

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 21, 2023 AGENDA

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT – 7769 S 133 RD STREET CENTECH BUSINESS PARK REPLAT SEVEN WALNUT ACRES, LLC	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

SYNOPSIS

A resolution has been prepared to approve a replat of Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat Seven. The applicant is seeking to combine these properties to develop a 29,000 square foot industrial building.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

A resolution has been prepared to consider an application submitted by Walnut Acres, LLC for a replat, designated as Centech Business Park Replat Seven to allow for the development of a 29,000 square foot industrial, speculative building. The applicant is currently searching for a tenant(s) that will occupy the building once developed. The site is located east of S. 133rd Street between Chandler Road and Centech Road.

A detailed staff report is attached. The Planning Commission held a meeting on February 16, 2023, and voted unanimously to recommend approval of the Replat, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE REPLAT FOR LOT 25 CENTECH BUSINESS PARK AND LOT 1 CENTECH BUSINESS PARK REPLAT 3, TO BE REPLATTED AS LOT 1 CENTECH BUSINESS PARK REPLAT SEVEN, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owner of the above described property applied for approval of a replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, to be replatted as Lot 1 Centech Business Park Replat Seven; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on February 16, 2023, the La Vista Planning Commission held a meeting and reviewed the replat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, to be replatted as Lot 1 Centech Business Park Replat Seven, a subdivision located in the southeast quarter of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located east of S 133rd Street between Centech Road and Chandler Road, be, and hereby is, approved.

PASSED AND APPROVED THIS 21ST DAY OF MARCH 2023.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, MMC
City Clerk



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

CASE NUMBERS: PRP23-0001;

FOR HEARING ON: March 21, 2023
REPORT PREPARED ON: March 3, 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. PLANNING COMMISSION RECOMMENDATION – REPLAT:

The Planning Commission met on February 16, 2023 and voted unanimously to recommend 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.

VII. ATTACHMENTS TO REPORT:

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

VIII. 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

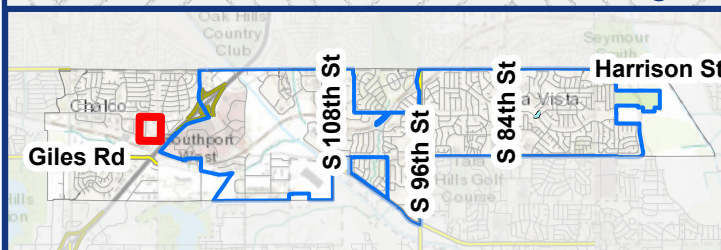


Community Development Director




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,

A handwritten signature in blue 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, 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

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 REPLATING 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 DULY 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

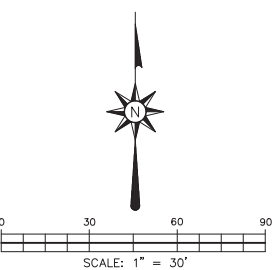
- ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
- UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY
COMPANIES (TICKET NO. 223630775 & 23004003). ANY OTHER UTILITY LINES IN THE AREA ARE
UNKNOWN TO US. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
- 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 10, 2022 (LOT 1, CENTECH BUSINESS PARK REPLAT 3). NO
EASEMENTS WERE RESEARCHED 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.

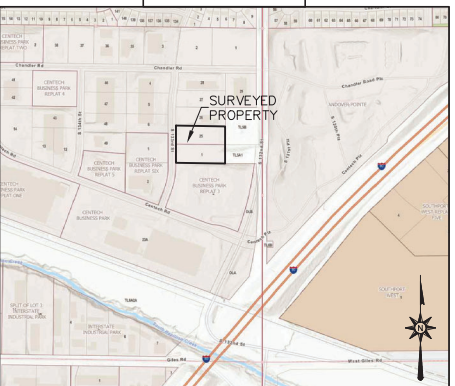
T.L. 5B
SE1/4 13-14-11
OWNER: BETTY J. DEMONTIGNY
ZONING "I-1"

T.L. 5A1
SE1/4 13-14-11
OWNER: JOSEPH W. DEMONTIGNY
ZONING "I-1"



LEGEND	
PROPERTY CORNER FOUND	●
REBAR W/ CAP #308 (UNLESS NOTED)	○
PROPERTY CORNER SET	○
REBAR W/ CAP #365 (UNLESS NOTED)	○
PROPERTY LINE	---
MEASURED DIMENSION	(M)
RECORD DIMENSION	(R)
MANHOLE	⊗
SEWER CLEANOUT	⊕
GRATE INLET	⊞
LIGHTPOLE	⊙
POWERPOLE	⊙
DOWN GUY	+
FENCELINE	—+—
UTILITY RISER	⊞
WATER/GAS VALVE	+
BOLLARD	•
EXISTING SPOT ELEVATION	—1124—
EXISTING 1' INTERVAL CONTOUR	---1125---
EXISTING 5' INTERVAL CONTOUR	---
UNDERGROUND WATER LINE	W
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	E
UNDERGROUND TELEPHONE LINE	T
UNDERGROUND COMMUNICATION LINE	COMM
UNDERGROUND TRAFFIC SIGNAL LINE	SG
UNDERGROUND CENTURYLINK LINE	CTL
UNDERGROUND FIBER OPTICS LINE	FO
UNDERGROUND COX COMM. LINE	COX
OVERHEAD ELECTRIC LINE	OWE
STORM SEWER LINE	ST
SANITARY SEWER LINE	SAN
BUSH	+
PINE TREE	⊙
DECIDUOUS TREE	⊙

VICINITY MAP
LA VISTA, NEBRASKA



PRELIMINARY PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BOOK 22-14
PAGE 33-38
PROJECT
NO. 220289
DATE
FEBRUARY 3, 2023

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

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 ----- 30 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.

OWNER:
THEODORE PELSTER, MANAGER
WALNUT ACRES, LLC
9808 S 148TH STREET
OMAHA, NE 68138
(402)677-5952

ARCHITECT:
ROBERT ENGEL & ASSOCIATES ARCHITECTS
2443 S 156TH CIRCLE
OMAHA, NE 68130
(402)330-8287

SURVEYOR:
JEFFREY L. DAHARSH
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NE 68137
(402)451-2088

CIVIL ENGINEER:
DAVID HARNISCH
E&A CONSULTING GROUP
10909 MILL VALLEY RD, SUITE 100
OMAHA, NE 68154
(402)895-4700

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

LOT 6
CENTECH BUSINESS PARK
OWNER: CENTECH, LLC
ZONING "I-1"

LOT 1
CENTECH BUSINESS PARK
REPLAT 6
OWNER: CENTECH, LLC
ZONING "I-1"

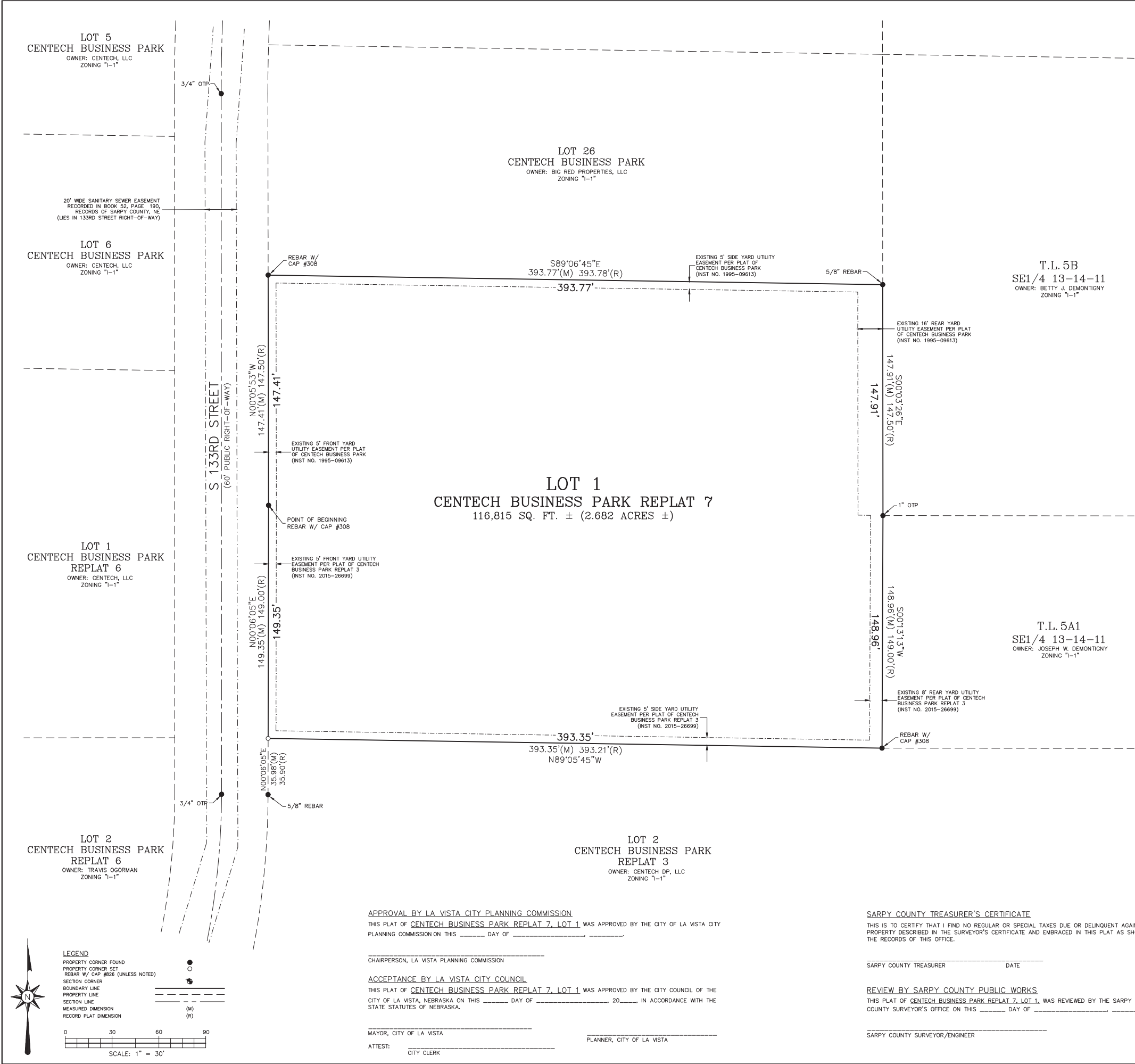
LOT 2
CENTECH BUSINESS PARK
REPLAT 6
OWNER: TRAVIS OGORMAN
ZONING "I-1"

CALL BEFORE YOU DIG
DIGGER'S
HOT LINE OF
NEBRASKA

CALL
COVERS
ALL
1-800-331-5686
344-5685 (OMAHA)

UTILITIES
COORDINATING
COMMITTEE

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.



FINAL 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

SURVEYOR'S CERTIFICATION

I 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. FURTHER I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS "CENTECH BUSINESS PARK REPLAT 7" (THE LOTS NUMBERED AS SHOWN), BEING A REPLATING OF LOT 25, CENTECH BUSINESS PARK AND LOT 1, CENTECH BUSINESS PARK REPLAT 3, BOTH SUBDIVISIONS LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25, CENTECH BUSINESS PARK; THENCE N00°05'53"W (AN ASSUMED BEARING) FOR 147.41 FEET ALONG THE WEST LINE OF SAID LOT 25 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET); THENCE S89°06'45"E FOR 393.77 FEET ALONG THE NORTH LINE OF SAID LOT 25; THENCE S00°03'26"E FOR 147.91 FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF SAID LOT 1, CENTECH BUSINESS PARK REPLAT 3; THENCE S00°13'13"W FOR 148.96 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N89°05'45"W FOR 393.35 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE N00°06'05"E FOR 149.35 FEET ALONG THE WEST LINE OF SAID LOT 1 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S 133RD STREET) TO THE POINT OF BEGINNING. TOTAL PARCEL CONTAINS AN AREA OF 116,815 SQUARE FEET MORE OR LESS. (2.682 ACRES ±)

JEFFRY L. DAHARSH R.L.S. NO. 826
CORNERSTONE SURVEYING, LLC
14225 DAYTON CIRCLE, SUITE 15
OMAHA, NEBRASKA 68137 DATE _____

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, WALNUT ACRES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CENTECH BUSINESS PARK REPLAT 7, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINES AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT (MUD) AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS.

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

THEODORE J. PELSTER, MANAGER DATE
WALNUT ACRES, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY AND STATE, PERSONALLY APPEARED THEODORE J. PELSTER, MANAGER OF WALNUT ACRES, LLC, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

LIEN HOLDER CONSENT:

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTECH BUSINESS PARK REPLAT 7, LOT 1, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY 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.

CORE BANK (LIEN HOLDER)

BY: _____

(PRINT NAME OF INDIVIDUAL)

TITLE: _____

FINAL PLAT
CENTECH BUSINESS PARK REPLAT 7
LOT 1

BOOK 22-14

PAGE 33-38

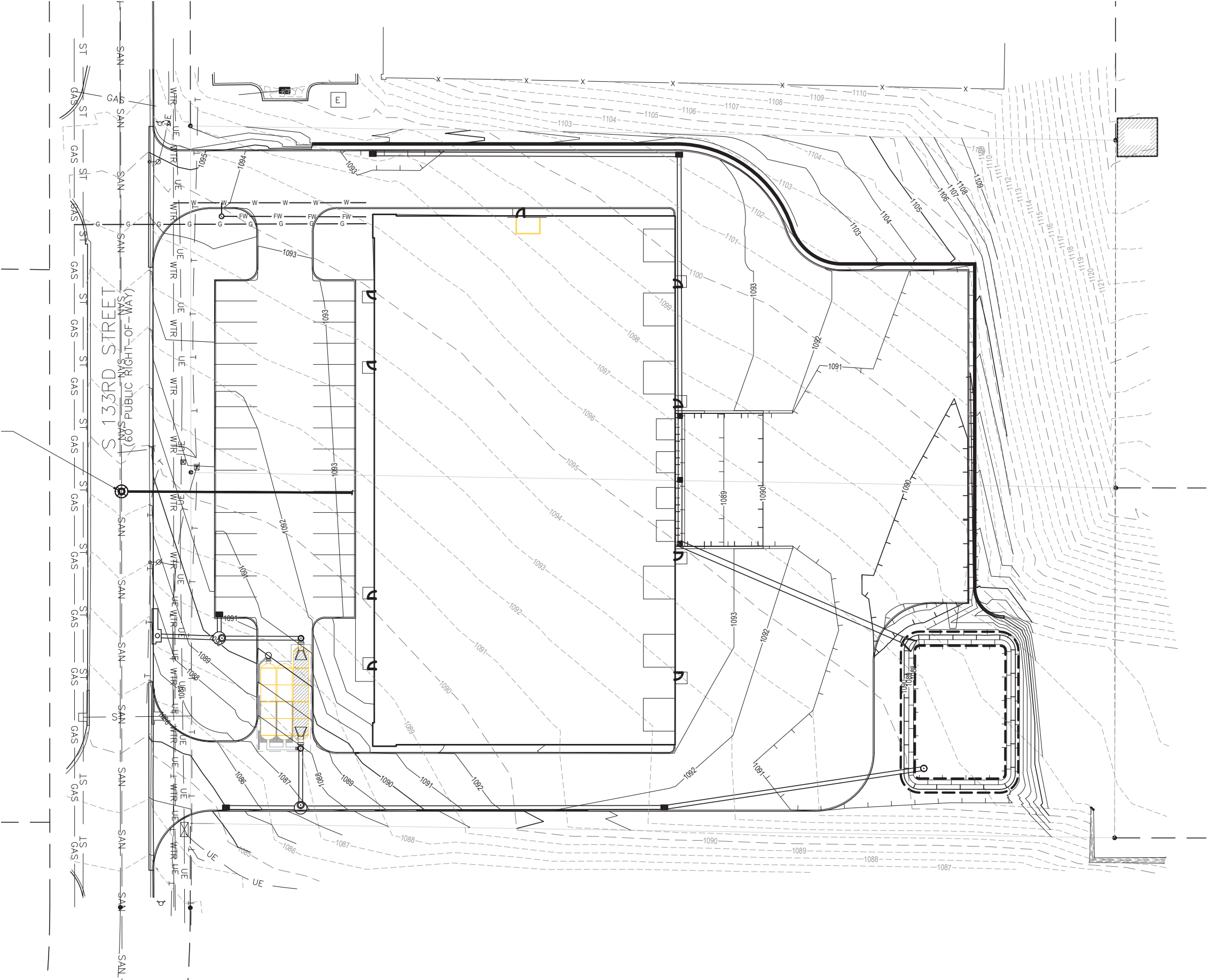
PROJECT

NO. 220289

DATE

FEBRUARY 3, 2023

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



200200

1 inch = 20 ft.

LEGEND

Storm Sewer System

Sanitary Sewer System

PCSMP Basin Perimeter

Gas Service

Water Service

Water Service (Fire)

Post Indicator Valve



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, FEBRUARY 16, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, February 16, 2023, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

PRESENT: Gayle Malmquist, Patrick Coghlan, Harold Sargus, Josh Frey, Mike Circo, Kathleen Alexander, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale

STAFF PRESENT: Chris Solberg Deputy Community Development Director; Cale Brodersen, Associate Planner; Meghan Engberg, Permit Technician

Call to Order

The meeting was called to order by Chairman Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

1. Approval of Meeting Minutes from December 1, 2022

Motion: Krzywicki moved, seconded by Malmquist, to **approve** the December 1, 2022, minutes.

RESULT:	Motion carried 6-0-3
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Coghlan, Gahan, Krzywicki, Sargus, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Alexander, Circo, Frey
ABSENT:	Dale

2. Old Business

None.

3. New Business

A. Replat – Centech Business Park Replat 7 – Walnut Acres, LLC

- i. **Staff Report – Cale Brodersen, Associate City Planner:** Brodersen said that the request by Walnut Acres, LLC, is for a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3. This would allow for the construction of a 29,000 square foot industrial building. Brodersen stated that there are development details that will be addressed through the building permit process, such as drainage and parking. Staff recommends approval of the replat for 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’ Subdivision Regulations.

Applicant was present to answer questions.

- ii. **Recommendation:** Malmquist moved, seconded by Krzywicki, to recommend **approval** of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, bring replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista’s Subdivision Regulations.

RESULT:	Motion carried 9-0
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki,
NAYS:	Circo Alexander
ABSTAINED:	None
ABSENT:	None
	Dale

5. Adoption of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review Schedule.

- i. **Recommendation:** Krzywicki moved, seconded by Frey, to recommend **approval** of the 2023 Schedule of Planning Commission Hearings/City of La Vista Review.

RESULT:	Motion carried 9-0
MOTION BY:	Krzywicki
SECONDED BY:	Frey
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki,
NAYS:	Circo Alexander
ABSTAINED:	None
ABSENT:	None
	Dale

6. Nominating Committee Formation

Nominating committee was formed. Elections to be held at next scheduled meeting.

7. Comments from the Floor

None.

8. Comments from the Planning Commission

Krzywicki asked if the opening dates for the new motel and Smashpark were known.

Solberg said that Smashpark has submitted for design review approval and are currently working through that process. The owners of the hotel chain are deciding something called a “flag” or brand and are nearly complete with that process. He said that there is a possibility that we could see something within the next few months.

Krzywicki asked if there were any updates on potential future buildings on the Multisport Complex site.

Solberg said their intention was to create a fieldhouse on that site. They are planning on building that as part of their second phase and are currently still completing work on the first phase.

Krzywicki asked if there was any word on what the future use or occupancy would be for some of the office buildings in Southport East.

Solberg said the City has heard rumors, but nothing that has been announced or confirmed yet. He said that there is a potential tenant that will be taking both PayPal buildings and will have people occupying the spaces.

9. Comments from Staff

Brodersen presented Malmquist with an award for her service on the Planning Commission for 20 years. This award was announced during a recent employee recognition event.

Brodersen invited the commission members to sign the beam in the lobby that will be a part of a couple of slides that are being installed off 84th Street as part of the Link project.

Solberg talked about NPZA and asked commission members to reach out if they are interested in going.

10. Adjournment

Sargus adjourned the meeting at 6:46 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair
