

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JANUARY 21, 2014 AGENDA

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT — JAYCEE PARK (SE OF HARVEST HILLS DR. & VALLEY VIEW DR.)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared to approve a replat application for Outlot A, Jaycee Park (a replat of Lot 151, S&S's Harvest Hill, and Lot 136, Apple Grove), generally located southeast of Harvest Hills Drive and Valley View Drive.

FISCAL IMPACT

None.

RECOMMENDATION

Approve.

BACKGROUND

A public hearing has been scheduled and a resolution prepared to approve a replat application for Outlot A, Jaycee Park, generally located southeast of Harvest Hills Drive and Valley View Drive. The application was submitted by the city for the purpose of consolidating two platted lots into one outlot which incorporates the entire park.

The replat approval is conditioned on resolution of the following item:

1. The city will request releases for the side lot line easements along the previous lot line that is being dissolved by this replatting. Releases from the affected utility companies should be obtained prior to recording the final plat mylars.

A detailed staff report is attached.

On December 19, 2013, the Planning Commission unanimously recommended approval of the proposed replat to 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 151 S&S'S HARVEST HILL AND LOT 136 APPLE GROVE, SARPY COUNTY, TO BE REPLATTED AS OUTLOT A JAYCEE PARK, A SUBDIVISION LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the City has made application for approval of a replat for Lot 151, S&S's Harvest Hill, and Lot 136, Apple Grove, Sarpy County, to be replatted as Outlot A, Jaycee Park; and

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

WHEREAS, on December 19, 2013, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval subject to the resolution of items identified by the city engineer and staff; and

WHEREAS, Items remaining to be resolved include the following:

1. The city will request releases for the side lot line easements along the previous lot line that is being dissolved by this replatting. Releases from the affected utility companies should be obtained prior to recording the final plat mylars.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the plat for Lot 151, S&S's Harvest Hill, and Lot 136, Apple Grove, Sarpy County, to be replatted as Outlot A, Jaycee Park, a subdivision located in the Northwest $\frac{1}{4}$ of Section 15, Township 14 North, Range 12 East of the 6TH P.M., Sarpy County, Nebraska, generally located southeast of Harvest Hills Drive and Valley View Drive, be, and hereby is, approved.

PASSED AND APPROVED THIS 21ST DAY OF JANUARY, 2014.

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-06

FOR HEARING OF: January 21, 2014

Report Prepared on January 3, 2014

I. GENERAL INFORMATION

- A. APPLICANT:** City of La Vista
- B. PROPERTY OWNER:** City of La Vista
- C. LOCATION:** Southeast of Harvest Hills Drive and Valley View Drive
- D. LEGAL DESCRIPTION:** Lot 151, S & S's Harvest Hill, and Lot 136, Apple Grove Addition, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat to consolidate Lot 151, S & S's Harvest Hill, and Lot 136, Apple Grove Addition.
- F. EXISTING ZONING AND LAND USE:**
R-1 Single-Family Residential; neighborhood park.
- G. PURPOSE OF REQUEST:** Consolidation of two lots into one outlot that incorporates the entire park.
- H. SIZE OF SITE:** 2.60 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The two lots involved are city park land. The topography is relatively flat with a gradual downward slope to the south.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Lots 122-124, Apple Grove Addition; R-1, Single-Family Residential
 - 2. **East:** Lots 312-315 and 317, Park View Heights 2nd Addition; R-1, Single-Family Residential
 - 3. **South:** Lot 150, S & S's Harvest Hill; R-1, Single-Family Residential
 - 4. **West:** Lot 79, 87, 88, and 139, S & S's Harvest Hill and Lot 125, Apple Grove Addition; 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 Valley View Drive or Harvest Hills Drive. On-street parking stalls are available near the intersection of Autumn Lane and Harvest Hills Drive.
- D. UTILITIES:**
 - 1. 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 because it is owned by the city.

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 common line between existing Lots 136 and 151. 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 City Council approval.

VII. STAFF RECOMMENDATION:

Staff recommends approval of the Jaycee Park Outlot "A".

VIII. PLANNING COMMISSION RECOMMENDATION:

On December 19, 2013 the Planning Commission voted to recommend approval, by a 7-0 vote, of Jaycee Park Outlot "A".

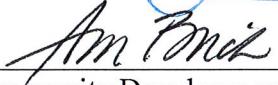
IX. ATTACHMENTS TO REPORT:

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

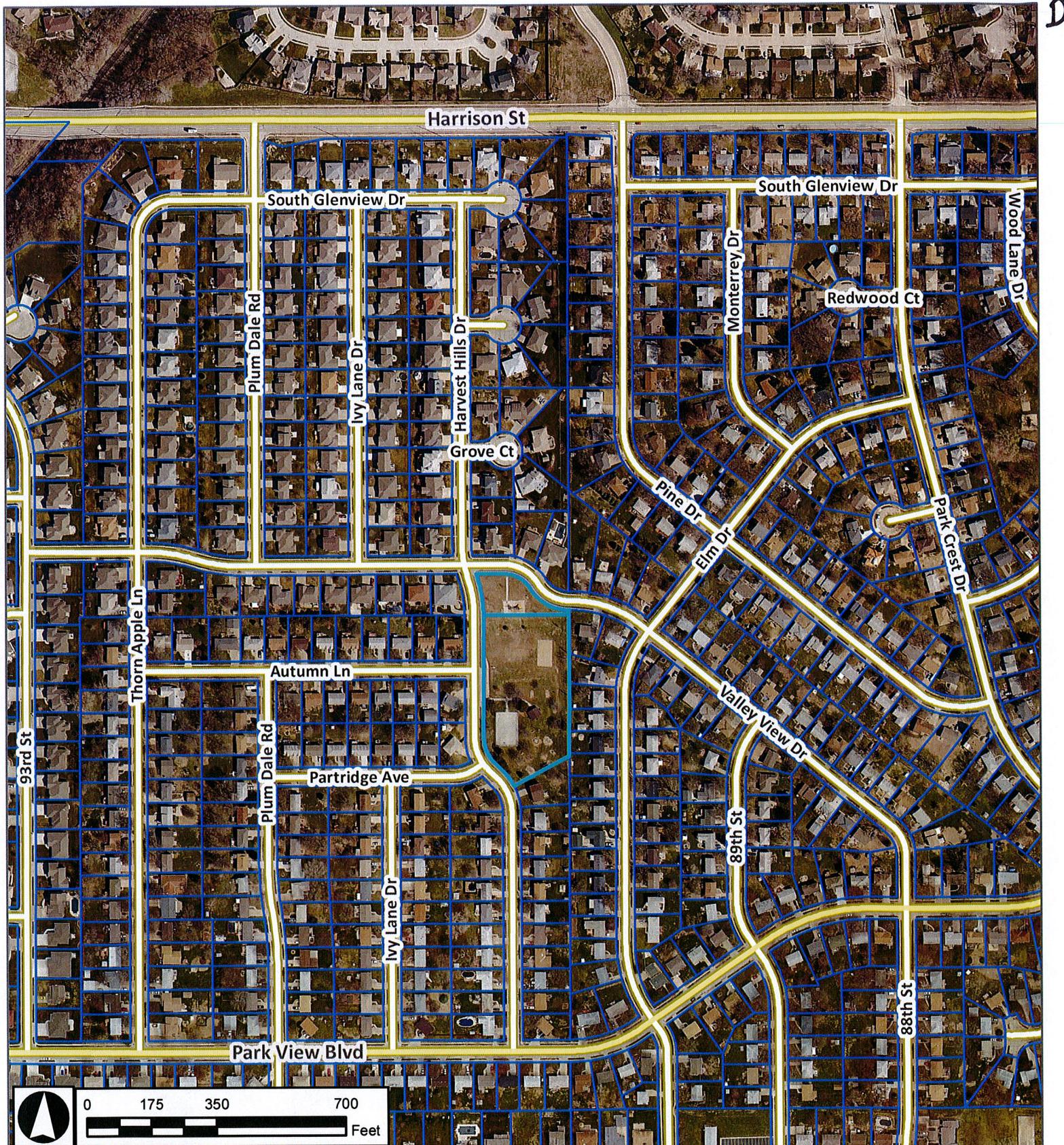
X. COPIES OF REPORT TO:

1. Public Upon Request


Prepared by: _____


Community Development Director

1-8-14
Date



Vicinity Map

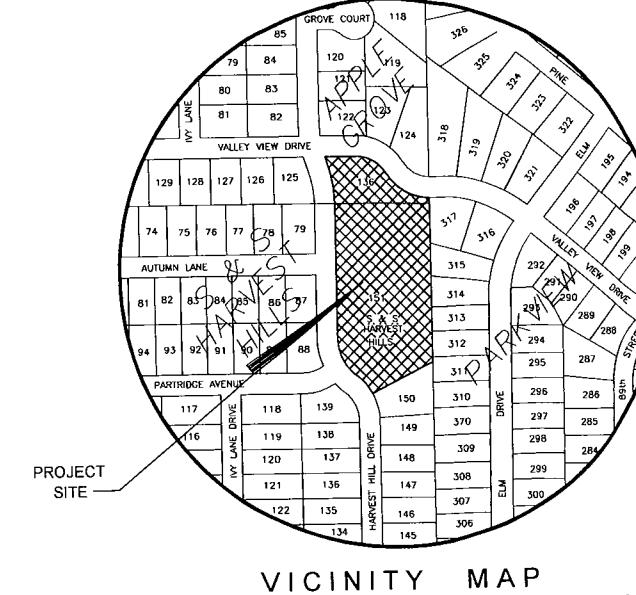
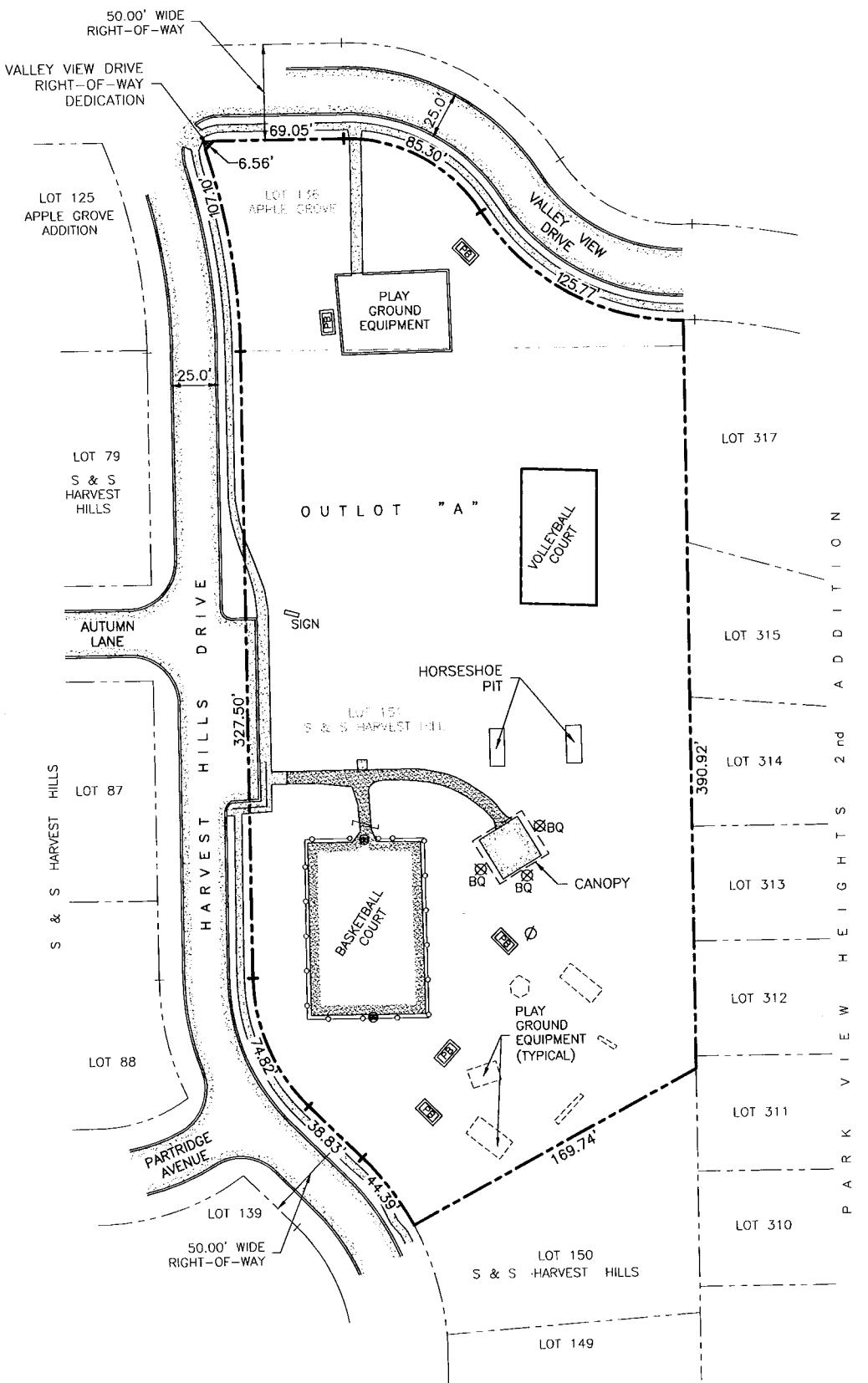
Jaycee Park Replat

12/12/2013
CAS



JAYCEE PARK

OUTLOT "A"



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

LOT 136, APPLE GROVE AND LOT 151, S & S HARVEST HILL,
BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

NOTES

1. NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED.
2. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1.
3. ALL REQUIRED UTILITIES EXIST.

LEGEND

[PB]	PARK BENCH
☒ BQ	BARBECUE GRILL
—○—	CHAIN LINK FENCE
—/ \—	GATE
∅	LIGHT POLE
🏀	BASKETBALL POLE

TD2
engineering
& surveying

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

RAYCEE PARK
OUTLOT "A"

Client Name



Revision Dates		
No.	Description	MM-DD-YR
01	REV. EAST LOT NO. S	12/06/2013
-	-	-

Job No.: A171-399-4P
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 24, 2013
Grid Book: 113
Pages: 25 & 26

Sheet Title

**SARPY COUNTY
PRELIMINARY PLAT**

Sheet Number

SHEET 1 OF 1



November 15, 2013

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

RE: Application for Replat-Initial Review
Jaycee Park

Chris:

I have reviewed the replat application drawings package that you sent to me requesting comments by Monday, November 18, 2013. The proposal would replat Lot 151, S&S's Harvest Hill and Lot 136, Apple Grove Addition into one lot to be known as Jaycee Park, Outlot "A". This plat was prepared by TD2 Engineering and Surveying at the request of the Community Development Department. A replat process was needed due to the determination that I made requiring a small piece of additional right-of-way dedication at the intersection of Valley View Drive and Harvest Hills Drive. The dedication is needed to provide space for ADA compliant curb ramps at some future date at this location. I offer the following comments:

1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of a 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.
2. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit to be obtained 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.
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

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

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required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

4. 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 common line between existing Lots 136 and 151. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. I understand 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 Board and/or City Council approval.

I recommend approval of the replat request.

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

John M. Kottmann
John M. Kottmann
City Engineer