

AGENDA ITEM 4A

**Replat—Centech Business Park Replat 7—
Walnut Acres, LLC**



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

CASE NUMBERS: PRP23-0001;

FOR HEARING ON: FEBRUARY 16, 2023
REPORT PREPARED ON: FEBRUARY 7, 2023

I. GENERAL INFORMATION

A. APPLICANT(S):

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

B. PROPERTY OWNERS:

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

C. LOCATION: 7769 S 133rd Street, generally located between Chandler Road and Centech Road off S 133rd Street.

D. LEGAL DESCRIPTION: Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

E. REQUESTED ACTION(S): Approval of a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial Zoning District. Both properties are currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to combine the two properties to allow for the construction of a 29,000 square foot industrial building. No building user has been identified at this time.

H. SIZE OF SITE: Approximately 2.68 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	Industrial	I-1 Light Industrial	Millard Sprinkler
East	Industrial	I-1 Light Industrial	Vacant Property/Cell Tower
South	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
West	Industrial	I-1 Light Industrial	Vacant Property

B. RELEVANT CASE HISTORY:

1. On October 30, 2015, Lot 24 Centech Business Park was split into Lots 1 and 2 Centech Business Park Replat 3 with an administrative plat. Per Section 3.08.01 of La Vista's Subdivision Regulations, properties previously created through an administrative plat must be subsequently subdivided or combined through a formal replat process.

C. APPLICABLE REGULATIONS:

1. Section 5.13 of the City of La Vista Zoning Ordinance – I-1 Light Industrial Zoning District
2. La Vista Subdivision Regulations

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for industrial development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this site will be maintained through 2 driveways that will connect directly to S 133rd Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirement for flex space for industrial uses is one space per 3,000 square feet of gross floor area, Per Section 7.06 of the La Vista Zoning Ordinance. For the proposed 29,000 square foot building, this requirement would equate to 10 parking stalls. The current

proposed site plan depicts 32 parking stalls, well above the initial required amount. Another review of conformance with the parking requirements will be conducted at time of building permit application, to incorporate any proposed office (or other use types) that may increase the off-street parking requirements.

IV. REVIEW COMMENTS

- A. A full Post Construction Stormwater Management Plan, inclusive of a drainage study, will need to be submitted and reviewed prior to issuance of a building permit. As more than 1 acre of land will be disturbed, a grading permit will also be required for this project.
- B. The easements referenced as the 5' Side Yard Utility Easements that bisect the proposed Lot 1 Centech Business Park Replat 7 in the Preliminary Plat will need to be vacated as proposed on the Final Plat as to ensure the absence of utilities within the proposed buildable area of the lot. Easements will need to be vacated prior to the recording of the Final Plat, or at a minimum, commitments need to be obtained from such utility providers that easements will be released immediately upon recording of the Final Plat.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

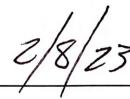
- A. Vicinity Map
- B. Review letter
- C. Preliminary Plat
- D. Paving, Grading, & Utility Exhibit

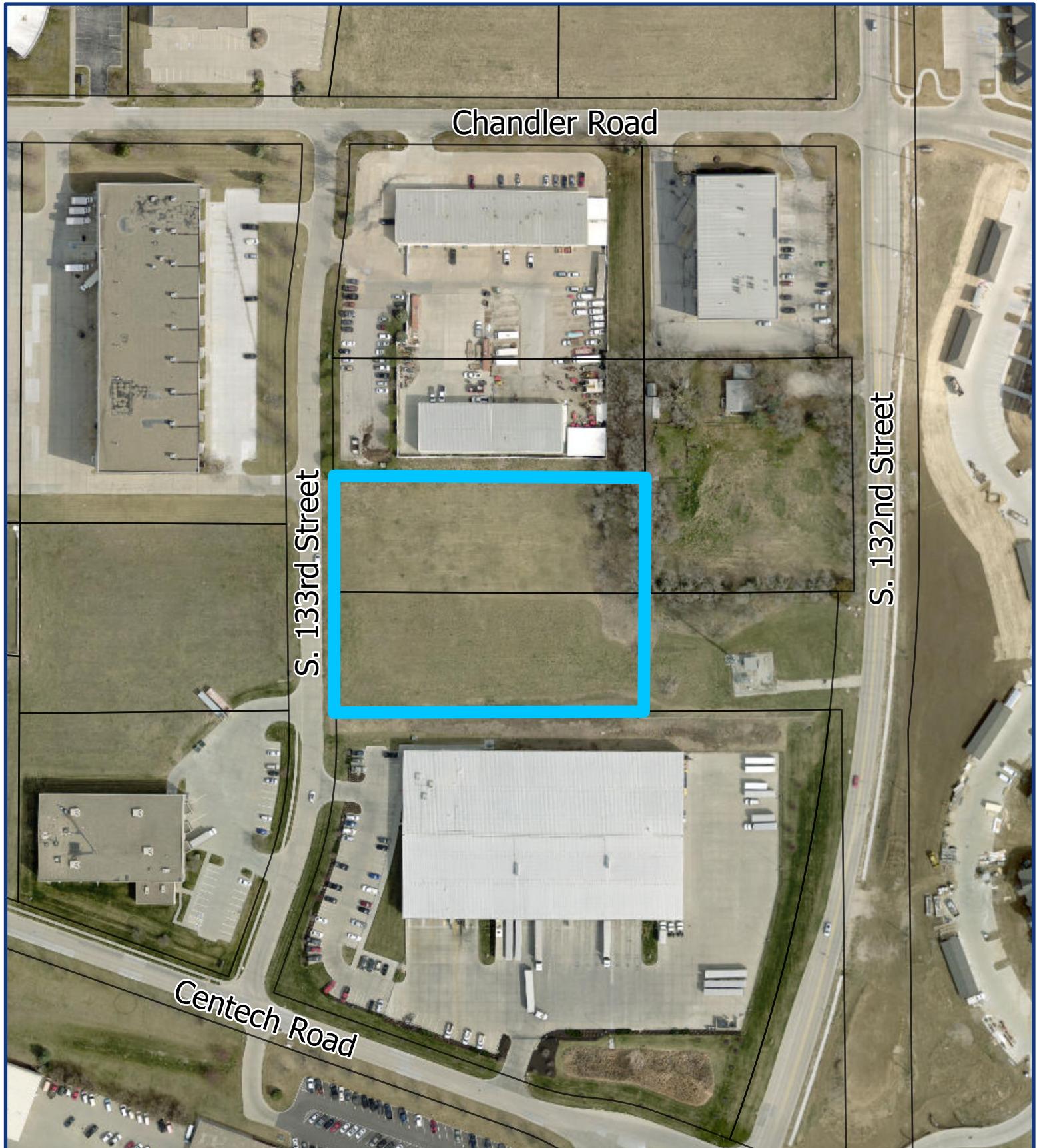
VII. COPIES OF REPORT SENT TO:

- A. Victor Pelster, Walnut Acres, LLC
- B. Jeff Darnish, Cornerstone Surveying
- C. David Harnisch, E&A Consulting
- D. Public Upon Request

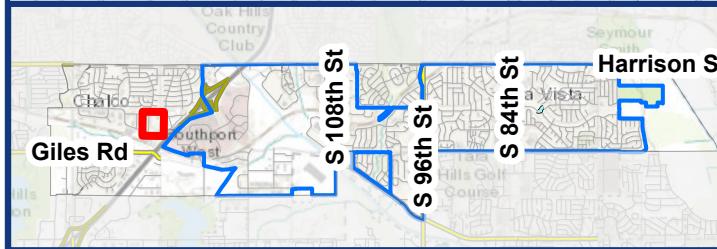


Prepared by: Associate Planner


Community Development Director
Date



Vicinity Map - Centech Business Park Replat 7



Legend

- Property Lines
- Replat Boundary





January 31, 2023

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

RE: Replat – Centech Business Park Replat 7 – Initial Review Letter
7769 S 133rd Street

Mr. Pelster

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. Per Section 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.12, please include all easements for public utility and right-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3. Per Section 3.03.20, please provide copies of the following: sanitary sewer plan, surface storm drainage plan, street profile plan inclusive of proposed street improvements (if applicable), and a post-construction storm water management plan.
4. Per Section 3.05.11, if there are no mortgage holders for this property, please provide a statement to that effect from a title company. If there is a mortgage holder for this property, a lien holder title block must be included on the final plat, as per Section 3.05.18.

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. Per Section 3.05.16, please provide a block/space for the Certificate of County Register of Deeds.
6. Per Section 3.08.03.2, the side lot line easement between Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3 will need to be released with any telecom and/or utility provider that may be within the easement. Easements will need to be released prior to recording of the Replat. These 5' utility easements should also be removed from the plat document once released by the utility providers.
7. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (along with an electronic copy) and any other supporting documentation to the City for further review. Dates for Planning Commission and City Council meetings will be determined based upon your resubmittal. To be considered for the February 16th Planning Commission meeting, we would need a complete resubmittal no later than 12:00pm next Monday, February 6th to allow for further review and packet preparation. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

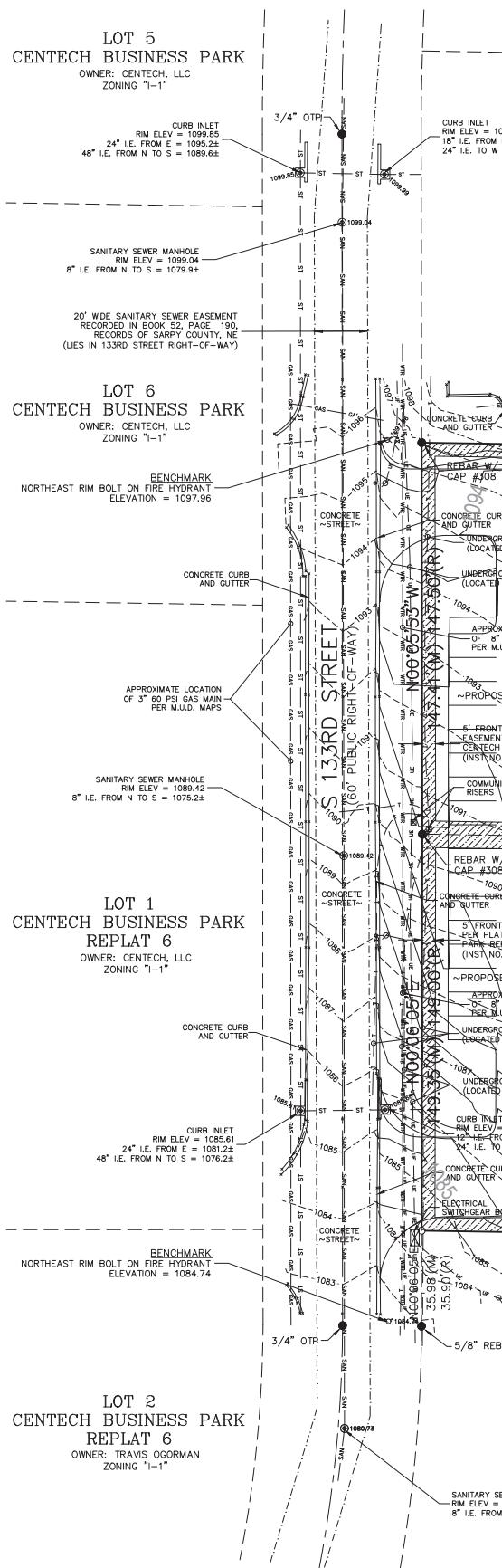


Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

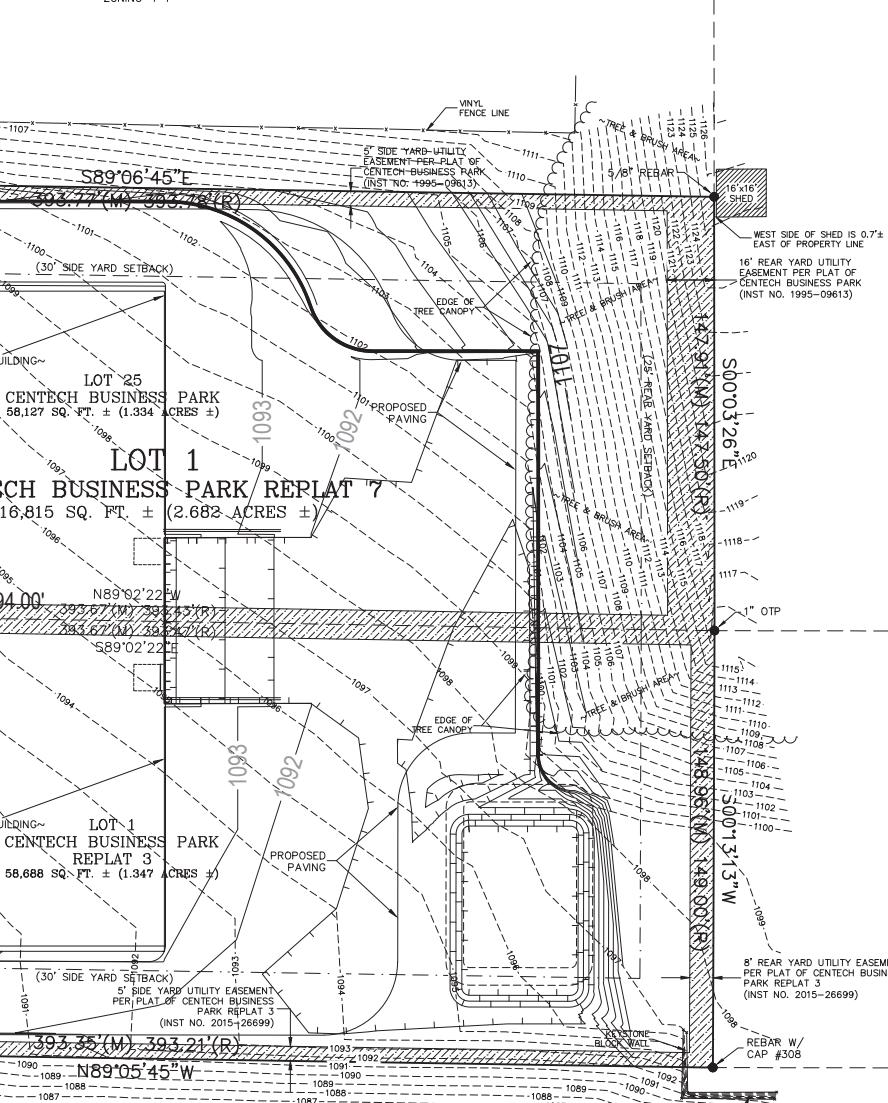
cc:

Jeff Darnish, Cornerstone Surveying
David Harnisch, E & A Consulting Group, Inc.
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

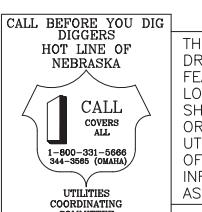
LOT 5
CENTECH BUSINESS PARK
OWNER: CENTECH, LLC
ZONING "I-1"



LOT 26
CENTECH BUSINESS PARK
OWNER: BIG RED PROPERTIES, LLC
ZONING "I-1"



LOT 2
CENTECH BUSINESS PARK
REPLAT 6
OWNER: TRAVIS OGORMAN
ZONING "I-1"



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.

ZONING REGULATIONS

PROPERTY IS CURRENTLY ZONED "I-1"
LIGHT INDUSTRIAL DISTRICT (I-1)
PER THE CITY OF LA VISTA, NEBRASKA
PERMITTED USES: PER CITY OF LA VISTA, NE
LOT AREA ----- 10,000 SQ. FT. MINIMUM
LOT WIDTH ----- 100 FT. MINIMUM
FRONT YARD ----- 35 FT.
SIDE YARD ----- 35 FT.
REAR YARD ----- 25 FT.
MAX HEIGHT ----- 45 FT.
MAX LOT COVERAGE ----- 65%

NOTE: THERE MAY ALSO BE RESTRICTIVE COVENANTS THAT CONTROL SETBACK AND HEIGHT REQUIREMENTS. SEE INST. NO. 1995-09613 AND INST. NO. 1996-25585 OF THE RECORDS OF SARPY COUNTY. CORNERSTONE SURVEYING LLC DOES NOT TAKE ANY RESPONSIBILITY FOR SETBACK AND HEIGHT REQUIREMENTS FOR FUTURE DESIGN.

LOT 2
CENTECH BUSINESS PARK
REPLAT 3
OWNER: CENTECH DP, LLC
ZONING "I-1"

OWNER: THEODORE PELSTER, MANAGER
WALNUT ACRES, LLC
9808 S 148TH STREET
OMAHA, NE 68138
(402)577-5952
SURVEYOR: JEFFREY L. DAHARSH
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NE 68137
(402)995-4700

ARCHITECT: ROBERT ENGEL
ROBERT W. ENGEL & ASSOCIATES ARCHITECTS
2443 S 156TH CIRCLE
OMAHA, NE 68130
(402)330-8287
CIVIL ENGINEER: DAVID HARNISCH
E&A CONSULTING GROUP
10909 MILL VALLEY RD, SUITE 100
OMAHA, NE 68154
(402)451-2088

PRELIMINARY PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE SE 1/4 OF SECTION 13, T14N, R11E, 6TH P.M., SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

LOT 1, CENTECH BUSINESS PARK REPLAT 7, BEING A REPLAT OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.
- CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A BULY REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THIS ACCOMPANYING SURVEY PLAT; THAT SAID SURVEY PLAT IS A TRUE DELINEATION OF THE SURVEY PERFORMED AND WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

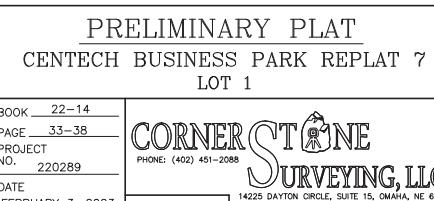
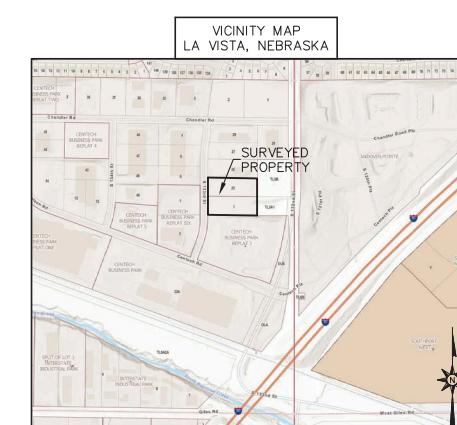
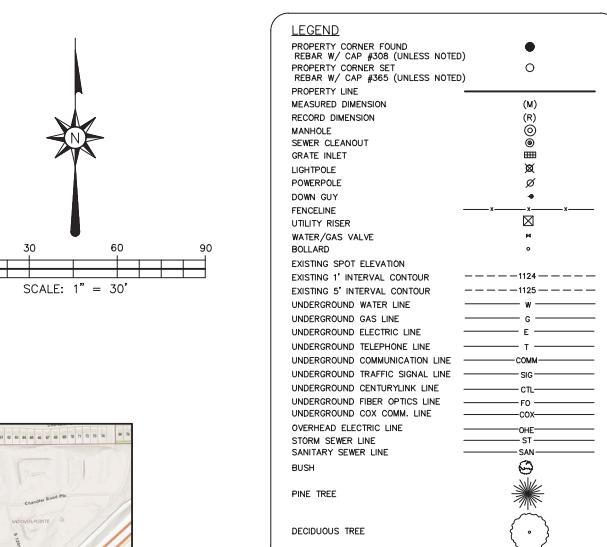
JEFFREY L. DAHARSH R.L.S. #826
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NE 68137
DATE

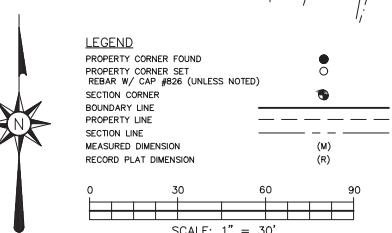
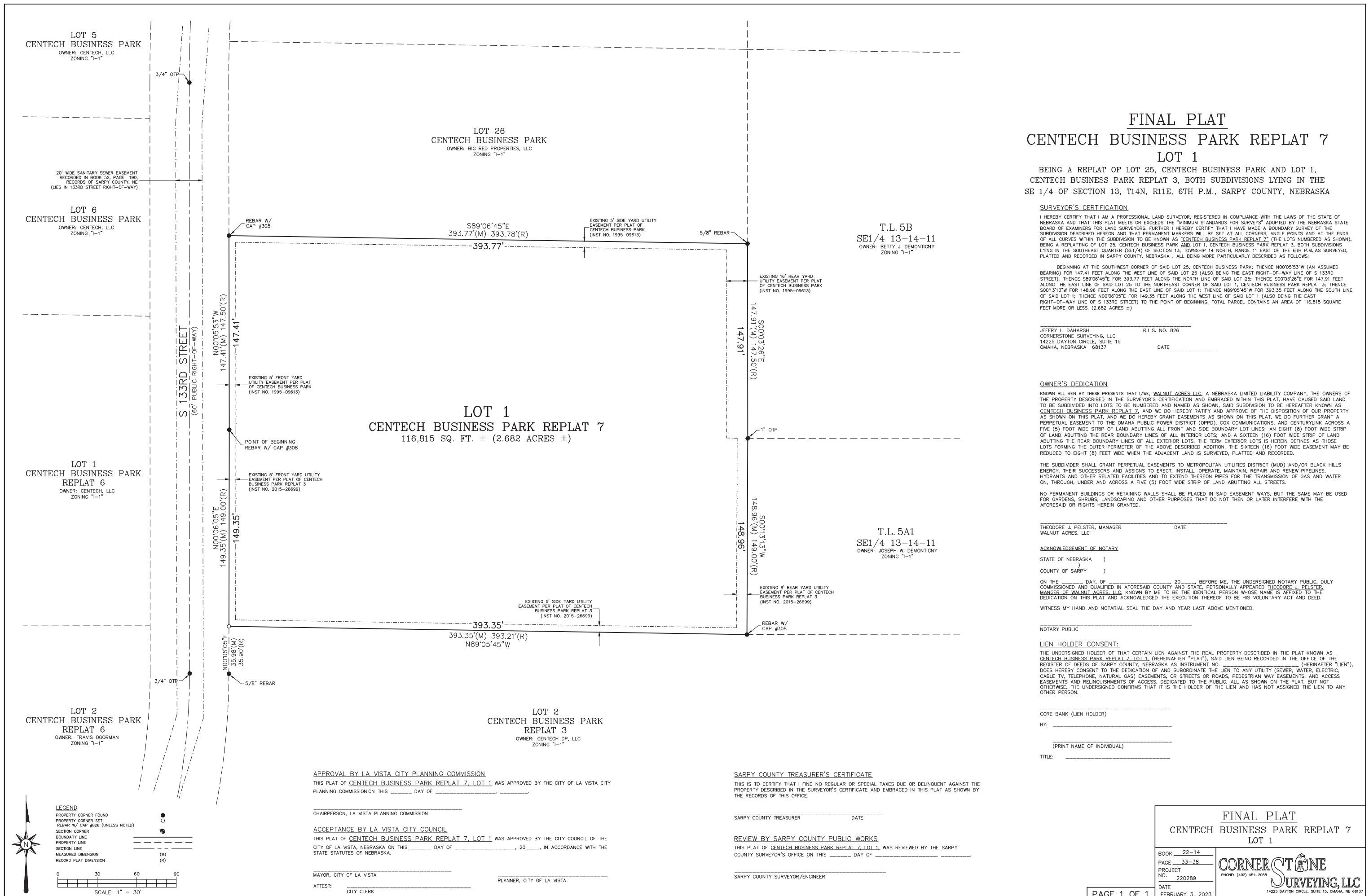
GENERAL NOTES

- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY COMPANIES (TICKET NO. 223630775 & 23004003). ANY OTHER UTILITY LINES IN THE AREA ARE UNKNOWN. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
- EASEMENTS SHOWN ARE THOSE THAT APPEAR IN TITLE COMMITMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO. 22-114224-C DATED DECEMBER 13, 2022 (LOT 25, CENTECH BUSINESS PARK) AND BY CHICAGO TITLE INSURANCE COMPANY (ISSUING AGENT TITLECORE NATIONAL, LLC), FILE NO. 22-114230 DATED NOVEMBER 14, 2022 (LOT 1, CENTECH BUSINESS PARK REPLAT 3). NO EASEMENTS ARE SHOWN BY CORNERSTONE SURVEYING, LLC.
- NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
- NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
- SANITARY SEWER AND STORM SEWER PIPE SIZES ARE SHOWN USING INFORMATION FROM SARPY COUNTY PUBLIC WORKS MAPS AND FROM VISUAL EVIDENCE OBSERVED INSIDE EACH SEWER STRUCTURE. CORNERSTONE SURVEYING, LLC CANNOT GUARANTEE ALL PIPE SIZES ARE CORRECT.
- GAS AND WATER MAINS SHOWN ARE APPROXIMATE. THESE LINES WERE NOT LOCATED BY M.U.D. AND ARE SHOWN USING THE MAPS THEY PROVIDED.

FLOOD ZONE INFORMATION

SURVEYED PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153C0061H, WITH AN EFFECTIVE DATE OF MAY 3, 2010.





APPROVAL BY LA VISTA CITY PLANNING COMMISSION
THIS PLAT OF CENTECH BUSINESS PARK REPLAT 7, LOT 1, WAS APPROVED BY THE CITY OF LA VISTA CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20_____.
CHAIRPERSON, LA VISTA PLANNING COMMISSION
ACCEPTANCE BY LA VISTA CITY COUNCIL
THIS PLAT OF CENTECH BUSINESS PARK REPLAT 7, LOT 1, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 20_____, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.
MAYOR, CITY OF LA VISTA
ATTEST: CITY CLERK
PLANNER, CITY OF LA VISTA
SARPY COUNTY SURVEYOR/ENGINEER
CORNERSTONE SURVEYING, LLC
PHONE: (402) 451-2088
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137
FEBRUARY 3, 2023

FINAL PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1
BOOK 22-14
PAGE 33-38
PROJECT NO. 220289
DATE FEBRUARY 3, 2023

