



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2015-SUB-04

FOR HEARING OF: Aug 20, 2015

Report Prepared on: Aug 10, 2015

I. GENERAL INFORMATION

A. APPLICANT:

Millennium Place LLC
13478 Chandler Road
Omaha, NE 68138

B. PROPERTY OWNER:

Millennium Place LLC
13478 Chandler Road
Omaha, NE 68138

C. LOCATION: Northeast of the intersection of Chandler Road and Centech Road.

D. LEGAL DESCRIPTION: Lot 40A, Centech Business Park.

E. REQUESTED ACTION(S): Replat of Lot 40A, Centech Business Park to proposed Lots 1 and 2, Centech Business Park Replat Two.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial; industrial use (Thiele Geotech, Inc.)

G. PURPOSE OF REQUEST: Consolidate two lots into one for the purpose of the construction of an additional, separate building.

H. SIZE OF SITE: 3.27 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Thiele Geotech's Omaha Office is currently located here. The property falls from a high point in the northeast to the southwest.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Single family neighborhood, R-1 Single-Family Residential; Lots 10-17 Southridge 1st Addition and Lots 1-3 Southridge 3rd Addition
- 2. East:** M & C Properties, LLC, I-1 Light Industrial; Lot 38 Centech Business Park
- 3. South:** M & P Properties, LLC, I-1 Light Industrial; Lots 41 & 42 Centech Business Park
- 4. West:** Omaha Distributing Co Inc., I-1 Light Industrial; Lots 32, 33 & 34 Centech Business Park.

C. RELEVANT CASE HISTORY:

1. On August 28, 2003 the City approved of an Administrative Plat to consolidate two lots of a similar size to what is proposed into one lot, creating Lot 40A.

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
2. Section 3.07 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for industrial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. Two access points exist along Chandler Road and one access point connects to Centech Road. The additional lot created through the replatting process will utilize a blanket access easement, approved through the replatting process, to connect to Chandler Road and Centech Road.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed replat.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Chandler Road and Centech Road.

IV. REVIEW COMMENTS:

1. In regard to Article 3.03.15 of the Subdivision Regulations, a subdivision agreement needs to be prepared since proposed private, shared infrastructure improvements are involved (the shared private driveway) and since the payment of tract sewer connection fees (aka interceptor fees) and stormwater management fees need to be addressed.
2. At the time of the building permit application, a landscaping plan that meets the requirements of Section 7.17 of the Zoning Ordinance will need to be submitted.

V. STAFF RECOMMENDATION – Replat:

Approval of Centech Business Park Replat Two contingent upon the finalization of a subdivision agreement prior to City Council review.

VI. ATTACHMENTS TO REPORT:

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

VII. COPIES OF REPORT SENT TO:

1. Terry Morrison, Ehrhart Griffin & Associates
2. Dan Thiele, Millennium Place, LLC
3. Public Upon Request


Prepared by: _____


Community Development Director

8-13-15
Date



July 9, 2015

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

RE: Proposed Replat -Initial Review
Centech Business Park Replat Two
City Engineer Review Comments

Chris:

I have reviewed the documents that you provided to me for the above-referenced application in your transmittal dated July 6, 2015. Based on the elements for consideration set forth in the Subdivision Regulations for a Replat which is essentially a combined submittal of a Preliminary Plat and Final Plat, I have the following comments:

Preliminary Plat Review

1. A preliminary plat meeting the requirements of Section 3.03 of the Subdivision Regulations needs to be prepared and submitted. The Site Grading plan, Sheet C3.1 could be modified to add the necessary content.
2. In regards to Article 3.03.19 a traffic impact analysis will not be required.
3. In regards to Article 3.03.15 a draft subdivision agreement needs to be prepared since proposed private, shared infrastructure improvements are involved (the shared private driveway) and since the payment of tract sewer connection fees(aka interceptor sewer fees) and storm water management fees need to be addressed. The applicant needs to provide information as to any payment of sewer connection fees to the City of Omaha since this property connects to the Stony Brook Outfall Sewer. The payments may have been made by the SID or the property owner to Sarpy County which in turn went to Omaha. I will check with Sarpy County for any history they may have on this matter and the applicant should review their records on this property. The storm water management fee would apply only to the new lot, Lot 2, since Lot 1 has already been developed.

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 Portal Rd.
p: 402-331-8927
f: 402-331-1051

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

4. A conceptual PCSMP plan is needed to satisfy Article 3.03.20. This can be notations on the preliminary plat as to what type of detention and water quality devices are proposed.

Final Plat

5. The wording of the Ingress/Egress & Circulation Easement on the final plat seems to need a wording correction where it says...."constructed ir recorded by separate instrument". This separate instrument will need to be prepared and ready to record prior to releasing the final plat for recording.
6. There is no need for a staking bond with this plat as the dedication states that permanent markers have been placed.

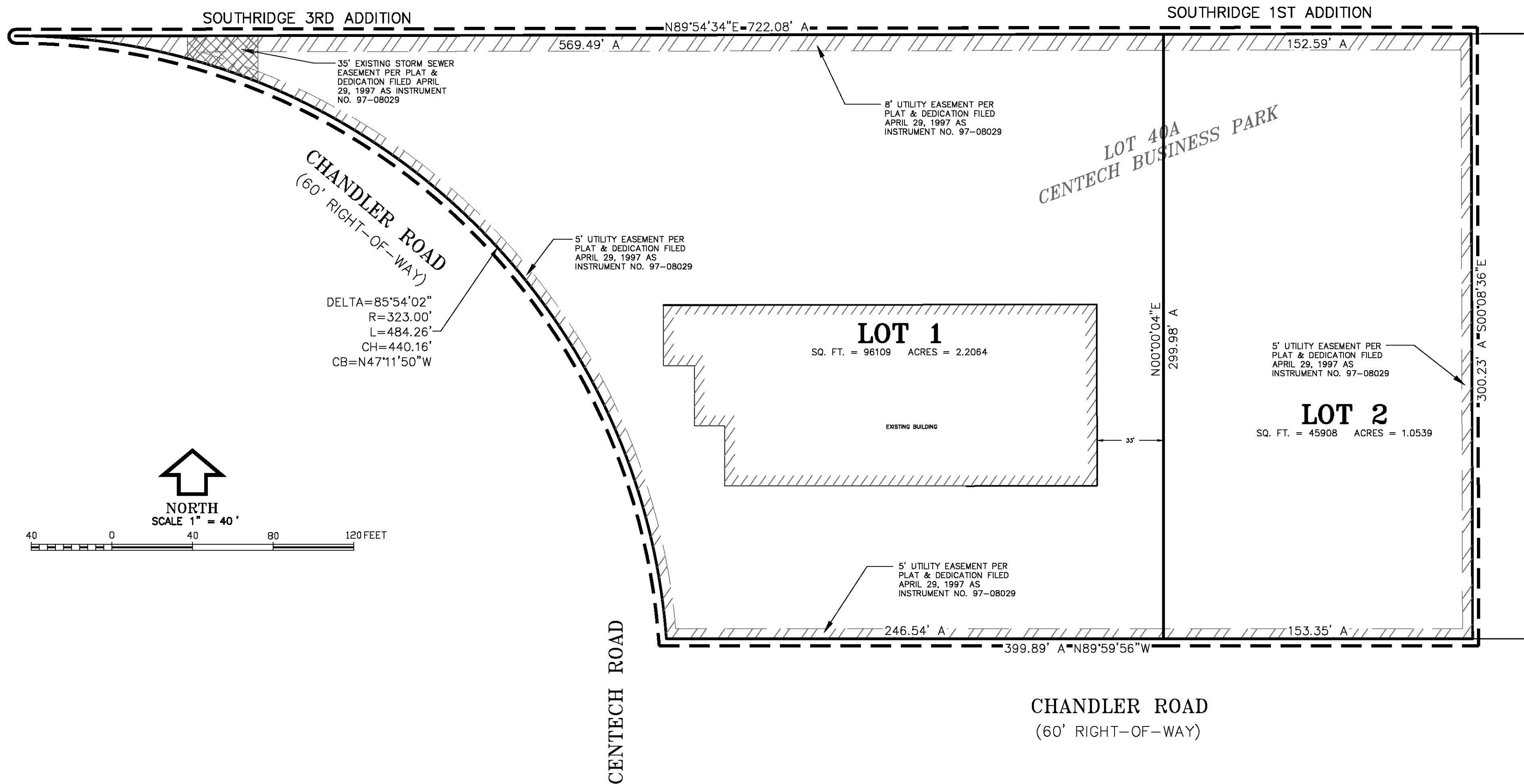
Please contact me if you have questions about my comments. Please submit revised materials to me for additional review.



John M. Kottmann
City Engineer

FINAL PLAT
CENTECH BUSINESS PARK REPLAT TWO

CONTAINING LOTS 1 AND 2,
BEING A REPLAT OF LOT 40A CENTECH BUSINESS PARK,
AN ADMINISTRATIVE SUBDIVISION,
SARPY COUNTY, NEBRASKA



INGRESS/EGRESS & CIRCULATION EASEMENT

A GENERAL VEHICULAR AND PEDESTRIAN CIRCULATION EASEMENT, GRANTING CIRCULATION RIGHTS THROUGHOUT AREAS PAVED FOR DRIVEWAYS, PARKING AND SIDEWALKS, AS CONSTRUCTED, IS RECORDED BY SEPARATE INSTRUMENT.

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO
WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS _____ DAY OF _____, 20 _____

SARPY COUNTY SURVEYOR/ENGINEER

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 IN THIS PLAT AS
SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER

DATE

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED BY THE CITY PLANNING COMMISSION OF LA VISTA, NEBRASKA

THIS _____ DAY OF _____, 20 _____

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF
CENTECH BUSINESS PARK REPLAT TWO (LOTS NUMBERED AS SHOWN)
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LA VISTA,
NEBRASKA

THIS _____ DAY OF _____, 20 _____
IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST: CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE,

MILLENNIUM PLACE, LLC

THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE
SUBDIVIDED INTO A LOT TO BE NUMBERED, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS

CENTECH BUSINESS PARK REPLAT TWO

(LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE
PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA
PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS
INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, LINDER AND ACROSS A FIVE FOOT (5')
WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR
BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL
EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED
ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS
SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR
SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES,
AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP
OF LAND ABUTTING ALL CUL-DE-SAC STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS,
BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE
AFORESaid USES OR RIGHTS HEREIN GRANTED.

BY _____

AS
FOR: MILLENNIUM PLACE, LLC

DATE

MORTGAGEE'S CONSENT TO SUBDIVISION AND DEDICATION

WE, FIRST NATIONAL BANK, THE UNDERSIGNED, AS MORTGAGEE UNDER A CERTAIN

MORTGAGE DATED _____

RECORDED IN BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SARPY COUNTY, NEBRASKA, COVERING THE PARCEL
AS DESCRIBED AND CONTAINED WITHIN THE SURVEYOR'S CERTIFICATE HEREON, DO HEREBY CONSENT TO THE PLATTING OF SAID LANDS AS SHOWN
HEREON, AS A SUBDIVISION TO BE KNOWN AS CENTECH BUSINESS PARK REPLAT TWO AND HEREBY JOIN IN THE DEDICATION OF SUCH LANDS AS
SUCH SUBDIVISION.

FOR: FIRST NATIONAL BANK

BY: _____
ROB GLORVICK

AS: _____
(TITLE)

DATE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

)

COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20 _____

BY: _____

AS: _____

FOR: MILLENNIUM PLACE, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

)

COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20 _____

BY: ROB GLORVICK

AS: _____

FOR: FIRST NATIONAL BANK

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND
THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYS ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR
LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT
PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE
KNOWN AS

CENTECH BUSINESS PARK REPLAT TWO, CONTAINING LOTS 1 AND 2, BEING A REPLAT OF LOT 40A OF CENTECH BUSINESS PARK, AN
ADMINISTRATIVE SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA. CONTAINING 3.2603 ACRES, MORE OR LESS.

LARRY A. VAN FLEET, NEBRASKA R.L.S. 505

DATE

PROJECT NO.
EGA151066

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
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**EHRHART
GRIFFIN &
ASSOCIATES**

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

CENTECH BUSINESS PARK
REPLAT TWO

FINAL PLAT
LA VISTA, NEBRASKA

DATE: 6/9/15

DESIGNED BY:

DRAWN BY:

WAW

CHECKED BY:

LVF

CREW:



SHEET NO.

1 OF 1