

**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 fourty-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

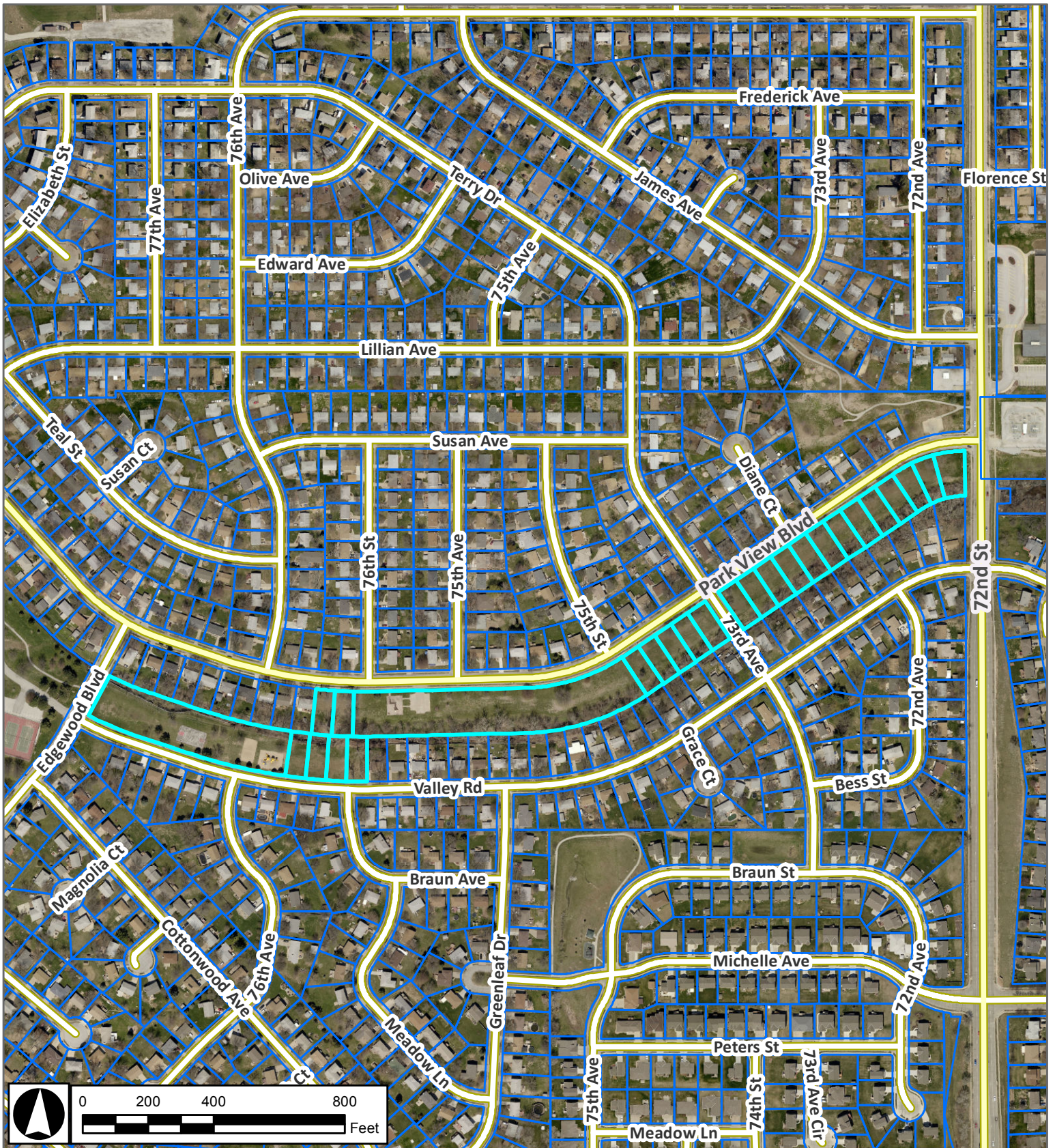
IX. COPIES OF REPORT TO:

1. Public Upon Request

Prepared by:

Community Development Director

Date



Vicinity Map

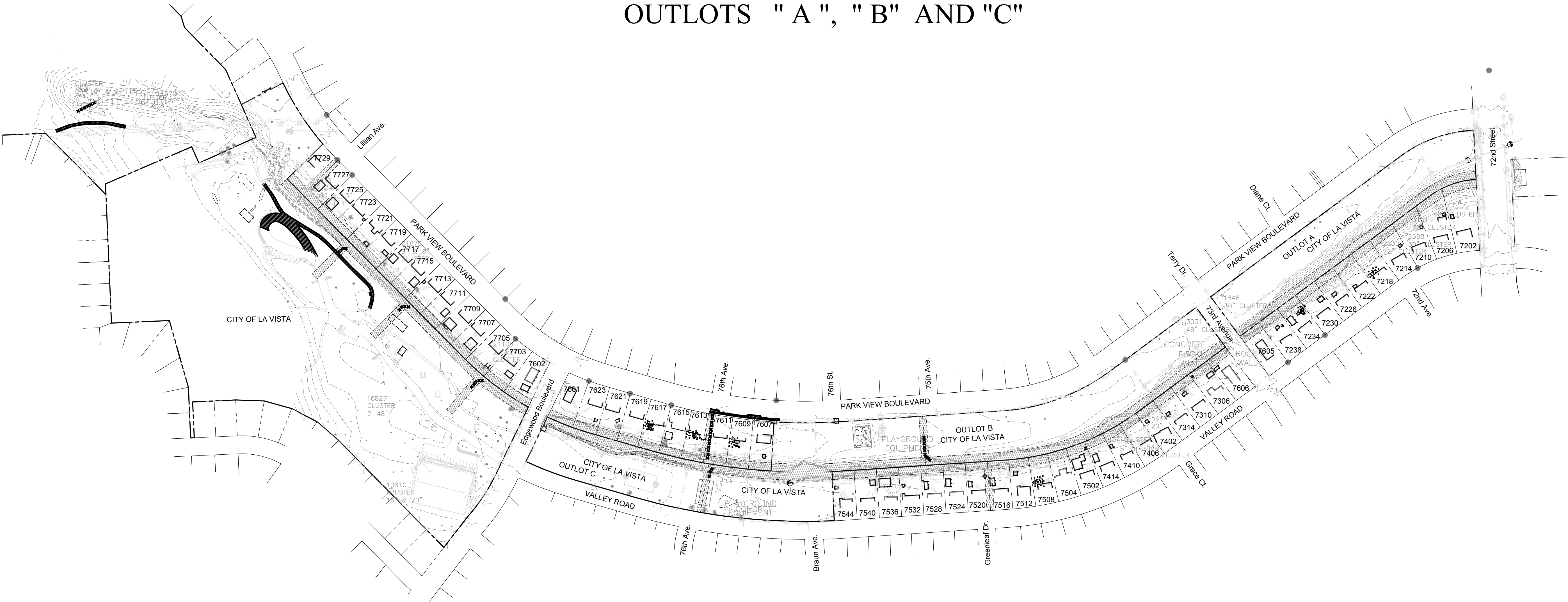
Thompson Creek Greenway

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.

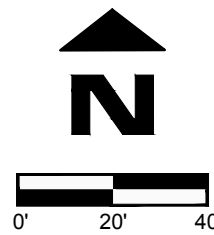


VICINITY MAP

THOMPSON CREEK GREENWAY
OUTLOTS "A", "B" AND "C"



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2coo.com



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		

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

Sheet Title

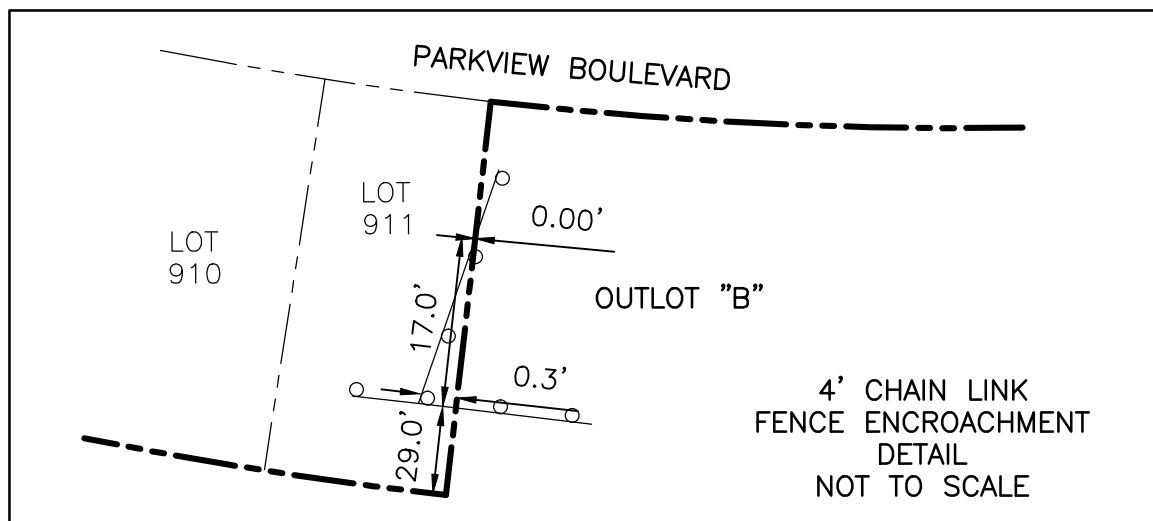
CITY OF LA VISTA
PRELIMINARY PLAT

Sheet Number

THOMPSON CREEK GREENWAY

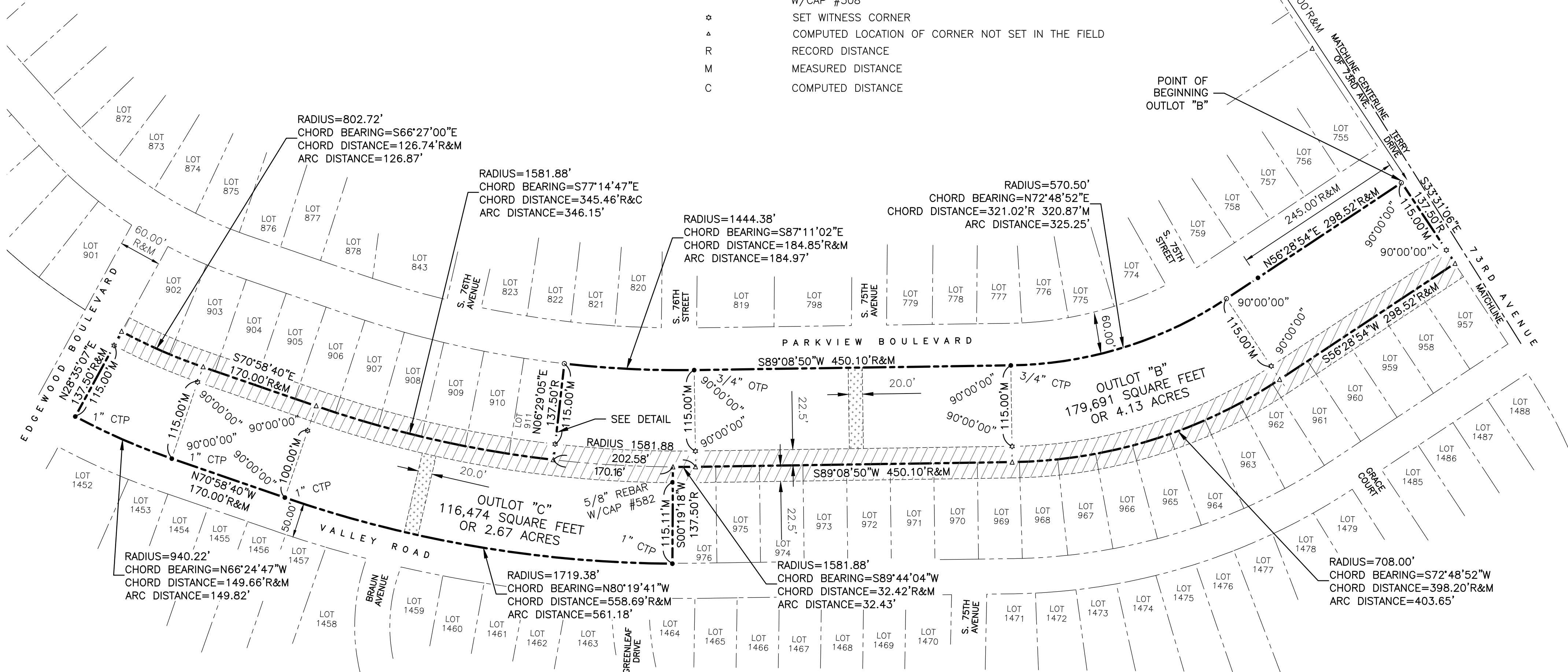
OUTLOTS "A", "B" AND "C"

BEING A REPLATTING OF LOTS 912 THRU 945, INCLUSIVE, AND LOTS 977 THRU 990, INCLUSIVE, LAVISTA,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGEND

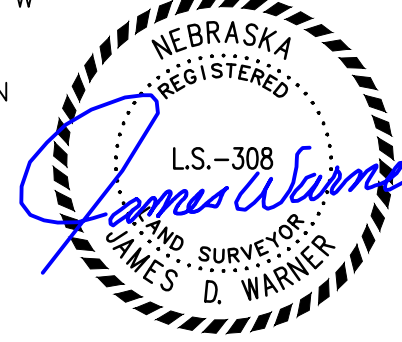
- PROPERTY CORNER FOUND
- o PROPERTY CORNER SET 5/8" REBAR W/CAP #308
- o SET WITNESS CORNER
- △ COMPUTED LOCATION OF CORNER NOT SET IN THE FIELD
- R RECORD DISTANCE
- M MEASURED DISTANCE
- C COMPUTED DISTANCE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY AND AT ALL ACCESSIBLE LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS THOMPSON CREEK GREENWAY, OUTLOTS "A", "B" AND "C". BEING A REPLATTING OF LOTS 912 THRU 945, INCLUSIVE, AND LOTS 977 THRU 990, INCLUSIVE, LAVISTA, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 932; THENCE S33°31'06"E (ASSUMED BEARING) 137.50 FEET ON THE EAST LINE OF SAID LOT 932 TO THE SE CORNER THEREOF; THENCE S56°28'54"W 298.52 FEET ON THE SOUTH LINES OF SAID LOTS 928 THRU 932, INCLUSIVE; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 922 THRU 928, INCLUSIVE, ON A 708.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S72°48'52"W, CHORD DISTANCE 398.20 FEET, AN ARC DISTANCE OF 403.65 FEET; THENCE S89°08'50"W 450.10 FEET ON THE SOUTH LINES OF SAID LOTS 915 THRU 922, INCLUSIVE; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 914 AND 915 ON A 1581.88 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S89°44'04"W, CHORD DISTANCE 32.42 FEET, AN ARC DISTANCE OF 32.43 FEET TO THE NE CORNER OF SAID LOT 977; THENCE S00°19'18"W 137.50 FEET ON THE EAST LINE OF SAID LOT 977 TO THE SE CORNER THEREOF; THENCE NORTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 977 THRU 986, INCLUSIVE, ON A 1719.38 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N80°19'41"W, CHORD DISTANCE 558.69 FEET, AN ARC DISTANCE OF 561.18 FEET; THENCE N70°58'40"W 170.00 FEET ON THE SOUTH LINES OF SAID LOTS 986, 987 AND 988; THENCE NORTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 988, 989 AND 990 ON A 940.22 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N66°24'47"W, CHORD DISTANCE 149.66 FEET, AN ARC DISTANCE OF 149.82 FEET TO THE SW CORNER OF SAID LOT 990; THENCE N28°35'07"E 137.50 FEET ON THE WEST LINE OF SAID LOT 990 TO THE NW CORNER THEREOF; THENCE SOUTHEASTERLY ON THE NORTH LINES OF SAID LOTS 988, 989, AND 990 ON AN 802.72 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S66°27'00"E, CHORD DISTANCE 126.74 FEET, AN ARC DISTANCE OF 126.87 FEET; THENCE S70°58'40"E 170.00 FEET ON THE NORTH LINES OF SAID LOTS 986, 987 AND 988; THENCE SOUTHEASTERLY ON THE NORTH LINES OF SAID LOTS 979 THRU 986, INCLUSIVE, ON A 1581.88 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S77°14'47"E, CHORD DISTANCE 345.46 FEET, AN ARC DISTANCE OF 346.15 FEET TO THE SW CORNER OF SAID LOT 912; THENCE N06°29'05"E 137.50 FEET TO THE NW CORNER OF SAID LOT 912; THENCE SOUTHEASTERLY ON THE NORTH LINES OF SAID LOTS 912, 913, 914 AND 915 ON A 1444.38 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S87°11'02"E, CHORD DISTANCE 184.85 FEET, AN ARC DISTANCE OF 184.97 FEET; THENCE N89°08'50"E 450.10 FEET ON THE NORTH LINES OF SAID LOTS 915 THRU 922, INCLUSIVE; THENCE NORTHEASTERLY ON THE NORTH LINES OF SAID LOTS 922 THRU 928, INCLUSIVE, ON A 570.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N72°48'52"E, CHORD DISTANCE 320.87 FEET, AN ARC DISTANCE OF 325.25 FEET; THENCE N56°28'54"E 298.52 FEET ON THE NORTH LINES OF SAID LOTS 928, 929, 930 AND 932 TO THE POINT OF BEGINNING.

AND BEGINNING AT THE NW CORNER OF SAID LOT 933; THENCE N56°28'54"E (ASSUMED BEARING) 657.08 FEET ON THE NORTH LINES OF SAID LOTS 933 THRU 943, INCLUSIVE; THENCE NORTHEASTERLY ON THE NORTH LINES OF SAID LOTS 943, 944 AND 945 ON A 374.58 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N73°00'34"E, CHORD DISTANCE 213.12 FEET, AN ARC DISTANCE OF 216.10 FEET TO THE NE CORNER OF SAID LOT 945; THENCE S00°08'41"W 137.50 FEET ON THE EAST LINE OF SAID LOT 945 TO THE SE CORNER THEREOF; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID LOTS 943, 944 AND 945 ON A 237.08 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S72°49'59"W, CHORD DISTANCE 133.49 FEET, AN ARC DISTANCE OF 135.32 FEET; THENCE S56°28'54"W 657.08 FEET ON THE SOUTH LINES OF SAID LOTS 933 THRU 943, INCLUSIVE, TO THE SW CORNER OF SAID LOT 933; THENCE N33°31'06"W 137.50 FEET ON THE WEST LINE OF SAID LOT 933 TO THE POINT OF BEGINNING.



JAMES D. WARNER,
NEBRASKA RLS 308

NOVEMBER 27, 2013
DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE CITY OF LA VISTA, A MUNICIPAL CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO OUTLOTS TO BE LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS THOMPSON CREEK GREENWAY, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. EASEMENTS WILL BE GRANTED WHERE NEEDED TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE CITY OF LA VISTA
A MUNICIPAL CORPORATION

BY:
DOUGLAS KINDIG, MAYOR

PAMELA A. BUETHE, CITY CLERK

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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 20____.

TREASURER'S SEAL

SARPY COUNTY TREASURER

APPROVAL BY THE LA VISTA PLANNING COMMISSION

THIS PLAT OF THOMPSON CREEK GREENWAY WAS APPROVED BY THE CITY OF LA VISTA PLANNING COMMISSION OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE PLANNING COMMISSION

APPROVAL BY THE LA VISTA CITY COUNCIL

THIS PLAT OF THOMPSON CREEK GREENWAY WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 20____.

DOUGLAS KINDIG
MAYOR

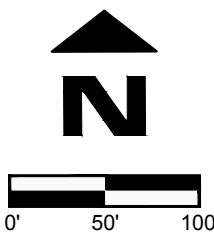
PAMELA A. BUETHE
CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF THOMPSON CREEK GREENWAY WAS REVIEWED BY THE SARPY COUNTY SURVEYORS' OFFICE THIS _____ DAY OF _____, 20____.

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

THOMPSON CREEK GREENWAY
OUTLOTS "A", "B" AND "C"



Revision Dates

No.	Description	MM-DD-YY
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Job No.: B 171-399-5 B
Drawn By: MRS
Reviewed By: JDW
Date: 11-27-2013
Grid Book: 113
Pages: 29-32

Sheet Title

CITY OF LA VISTA
FINAL PLAT

Sheet Number

SHEET 1 OF 1

NOTE

1. THIS PROPERTY HAS USE LIMITATIONS SEE RECORDED DEEDS

45' WIDE DRAINAGE EASEMENT AS SHOWN ON THE FINAL PLAT OF LAVISTA.

20' WIDE SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF LAVISTA.