

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 4, 2016 AGENDA**

Subject:	Type:	Submitted By:
APPROVAL OF REVISED FINAL PLAT, LOTS 1-7, BRENTWOOD CROSSING, LOTS 8B & 8C, BRENTWOOD CROSSING REPLAT NO. 1, LOTS 8A1, 8A2, 8A3 & 8A4, BRENTWOOD CROSSING REPLAT NO. 2, AND PORTIONS OF TAX LOT 12, 14-14-12 (SE OF 84 TH & SUMMER DR.)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared to approve revisions to the Final Plat for approximately 34.93 acres to be known as La Vista City Centre.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

A resolution has been prepared to approve revisions to the Final Plat of proposed Lots 1 – 17 and Outlots A – C, La Vista City Centre, submitted by La Vista City Centre, LLC, on behalf of the property owners, Brentwood Crossing Associates, Brentwood Crossing Associates II, and Brentwood Crossing Associates III, generally located southeast of 84th Street and Summer Drive.

On July 19, 2016, the City Council approved the final plat for La Vista City Centre. However since that time revisions are desired to provide a phasing of the platting to accommodate redevelopment timelines. Other relatively minor changes being made at the same time include:

1. Changing the name of City Centre Drive, from 84th Street to 83rd Avenue, to Brentwood Drive to eliminate the possible confusion with two intersections of 84th Street and City Centre Drive;
2. Adjust the lot line between Lot 3 and Lot 4, La Vista City Centre, to increase the size of Lot 3;
3. Adjust the lot line between Outlot B and Outlot C to reduce the depth of Outlot B; and
4. Additional language in the dedication statement for clarification.

A redline copy of the revisions to the final plat is included with this agenda item.

The Planning Commission held a meeting on September 15, 2016, and unanimously recommended approval of the revised La Vista City Centre Final Plat.

RESOLUTION NO. 16 - ____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF A REVISED FINAL PLAT FOR LOTS 1 THRU 7, BRENTWOOD CROSSING, LOTS 8B & 8C, BRENTWOOD CROSSING REPLAT NO.1, LOTS 8A1, 8A2, 8A3 & 8A4, BRENTWOOD CROSSING REPLAT NO. 2, AND PORTIONS OF TAX LOT 12, 14-14-12, TO BE REPLATTED AS LOTS 1 THRU 17 AND OUTLOTS A THRU C, LA VISTA CITY CENTRE, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, The final plat of Lots 1 thru 7, Brentwood Crossing, Lots 8B and 8C, Brentwood Crossing Replat No. 1, Lots 8A1, 8A2, 8A3 and 8A4, Brentwood Crossing Replat No. 2, and portions of Tax Lot 12, 14-14-12 as La Vista City Centre Subdivision was approved by City Council on July 19, 2016; and

WHEREAS, La Vista City Centre LLC, on behalf of the owners of the above described piece of property, desires revisions to the final plat primarily to provide for replatting in phases. Several other minor changes also are made as described in the staff report for this agenda item; and

WHEREAS, the City Engineer has reviewed the proposed revisions; and

WHEREAS, on September 15, 2016, the La Vista Planning Commission reviewed the revised final plat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the revised final plat presented at this meeting for Lots 1 thru 7, Brentwood Crossing, Lots 8B & 8C, Brentwood Crossing Replat No. 1, Lots 8A1, 8A2, 8A3 and 8A4, Brentwood Crossing Replat No. 2, and portions of Tax Lot 12, 14-14-12, to be replatted as Lots 1 thru 17 and Outlots A thru C, La Vista City Centre, a subdivision located in the southwest quarter of Section 14, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located southeast of 84th Street and Summer Drive, be, and hereby is, approved.

PASSED AND APPROVED THIS ____ DAY OF _____, 2016.

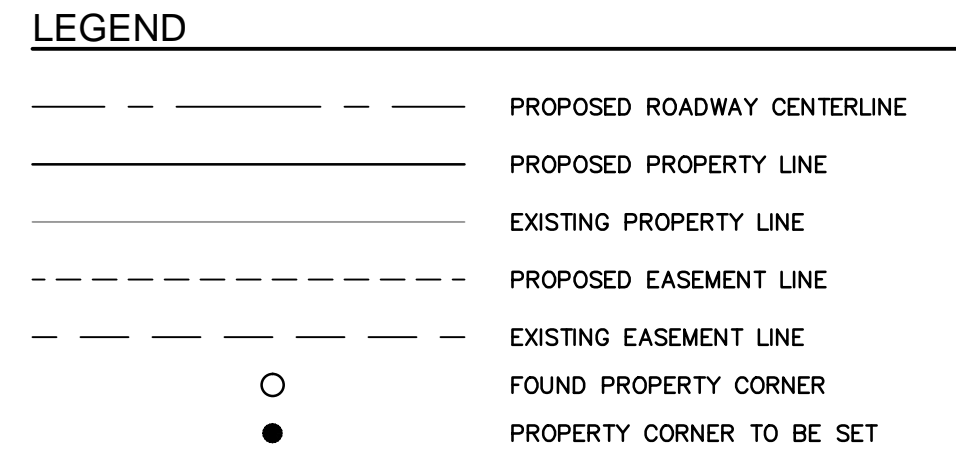
CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

LOTS 1 THRU 17 AND OUTLOTS A THRU C



1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.
3. LOTS 1 THROUGH 8, INCLUSIVE AND LOT 11 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO 84TH STREET.

1 UTILITY EASEMENT INST NO. 1990-18556

1. TERRY L. ROTHANZL, 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 SURVEYS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C BEING A REPLATING OF BRENTWOOD CROSSING, BRENTWOOD REPLAT 1, BRENTWOOD REPLAT 2, AND TAXU LOT 12.

LEGAL DESCRIPTION

A TRACT OF LAND BEARING A REPLATING OF LOTS 1 THRU 7, BRENTWOOD CROSSING, LOTS 8B AND 8C, BRENTWOOD CROSSING REPLAT 1, AND ALSO LOTS 8A1, 8A2, 8A3, AND 8A4, BRENTWOOD CROSSING REPLAT 2, SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN SARP COUNTY, NEBRASKA, IN THE SOUTHWEST QUARTER, AND ALSO A TRACT OF LAND LOTS 12 IN THE SOUTHWEST QUARTER, ALN SEC. 14, T. 12N., R. 10E., S. 14E., NEBRASKA COUNTY, NEBRASKA, BEARING MORE PARTICULAR DESCRIPTIONS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, WILTHAM PLANE REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN SARP COUNTY, NEBRASKA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 44TH STREET; THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF 44TH STREET ON AN ASSUMED BEARING OF N02°24'52" W., 473.97 FEET; THENCE N02°25'39" W. ON SAID EAST RIGHT-OF-WAY LINE, 1320.52 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 12; THENCE N02°22'12" W. ON SAID EAST RIGHT-OF-WAY LINE, 1320.52 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 12; THENCE S87°22'28" E. ON SAID SOUTHWEST CORNER OF SAID TAX LOT 12; THENCE N87°22'28" E. ON SAID SOUTH LINE OF TAX LOT 12, 240.00 FEET; THENCE N58°08'08" E., 112.19 FEET; THENCE N87°22'28" E., 191.50 FEET; THENCE S02°33'02" E., 55.00 FEET TO A POINT ON SAID SOUTH LINE OF TAX LOT 12; THENCE CONTINUING N02°24'52" W. 191.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BRENTWOOD CROSSING; THENCE S87°22'29" E., 835.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,522,444.51 SQ. FT. OR 34.951 ACRES MORE OR LESS

CURVE DATA TABLE				
NO.	LENGTH	RADIUS	CHORD	BEARING
C1	14.03'	100.00'	14.02'	N46° 38' 16"E
C2	78.54'	100.00'	76.54'	N65° 07' 07"E
C3	78.54'	100.00'	76.54'	S69° 52' 53"E
C4	78.54'	100.00'	76.54'	S69° 52' 53"E
C5	78.54'	100.00'	76.54'	S69° 52' 53"E
C6	78.54'	100.00'	76.54'	S24° 52' 53"E
C7	78.54'	100.00'	76.54'	S20° 07' 07"W
C8	78.54'	100.00'	76.54'	S65° 07' 07"W

LOT AREA TABLE		
	AREA (AC)	AREA (SF)
LOT 1	0.943	41071.80
LOT 2	0.887	38621.35
LOT 4	2.815	122607.32
LOT 5	0.417	18159.10
LOT 6	0.517	22541.55
LOT 7	1.270	55328.09
LOT 8	1.067	46465.53
LOT 9	0.447	19465.41
LOT 10	0.948	41277.29
LOT 11	1.038	45209.53
LOT 12	1.190	51821.25
LOT 13	0.211	9200.00

LOT AREA TABLE		
	AREA (AC)	AREA (SF)
LOT 14	2.038	88784.39
LOT 15	1.044	45490.87
LOT 16	0.582	25367.16
LOT 17	2.184	95113.90
OUTLOT A	0.810	35295.88
OUTLOT B	0.183	7980.00
OUTLOT C	10.204	444495.98

OWNERS' CERTIFICATION

I, THE UNDERSIGNED CHRISTOPHER ERICKSON OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C, AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. DEDICATION OF STREETS AND ALLEYS TO THE PUBLIC AND RESERVATION OF OTHER PUBLIC LANDS FOR PUBLIC USE PURSUANT TO THIS PLAT WILL BE SUBJECT TO (I) RECDORATION OF ONE OR MORE DEEDS OF LA VISTA CITY CENTRE, LLC, CONVEYING SUCH AREAS TO THE CITY OF LA VISTA, AND (II) ANY CHANGES HEREAFTER APPROVED BY THE CITY COUNCIL OF LA VISTA, NEBRASKA. THE CITY OF LA VISTA, NEBRASKA, DOES HEREBY GRANT TO THE CITY OF LA VISTA, NEBRASKA, ITS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 TELEPHONE, TELEVISION, RADIO, CABLE, OR OTHER COMMUNICATIONS. THE CITY OF LA VISTA, NEBRASKA, DOES NOT INTEND TO ACQUIRE OR LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16'-FOOT-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 16'-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED ON THE ADJACENT LAND THAT WOULD PREVENT THE CITY OF LA VISTA, NEBRASKA, FROM USING THE ADJACING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO SET MY HANDS.

LA VISTA CITY CENTRE, L.L.C.

CHRISTOPHER ERICKSON
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARIES

[illegible]

ON THE _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER ERICKSON, KNOWN BY ME TO THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID _____.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED

NOTARY PUBLIC

APPROVAL OF THE LA VISTA PLANNING COMMISSION

THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS
APPROVED BY THE LA VISTA PLANNING COMMISSION THIS ____ DAY OF _____ 2016.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS APPROVED BY CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS ____ DAY OF _____ 2016, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

DOUGLAS KINDIG, MAYOR

ATTEST: PAM BUETHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA CITY CENTRE LOTS 1 THRU 17 AND OUTLOTS A THRU C WAS REVIEWED BY THE OFFICE OF SARP COUNTY PUBLIC WORKS ON THIS ____ DAY OF _____ 2016.

DENNIS WILSON, SARPY COUNTY ENGINEER

COUNTY TREASURER'S CERTIFICATIONS

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.

RICH JAMES, COUNTY TREASURER _____ DATE _____

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DATE: Oct 04 2016 12:29pm
XREFS: C:\TRI\60546 C:\PRNDY\60546 C:\PRNDY\60546 S:\V\BNIV
USER: pniewohner

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REVISIONS

2016

A VISTA, NE

drawn by:	CAS
checked by:	ERG
approved by:	ERG
QA/QC by:	ERG
project no.:	016-0546
drawing no.:	
date:	07.28.2016

SHEET
1 OF 1