

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-SUB-07

FOR HEARING OF: December 19, 2013
Report Prepared on December 6, 2013

I. GENERAL INFORMATION

- A. APPLICANT:** City of La Vista
- B. PROPERTY OWNER:** City of La Vista
- C. LOCATION:** Park View Blvd and Valley Rd, East of Edgewood Blvd. and West of S 72nd Street.
- D. LEGAL DESCRIPTION:** Lots 912 thru 945 and Lots 977 thru 990, inclusive, La Vista, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat to consolidate Lots 912 thru 945 and Lots 977 thru 990 La Vista into three outlots.
- F. EXISTING ZONING AND LAND USE:**
R-1 Single-Family Residential; Parks and Recreation.
- G. PURPOSE OF REQUEST:** Consolidation of forty-eight (48) lots into three outlots that incorporates the greenway into three lots.
- H. SIZE OF SITE:** 9.42 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The 48 lots involved are designated city parks or vacant and considered city park land. The topography is generally flat, except along Thompson Creek where the stream bed has cut downward several feet.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Lots 743-759, 774-779, 798, 819-821, 902-910, La Vista; R-1, Single-Family Residential
 - 2. **East:** Tax Lot 10 13-14-12, Outlot B Ardmore; R-1, Single-Family Residential
 - 3. **South:** Lots 946-975, 1452-1464, La Vista; R-1, Single-Family Residential
 - 4. **West:** Lot 911, La Vista, Tax Lot 13 14-14-12, ; R-1, Single-Family Residential

C. RELEVANT CASE HISTORY: N/A.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for Parks and Recreation uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Vehicular access is provided to the property through Park View Boulevard, Valley Road, S 73rd Avenue or Edgewood Boulevard. On-street parking is available on Park View Boulevard and Valley Road, off-street parking stalls are available in Apollo Park near the intersection of S 72nd Street and Park View Boulevard.

D. UTILITIES:

1. 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. The application does not indicate any proposed grading or development at this time. Therefore, there will not be a need for a Post Construction Storm Water Management Plan or an erosion control/grading permit.
2. 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. PRELIMINARY PLAT REVIEW:

1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of the preliminary plat. There are various items that do not pertain due to the nature of the platting. These include erosion control plans, grading plans, subdivision agreement, etc.

V. FINAL PLAT REVIEW:

1. The final plat was reviewed for compliance with Section 3.05 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting. There will be a need to request release of the side lot line easements along the lot lines to be dissolved as part of this plat. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. Staff understands that utility companies are not processing such release requests until there is evidence of approval of the replat by the City. Therefore, the releases may not be available until after Planning Commission and/or City Council approval.

VII. STAFF RECOMMENDATION:

Staff recommends approval of the Thompson Creek Greenway Replat.

VIII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map

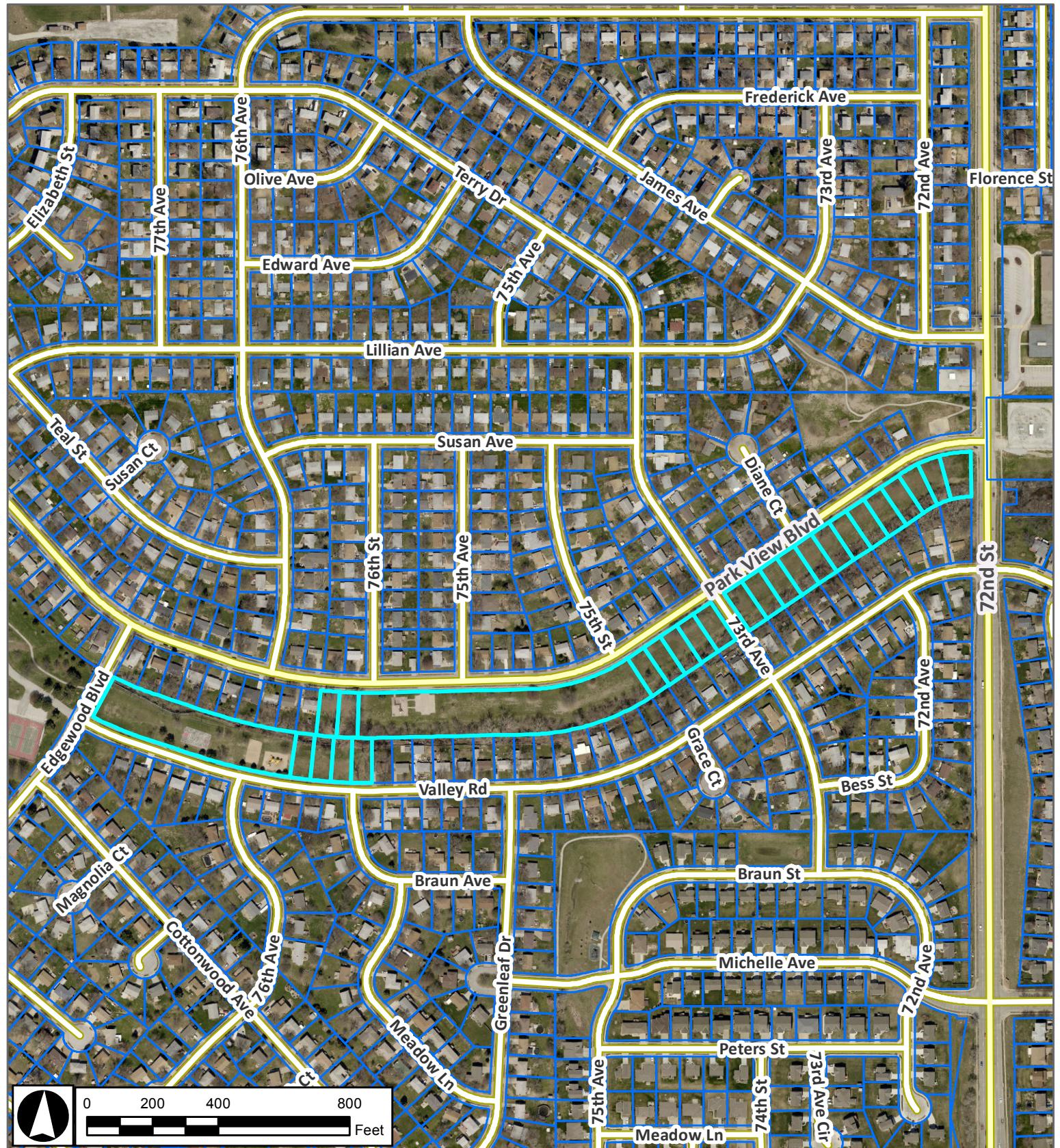
IX. COPIES OF REPORT TO:

1. Public Upon Request

Prepared by:

Community Development Director

Date



Vicinity Map

Thompson Creek Greenway

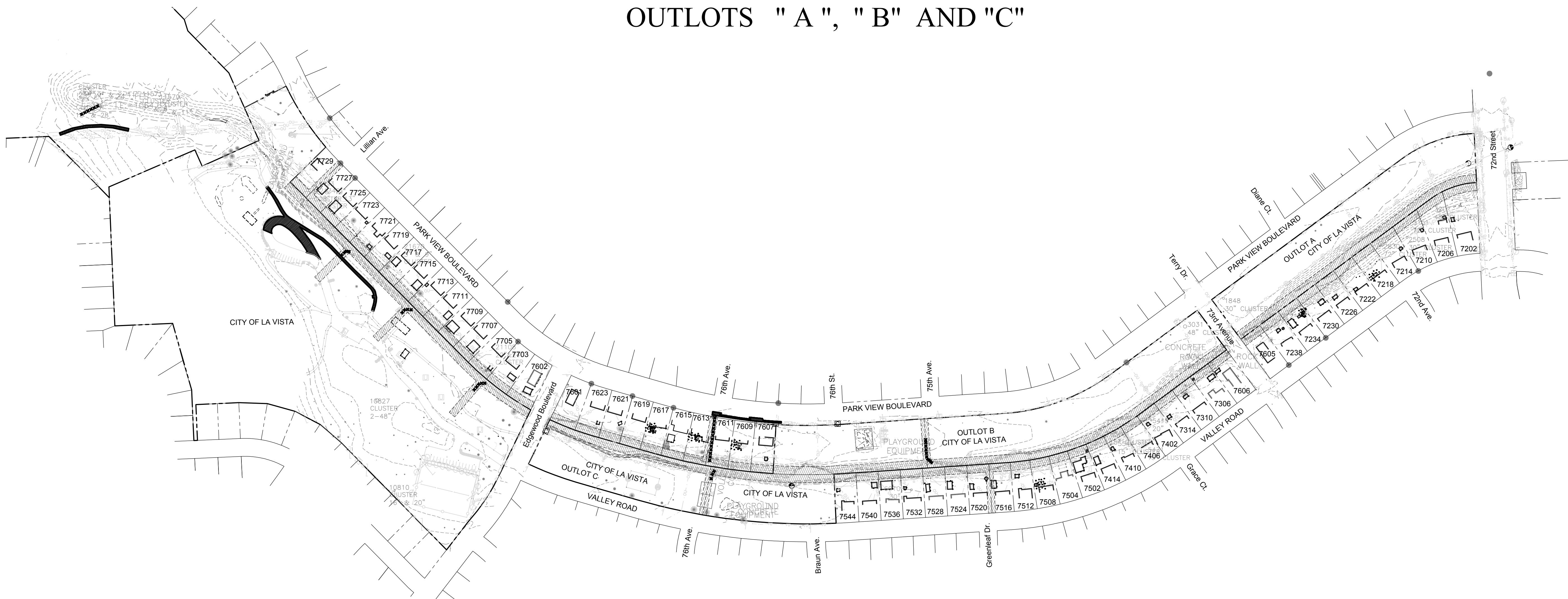
12/12/2013

CAS



THOMPSON CREEK GREENWAY

OUTLOTS "A", "B" AND "C"



SUBDIVIDER

CITY OF LA VISTA
8116 PARKVIEW BOULEVARD
LA VISTA, NEBRASKA 68128

ENGINEER

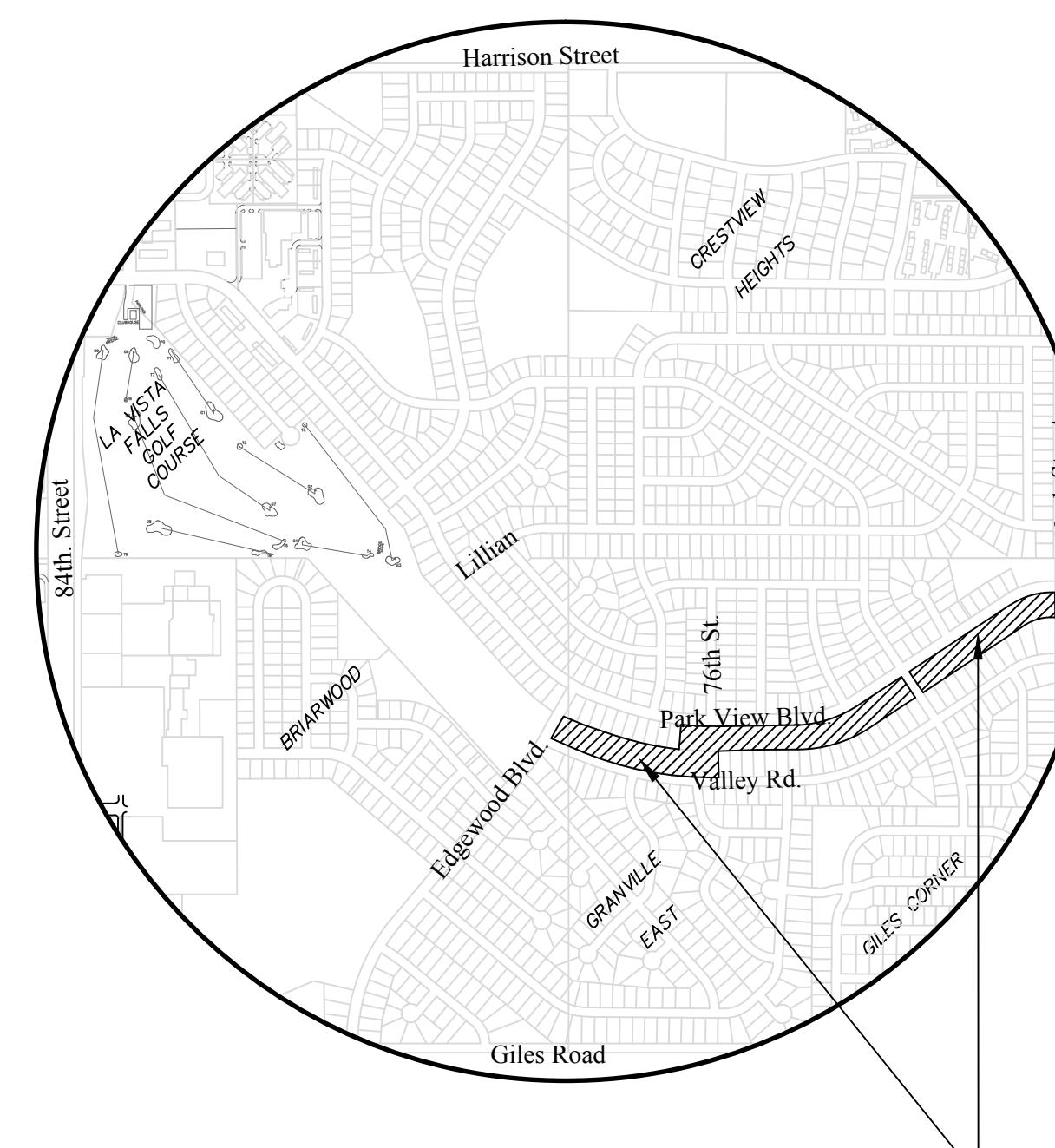
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA 68154

LEGAL DESCRIPTION

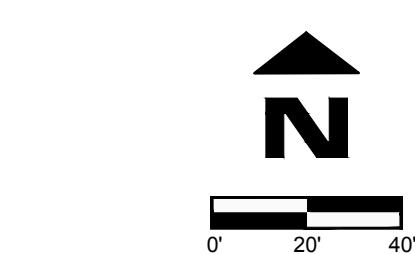
LOTS 912 THRU 945 INCLUSIVE AND LOTS 977 THRU 990
INCLUSIVE LA VISTA A SUBDIVISION IN SARPY COUNTY,
NEBRASKA.

NOTES

1. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1.
2. ALL REQUIRED UTILITIES EXIST



VICINITY MAP



Revision Dates

No.	Description	MM-DD-YY
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Job No.: B171-399-5P
Drawn By: MRS
Reviewed By: JDW
Date: 11-27-2013
Book: 113
Pages: 29-32

Chart Title

CITY OF LA VISTA PRELIMINARY PLAT

Sheet Number

