

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 20, 2010 AGENDA**

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT — OMAHA METRO GYMNASTICS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for Council to consider an application submitted by Omaha Metro Gymnastics to amend the current Conditional Use Permit for their indoor recreational facility located on Lot 6, Papio Valley 1 Business Park, generally located west of 120th Street on Cary Circle. The applicant is planning the expansion of activities into an adjoining bay to increase the space from 9,000 to 14,833 square feet.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval of the Conditional Use Permit for Omaha Metro Gymnastics with the following conditions:

1. The proposed storm sewer and parking lot needs to be completed prior to the Certificate of Occupancy being issued for the expanded facility area.
2. The landscaped area in front of the reconstructed parking lot should be made compatible in appearance to the parking lot in front of the adjoining building to the east on this lot to comply with the Gateway Corridor criteria.

BACKGROUND

The original CUP for a 9,000 square foot facility was approved on August 19, 2008. At the time of the original CUP approval, the most notable issue was the lack of parking for the type of use to be allowed. The applicant paved additional parking behind the building to handle overflow parking at the time.

The Conditional Use Permit amendment would allow for indoor recreation, specifically gymnastics for ages 9 months to 18 years, birthday parties, and a pro shop in a 14,833 sq. ft. bay within a 37,500 sq. ft. building. City Engineer John Kottmann has confirmed that the peak parking demand for the facility should be calculated at 29 stalls. The application delineates 33 stalls, meeting this peak demand. There is some additional parking behind the building that has not been included in the stall count, but could serve to solve overflow conditions.

The Planning Commission held a public hearing on June 17, 2010 and voted unanimously to recommend approval with the two conditions being completed prior to issuance of the Certificate of Occupancy.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF AN AMENDED CONDITIONAL USE PERMIT FOR OMAHA METRO GYMNASTICS TO EXPAND ACTIVITIES INTO AN ADJOINING BAY TO INCREASE THE SPACE FROM 9,000 TO 14,833 SQUARE FEET ON LOT 6, PAPIO VALLEY 1 BUSINESS PARK.

WHEREAS, Omaha Metro Gymnastics has applied for an amendment to their conditional use permit for the purpose of expanding activities into an adjoining bay to increase the space from 9,000 to 14,833 square feet on Lot 6, Papio Valley 1 Business Park, located at 12305 Cary Circle; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes, subject to the following conditions:

1. The proposed storm sewer and parking lot needs to be completed prior to the Certificate of Occupancy being issued for the expanded facility area.
2. The landscaped area in front of the reconstructed parking lot should be made compatible in appearance to the parking lot in front of the adjoining building to the east on this lot to comply with the Gateway Corridor criteria.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, for Omaha Metro Gymnastics to expand activities into an adjoining bay to increase the space from 9,000 to 14,833 square feet on Lot 6, Papio Valley 1 Business Park, subject to the condition listed in the last recital above.

PASSED AND APPROVED THIS 20TH DAY OF JULY, 2010.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: ____

FOR HEARING OF: July 20, 2010
Report Prepared on June 23, 2010

I. GENERAL INFORMATION

- A. APPLICANT:** Omaha Metro Gymnastics, Eric Lilla
- B. PROPERTY OWNER:** Elite Builders, Inc., Brian Torczon.
- C. LOCATION:** 12305 Cary Circle
- D. LEGAL DESCRIPTION:** Papio Valley 1 Business Park, Lot 6
- E. REQUESTED ACTION(S):** Expansion of Omaha Metro Gymnastics, which would provide for additional square footage for an indoor recreational facility as conditionally permitted in the I-2 District in the City of La Vista Zoning Ordinance.
- F. EXISTING ZONING AND LAND USE:**
I-2 Heavy Industrial, Gateway Corridor Overlay District, and Floodplain Overlay District; the property contains one existing building which houses seven bays of miscellaneous industrial uses and a newly constructed building of equivalent size.
- G. PROPOSED USES:** The Conditional Use Permit would allow for indoor recreation, specifically gymnastics for ages 9 months to 18 years, birthday parties, and a pro shop in a 14,833 sq. ft. bay within a 37,500 sq. ft. building.
- H. SIZE OF SITE:** 4.5 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The property contains two buildings which have tenant bays for industrial flex space. A substantial portion of the property (approximately the southern half of the lot) is within the 100-year floodplain.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Papio Valley 1 Business Park; I-2 Heavy Industrial
 - 2. **East:** Papio Valley 1 Business Park; I-2 Heavy Industrial
 - 3. **South:** Sarpy County Industrial Park; I-1 Light Industrial

4. **West:** Papio Valley 1 Business Park; I-2 Heavy Industrial

- C. **RELEVANT CASE HISTORY:** The original CUP for a 9,000 square foot facility was approved on August 19, 2008.

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.
- B. **OTHER PLANS:** Building plans for the expansion are currently under review.
- C. **TRAFFIC AND ACCESS:**
1. Access would be from an existing drive providing egress / ingress to Cary Circle. Two access points currently exist on the property.
 2. Pedestrian access is provided by a perimeter sidewalk.
- D. **UTILITIES:** All utilities are available to the site.
- E. **PARKING REQUIREMENTS:**
1. Parking requirements would follow the minimum needed for a recreational facility. Fifteen spaces exist on-site now, with additional parking behind the building.
 2. A total of 18 new spaces are planned for the parking lot expansion. An additional 49 spaces exist behind the two buildings on the site, these spaces are be shared by various tenants. *Note: the proposed minimum parking requirement for a recreation facility is one space per four occupants.*
- F. **LANDSCAPING:** Existing landscaping will be modified to continue buffering of the interior parking lot from Cary Circle. Two existing trees will be relocated as part of this process.

IV. REVIEW COMMENTS:

1. City Engineer John Kottmann has confirmed that the peak parking demand for the facility should be calculated at 29 stalls. The application delineates 33 stalls, meeting this peak demand. There is some additional parking behind the building that has not been included in the stall count, but could serve to solve overflow conditions.
2. The proposed storm sewer and parking lot needs to be completed prior to the Certificate of Occupancy being issued for the expanded facility area.
3. In regards to the Gateway Corridor criteria, it is recommended that the landscaped area in front of the reconstructed parking lot be made

compatible in appearance to the parking lot in front of the adjoining building to the east on this lot.

V. STAFF RECOMMENDATION:

Approval of the Conditional Use Permit for Omaha Metro Gymnastics with the following conditions:

1. The proposed storm sewer and parking lot needs to be completed prior to the Certificate of Occupancy being issued for the expanded facility area.
2. The landscaped area in front of the reconstructed parking lot should be made compatible in appearance to the parking lot in front of the adjoining building to the east on this lot to comply with the Gateway Corridor criteria.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Draft CUP
3. Applicant's written proposal
4. City Engineer's Report

VII. COPIES OF REPORT TO:

1. Eric Lilla, Applicant
2. Brian Torczon, Owner
3. Larry Jobeun, Primary Contact
4. Doug Dreesen, TD2
5. Public Upon Request

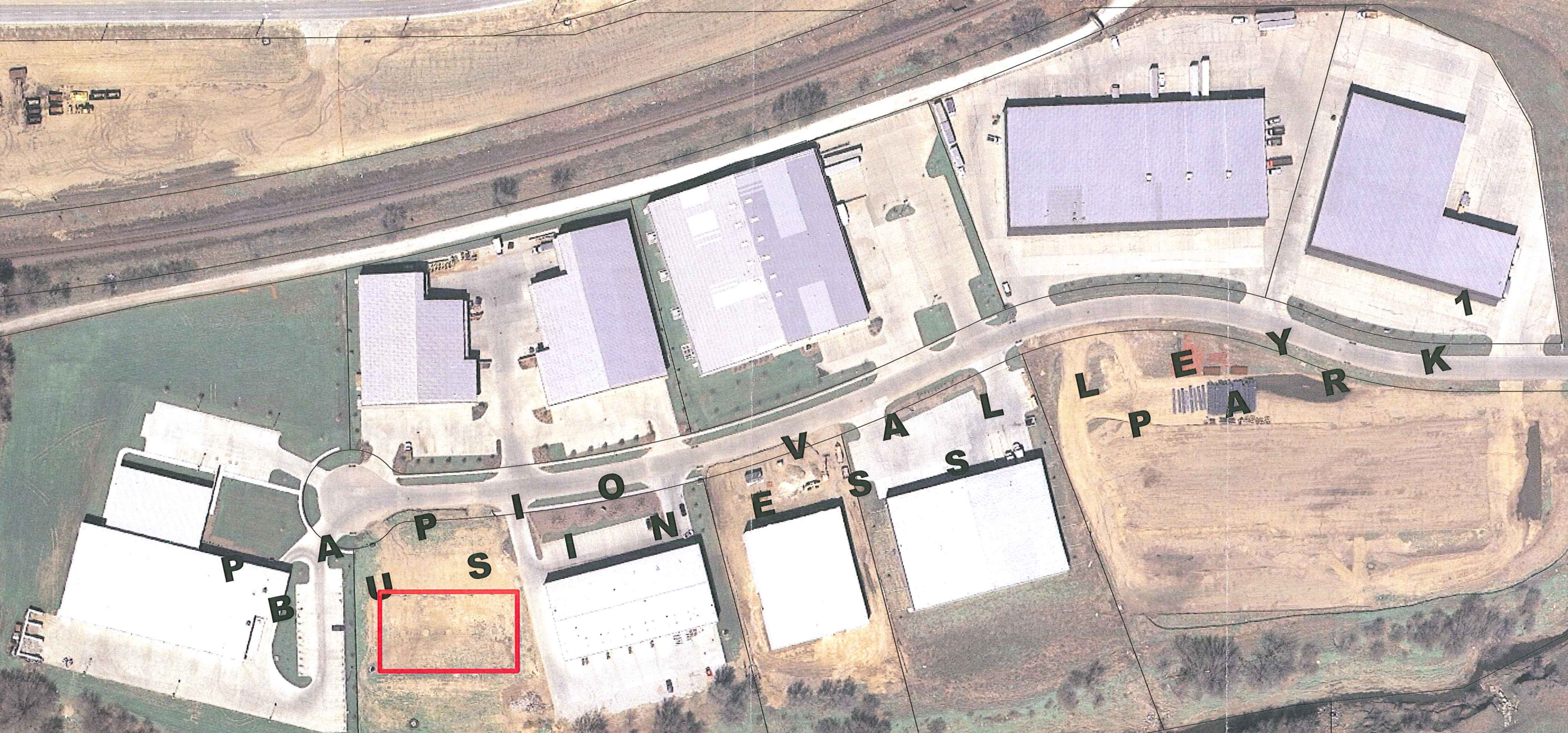
Prepared by:

Community Development Director

7/6/10

7-6-10

Date



City of La Vista Conditional Use Permit

Conditional Use Permit for Indoor Recreational Facility (Omaha Metro Gymnastics)

This Conditional Use Permit issued this _____ day of _____, 2010, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Elite Builders, Inc. ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an indoor recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 6, Papio Valley 1 Business Park located in the NE ¼ Section 19, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 12305 Cary Circle (9,000 sq. ft. of the building).

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a indoor recreational facility; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A" hereto for an indoor recreational facility, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, drives, and Gateway Corridor compliant landscaping shall be provided to the City and attached to the permit as "Exhibit A".
 - b. Hours of operation for said indoor recreational facility will generally be from 10 a.m. – 12 p.m. on Tuesdays, Wednesdays and Thursdays; Monday through Friday from 4 p.m. – 8 p.m.; and Saturdays from 8 a.m. – 5 p.m.
 - c. There will be approximately 14 employees for the Permitted Use.
 - d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the indoor rec. facility, except trash receptacles and those approved in writing by the City.
 - e. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height.
 - f. There shall not be any on-street parking permitted on Cary Circle.

- g. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use without negatively impacting or limiting the number of parking spaces for other existing or future tenants.
 - h. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
 - i. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
 - j. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - k. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
 4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
 5. If the permitted use is not commenced within one (1) year from _____, 2010, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
 6. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises

as necessary or appropriate to carry out any other provision of this permit.

7. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Erik Lilla
Omaha Metro Gymnastics
13820 P Street
Omaha, NE 68128
(402) 505-7600

Brian Torczon
Elite Builders, Inc.
8007 S. 103rd Street
La Vista, NE 68128
(402) 306-0834

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

Metro Stars Gymnastics: Parking Analysis

Metro Stars Gymnastics (MSG) is a recreational gymnastics facility primarily serving children who are between one and twelve years of age. In the expanded facility, there will be two designated gymnastics areas. One will be used exclusively by pre-school aged children (1-4 years of age) and children with special needs, another area will be used by the elementary aged children (6 and up), and the expanded area will be used by our competitive program. By examining each gymnastic area's hours of operation, class sizes, and parking tendencies, we will be able to discern the parking requirements for MSG.

Pre-School Gymnastics Facility

At MSG, all of our pre-school gymnastics classes run for a length of 45 minutes. This length of time was chosen in part to alleviate the parking situation wherever we may be located. As a result, we prevent any sort of gridlock that would have resulted from one group of students trying to arrive for class at the very same time another group of students is attempting to leave. This 15 minute window has proven very effective at our current operation.

The pre-school class sizes at MSG are strictly limited to 10 children. We do this for several reasons, including safety, adequate attention for all of our students, and the amount of space available. We keep our student to teacher ratio at 5:1, which means in a full class there are 10 children and 2 teachers. As far as class observation goes, parents of pre-schoolers are more likely to stay and observe their child's class than the parents of elementary aged children. We estimate that about 90% of our pre-school parents remain at the gym and watch their child participate in class.

Upon examination of Figure 1, we can see the hours of operation for MSG's pre-school gym. During the weekdays and normal business hours (9 a.m. – 5 p.m.), there is only one class going on at a time. Using the aforementioned information, a full class would have 10 students, 2 teachers, and 9 observing parents. It follows that 11 parking spots would be required for this scenario. Over the course of our three years of operation we have had average class sizes of 6 students during these times of day. Applying our estimates, we find that we would have 2 teachers, 6 students, and 5 observing parents, and it follows that we would require 7 parking spots. Refer to Figure 2 for a summary of this data.

During the weekdays and evening hours (after 5:15 p.m.), there is still only one class in the pre-school area, and the number of students does not change. So, as before, in a full class we would have 10 students, 2 teachers, 9 observing parents. Again, it follows that 11 parking spots are needed. On average, we have 8 children in a typical evening pre-school class, so we would have 2 teachers, 8 students, and 7 parent observers, which gives us 17 occupants and would require 9 parking spots.

On the weekends, we conduct classes from 9 a.m. to 12 p.m., but class capacities do not change. However, on the weekends the classes are typically full. So as before, 10 students, 2 teachers, and 9 observing parents, and would require 11 parking spots.

Elementary Gymnastics Facility

We have set the length of our recreational classes at 50 minutes, for the very reasons outlined before. Namely, in order to give one set of students time to leave the facility, while the next group arrives. The older children typically do not need as much time getting ready for departure, so this 10 minute time window has proven very successful.

The maximum class size for the elementary aged children is 16 students. Since these students are more mature, the ratio of students to teachers in these classes can be as high as 8:1, which means a full class will have 16 students and 2 teachers. The major difference between the elementary classes and the pre-school classes lies in parent observation. Most parents of elementary aged children drop their kids off at the gym, and return at the end of class to pick them up. Parents of elementary aged children also are very likely to participate in carpools, which further cuts down on parent observation. Currently, only about 25% of the parents actually remain at the facility to observe their kids.

Upon examination of Figure 1, we can see the hours of operation for MSG's elementary gym. During the weekdays and normal business hours (9 a.m. – 5 p.m.), there are no classes for elementary aged children, as they are in school. In fact, during the week, we don't even start our elementary classes until 5:15 p.m. Using the aforementioned information, a full elementary class would have 16 students, 2 teachers, and 4 observing parents. It follows that only 6 parking spots would be required for this group. Our average class size for the elementary classes is actually 9 students. Hence, we typically have 2 teachers, 9 students, and 3 parent observers, which would require 5 parking spots. We typically run two elementary aged classes concurrently in the elementary gymnastics area. At capacity we would have 32 students, 4 teachers, and 8 parent observers. It follows that 12 parking spots would be required.

On the weekends we also run two elementary aged classes concurrently in the elementary gymnastics area. So, with two classes running at capacity we would have 32 students, 4 teachers, and 8 parent observers. It again follows that 12 parking spots would be required. Unlike the pre-school classes, the elementary class sizes do not increase on the weekends, so each class would still have about 9 students. Therefore, typically we would have 4 teachers, 18 students, and 5 parent observers. Based upon this estimation, we would need 9 parking spots.

Competitive Gymnastics

The gymnasts in our competitive program attend their class multiple days per week for two to four hours at a time. Because they are in the gym for such an extended period of time, their parents typically drop off their child, or come into the gym for a few minutes,

only to return at the end of their child's workout. These groups have 8 students, 1 teacher, and 0 parent observers, so the entire group only requires 1 parking spot.

Other Events

In addition to our gymnastics program, we also run special events on the weekends, mainly birthday parties. As with the competitive program, birthday party traffic is nearly 100% drop off. The largest parties have about 20 attendees, and if all of them were to be dropped off at once, we would require 20 parking spaces.

Conclusion

Based on our analysis of the class traffic at MSG, we have constructed Figure 2, which shows the number of parking spaces required based upon the theoretical traffic. Both of these numbers were calculated using the maximum enrollment and our historical enrollment. We assume that since the classes last approximately 45 minutes, and that one set of students will be able to make their exit before the next group arrives. Looking over the data, we discover that during the day the parking requirements would on average be 7 parking spots. During the evening hours, on average 20 parking spots would be needed. Finally, on the weekends, the average number of parking spots needed would also be 20 stalls. Since the site currently contains over 50 parking spots, and the adjoining 7 tenants do not conduct business on evenings and weekends, we can conclude that there is adequate parking to handle our needs.

Class	Mon	Tues	Wed	Thurs	Fri	Sat
9:00						Shooting Stars
						Beginner Boys
						Gym Stars
10:00		Little Dippers	Shooting Stars	Super Novas		Little Dippers
						Super Novas
						Intermediates
11:00		Big Dippers	Big Dippers	Big Dippers		Big Dippers
						Beginner Girls
						Adv. Beginners
12:00						
1:00		Shooting Stars				
5:15	Big Dippers	Shooting Stars	Big Dippers	Shooting Stars	Special Stars	
	Shining Stars	Beg. Boys	Shining Stars	All Stars		
	Adv. Beginners	All-Stars	Beginner Girls	Beginner Girls		
	Super Novas	Combo Class		Shining Stars		
6:15	Shooting Stars	Big Dippers	Shooting Stars	Big Dippers	Special Stars	
	Beginners	Adv. Beginners	Tumbling	Adv. Beginners		
	Level 4 Team	Intermediates	Shining Stars	Beginner Girls		
		Pre-Team		Level 4 Team		
7:15	Special Stars	Shooting Stars	Tumbling	Beginner Boys		
	Tumbling	Advanced		Gym Stars		
	Level 4 Team	Pre-Team		Level 4 Team		
		Tumbling				

Figure 1: Class Schedule for MSG (Pre-School Classes in Black, Elementary Classes in Red, Competitive Classes in Blue)

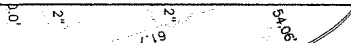
Class	Mon	Tues	Wed	Thurs	Fri	Sat
9:00						Maximum 23
						Average 19
10:00		Maximum 11	Maximum 11	Maximum 11		Maximum 23
		Average 7	Average 7	Average 7		Average 19
11:00		Maximum 11	Maximum 11			Maximum 23
		Average 7	Average 7			Average 19
12:00						
1:00		Maximum 12				
		Average 7				
5:15	Maximum 29	Maximum 29	Maximum 29	Maximum 29	Maximum 11	
	Average 24	Average 24	Average 24	Average 24	Average 9	
6:15	Maximum 17	Maximum 23	Maximum 23	Maximum 23	Maximum 11	
	Average 14	Average 19	Average 19	Average 19	Average 9	
7:15	Maximum 17	Maximum 23	Maximum 6	Maximum 12		
	Average 14	Average 19	Average 5	Average 10		

Figure 2: Number of Required Parking Spots Based on 1) Capacity Attendance and 2) Average Attendance.

0' 10' 20' 40'

SCALE IN FEET

CARRY
CIRCLE



ADDITIONAL PARKING

ELITE BUILDERS

ecolec:	AS SHOWN
date:	APRIL 1, 2010
drawn by:	RTM
checked by:	DSD
revision:	

TD² THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
 PHONE: 402.330.8560 FAX: 402.330.5566 EMAIL: TD2MAIL@TD2CO.COM
 WEBSITE: WWW.TD2CO.COM

1402--108



April 30, 2010

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

RE: Conditional Use Permit Application-Initial Review
Metro Stars Gymnastics-12305 Cary Circle
Proposed Expansion of Indoor Recreational Use

Chris:

I have reviewed the site plan and parking calculations that I received from you for a proposed conditional use permit for the Metro Stars Gymnastics facility expansion. Based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations, I have the following comments:

1. I concur with the applicant's parking analysis resulting in a peak parking demand of 29 stalls. The applicant has indicated that they schedule a break between classes to allow vehicles to turn-over and avoid doubling the parking demand. I would anticipate that there will be times when classes run long, but since the adjacent building and parking lot will likely be empty such infrequent events can probably be accommodated without creating congestion in the public street. There is also some additional parking behind the building that has not been included in the stall count, but could serve to solve overflow conditions.
2. Since the traffic to this facility will be inbound at the time that most of the adjoining businesses will have peak hour outbound traffic and the volume of traffic is light (much less than 100 vehicles per hour) I do not see a need for a traffic impact study in this instance.
3. The facility will need to comply with ingress/egress and restroom requirements for the type of use being proposed.

I do not have any other comments related to Article 6.05 considerations, however, I have some general comments for your consideration.

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

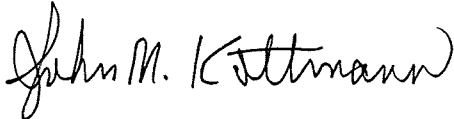
Police
7701 South 96th St. •
p: 402-331-1582
f: 402-331-7210

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

- A. The proposed storm sewer and parking lot needs to be completed prior to the Certificate of Occupancy being issued for the expanded facility area.
- B. In regards to the Gateway Corridor criteria, I would recommend that the landscaped area in front of this reconstructed parking lot be made compatible in appearance to the parking lot in front of the adjoining building to the east on this lot.

Please feel free to contact me if you have questions about my recommendations.

A handwritten signature in black ink that reads "John M. Kottmann". The signature is written in a cursive, flowing style.

John M. Kottmann

City Engineer

Cc file