Road on the south and 120th Street / Eastport Parkway (Eastport Parkway) on the west in La Vista, Nebraska. This study reviewed the operations at study intersections for 2025 and 2050 conditions.

The proposed site plan includes general office, retail, restaurant, and hotel land uses. There are three direct access points proposed as part of the development. Site drives and unsignalized intersections were evaluated for signalization and other intersection improvements with site traffic.

Based on the results of the capacity analysis and intersection control evaluations, the following improvements are recommended:

Background Improvements

Giles Road

- *Construct six-lane divided section from Harrison Street through 120th Street.

I-80 and Giles Road Interchange

- Construct additional northbound Giles Road to eastbound I-80 lane to improve lane utilization along Giles Road.
 - The configuration would include one exclusive northbound right-turn lane and one shared through-right lane. An additional I-80 eastbound on-ramp lane is not included in the Metro Area Travel Improvement Study (MTIS) and should be coordinated with the Nebraska Department of Transportation (NDOT).
- *Construct additional southbound Giles Road to westbound I-80 lane as a “free right” north of the interchange.
- Extend northbound left-turn lane to include 500 feet of storage length.
 - Consider constructing dual left-turn lanes with the expansion of the bridge with the widening of Giles to a six-lane section. This should be reevaluated before the Giles Road widening project.
- All improvements at the interchange should be coordinated between the City of La Vista and the NDOT to determine timeframe and implementation to improve current queuing issues.

Giles Road and West Giles Road / Eastport Parkway

- Extend westbound left-turn lane to include at least 370 feet of storage (extend by approximately 70 feet). [2025 Background]
- Construct dual westbound left-turn lanes with at least 275 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.
- Construct dual northbound right-turn lanes with at least 200 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected plus overlap phasing.
- Construct dual northbound left-turn lanes with at least 250 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.

West Giles Road

- Realign West Giles Road west of 126th Street to intersect 132nd Street where existing Giles Road connects.

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal.**
 - Intersection should be monitored for signalization as developments build out in the area.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

*Roadway improvements recommended by MTIS.

**Anticipated to be satisfied by year 2050.

Plus Site Improvements

Giles Road

- Update signal timings throughout the corridor when the proposed facility opens.
 - Coordinate the signal timing updates with the completion of the Nebraska Multi-sport Complex.
 - When Giles Road widens to a six-lane section, signal timings should again be revisited and updated.

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal when volumes satisfy signal warrants.
 - Note that the intersection is anticipated to satisfy signal warrants with future background growth. With the proposed development, the intersection is anticipated to satisfy signal warrants sooner.
 - The intersection should be monitored as the development builds out to determine when a traffic signal should be constructed.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

Westport Parkway and Portside Parkway / Site Drive 1

- Construct east leg as two-lane approach (exclusive left and shared through-right).

Westport Parkway and Site Drive 2

- Construct site drive as proposed in site plan drawings.

Southport Parkway and Site Drive 3

- Coordinate drive location with City of La Vista.

In addition to the above recommendations, during overflow parking conditions for Lot 3 in the proposed development, pedestrians crossing 125th Street / Westport Parkway from the parking lot to the west of the site should be monitored to determine the need for higher visibility pedestrian crossing applications like the RRFB or HAWK beacon systems at a midblock location.

7. SUMMARY AND CONCLUSIONS

This report documents the results of impact analyses conducted for a proposed multi-use development located in the Southport development south of Southport Parkway and west of Giles Road in La Vista, Nebraska. This study was conducted to identify the anticipated trips that would be generated by the proposed development and to determine the effects of site traffic on the surrounding roadway network. There were five scenarios analyzed as part of this study: Existing, 2025 Background conditions, 2050 Background conditions, 2025 plus Site conditions and 2050 plus Site conditions. The year 2050 was chosen as the long-range horizon year, which corresponds to the most recent MAPA long-range travel demand model. The year 2025 was chosen to represent the opening day of the proposed site. AM and PM peak hours were analyzed for all scenarios.

The proposed site plan includes general office, retail, restaurant, and hotel land uses. There are three direct access points proposed as part of the development. One access is proposed at the existing full-movement intersection of Westport Parkway and Portside Parkway. The second is a proposed full-movement access located approximately 310 feet south of Portside Parkway on Westport Parkway. A third right-in, right-out (RIRO) access is proposed on Southport Parkway between Westport Parkway and Giles Road.

In all future scenarios, traffic signal timings were modified to improve intersection operations based on background traffic growth and site traffic additions to the network. Generally, signalized intersections are anticipated to operate at acceptable levels of service. Some individual movements at signalized intersection are anticipated to experience heavy delay and queueing during peak hours.

Based on the capacity analysis, intersection control evaluation, previous traffic studies completed in the area, and a review of regional and local transportation studies, the following improvements are recommended:

Background Improvements

Giles Road

- *Construct six-lane divided section from Harrison Street through 120th Street.

I-80 and Giles Road Interchange

- Construct additional northbound Giles Road to eastbound I-80 lane to improve lane utilization along Giles Road.
 - The configuration would include one exclusive northbound right-turn lane and one shared through-right lane. An additional I-80 eastbound on-ramp lane is not included in the MTIS study and should be coordinated with the NDOT.
- *Construct additional southbound Giles Road to westbound I-80 lane as a “free right” north of the interchange.
- Extend northbound left-turn lane to include 500 feet of storage length.
 - Consider constructing dual left-turn lanes with the expansion of the bridge with the widening of Giles to a six-lane section. This should be reevaluated before the Giles Road widening project.
- All improvements at the interchange should be coordinated between the City of La Vista and the NDOT to determine timeframe and implementation to improve current queuing issues.

Giles Road and West Giles Road / Eastport Parkway

- Extend westbound left-turn lane to include at least 370 feet of storage (extend by approximately 70 feet). [2025 Background]
- Construct dual westbound left-turn lanes with at least 275 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.
- Construct dual northbound right-turn lanes with at least 200 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected plus overlap phasing.
- Construct dual northbound left-turn lanes with at least 250 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.

West Giles Road

- Realign West Giles Road west of 126th Street to intersect 132nd Street where existing Giles Road connects.

[Background improvements continue on next page]

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal.**
 - Intersection should be monitored for signalization as developments occur in the area.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

*Roadway improvements recommended by MTIS.

**Anticipated to be satisfied by year 2050.

Plus Site Improvements

Giles Road

- Update signal timings throughout the corridor when the proposed facility opens.
 - Coordinate the signal timing updates with the completion of the Nebraska Multi-sport Complex.
 - When Giles Road widens to a six-lane section, signal timings should again be revisited and updated.

125th Street / Westport Parkway and West Giles Road

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 - The intersection is anticipated to satisfy signal warrants with future background growth. With the proposed development, the intersection is anticipated to satisfy signal warrants sooner.
 - The intersection should be monitored as the development builds out to determine when a traffic signal should be constructed.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

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- Construct east leg as two-lane approach (exclusive left and shared through-right).

Westport Parkway and Site Drive 2

- Construct site drive as proposed in site plan drawings.

Southport Parkway and Site Drive 3

- Coordinate drive location with City of La Vista.

In addition to the above recommendations, during overflow parking conditions for Lot 3 in the proposed development, pedestrians crossing 125th Street / Westport Parkway from the parking lot to the west of the site should be monitored to determine the need for higher visibility pedestrian crossing applications like the RRFB or HAWK beacon systems at a midblock location. Recommended improvements are summarized in **Figure 16**.

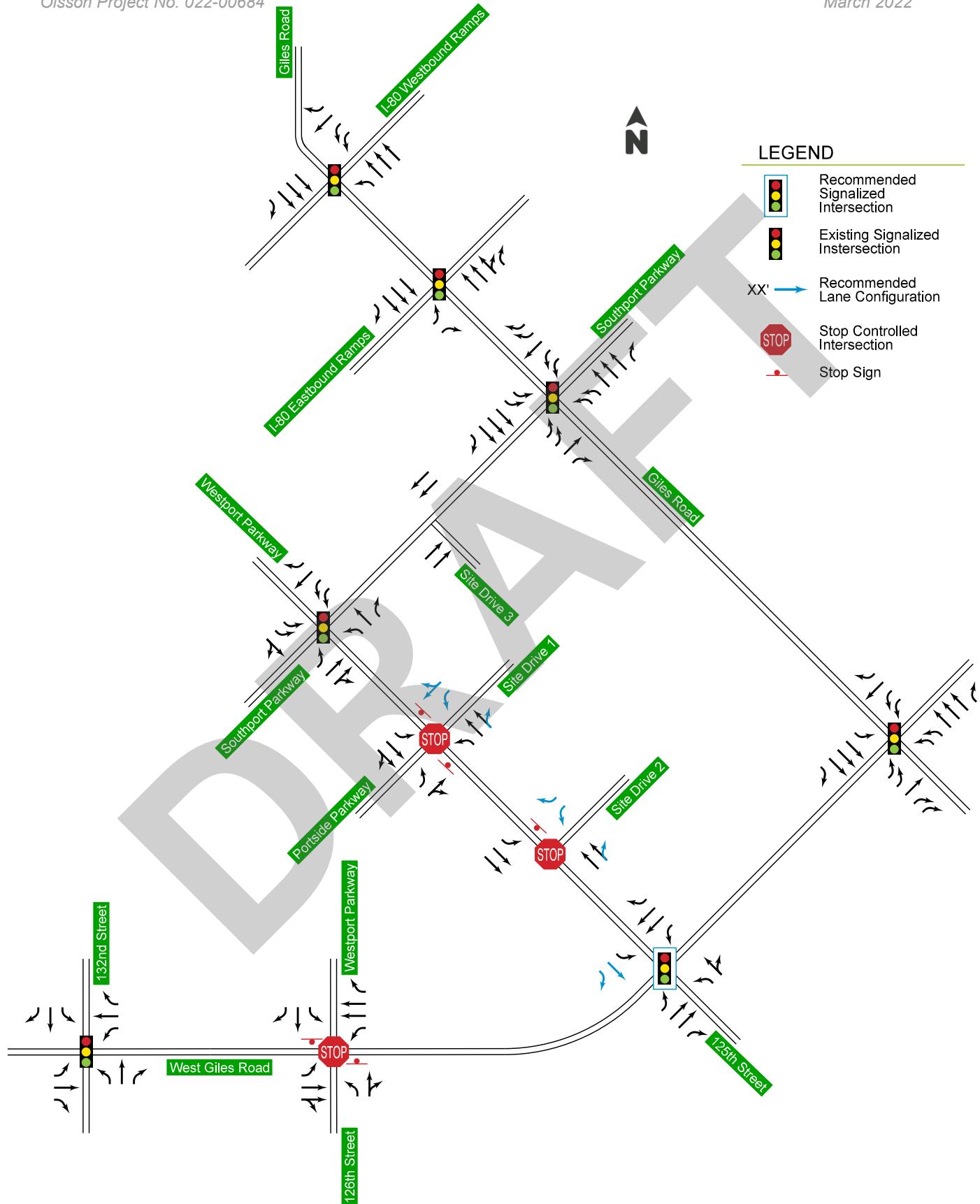


Figure 16. Recommended Improvements