

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. 107th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Dorwill, LLC
8231 S. 107th Street
La Vista, NE 68128

C. LOCATION: Northwest of the intersection of S. 118th Street and Harry Anderson Avenue;

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

E. REQUESTED ACTION(S): Approval of a Preliminary Plat to combine Lot 1 I-80 Business Park 2nd Addition with two small pieces of ROW sold by the State of Nebraska in 2019 to create Lot 1 I-80 Business Park 2nd 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. 118th 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 118th 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 2nd 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

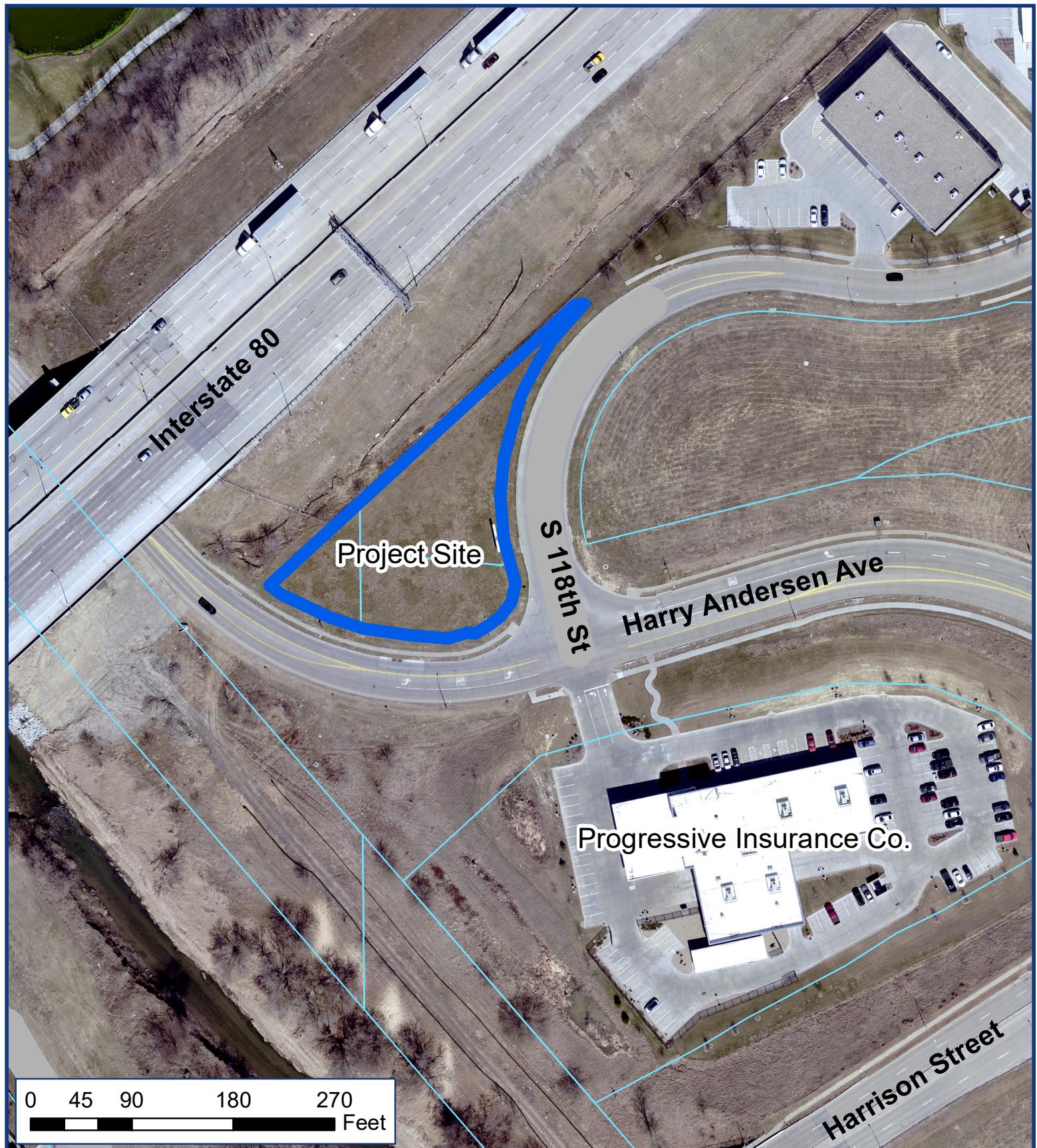
VII. **COPIES OF REPORT SENT TO:**
A. Rich Essi, Dorwill, LLC
B. Public Upon Request



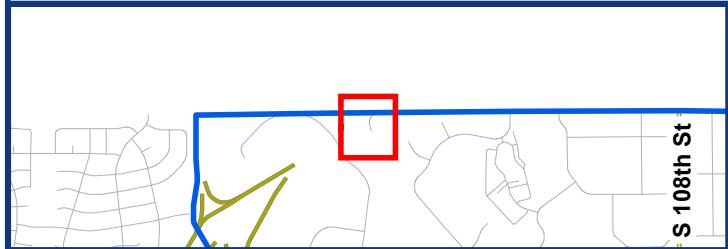
Prepared by: Assistant Planner



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 107th Street
La Vista, NE 68128

RE: Preliminary Plat – Initial Review
I-80 Business Park 2nd 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
(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 107th Street
La Vista, NE 68128

RE: Preliminary Plat – Second Review
I-80 Business Park 2nd 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.

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

Please resubmit digitally to the City for further review. If you are able to resubmit by Tuesday, November 10th and adequately address these comments, this item may be placed on the Planning Commission Agenda for the November 19th, 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.

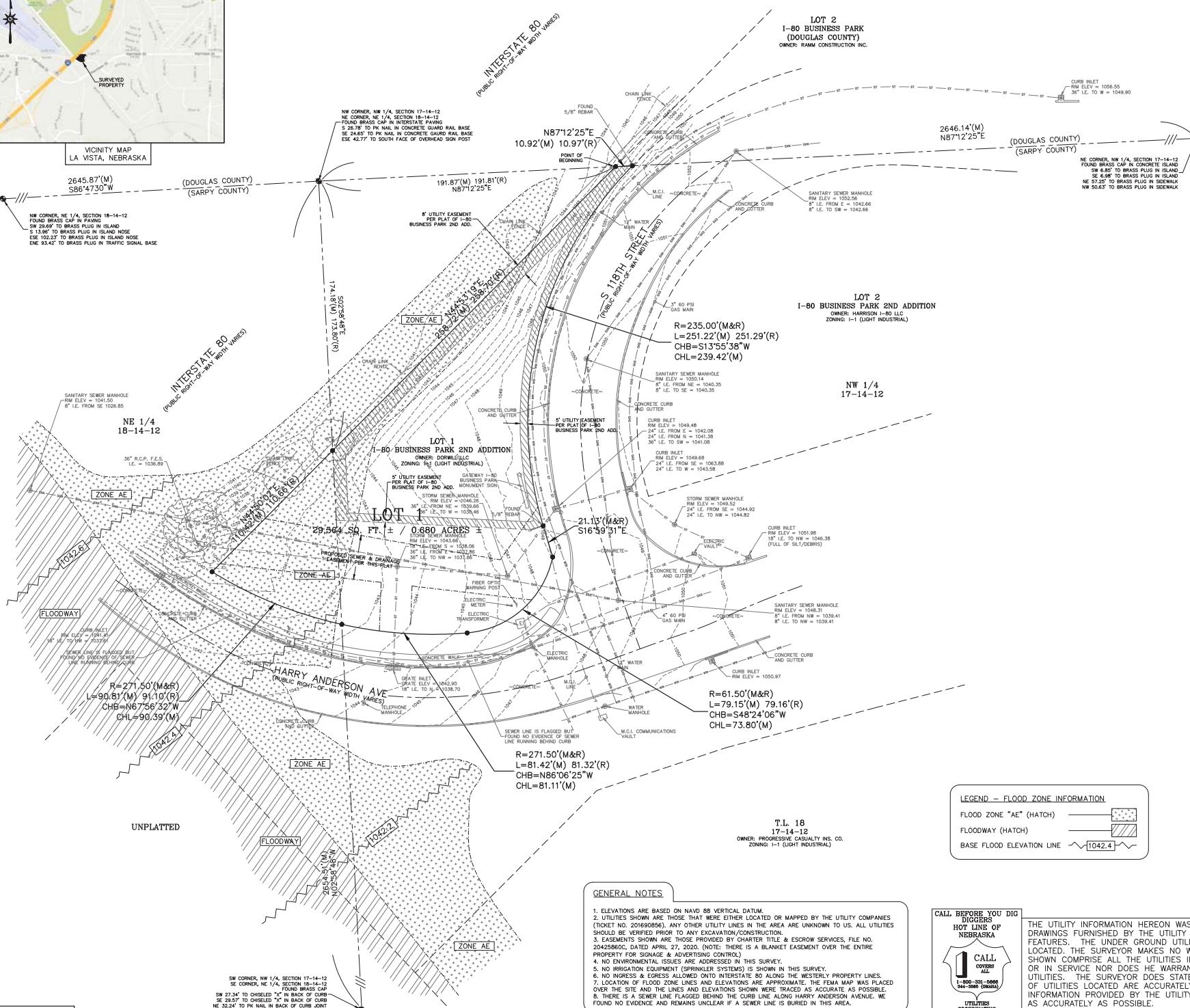
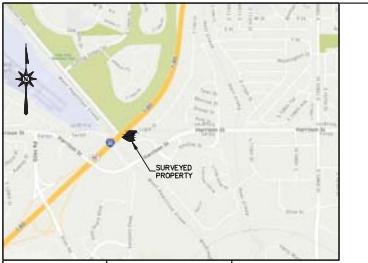
If you have any questions regarding these comments or the timeline, please feel free to contact me at any time. Thank you,



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

cc:

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



PRELIMINARY PLAT

I-80 BUSINESS PARK 2ND ADDITION REPLAT 1
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

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 31153C0055H, WITH AN EFFECTIVE DATE OF 5/3/2020.

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

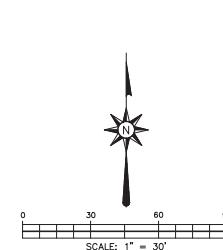
ARCHITECT: ROGER DOEHLING
LYNC ARCHITECTURE
(402)468-8066

ARCHITECT:
ROGER DOEHLING
LYNC ARCHITECTURE
(402)468-8066

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

SURVEYOR:
GARY D. TINKHAM
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



LEGEND FLOOD ZONE INFORMATION

LEGEND - FLOOD ZONE INFORMATION

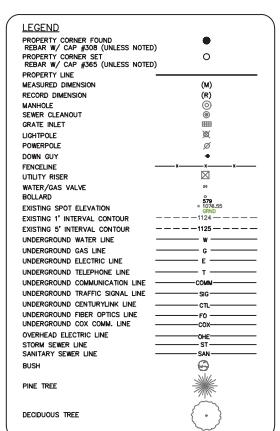
FLOOD ZONE "AE" (HATCH) _____

FLOODWAY (HATCH) _____

BASE FLOOD ELEVATION LINE ▲ 1042

NONING REGULATIONS

PROPERTY IS CURRENTLY ZONED "I-1"
IGHT INDUSTRIAL
FOR THE CITY OF LA VISTA, NEBRASKA
PERMITTED USES
BUILDING AREA ----- 10,000 SQ. FT. MINIMUM
FLOOR AREA ----- 100 SQ. FT. MINIMUM



PRELIMINARY PLAT

PRELIMINARY PLAT
BUSINESS PARK 2ND ADDITION REPLAT
OF LA VISTA, SARPY COUNTY, NEBRASKA

05
0

CORNER STONE
PHONE: (402) 451-2088
SURVEYING, LLC

DIG
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 COMPRIZE 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. THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.



**RE CONTRACTING BUILDING
LOT 1, I-80 BUSINESS PARK 2ND ADDITION**

LAVISTA, NE

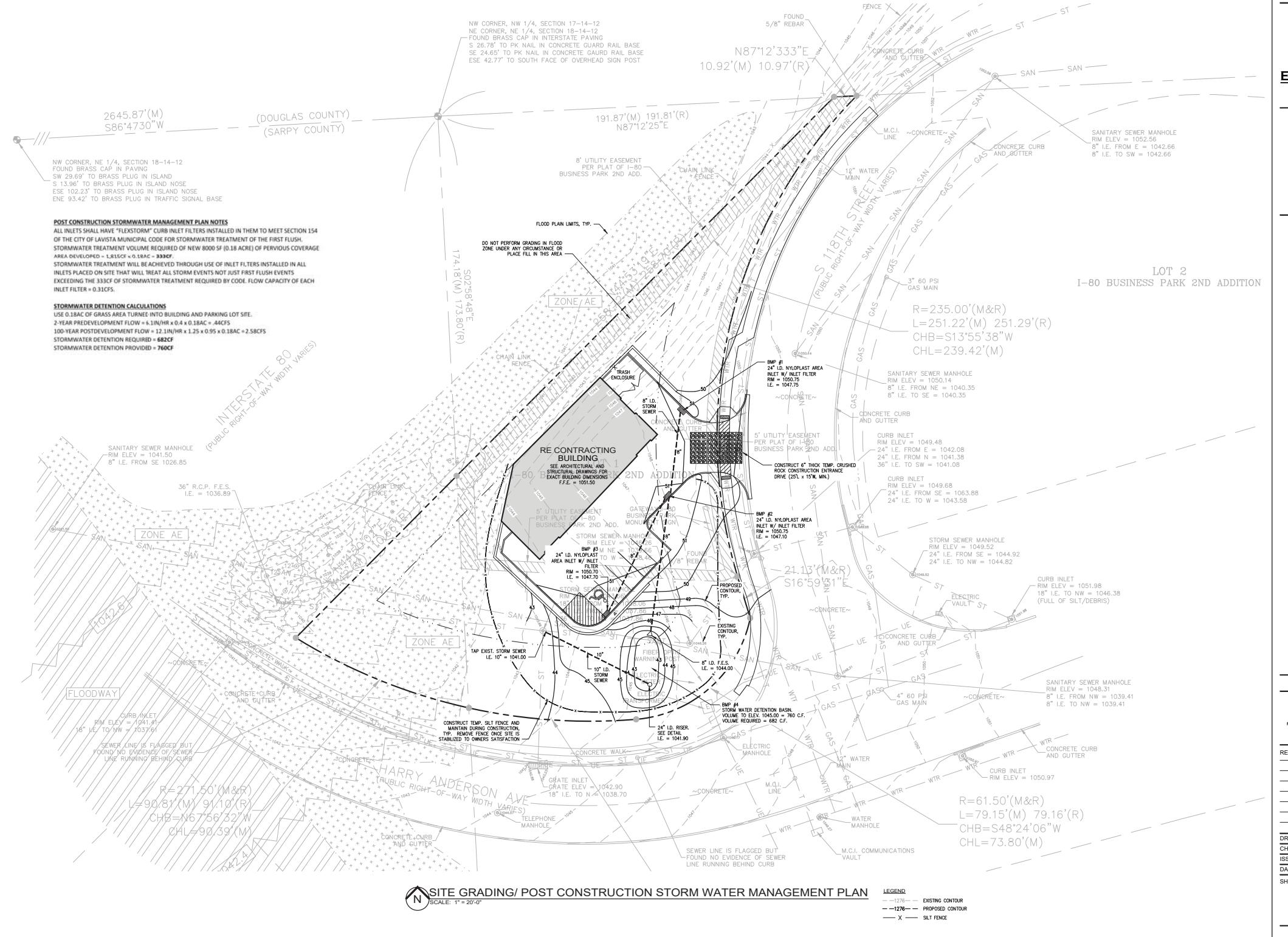
**BLAKEMAN
ENGINEERING © 2020**

DESIGN AND CONSTRUCTION DOCUMENTS AS
INSTRUMENTS OF SERVICE ARE GIVEN IN
CONFIDENCE AND REMAIN THE PROPERTY OF
BLAKEMAN ENGINEERING. THE DRAWINGS
AND THE INFORMATION CONTAINED HEREIN
MAY NOT BE REPRODUCED OR EXCERPTED
FROM, WITHOUT EXPRESS WRITTEN PERMISSION
OF BLAKEMAN ENGINEERING. UNAUTHORIZED
DISCLOSURE OR CONSTRUCTION USE ARE
PROHIBITED BY COPYRIGHT LAW.

VISIONS

AWN BY:	JSP
ECKED BY:	BKB
UED:	PERMITS
TE:	10-23-2020

C1.1





**RE CONTRACTING BUILDING
LOT 1, I-80 BUSINESS PARK 2ND ADDITION**

SSPA

**BLAKEMAN
ENGINEERING © 2020**

1000

AWN BY:	JSP
ECHECKED BY:	BKB
UED:	PERMITS
TE:	10-23-2020

C2.1