

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 21, 2020 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
CONDITIONAL USE PERMIT – CASEY'S RETAIL COMPANY – LOT 3 HARRISON HILLS (118 <sup>TH</sup> & HARRISON ST)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

**SYNOPSIS**

A public hearing has been scheduled and resolution prepared for Council to consider an application for a Conditional Use Permit to operate a convenience store with limited fuel sales on Lot 3, Harrison Hills, generally located southeast of the intersection of 118<sup>th</sup> Street and Harrison Street.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider an application submitted by Casey's Retail Company for a Conditional Use Permit, to locate and operate a convenience store with limited fuel sales on Lot 3, Harrison Hills. The property is zoned C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District). A convenience store with limited fuel sales is listed in the C-3 District as a conditional use. The applicant proposes to construct an approximately 4,000 sq. ft. Casey's store and gas station on the 1.52-acre lot.

A detailed staff report is attached.

The Planning Commission held a public hearing on December 12, 2019, and unanimously voted to recommend approval of the Conditional Use Permit, contingent upon substantial completion of the Design Review Process, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**RESOLUTION NO.**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR CASEY'S RETAIL COMPANY TO OPERATE A CONVENIENCE STORE WITH LIMITED FUEL SALES ON LOT 3, HARRISON HILLS.

WHEREAS, Casey's Retail Company has applied for approval of a conditional use permit for a convenience store with limited fuel sales on Lot 3, Harrison Hills, located southeast of the intersection of 118<sup>th</sup> Street and Harrison Street; 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;

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, with such modifications that the City Administrator or City Attorney may determine necessary or advisable, for Casey's Retail Company to allow for a convenience store with limited fuel sales on Lot 3, Harrison Hills.

PASSED AND APPROVED THIS 21ST DAY OF JANUARY, 2020.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



CITY OF LA VISTA  
PLANNING DIVISION

PCUP 19-0004

RECOMMENDATION REPORT

CASE NUMBER: PCUP 19-0004

FOR HEARING OF: January 21, 2020  
REPORT PREPARED ON: January 14, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Casey's Retail Company  
Katie DeRouchey  
One SE Convenience Blvd  
Ankeny, IA 50021

**B. PROPERTY OWNER:**

Harrison I-80 LLC  
10855 W Dodge Road  
Omaha, NE 68154

**C. LOCATION:** 11728 Emiline Street

**D. LEGAL DESCRIPTION:** Lot 3 Harrison Hills

**E. REQUESTED ACTION(S):** Conditional Use Permit to operate a convenience store with limited fuel sales.

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

C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay (Overlay District); the property is vacant.

**G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate a convenience store with limited fuel sales.

**H. SIZE OF SITE:** 1.52 acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property is vacant. The topography of the property is relatively flat with a gradual downward slope to the west.

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

1. **North:** Tax Lot 17 17-14-12; Vacant; I-1 Light Industrial District, Gateway Corridor District (Overlay District)

2. **East:** Lot 4 Harrison Hills; Vacant; C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay (Overlay District).
3. **South:** Lot 1 Harrison Hills; Proposed Streck industrial campus; I-1 Light Industrial District, PUD, Gateway Corridor Overlay (Overlay District)
4. **West:** Lot 2 Harrison Hills; Restaurant Depot; C-3 Highway Commercial/Office Park District, PUD, Gateway Corridor Overlay (Overlay District)

**C. RELEVANT CASE HISTORY:**

N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial/Office Park District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

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

**B. OTHER PLANS: N/A**

**C. TRAFFIC AND ACCESS:**

1. Access will be from a right-in/right-out along 118<sup>th</sup> Street and a full access point onto Emilie Street.
2. Due to anticipated traffic impacts detailed within the Traffic Impact Analysis dated October 2019 provided by Lamp Ryneerson to analyze the combined impacts of the proposed Casey's and Streck's proposed development on Lot 1 Harrison Hills to the south, traffic signal improvements to the existing signal at 118th Street and Harrison Street may be required by the City of Omaha. Prior to the issuance of a Certificate of Occupancy, Casey's will be required to make any signal improvements required by the City of Omaha.

The Traffic Impact Analysis demonstrates that the unsignalized intersection of 115<sup>th</sup>/116<sup>th</sup> Street and Harrison Street is not anticipated to warrant the need for a traffic signal in any scenario. Full recommendations are available in the attached Traffic Impact Analysis dated October 2019.

- D. **UTILITIES:** All utilities are available to the site.
- E. **PARKING REQUIREMENTS:** The parking requirements would follow the minimum needed for this use within Section 7.06 of the zoning ordinance. Based on the size of the facility, 29 parking spaces would be required. The site plan depicts 29 parking stalls, two of which are handicap accessible, including spaces adjacent to fuel pumps that are allowed within the overall count as per the Zoning Ordinance Section 7.06.
- F. **LANDSCAPING:** The landscaping plan has been reviewed as per the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report, and they have been addressed. The landscaping plan has been approved and is attached to the CUP in Exhibit C.
- G. **BUILDING DESIGN:** The building design has been reviewed as part of the design review process that is required for developments within the Gateway Corridor District (Overlay District). The overall design review process has been substantially completed and will be required to be fully completed prior to issuance of building permits.

**IV. REVIEW COMMENTS:**

- 1. The Conditional Use Permit specifically requires the proposed use to be limited to the operations described within the Operational Statement (Exhibit B).
- 2. A post-construction storm water management plan will be required at the time of building permit application.

**V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**

Staff recommends approval of the Conditional Use Permit, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. PLANNING COMMISSION RECOMMENDATION – CUP**

The Planning Commission held a public hearing on December 12, 2019 and voted unanimously to recommend approval of the Conditional Use Permit, contingent on substantial completion of the design review process, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VII. ATTACHMENTS TO REPORT:**

- 1. Vicinity Map
- 2. Draft CUP & Exhibits

3. Review Letters
4. Design Review Letter

**VIII. COPIES OF REPORT TO:**

1. Katie DeRouchey, Casey's Retail Company
2. Rob DuVall, Schemmer
3. Public Upon Request



Prepared by: Assistant Planner



Community Development Director

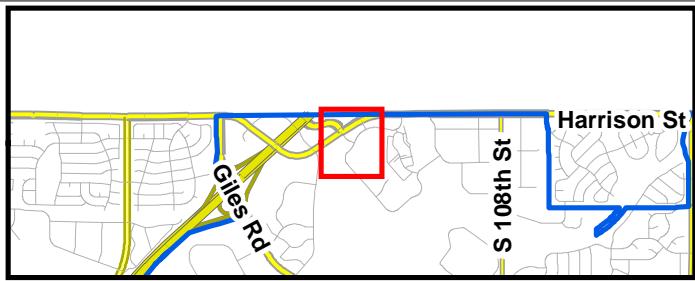
1/14/2020  
Date



## Casey's - Conditional Use Permit Lot 3 Harrison Hills

12/6/2019

CB



## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for Convenience Store with Limited Fuel Sales**

This Conditional Use Permit issued this \_\_\_\_ day of \_\_\_\_\_, 2020, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Casey’s Retail Company (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales) upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 3, Harrison Hills, La Vista, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing and operating a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to 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 a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales), said uses 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 or obligations granted or imposed by this permit shall run with the land, are transferable, and shall be binding on any successors or assigns. Any deviation from or breach of any terms hereof shall automatically cause permit to expire and terminate.
2. In respect to the proposed Permitted Use:
  - a. The premises shall be developed and maintained in accordance with the CUP Plan Set (“Exhibit C”) as presented to the City Council on January 21, 2020 and incorporated herein by this reference. Any modifications must be submitted to the La Vista Planning Department for approval.
  - b. Hours of operation for convenience store will be 24 hours a day, seven days a week.
  - c. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the convenience store, except as approved in writing by the City.
  - d. Due to anticipated traffic impacts detailed within the Traffic Impact Analysis (Exhibit D), traffic signal improvements to the existing signal at 118<sup>th</sup> Street and Harrison Street may be required by the City of Omaha. Prior to the issuance of a Certificate of Occupancy,

Casey's will be required to make any signal improvements required by the City of Omaha.

- e. The City acknowledges that the Use will involve the construction, placement and maintenance of underground motor fuel storage tanks and gasoline dispensing pumps (permitted structures) on the premises. The structures shall be constructed, maintained and operated in a safe and responsible manner, and in accordance with any applicable laws, rules or regulations, including, but not limited to, applicable environmental or safety laws, as amended or in effect from time to time, and shall not cause, or create risk of injury or damage to, or loss of life, property or the environment. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises, including, but not limited to, hazard or risk involving the permitted structures, that is discovered or should be discovered (including, but not limited to, those of an environmental or safety nature) and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.
- f. Owner shall obtain all required permits, including without limitation all required permits of the City of La Vista, and shall comply with any additional requirements as determined by the La Vista Planning Department or other applicable authorities.
- g. 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 laws, rules, or regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- h. 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, or any agents, employees, assigns, suppliers or invitees of Owner, 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. In respect to the Gateway Corridor Design Guidelines design criteria:

- a. Building Exterior
  - i. The convenience store shall be constructed and maintained in accordance with the CUP Plan Set (Exhibit C).
- b. Trash Enclosure
  - i. The three sides of the trash enclosures shall be constructed of the same brick as used on the building. Gate material on the fourth side shall be of material approved by the City.
- c. Exterior Light Fixtures
  - i. Any exterior pole-mounted light fixtures used on this project shall match the approved light fixture provided within the Gateway Corridor Design Guidelines.
  - ii. All exterior light fixtures must be submitted for approval.
- d. Landscaping
  - i. Site landscaping shall be installed and maintained in accordance with the landscaping plan provided within the CUP Plan Set (Exhibit C).
- e. Signage
  - i. All signs shall comply with the City's sign regulations and meet the requirements

of the Gateway Corridor Design Guidelines.

4. 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 and accessory facilities and any remaining environmental or safety hazard shall be abated and/or removed at owner's expense within the time required by applicable law or regulations, and in all cases no later than twelve (12) months of cessation of the Permitted Use.
5. 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 Conditional Use.
  - c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
  - d. 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.
6. If the Permitted Use is not commenced within one (1) year from January 21, 2020, 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 Section 6.04 of the La Vista Zoning Ordinance.
7. 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 the permitted structures 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 irrevocably grants to City permission to assess, impose and file with the Sarpy County Register of Deeds against the property a lien for any such costs that are not paid within 30 days. Owner hereby irrevocably grants the City, its agents and employees an easement and 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.
8. 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 in writing 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:** Katie DeRouchey  
Casey's Retail Company  
One SE Convenience Blvd  
Ankeny, IA 50021

**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:

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Pam Buethe, CMC  
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: \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

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## Notary Public

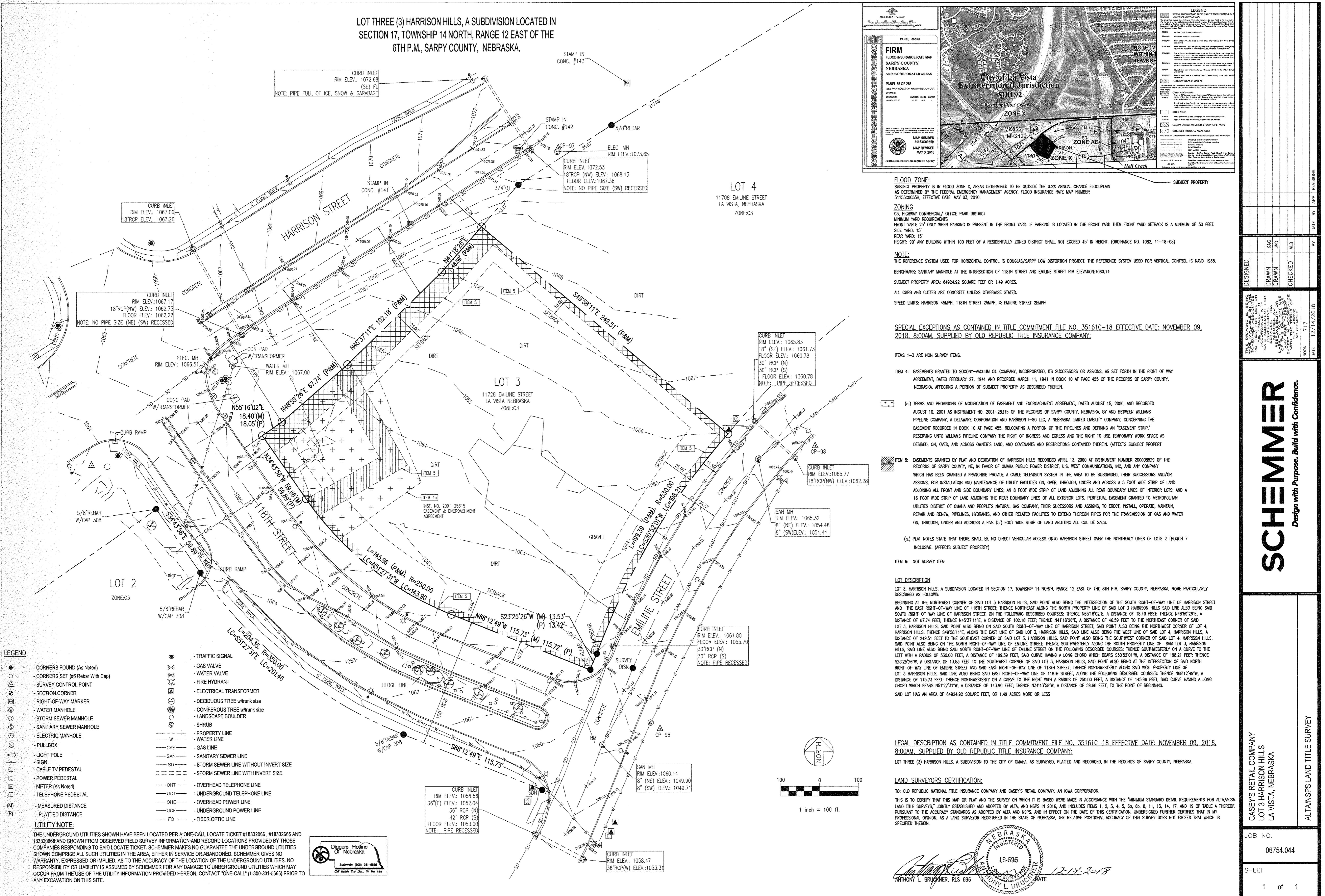
## ACKNOWLEDGMENT OF NOTARY

STATE OF KANSAS )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [\_\_\_\_\_], personally known by me to be the \_\_\_\_\_ of Casey's Retail Company, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

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## Notary Public



## Casey's Retail Company Project Narrative

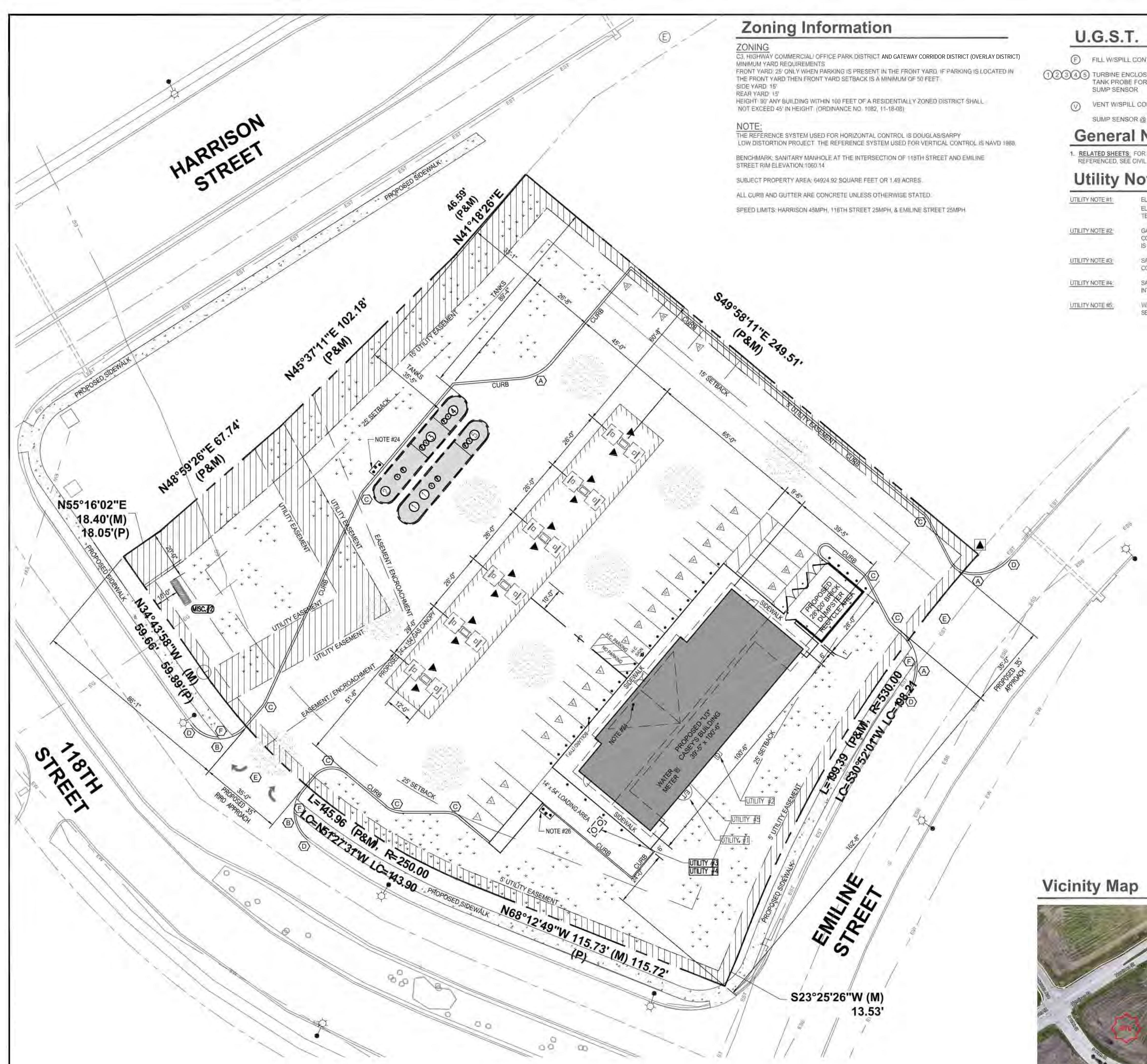
Casey's Retail Company is proposing the construction of a convenience store with gasoline sales in LaVista, Nebraska, located at 11728 Emilie Street. The proposed development would include a one-story building consisting of 5,980 square feet, 6 double-sided fuel pumps, a 24' x 154' canopy over the fuel pumps, and two underground fuel storage tanks. The subject property is currently zoned C-3 (Commercial/Office Park) district with a Gateway Corrido District overlay. The C-3 district allows a conditional use for convenience store with limited fuel sales and alcohol sales.

The proposed Casey's General Store will be a 24-hour store, as permitted. The store will employ 20-25 employees, both part time and full-time, and include management opportunities. There are 17 designated parking spaces, 2 of which are handicap accessible, as well as 12 available spaces at the fuel pumps.

The proposed Casey's General Store will be brick on all 4 sides and the rooftop equipment will be screened. There will be faux windows on the ends and rear of the building. The dumpster will be in brick enclosure. The proposed Casey's General Store will not have any outdoor storage.

The proposed Casey's General Store will offer the following fuel products: 87E, Diesel, 87C, 91C and E85. In addition to typical convenience items, the store will have prepared food items such as pizza, made-to-order sub sandwiches, donuts, and coffee.

# Exhibit C



## General Construction Notes

- 2-30,000 GALLON DOUBLE WALL FIBERGLASS TANKS.  
TANK 1- 30,000 GALLON (PTE)  
TANK 2- 14,000 GALLON (DIESEL)  
TANK 3- 8,000 GALLON (B7C)  
TANK 4- 8,000 GALLON (91C)  
TANK 5- 8,000 GALLON (EBS)
- TANK SETTING DETAILS PAGE OF-301
- FILL PIPE AND MANHOLE DETAIL PAGE OF-301
- CIRCUIT BREAKER PANEL PAGE E-501
- REFRIGERATION WIRING PAGE QR-602
- GILBARCO WIRING PAGE OF-601
- GAS ISLAND SIZE - 3' x 5' W/DUAL GUARD PIPE
- 6 = GAS GILBARCO 700 S DISPENSERS
- 2 = NG14 NOZZLES & 8 METERS EACH
- 4 = NF86 NOZZLES & 8 METERS EACH
- ISLAND DETAILS PAGE AL-501
- ISLAND CONDUIT DETAIL PAGE E-602
- DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- SIGN BASE DETAILS PAGE AL-601
- SIGN DETAILS PAGE AL-601
- DRIVEWAY JOINTS TO BE PACKED & CAULKED
- CONCRETE JOINTS - MIN. 10'-06" - MAX. 12'-00" DEEP
- CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4 APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
- SLOPE MAX. 2% FOR BUILDING SIDEWALK, 1:10 C/PARKING 1:50 ALL DIRECTIONS
- ALL ACCESS ISLE STRIPPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
- RUN VENT LINES UP SEPARATE CANOPY COLUMN AND DIMENSIONS
- VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS
- CANOPY FOOTING: SIZE 6'-3" LENGTH x 6'-3" WIDTH x 3'-0" DEPTH.  
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i.  
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
- REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM  
12" MAXIMUM SPACING
- ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE STAFF A SECONDARY SHUTOFF SHALL BE INSTALLED ON A POST AT THE CURB IF ALL FUEL DISPENSERS DO NOT FALL WITHIN A 100 RADIUS.
- IRRIGATION REQUIRED WITH RAIN SENSORS MOUNTED ON BACK RAILING OF ROOF
- AIR COMPRESSOR BOX, MOUNTED TO STEEL POLE. INSTALLED ON 3' x 6' CONCRETE PAD  
16' FROM BACK OF CURB 110 VOLT-60HZ-5.5 AMP 8 GAUGE MINIMUM RECOMMENDED

## Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF La Vista & NE D.O.T. APPROVAL AND SPECIFICATIONS.

- (A) PROPOSED 20' RADIUS (D) TIE INTO AND MATCH EXISTING CURB & FLOW LINE
- (B) PROPOSED 15' RADIUS (E) 2% MAX. CROSS-SLOPE IN SIDEWALK AREA
- (C) PROPOSED 10' RADIUS (F) DETECTABLE SIDEWALK MAT. VERIFY WITH CITY

## Legal Description

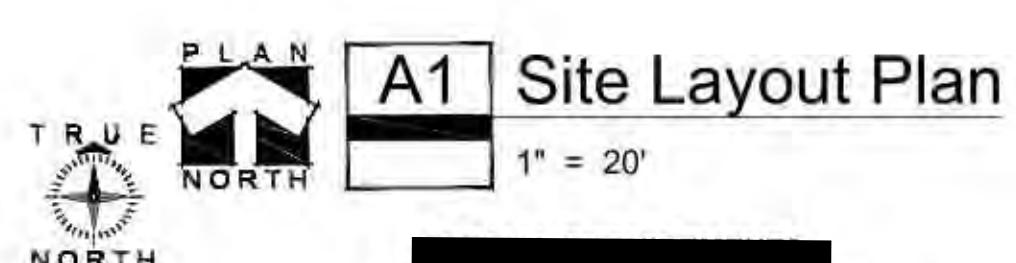
**LOT DESCRIPTION**

LOT 3 HARRISON HILLS A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA. SAID POINT PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 HARRISON HILLS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET AND THE EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEAST ALONG THE NORTH PROPERTY LINE OF SAID LOT 3 HARRISON HILLS SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, ON THE FOLLOWING DESCRIBED COURSES: THENCE N45°16'02"E, A DISTANCE OF 18.40 FEET, THENCE N48°59'26"E, A DISTANCE OF 67.74 FEET; THENCE N45°37'11"E, A DISTANCE OF 102.00 FEET, THENCE S45°22'56"W, A DISTANCE OF 48.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF 118TH STREET, THENCE N45°58'11"E, ALONG THE EAST LINE OF SAID LOT 3, HARRISON HILLS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, HARRISON HILLS, A DISTANCE OF 249.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4, HARRISON HILLS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 4, HARRISON HILLS, THENCE S45°58'11"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF EMILINE STREET, THENCE NORTHEASTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT 4, HARRISON HILLS, A DISTANCE OF 143.90 FEET, THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 53.00 FEET, A DISTANCE OF 193.39 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°23'01"W, A DISTANCE OF 198.21 FEET; THENCE S22°25'26"W, A DISTANCE OF 13.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EMILINE STREET AND SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ALONG SAID WEST PROPERTY LINE OF LOT 3 HARRISON HILLS, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 49.49 FEET, A DISTANCE OF 116.73 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 145.86 FEET, A DISTANCE OF 143.90 FEET; THENCE N45°43'58"W, A DISTANCE OF 58.66 FEET, TO THE POINT OF BEGINNING.

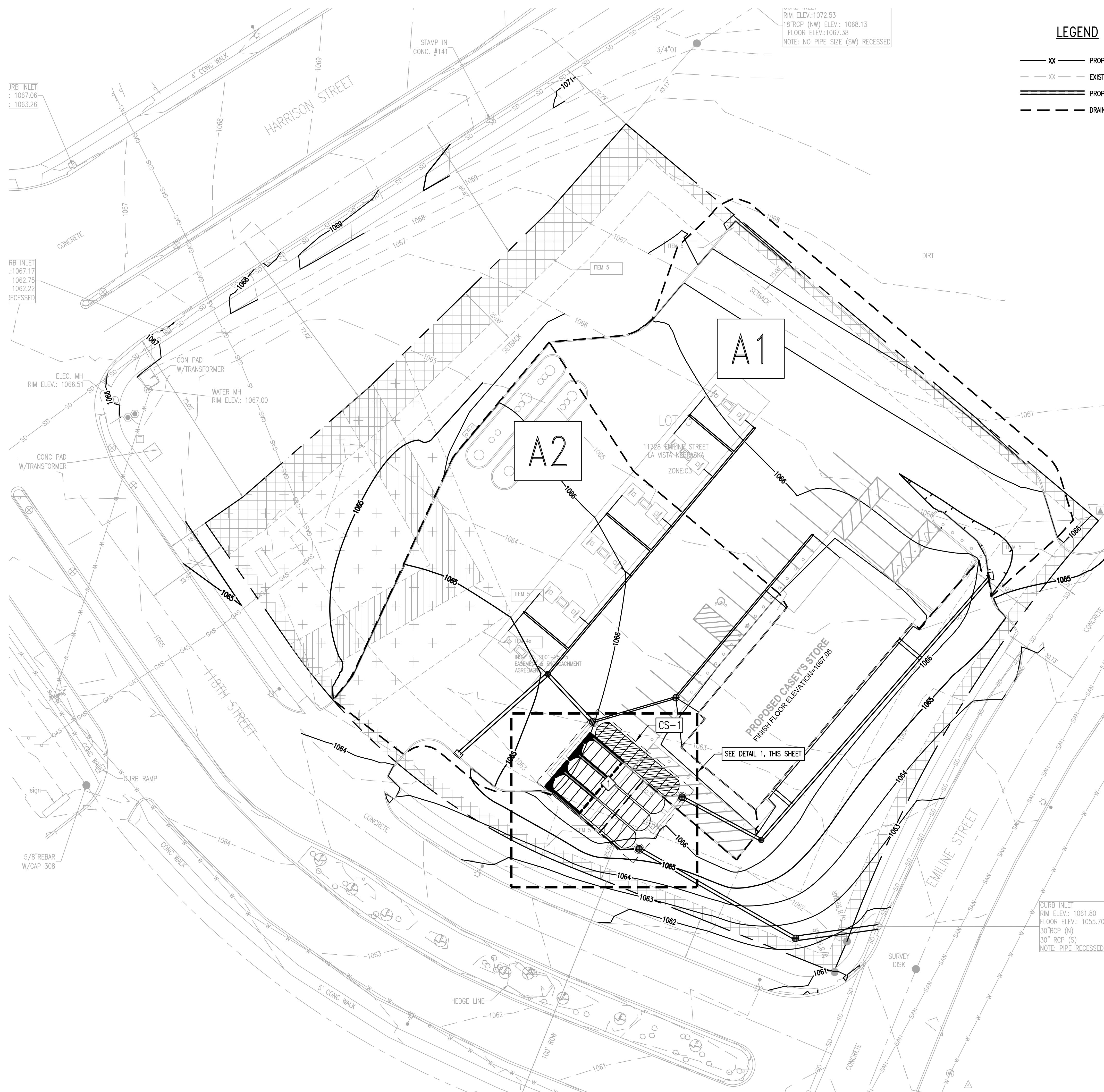
SAID LOT HAS AN AREA OF 64924.92 SQUARE FEET, OR 1.49 ACRES MORE OR LESS

## Misc. Notes



CASEY'S CONSTRUCTION DIVISION	
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PRINCIPAL	06-21-19
LA VISTA, NE.	08-01-19
HARRISON ST/118TH ST	08-07-19
U3 STORE	
CONSTRUCTION DIVISION	
J. VILMAN	CREDEN. P.

AL-101



CSW-201903863

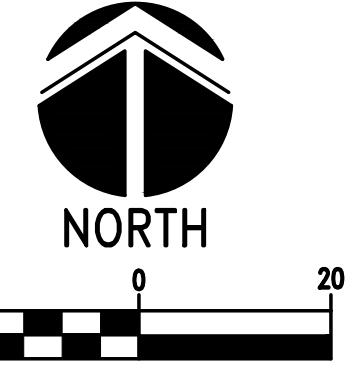
LAV-20190729-5096-T

# REFERENCED CONSTRUCTION NOTES(X):

1. SEE C-603 AND DETAILS THIS SHEET FOR ADDITIONAL INFORMATION.

## BMP CALCULATIONS

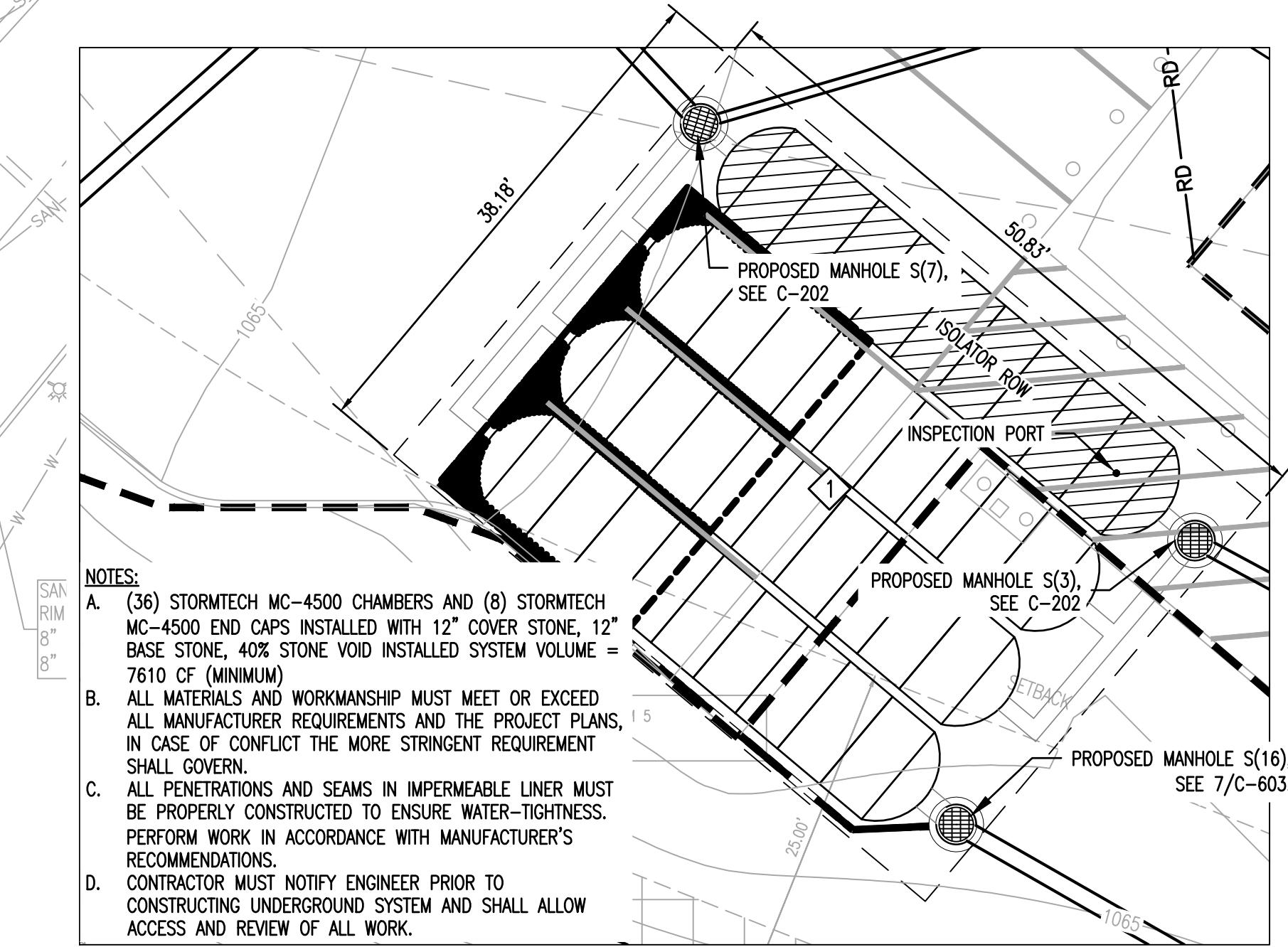
BMP ID #	TYPE	DRAINAGE AREA	EXISTING 100-YEAR RUNOFF	PROPOSED 100-YEAR RUNOFF
CS-1	ROCK CHAMBER STORAGE WITH ISOLATOR ROW	1.00 AC.	4.32 CFS	4.22 CFS



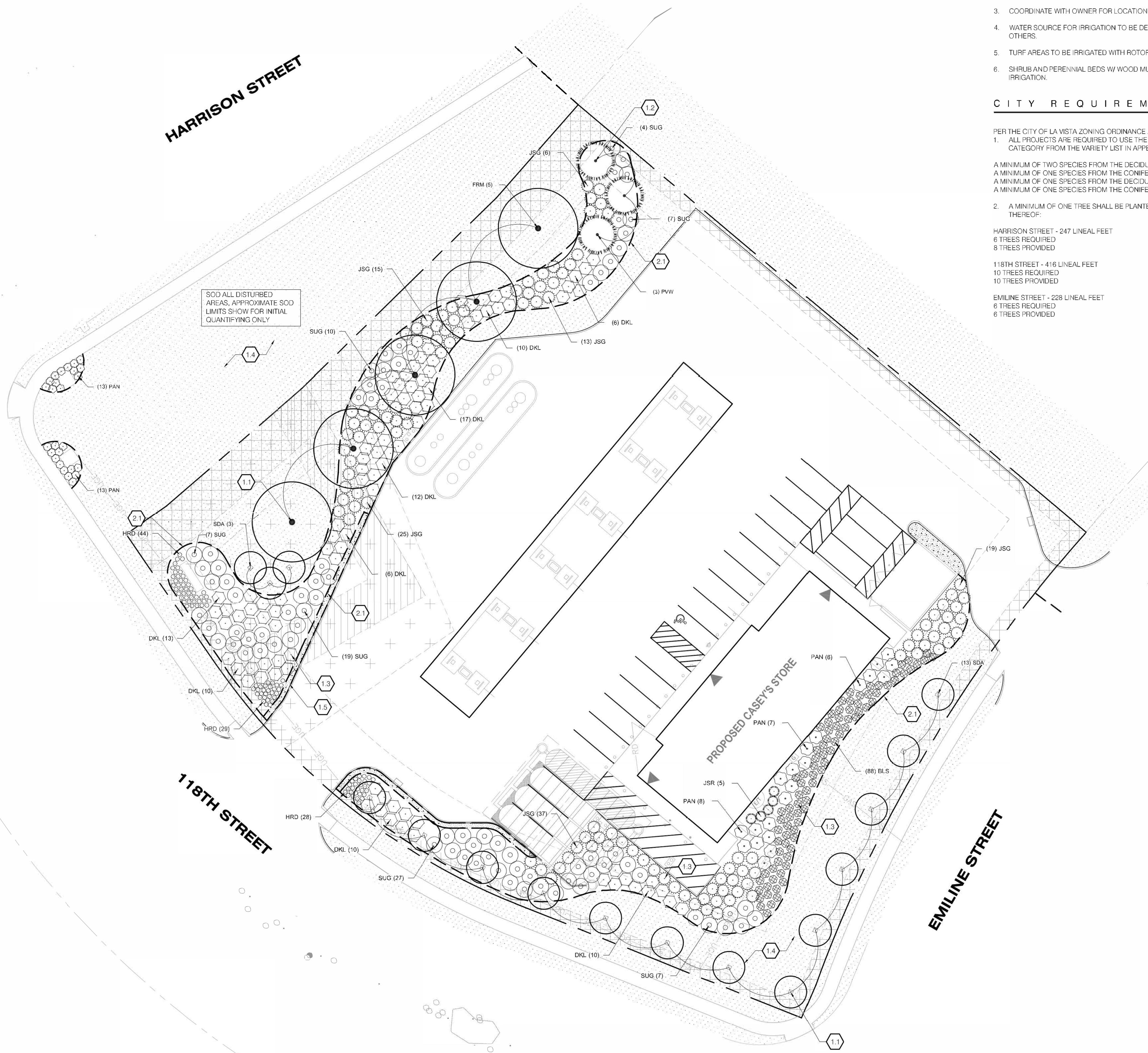
DRAINAGE AREA	PRE CONSTRUCTION		POST CONSTRUCTION	
	IMPERVIOUS	PERVIOUS	IMPERVIOUS	PERVIOUS
A1	0.07 AC.	0.48 AC.	0.53 AC.	0.02 AC.
A2	0.07 AC.	0.38 AC.	0.45 AC.	0.00 AC.

## PCSMP NOTES:

- A. THE OWNER SHALL CONTROL LITTER. THIS SHALL BE DONE BY HAVING THE ADEQUATE NUMBER OF TRASH RECEPTACLES LOCATED ON SITE. THE RECEPTACLES SHALL BE EMPTIED REGULARLY OR WHEN FULL. TRASH DUMPSTERS SHALL HAVE COVERS ON THEM, AND THE COVERS SHALL REMAIN CLOSED.
- B. STREETS, PARKING LOT, AND SIDEWALK SHALL BE SWEPT WHEN DIRT OR DUST BECOMES PRESENT. POWER WASHING OR HOsing OFF WILL NOT BE ALLOWED.
- C. ALL INLETS IN THE PAVEMENT AREAS SHALL HAVE LABELS STATING, "NO DUMPING - DRAINS TO LIVE STREAM".
- D. PERIMETER OF SITE WILL BE OBSERVED REGULARLY TO PICK UP ANY LITTER ON OWNER'S PROPERTY.



1 STORMTECH UNDERGROUND STORAGE SYSTEM CS-1 (ENLARGED PLAN)  
SCALE: 1"-10'



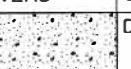
## IRRIGATION NOTES

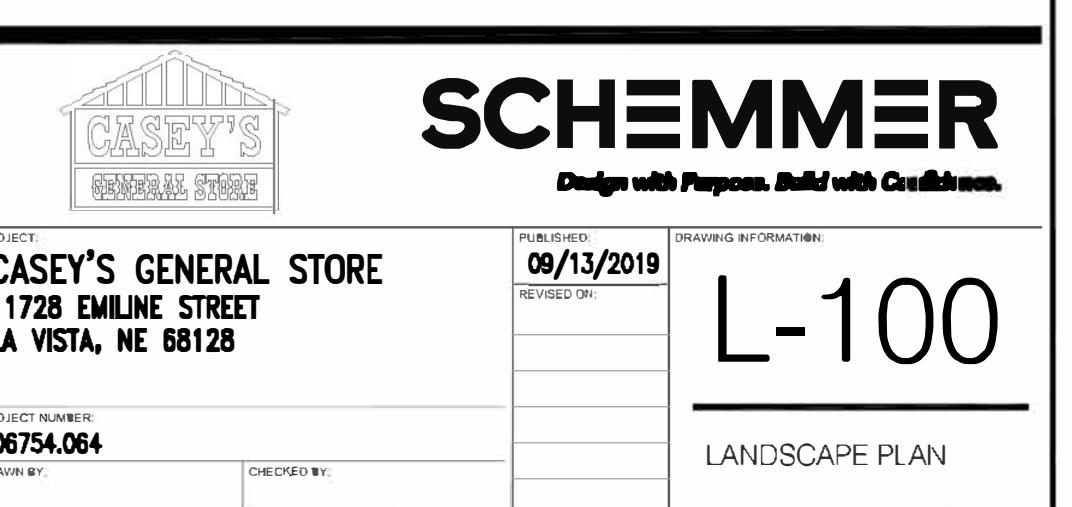
1. CONTRACTOR IS TO DESIGN IRRIGATION SYSTEM, INCLUDING, BUT NOT LIMITED TO; PIPING, VALVES, WIRING, POINTS OF CONNECTION, HEAD LOCATIONS, ETC.
2. CONTRACTOR TO SUBMIT SHOP DRAWING TO OWNER SHOWING IRRIGATION DESIGN FOR APPROVAL PRIOR TO INSTALLATION.
3. COORDINATE WITH OWNER FOR LOCATION OF IRRIGATION CONTROLLER.
4. WATER SOURCE FOR IRRIGATION TO BE DETERMINED AND WILL NEED TO BE COORDINATED WITH OTHERS.
5. TURF AREAS TO BE IRRIGATED WITH ROTOR AND SPRAY TYPE HEADS.
6. SHRUB AND PERENNIAL BEDS W/ WOOD MULCH TO BE IRRIGATED WITH DRIP AND EMMITTER TYPE IRRIGATION

## PLANTING NOTES

1. FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
5. ALL ROOT WRAPPING MADE OF METAL, SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
6. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT BEFORE INSTALLATION.
7. ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING.
10. ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
11. PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REFER TO SPECIFICATIONS.
13. PROJECT INCLUDES IRRIGATION AND UTILITY SYSTEMS, MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE ARCHITECT.
14. ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.

# MATERIAL KEYNOTES

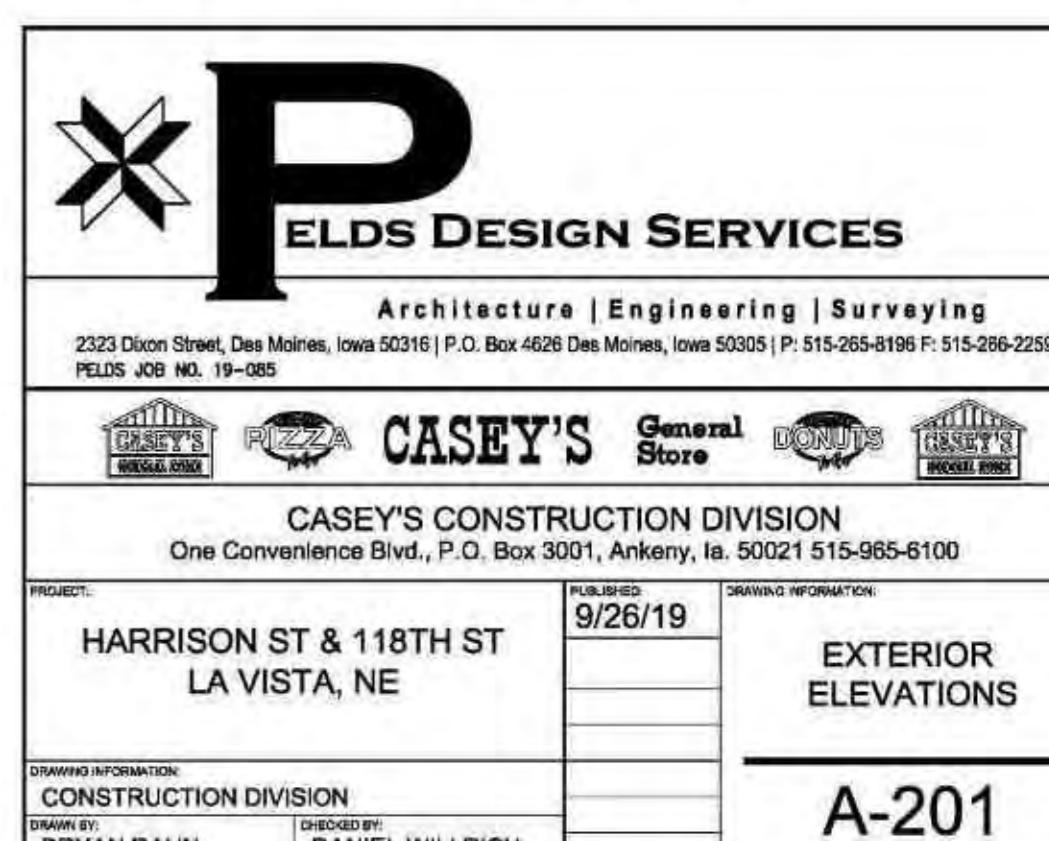
1.0 PLANTING						
1.1	DECIDUOUS TREE					
1.2	EVERGREEN TREE					
1.3	SHRUB/PERENNIAL PLANTING BED W/ WOOD MULCH					
1.4	IRRIGATED TURF					
1.5	DECORATIVE GRAVEL					
2.0 EDGES						
2.1	STEEL EDGER					
PLANT SCHEDULE						
DECIDUOUS TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CAL	QTY
	FRM	FREEMAN MAPLE	ACER X FREEMANII	B & B	2.5" CAL	5
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CAL	QTY
	JSR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	B & B	8"	5
	PVW	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B & B	6"	3
ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CAL	QTY
	SDA	SNOWDRIFT CRABAPPLE	MALUS X 'SNOWDRIFT'	B & B	2.5" CAL	18
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT	-	QTY
	DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL		95
EVERGREEN SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT	-	QTY
	JSG	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL		118
DECIDUOUS SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT	-	QTY
	BLS	TOR BIRCHLEAF SPIREA	SPIRAEA BETULIFOLIA 'TOR'	5 GAL		88
	SUG	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL		81
GRASSES	CODE	COMMON NAME	BOTANICAL NAME	CONT	-	QTY
	PAN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL		26
		PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	5 GAL		21
PERENNIALS	CODE	COMMON NAME	BOTANICAL NAME	CONT	-	QTY
	HRD	HAPPY RETURNS DAYLILY	HEMEROCALLIS X 'HAPPY RETURNS'	1 GAL		101
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME	SPACING		QTY
	DRO	1.5" DECORATIVE ROCK		N/A		477 SF
	SOD	SOD		N/A		40,158 SF

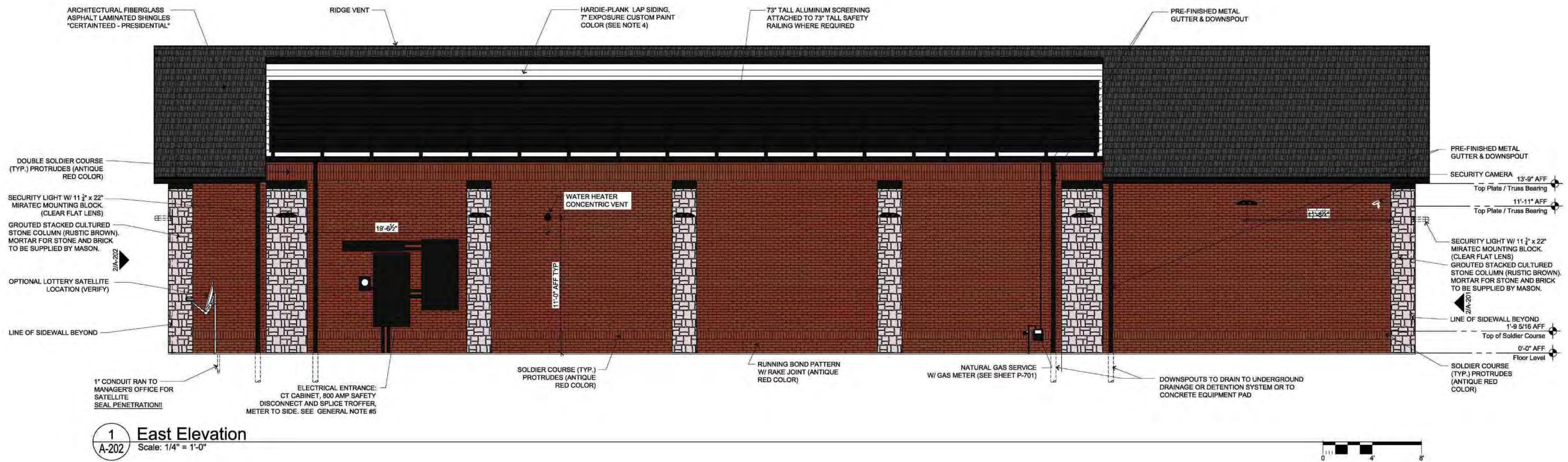




## General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:  
AL-101: FOR BUILDING LOCATION ON SITE  
AL-601: FOR INFORMATION RELATING TO SIGNAGE  
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT  
A-121: DOOR & WINDOW SCHEDULES AND NOTES  
S-101: FOOTINGS AND FOUNDATIONS  
S-102: ROOF TRUSSES
3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. HARDE SIDING PAINT FORMULA: SHERWIN WILLIAMS / SATIN FINISH  
COLOR: CUSTOM ARNING C/N ETT TAN  
BAC Blend-e-Color OZ 32 64 128  
B1 Black - 1 -  
N1 Raw Umber - 23 1 1  
Y3 Deep Gold - 5 1 -  
WHITE & PASTEL TINT BASE (1 GALLON USE)  
(CUSTOM SHER-COLOR FORMULA MATCH)
5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



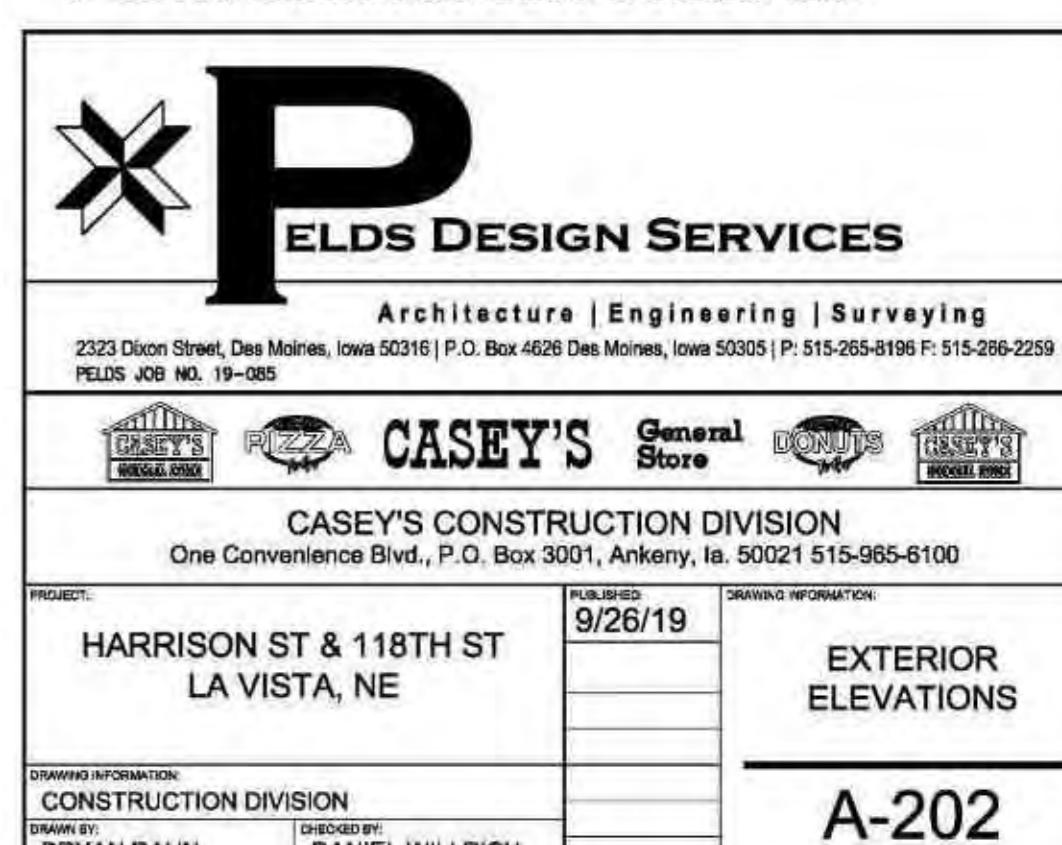


## General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:
  - AL-101: FOR BUILDING LOCATION ON SITE
  - AL-601: FOR INFORMATION RELATING TO SIGNAGE
  - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
  - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
  - A-601: DOOR & WINDOW SCHEDULES AND NOTES
  - S-101: FOOTINGS AND FOUNDATIONS
  - S-102: ROOF TRUSSES
3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. HARDIE SIDING PAINT FORMULA: SHERWIN WILLIAMS / SATIN FINISH  
**COLOR: CUSTOM ARNING C/N ETT TAN**

BAC	Blend-a-Color	OZ	32	64	128
B1	Black	-	-	1	-
N1	Raw Umber	-	23	1	1
Y3	Deep Gold	-	5	1	-

WHITE & PASTEL TINT BASE (1 GALLON USE)  
 (CUSTOM SHER-COLOR FORMULA MATCH)
5. ELECTRICIAN TO INFORM GENERAL CONTRACTOR ON SIZE AND LOCATION OF CT CABINET(S) REQUIRED BY LOCAL POWER COMPANY. IF CABINET(S) CANNOT BE MOUNTED COMPLETELY ABOVE THE BRICK, STEPS MUST BE TAKEN TO ACCOUNT FOR THE LOCATION OF THE CABINET(S) TO BE RECESSED IN THE BRICK IF IT HAS NOT BEEN INSTALLED AT THE TIME THE BRICK IS BEING LAID.
6. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF



# Combined Traffic Study to Include Impacts from Casey's

## STRECK LABS

DRAFT TRAFFIC STUDY

LRA Job Number 0118087.03-119

(Conclusions & Recommendations Only)

October 2019

Prepared For:

Streck Labs

&

City of Omaha

&

City of La Vista

---

**L A M P**  
**R Y N E A R S O N**

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## **CHAPTER 6: CONCLUSIONS AND RECOMMENDATIONS**

Following are the main conclusions and recommended improvements:

- The site is anticipated to generate a total of 274 trips in the AM peak hour and 248 trips in the PM peak hour. In the AM peak hour, 241 vehicle trips will be entering the site and 33 trips exiting the site. For the PM peak hour, there will be 42 trips entering the site and 206 trips exiting the site.
- The gas station is anticipated to generate 244 trips in the AM peak hour with 122 trips entering and 122 trips exiting. For the PM, the gas station generates 324 trips with 162 trips entering and 162 trips exiting.
- An annual growth rate of 1.1 percent was used for this study.
- Synchro analysis shows that the lane configuration of the existing roadway network has the capacity to handle the anticipated trips generated from the proposed development.
- Based off of the MUTCD Warrant 2 (Four-Hour) and the MUTCD Warrant 3 (Peak Hour), the unsignalized intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street is not anticipated to warrant the need for a traffic signal in any scenario.
- Multiple movements are anticipated to operate at a LOS of F in various scenarios. The eastbound and southbound movements at the intersection of 118<sup>th</sup> Street/Harry Anderson Boulevard and Harrison Street operate at a LOS of F in background scenarios. By updating these movements to add a permissive/protected phase to the traffic signal, these movements are improved. The northbound and southbound left turning movements at the intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street are shown to be operating at a LOS of F in both the AM and PM peak hour in the background scenarios. This is also the case for the northbound and southbound right turning movement in the PM peak hour. This delay is not uncommon for the minor legs of an unsignalized intersection.
- Analysis shows that there could be situations where queuing could extend outside of the storage lane in various scenarios. The largest queuing length occurs along the south leg at the intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street.

The northbound right turning movement is shown to currently have a poor queue which is not uncommon for the minor legs of an unsignalized intersection.

July 16, 2019



Rob DuVall  
Schemmer  
1044 N 115<sup>th</sup> Street, STE 300  
Omaha, NE 68154

RE: Conditional Use Permit – Initial Review  
Proposed Casey's – 118<sup>th</sup> & Harrison  
Lot 3, Harrison Hills  
Convenience Store & Gas Station

Mr. DuVall:

Thank you for your submittal of the Casey's retail store Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations and have provided the following initial comments:

1. Regarding Articles 6.05.02, 6.05.04, 6.05.06, 6.05.07 and 6.05.11, we find that the proposed use will not violate these conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning involving activities similar in nature to the proposed convenience store.
2. Regarding Articles 6.05.01, 6.05.05 and 6.05.10, concerning traffic congestion, the applicant needs to have a traffic impact study performed by a qualified traffic engineer. The study will need to include the intersections of 118th & Harrison, and 115th & Harrison for existing condition traffic volumes and for buildout year of the proposed facility. This should include a review of MUTCD traffic signal warrants at the 115th & Harrison intersection and evaluation of whether modifications are needed at the 118th & Harrison intersection to maintain the existing levels of service. The proposed location of the right-in/right-out access onto 118th Street needs to be evaluated relative to queue lengths on 118th Street. A draft scope of traffic study should be prepared and submitted by the applicant's traffic engineer. We will review that scope with the City's traffic engineering consultant (Felsburg, Holt and Ullevig) and with the City of Omaha Traffic Engineer. The City of Omaha operates and maintains the traffic signals along Harrison Street and their concurrence in the study and conclusions will be necessary. The traffic study that was performed for the Restaurant Depot on the other side of 118th Street can be provided to the applicant to assist them in conducting the requested study. The traffic study for this proposal should be submitted and reviewed prior to taking action on the Conditional Use Permit.

**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

3. Regarding Articles 6.05.04, the proposed Site Layout Plan needs to identify type and location of best management practices that will be used to address water quality and no increase in 2-year storm event peak flows above pre-development conditions. Detailed design is not required, just an indication as to how this will be addressed.
4. Regarding Article 6.05.03, the Site Layout Plan proposes a shared driveway with the adjoining Lot 4 to the east. The owner of the adjacent lot needs to provide a written statement that they are agreeable to the proposed shared access. A finalized easement including maintenance provisions will be required prior to issuing a building permit.
5. In regards to Article 6.05.09, site lighting will be reviewed as part of the design review process.
6. The zoning listed on the site plan needs to be revised to include "Gateway Corridor District (Overlay District)".
7. Strike "Misc. Notes" #1 as the dumpster design will be handled through the design review sheet set.
8. Strike "Misc. Notes" #2 as the signage will be handled outside of the Conditional Use Permit approval process.
9. Strike "Special Requirements" as most of the items listed will be handled within the design review exhibits to the Conditional Use Permit or through sign permits outside of the Conditional Use Permit approval process.
10. Project narrative mentions an "included sign packet". A "sign packet" was not included in the application submittal. Regardless, discussion about signage can also be removed from the Project Narrative as signage will be handled outside of the Conditional Use Permit approval process.
11. An application for design review approval under the Gateway Corridor Design Guidelines has not been submitted at this time. Select documents from the design review process will be included within the Conditional Use Permit as exhibits to that permit. Please note that the Conditional Use Permit application cannot proceed to the Planning Commission until the design review process is substantially complete.

A draft Conditional Use Permit (CUP) will be forwarded to you after review of the requested traffic study and the design review process has commenced.

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 and the results of the initial design review.

Should you have any questions please contact me at 402-593-6402 or  
[csolberg@cityoflavista.org](mailto:csolberg@cityoflavista.org).

Sincerely,



Christopher Solberg, AICP  
City Planner

Cc: John Kottmann, City Engineer  
Jeff Sinnott, Chief Building Official  
Katie DeRouchey, Casey's Retail Company  
File



Design with Purpose. Build with Confidence.

November 8, 2019

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

RE: Conditional Use Permit – Initial Review Response Letter  
Proposed Casey's – 118<sup>th</sup> & Harrison  
Lot 3, Harrison Hills  
Convenience Store & Gas Station  
Schemmer Project No. 06754.064

Dear Mr. Solberg:

Please see the following responses to your comments in your letter dated July 16, 2019. Feel free to contact me with any questions at (402) 431-6369 or [rduvall@schemmer.com](mailto:rduvall@schemmer.com).

1. Regarding Articles 6.05.02, 6.05.04, 6.05.06, 6.05.07 and 6.05.11, we find that the proposed use will not violate these conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning involving activities similar in nature to the proposed convenience store.
  - a. We acknowledge that this use will not violate the conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning.
2. Regarding Articles 6.05.01, 6.05.05 and 6.05.10, concerning traffic congestion, the applicant needs to have a traffic impact study performed by a qualified traffic engineer. The study will need to include the intersections of 118th & Harrison, and 115th & Harrison for existing condition traffic volumes and for buildout year of the proposed facility. This should include a review of MUTCD traffic signal warrants at the 115th & Harrison intersection and evaluation of whether modifications are needed at the 118th & Harrison intersection to maintain the existing levels of service. The proposed location of the right-in/right-out access onto 118th Street needs to be evaluated relative to queue lengths on 118th Street. A draft scope of traffic study should be prepared and submitted by the applicant's traffic engineer. We will review that scope with the City's traffic engineering consultant (Felsburg, Holt and Ullevig) and with the City of Omaha Traffic Engineer. The City of Omaha operates and maintains the traffic signals along Harrison Street and their concurrence in the study and conclusions will be necessary. The traffic study that was performed for the Restaurant Depot on the

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

other side of 118th Street can be provided to the applicant to assist them in conducting the requested study. The traffic study for this proposal should be submitted and reviewed prior to taking action on the Conditional Use Permit.

- a. A traffic impact study was performed for this site and is attached to this email.
- 3. Regarding Articles 6.05.04, the proposed Site Layout Plan needs to identify type and location of best management practices that will be used to address water quality and no increase in 2-year storm event peak flows above pre development conditions. Detailed design is not required, just an indication as to how this will be addressed.
  - a. A StormTech® underground detention system is proposed for this site. A Post Construction Stormwater Management Plan is attached to this email.
- 4. Regarding Article 6.05.03, the Site Layout Plan proposes a shared driveway with the adjoining Lot 4 to the east. The owner of the adjacent lot needs to provide a written statement that they are agreeable to the proposed shared access. A finalized easement including maintenance provisions will be required prior to issuing a building permit.
  - a. We have modified the site plan to only include a driveway on our lot and it is attached to this email.
- 5. In regards to Article 6.05.09, site lighting will be reviewed as part of the design review process.
  - a. We acknowledge that the site lighting will be review as part of the design review process.
- 6. The zoning listed on the site plan needs to be revised to include "Gateway Corridor District (Overlay District)".
  - a. The zoning listed on the site plan has been revised to include "Gateway Corridor District (Overlay District).
- 7. Strike "Misc. Notes" #1 as the dumpster design will be handled through the design review sheet set.
  - a. We removed this note from the site plan.
- 8. Strike "Misc. Notes" #2 as the signage will be handled outside of the Conditional Use Permit approval process.
  - a. We removed this note from the site plan.
- 9. Strike "Special Requirements" as most of the items listed will be handled within the design review exhibits to the Conditional Use Permit or through sign permits outside of the Conditional Use Permit approval process.
  - a. We removed this note from the site plan.
- 10. Project narrative mentions an "included sign packet". A "sign packet" was not included in the application submittal. Regardless, discussion about signage can also be removed from the Project Narrative as signage will be handled outside of the Conditional Use Permit approval process.
  - a. We removed this from the narrative and attached the revised narrative.

11. An application for design review approval under the Gateway Corridor Design Guidelines has not been submitted at this time. Select documents from the design review process will be included within the Conditional Use Permit as exhibits to that permit. Please note that the Conditional Use Permit application cannot proceed to the Planning Commission until the design review process is substantially complete.

- a. We have applied for design review approval under the Gateway Corridor Design Guidelines.

Sincerely,

THE SCHEMMER ASSOCIATES INC.



Robert DuVall, P.E.  
Project Manager

Enclosures

**City of La Vista Design Review of Casey's General Store 118<sup>th</sup> and Harrison.**

**Submitted by Kevin Schluckebier, AIA on Nov. 11, 2019.**

**Based on: Gateway Corridor District dated 17 September 2013**



**Summary:**

Good submittal with minimal additional information requested, see following detailed comments. I'll only comment on items that have concerns in this Review Letter.

**I & II Relationship of Building to Site and Adjoining Area:**

- Pedestrian scale on sides noted within Building Design area.
- Although plantings are provided along Harrison, some earth berming may assist with four season screening.
- Not all utility information is noted. Please confirm all utility transformers, pedestals etc, are screened.

**III Landscape and Site Treatment:**

- Landscape beds are mostly linear along the perimeter of the paving. Provide more natural undulation and interest within planning bed layout.
- Confirm all utility pedestals, transformers etc, are all screened.
- **Lighting fixture cuts not provided for review.**

**IV Building Design:**

- Scale of building. Gable ends are 4x pedestrian scale. Current design provides no detail in upper portion of wall. Stone at lighting only breaks up lower portion of wall. Suggest additional color/detail of upper gable area. Pilasters terminate into more brick with minimal detail.
- Four-sided building: See note above regarding the side elevations. The south side does appear as a back. An option to detail the mechanical area as more of a porch with horizontal stone between the stone piers creating a porch look would help break up that elevation. Suggest moving the lighting to the pilasters under the center mechanical area only as on the sides to minimize attention to the utilities.
- Materials:
  - Brick is acceptable
  - Stone. Sample has not been provided. Provide a through color product.
  - Metal window/door framing bronze is acceptable.
  - Hardie Board is acceptable in mechanical court as noted. Color provided is acceptable.
  - Metal screening, gutters, downspouts: Do they match metal window framing?
- Equipment Screening: **Provide a Section** and product cuts for sizing that screening is effective at elevation view of largest element.
- Ladder support, **provide section detail** of this element and how it incorporates into the screening. Openings?
- **Provide light fixture cuts.**

- Are any site furnishings provided?

**V Signs: Not Reviewed**

**IV Maintenance:**

- Overall materials submitted will provide a long life. Confirm the painting/coating on exterior metal (gas pump bollards and any exposed metal), through color of stone products. Design provides separation of building and mowing, etc to minimize potential impacts.

If you have any questions or clarifications regarding this review, please don't hesitate to contact me.

Kevin Schluckebier, AIA,

P: 402.651.8506

[kschluckebier@cox.net](mailto:kschluckebier@cox.net)

**City of La Vista Design Review of Casey's General Store 118<sup>th</sup> and Harrison.**

**Submitted by Kevin Schluckebier, AIA on Nov. 8, 2019.**

**Based on: Gateway Corridor District dated 17 September 2013 Revised 1-13-20**



**Summary:**

Good submittal with minimal additional information requested, see following detailed comments. I'll only comment on items that have concerns in this Review Letter.

**I & II Relationship of Building to Site and Adjoining Area:**

- Pedestrian scale on sides noted within Building Design area.
- Although plantings are provided along Harrison, some earth berming may assist with four season screening.
- Not all utility information is noted. Please confirm all utility transformers, pedestals etc, are screened. **Insure all items are screened.**

**III Landscape and Site Treatment:**

- Landscape beds are mostly linear along the perimeter of the paving. Provide more natural undulation and interest within planning bed layout. **Corrected per submittal Jan. 7<sup>th</sup>to an acceptable level.**
- Confirm all utility pedestals, transformers etc, are all screened.
- **Lighting fixture cuts not provided for review. 1-7-20 no cut sheets received for review.**

**IV Building Design:**

- Scale of building. Gable ends are 4x pedestrian scale. Current design provides no detail in upper portion of wall. Stone at lighting only breaks up lower portion of wall. Suggest additional color/detail of upper gable area. Pilasters terminate into more brick with minimal detail. **Corrected per submittal Jan. 7<sup>th</sup>to an acceptable level.**
- Four-sided building: See note above regarding the side elevations. The south side does appear as a back. An option to detail the mechanical area as more of a porch with horizontal stone between the stone piers creating a porch look would help break up that elevation. Suggest moving the lighting to the pilasters under the center mechanical area only as on the sides to minimize attention to the utilities. **Corrected per submittal Jan. 7<sup>th</sup>to an acceptable level.**
- **Ensure the exterior utility panels/devices are painted to match the supporting wall brick color.**
- Materials:
  - Brick is acceptable
  - Stone. Sample has not been provided. Provide a through color product. **1-7-20 no cut sheet or stone sample provided for review.**
  - Metal window/door framing bronze is acceptable.
  - Hardie Board is acceptable in mechanical court as noted. Color provided is acceptable.
  - Metal screening, gutters, downspouts: Do they match metal window framing? **1-7-20 no additional information provided.**

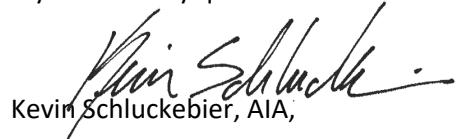
- Equipment Screening: **Provide a Section** and product cuts for sizing that screening is effective at elevation view of largest element. **Section provided, yet no confirmation of unit sizes to confirm largest size for comparison.**
- Ladder support, **provide section detail** of this element and how it incorporates into the screening. Openings? **1-7-20 no additional information provided.**
- **Provide light fixture cuts. 1-7-20 no additional information provided.**
- Are any site furnishings provided? **1-7-20 no additional information provided.**

**V Signs: Not Reviewed**

**IV Maintenance:**

- Overall materials submitted will provide a long life. Confirm the painting/coating on exterior metal (gas pump bollards and any exposed metal), through color of stone products. Design provides separation of building and mowing, etc to minimize potential impacts. **1-7-20 no additional information provided.**

If you have any questions or clarifications regarding this review, please don't hesitate to contact me.



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