

## **AGENDA ITEM 4A**

**Preliminary Plat—Lot 1 I-80 Business Park 2nd  
Addition—Dorwill, LLC**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PSPP20-0001;

FOR HEARING OF: DECEMBER 10, 2020  
REPORT PREPARED ON: NOVEMBER 30, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Dorwill, LLC  
Attn: Richard Essi  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Dorwill, LLC  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** Northwest of the intersection of S. 118<sup>th</sup> Street and Harry Anderson Avenue;

**D. LEGAL DESCRIPTION:** Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, Pt Harry Andersen Ave Adj To Lot 1-80 Business Park 2<sup>nd</sup> Addition, and Pt State Row Adj To Lot 1 I-80 Business Park 2<sup>nd</sup> Addition.

**E. REQUESTED ACTION(S):** Approval of a Preliminary Plat to combine Lot 1 I-80 Business Park 2<sup>nd</sup> Addition with two small pieces of ROW sold by the State of Nebraska in 2019 to create Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District).

**G. PURPOSE OF REQUEST:** To allow for the development of a 2,800 square foot industrial building with two tenant bays. One bay would be used by the owner and one would be leased out.

**H. SIZE OF SITE:** 29,564 square feet (0.68 acres).

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the south and to the west.

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

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	NA; Interstate 80 Right of Way	NA; Interstate 80 Right of Way	Interstate-80
East	Industrial	I-1 Light Industrial, Gateway Corridor District (Overlay District)	Vacant land
South	Industrial	I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District)	Progressive Casualty Insurance Company Building
West	Industrial	I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District)	Interstate-80

**C. RELEVANT CASE HISTORY:**

1. Dorwill, LLC submitted an application on August 4, 2020 to the La Vista Board of Adjustment for three variances from setback requirements in the La Vista Zoning Ordinance, noting the hardships associated with the small buildable area on the lots in question and a utility easement that runs through them. The La Vista Board of Adjustment granted the following three variances from Section 5.13.05 of the La Vista Zoning Ordinance to Dorwill, LLC on September 2, 2020:
  - i. Front yard setback along S. 118<sup>th</sup> Street reduced from 35 feet to 30 feet;
  - ii. Removal of the 60 foot setback requirement for front yards with parking in the front of the property; and
  - iii. Reduction in the side yard setback along the west lot line from 30 feet to 15 feet.

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
4. Section 7.17 of the Zoning Regulations – Landscaping Requirements
5. Article 8 of the Zoning Regulations – Board of Adjustment

III. **ANALYSIS**

- A. **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for industrial development. This proposal is consistent with the comprehensive plan.
- B. **OTHER PLANS:** N/A.
- C. **TRAFFIC AND ACCESS:**
1. The property will have driveway access off of S 118<sup>th</sup> Street.
  2. No future direct access shall be permitted onto Harry Anderson Avenue.
  3. Vehicle traffic to the site will be very limited. The owner intends to use one of the two bays to store equipment and supplies for RE Contracting. The owner also anticipates leasing the adjacent bay for a similar, low-traffic generating use.
  4. Per Section 4.2 of La Vista's Subdivision Regulations, the minimum distance between the edge of a sidewalk and the curb shall be six (6) feet. The applicant is requesting a reduction in this distance for a section of the sidewalk on the northeast corner of the property due to topographical constraints. To allow for a reduction in the 6-foot requirement, the applicant will need to be granted a waiver through the Final Plat review process, as authorized per Section 8.01 of La Vista's Subdivision Regulations.
- D. **UTILITIES:**
1. The property will have access to water, sanitary sewer, gas, power and communication utilities.
- E. **PARKING REQUIREMENTS:**
1. The proposed development includes 5 parking stalls (4 standard and 1 van-accessible), which exceeds the 1 stall minimum parking requirement per the La Vista Zoning Ordinance. As industrial flex space, 1 parking space is required per 3,000 square feet of gross floor area, and the proposed industrial building is smaller than 3,000 square feet.

IV. **REVIEW COMMENTS:**

- A. The building design for the proposed 2,800 square foot industrial flex building is currently under review through the City's design review process as required for developments within the Gateway Corridor Overlay District. The applicant has received initial comments from the City's third-party design review architect.



- B. As two of the parcels being combined in this proposal are formerly NDOT right-of-way, the combination of these lots must be completed through separate Preliminary and Final plats, per the City of La Vista Subdivision Regulations. Upon final approval of this Preliminary Plat, the Planning Commission and City Council will be asked to review the Final Plat.
- C. Prior to issuance of final building permits, the applicant will need to submit a full drainage study for review by the City Engineer. The applicant will also need to gain approval of the FAA due to the proximity of the site to the Millard Airport.

V. **STAFF RECOMMENDATION – PRELIMINARY PLAT:**

Staff recommends approval of the Preliminary Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

VI. **ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review Letters
- C. Preliminary Plat Plan Set

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

- A. Rich Essi, Dorwill, LLC
- B. Public Upon Request

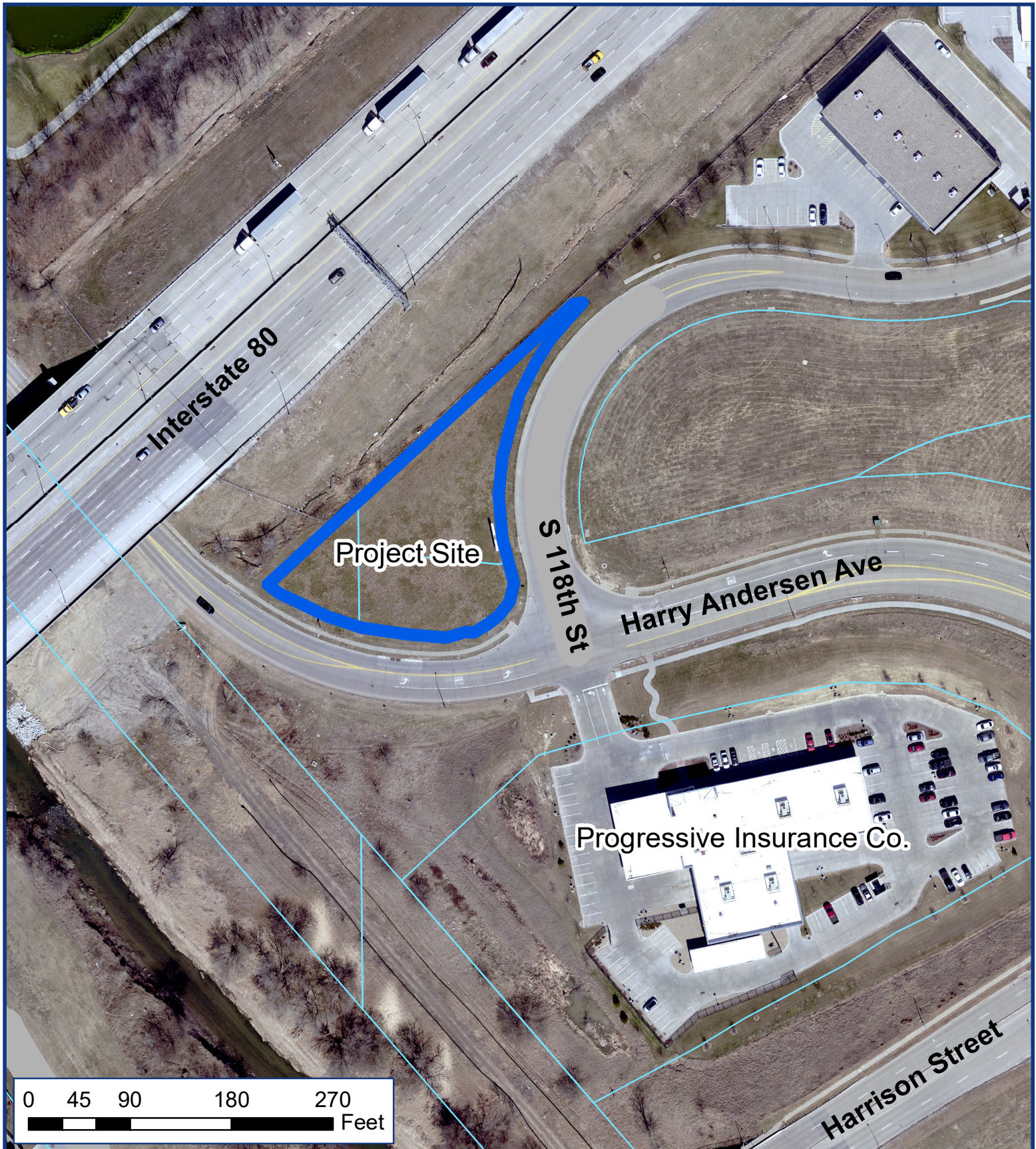


Prepared by: Assistant Planner

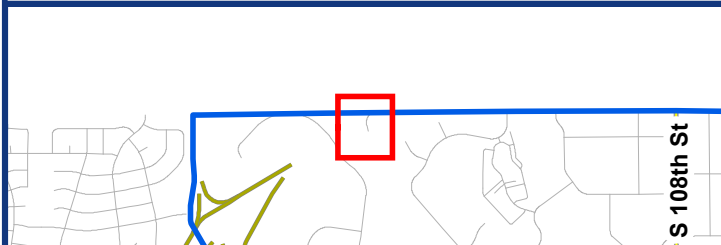


Community Development Director





## Preliminary Plat Vicinity Map



**Dorwill, LLC**  
**Lot 1 I-80 Business Park 2nd Add.**

11/30/2020 CB







October 14, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Preliminary Plat – Initial Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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

1. Section 3.03.02 – Please submit any proposed grading plans with the preliminary plat.
2. Section 3.03.10 – Please include any locations for proposed improvements such as sanitary sewer, storm sewer, water, building footprint, etc.
3. Section 3.03.14 – Please illustrate building setback lines with a note referencing the variances that were granted by the Board of Adjustment on September 2, 2020.
4. Section 3.3.20 – A Post Construction Stormwater Management plan should be included that demonstrates the project will address stormwater management criteria as per Section 154 of the City Municipal Code.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F

5. General comment: Building height will need to be reviewed by the FAA as project progresses due to the proximity of the site to the Millard Airport. Approval will be required prior to issuance of a building permit.

Please submit 3 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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



Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director  
Pat Dowse, City Engineer  
Jeff Daharsh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture





November 4, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Preliminary Plat – Second Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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

1. Section 3.03.10 – Preliminary design of the improvements is shown, however, the location of the sidewalk does not appear to be consistent with the subdivision regulations, and the driveway thickness does not appear to be consistent with the City of Omaha Driveway Guidelines. Detailed improvement drawings of the project and connections to existing public utilities need to be submitted prior to issuance of a building permit.
2. Section 3.03.16 – The grading plan does not show all erosion control BMPs. Please include these.
3. Section 3.03.20 – The Grading/PCSMP Plan shows stormwater BMPs, however, a detailed drainage report was not submitted. A detailed drainage report with the complete PCSMP plans will need to be submitted prior to issuance of a building permit.

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402.331.0299 F

Please resubmit digitally to the City for further review. If you are able to resubmit by Tuesday, November 10<sup>th</sup> and adequately address these comments, this item may be placed on the Planning Commission Agenda for the November 19<sup>th</sup>, 2020 meeting. If this timeline is not feasible or if there are remaining items, the next Planning Commission meeting will be on December 3, 2020.

If you have any questions regarding these comments or the timeline, please feel free to contact me at any time. Thank you,

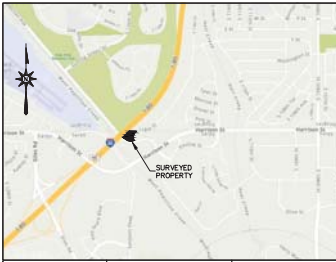


Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

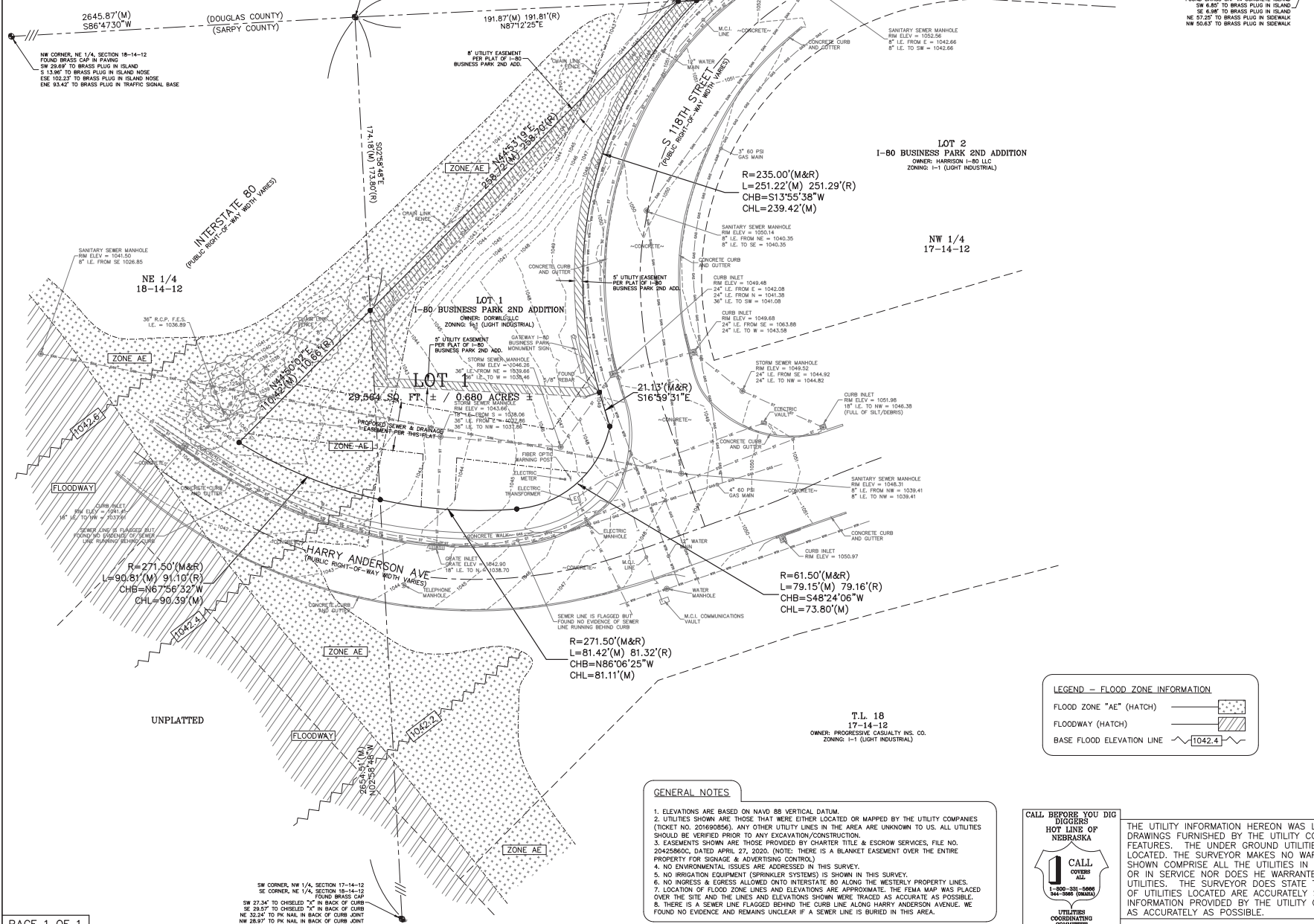
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Pat Dowse, City Engineer  
Jeff Daharsh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture  
Brad Blakeman, Blakeman Engineering





VICINITY MAP  
LA VISTA, NEBRASKA



# PRELIMINARY PLAT

## I-80 BUSINESS PARK 2ND ADDITION REPLAT 1

CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

### LEGAL DESCRIPTION

LOT 1, I-80 BUSINESS PARK 2ND ADDITION, AN ADDITION TO THE CITY OF LA VISTA, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, BOTH IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, I-80 BUSINESS PARK 2ND ADDITION; THENCE N87°12'25"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 10.92 FEET ALONG THE NORTH LINE OF SAID LOT 1 (ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTHWESTERLY ALONG A 235.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S13°55'38"W FOR 239.42 FEET) FOR AN ARC LENGTH OF 251.22 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S 118TH STREET); THENCE S16°59'31"E FOR 21.13 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S 118TH STREET; THENCE SOUTHWESTERLY ALONG A 61.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S48°24'06"W FOR 73.80 FEET) FOR AN ARC LENGTH OF 79.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE NORTHWESTERLY ALONG A 271.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (CHORD BEARING N8°06'25"W FOR 81.11 FEET) FOR AN ARC LENGTH OF 81.42 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE NORTHWESTERLY ALONG A 271.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (CHORD BEARING N67°56'32"W FOR 90.39 FEET) FOR AN ARC LENGTH OF 90.81 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HARRY ANDERSON AVENUE; THENCE N44°50'02"E FOR 110.42 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE N44°53'19"E FOR 258.72 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 (ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80) TO THE POINT OF BEGINNING.

- TOTAL PARCEL CONTAINS AN AREA OF 29,564 SQUARE FEET MORE OR LESS. (0.680 ACRES ±)

### FLOOD ZONE INFORMATION

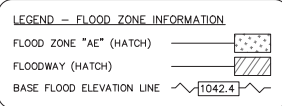
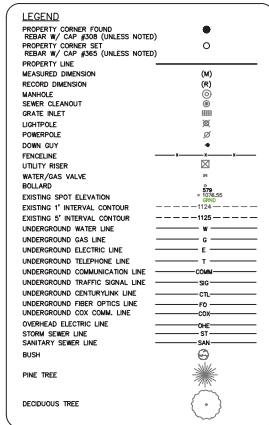
SURVEYED PROPERTY LIES IN FLOOD ZONE "AE", WITH A BASE FLOOD ELEVATION OF 1042.6. INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153C0005H, WITH AN EFFECTIVE DATE OF 5/2/2020.

**OWNER:**  
RICHARD P. ESSI  
DORWILL, LLC  
8231 S 107TH STREET  
LA VISTA, NE 68128  
(402)630-9900

**ARCHITECT:**  
ROGER DODDING  
LYNC ARCHITECTURE  
(402)468-8066

**SURVEYOR:**  
GARY D. TINHAM  
CORNERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NE 68137  
(402)451-2088

**CIVIL ENGINEER:**  
BRAD BLAKEMAN  
BLAKEMAN ENGINEERING  
10423 HANSEN AVENUE  
OMAHA, NE 68124  
(402)933-5777



**ZONING REGULATIONS**  
PROPERTY IS CURRENTLY ZONED "I-1"  
LIGHT INDUSTRIAL  
PER THE CITY OF LA VISTA, NEBRASKA

**PERMITTED USES**

LOT AREA ----- 10,000 SQ. FT. MINIMUM  
LOT WIDTH ----- 100 FT. MINIMUM  
FRONT YARD ----- 35 FT.  
SIDE YARD ----- 30 FT.  
REAR YARD ----- 25 FT.  
MAX HEIGHT ----- 45 FT.  
MAX LOT COVERAGE ----- 65%

- ### GENERAL NOTES
- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
  - UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY COMPANIES (TICKET NO. 201609086). ANY OTHER UTILITY LINES IN THE AREA ARE UNKNOWN TO US. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
  - EASEMENTS SHOWN ARE THOSE PROVIDED BY CHARTER TITLE & ESCROW SERVICES, FILE NO. 20425860C, DATED APRIL 27, 2020. (NOTE: THERE IS A BLANKET EASEMENT OVER THE ENTIRE PROPERTY FOR SIGNAGE & ADVERTISING CONTROLS).
  - NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
  - NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
  - NO INGRESS & EGRESS ALLOWED ONTO INTERSTATE 80 ALONG THE WESTERLY PROPERTY LINES.
  - LOCATION OF FLOOD ZONE LINES AND ELEVATIONS ARE APPROXIMATE. THE FEMA MAP WAS PLACED OVER THE SITE AND THE LINES AND ELEVATIONS SHOWN WERE TRACED AS ACCURATE AS POSSIBLE.
  - THERE IS A SEWER LINE FLAGGED BEHIND THE CURB LINE ALONG HARRY ANDERSON AVENUE. WE FOUND NO EVIDENCE AND REMAINS UNCLEAR IF A SEWER LINE IS BURIED IN THIS AREA.



THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANT THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.

# PRELIMINARY PLAT

## I-80 BUSINESS PARK 2ND ADDITION REPLAT 1

CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

BOOK ----- 20-05  
PAGE ----- 1  
PROJECT NO. 200140  
DATE NOVEMBER 14, 2020

**CORNERSTONE SURVEYING, LLC**  
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137  
PHONE: (402) 451-2088



## LAVISTA, NE

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REVISIONS:

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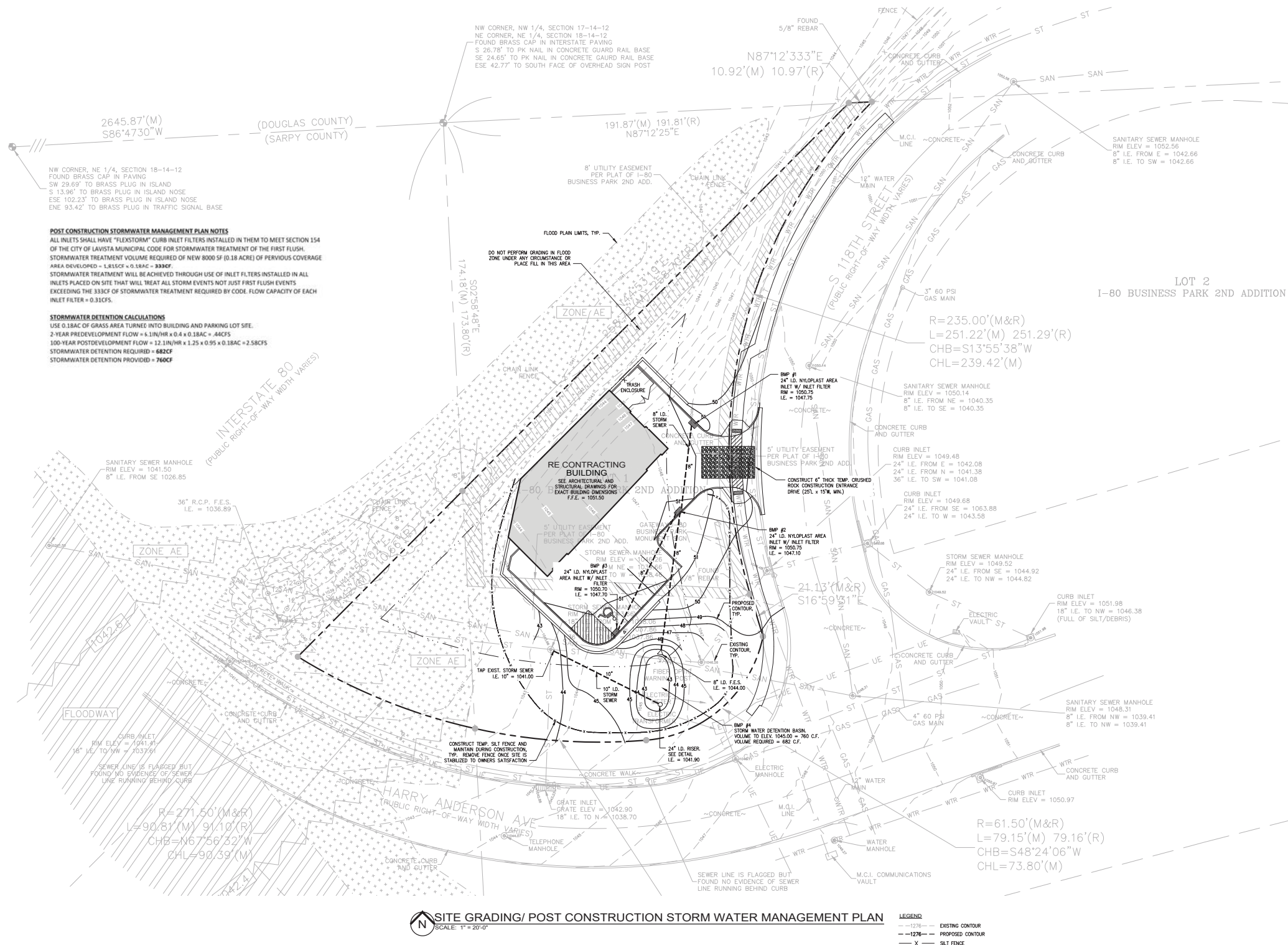
CHECKED BY: BKB

ISSUED: PERMITS

DATE: 10-23-2020

SHEET NO:

## C1.1







## LAVISTA, NE

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## C2.1

