

AGENDA ITEM 5A

**Public Hearing for Final PUD Amendment-Brook
Valley Corporate Park**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2015-PUD-07; 2015-SUB-09 FOR HEARING OF: January 21, 2016

Report Prepared on: January 6, 2016

I. GENERAL INFORMATION

A. APPLICANT:

BV 44, LLC
105 N. 31st Avenue, 2nd Floor
Omaha, NE 68131

B. PROPERTY OWNER:

BV 44, LLC
105 N. 31st Avenue, 2nd Floor
Omaha, NE 68131

C. LOCATION: North of Harry Watanabe Drive, West of 108th Street

D. LEGAL DESCRIPTION: Lots 42, 43A, 43B, 44A, 44B, and 45
Brook Valley Business Park

E. REQUESTED ACTION(S): Amendment to Final PUD Plan and
reapprove Final Plat for Lots 42, 43A, 43B, 44A, 44B, and 45 Brook
Valley Business Park.

F. EXISTING ZONING AND LAND USE: I-2 PUD – Heavy Industrial
with a Planned Unit Development overlay; abandoned golf range on
Lots 43B and 44B Brook Valley Business Park; Lots 42, 43A, 44A,
and 45 Brook Valley Business Park are vacant.

G. PURPOSE OF REQUEST: Approval of the amended Final PUD
Plan, and Final Plat.

H. SIZE OF SITE: 15.369 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is relatively flat
with a steep incline along the north and east sides. An abandoned
golf range exists on Lots 43B and 44B Brook Valley Business Park.
The remaining property has a mix of trees and overgrowth.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Mixed Industrial Uses, I-2 Heavy Industrial; Lot 2 Brook Valley Business Park Replat Four and Tax Lot 1A2 17-14-12
2. **East:** Brentwood Park Multi-Family Apartment Complex, R-3 Multi-Family Residential; Lot 233 Val Vista
3. **South:** Yahoo Inc., I-2 Heavy Industrial; Lot 1 Brook Valley Business Park Replat Three
4. **West:** Vacant/Agricultural, TA Transitional Agriculture; Tax Lot 1A1A1A & Tax Lot 2B2 17-14-12

C. RELEVANT CASE HISTORY:

1. On July 15, 2014 City Council approved of a Final PUD, Final Plat and Subdivision Agreement for Lots 42, 43A, 43B, 44A, 44B & 45, Brook Valley Business Park. However, the plat wasn't recorded with the Sarpy County Register of Deeds within the 90 day time limit requirement as per Section 3.04.06 of the Subdivision Regulations and construction of the Final PUD site plan did not begin within 12 months as required by Section 5.15.04.01 of the Zoning Ordinance.

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 3.04 of the Subdivision Regulations – Final Plats

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. The main access points for the properties will be via common access drive connections to Harry Watanabe Drive.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed actions.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Harry Watanabe Drive.

IV. REVIEW COMMENTS:

1. As per Section 5.15.04.01 of the Zoning Ordinance, the proposed construction of the Final PUD site plan did not begin within 12 months, thus the Final PUD site plan requires re-approval. The applicant has also requested amendments to the proposed building footprints within the site plan.
2. As per Section 3.04.06 of the Subdivision Regulations, the Final Plat was not recorded with the Register of Deeds within 90 days. Therefore a new Final Plat is required to proceed through the approval process prior to recording.
3. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP) for any development in the subject area. A permit will be required through the Permix website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance Agreement has been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using an extended detention basin to serve both lots is acceptable.

V. STAFF RECOMMENDATION - Final PUD Plan:

Approval of Final PUD Plan for Lots 42, 43A, 43B, 44A, 44B, and 45 Brook Valley Business Park.

VI. STAFF RECOMMENDATION – Final Plat:

Approval of Brook Valley Corporate Park Final Plat

VII. ATTACHMENTS TO REPORT:

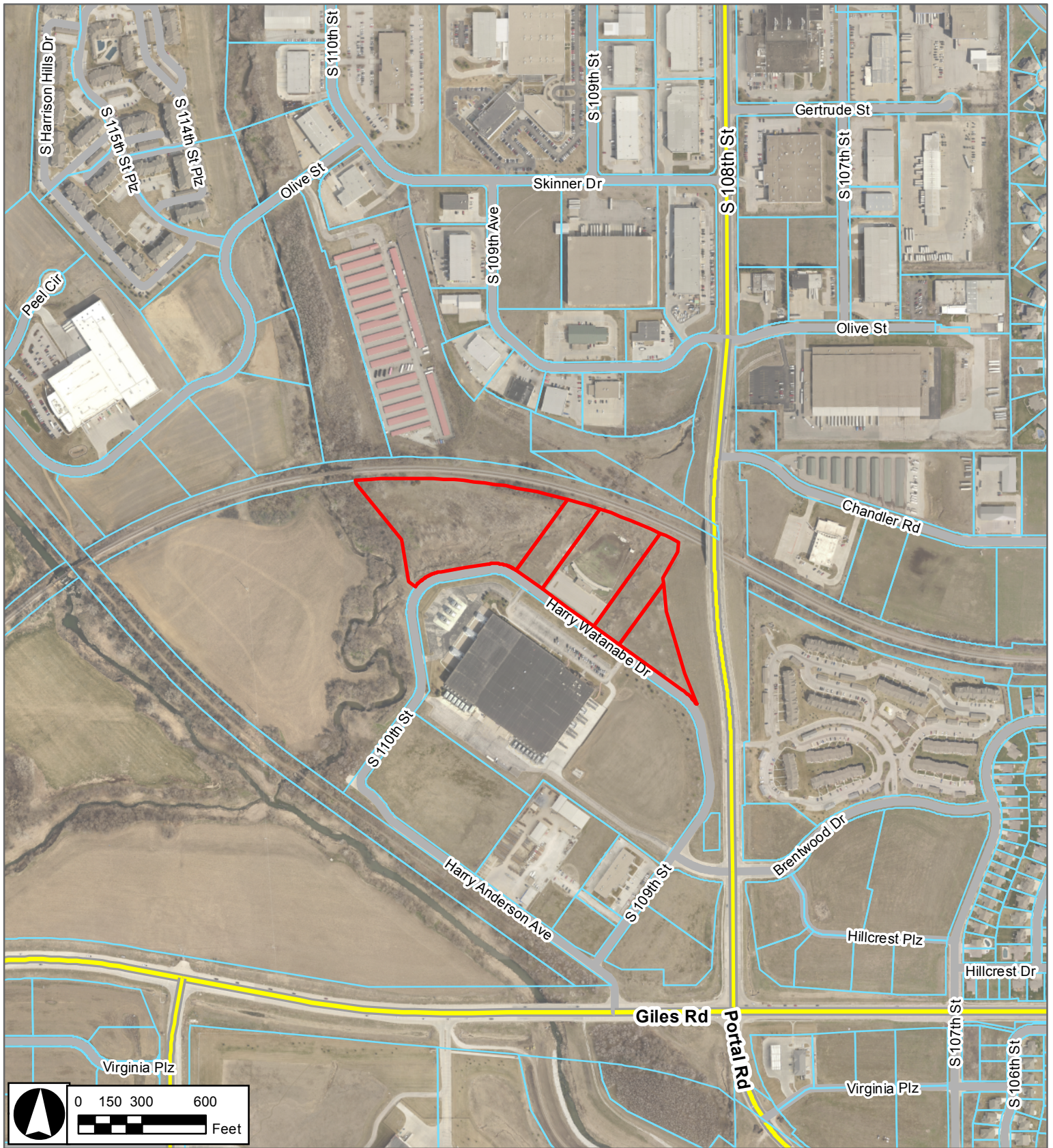
1. Vicinity Map
2. Review reports from City Planner
3. Final PUD Site Plan Maps
4. Final Plat Map

VIII. COPIES OF REPORT SENT TO:

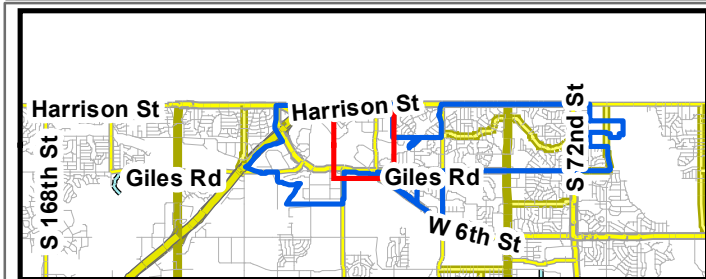
1. Kellen Heideman, Olsson Associates
2. Arun Agarwal, White Lotus Group
3. Public Upon Request


Prepared by: _____


Community Development Director
Date 1-13-16



Project Vicinity Map



Brook Valley Corporate Park

01-13-2016
CSB





December 22, 2015

Arun Agarwal
White Lotus Group
105 North 31st Avenue, 2nd Floor
Omaha, NE 68131

RE: PUD Major Amendment, Final Plat - Initial Review
Brook Valley Corporate Park

Mr. Agarwal,

We have reviewed the documents submitted for the above-referenced applications. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the PUD and the Subdivision Regulations for the Final Plat, the City has the following comments:

City Engineer

1. The proposed grading plan may require reconstruction of the existing public storm sewer across the site to accomplish the plan. If that is the case, then that should be identified on the amended PUD plan. Such relocation will be at the Developer's expense.
2. A minor comment is that the signature blocks on the final plat drawing need to be changed from 2015 to 2016.

The PCMSMP Maintenance Agreement & Easement, Exhibit "E" to the subdivision agreement, should not be executed and recorded at the time of signing of the subdivision agreement. It can remain as an exhibit to indicate obligations of the subdivider, but until actual construction plans have been prepared and approved through the Permix review process, signing and recording the PCMSMP Maintenance Agreement and Easement is premature and will likely result in having to release and/or revise such agreement.

Chief Building Official

No Comments

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 Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

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

www.cityoflavista.org
info@cityoflavista.org

Fire Marshall

1. There will need to be an additional fire hydrant placed 75' west of the proposed hydrant at the southeast side of Building 1 or an additional hydrant on the north side of Building 1 to ensure that there is no area of the building greater than 400 feet from a fire hydrant. Either scenario will suffice.

La Vista Police Department

No Comments

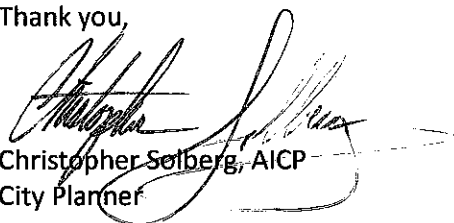
City Planner

1. In regards to Article 5.15.04.06 the PUD Plan needs to show dumpsters and screening, accessible parking stalls, and sidewalk connections from buildings to the public sidewalks. The proposed PUD Plan does not show dumpsters and related screening.
2. The front yard setback listed needs a footnote about the increase to 50 feet when parking is located in the front yard.

In order for the PUD amendment, and Final Plat to be considered for review at the January 21, 2016 Planning Commission meeting, revised documents will need to be provided for Planning Commission packets. Please submit 10 full-size and 4 ledger-size (11"x17") copies (along with electronic copies) of the revised PUD and plat documents by January 6, 2016 to ensure that the application stays on track for the review by Planning Commission on the 21st of January.

If you have any questions regarding these comments please feel free to contact me at any time.

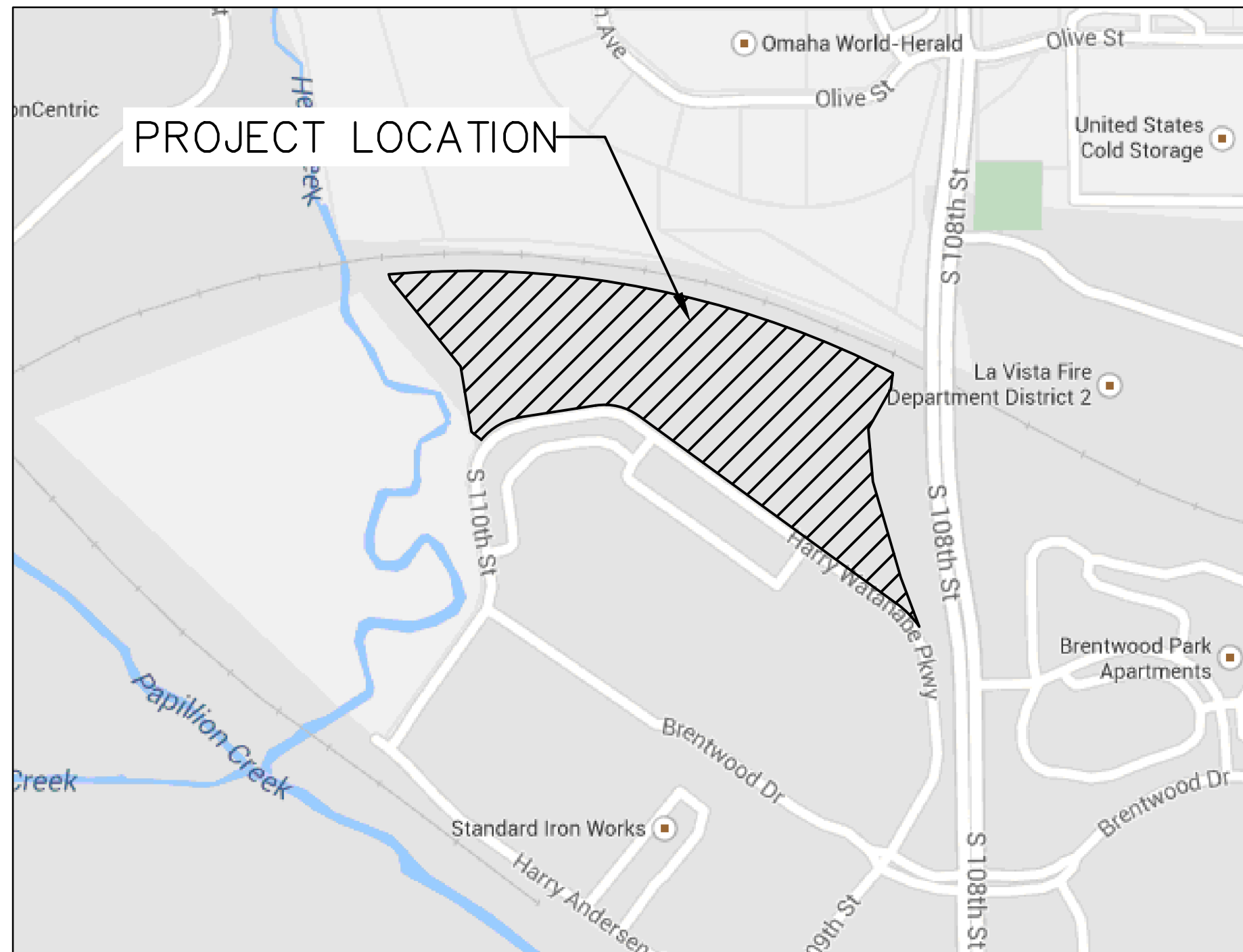
Thank you,



Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer

DWG: F:\Projects\014-2734\LDVPA Exhibits\42734_PUD\42734_C-PUD.dwg
DATE: Jan 15, 2016 1:17pm
USER: kfeldman
42734_XBASE 42734_IBLK 42734_PBASE 42734_XCONT 42734_PBASE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, AND 5, BEING A REPLATTING OF PART OF LOTS 42 AND 43 TOGETHER WITH ALL OF LOTS 44 AND 45, BROOK VALLEY BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

CONTAINING AN AREA OF 15.37 ACRES, MORE OR LESS

DEVELOPER:

WHITE LOTUS GROUP
105 N. 31ST AVENUE, STE. 200
OMAHA, NE 68131

ZONING:

EXISTING: I-2 PUD
PROPOSED: I-2 PUD

LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING WIRE FENCE
- EXISTING EASEMENT
- SETBACK
- RIVER CENTER
- 9" PCC PAVEMENT
- 4" PCC CURB/SIDEWALK
- TRUCK PATH
- STORM SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF LA VISTA (SEE RECORDED DOCUMENT)
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED FIRE HYDRANT

LOT	AREA	OPEN SPACE	BUILDING COVERAGE
1	6.86 ACRES	4.61 ACRES	28,000 SF
2	2.53 ACRES	1.26 ACRES	18,000 SF
3	2.30 ACRES	1.17 ACRES	18,900 SF
4	1.69 ACRES	0.13 ACRES	25,200 SF
5	1.99 ACRES	0.91 ACRES	14,800 SF
TOTAL	15.37 ACRES	8.08 ACRES 52.6%	104,900 SF 15.7%

PARKING SPACES AT 1 STALL PER 3000 S.F.

LOT	REQUIRED	TOTAL PROVIDED	HANDICAP ACCESSIBLE
1	10	46	2
2	6	20	2
3	7	27	2
4	9	29	2
5	5	18	2
TOTAL	37	140	10

BROOK VALLEY CORPORATE PARK PUD SITE DEVELOPMENT CRITERIA

FRONT YARD MINIMUM BUILDING SET BACK	25' MINIMUM*
SIDE YARD MINIMUM BUILDING SETBACK	20' MINIMUM
PARKING LOT ROADWAY MINIMUM LANDSCAPE BUFFER	10' MINIMUM

*FRONT YARD SETBACK INCREASES TO 50' MINIMUM WHEN PARKING IS LOCATED IN THE FRONT YARD.

NOTE:

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 108TH STREET FROM LOTS 3 AND 5.

GREENSPACE	8.08 ACRES
TOTAL BUILDING S.F.	104,900 S.F.
BUILDING COVERAGE TOTAL ACRES	15.7%



Know what's below.
Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PUD PLAN SITE MAP

BROOK VALLEY BUSINESS PARK

LA VISTA, NEBRASKA

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2016

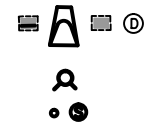
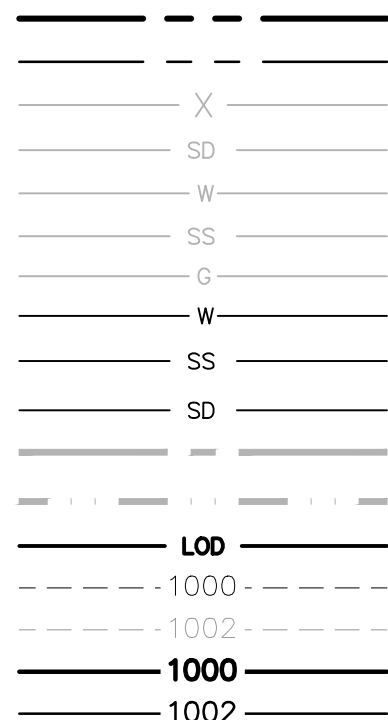
OLSSON ASSOCIATES

2111 South 67th Street, Suite 200
Omaha, NE 68116
TEL: 402.341.1116
FAX: 402.341.5895
www.olssonassociates.com

DWG: F:\Projects\014-2734\LDVP\Exhibits\42734_PUD\42734_C-PUD.dwg
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LEGEND:

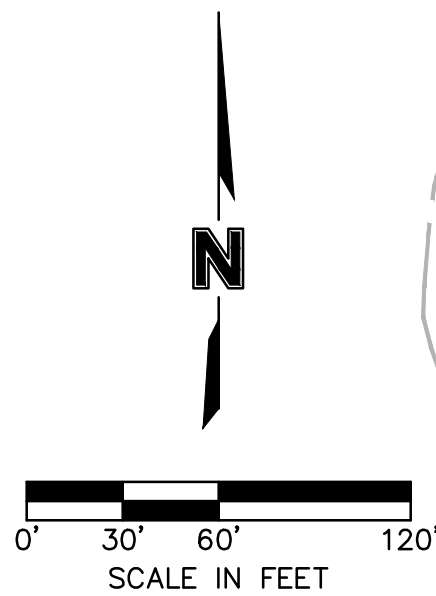


PROPOSED STORM SEWER STRUCTURES
PROPOSED SANITARY SEWER STRUCTURES
PROPOSED FIRE HYDRANT

APPROXIMATE BOUNDARY OF
ZONE X FLOOD AREA
BASED ON FEMA FLOOD
INSURANCE RATE MAP
(MAP #31153C0062H)

APPROXIMATE BOUNDARY OF
ZONE AE FLOODWAY BASED ON
FEMA FLOOD INSURANCE RATE
MAP (MAP #31153C0062H)

APPROXIMATE CENTERLINE OF
HELL CREEK BASED ON FEMA
FLOOD INSURANCE RATE MAP
(MAP #31153C0062H)



LOT 1
BROOK VALLEY BUSINESS PARK REPLAT THREE

BUILDING 1
28,000 S.F.

BUILDING 2
18,000 S.F.

BUILDING 3
18,900 S.F.

BUILDING 4
25,200 S.F.

BUILDING 5
14,800 S.F.

HARRY WATANABE PARKWAY
50' RIGHT OF WAY

CHICAGO BURLINGTON AND QUINCY RAILROAD

108TH STREET
RIGHT OF WAY WIDTH VARIES



Know what's below.
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CALL 811 SEVENTY-TWO HOURS PRIOR TO
DIGGING, GRADING OR EXCAVATING FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

POST CONSTRUCTION DRAINAGE
STORMWATER BMP AND UTILITY PLAN

BROOK VALLEY BUSINESS PARK

LA VISTA, NEBRASKA

2016

REVISIONS DESCRIPTION

DATE

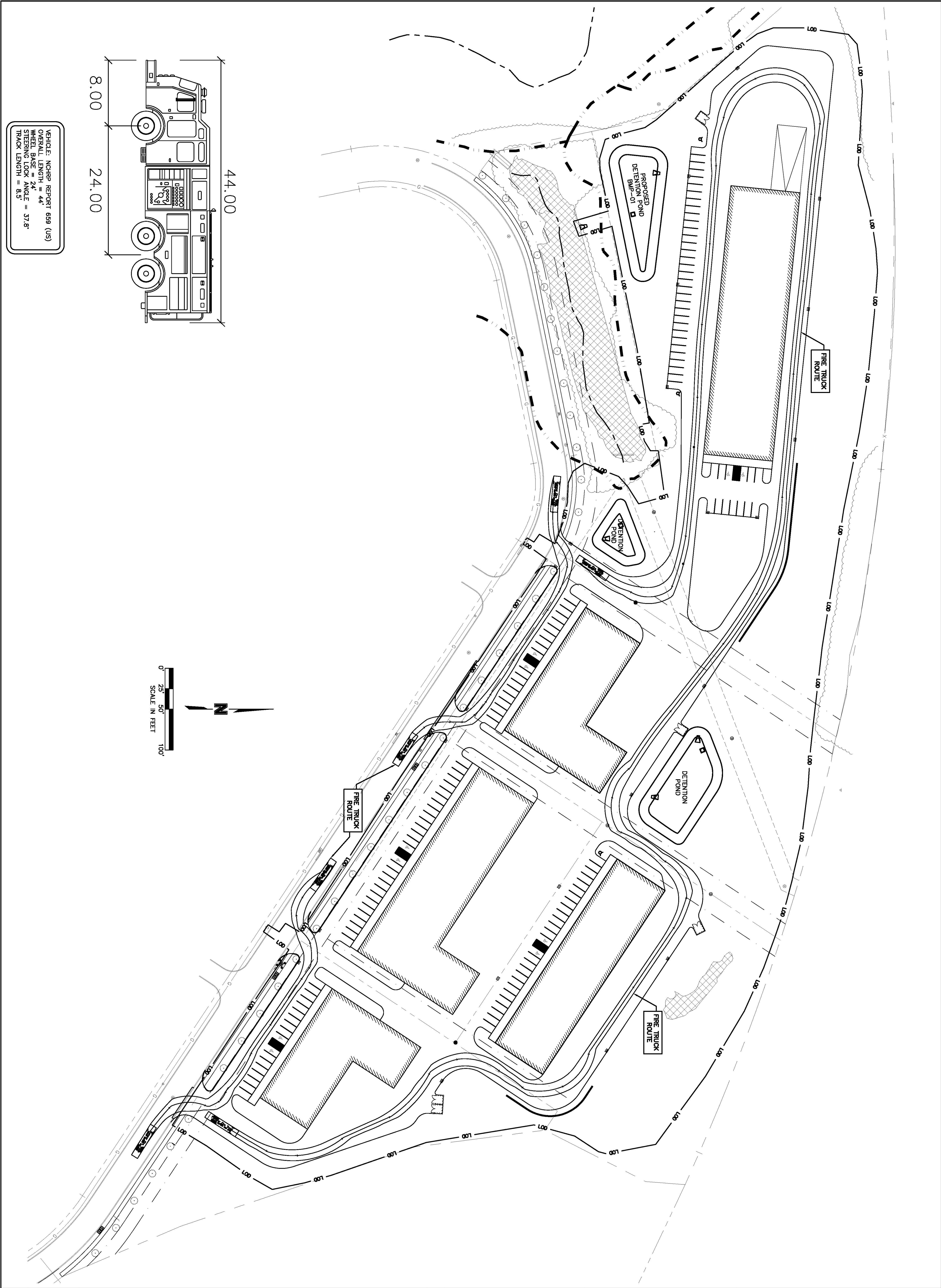
REV. NO.

REVISIONS

OLSSON
ASSOCIATES

2111 South 67th Street, Suite 200
Omaha, NE 68116
TEL: 402.341.1116
FAX: 402.341.5895
www.olsonassociates.com

SHEET
C1.2



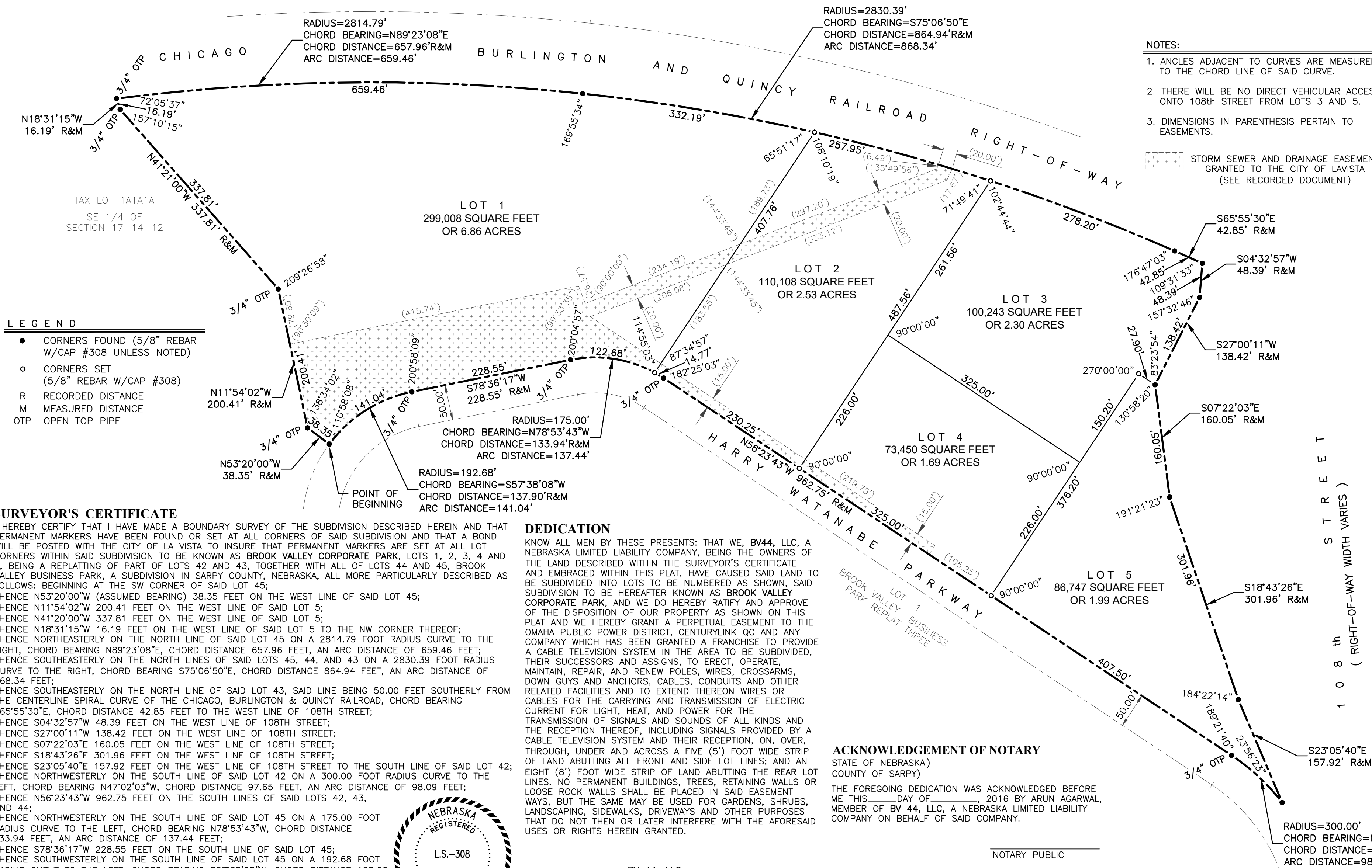
BROOK VALLEY CORPORATE PARK

LOTS 1, 2, 3, 4 AND 5

BEING A REPLATTING OF PART OF LOTS 42 AND 43 TOGETHER WITH ALL OF LOTS 44 AND 45,
BROOK VALLEY BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



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



BROOK VALLEY CORPORATE PARK
LOTS 1, 2, 3, 4 AND 5



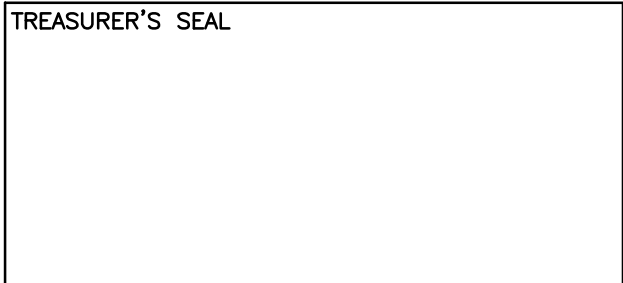
Revision Dates		
No.	Description	MM-DD-YY
1	REVISED OWNERS	03/24/2014
-	-	-
-	-	-
-	-	-

Job No.: A1570-103-1A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2014
Book: 08-24
Pages: 7-15

CITY OF LA VISTA
FINAL PLAT

SHEET 1 OF 1

MARCH 17, 2014
DATE:



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 ____, 2016.

SARPY COUNTY TREASURER

CHAIRMAN OF THE PLANNING COMMISSION

DOUGLAS KINDIG, MAYOR

PAMELA A. BUETHE, CITY CLERK

SARPY COUNTY SURVEYOR/ENGINEER