

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 15, 2013 AGENDA

Subject:	Type:	Submitted By:
LAKEVIEW SOUTH II, REPLAT 5	◆RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled for Council to consider an application to allow for a replat to consolidate Lot 4 Lakeview South II and Lot 2 Lakeview South Replat 3, generally located north of 145th and North Meadows Blvd.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by Retreat Financial LLC dba Bobcat of Omaha, to allow for a replat to consolidate Lot 4 Lakeview South II and Lot 2 Lakeview South Replat 3, generally located north of 145th and North Meadows Blvd. The properties are zoned I-1 Light Industrial.

A detailed staff report is attached.

The Planning Commission held a public hearing on September 13, 2013 and unanimously recommended approval of the replat to City Council.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF THE REPLAT FOR LOT 4 LAKEVIEW SOUTH II AND LOT 2 LAKEVIEW SOUTH REPLAT 3, SARPY COUNTY, TO BE REPLATTED AS LOT 1 LAKEVIEW SOUTH II, REPLAT 5, A SUBDIVISION LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a replat for Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3, Sarpy County, to be replatted as Lot 1, Lakeview South II, Replat 5; and

WHEREAS, the City Administrator and the City Engineer have reviewed the replat; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the plat for Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3, Sarpy County, to be replatted as Lot 1 Lakeview South II, a subdivision located in the Northeast $\frac{1}{4}$ of Section 23, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located north of 145th Street and Meadows Boulevard, be, and hereby is, approved.

PASSED AND APPROVED THIS 15TH DAY OF OCTOBER 2013.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-SUB-01

FOR HEARING OF: October 15, 2013
Report Prepared on October 3, 2013

I. GENERAL INFORMATION

- A. APPLICANT:** Retreat Financial, LLC
- B. PROPERTY OWNER:** Retreat Financial, LLC
- C. LOCATION:** 145th 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 145th 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. 50/144th 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 or 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:

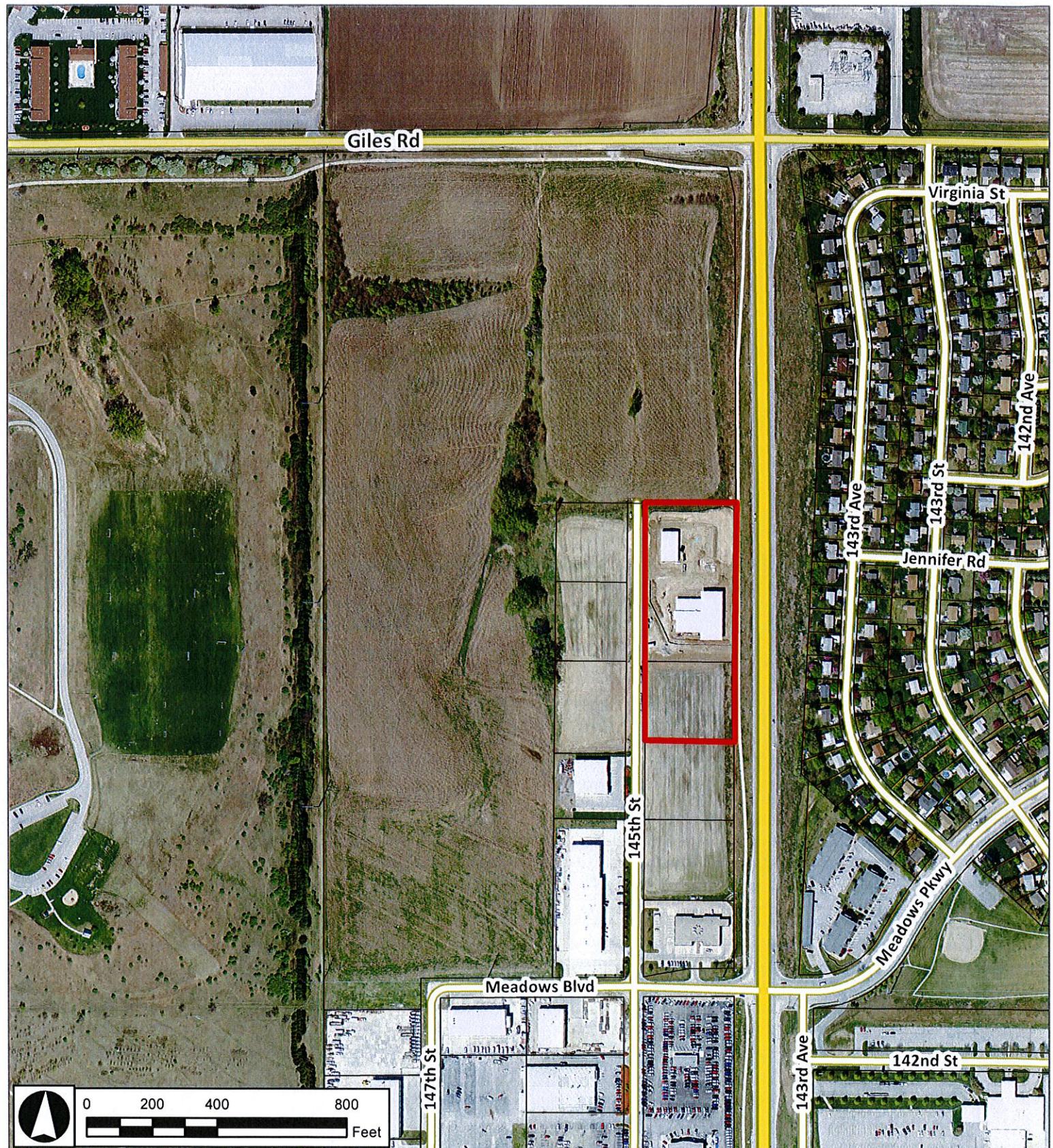
Approval of Lakeview South Replat 5.

VI. PLANNING COMMISSION RECOMMENDATION:

On September 13, 2013 the Planning Commission moved to recommend approval, through a 6-0 vote, of Lakeview South II Replat 5.

VII. ATTACHMENTS TO REPORT:

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



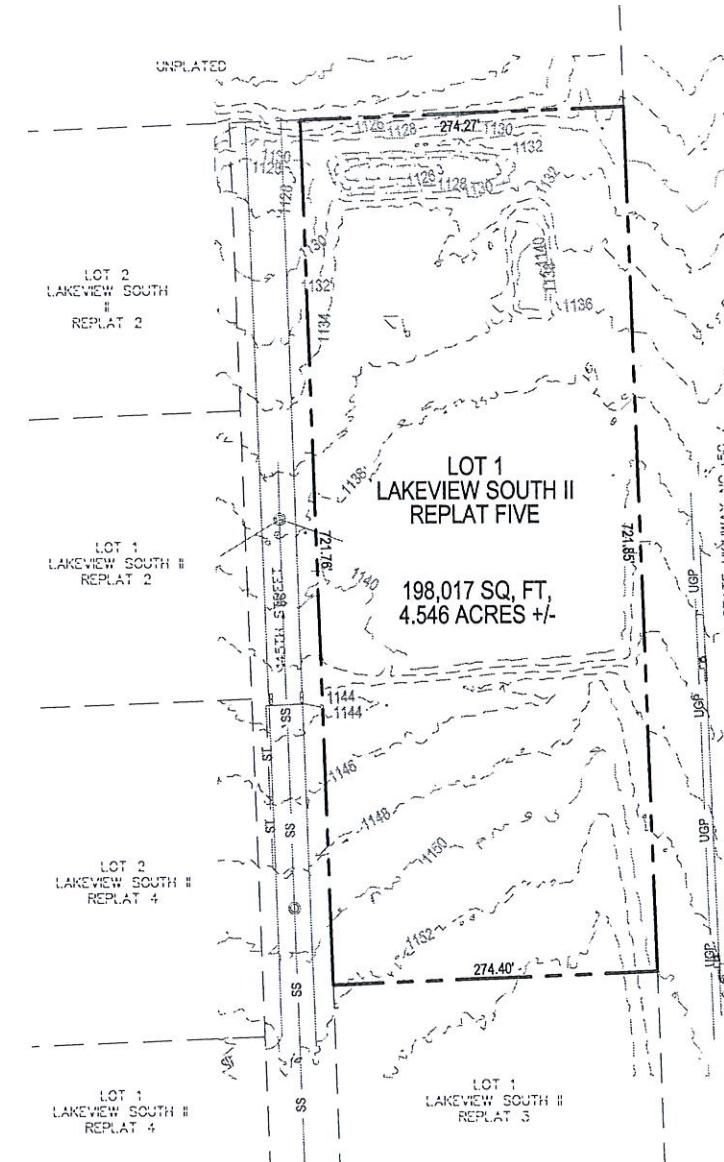
Bobcat of Omaha

Replat Application

September 12, 2013

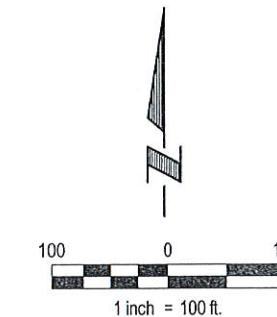
CAS





LEGEN

- - - - - BOUNDARY LINE
 - - - - - LOT LINE
 - - - - - ADJACENT LOT LINE
 - - - 1120 - - EXIST. MAJOR CONTOURS
 - - - 1122 - - EXIST. MINOR CONTOURS
 - - - ST - - EXIST. STORM SEWER
 - - - SS - - EXIST. SANITARY SEWER
 - - - UGP - - EXIST. UNDERGROUND POLE



LEGAL DESCRIPTION

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

CONTAINING AN AREA OF 4.546 ACRES, MORE OR LESS.

DEVFI OPER

RETREAT FINANCIAL
BYRON J. STIGGE, MANAGING MEMBER
OMAHA TRACTOR, INC.
9317 SOUTH 144TH STREET
OMAHA NE 68138

ZONIN

EXISTING I-
PROPOSED: I-

NOTES:

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

Proj No: P2013.301.001
Date: 08/26/2013
Designed By: MAW
Drawn By: FCE/RPF
Scale: 1"=100'
Sheet: 1 of 1

Revisions		
No	Date	Description
	Date	Description

PREFIMINARY PLAT

LAKEVIEW SOUTH II REPLAT FIVE

LA VISTA, NEBRASKA



F & A CONSULTING GROUP, INC.

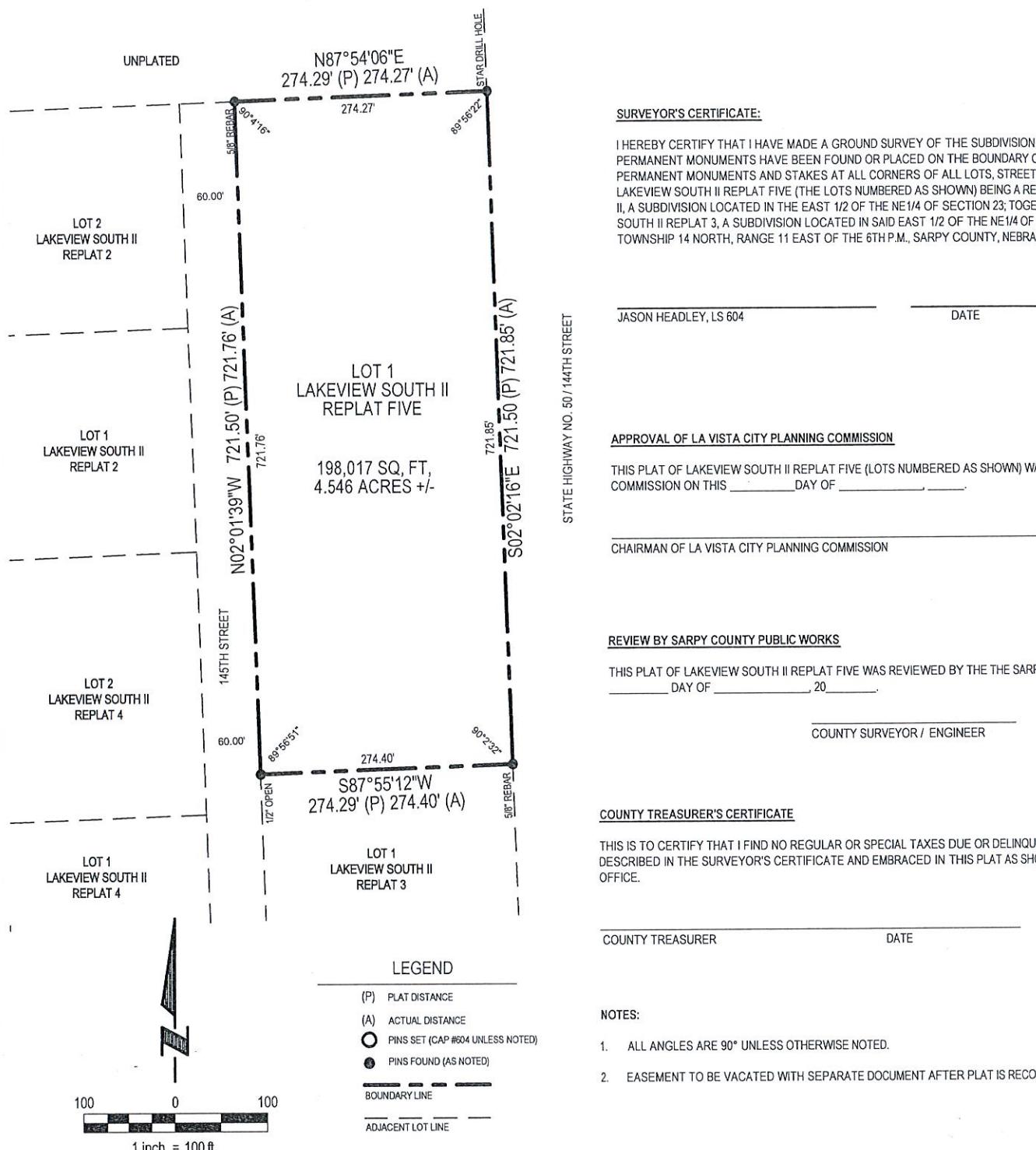
Engineering • Planning • Environmental & Field Services

330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599

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.



BOOK 3954

Proj No:		Revisions		
P2013.301.001		<input type="checkbox"/> No	Date	Description
Date:	8-27-13			
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FINAL PLANS

LAKEVIEW SOUTH II REPLAT FIVE LA VISTA, NEBRASKA



F & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.o2ca.com



September 13, 2013

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

RE: Application for Replat-Initial-Review
Lakeview South II Replat Five

Chris:

I have reviewed the replat application drawings package that you sent to me on August 27, 2013. The proposal would replat Lot 4, Lakeview South II and Lot 2, Lakeview South II Replat 3 into one lot to be known as Lot 1, Lakeview South II Replat Five as proposed by the applicant. I offer the following comments:

TRAFFIC & 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 145th 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. 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. 50/144th Street from Lot 1. The plat also needs to be sent to the NDDR for comment via Tim Weander, District 2 Engineer.

UTILITIES & DRAINAGE:

2. Sanitary sewer exists in 145th Street abutting the lot. The sanitary sewer ends at a lift station at the current end of 145th Street and then pumps south into the (whose system?????)

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Cornhusker Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

3. A meeting has been held with Sarpy County Planning Department concerning how the tract sewer connection fee will be applied for this lot. They are reviewing their files as to what has been collected to date. When they have provided information and any recommendations concerning application of the tract sewer connection fee for the expanded lot, then the requirements can be identified to the applicant.
4. 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 or 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 that can be found at <http://www.papiliopartnership.org/resources/documents/PCSMPMaintenanceAgreement-LaVista.pdf> will be required as part of obtaining a building permit for the proposed parking lot.
5. 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.

PRELIMINARY PLAT REVIEW:

6. 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.

FINAL PLAT REVIEW:

7. 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.

PLAT APPLICATION & MISC:

8. I did not see an Application form. I assume the applicant provided the names of owners within 300 feet of the property, the necessary number of copies, and the plat application fee for a Replat application.
9. Provide a copy to the City of any existing or proposed private protective covenants affecting this property.
10. The Site Plan for the CUP should be expanded to include the entire area of proposed Lot 1 since it will all be one lot of record upon completion of the replatting.

I recommend that the applicant revise and resubmit documents to address the items listed above.

Please feel free to contact me if you have questions about my recommendations.


John M. Kottmann
City Engineer