

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: 2013-SUB-01

FOR HEARING OF: September 19, 2013

Report Prepared on September 12, 2013

**I. GENERAL INFORMATION**

- A. APPLICANT:** Retreat Financial, LLC
- B. PROPERTY OWNER:** Retreat Financial, LLC
- C. LOCATION:** 145<sup>th</sup> Street, North of Meadows Blvd.
- D. LEGAL DESCRIPTION:** Lot 4, Lakeview South II and Lot 2 Lakeview South Replat 3, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat of Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3.
- F. EXISTING ZONING AND LAND USE:**  
I-1 Light Industrial District; Farm Implement Sales and Service use.
- G. PURPOSE OF REQUEST:** Replat of Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3 to combine the properties into one lot.
- H. SIZE OF SITE:** 4.546 acres

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** Of the two lots that will be combined through Lakeview South Replat Five, the north lot is currently developed for the existing use of Farm Implement Sales and Service, whereas the southern lot is currently vacant. The lots have a gradual downward slope to the north.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. **North:** Tax Lot 4 23-14-11; C-1, Shopping Center Commercial, Gateway Corridor District (Overlay District)
  - 2. **East:** The Meadows; R-1 Single-Family Residential
  - 3. **South:** Lakeview South II; I-1 Light Industrial, Gateway Corridor District (Overlay District)
  - 4. **West:** Lakeview South II; I-1 Light Industrial, Gateway Corridor District (Overlay District)

C. **RELEVANT CASE HISTORY:** N/A.

III. **ANALYSIS**

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.

B. **OTHER PLANS:** The property lies within the Gateway Corridor District (Overlay District). The expansion lot has been reviewed as per the design guidelines for the district. A copy of the approval letter from the City's third party architect, BCDM, is enclosed.

C. **TRAFFIC AND ACCESS:**

1. Vehicular access is provided to the property over an existing public street. Since the street currently dead-ends at the north end of the proposed lot, there appears to be temporary turn-around pavement on this lot. The applicant needs to provide a copy of a recorded easement for the turn-around or else provide an easement. Sidewalks do not exist along 145<sup>th</sup> Street and have not been provided along the lots already developed. Sidewalks have not been required in industrial subdivisions in the past and would not be required until determined to be necessary in accordance with City policies.
2. The proposed use of the property is consistent with the existing zoning, subject to a conditional use permit, so no traffic impact study is needed for this replatting. There needs to be a notation added to the plat stating that there will be no direct vehicular access to State Hwy. 50/144<sup>th</sup> Street from Lot 1. The plat also needs to be sent to the NDOR for comment via Tim Weander, District 2 Engineer.

D. **UTILITIES:**

1. All utilities are available to the site.
2. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan has been set forth in the proposed Site Plan for the Conditional Use Permit. It is recognized that detailed plans for the proposed silt trap and rain garden are not available at this time. The conceptual design on the Site Plan needs to include notation of a small berm (approx. 18 inches in height) along the north and west sides of the equipment demonstration area to divert silt-laden runoff to the proposed sediment trap. There also needs to be a notation as to the nearest source of water to use for dust control on the demonstration area which could be a yard hydrant of a hose connection on an irrigation system. A final PCSMP plan and associated Post

- Construction Storm Water Management Maintenance Agreement and Easement based on the a prototype document will be required as part of obtaining a building permit for the proposed parking lot.
3. The Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

**IV. REVIEW COMMENTS:**

1. The preliminary plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Items requiring further information are listed in the foregoing comments. Certain items are not applicable due to the nature of the proposed replat.
2. The final plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting, however; the applicant will need to request release of the side lot line easements along the common line between Lot 4, Lakeview South II and Lot 2, Lakeview South II Replat 3 that is being dissolved by this replatting. Releases from the affected utility companies need to be provided prior to the final plat mylars being signed by the City and released for recording.

**V. STAFF RECOMMENDATION:**

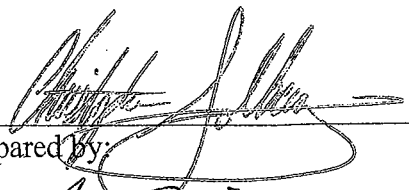
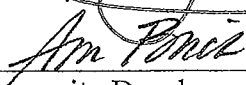
Approval of the Replat for Retreat Financial, LLC.

**VI. ATTACHMENTS TO REPORT:**

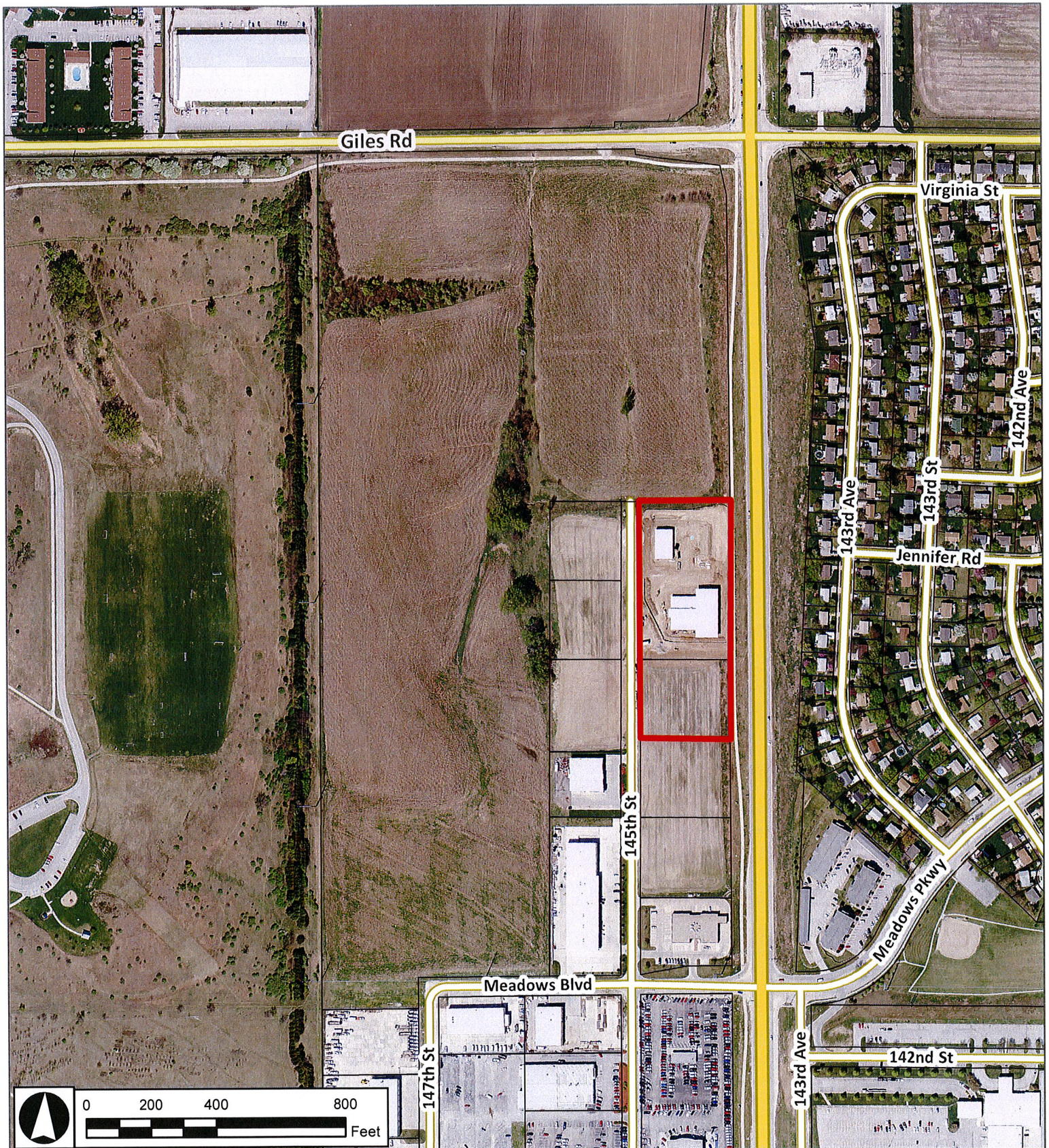
1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map
4. City Engineer's Report

**VII. COPIES OF REPORT TO:**

1. Byron Stigge, Retreat Financial, Applicant
2. Mark Westergard, E&A Consulting Group
3. Public Upon Request

  
Prepared by: \_\_\_\_\_  
 9-13-13  
Community Development Director Date





**Bobcat of Omaha**

**Replat Application**

September 12, 2013

CAS

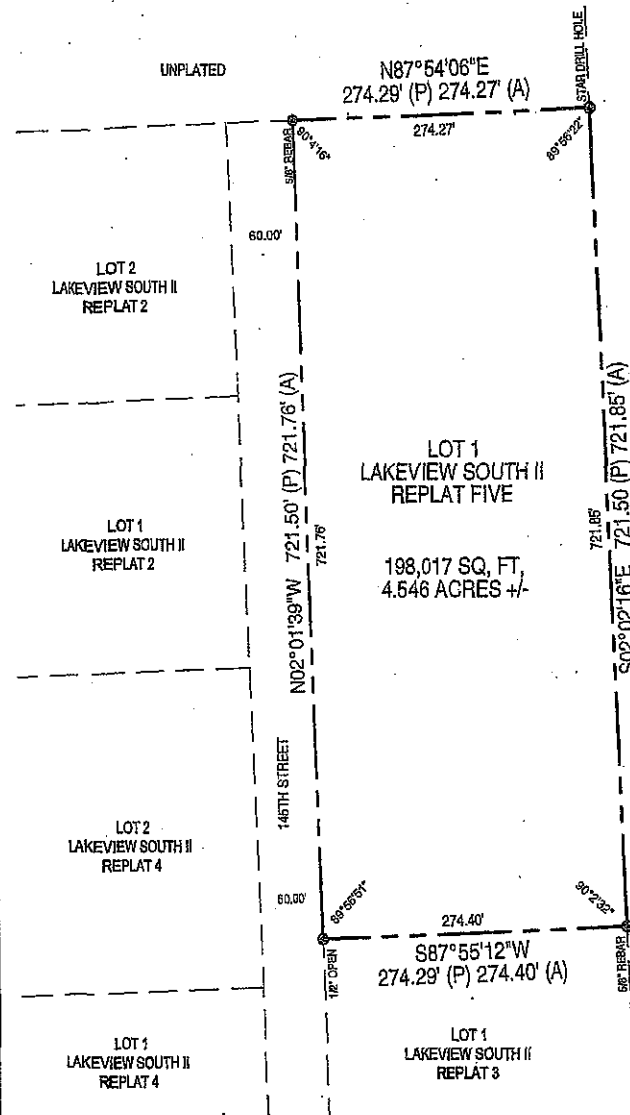




# LAKEVIEW SOUTH II REPLAT FIVE

## LOT 1

BEING A REPLAT OF LOT 4, LAKEVIEW SOUTH II, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE1/4 OF SECTION 23; TOGETHER WITH LOT 2, LAKEVIEW SOUTH II REPLAT 3, A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NE1/4 OF SECTION 23, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN LAKEVIEW SOUTH II REPLAT FIVE (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF LOT 4, LAKEVIEW SOUTH II, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE1/4 OF SECTION 23; TOGETHER WITH LOT 2, LAKEVIEW SOUTH II REPLAT 3, A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NE1/4 OF SECTION 23, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

JASON HEADLEY, LS 604

DATE

### APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF LAKEVIEW SOUTH II REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LAKEVIEW SOUTH II REPLAT FIVE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

### 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.

COUNTY TREASURER

DATE

### NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- EASEMENT TO BE VACATED WITH SEPARATE DOCUMENT AFTER PLAT IS RECORDED.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RETREAT FINANCIAL LLC, INC., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS LAKEVIEW SOUTH II REPLAT FIVE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

RETREAT FINANCIAL LLC

BY: BYRON J. STIGGE, MANAGING MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY BYRON J. STIGGE, MANAGING MEMBER, RETREAT FINANCIAL LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

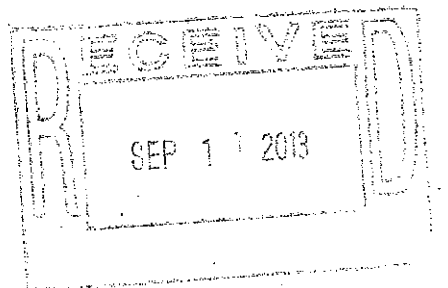
### ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF LAKEVIEW SOUTH II REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST

CITY CLERK

MAYOR



Proj No:	P2013.001.001
Date:	8-27-13
Designed By:	
Drawn By:	TRH
Scale:	1" = 100'
Sheet:	1 of 1

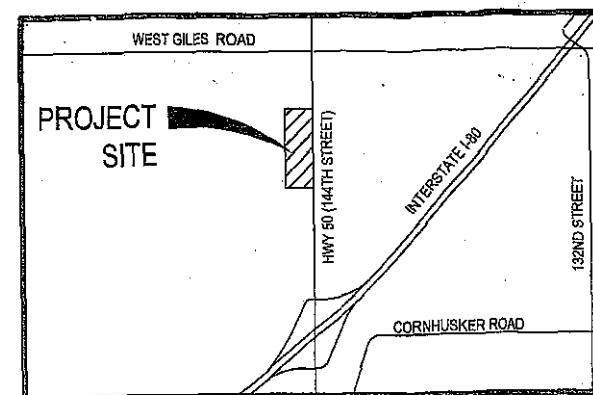
FINAL PLAT

LAKEVIEW SOUTH II REPLAT FIVE  
LA VISTA, NEBRASKA



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