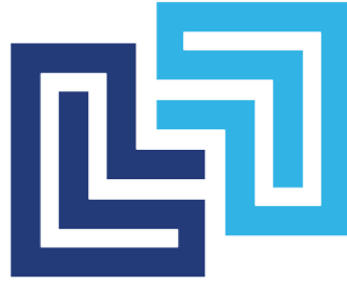


AGENDA ITEM 4F

**Final Plat—La Vista City Centre Replat 4—La Vista
City Centre, LLC**

MEMO



TO: Planning Commission Members

FROM: Christopher Solberg, Deputy Community Development Director

CC: City Council Members and applicable City Staff

DATE: 2/10/2021

RE: La Vista City Centre Replat 4 Final Plat - Reapproval

Agenda Item 4A: La Vista City Centre Replat 4 Final Plat - Reapproval

The Final Plat for La Vista City Centre Replat 4 was approved by City Council on March 3, 2020. However, due to development delays related to the current pandemic, the Final Plat was never signed and recorded with the Sarpy County Register of Deeds.

As per Section 3.04.06 of the Subdivision Regulations, final plats that are not recorded within 90 days of approval by City Council are null and void. As such the plat will need to go through the full approval process to be reapproved.

The Final Plat map document and a copy of the staff report from the last approval process is attached to this memo for review.

Staff Recommendation Item 4A: Staff recommends reapproval of La Vista City Centre Replat 4 Final Plat, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, recording of redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSFP 19-0001

FOR HEARING ON: March 3, 2020

REPORT PREPARED ON: February 24, 2020

I. GENERAL INFORMATION

A. APPLICANT:

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

B. PROPERTY OWNERS:

Lot 1 La Vista City Centre Replat Three and Lot 13 La Vista City Centre:

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

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

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

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

D. LEGAL DESCRIPTION: Lot 13 and Outlot A La Vista City Centre, Lot 1 La Vista City Centre Replat 3, and portions of Tax Lot 12 14-14-12

E. REQUESTED ACTION(S): Final Plat and Subdivision Agreement for proposed Lots 1-3 La Vista City Centre Replat 4 and the dedication of associated right-of-way for the purpose of redevelopment.

F. EXISTING ZONING AND LAND USE:

- Portions of Tax Lot 12 14-14-12 - R-1, Single-Family Residential with Gateway Corridor District (Overlay District); vacant; unused (Portions of the proposed Lot 3 La Vista City Centre Replat 4 within this area are proposed to be rezoned MU-CC, Mixed Use-City Centre District).
- Lot 13 and Outlot A La Vista City Centre - Mixed Use City Centre; vacant.
- Lot 1 La Vista City Centre Replat 3 - Mixed Use City Centre; vacant.

G. PURPOSE OF REQUEST:

1. Final Plat and Subdivision Agreement to replat the lots listed in the request into 3 lots and the dedication of associated right-of-way for the purpose of redevelopment.

H. SIZE OF SITE: 4.635 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The land is generally flat with a gradual downward slope generally north and east. The slope significantly increases downward along the northern half.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
2. **East:** Lot 14 La Vista City Centre, MU-CC, Mixed Use City Centre District; Mixed Use development; and
La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
4. **West:** Lot 12 La Vista City Centre Replat 3, MU-CC, Mixed Use City Centre District; vacant; and
La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.

C. RELEVANT CASE HISTORY:

1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.
2. The preliminary plat for La Vista City Centre Replat 4 was approved on August 20, 2019.

D. APPLICABLE REGULATIONS:

1. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
2. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
3. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District
4. Section 3.05 of the Subdivision Regulations – Final Plats

III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas within proposed Lots 1 and 3 as Mixed Use. The areas within Lot 2 will remain designated as Parks and Recreation.

B. **OTHER PLANS:** This area has also been designated as blighted and substandard and in need of redevelopment. A proposed amendment to the *84th Street Redevelopment Plan* would incorporate part of the northern portion of the former City golf course into the mixed use redevelopment project area.

C. **TRAFFIC AND ACCESS:**

1. The proposed La Vista City Center Replat 4 Final Plat includes the dedication of additional right-of-way along City Centre Drive. This allows for right-of-way access to the lot in this request.

2. The access point at 84th Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84th Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84th Street in the near future.

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

3. A technical memorandum regarding traffic has been provided to update the previous traffic impact study performed by Olsson in August 2016 for the La Vista City Centre project. This memorandum was compiled to assess the traffic impacts associated with the proposed land use change on the north end of the La Vista City Centre project.

Staff review of the technical memorandum concluded that the infrastructure that exists and that has been designed and nearing completion in La Vista City Centre is sufficient for the smaller events. That is based on the prediction in the memo that up to 400 persons in 200 vehicles would be arriving during the PM peak hour, which will overlap with the typical PM peak demand of the corridor.

It is recommended that an Event Traffic Management Plan be prepared and made part of a Security, Maintenance, and Operations Plan and the Conditional Use Permit. Such plan shall be approved by, and on record with the La Vista Police Department as a condition of the Conditional Use Permit. The proposed permit also would provide for adjustment of

event start times as needed if anticipated traffic for events overlapping with peak hour traffic on 84th Street is greater than the predicted in the technical memorandum.

D. UTILITIES:

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

IV. REVIEW COMMENTS:

1. Applicant is proposing to develop an Event Center on proposed Lot 3, which would incorporate and require rezoning to MU-CC, Mixed Use-City Center zoning vacant unused portions of the property immediately adjacent to the north of La Vista City Centre.

As the proposed event center use is only allowed within the Mixed-Use City Centre zoning district as a conditional use, the applicant would need to obtain a conditional use permit to allow the use.

2. An existing sanitary and an existing storm sewer easement will be released as part of this plat. New easements are shown and will be dedicated as separate instruments in conjunction with the plat.
3. A portion of Lot 2, as proposed, will fall within the FF/FW Flood Plain District (Overlay District). A Floodplain Development Permit will most likely need to be obtained as to ensure flood hazards are analyzed as to satisfy the conditions of the zoning ordinance.
4. An amendment to the Subdivision Agreement has been prepared to address public infrastructure installation and expenditures. There will also be a need for some form of agreement to address shared, common-area improvements between the lots.
5. The overall disturbed area will exceed five acres, which might require modification of erosion control permit(s) in Permex.

V. STAFF RECOMMENDATION – Final Plat:

Staff recommends approval of La Vista City Centre Replat 4 Final Plat and related subdivision agreement amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

VI. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public meeting on February 20, 2020 and unanimously voted to recommend approval of La Vista City Centre Replat 4 Final Plat, subject to such modifications or conditions, if any, as the City Administrator determines necessary or appropriate, satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letters
3. Final Plat Map set

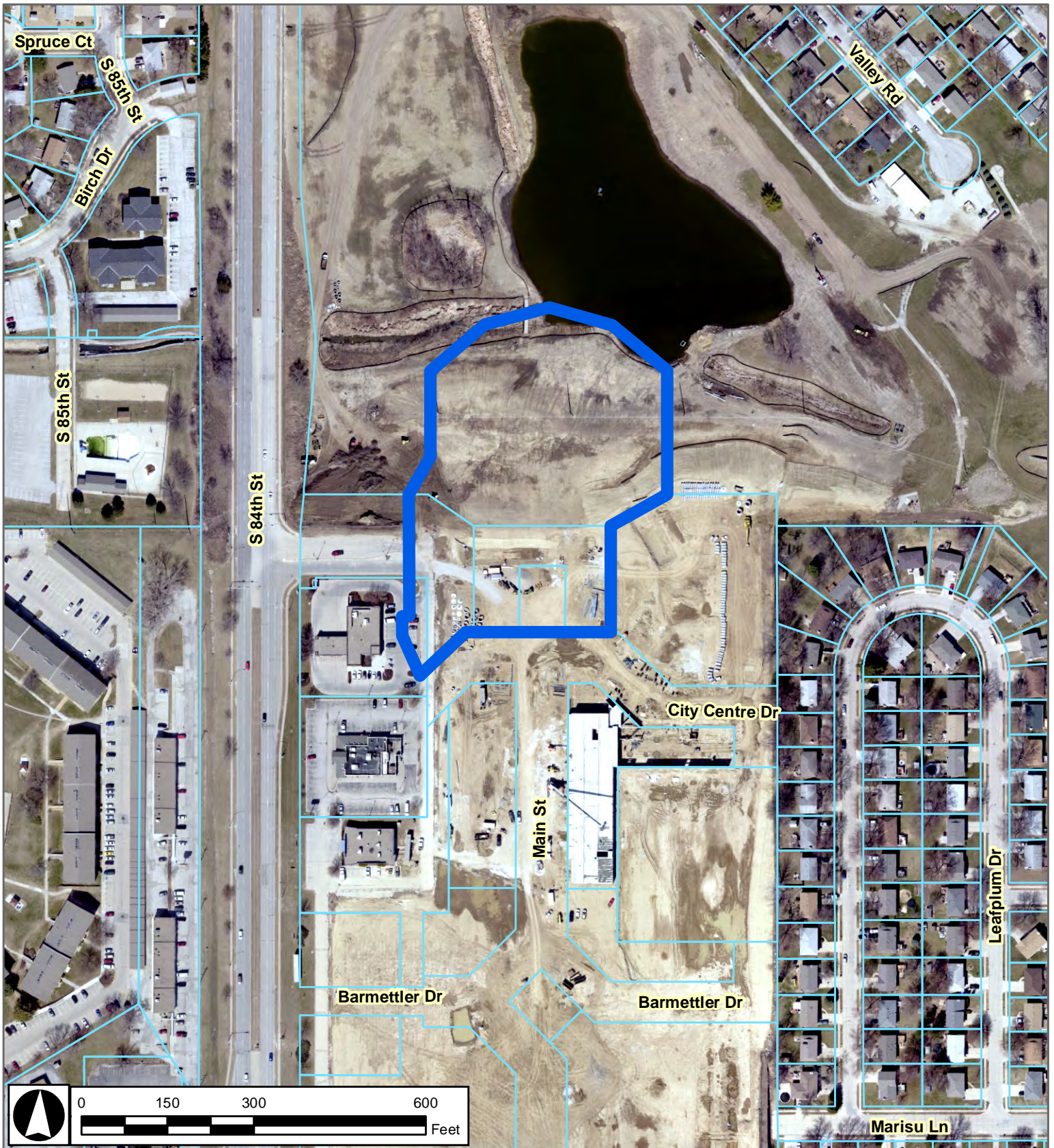
VIII. COPIES OF REPORT SENT TO:

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

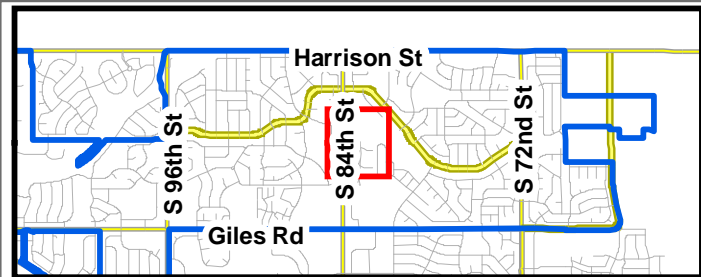

Prepared by: _____


Community Development Director


Date



Project Vicinity Map



La Vista City Centre Replat 4 Final Plat

1/30/2020
CAS



A TRACT OF LAND CONTAINING ALL OF LOT 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND ALL OF LOT 1 LA VISTA CITY CENTRE REPLAT THREE, SUBDIVISIONS, SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST AND NORTHWEST QUARTERS AND PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 201,887.80 SQUARE FEET OR 4.635 ACRES, MORE OR LESS.



Replat Four\C_FPT_LVCC REPLAT FOUR 60546.dwg
T_SANPP_60546

6\40-Design\Survey\SRVY\Sheets\Final Plat\La Vista City Centre
XREFS: C_PBASE-LOT13_60546 C_PARCH-LOT13_60546

DWG: F:\2016\0501-1000\016
DATE: Sep 17, 2019 7:58am

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

I/WE THE UNDERSIGNED LA VISTA CITY CENTRE, LLC OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS: _____.

LA VISTA CITY CENTRE, LLC
CHRISTOPHER L. ERICKSON
MANAGING MEMBER

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

I/WE THE UNDERSIGNED CITY OF LA VISTA, A MUNICIPAL CORPORATION OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

DOUGLAS KINDIG, MAYOR

ATTEST: _____
PAM BUETHE, CITY CLERK

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT,

SARPY COUNTY TREASURER

PRINTED NAME _____

HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON WILL BE PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 BEING A REPLAT OF LOTS 13 AND OUTLOT A, LA VISTA CITY CENTRE, AND LOT 1, LA VISTA CITY CENTRE REPLAT THREE, SUBDIVISIONS, SURVEYED, PLATTED AND RECORDED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER, TOGETHER WITH A PART OF TAX LOT 12 IN THE NORTHWEST QUARTER, ALL IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF LA VISTA, SARPY COUNTY, NEBRASKA. SAID FINAL PLAT CONTAINS A CALCULATED AREA OF 201,887.80 SQUARE FEET OR 4.635 ACRES.

TERRY L. ROTHANZL
NEBRASKA L.S. 607

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT THREE (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2016-31248 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, ETC.) EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

BY: ADRIAN HERNANDEZ

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

THE PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2019.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

THE PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS APPROVED AND ACCEPTED BY THE LA VISTA CITY COUNCIL.

ON THIS _____ DAY OF _____, 2019.

PAM BUETHE, CITY CLERK

THIS PLAT OF LA VISTA CITY CENTRE REPLAT FOUR, LOTS 1 THRU 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2019.

COUNTY SURVEYOR/ENGINEER

DATE _____

olson

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olsson.com

drawn by: _____		DSH		REV. NO.	DATE	REVISIONS DESCRIPTION
checked by: _____		EW				
approved by: _____		TJR				
QA/QC by: _____		EW/TJR				
project no.: _____		018-0546				
drawing no.: _____						
date: _____			09.17.19			
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