

AGENDA ITEM 4C

**Planned Unit Development Site Plan Amendment—
Lots 1 through 4 Echo Hills Replat Four—West
Management, LLC**



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

CASE NUMBERS: PPUD22-0001;

FOR HEARING ON: MARCH 3, 2022

REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNERS:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills ALMC, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills Apartments, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 1-4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Planned Unit Development Site Plan for Lots 1-4 Echo Hills Replat Four to incorporate an additional apartment building and remove the originally proposed commercial development on Lots 3-4 Echo Hills Replat Four.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 12.45 acres.

II. BACKGROUND INFORMATION

A. 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	Medium-Density Residential and Commercial	RS-72 Single-Family Residential (Sarpy County Zoning); C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Tornado Car Wash
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of

one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, is attached and concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5.

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District

to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to this staff report. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

Staff recommends approval of the Planned Unit Development Site Plan amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning

Map, Conditional Use Permit amendment, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review and response letters
- C. PUD plan set
- D. Site Lighting Calculations Exhibit
- E. Lot Area Minimum Requirement Allowance Letter
- F. Trip Generation Memorandum – FHU

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



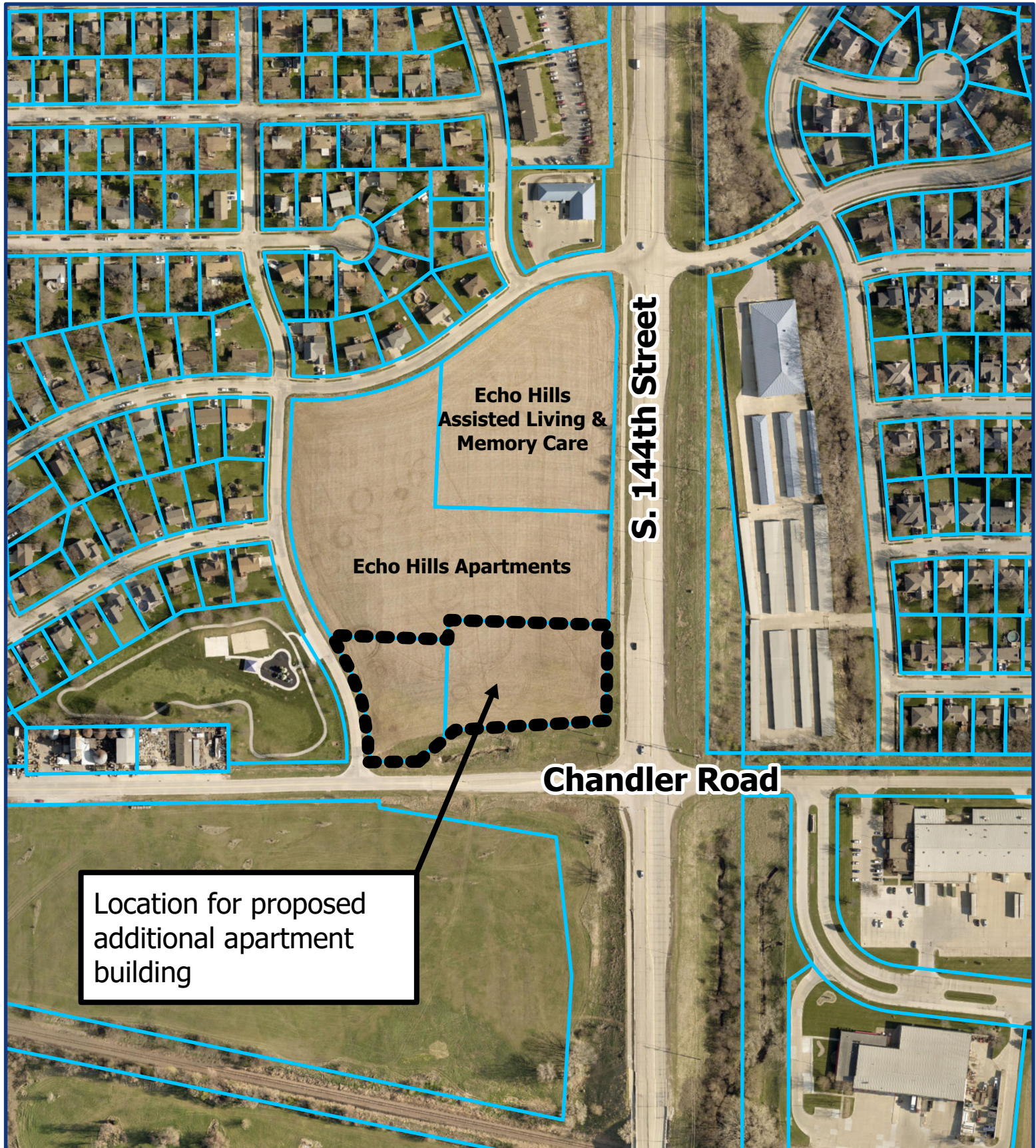
Prepared by: Assistant Planner



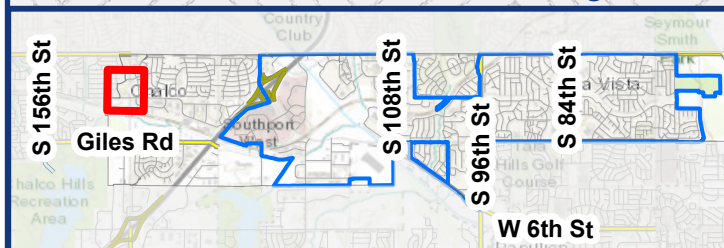
Deputy Community Development Director

2/24/2022



Date



Project Vicinity Map - West Management, LLC



Legend

-  TaxParcel
-  Proposed Development Area





January 25, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment &
Conditional Use Permit Applications – Initial Review Letter - Lots 1 through 4 Echo
Hills Replat Four

Mr. Dethlefs,

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 Zoning Ordinance, the City has the following comments:

General Comments

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square feet for each additional unit.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.

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

3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the site analysis.
5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number of units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartments complex (Echo Park). Please specify unit and stall counts for each building in a table.
6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.
7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.
9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.
10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.
11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.
13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.
14. Per Section 5.15.02.04, land uses not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by City Council.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,

A handwritten signature in black ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

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

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment & Conditional Use
Permit Applications – Initial Review Letter Response – Lots 1 through 4 Echo Hills Replat 4

Mr. Brodersen,

Below are responses to the comments on the Planned Unit Development Amendment & Conditional Use Permit initial review letter. The City comments are listed below followed by our response in bold.

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square feet for each additional unit.
A request letter for the reduction in the lot area requirement has been included in this submittal.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.
A unit density table has been added to the PUD Site Plan.
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
The proposed garage parking for building #5 will be standard.

4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the stie analysis.

A potential user for the commercial space has not been determined at this time.

5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartment complex (Echo Park). Please specify unit and stall counts for each building in a table.

The operating state has been amended to include these items.

6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.

The PUD plan set has been updated to address the redlines and requested revisions.

7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.

TD2 acknowledges. The TIA will be reviewed by the NDOT and Sarpy County Public Works.

8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.

The subdivision agreement has been updated to reflect the proposed lot arrangement.

9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.

The sidewalk connection has been updated.

10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.

An updated lighting exhibit is being prepared and will be forwarded upon completion.

11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

The updated PCSMP will be submitted to Sarpy County Public Works as part of the building permit process.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.

TD2 acknowledges.

13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.

The additional turning movement route has been added to the PUD plan set.

14. Per Section 5.15.02.04, land use not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by Council.

TD2 acknowledges.

We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in black ink, appearing to read 'T. Veskrna', with a long horizontal flourish extending to the right.

Trevor Veskrna, E.I.



February 3, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment &
Conditional Use Permit Applications – Second Review Letter - Lots 1 through 4 Echo
Hills Replat Four

Mr. Dethlefs,

We have reviewed the documents of your resubmittal for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

General Comments

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through the PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.

City Hall
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La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

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402.331.7210 F

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9900 Portal Rd.
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402.331.1051 F

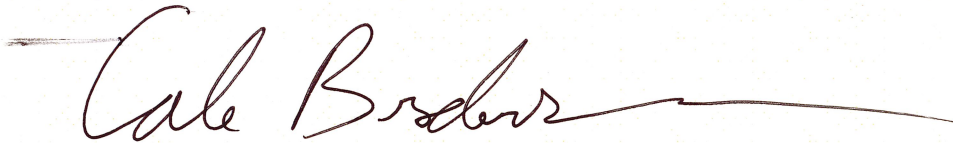
Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side, sidewalk connection.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, 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,

A handwritten signature in dark ink, reading "Cale Brodersen", followed by a long horizontal flourish.

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

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

Enclosure

February 16, 2022

Cale Brodersen
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Echo Hills Replat Five – Second Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Phase 2 - PUD second review letter dated February 3, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

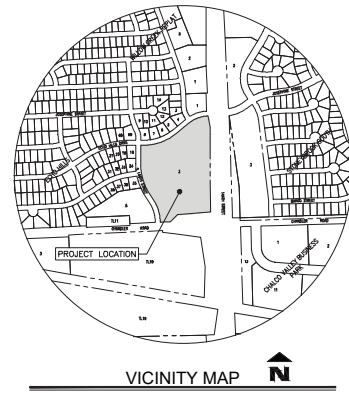
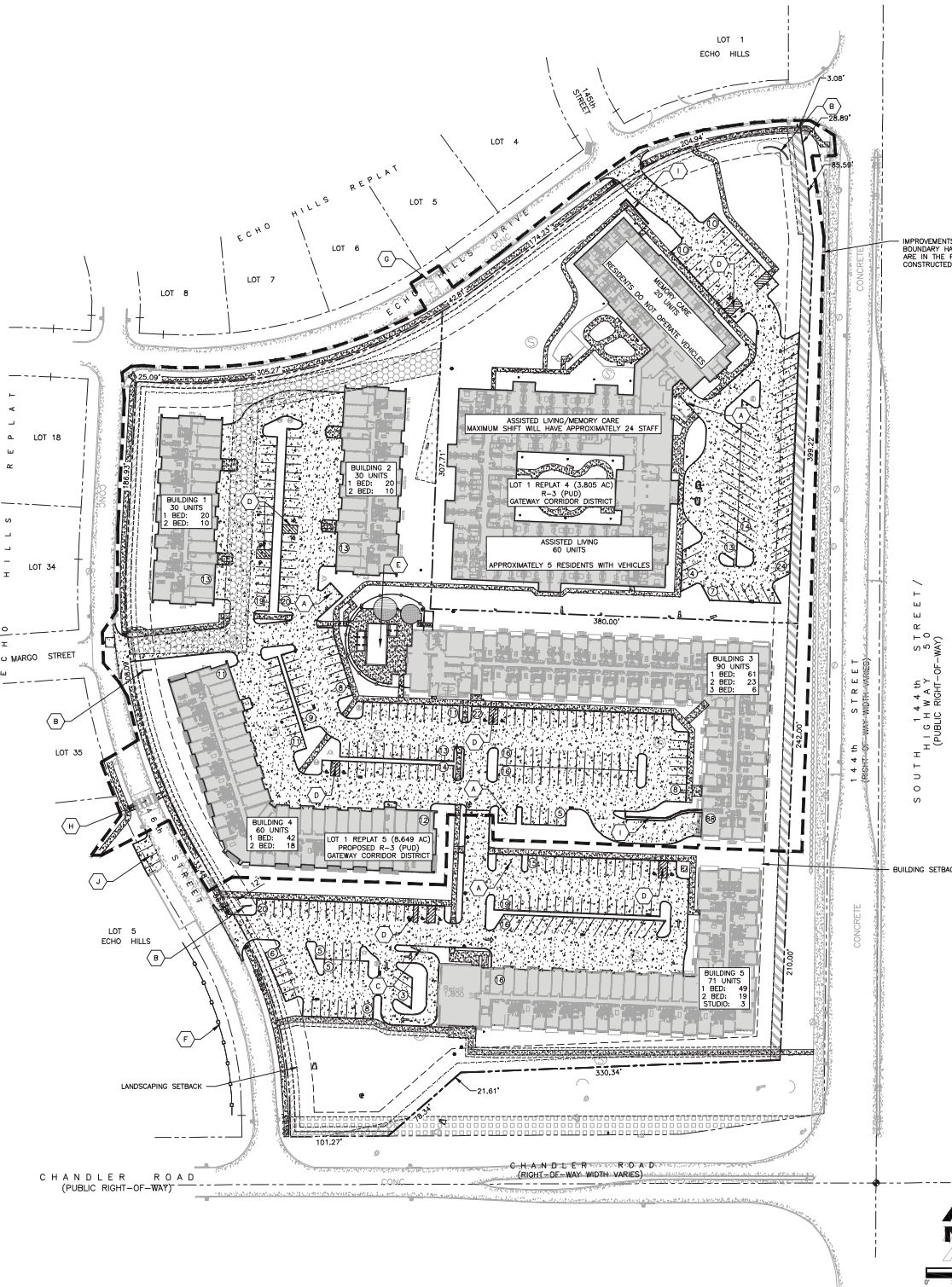
1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
The applicant has completed and signed the request letter.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
Updated light calculation exhibit has been included with this submittal.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.
Dimension has been added to the PUD Site Plan. The minimum setback requirement for the monument sign is 10'.
4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side connection.
The sidewalk has been updated per these comments.

We appreciate the City's continued effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.


Trevor Veskrna, E.I.



SITE KEY NOTES

- TRASH ENCLOSURE LOCATION
- MONUMENT SIGN LOCATION MIN. 10' FROM PROPERTY LINE
- DRIVE THRU SIGN LOCATION
- PROPOSED ADA STALLS
- PROPOSED POOL LOCATION
- PROPOSED FENCE LOCATION
- PROPOSED SPEED HUMP
- PROPOSED SPEED TABLE & PEDESTRIAN CROSSING
- PROPOSED RETAINING WALL
- PROPOSED ON-STREET PARKING STALLS

LEGAL DESCRIPTION

LOT 1, ECHO HILLS REPLAT 4 AND LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

LEGEND

- PROPOSED P.C.C. PAVEMENT
- PROPOSED P.C.C. SIDEWALK
- PROPOSED SANITARY SEWER MANHOLE
- PHASE 1 AND 2 BOUNDARY LINE
- PARCEL BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
- STORM SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
- EXISTING SANITARY SEWER EASEMENT
- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
- EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 98-022243 OF THE SARPY COUNTY RECORDS.
- SIDEWALK EASEMENT

BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1 (REPLAT 4)	ASSISTED LIVING	2	35'
1 (REPLAT 5)	MEMORY CARE	1	20'-24'
1 (REPLAT 5)	BUILDING 1	3	39'
	BUILDING 2	3	39'
	BUILDING 3	3	39'
	BUILDING 4	3	39'
	BUILDING 5	3	39'

SITE STATISTICS

LOT NUMBER	PROPOSED ZONING	LOT SIZE (SF/AC)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR (SF)	COMMERCIAL FLOOR (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
LOT 1 (REPLAT 4)	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	165,737 SF / 3.805 AC	61,216	37	122,432 SF	0	38,500	99,716	60 %	65,548	40 %
LOT 1 (REPLAT 5)	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	376,751 SF / 8.649 AC	108,300	29	324,900 SF	1,800	150,804	259,104	69 %	117,647	31 %

PARKING SUMMARY

LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1 (REPLAT 4)	60 ASSISTED CARE UNITS & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	82
1 (REPLAT 5)	281 UNITS	140 COVERED	65 STANDARD COVERED
-	1 STALL / 150 S.F. COMMERCIAL FLOOR AREA	12	12
-	373 BEDROOMS	373	410
-	TOTAL REQUIRED PARKING	385	422

** APPROXIMATELY 5 ASSISTED LIVING RESIDENTS OPERATE VEHICLES & MEMORY CARE RESIDENTS DO NOT OPERATE VEHICLES

PHASING INFORMATION

PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 1 (REPLAT 4)	ASSISTED LIVING
PHASE 2	LOT 2 (REPLAT 4)	MULTI-FAMILY
PHASE 3	LOT 1 (REPLAT 5)	MULTI-FAMILY / COMMERCIAL MU

DENSITY INFORMATION

LOT NUMBER	UNITS	LOT AREA	S.F. / UNIT
1 (REPLAT 4)	80	165,737 S.F.	2,072
1 (REPLAT 5)	281	376,751 S.F.	1,340



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p.402.330.8860 www.td2co.com

Project Name

Echo Hills Planned Unit Development

Client Name

Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial Design	02-25-22
2	Final Design	02-25-22
3	Construction	02-25-22
4	Final Construction	02-25-22
5	Final Construction	02-25-22
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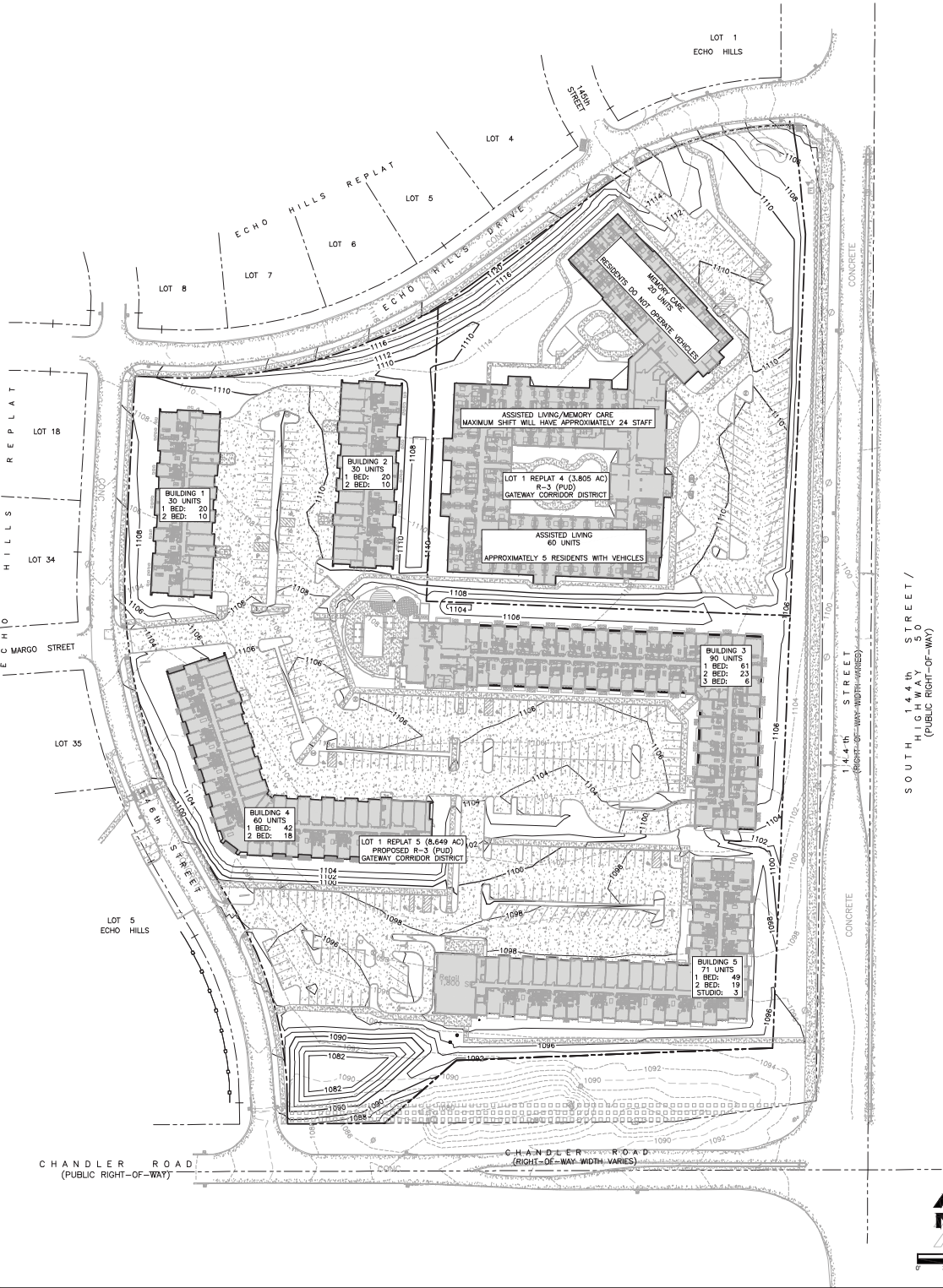
Drawn By:TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Sheet Title

PUD Site Plan

Sheet Number

C1.0



VICINITY MAP

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PCC PAVEMENT
- PROPOSED PCC SIDEWALK



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Project Name

Echo Hills Planned Unit Development

Client Name

Echo Hills Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	1	1
2	2	2
3	3	3
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Drawn By: TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Sheet Title

PUD Grading Plan

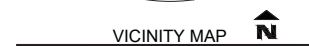
Sheet Number

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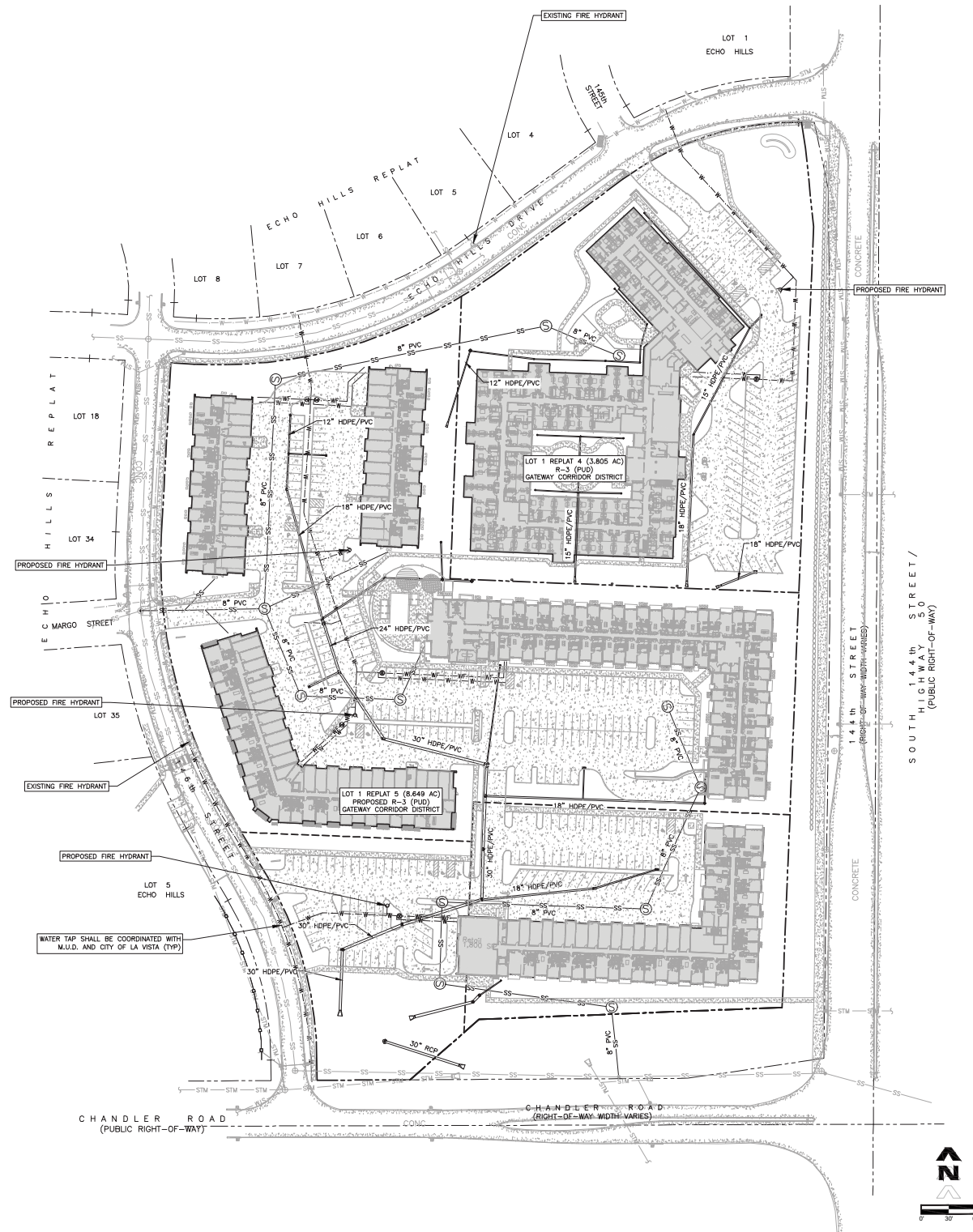
Project Name

Echo Hills Planned Unit Development



UTILITY LEGEND

- | | |
|--|-------------------------|
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER MAIN |
| | PROPOSED STORM SEWER |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER MAIN |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED PIV VALVE |
| | EXISTING FIRE HYDRANT |



Echo Hills
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-D
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Job No.: 2142-103 Date: 02-25-22

Sheet Title

PUD Utility Plan

Sheet Number

C3.0



Project Name

Echo Hills Planned Unit Development

Client Name

Echo Hills
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-D
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Drawn By: TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

Sheet Title






PUD Shared Elements Plan

Sheet Number

C4.0

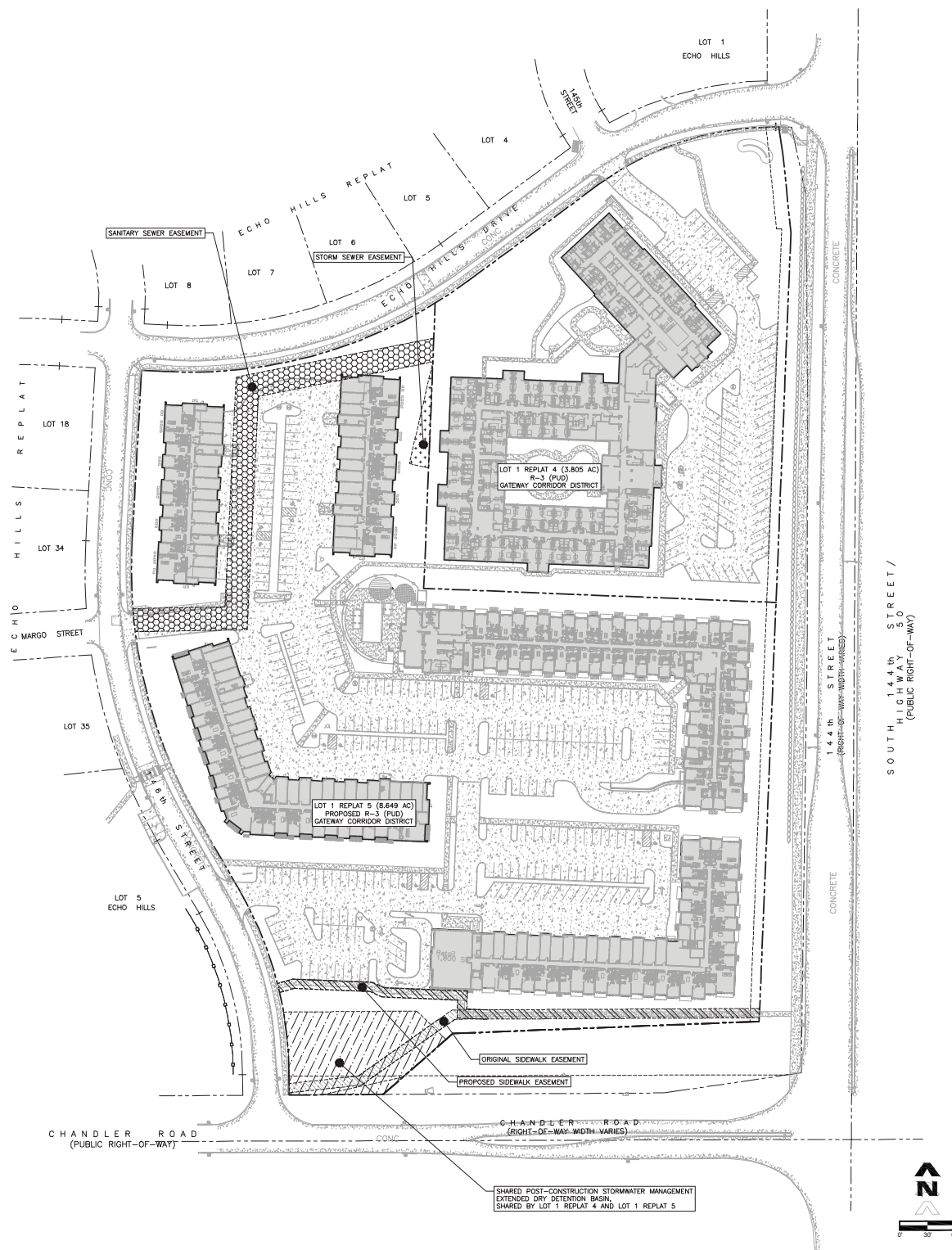


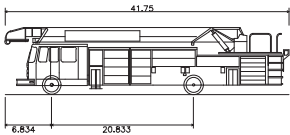
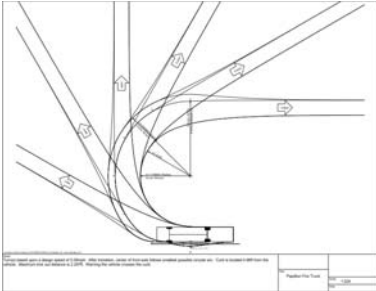
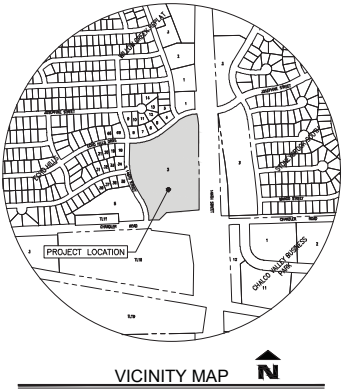
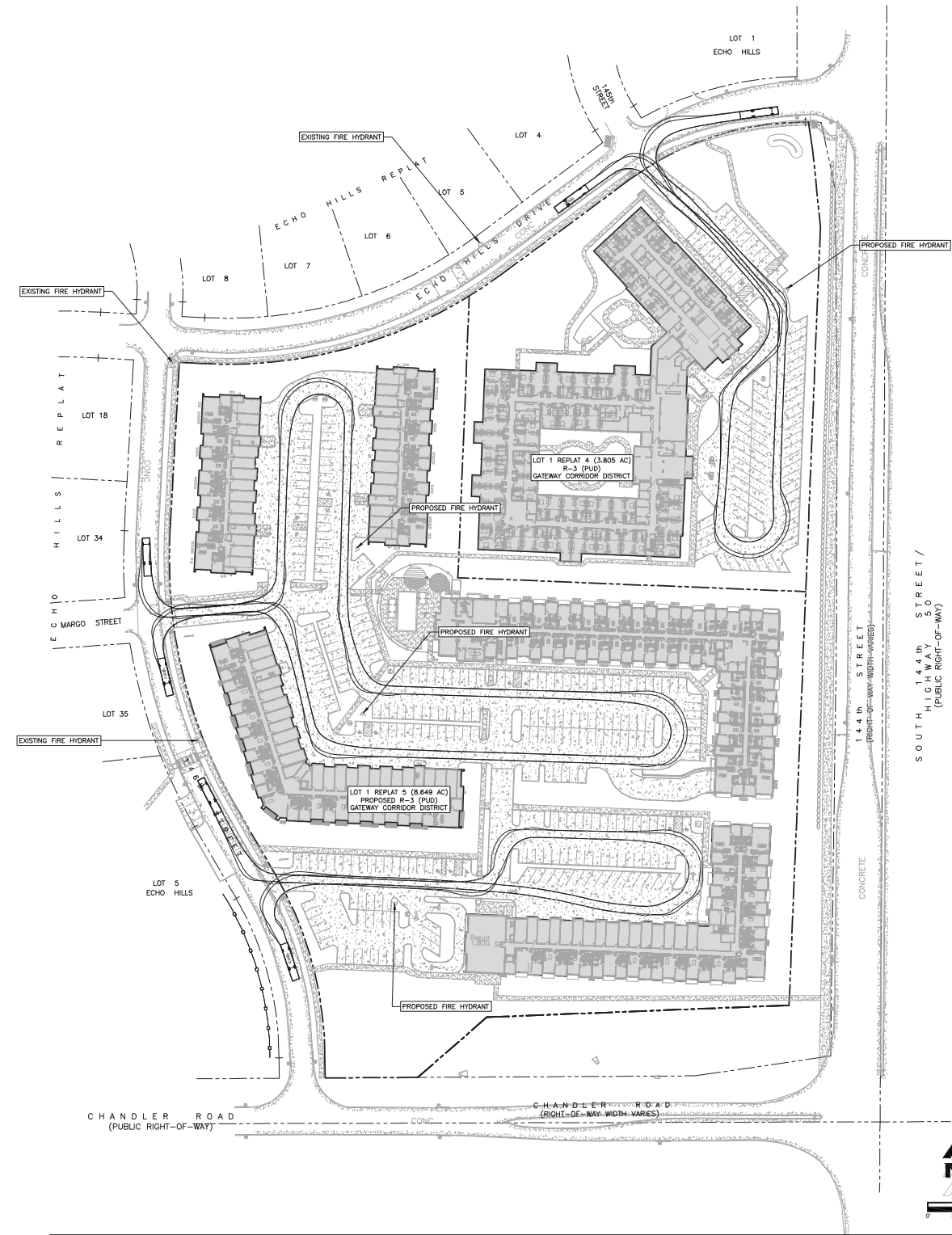
LEGEND

	SHARED PCSMP EASEMENT
	PROPOSED SIDEWALK EASEMENT
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT
	ORIGINAL SIDEWALK EASEMENT

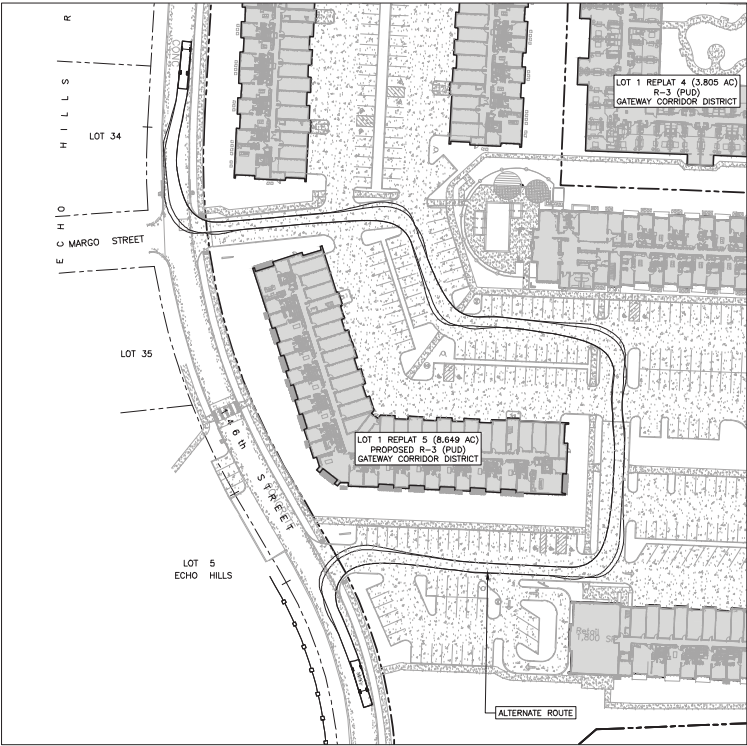
NOTES

1. SHARED STORM, SANITARY, AND EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.
2. MAINTENANCE OF SHARED ELEMENTS SHALL BE ADDRESSED IN THE SUBDIVISION AGREEMENT AND COMMON USE MAINTENANCE AGREEMENT AND SHALL BE PROVIDED WITH THE FINAL PLAT.





Papillon Fire Truck
Overall Length 41.750ft
Overall Width 6.834ft
Overall Body Height 20.833ft
Min Body Ground Clearance 0.875ft
Max Track Width 8.142ft
Lock-to-lock time 5.00s
Max Wheel Angle 37.00°



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Echo Hills Planned
Unit Development

Echo Hills
Apartments LLC

Professional Seal

Revision Dates		
No.	Description	MM-DD-YY
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Drawn By:TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-25-22

PUD Emergency
Vehicle Plan

Sheet Number

C5.0

January 27, 2022

Cale Brodersen
City of La Vista
8816 Park View Boulevard
La Vista, NE 68128


RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment

Mr. Brodersen,

Echo Hills Apartments, LLC is requesting a reduction to the lot area requirement of Section 5.08.05 of the City of La Vista Zoning Ordinance for Lot 1, Echo Hills Replat Five as part of the PUD Amendment. Per Section 5.15.02.04, lot sizes may be varied to promote an efficient and creative PUD District. We are requesting that the lot area requirement of 3,000 S.F. per unit for the first four units, then 1,500 S.F. per each additional unit be reduced to 3,000 S.F. per unit for the first four units, then 1,316 S.F. per each additional unit.

Please contact our office with any questions or concerns.

Respectfully submitted,



As applicant for owner Tami Moore
Real Estate Development Manager



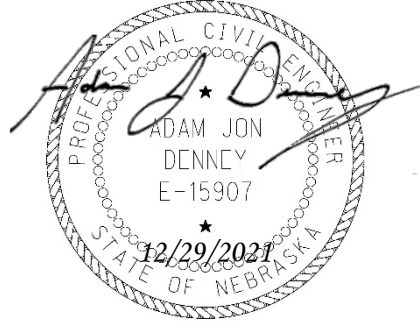
December 29, 2021

MEMORANDUM

TO: Mr. Brett West
Assurity
2000 Q Street, PO Box 82533
Lincoln, NE 68501

FROM: Adam Denney, PE, PTOE
Faith Kelley, EI
Felsburg Holt & Ullevig

SUBJECT: Echo Hills Trip Generation Memo
FHU Reference No. 19-100-18



Project Background

Felsburg Holt & Ullevig (FHU) has completed a trip generation comparison for a proposed residential housing development located in Sarpy, NE. The Echo Hills – Lot 3 Traffic Impact Analysis (Echo Hills TIA) was completed in January 2020. The TIS was an all-encompassing study for the Echo Hills development. From that study, the development was anticipated to generate approximately 3,114 daily weekday vehicle-trips. This includes 168 vehicle-trips during the AM peak hour, and 252 vehicle-trips during the PM peak hour. Recommendations from that study were approved based on the intensity of traffic generation for the site at that time.

Since the completion of that study, land use type and quantities have changed, which results in a net increase of 137 trips in the AM peak hour and 7 trips in the PM peak hour. This memorandum evaluates land use changes and compares them to the previously identified uses assumed in the Echo Hills TIA.

Proposed Changes

Lots 3 and 4 of the development are proposed to change from 9,600 square feet of restaurant, 4,200 square feet of shopping center, and 490 square feet of coffee shop space to 71 multifamily units and 1,800 square feet of coffee shop space. Lot 3 and 4 are combined into one lot with the proposed site plan.

Site Trip Generation

Trip generation rates from the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Tenth Edition, 2017, were utilized to estimate the traffic generated by the site. The proposed development site will have a total of 281 multifamily units, 210 in lot 2 and 71 in lot 3, 80 assisted living units, and 1,800 square feet of coffee shop space. **Table 1** summarizes the estimated vehicle-trips that the proposed development would generate. With the new land uses and quantities, the site is anticipated to generate approximately 3,744 daily weekday vehicle-trips. This includes 305 vehicle-trips during the AM peak hour, and 259 vehicle-trips during the PM peak hour.

Table I. Site Trip Generation – Proposed Use

Lot #	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	254	Assisted Living	80	DU	208	9	6	15	8	13	21
2	220	Multi-Family (Low-Rise)	210	DU	1,538	22	75	97	74	44	118
3	220	Multi-Family (Low-Rise)	71	DU	521	8	25	33	25	15	40
	937	Coffee/Donut Shop w/Drive-Thru Window	1.80	KSF	1,477	82	78	160	40	40	80
Buildout Total Vehicles					3,744	121	184	305	147	112	259
**Average Rates Utilized DU = Dwelling Units KSF = 1,000 square feet											

Table 2 summarizes the trip generation for the previous uses. The previous uses were assumed to generate approximately 3,114 daily weekday vehicle-trips. This includes 168 vehicle-trips during the AM peak hour, and 252 vehicle-trips during the PM peak hour.

Table 2. Site Trip Generation – Previous Use

Lot #	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
					TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
1	254	Assisted Living	80	DU	208	9	6	15	8	13	21
2	220	Multi-Family (Low-Rise)	210	DU	1,538	22	75	97	74	44	118
3	931	Quality Restaurant	9.6	KSF	806	4	4	8	50	25	75
4	820	Shopping Center	4.2	KSF	160	2	2	4	8	8	16
	937	Coffee/Donut Shop w/Drive-Thru Window	0.49	KSF	402	22	22	44	11	11	22
Buildout Total Vehicles					3,114	59	109	168	151	101	252
**Average Rates Utilized DU = Dwelling Units KSF = 1,000 square feet											

Table 3 provides a comparison of the two uses of the proposed development. The daily number of trips is anticipated to grow by 630 vehicles, and the AM peak hour is anticipated to grow by 137 vehicles; however, the PM peak hour volumes are similar with minimal change.

Table 3. Site Trip Generation – Comparison

Scenario	Daily	AM Peak Hour			PM Peak Hour		
	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Use - Total	3,744	121	184	305	147	112	259
Previous Use - Total	3,114	59	109	168	151	101	252
Change in Trips = Proposed Use - Previous Use	+630	+62	+75	+137	-4	+11	+7
Percent Change = (Proposed Use - Previous Use)/Previous Use	+20%	+105%	+69%	+82%	-3%	+11%	+3%

*Trib Generation Comparison. ITE Trip Generation Manual 10th Edition

*Trip Generation Comparison, ITE Trip Generation Manual 10th Edition

The change in land use mainly impacts the AM peak hour trip generation. This is driven by the larger square footage coffee shop with a drive-through in the proposed use scenario. However, the controlling peak hour for the study area is the PM peak hour, with approximately 25% more traffic occurring during the PM peak hour compared to the AM peak hour.

In comparison to data in the Echo Hills TIA, the movements anticipated to be affected by these changes have sufficient reserve capacity to operate acceptably. The intersections of 144th Street with Chandler Road and 146th Street with Chandler Road both operate at acceptable levels of service (LOS), given the analysis of the Echo Hills TIA. The side street movements at the intersection of Echo Hills Drive/Josephine Street and 144th Street are anticipated to experience heavier delays during peak hours, but the above changes are anticipated only to be reflected in the major street, 144th Street, which operates acceptably during peak hours and has reserve capacity to handle the increase in trip generation.

Summary and Recommendations

Based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities, and an update to the Echo Hills Traffic Impact Study (TIS) is not required.

ATTACHMENTS:

Overall Site Plan – Proposed Use
PUD Site Plan – Previous Use