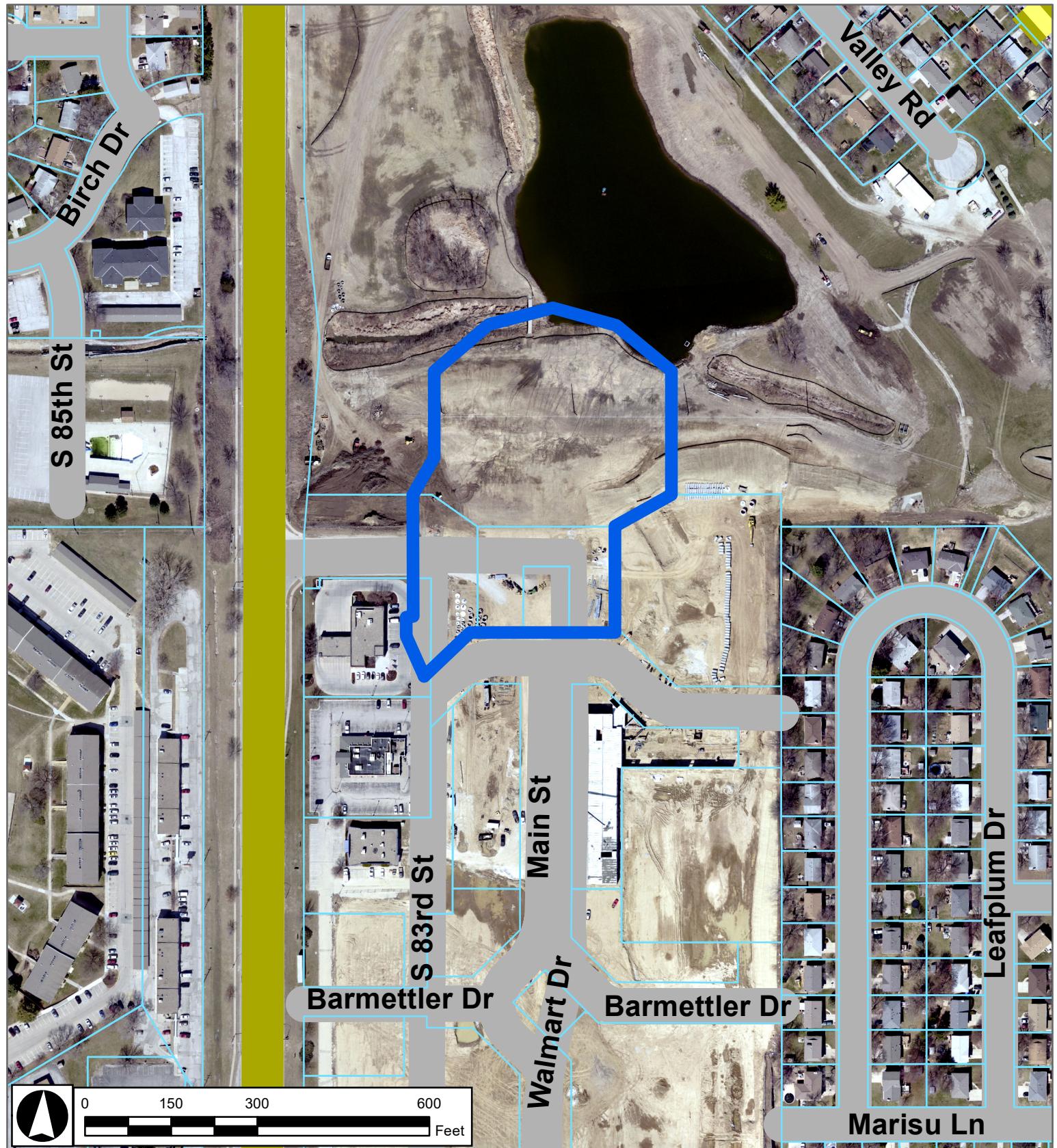


## **AGENDA ITEM 4A**

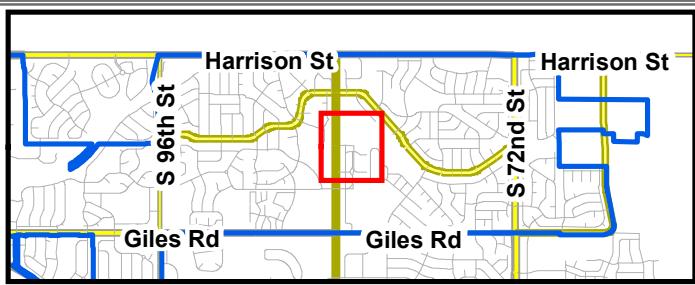
**La Vista City Centre Theater Preliminary Plat**



## La Vista City Centre Theater Preliminary Plat

6/10/2019

CAS





CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSPP 19-0001

FOR HEARING OF: June 20, 2019  
Report Prepared on: June 14, 2019

**I. GENERAL INFORMATION**

**A. APPLICANT:**

La Vista City Centre LLC  
P.O. Box 428  
Boys Town, NE 68010

**B. PROPERTY OWNERS:**

Lots 11-13 La Vista City Centre:

La Vista City Centre LLC  
222 S. 15<sup>th</sup> Street, Suite 1404S  
Omaha, NE 68102

Outlot A La Vista City Centre and PT of Tax Lot 12, 14-14-12:

City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**C. LOCATION:** North of the intersection of Main Street and City Centre Drive.

**D. LEGAL DESCRIPTION:** Lots 11-13 and Outlot A La Vista City Centre, and portions of Tax Lot 12 14-14-12

**E. REQUESTED ACTION(S):** Preliminary Plat for proposed Lots 1-3 La Vista City Centre Theater and the dedication of associated right-of-way for the purpose of redevelopment.

**F. EXISTING ZONING AND LAND USE:**

MU-CC, Mixed Use City Centre District, R-1, Single-Family Residential, and FF/FW Flood Plain District (Overlay District); vacant. (proposed to be rezoned to entirely MU-CC, Mixed Use City Centre District).

**G. PURPOSE OF REQUEST:**

1. Preliminary plat to replat the lots listed in the request into 3 lots and the dedication of associated right-of-way for the purpose of redevelopment.

**H. SIZE OF SITE:** 4.635 Acres

## **II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The land is generally flat with a gradual downward slope generally north and east, with a significantly increasing downward slope to the north.

**B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**

1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
2. **East:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
4. **West:** Brentwood Plaza; C-1 Shopping Center Commercial with a Gateway Corridor District (Overlay District); Strip center commercial development.

**C. RELEVANT CASE HISTORY:**

1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.

**D. APPLICABLE REGULATIONS:**

1. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
2. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
3. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District
4. Section 3.03 of the Subdivision Regulations – Preliminary Plats

## **III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas within the existing La Vista City Centre plat area as Mixed Use. The areas north of the existing La Vista City Centre plat area are currently designated as Parks and Recreation and will need to be redesignated for Mixed Use prior to redevelopment.

**B. OTHER PLANS:** This site was identified in *A Vision Plan for 84<sup>th</sup> Street* as a mixed use city center. This site has also been designated as blighted and substandard and in need of redevelopment. An amendment to the *84<sup>th</sup> Street Redevelopment Plan* to add the northern portion of this plat to the specific redevelopment area is anticipated.

**C. TRAFFIC AND ACCESS:**

1. The Preliminary Plat includes the dedication of additional right-of-way along City Centre Drive.
2. The access point at 84<sup>th</sup> Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84<sup>th</sup> Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84<sup>th</sup> Street in the near future.

Sidewalk and trail connections will be made at the time of development for each of the parcels involved in the plat.

3. To verify that the previous traffic study is still adequate, an update on the proposed theater capacity and peak hour parking needs will need to be provided, reviewed and approved prior to Planning Commission review.

**D. UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

**IV. REVIEW COMMENTS:**

1. Applicant intends to develop the proposed Lot 1 with an Event Center use. Development of such use will require the rezoning of portions of the property north of the existing La Vista City Centre plat boundary within this Preliminary Plat to the MU-CC, Mixed Use-City Center zoning district. Areas already zoned FF/FW Flood Plain District (Overlay District) would remain zoned with that overlay. A conditional use permit will then need to be approved by City Council to allow for the use.

To complete the rezoning, a Comprehensive Plan amendment will be necessary to re-designate the areas of this Preliminary Plat that are north of the original La Vista City Center plat area from Parks and Recreation to Mixed Use prior to City Council review of the rezoning request.

2. The land swap areas identified on the Preliminary Plat will require the exchange of deeds as part of the subdivision or redevelopment agreements and that process would need to be completed prior to the final plat being recorded.
3. An existing sanitary and an existing storm sewer easement will be released as part of this plat. New easements are shown and will be dedicated as separate instruments in conjunction with the plat.
4. A portion of Lot 2, as proposed, will fall within the FF/FW Flood Plain District (Overlay District). A Floodplain Development Permit

will most likely need to be obtained as to ensure flood hazards are analyzed as to satisfy the conditions of the zoning ordinance.

5. An amendment to the Subdivision Agreement will be needed to address public infrastructure installation and expenditures prior to City Council consideration of the replat. There will also be a need for some form of development agreement to address shared, common-area improvements between the lots. Such an agreement could affect the configuration of the boundary between proposed Lots 1 and 2.
6. The overall disturbed area will exceed five acres and add notations that sediment traps/basins, silt fences, and inlet filters will be utilized for sediment control at a minimum. Dependent on which entity undertakes the site preparation grading for these lots will identify which erosion control permit needs to be modified in Permix to include this area.

**V. STAFF RECOMMENDATION – Preliminary Plat:**

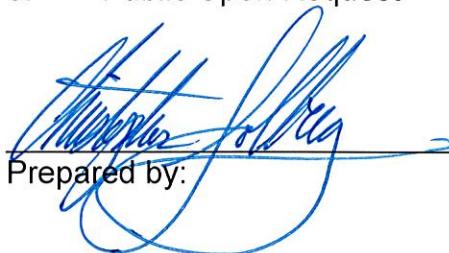
Approval of La Vista City Centre Theater Preliminary Plat as the preliminary plat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

**VI. ATTACHMENTS TO REPORT:**

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

**VII. COPIES OF REPORT SENT TO:**

1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request

 6/17/19  
Prepared by:

Community Development Director

Date



May 22, 2019

Chris Erickson  
La Vista City Centre, LLC  
PO Box 428  
Boys Town NE, 68010

RE: Preliminary Plat – Initial Review  
La Vista City Centre Theater

Mr. Erickson,

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 Replat the City has the following comments:

Preliminary Plat Review

1. Article 3.03.02: Due to the nature of this preliminary plat please include proposed floor elevations on Lot 14 and on Lot 1. This should include the main floor elevation on Lot 14 and the bottom floor, stage and upper floor elevations on Lot 1.
2. Article 3.03.06: Please provide a legal description of the area being platted, including acreage of the proposed development.
3. Article 3.03.07: The location of the existing edge of normal water surface in the Civic Center Park lake needs to be shown as this affects the boundary of proposed Lot 2. The location of the relocated sanitary outfall sewer north of Lots 1 and 2 should be shown. Both of these can be based on the TD2 topographic survey of the "interface" area dated January 31, 2019. If Olsson does not already have a copy of this survey, the City will make arrangements for Olsson to receive it.
4. Article 3.03.09: The proposed lot areas should be identified in square footage and not acres since appraisals and negotiations will need the areas in square feet.
5. Article 3.03.10: An easement for the public sanitary sewer through Lots 1 and 2 to the outfall sewer needs to be shown. Any storm sewer easements (public or private) proposed over Lots 1 through 3 need to be shown. There should be notations in regards to any proposed blanket easements for ingress and egress amongst the lots and for public benefit.

**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

6. Article 3.03.12: It appears that an existing sanitary sewer easement and an existing storm sewer easement will need to be released. Please add notations indicating the intent in regards to these easements.
7. Article 3.03.13: Please provide any established floodplain overlay lines. Per Zoning Ordinance Section 5.18, the development's proximity to the delineated Zone A Floodplain will most likely require a Floodplain Development Permit be obtained as to ensure flood hazards are analyzed as to satisfy the conditions of the aforementioned zoning ordinance.
8. Article 3.03.15: An amendment to Subdivision Agreement will be needed to address public infrastructure installation and expenditures prior to City Council consideration of the replat. There will also be a need for some form of development agreement to address shared, common-area improvements between the lots. Such an agreement could affect the configuration of the boundary between Lots 1 and 2.
9. Article 3.03.16: On Sheet C3.1 some notations or illustrations are needed to address this requirement. The overall disturbed area will exceed five acres and add notations that sediment traps/basins, silt fences, and inlet filters will be utilized for sediment control at a minimum. Dependent on which entity undertakes the site preparation grading for these lots will identify which erosion control permit needs to be modified in Permix to include this area.
10. Article 3.03.19: To verify that the previous traffic impact study is still adequate, please provide an update on the proposed theater capacity and peak hour parking needs. This would need to identify the time of day for the peak hour events.
11. Article 3.03.20:
  - a. Per Item 2 above, show the sanitary outfall sewer.
  - b. The storm drainage plan (Sheet C3.1) needs to include conceptual information for proposed water quality treatment. The 2-year peak runoff increase can be addressed in the storm water detention facility in Civic Center Park.
  - c. Information concerning a PCSMP plan needs to be provided on Sheet C3.1. This would include reference to the current plan for PCSMP No. 20170324-3736P and particularly Note 2 on Exhibit "B". Notations as to how runoff from the proposed truck dock and bus parking aprons will be treated are needed at a minimum. These locations have the most potential for pollutants that could affect the lake.
12. A full metes and bounds description of each piece of property proposed to change hands through this process will need to be provided to allow for the commencement of an appraisal process.

In addition to the comments provided above, additional redline comments have been provided in the attached document.

Please submit 4 full size copies (along with electronic copies) of the revised documents for final review.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP  
Senior Planner

Attachment

cc:      John Kottmann, City Engineer  
          Pat Dowse, City Engineer  
          Eric Williams, Olsson Associates

## **Comment Response: Preliminary Plat-Final Plat Theater**

### **Preliminary Plat Review**

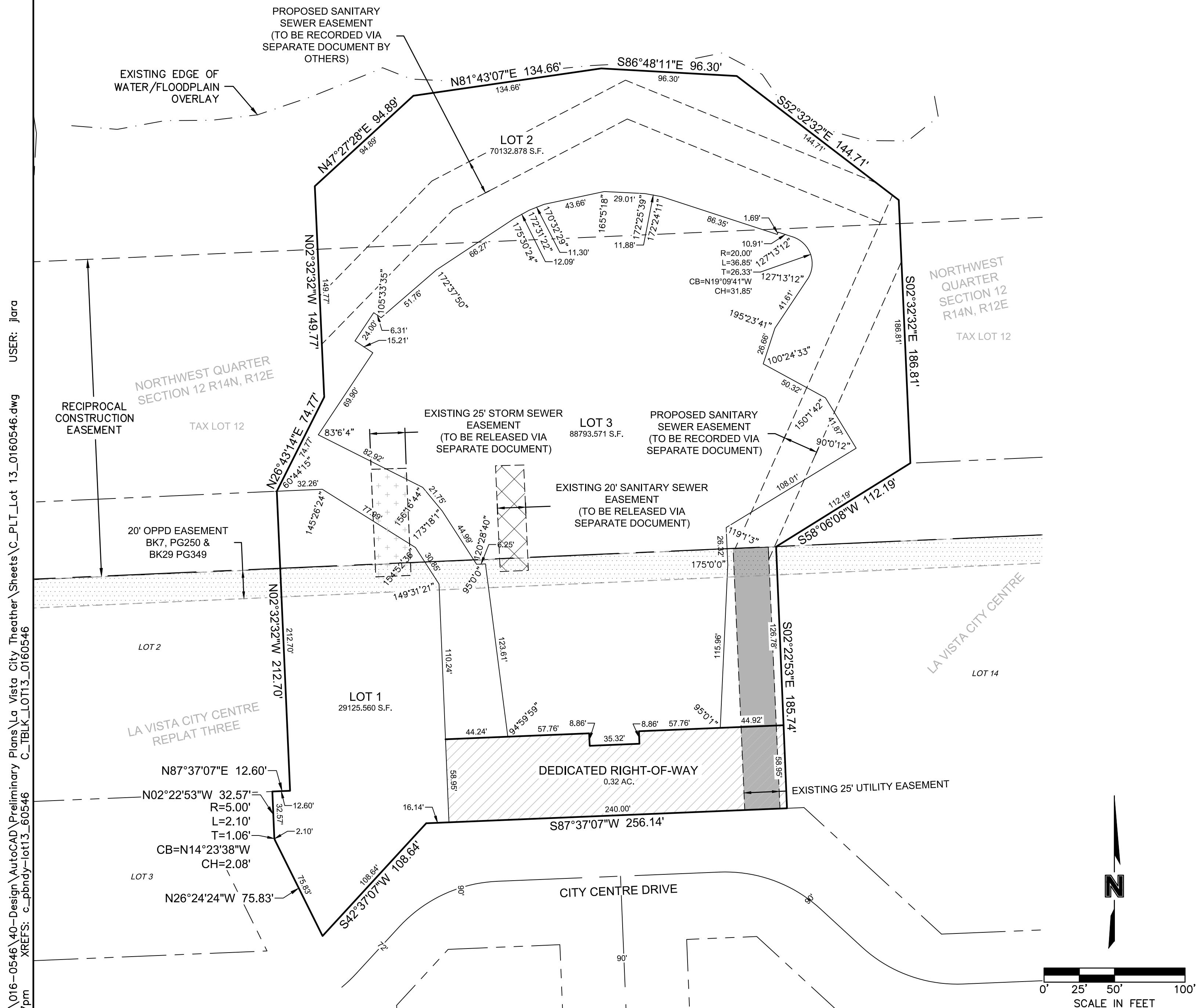
1. Article 3.03.02: Due to the nature of this preliminary plat please include proposed floor elevations on Lot 14 and on Lot 1. This should include the main floor elevation on Lot 14 and the bottom floor, stage and upper floor elevations on Lot 1. **Response: Elevations have been provided.**
2. Article 3.03.06: Please provide a legal description of the area being platted, including acreage of the proposed development. **Response: Legal description has been provided.**
3. Article 3.03.07: The location of the existing edge of normal water surface in the Civic Center Park lake needs to be shown as this affects the boundary of proposed Lot 2. The location of the relocated sanitary outfall sewer north of Lots 1 and 2 should be shown. Both of these can be based on the TD2 topographic survey of the "interface" area dated January 31, 2019. If Olsson does not already have a copy of this survey, the City will make arrangements for Olsson to receive it. **Response: This was coordinated with TD2 and the boundary has been revised to accommodate the edge of waterway. Relocated sanitary sewer has also been provided.**
4. Article 3.03.09: The proposed lot areas should be identified in square footage and not acres since appraisals and negotiations will need the areas in square feet. **Response: This has been updated**
5. Article 3.03.10: An easement for the public sanitary sewer through Lots 1 and 2 to the outfall sewer needs to be shown. Any storm sewer easements (public or private) proposed over Lots 1 through 3 need to be shown. There should be notations in regards to any proposed blanket easements for ingress and egress amongst the lots and for public benefit. **Response: This easement has been added for the existing line through the lot.**
6. Article 3.03.12: It appears that an existing sanitary sewer easement and an existing storm sewer easement will need to be released. Please add notations indicating the intent in regards to these easements. **Response: This will be shown as released on the preliminary plat.**
7. Article 3.03.13: Please provide any established floodplain overlay lines. Per Zoning Ordinance Section 5.18, the development's proximity to the delineated Zone A Floodplain will most likely require a Floodplain Development Permit be obtained as to ensure flood hazards are analyzed as to satisfy the conditions of the aforementioned zoning ordinance. **Response: Floodplain line has been shown. If permitting is needed, this will be provided with the construction plans.**
8. Article 3.03.15: An amendment to Subdivision Agreement will be needed to address public infrastructure installation and expenditures prior to City Council consideration of the replat. There will also be a need for some form of development agreement to address shared, common-area improvement5 between the lots. Such an agreement could affect the configuration of the boundary between Lots 1 and 2. **Response: This will be provided.**

9. Article 3.03.16: On Sheet C3.1 some notations or illustrations are needed to address this requirement. The overall disturbed area will exceed five acres and add notations that sediment traps/basins, silt fences, and inlet filters will be utilized for sediment control at a minimum. Dependent on which entity undertakes the site preparation grading for these lots will identify which erosion control permit needs to be modified in Permix to include this area. **Response: Note has been added.**
10. Article 3.03.19: To verify that the previous traffic impact study is still adequate, please provide an update on the proposed theater capacity and peak hour parking needs. This would need to identify the time of day for the peak hour events. **Response:**
11. Article 3.03.20:
  - a. Per Item 2 above, show the sanitary outfall sewer. **Response: Provided.**
  - b. The storm drainage plan (Sheet C3.1) needs to include conceptual information for proposed water quality treatment. The 2-year peak runoff increase can be addressed in the storm water detention facility in Civic Center Park. **Response: Storm quality structure has been provided.**
  - c. Information concerning a PCSMP plan needs to be provided on Sheet C3.1. This would include reference to the current plan for PCSMP No. 20170324- 3736P and particularly Note 2 on Exhibit "B". Notations as to how runoff from the proposed truck dock and bus parking aprons will be treated are needed at a minimum. These locations have the most potential for pollutants that could affect the lake. **Response: PCSMP information has been added to sheet C3.1 and PCSMP # has been added. A trench drain has been added along the front of the truck dock and will tie in before the vortex system.**
12. A full metes and bounds description of each piece of property proposed to change hands through this process will need to be provided to allow for the commencement of an appraisal process. **Response: This has been provided with the submittal for the requested areas at the theater.**

# LA VISTA CITY CENTRE THEATER

## LOTS 1 THRU 3

A REPLAT OF LOTS 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND LOT 1, LA VISTA CITY CENTRE  
REPLAT THREE, SUBDIVISIONS, SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST  
QUARTER AND NORTHWEST QUARTER, TOGETHER WITH A PART OF TAX LOT 12 IN THE  
NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH  
P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA.



DWG: F:\2016\0501-1000\016-0546\40-Design\AutoCAD\Preliminary Plans\La Vista City Theatre\Sheets\C\_PLT\_Lot 13\_0160546.dwg  
DATE: Jun 13, 2019 4:07pm  
XREFS: c\_pbrdy-lot3\_60546

SHEET INDEX	
C1.1	PRELIMINARY PLAT
C3.1	PRELIMINARY SITE AND UTILITY PLAN
C3.2	PRELIMINARY GRADING, DRAINAGE, & SWPPP

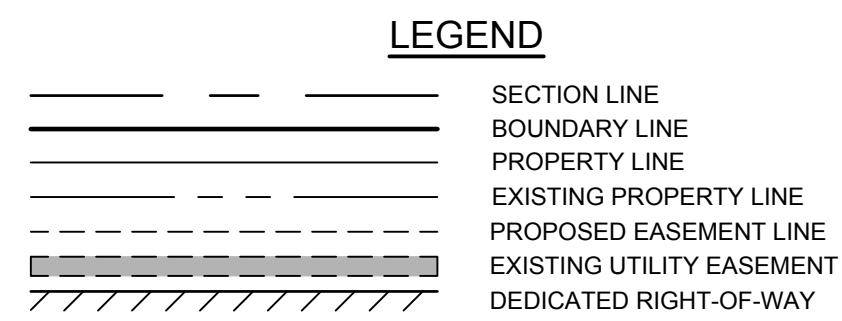
EXISTING ZONING		
LOTS 1 THRU 3	ZONING	DESC.

PROPOSED ZONING		
LOTS 1 THRU 3	ZONING	DESC.

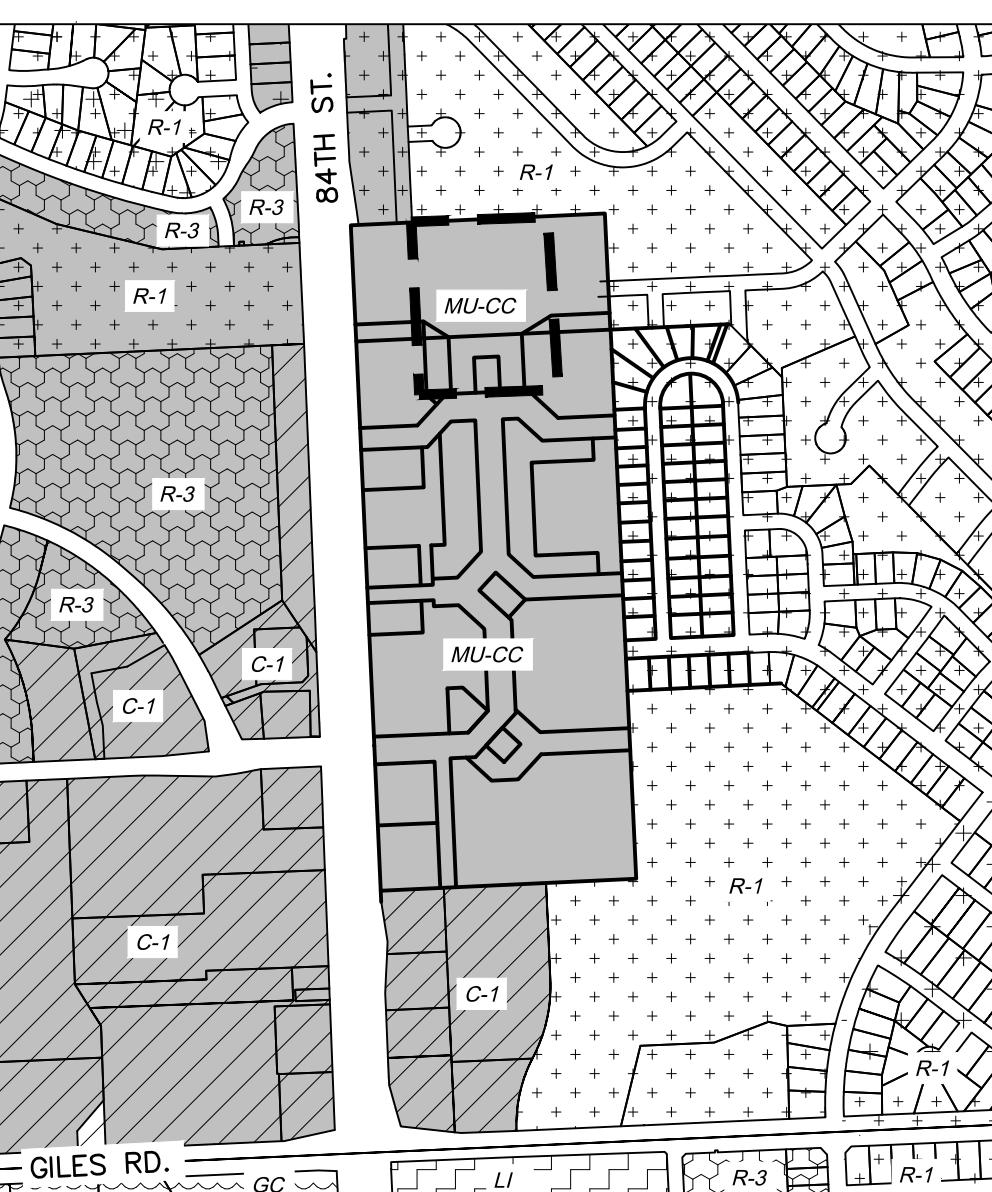
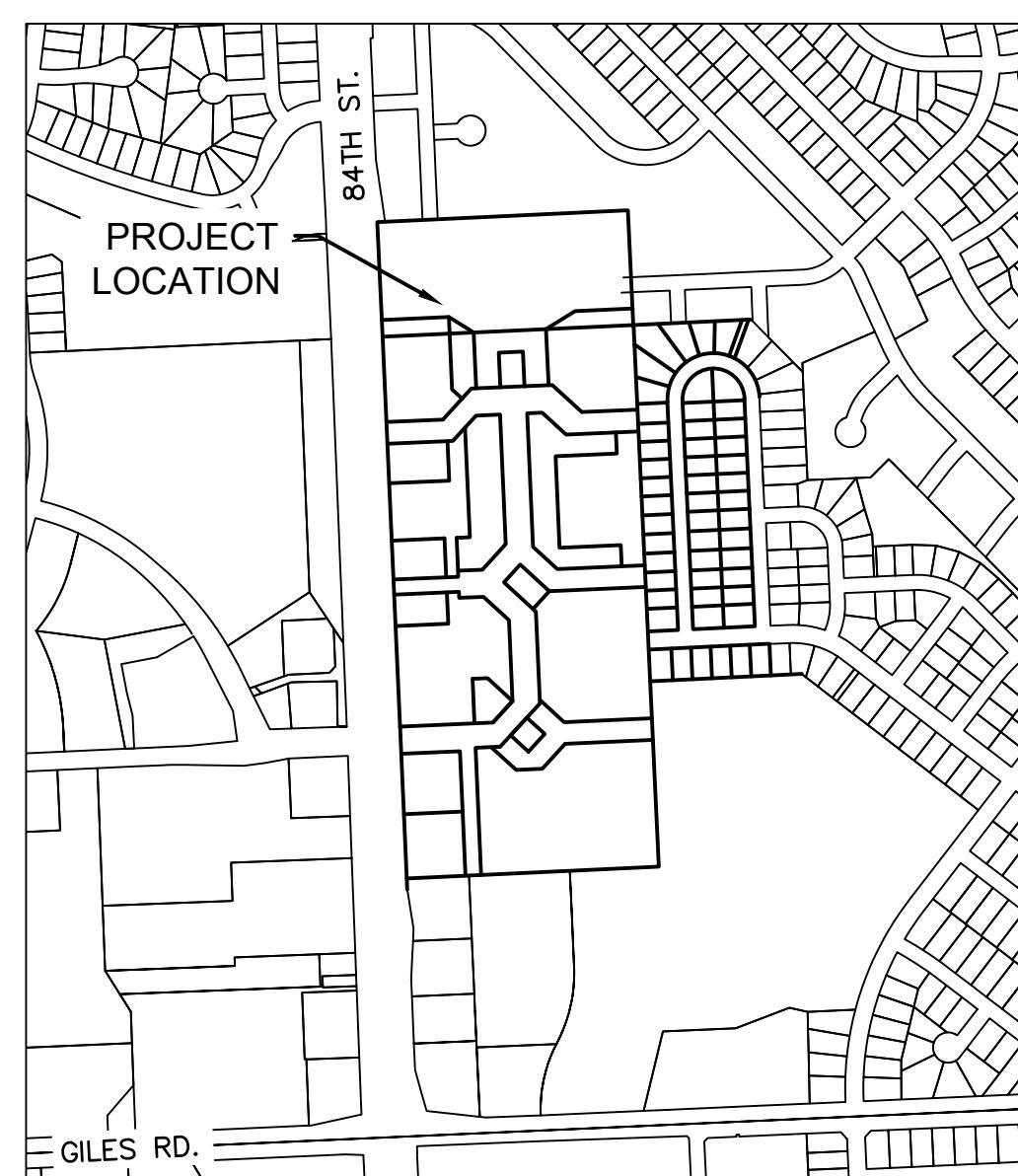
**DEVELOPER** CHRISTOPHER ERICKSON  
LA VISTA CITY CENTRE, LLC  
222 S. 15TH SUITE 14245  
OMAHA, NE 68102

**SURVEYOR** TERRY ROTHANZL  
OLSSON  
2111 S. 67TH STREET,  
SUITE 200  
OMAHA, NE 68106

**ENGINEER** ERIC GALLEY  
OLSSON  
2111 S. 67TH STREET,  
SUITE 200  
OMAHA, NE 68106



- NOTE:**
1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. REFERENCE EXISTING CONDITIONS PLAN FOR EASEMENT DETAILS.
  3. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 4.17 ACRES MORE OR LESS.



**Olsson**

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL: 402.341.1116  
www.olsson.com

PRELIMINARY PLAT	REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
LA VISTA CITY CENTRE THEATER LOTS 1 THRU 3	2019			

LA VISTA, NEBRASKA

drawn by: JLC  
checked by: EW  
approved by: ERG  
QA/QC by: ERG  
project no.: 016-0546  
drawing no.: 06.13.19  
date: 06.13.19

**SHEET**  
**C1.1**

dwg: F:\2016\0501-1000\016-0546\40-Design\AutoCAD\Preliminary Plans\La Vista City Theather\Sheets\C\_UTL\_Lot 13\_0160546.dwg user: jara

**\*UTILITY SIZES AREA APPROXIMATE AND WILL NEED TO BE COORDINATED WITH THE MEP PRIOR TO FINALIZING PLANS.**

## EXISTING EDGE OF WATER/FLOODPLAIN OVERLAY

**NORTHWEST QUARTER SECTION 12 R14N, R12E TAX LOT 12**

**LOT 1**  
29125.560 S.F.

**LOT 2**  
70132.878 S.F.

**LOT 3**  
88793.571 S.F.

**LOWER/STAGE FFE: 1105.33'**

**UPPER FFE: 1124.00'**

**DEDICATED RIGHT-OF-WAY 0.32 AC.**

**EXISTING 25' UTILITY EASEMENT**

**LA VISTA CITY CENTRE**

**CITY CENTRE DRIVE**

**RECREATION/RETAIL FFE: 1119.00'**

**GARAGE FFE: 1121.00'**

**RETAIL FFE: 1124.00'**

**90'**

**12'**

**15'**

**21'**

**24'**

**32.26'**

**32.60'**

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LEGEND				
—	—	—	—	BOUNDARY LINE
—	—	—	—	SECTION LINE
—	—	—	—	EXISTING PROPERTY LINE
—	—	—	—	EXISTING SANITARY SEWER
—	—	—	—	EXISTING OVERHEAD POWER
—	—	—	—	EXISTING GAS LINE
—	—	—	—	EXISTING STORM SEWER
—	—	—	—	EXISTING WATER LINE
—	—	—	—	PROPOSED SANITARY SEWER
—	—	—	—	PROPOSED WATER LINE

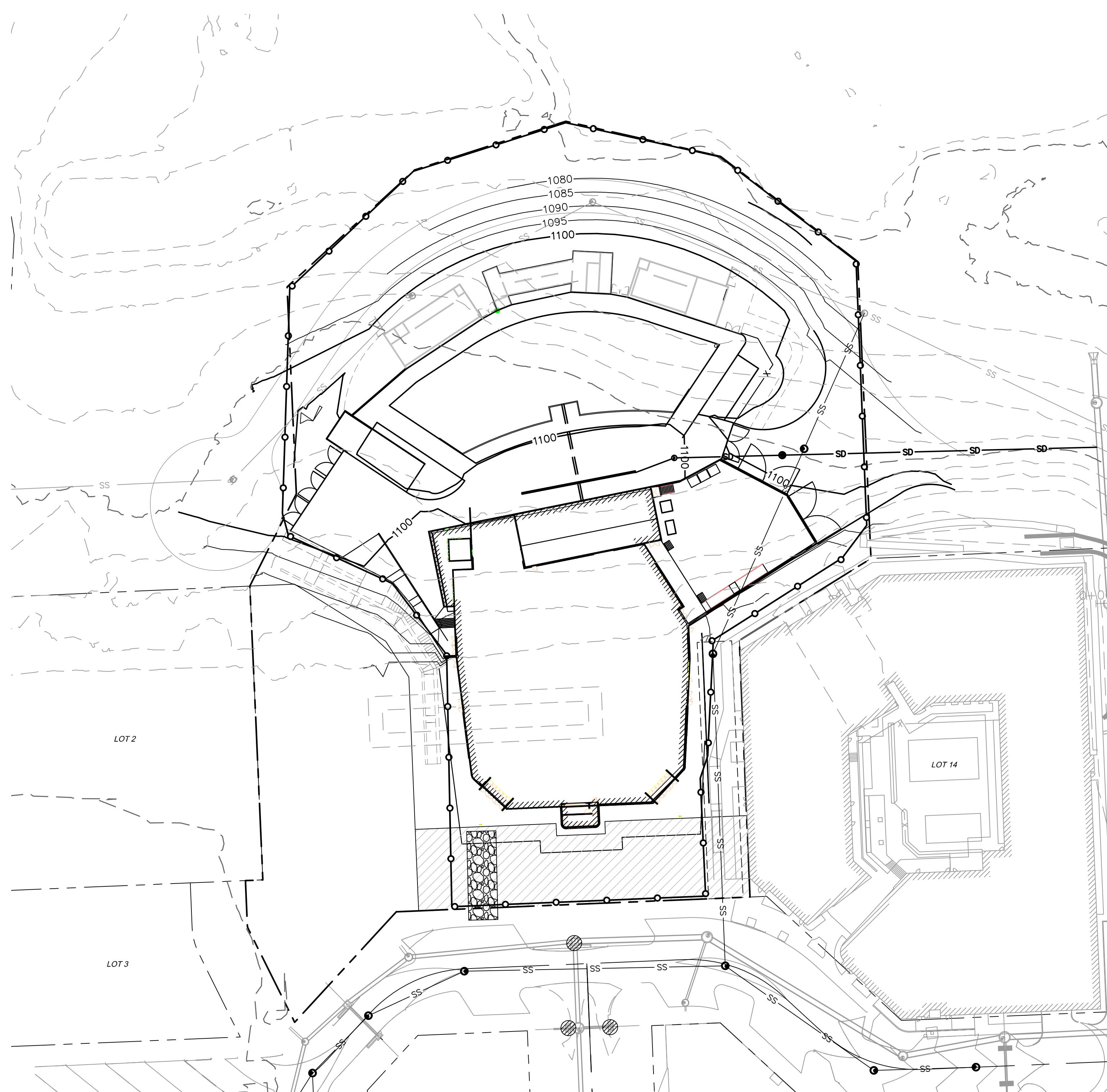
NOTES:

1. WATER PROVIDED BY M.U.D. GAS TO BE PROVIDED BY BLACK HILLS ENERGY.
2. POWER TO BE PROVIDED BY O.P.P.D.
3. TELEPHONE AND CABLE TO BE PROVIDED BY LOCAL SERVICE.
4. THE CALCULATION OF THE AREA REQUIRING CONTROL OF THE FIRST ONE HALF INCH OF RUNOFF SHALL BE BASED ONLY ON THE IMPERVIOUS AREA OF THE PROJECT BEING ADDED OR REPLACED.
5. THE FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF BUILDING PERMIT.
6. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

A scale bar and a north arrow are positioned at the top center of the map. The scale bar is a horizontal line with a central white segment labeled '30' and flanking black segments labeled '15' on the left and '60' on the right. Below the scale bar, the text 'SCALE IN FEET' is printed in capital letters. Above the scale bar, a vertical black arrow points upwards, indicating the direction of North.

l'scon

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Omaha, NE 68106      TEL 402.341.1116      [www.olsson.com](http://www.olsson.com)



## LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXISTING PROPERTY LINE
	SILT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM SEWER INLET/MANHOLE

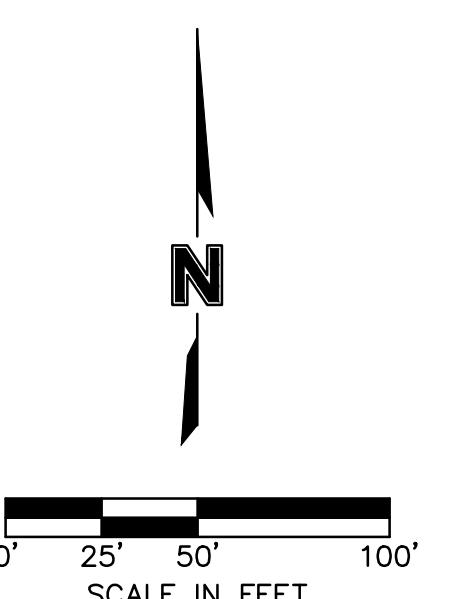
## NOTES:

1. CONTOURS SHOWN ARE AT 5' INTERVALS.
2. IT IS THE DEVELOPER'S INTENT TO DO ALL GRADING AND EROSION CONTROL UNDER ONE PERMIT.
3. THE OVERALL DISTURBED AREA WILL EXCEED FIVE ACRES AND ADD NOTATIONS THAT SEDIMENT TRAPS/BASINS, SILT FENCES, AND INLET FILTERS WILL BE UTILIZED FOR SEDIMENT CONTROL AT A MINIMUM, DEPENDENT ON WHICH ENTITY UNDERTAKES THE SITE PREPARATION GRADING FOR THESE LOTS WILL IDENTIFY WHICH EROSION CONTROL PERMIT NEEDS TO BE MODIFIED IN PERMIT TO INCLUDE THIS AREA.

Revised Acreage Draining to Basins: 1.01 acres

Required Water Quality Treatment Volume: (Drainage Area) \* 1,815 CF/AC  
(1.01 AC) \* 1,815 CF/AC = 1,833 CF

Water Quality Treatment Volume to be Provided: 1,833 CF



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PRELIMINARY SITE AND UTILITY PLAN		
	REV. NO.	DATE
		REVISIONS DESCRIPTION
LA VISTA, NEBRASKA	2019	REVISIONS
LA VISTA CITY CENTER THEATER		
LOTS 1 THRU 3		

drawn by: EW  
checked by: EW  
approved by: K4  
QA/CC by: K4  
project no.: 016-0546  
drawing no.: 016-0546  
date: 06.13.19

SHEET  
C3.1