

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER:

FOR HEARING OF: May 17, 2007
Report Prepared on May 11, 2007

I. GENERAL INFORMATION

- A. APPLICANT:** La Vista Courtyard Development, LLC
- B. PROPERTY OWNER:** La Vista Courtyard Development, LLC
- C. LOCATION:** 12520 Westport Pkwy
- D. LEGAL DESCRIPTION:** Lot 1, Southport West Replat II
- E. REQUESTED ACTION(S):** CUP Review, Replat and PUD Amendment
- F. EXISTING ZONING AND LAND USE:**
C-3, Highway Commercial / Office Park District; PUD-1, Planned Unit Development; and Gateway Corridor District.
- G. PURPOSE OF REQUEST:** The proposal is build a Courtyard by Marriott Hotel on a separated lot from the adjoining Convention Center and Embassy Suites Hotel. An amendment to the PUD is requested to allow for zero setback on the side lot line.
- H. SIZE OF SITE:** 4.9 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Embassy Suites and Convention Center are under construction on Lot 1 of the Southport West Replat II
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. North:** C-3, Interstate 80 Interchange
 - 2. East:** C-3, Southport East
 - 3. South:** C-3, Southport West Replat I
 - 4. West:** C-3, Southport West
- C. RELEVANT CASE HISTORY:** Southport West Replat II
- D. APPLICABLE REGULATIONS:**
 1. Section 6.05, Zoning Ordinance, CUP Standards for Approval

areas; although it is understood that the parking areas will be shared among the users. The plat is being reviewed as a Final Plat.

4. The building footprint for the proposed hotel would be over 38,000 sq. ft. with an additional 126,477 sq. ft. of pavement for parking and sidewalks. The PUD has an engineered storm water system in place, so site run-off will be piped into this system. About 50,000 sq. ft. of green space is planned for the site.
5. Site Design Review will be required to meet the design standards of the Southport PUD prior to any building permit approvals.
6. The airport shuttle service proposed by the applicant would help reduce the demand for parking spaces and would reduce traffic congestion in and around the site. This proposal would satisfy the CUP standard found in Section 6.05.11 of the Zoning Ordinance.
7. Pedestrian sidewalks and walkways need to provide safe and convenient linkages to perimeter sidewalks.

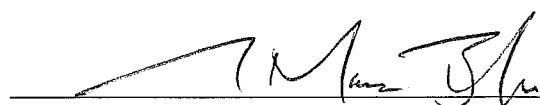
V. STAFF RECOMMENDATION: Approval of the Courtyard by Marriott Hotel Conditional Use Permit, Southport West Replat III, and PUD amendments to Southport subject to addressing the items noted above.

VI. ATTACHMENTS TO REPORT:

1. City Engineer's comments
2. Southport West Replat III PUD Plan
3. Southport West Replat III Final Plat
4. Courtyard by Marriott CUP Site Development Plan

VII. COPIES OF REPORT TO:

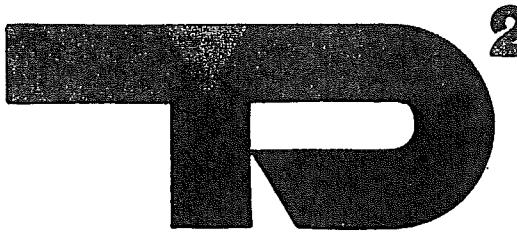
1. Applicant
2. Carl James, Pellham Phillips


Prepared by:

 M. Baker
Community Development Director

5-11-09
Date

\Lvdcfp01\users\MBaker\plancomm\staff reports\Marriott CUP, PUD Amend, and Replat.doc



THOMPSON, DREESSEN & DORNER, INC.

Consulting Engineers & Land Surveyors

April 10, 2007

Mr. Marcus Baker
City Planner
City of La Vista
8116 Park View Boulevard
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MICHAEL T. CANIGLIA, L.S.
JEREMY T. STEENHOEK, P.E.
JOSHUA J. STORM, P.E.

RE: Proposed Conditional Use Permit
Lot 1, Southport West Replat Three
Proposed Courtyard Hotel
TD² File No. 171-345.2

Mr. Baker:

I have reviewed the documents you provided to me in your transmittal dated April 3, 2007 for the proposed conditional use permit. I offer the following comments:

1. I have reviewed the proposed use against the standards found in Section 6.05 of the Zoning Regulations and have no objections based on engineering aspects of those standards. Please note that the most recent traffic impact study for Southport West as a whole was prepared in June 2006. This study included 470 hotel rooms and a conference center on what is being platted at Southport West Replat Three. The proposed Courtyard Hotel will raise that room count to 500 rooms. This is not a substantial change in my opinion and will not change the findings of this previous traffic impact study. That study shows that arterial street improvements on the roadway system in the Southport area will be needed in the years ahead as the developments in this area are completed and overall traffic increases in the Giles Road corridor. The City has begun planning for such improvements and will need to continue to do so.
2. The applicant will need to complete the FAA permit process relative to the height of the proposed hotel.
3. The PUD plans will need to be approved in order to facilitate the proposed hotel. Please refer to my review letter on the PUD.

I have no objections to the proposed Conditional Use Permit for a hotel on Lot 1, Southport West Replat Three.

Submitted by,

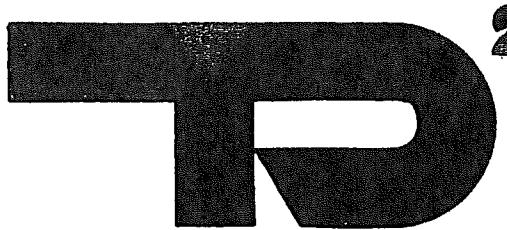
THOMPSON, DREESSEN & DORNER, INC.

John M. Kottmann

John M. Kottmann, P.E.

JMK/jlf

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RE: Proposed PUD Plan Amendment
Lots 1-3, Southport West Replat Three
Proposed Hotels & Conference Center
TD² File No. 171-345.3

Mr. Baker:

I have reviewed the documents you provided to me in your transmittal dated April 3, 2007 for the proposed conditional use permit. I offer the following comments:

1. The most recent PUD amendment approved on October 23, 2006, included setback requirements of 60 feet to property lines for buildings under eight stories in height and 125 feet to property lines for buildings over eight stories in height. The current plan shows creating lot lines between the structures on the site with zero setbacks. The most recent amendment contemplated the perimeter lot lines of the PUD district and did not address the idea of internal lot lines. Therefore, the PUD amendment for this PUD plan will need to differentiate between PUD district perimeter lot lines and internal PUD district lot lines. The perimeter property line setbacks could be left as written, but a new category for internal lot lines should be provided which would allow for zero setbacks should be considered.
2. The PUD plan needs to address sidewalk connections from the proposed buildings to the external sidewalk system. The plan shows only one sidewalk connection from the conference center main entrance. I recommend consideration of secondary sidewalk connections at two other locations to accommodate probable pedestrian movements.
3. The PUD plan needs to show the location of the existing driveways into the City parking lot on the southerly side of Westport Parkway to demonstrate coordination of the proposed entrances with these existing entrances. What is labeled as Cabela's parking lot should be changed to say "City Parking Lot".
4. The distances from the proposed parking lot perimeters to the right of way lines along Westport Parkway and I-80 should be identified on the PUD plan to demonstrate compliance with the greenspace requirements in the Southport West Design Guidelines.

5. The Southport West Design Guidelines require 10 feet of landscaping along interior lot lines. At the westerly perimeter of the PUD Plan there is a shared access driveway centered on the lot line, which makes it impossible to place the 10 feet of greenspace along the property line. I recommend that the row of islands adjacent to this shared drive contain an amount of greenspace equivalent to the 10 feet strip that would have been required along the property line. The PUD amendment may need to address this situation.
6. There is a data table on the PUD plan that shows composite open space on the combined three lots to be 22.9 percent. This is less than the 25 percent required in the latest PUD amendment and the Southport West Design Guidelines. The applicant needs to identify whether they will revise the plan to meet this requirement or whether they are requesting an amendment to the PUD to allow a lower percentage.
7. The applicant needs to provide information on the amount of parking lot interior green space. The latest PUD amendment and the Southport West Design Guidelines require 10 percent. It is unknown whether the proposed plan complies with this requirement.
8. The PUD plan contains information on proposed and required parking. This data shows 1990 stalls required and 953 stalls provided. The City undertook the creation of a City Parking Lot in order to provide for shared uses between developments in Southport and to allow for peak event overflow from one facility or use to another. The applicable zoning regulation requirements are one space per unit for the hotels and one space for four persons of licensed capacity in places of assembly like the conference center. For retail, the requirement is 4.5 spaces per 1,000 square feet of gross floor area. The largest variable in this instance is the capacity of the conference center. It appears the data table on the submitted PUD plan is based on the Code capacity of the conference center being 6,000 persons. The applicant should confirm that this is what was used to show the 1500 stall requirement for the conference center. Previous communications with the applicant and the manager of the facility have indicated much lower capacities or parking requirements are expected for the conference center. Perhaps it would be helpful to review what is known about the composite parking for Cabela's, the hotels and the conference center so far:

Available parking:

Cabela's Lot	123 spaces
City Parking Lot	776 spaces
Proposed Hotel/Conf. Lot	953 spaces
Total	1852 spaces

Then we can examine the parking requirements for the hotels and Cabela's since those are fairly certain requirements. I recommend applying a 15 percent reduction to the composite parking requirements to account for multi-purpose trips such as those parked at the hotel that walk across the street to Cabela's. The 15 percent factor is very judgmental, but is based on typical multi-purpose trip reduction factors applied in traffic impact studies.

Required parking:

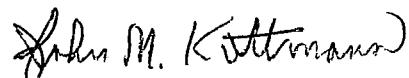
Cabela's (129,000 sf at 4.5/1,000 sf)	581 spaces
Two Hotels (500 hotel rooms)	500 spaces
Total	1081 spaces
After 15% reduction	919 spaces

Therefore, with 1852 spaces available this leaves 933 spaces available for the conference center. Again, we need to adjust for multi-purpose trips. That is some hotel guests will also be attending conference center functions. For purposes of examining the conference center use by itself, we would adjust the 933 stalls upwards and use 1097 equivalent stalls available. At four persons per space this would result in 4,388 person capacity for the conference center. This is in contract to the code interpretation that rates the conference center at 6,000 persons (needs to be confirmed), the general manager's opinion that the more likely capacity of the facility is 2,800 persons and the parking study done by JQH of their facilities showing an average of 84.02 square feet of meeting space for each parking stall. With 42,000 square feet of meeting space in the proposed conference center the study would show a requirement of 500 stalls. The experience of JQH in owning and operating such facilities is probably the best source of information in this instance. I am of the opinion that the proposed parking is adequate. It may be necessary to address the adjustment to the parking requirement in either the amendment to the PUD or in the conditional use permit. This could be in the form of reserving the right of the City to limiting the size of functions at the conference to be commensurate with 933 parking stalls if parking capacity problems are found to exist.

I recommend approval of the PUD plan subject to revising the plan to address the items noted in this letter and any other concerns that you or other City staff have identified. The language of the PUD amendment should be prepared prior to the request moving forward to City Council.

Submitted by,

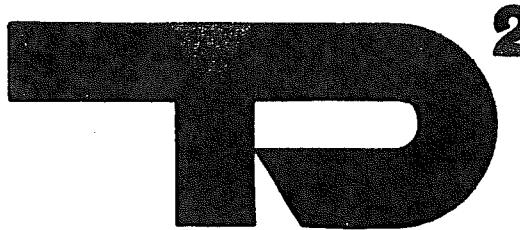
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cc: File



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RE: 2007 Minor & Administrative Plat Reviews
Southport West Replat Three
Review of Initial Submittal
TD² File No. 171-344.2

Mr. Baker:

I have reviewed the proposed final plat that you provided me under your transmittal dated April 3, 2007. I offer the following comments:

TRAFFIC & ACCESS

1. The proposed replat will not change any trip generation or traffic impacts from what have been anticipated and considered previously from the property in this application.
2. Perimeter sidewalks will be required as the lots are built upon. These sidewalks will need to be 6 inches thick, 5 feet wide, and placed at least 6 feet from edge of walk to back of curb. The sidewalk will need to be curvilinear in design and that will be part of the design review process.
3. There is an existing blanket ingress/egress easement over all of the Southport West subdivision, except for areas occupied by buildings. This blanket easement allows for sharing of the access points identified on the plat to Southport and Westport Parkways.
4. The access points noted on the replat are consistent with what was previously approved. However, refer to my comment letter on the PUD plan concerning verification of driveway alignment with the City parking lot driveways.

UTILITIES & DRAINAGE

5. The proposed replatting should not affect the overall drainage plan for the subdivision previously agreed upon.
6. The lots will have access to existing public utilities in Westport Parkways.

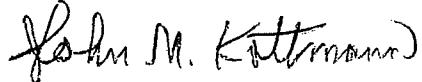
MISCELLANEOUS

7. Article 3.08.04 of the Subdivision Regulations requires a concurrent preliminary plat. However, Article 3.08.08 implies that a preliminary plat is not required if the guidelines of Article 3.09.03 do not apply. Therefore, it is my opinion that a preliminary plat is not required.
8. The plat will create a lot that does not have direct vehicular access to a public street. Article 4.15 of the Subdivision Regulations states that each lot shall be provided with satisfactory vehicular access by means of a public street or approved private street. In this case, an approved private street will occur through the PUD process.
9. The City Attorney should review the replat and provide an amendment to the subdivision agreement as appropriate.
10. I assume that you have received a properly completed and signed application form from the applicant.

I recommend that the final plat of Southport West Replat Three contingent upon the PUD being approved. The City Attorney should prepare an amendment to the Subdivision Agreement as he determines necessary, prior to this case moving forward to City Council.

Prepared by,

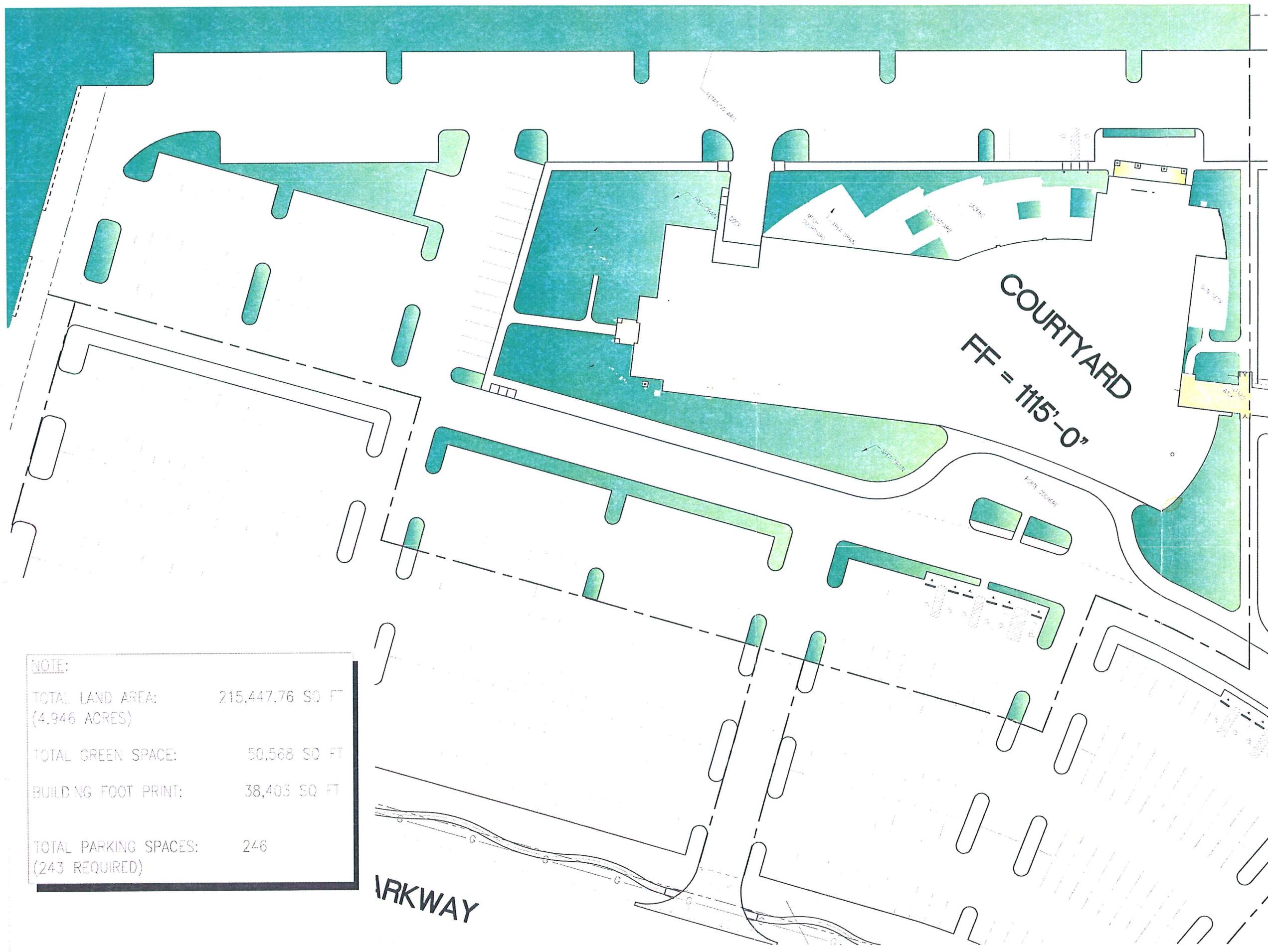
THOMPSON, DREESSEN & DORNER, INC.



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cc: File



REVISIONS

RECEIVED APR - 2 2007

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PRELIMINARY
NOT FOR
CONSTRUCTION
SCH. DESIGN

PELLHAM PHILLIPS
ARCHITECTS ENGINEERS
Project # 20206
Date: 05.01.2007

C101