

AGENDA ITEM 4F

**Public Hearing regarding amendments to
the City of La Vista Comprehensive Plan
Land Use Map, amendments to the Zoning
Map, and a Preliminary Plat – Tax Lot 4
Exc S 1551.37 ft & Exc ROW – LB Southwest
Investments, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-SUB-10

For Hearing of: September 15, 2016
Report Prepared on: September 6, 2016

I. GENERAL INFORMATION

A. APPLICANT:

LB Southwest, LLC
6603 "L" Street
Omaha, NE 68117

B. PROPERTY OWNER:

Wear, Frank J
6440 S 118TH PL
OMAHA, NE 68137

C. LOCATION: Southwest of the intersection of Giles Road and 144th Street (Highway 50).

D. LEGAL DESCRIPTION: Tax Lot 4 EXC S 1551.37 FT & EXC ROW 23-14-11

E. REQUESTED ACTION(S):

1. Comprehensive Plan Amendment – Future Land Use Map; from Commercial and Industrial to entirely Commercial
2. Zoning Map Amendment (Rezoning); from I-1 Light Industrial and C-1 Shopping Center Commercial with a Gateway Corridor District (Overlay District) to C-3 Highway Commercial / Office Park District with a Gateway Corridor District (Overlay District) and a PUD Planned Unit Development District (Overlay District) and
3. Preliminary Plat for Woodhouse Place.

F. EXISTING ZONING AND LAND USE:

Eastern half of Tax Lot 4, 23-14-11: C-1 Shopping Center Commercial with a Gateway Corridor Overlay (Overlay District); Vacant

Western half of Tax Lot 4, 23-14-11: I-1 Light Industrial District; Vacant

G. PURPOSE OF REQUEST: Comprehensive Plan Amendment – Future Land Use Map, Zoning Map Amendment, and Preliminary Plat to divide Tax Lot 4, 23-14-11 into two lots with associated right-of-way to allow for the development of an automobile dealership.

H. SIZE OF SITE: 30.67 Acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The property is currently vacant. The land has a downward slope towards the north.
- B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**
 - 1. **North:** C-1 Shopping Center Commercial District with a Gateway Corridor Overlay (Overlay District); Vacant
 - 2. **East:** The Meadows Subdivision; R-1 Single Family Residential; Single Family Houses
 - 3. **South:** Lakeview South II; I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Light Industrial uses.
 - 4. **West:** Chalco Hills Recreation Area; AG Agricultural (Sarpy County); Dam site
- C. RELEVANT CASE HISTORY:**
 - 1. N/A
- D. APPLICABLE REGULATIONS:**
 - 1. Chapter 4 of the La Vista Comprehensive Plan 2007 – Future Land Use Plan
 - 2. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District
 - 3. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)
 - 4. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
 - 5. Section 3.03 of the Subdivision Regulations – Preliminary Plat Specifications

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan currently designates the eastern half of the lot for commercial uses, with the western half designated for industrial uses.

Tax Lot 10A 14-14-11, immediately north of the subject property (across Giles Road), is currently designated as Commercial within the Future Land Use Map. Continuing the subject property's commercial zoning to its western lot line would mirror the commercial designation on both sides of this stretch of Giles Road.

- B. OTHER PLANS:** Not applicable.

- C. TRAFFIC AND ACCESS:**

- 1. The proposed Zoning Map amendment is intended to allow for the rezoning of the property to a commercial district that allows for automobile sales.

2. The subject property's designation in the Zoning Map is split in half, with I-1 Light Industrial on the west side and C-1 Shopping Center Commercial on the east side. This zoning is problematic as it depicts different zoning districts on portions of the same lot. Rezoning the entire lot as a single commercial district would remove this problem.
3. Tax Lot 10A 14-14-11, immediately north of the subject property (across Giles Road), is currently zoned C-1 Shopping Center Commercial. Continuing the subject property's commercial zoning to its western lot line would mirror the commercial zoning on both sides of this stretch of Giles Road.
4. The proposed preliminary plat designates an access point to Giles Road near the northwest corner of the property. Although access control standards for arterial roads limit the closest full access point to $\frac{1}{4}$ mile from the intersection of Highway 50 and Giles Road, the constraints of federal land ownership of the Chalco Hills recreation area and utility issues have caused the full access intersection to be located closer than the $\frac{1}{4}$ mile standard.

This preliminary plat also proposes a connection to 145th Street in the southeast corner of the property.

6. A traffic study for the development was completed and reviewed by the City Engineer as well as Sarpy County Public Works as the property is outside of the City Limits.

The study concludes that there will be no queuing problems associated with the proposed property entrance on Giles Road. The study also concluded that a traffic signal would not be warranted at that location as well.

D. UTILITIES:

1. The property has access to water, gas, power and communication utilities. At the time of development a sewer connection to the Sarpy County Industrial Sewer system to the north of the property will need to be constructed and a connection agreement entered into that provides for this connection. The property will be required to utilize the MUD water system for service.

IV. REVIEW COMMENTS:

1. After approval of the amendments to the Future Land Use Map, amendments to the Zoning Map, and the preliminary plat, the applicant will need to apply for approval of a Conditional Use Permit, a Planned Unit Development site plan approval, and the Final Plat prior to commencing construction and use of the development.

2. The applicant has supplied a wetlands delineation report to the U.S. Army Corps of Engineers. The applicant's engineering consultant that compiled the report believes that there are no wetlands or jurisdictional waterways within the project limits. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.
3. A draft subdivision agreement is not required for Planning Commission consideration, however a draft agreement is necessary before City Council consideration. It is understood that the applicant does not intend to use an SID for financing the project. However, there still needs to be an estimate of infrastructure costs provided. The draft subdivision agreement will have to identify who will be responsible to maintain the proposed public improvements until such time as this area is annexed into the City.
4. The applicant will need to work with Sarpy County regarding a connection agreement to the existing Sarpy County Industrial Sewer to the north of the subject property for sanitary sewer service. The applicant will also need to reach an agreement with the adjoining property owner to the north for an easement to connect to the Sarpy County Industrial Sewer.
5. The Papio NRD has requested to review paving, signage and grading plans regarding the crossing and connections to the "Chalco Connector Trail" along the south side of Giles Road. This review will need to be conducted prior to the development of the property.

V. STAFF RECOMMENDATION – Amendment to the Comprehensive Plan Amendment – Future Land Use Map:

Staff recommends approval of the amendment to the Future Land Use Map of the Comprehensive Plan from Commercial and Industrial to entirely Commercial.

VI. STAFF RECOMMENDATION – Amendment to the Zoning Map (Rezoning):

Staff recommends approval of the amendment to the Zoning Map (Rezoning) from I-1 Light Industrial and C-1 Shopping Center Commercial with a Gateway Corridor District (Overlay District) to C-3 Highway Commercial / Office Park District with a Gateway Corridor District (Overlay District) and a PUD Planned Unit Development District (Overlay District), contingent on the approval of the amendment to the Future Land Use Map of the Comprehensive Plan as the request is consistent with the Zoning Ordinance and the Comprehensive Plan.

VII. STAFF RECOMMENDATION – Preliminary Plat:

Staff recommends approval of the preliminary plat, contingent on the approval of the amendment to the Future Land Use Map of the Comprehensive Plan and the amendment to the Zoning Map (Rezoning),

as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

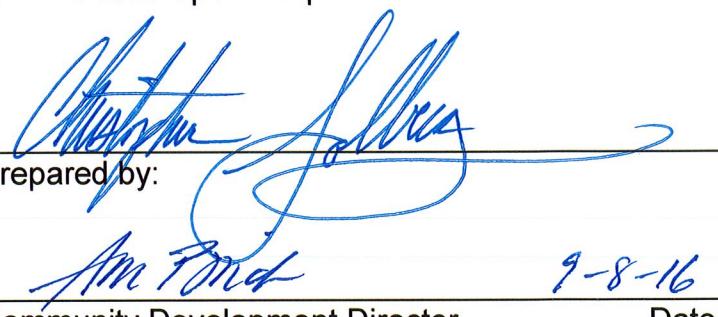
VIII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letter
3. Applicant Response Letter
4. Preliminary Plat Map

IX. COPIES OF REPORT SENT TO:

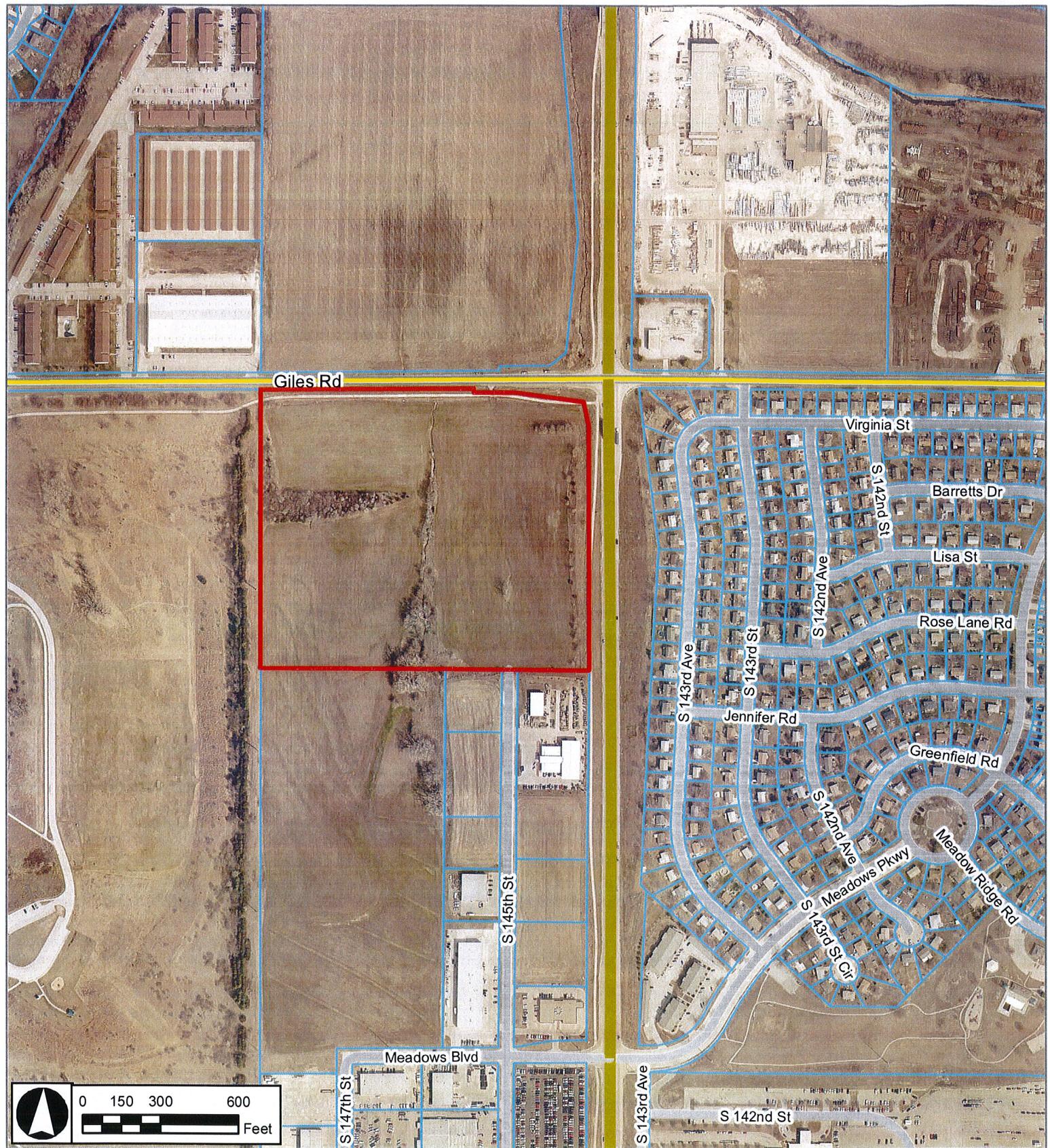
1. Paul Cech, LB Southwest, LLC
2. Scott Loos, Lamp, Rynearson & Associates, Inc.
3. Public Upon Request

Prepared by:

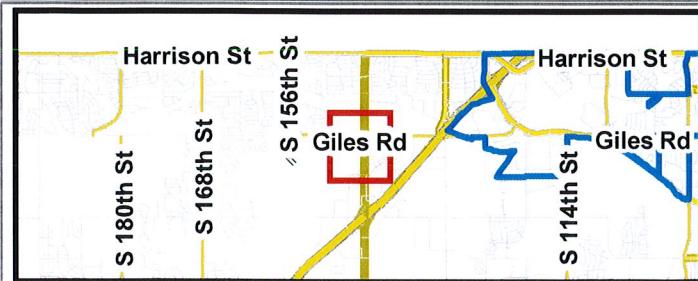

Am Ford

9-8-16

Date



Project Vicinity Map



Woodhouse Place

8-17-2016
CSB





August 17, 2016

Scott R. Loos, P.E.
Senior Project Manager
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Future Land Use Map Amendment, Zoning Map Amendment, and Preliminary Plat – Initial Review
Woodhouse Place

Mr. Loos,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations, the City has the following comments:

Future Land Use Map Amendment

1. City staff will prepare the necessary documentation regarding the request to amend the Future Land Use Map to designate the western half of Tax Lot 4 as Commercial.

Zoning Map Amendment

2. City staff will prepare the necessary documentation regarding the request to amend the Zoning Map to designate entire property as C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay District.

Preliminary Plat

1. The preliminary plat has been sent to the Nebraska Department of Roads for review and comment since it abuts State Hwy. 50 and will affect traffic operations at two intersections on Hwy. 50 under their control. In addition to general review of the plat documents, the City has provided the documents to have NDOR verify the extent of access control that is indicated on the preliminary plat. Review comments are expected in the near future and forwarded on as necessary.

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



2. The preliminary plat has been sent to the Papio-Missouri River Natural Resources District for review and comment since it abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD and since there is a hiking/biking trail in an easement which will intersect with proposed 145th Street. Review comments are expected in the near future and forwarded on as necessary.
3. To comply with Article 3.03.07 and 3.03.11, the applicant needs to submit information showing the extent of jurisdictional waterways and wetlands on the property. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.
4. The location of the existing driveway on the north side of Giles Road in the vicinity of the proposed connection of 145th Street to Giles Road must be shown. This is required per Article 3.03.07.
5. The proposed plat needs to show at least 50 feet of right of way for Giles Road and this will require a dedication of at least 17 additional feet. Giles Road is considered an arterial street and Section 4.24 of the Subdivision Regulations requires a minimum of 100 feet of right of way for which one-half would come from this abutting project. The preliminary plat also needs to identify the extent of a recent right of way acquisition by Sarpy County for the ongoing Giles Road improvements if that is not represented by the boundary shown on the preliminary plat. The applicant needs to achieve confirmation from Sarpy County that the boundary is indicative of their recent acquisition.
6. The preliminary plat needs to show the existing water mains owned by the Metropolitan Utilities District abutting the property. The water to serve this development needs to come from the Metropolitan Utilities District. This is required by Section 5.10 of the Subdivision Regulations since MUD is the only water utility authorized by the City.
7. There needs to be a notation on the preliminary plat paving and sewer exhibit identifying the proposed pavement thickness. Section 4.24, Footnote 7 of the Subdivision Regulations would require at least 8 inch thick concrete pavement.
8. The proposed width of the sanitary sewer easement north of Giles Road needs to be identified. Note 5 on the preliminary plat indicates proposed easements are to be granted to the City of La Vista. This is partially correct as the City would be a beneficiary at such time as the property is annexed into the City limits. However, until then, the proposed sewer easements will need to be granted to some other entity that will be responsible for maintenance prior to annexation which is likely many years into the future.

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9. In regards to Article 3.03.14, the applicant needs to identify what the proposed use of Lot 2 will be due to its irregular configuration. The applicant should be aware that all street frontages are considered front yards for setback purposes.
10. A draft subdivision agreement is not required for Planning Commission consideration, however a draft agreement is necessary before City Council consideration. It is understood that the applicant does not intend to use an SID for financing the project. However, there still needs to be an estimate of infrastructure costs provided. The draft subdivision agreement will have to identify who will be responsible to maintain the proposed public improvements until such time as this area is annexed into the City.
11. A conceptual level erosion control plan has been provided. The applicant should be aware that no grading cannot be started until a grading permit has been processed through the Permix web site.
12. The City Engineer and Sarpy County Public Works have determined that a traffic impact analysis needs to be performed for the proposed development. The proposed intersection of 145th Street with Giles Road will need to be aligned with the existing apartment complex entrance on the north side of Giles Road to the west of the proposed connection. The apartment entrance could be relocated if those property owners are agreeable. The study will need to address impacts to progression of traffic along Giles Road due to the proposed full access intersection, impacts to the operation of the signal at Hwy. 50 and Giles Road (and at Hwy. 50 and Meadows Blvd. if required by the NDOR), and adequacy of left turn storage bays on the north and south approaches to Giles Road at the proposed 145th Street intersection. Analyses should address full buildout conditions and 2040 conditions. Generally, traffic impact study content and methods should follow the guidance offered by the City of Omaha Traffic Engineering Division. The Sarpy County Public Works Department will be reviewing the traffic study as well and may have other requests. The applicant may wish to prepare a study scope and submit that for approval before conducting the study.
13. A drainage map showing the service area for the proposed sanitary sewer north of Giles Road should be provided along with preliminary design flows and capacity calculations to verify that the proposed 8-inch sanitary sewer will be adequate. The map should be based on the gravity service area and anticipate that the existing lift station in 145th Street will be removed at some point.
14. The storm sewer drainage study that has been submitted is still under review. Staff will provide comments regarding the drainage study at a future date.
15. The proposed street is shown to be 28 feet wide in a 60 feet wide right of way (except where it widens for a left turn lane at the approach to Giles Road) which is

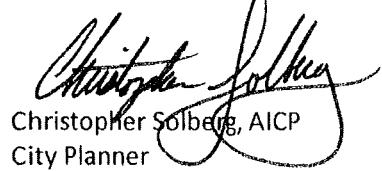
satisfactory. The 28 feet width matches the existing width of 145th Street and exceeds the minimum 25 feet required.

16. It appears that a water quality basin on Lot 2 will be utilized to serve runoff from a portion of Lot 1. There will need to be appropriate easement and maintenance documents provided at the time of final plat submittal to support this shared solution.

Please respond as soon as possible as to your ability to submit revised documentation by September 1, 2016 as our internal publication deadline for the September 15, 2016 Planning Commission meeting is August 26, 2016. Resubmittals should be comprised of 4 full size copies (along with electronic copies) of the revised documents.

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

Thank you,



Christopher Solberg, AICP
City Planner

Attachment

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



LAMP RYNEARSON

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154
[P] 402.496.2498
[F] 402.496.2730
www.LRA-inc.com

September 1, 2016

Mr. Christopher Solberg
City of LaVista
Community Development
8116 Park View Boulevard
LaVista, NE 68128

REFERENCE: Woodhouse Place
Preliminary Plat
City of LaVista Initial Review
LRA Job No. 0116050.01-002

Dear Mr. Solberg:

I am in receipt of your letter dated August 17, 2016, in review of Woodhouse Place Preliminary Plat application materials. Following are Lamp Rynearson's responses to your comments:

Future Land Use Map Amendment

1. City staff will prepare the necessary documentation regarding the request to amend the Future Land Use Map to designate the western half of Tax Lot 4 as Commercial.

RESPONSE: Concur.

Zoning Map Amendment

2. City staff will prepare the necessary documentation regarding the request to amend the Zoning Map to designate entire property as C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay District.

RESPONSE: Concur.

Preliminary Plat

1. The preliminary plat has been sent to the Nebraska Department of Roads for review and comment since it abuts State Hwy. 50 and will affect traffic operations at two intersections on Hwy. 50 under their control. In addition to general review of the plat documents, the City has provided the documents to have NDOR verify the extent of access control that is indicated on the preliminary plat. Review comments are expected in the near future and forwarded on as necessary.

RESPONSE: Concur.

2. The preliminary plat has been sent to the Papio-Missouri River Natural Resources District for review and comment since it abuts the Wehrspann Lake Dam Site which is maintained by the PMRNRD and since there is a hiking biking trail in an easement which will intersect with proposed 145th Street. Review comments are expected in the near future and forwarded on as necessary.

RESPONSE: Concur.

LAMP RYNEARSON COMPANIES



LAMP RYNEARSON



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LAMP RYNEARSON



3. To comply with Article 3.03.07 and 3.03.11, the applicant needs to submit information showing the extent of jurisdictional waterways and wetlands on the property. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.

RESPONSE: Concur. A copy of Lamp Rynearson's wetland delineation report that was submitted to the U.S. Army Corps of Engineers is enclosed for your information. Based on the delineation results, we believe that there are no wetlands or jurisdictional waterways within the project limits.

4. The location of the existing driveway on the north side of Giles Road in the vicinity of the proposed connection of 145th Street to Giles Road must be shown. This is required per Article 3.03.07.

RESPONSE: Concur. The location of the existing driveway on the north side of Giles Road is shown on the enclosed revised preliminary plat and exhibits.

5. The proposed plat needs to show at least 50 feet of right of way for Giles Road and this will require a dedication of at least 17 additional feet. Giles Road is considered an arterial street and Section 4.24 of the Subdivision Regulations requires a minimum of 100 feet of right of way for which one-half would come from this abutting project. The preliminary plat also needs to identify the extent of a recent right of way acquisition by Sarpy County for the ongoing Giles Road improvements if that is not represented by the boundary shown on the preliminary plat. The applicant needs to achieve confirmation from Sarpy County that the boundary is indicative of their recent acquisition.

RESPONSE: Concur. The required additional 17-foot right-of-way dedication is shown on the enclosed revised preliminary plat and exhibits. The plat and exhibits reflect the extent of the recent right-of-way acquisition by Sarpy County for the ongoing Giles Road improvements.

6. The preliminary plat needs to show the existing water mains owned by the Metropolitan Utilities District abutting the property. The water to serve this development needs to come from the Metropolitan Utilities District. This is required by Section 5.10 of the Subdivision Regulations since MUD is the only water utility authorized by the City.

RESPONSE: Concur. The location of the existing water mains owned by the Metropolitan Utilities District abutting the property is shown on the enclosed revised preliminary plat and exhibits.

7. There needs to be a notation on the preliminary plat paving and sewer exhibit identifying the proposed pavement thickness. Section 4.24, Footnote 7 of the Subdivision Regulations would require at least 8 inch thick concrete pavement.

RESPONSE: Concur. A notation identifying the proposed eight inch concrete pavement thickness is shown on the enclosed revised paving and sanitary sewer exhibit.

8. The proposed width of the sanitary sewer easement north of Giles Road needs to be identified. Note 5 on the preliminary plat indicates proposed easements are to be granted to the City of La Vista. This is partially correct as the City would be a beneficiary at such time as the property is annexed into the City limits. However, until then, the proposed sewer easements will need to be granted to some other entity that will be responsible for maintenance prior to annexation which is likely many years into the future.

RESPONSE: Concur. The proposed 20-foot width of the sanitary sewer easement north of Giles Road is identified on the revised paving and sanitary sewer exhibit. Note 5 on the preliminary plat has been revised to indicate that the proposed easement would be granted to Sarpy County.

9. In regards to Article 3.03.14, the applicant needs to identify what the proposed use of Lot 2 will be due to its irregular configuration. The applicant should be aware that all street frontages are considered front yards for setback purposes.

RESPONSE: Concur. The proposed use of Lot 2 will be for parking of automobiles for sale. As the proposed Woodhouse Place development has multiple buildings on Lot 1, and parking on Lot 2 without a principal structure, we understand that a planned unit development (PUD) plan will be required. We will work with the City of LaVista on the requirements of the PUD submittal that will likely occur concurrent with the submittal for a conditional use permit and the final plat.

10. A draft subdivision agreement is not required for Planning Commission consideration, however a draft agreement is necessary before City Council consideration. It is understood that the applicant does not intend to use an SID for financing the project. However, there still needs to be an estimate of infrastructure costs provided. The draft subdivision agreement will have to identify who will be responsible to maintain the proposed public improvements until such time as this area is annexed into the City.

RESPONSE: Concur. We will work with City staff on drafting a subdivision agreement prior to City Council consideration. An estimate of public infrastructure costs is enclosed.

11. A conceptual level erosion control plan has been provided. The applicant should be aware that no grading cannot be started until a grading permit has been processed through the Permix web site.

RESPONSE: Concur.

12. The City Engineer and Sarpy County Public Works have determined that a traffic impact analysis needs to be performed for the proposed development. The proposed intersection of 145Street with Giles Road will need to be aligned with the existing apartment complex entrance on the north side of Giles Road to the west of the proposed connection. The apartment entrance could be relocated if those property owners are agreeable. The study will need to address impacts to progression of traffic along Giles Road due to the proposed full access intersection, impacts to the operation of the signal at Hwy. 50 and Giles Road (and at Hwy. 50 and Meadows Blvd. if required by the NDOR), and adequacy of left turn storage bays on the north and south approaches to Giles Road at the proposed 145th Street intersection. Analyses should address full buildout conditions and 2040 conditions. Generally, traffic impact study content and methods should follow the guidance offered by the City of Omaha Traffic Engineering Division. The Sarpy County Public Works Department will be reviewing the traffic study as well and may have other requests. The applicant may wish to prepare a study scope and submit that for approval before conducting the study.

RESPONSE: Concur. A draft traffic study prepared in accordance with the requirements stated above is enclosed for your review. We believe the proposed intersection of 145th Street with Giles Road is shown at the most feasible location.

13. A drainage map showing the service area for the proposed sanitary sewer north of Giles Road should be provided along with preliminary design flows and capacity calculations to verify that the proposed 8-inch sanitary sewer will be adequate. The map should be based on the gravity service area and anticipate that the existing lift station in 145th Street will be removed at some point.

RESPONSE: Concur. A sanitary sewer impact point exhibit, which shows the drainage area for the proposed sanitary sewer north of Giles Road, along with preliminary design flows and capacity calculations, is enclosed.

Woodhouse Place
City of LaVista Initial Review
September 1, 2016
Page 4 of 4

14. The storm sewer drainage study that has been submitted is still under review. Staff will provide comments regarding the drainage study at a future date.

RESPONSE: Since receipt of your initial review comments on August 17, 2016, we have subsequently received e-mail comments from Mr. John Kottmann, LaVista City Engineer, a copy of which is enclosed. We will submit a revised drainage study in the near future which addresses Mr. Kottman's comments.

15. The proposed street is shown to be 28 feet wide in a 60 feet wide right of way (except where it widens for a left turn lane at the approach to Giles Road) which is satisfactory. The 28 feet width matches the existing width of 145th Street and exceeds the minimum 25 feet required.

RESPONSE: Concur.

16. It appears that a water quality basin on Lot 2 will be utilized to serve runoff from a portion of Lot 1. There will need to be appropriate easement and maintenance documents provided at the time of final plat submittal to support this shared solution.

RESPONSE: Concur. Appropriate easement and maintenance documents will be provided to the City at the time of final plat submittal.

In summary, the following items are enclosed:

- 1) Wetland Delineation Report.
- 2) Revised Preliminary Plat.
- 3) Revised Preliminary Plat Exhibits:
 - a. Paving and Sanitary Sewer.
 - b. Storm Sewer, Grading and Erosion Control.
 - c. Sanitary Sewer Impact Point).
- 4) Public Improvement Cost Estimate.
- 5) Draft Traffic Study.
- 6) John Kottmann Drainage Study E-Mail Review Comments.

Please contact me with any questions.

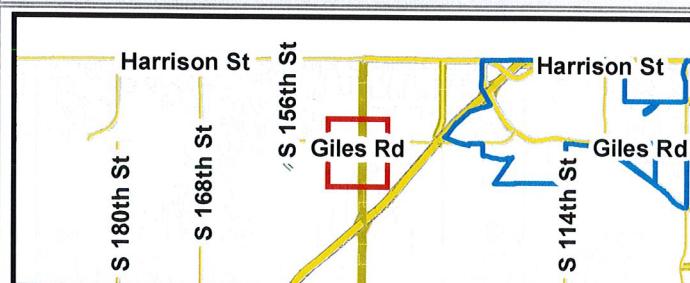
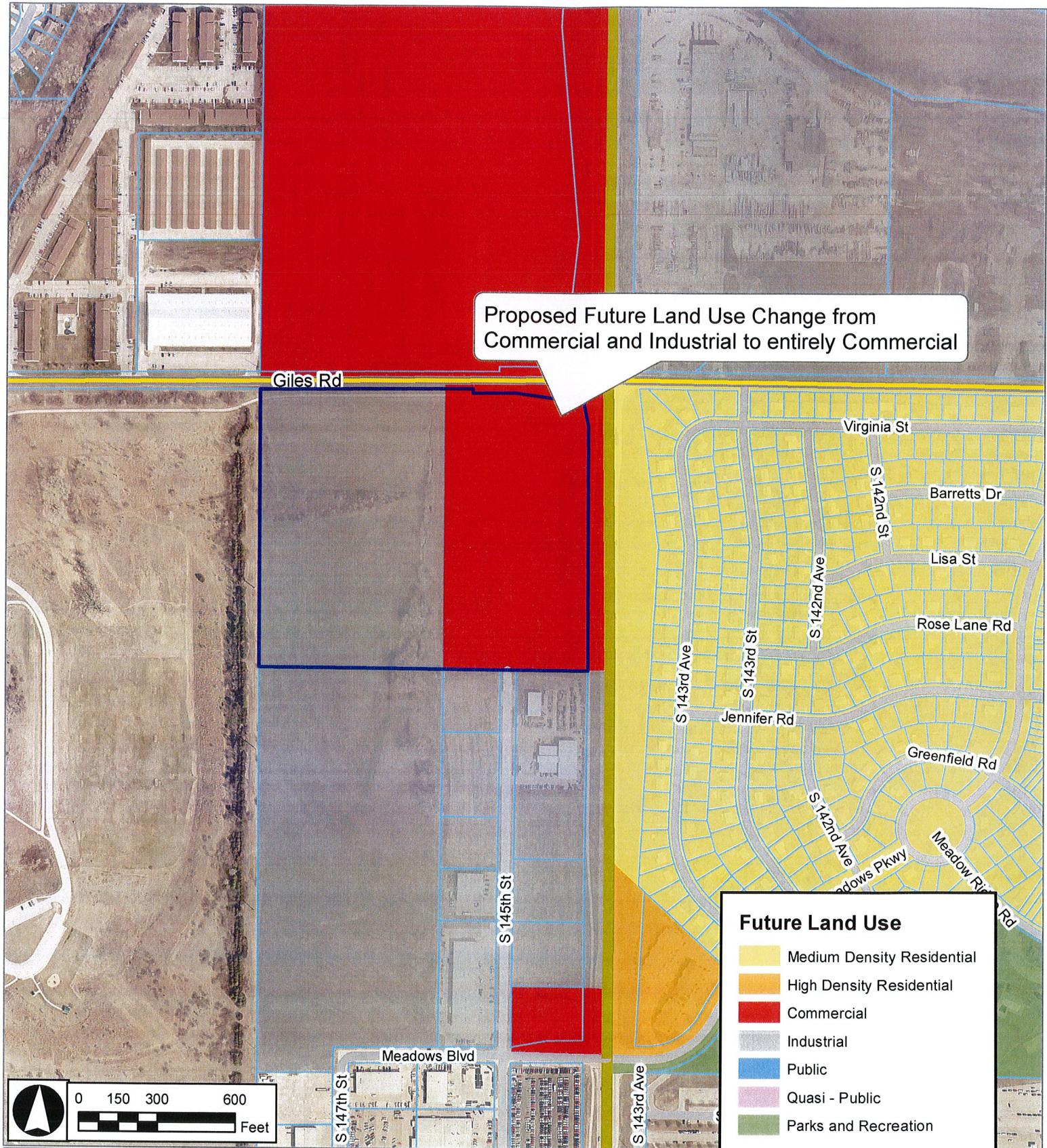
Sincerely,

LAMP RYNEARSON


Scott R. Loos, P.E.
Senior Project Manager

Enclosures

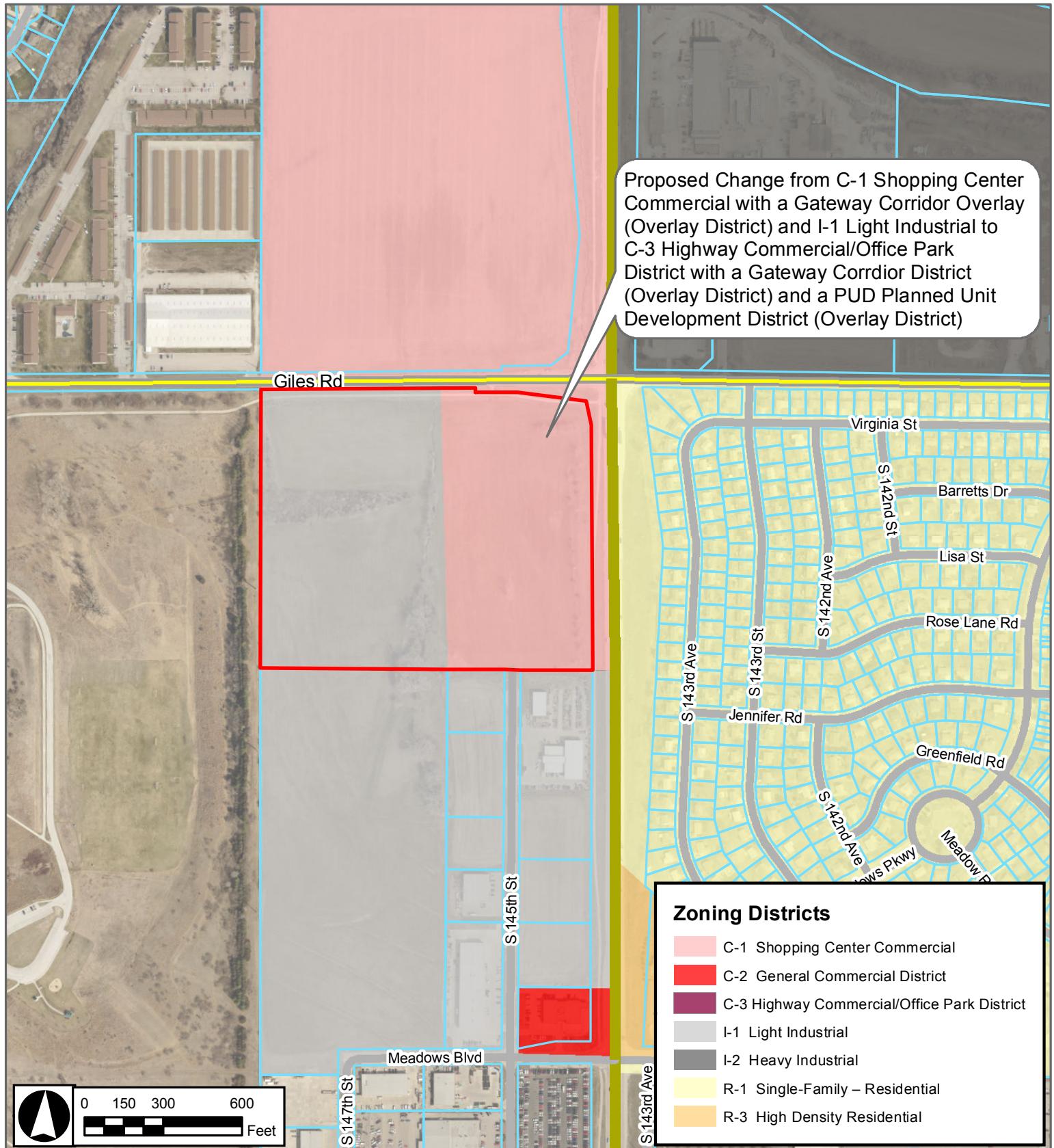
c:	Ann Birch Larry Jobeun	John Kottmann Paul Cech	Pat Dowse Paul Jeffrey
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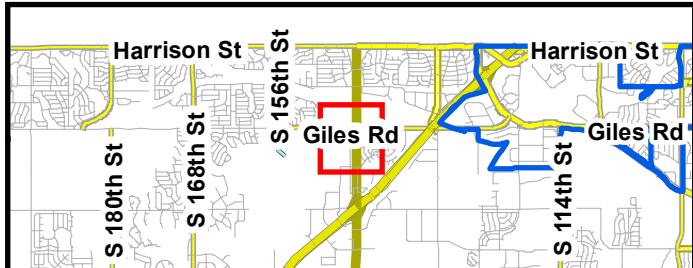
Woodhouse Place

9-7-2016
CSB





Zoning Map Amendment - Rezoning



Woodhouse Place

8-17-2016
CSB



