

AGENDA ITEM 4B

**Oakdale Park Storage Final Plat – 3D Self
Storage - La Vista, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSFP-17-0004

FOR HEARING OF: December 14, 2017
REPORT PREPARED ON: December 8, 2017

I. GENERAL INFORMATION

- A. **APPLICANT:** 3D Self Storage – La Vista, LLC
- B. **PROPERTY OWNER:** The Colonial Press
- C. **LOCATION:** SW Corner of S. 104th and Harrison
- D. **LEGAL DESCRIPTION:** Tax Lot 8A1A EXC PT for ROW and Tax Lot 8A1B 16-14-12, Lot 26 Oakdale Park
- E. **REQUESTED ACTION(S):** Final Plat to consolidate three lots to two.
- F. **EXISTING ZONING AND LAND USE:**
I-2 Heavy Industrial; Tax Lot 8A1A is currently vacant. A print shop occupies Tax Lot 8A1B and Lot 26 Oakdale Park.
- G. **PROPOSED USES:** A print shop is currently in operation on a portion of the property. A Conditional Use Permit (CUP) was approved on October 17, 2017 to allow the applicant to operate a *self-service storage facility*.
- H. **SIZE OF SITE:** 4.59 acres

II. BACKGROUND INFORMATION

- A. **EXISTING CONDITION OF SITE:** The topography of the property is relatively flat with a gradual slope to the south. A building and related parking occupies two of the lots, with the remainder of the property vacant.
- B. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Applewood Heights; R-4 Single-Family Residential District
 2. **East:** Cimarron Woods; R-1 Single-Family Residential District
 3. **South:** Lot 28B Oakdale Park, Tax Lot 8A2; I-2 Heavy Industrial District
 4. **West:** Lot 1 Rotella's First Addition; I-2 Heavy Industrial District

C. RELEVANT CASE HISTORY:

N/A

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 3.05 of the Subdivision Regulations – Final Plat Specifications

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Ingress will be from a right-in/right-out on 104th Street. Egress design will require users of the facility to travel through a series of gates that would push traffic west, through the proposed Lot 2 (Colonial Press) to 107th Street. Office visitors will be able to exit back onto 104th Street.
2. The traffic for the property was reviewed through the Conditional Use Permit review process for the approved self-service storage use designated for Lot 1.

D. UTILITIES: All utilities are available to the site.

IV. REVIEW COMMENTS:

1. A copy of an agreement (letter of understanding) with Rotella's concerning shared use of storm sewer as well as a draft of an easement agreement with Rotella's needs to be provided. The easement agreement would need to be ready to record prior to releasing the final plat for recording.
2. A drainage study that is compliant with the commitment made in the August 7, 2017 letter from Olsson Associates that storm water runoff will not exceed predevelopment discharges for the 2, 10, and 100-year events and that shows adequate capacity in the Rotella's storm sewer system will need to be reviewed and approved prior to final plat approval. The detailed design of the storm sewer system will be required as part of the building permit review for construction of the storage facility on Lot 1.
3. The ingress-egress easement and maintenance agreement across Lot 2 in favor of Lot 1 needs to be submitted in draft form for review. The agreement will need to be ready to record prior to releasing the final plat for recording.

4. A draft Post Construction Storm Water Management plan needs to be submitted. This is typically an exhibit in the subdivision agreement.
5. A subdivision agreement needs to be finalized prior to City Council review.

V. STAFF RECOMMENDATION – FINAL PLAT:

Staff recommends approval of the Final Plat, contingent on the resolution of the issues listed within the Review Comments prior to City Council review, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

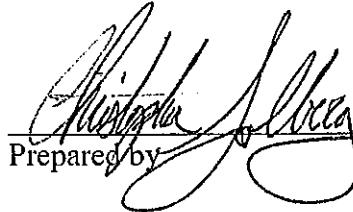
VI. ATTACHMENTS TO REPORT:

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

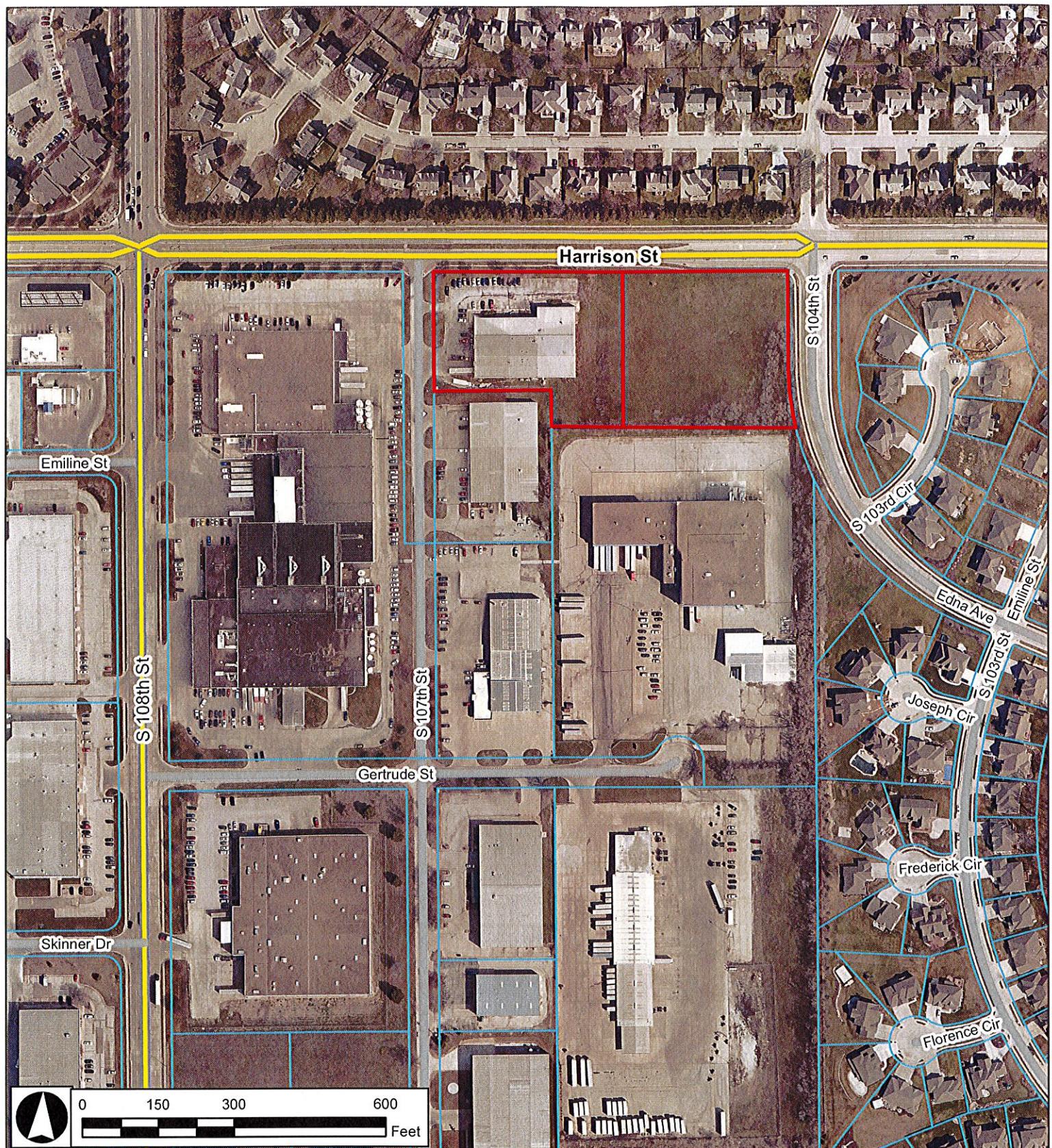
VII. COPIES OF REPORT TO:

1. Jeff Lake – 3D Self Storage – La Vista, LLC; Applicant
2. Jan Visty – The Colonial Press; Property Owner
3. Aaron Wiese – Olsson Associates; Engineering Consultant
4. Public Upon Request

Prepared by


Community Development Director

12-8-17
Date

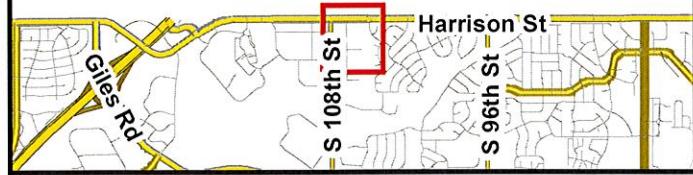


Project Vicinity Map

**Lot 26 - Oakdale Park & Tax Lot 8A1B
& Tax Lot 8A1A**

12-7-2017

JMC





November 22, 2017

Jeff Lake
Summit Development Company
P.O. Box 418
Elkhorn, NE 68022

RE: Final Plat Application – Initial Review
3D Self Storage

Mr. Lake,

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

Final Plat

1. The applicant needs to verify that there is adequate space for the Register of Deeds signature block.
2. In the Surveyor's Certification the first sentence of the required language per Section 10.02 of the La Vista Subdivision Regulations is missing. A correction is needed.
3. On the preliminary plat a sidewalk easement was shown on proposed Lot 1. This pedestrian easement needs to be added to the final plat.
4. A copy of an agreement (letter of understanding) with Rotella's concerning shared use of storm sewer as well as a draft of an easement agreement with Rotella's needs to be provided. The easement agreement would need to be ready to record prior to releasing the final plat for recording.
5. A drainage study that is compliant with the commitment made in the August 7, 2017 letter from Olsson Associates that storm water runoff will not exceed pre-development discharges for 2, 10 and 100-year events and that shows adequate capacity in the Rotella's storm sewer system is needed prior to final plat approval. The detailed design of the storm sewer system will be required

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

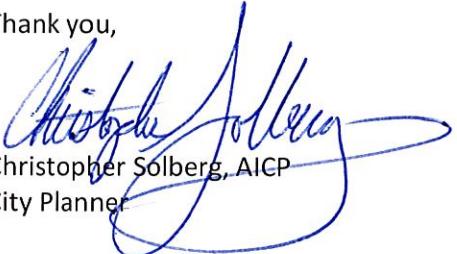
as part of the building permit review for construction of the storage facility on Lot 1.

6. The ingress-egress easement and maintenance agreement across Lot 2 in favor of Lot 1 needs to be submitted in draft form for review. The agreement will need to be ready to record prior to releasing the final plat for recording.
7. A draft Post Construction Storm Water Management plan needs to be submitted. This is typically an exhibit in the subdivision agreement.
8. A draft subdivision agreement needs to be provided.
9. Tract sewer connection fees and storm water management fees will be applicable to Lot 1 and such will be noted in the subdivision agreement.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review 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

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Aaron Wiese, Olsson Associates
Jan Visty, The Colonial Press
File



November 27th, 2017

Attn: Christopher Solberg, City Planner
La Vista Community Development Department
8116 Park View Blvd.
La Vista, NE 68128

**RE: 3D Self Storage Final Plat Application
104th and Harrison Streets
Olsson Project No. 017-1520**

To whom it may concern,

We received Review Comments for 3D Self Storage dated 11/22/2017. Please accept this letter and the attached exhibits as our re-submittal for approval of the above-mentioned application.

1.0 Comment:

- The applicant needs to verify that there is adequate space for the Register of Deeds Signature Block.

Response: ADDRESSED

2.0 Comment:

- In the Surveyor's Certification, the first sentence of the required language per Section 10.02 of the La Vista Subdivision Regulations is missing. A correction is needed.

Response: ADDRESSED

- *The required language per Section 10.02 of La Vista Subdivision Regulations has been added to the Surveyor's Certification.*

3.0 Comment:

- On the preliminary plat a sidewalk easement was shown on proposed Lot 1. This pedestrian easement needs to be added to the final plat.

Response: ADDRESSED

- *The sidewalk easement is shown on the final plat.*

4.0 Comment:

- A copy of an agreement (letter of understanding) with Rotella's concerning shared use of storm sewer as well as a draft of an easement agreement with Rotella's needs to be provided. The easement agreement would need to be ready to record prior to releasing the final plat for recording.

Response: On-Going & Noted

- *A copy of a storm sewer easement is currently being developed and will be provided prior to the recording of the final plat. Representatives from 3D Storage and Rotella held a meeting on 11/02/17 and verbally agreed the storm sewer tap location, maintenance cost share, and other items.*

5.0 Comment:

- A drainage study that is compliant with the commitment made in the August 7, 2017 letter from Olsson Associates that storm water runoff will not exceed pre-development discharges for the 2, 10, and 100-year events and that shows adequate capacity in the Rotella's storm sewer system is needed prior to final plat approval. The detailed design of the storm sewer system will be required as part of the building permit review for construction of the storage facility on Lot 1.

Response: ADDRESSED

- *A conceptual PCSMP report has been provided in the resubmittal and now includes the capacity calculations of the Rotella's storm sewer. A detailed drainage report will be provided with the building permit submittal.*

6.0 Comment:

- The ingress-egress easement and maintenance agreement across Lot 2 in favor of Lot 1 needs to be submitted in draft form for review. The agreement will need to be ready to record prior to releasing the final plat for recording.

Response: On-Going & Noted

- *The draft documentation of the egress easement and maintenance agreement across Lot 2 in favor of Lot 1 will be provided prior to recording of the final plat.*

7.0 Comment:

- A draft Post Construction Storm Water Management plan needs to be submitted. This is typically an exhibit in the subdivision agreement.

Response: On-Going & Noted

- *A draft PCSMP will be included in the subdivision agreement as item 4, along with PCSMP Exhibit 'D' prior to final plat approval at City Council.*

8.0 Comment:

- A draft subdivision agreement needs to be provided.

Response: On-Going & Noted

- *A draft subdivision agreement will be provided prior to final plat approval at City Council.*

9.0 Comment:

- Tract sewer connection fees and stormwater management fees will be applicable to Lot 1 and such will be noted on the subdivision agreement.

Response: On-Going & Noted

- *A draft subdivision agreement will be provided prior to final plat approval at City Council which will include language on the stormwater management fees.*

Thank you for your time and consideration. Please feel free to contact me if you have any questions, comments or require additional information. I can be reached at 402-341-1116.

Sincerely,



Aaron Wiese

Encl.

