

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

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
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 ¼ OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> 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 ¼ of Section 15, Township 14 North, Range 12 East of the 6<sup>th</sup> 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. Bueth, CMC  
City Clerk

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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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 2<sup>nd</sup> 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:**

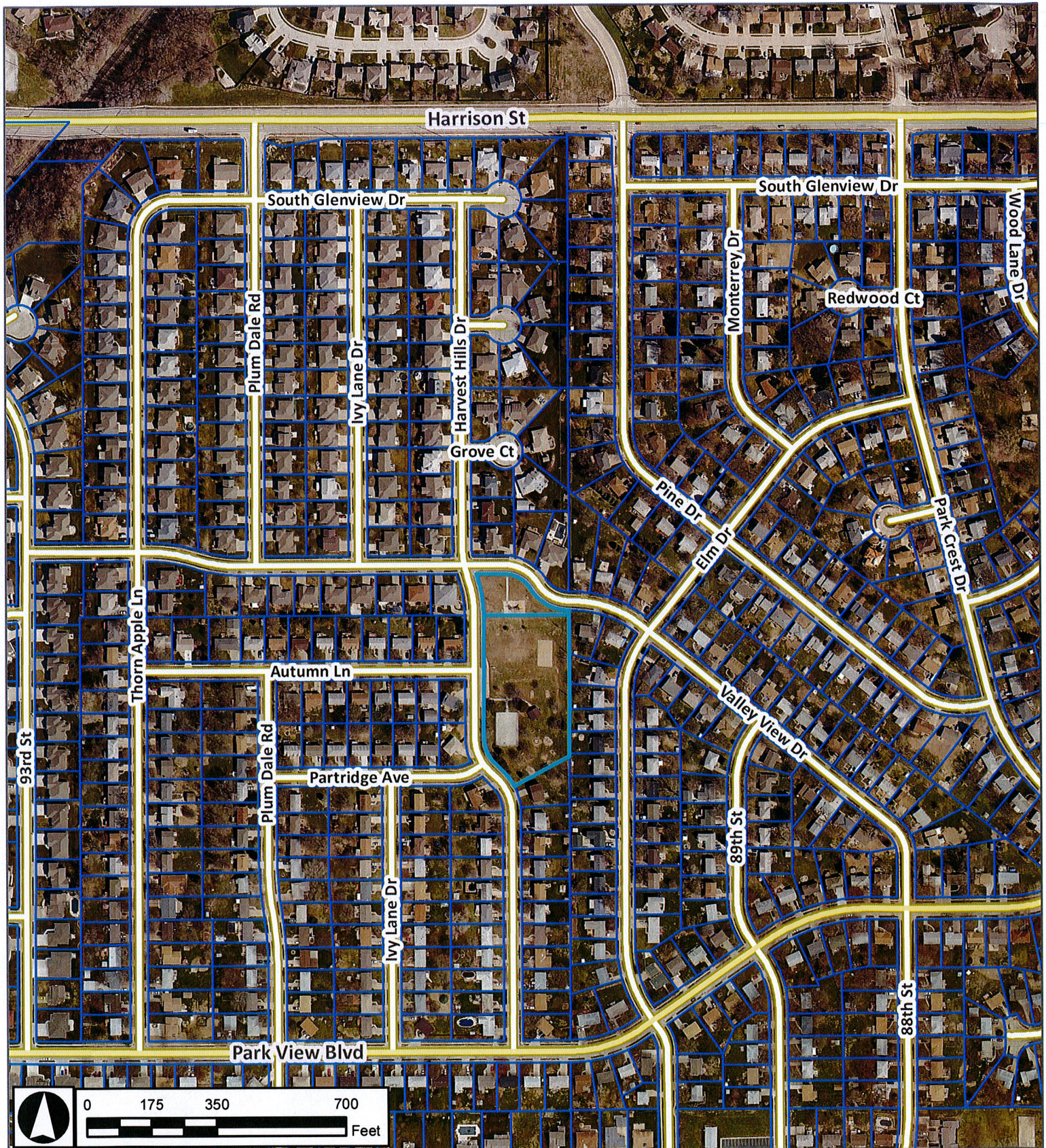
1. Public Upon Request

Prepared by:

Community Development Director

Date





## Vicinity Map

## Jaycee Park Replat

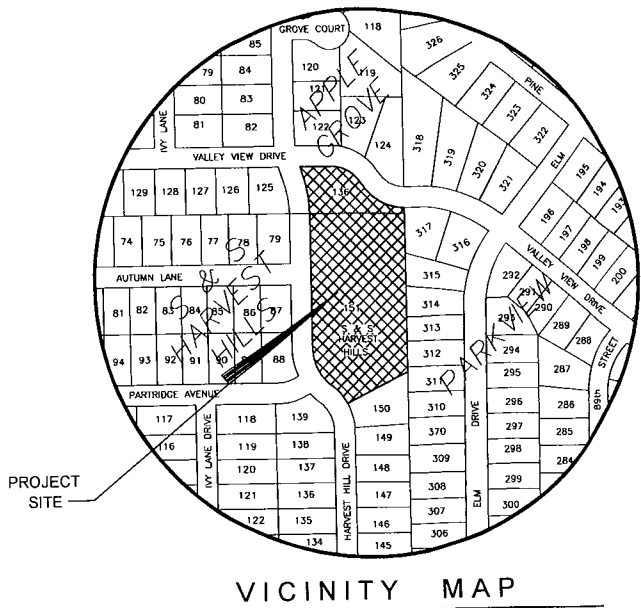
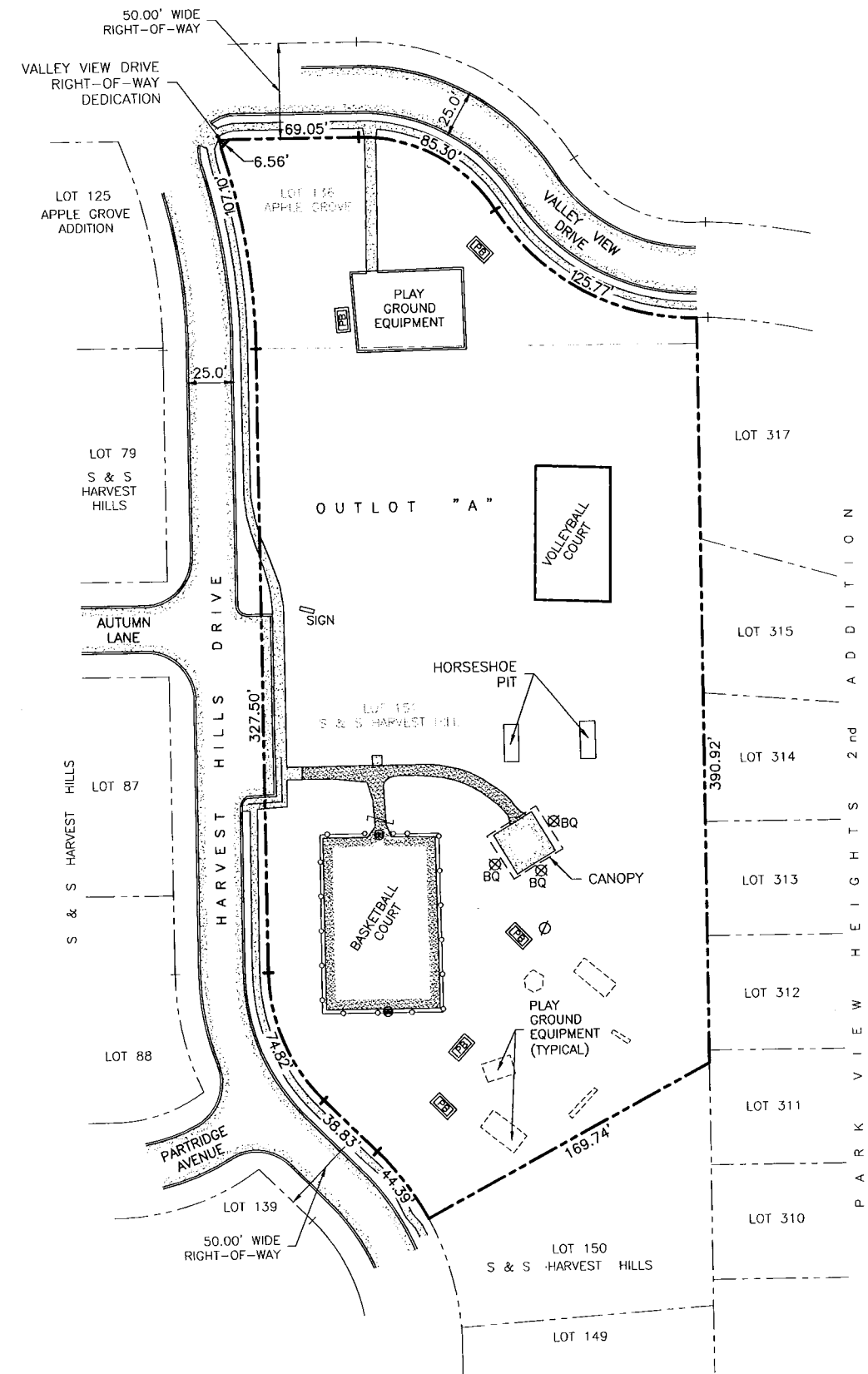
12/12/2013  
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# JAYCEE PARK

## 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]	BARBEQUE GRILL
—○—	CHAIN LINK FENCE
—/—	GATE
○	LIGHT POLE
⊙	BASKETBALL POLE

**TD2**  
engineering  
& surveying

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

JAYCEE PARK  
OUTLOT "A"

Client Name  
CITY OF LA VISTA



Revision Dates		
No.	Description	MM-DD-YY
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**

# JAYCEE PARK

## OUTLOT "A"

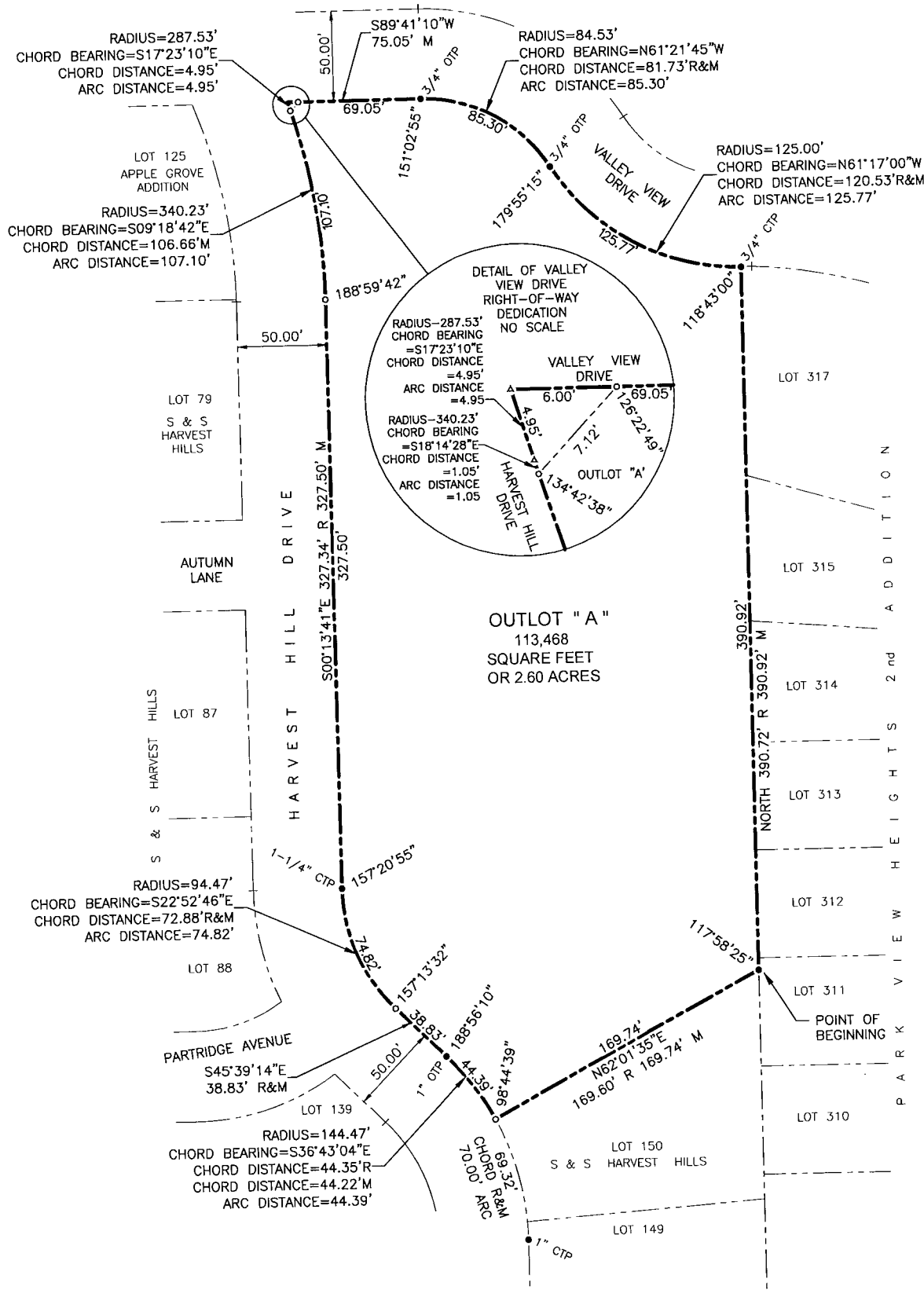
BEING A REPLATTING OF LOT 151, S & S'S HARVEST HILL AND LOT 136, APPLE GROVE ADDITION, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

### LEGEND

- CORNERS FOUND
- CORNERS SET (5/8" REBAR W/CAP #308)
- △ TEMPORARY POINT
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTF OPEN TOP PIPE
- CTP CRIMPED TOP PIPE

### NOTE

ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.



### 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 CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS JAYCEE PARK, OUTLOT "A", BEING A REPLATTING OF LOT 151, S & S'S HARVEST HILL AND LOT 136, APPLE GROVE ADDITION, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 151; THENCE NORTH (ASSUMED BEARING) 390.92 FEET ON THE EAST LINES OF SAID LOTS 151 AND 136 TO THE NE CORNER OF SAID LOT 136; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID LOT 136 ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N61°17'00"W, CHORD DISTANCE 120.53 FEET, AN ARC DISTANCE OF 125.77 FEET; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID LOT 136 ON AN 84.53 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N61°21'45"W, CHORD DISTANCE 81.73 FEET, AN ARC DISTANCE OF 85.30 FEET; THENCE S89°41'10"W 75.05 FEET ON THE NORTH LINE OF SAID LOT 136 TO THE NW CORNER THEREOF; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 136 ON A 287.53 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S17°23'10"E, CHORD DISTANCE 4.95 FEET, AN ARC DISTANCE OF 4.95 FEET; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 136 ON A 340.23 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S09°18'42"E, CHORD DISTANCE 106.66 FEET, AN ARC DISTANCE OF 107.10 FEET TO THE NW CORNER OF SAID LOT 151; THENCE S00°13'41"E 327.50 FEET ON THE WEST LINE OF SAID LOT 151; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 151 ON A 94.47 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S22°52'46"E, CHORD DISTANCE 72.88 FEET, AND ARC DISTANCE OF 74.82 FEET; THENCE S45°39'14"E 38.83 FEET ON THE WEST LINE SAID LOT 151; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 151 ON A 144.47 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S36°43'04"E, CHORD DISTANCE 44.22 FEET, AN ARC DISTANCE OF 44.39 FEET TO THE SW CORNER THEREOF; THENCE N62°01'35"E 169.74 FEET ON THE SOUTH LINE OF SAID LOT 151 TO THE POINT OF BEGINNING.



JAMES D. WARNER,  
NEBRASKA RLS 308

OCTOBER 1, 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 AN OUTLOT AND A STREET TO BE LETTERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS JAYCEE PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT 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 THE 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, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR OF LOT LINE. 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

BY: 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 \_\_\_\_\_, 2013.

SARPY COUNTY TREASURER

### APPROVAL BY THE LA VISTA PLANNING COMMISSION

THIS PLAT OF JAYCEE PARK WAS APPROVED BY THE CITY OF LA VISTA PLANNING COMMISSION OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

CHAIRMAN OF THE PLANNING COMMISSION

### APPROVAL BY THE LA VISTA CITY COUNCIL

THIS PLAT OF JAYCEE PARK WAS APPROVED BY THE CITY OF LA VISTA CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

DOUGLAS KINDIG, MAYOR

PAMELA A. BUETHE, CITY CLERK

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF JAYCEE PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SARPY COUNTY SURVEYOR/ENGINEER

TD2  
engineering  
& surveying

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

JAYCEE PARK  
OUTLOT "A"



### Revision Dates

No.	Description	MM-DD-YY
01	EAST LOT NUMBERS	12/06/2013
-	-	-
-	-	-

Job No.: A171-399-4 A  
Drawn By: RJR  
Reviewed By: JDW  
Date: OCTOBER 1, 2013  
Book:  
Page:

Sheet Title

SARPY COUNTY  
FINAL 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

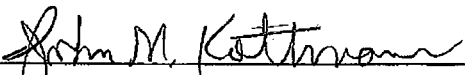
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required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

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  
City Engineer