

## **AGENDA ITEM 4 B**

### **HARRISON HILLS REPLAT 4**

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: 2012-SUB-06

FOR HEARING OF: September 20, 2012

Report Prepared on: September 12, 2012

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Harrison I-80, LLC  
10855 West Dodge Road, Suite #270  
Omaha, NE 68154

**B. PROPERTY OWNER:**

Harrison I-80, LLC  
10855 West Dodge Road, Suite #270  
Omaha, NE 68154

**C. LOCATION:** 110<sup>th</sup> Street and Harrison Street

**D. LEGAL DESCRIPTION:** Lots 12 Harrison Hills

**E. REQUESTED ACTION(S):** Replatting of Lots 12 Harrison Hills.

**F. EXISTING ZONING AND LAND USE:** I-1, Light Industrial

**G. PURPOSE OF REQUEST:** Replatting of Lot 12 for development of industrial uses on smaller lots.

**H. SIZE OF SITE:** 11.29 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Relatively flat, sloping towards the creeks near the northeast and southwest side of the property. Vacant.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** C-3 Multi-Family Residential/Harrison Hills Apartments
2. **East:** I-2 Heavy Industrial/Store It Now
3. **South:** I-2 Heavy Industrial
4. **West:** TA Transitional Agriculture

**C. RELEVANT CASE HISTORY:** Not applicable.

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial
2. Section 3.08 of the Subdivision Regulations – Replats

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Plan of the Comprehensive Plan designates the area for Industrial development.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**

1. Vehicular access is provided to the property by the existing public street and no ingress/egress easements or private roadways are proposed. The proposed use of the property is consistent with the existing zoning and light industrial use of the property was considered when the infrastructure was installed. Therefore, no traffic study is required. The application documents to date do not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.
2. The City has not required sidewalks to be constructed in industrial areas to date. Sidewalks would be required at such time as the City Council determines there is a need to create a sidewalk district in the area or could be made a requirement of this development. Since a sidewalk in front of these lots would not connect to any other sidewalks, staff recommends addressing the installation of sidewalks at such time when a sidewalk district is created for the area. Such sidewalks should be 5 feet wide and be ADA accessible.

**D. UTILITIES:**

1. Public sanitary sewer exists in Olive Street abutting the property. There are two existing sanitary sewer stubouts that can serve Lots 3 and 4. Stubouts do not exist to serve proposed Lots 1 and 2. There needs to be a note added to the preliminary plat stating that “Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots”. A sanitary sewer stubout is not a part of public infrastructure. The stubout from the point of connection to the sewer main to the building is part of the property owner’s utility service. Therefore, a subdivision agreement to provide for installing public or private, shared infrastructure in accordance with Article 3.03.15 of the Subdivision Regulations is not required for sewer stubouts.

2. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
3. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan needs to be submitted as required by Items 2 and 4 of Article 3.03.20 of the Subdivision Regulations. It is recognized that detailed building plans for individual lots are not available at this time. The conceptual plan needs to address the whether each lot will have its own stormwater management measures or whether there will be shared solutions. A menu of BMPs applicable to meeting the water quality and peak flow attenuation requirements needs to be set forth in the conceptual plan. A draft Post Construction Storm Water Management Maintenance Agreement and Easement needs to be submitted as part of the replatting submittal.
4. Based on the submittal documents at this time, the Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application. If subsequent submittals indicate that there will be proposed infrastructure of this type, then a draft subdivision agreement may be necessary which would include the storm water management fee.

**IV. REVIEW COMMENTS:**

**V. PLANNING COMMISSION RECOMMENDATION:**

Approval of Harrison Hills Replat 4 subject to the satisfactory resolution of the following issues prior to City Council review:

- A. There needs to be a note added to the preliminary plat stating that; “Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots”.

- B. The labeling of the existing contours needs to be checked as they appear to be about 20 feet too low in comparison the 100-year flood elevations listed on the FIRM maps in this location.
- C. The proposed signature block for the Register of Deeds needs to replaced with adequate space for a sticker to be applied by the Register of Deeds.

**VI. ATTACHMENTS TO REPORT:**

- 1. Vicinity Map
- 2. Preliminary Plat, Final Plat
- 3. Engineer's Report

**VII. COPIES OF REPORT SENT TO:**

- 1. Doug Kellner, Thompson, Dreessen & Dorner
- 2. Sal Carta, Harrison I-80 LLC
- 3. Public Upon Request



9/14/12

Prepared by:

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Community Development Director

Date



## Vicinity Map

## Harrison Hills Replat Four

09/13/12  
CAS





August 17, 2012

Mr. Christopher Solberg  
City Planner  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Application for Replat-Initial Review  
Harrison Hills Replat 4(Replat of Harrison Hills Lot 12)

Chris:

I have reviewed the replat application package that you sent to me in a transmittal dated August 8, 2012. The proposal would replat Lot 12, Harrison Hills into four lots. I offer the following comments:

**TRAFFIC & ACCESS:**

1. Vehicular access is provided to the property by the existing public street and no ingress/egress easements or private roadways are proposed. The proposed use of the property is consistent with the existing zoning and light industrial use of the property was considered when the infrastructure was installed. Therefore, no traffic study is required. The application documents to date do not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.
2. The City has not required sidewalks to be constructed in industrial areas to date. Sidewalks would be required at such time as the City Council determines there is a need to create a sidewalk district in the area or could be made a requirement of this development. Since a sidewalk in front of these lots would not connect to any other sidewalks, I recommend addressing the installation of sidewalks at such time when a sidewalk district is created for the area. Such sidewalks should be 5 feet wide and be ADA accessible.

**UTILITIES & DRAINAGE:**

3. Public sanitary sewer exists in Olive Street abutting the property. There are two existing sanitary sewer stubouts that can serve Lots 3 and 4. Stubouts do not exist to serve proposed Lots 1 and 2. There needs to be a note added to

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

the preliminary plat stating that "Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots". A sanitary sewer stubout is not a part of public infrastructure. The stubout from the point of connection to the sewer main to the building is part of the property owner's utility service. Therefore, a subdivision agreement to provide for installing public or private, shared infrastructure in accordance with Article 3.03.15 of the Subdivision Regulations is not required for sewer stubouts.

4. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
5. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan needs to be submitted as required by Items 2 and 4 of Article 3.03.20 of the Subdivision Regulations. It is recognized that detailed building plans for individual lots are not available at this time. The conceptual plan needs to address the whether each lot will have it's own stormwater management measures or whether there will be shared solutions. A menu of BMPs applicable to meeting the water quality and peak flow attenuation requirements needs to be set forth in the conceptual plan. A draft Post Construction Storm Water Management Maintenance Agreement and Easement based on the prototype document that can be found at <http://www.papiopartnership.org/resources/documents/PCSMPMaintenanceAgreement-LaVista.pdf> needs to be submitted as part of the replatting submittal.
6. Based on the submittal documents at this time, the Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application. If subsequent submittals indicate that there will be proposed infrastructure of this type, then a draft subdivision agreement may be necessary which would include the storm water management fee.

#### PRELIMINARY PLAT REVIEW:

7. The preliminary plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Comments from that review are as follows:
  - a. The existing contours need to be shown on the preliminary plat. These can be obtained from the Sarpy County GIS information or as-built records that the engineers for the applicant may have on file. This is needed in order to demonstrate the usable space and to identify the existing water course and/or ravines. Refer to Articles 3.03.03 and 3.03.07 of the Subdivision Regulations. Proposed contours will not be required since grading is not required to create the lots. Proposed contours will be required as part of building plans for each lot when built upon.
  - b. The location of the west end of the existing Olive Street bridge needs to be shown on the preliminary plat. See Article 3.03.07 of the Subdivision Regulations.

- c. Show the existing floodway and floodplain limits on the preliminary plat. See Article 3.03.13 of the Subdivision Regulations.

FINAL PLAT REVIEW:

8. The final plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations.

Comments from that review are as follows:

- a. The graphic scale on the final plat appears to be wrong. It is shown as 50 scale, but the drawing appears to be drawn at 60 scale.
- b. The approval block for the Planning Commission is missing and needs to be added.
- c. A signature block for the Register of Deeds needs to be provided.

PLAT APPLICATION & MISC:

10. Provide a copy to the City of any existing or proposed private protective covenants affecting this property.
11. When development on an individual lot disturbs more than 1 acre of land, then a grading and erosion control permit will be required as part of the building permit process on such lot.

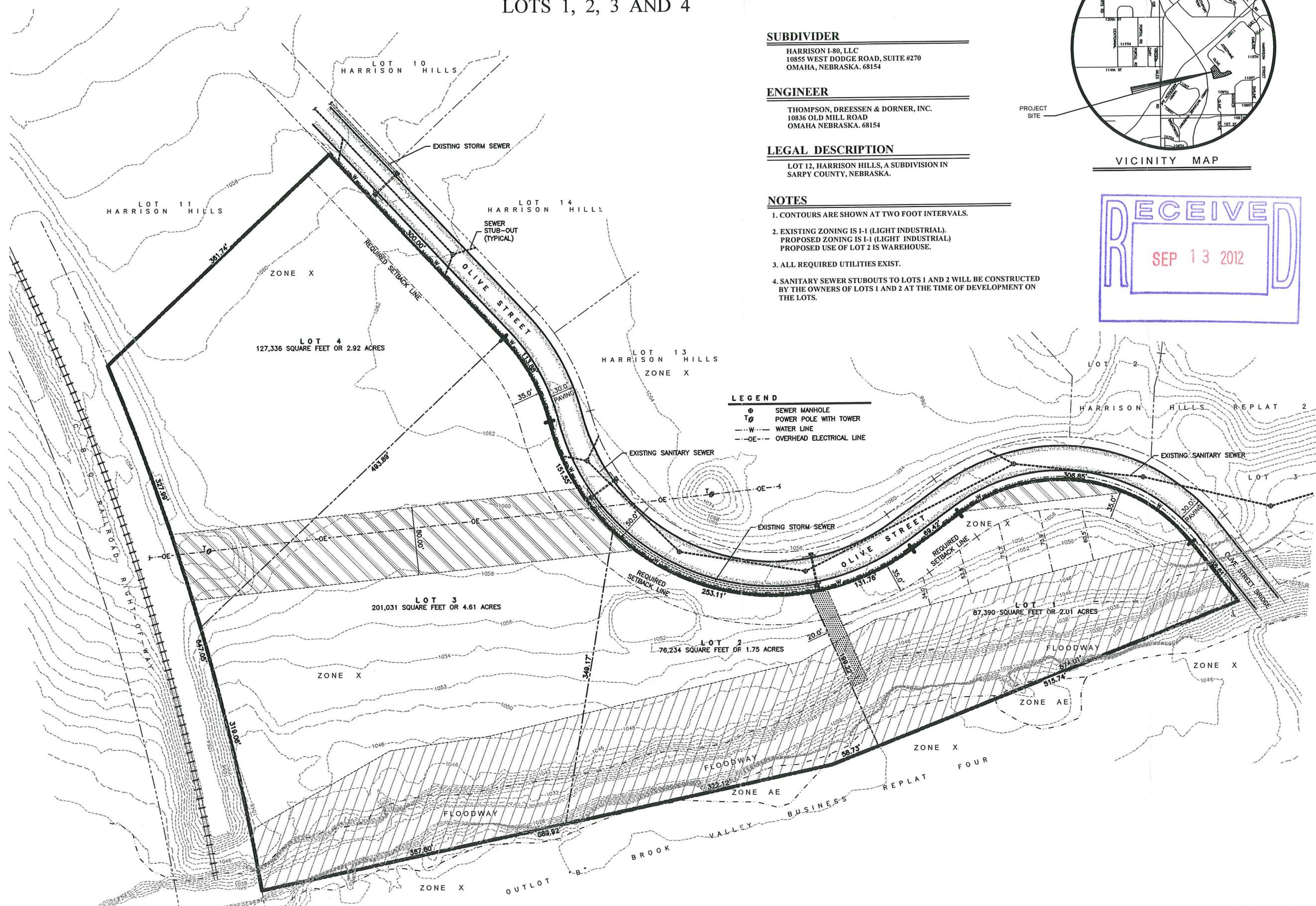
I recommend that the applicant revise and resubmit documents to address the items listed above.

Please feel free to contact me if you have questions about my recommendations.

  
John M. Kottmann  
City Engineer

# HARRISON HILLS REPLAT 4

## LOTS 1, 2, 3 AND 4



# TD2

engineering  
& surveying

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

**HARRISON HILLS  
REPLAT 4**

#### LOTS 1, 2, 3 AND 4

Client Name  
**THE LERNER  
COMPANY**

LOT 12, HARRISON  
HILLS REPLAT 4,  
SARPY COUNTY,  
NEBRASKA.



**Revision Dates**

Job No.: A738-186-1P  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 20, 2012  
Book:  
Pages:

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Sheet Title

SARPY COUNTY,  
NEBRASKA  
PRELIMINARY PLAT

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Sheet Number

SHEET 1 OF 1

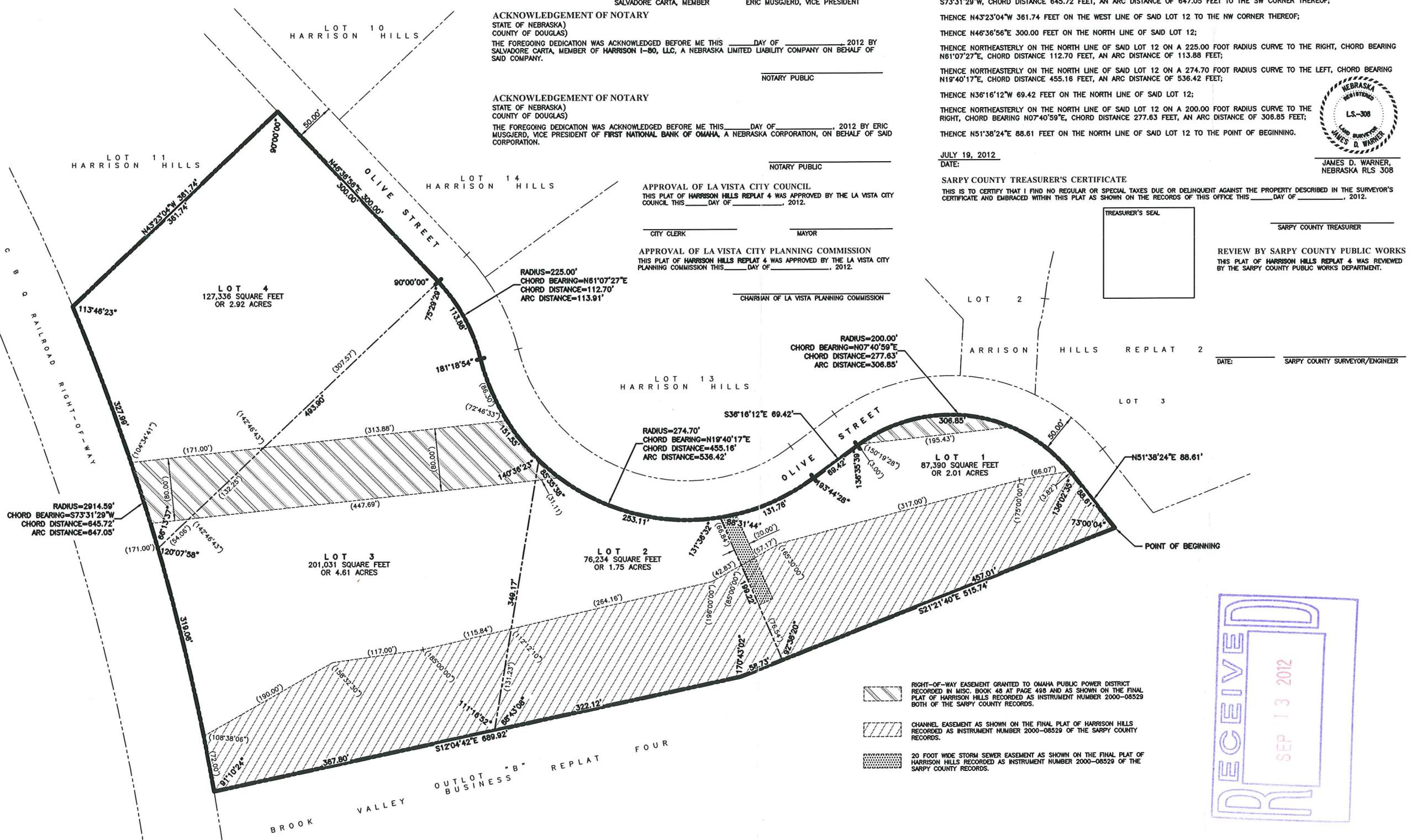
# HARRISON HILLS REPLAT 4

## LOTS 1, 2, 3 AND 4

BEING A REPLATTING OF LOT 12, HARRISON HILLS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

## NOTES

1. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES PERTAIN TO EASEMENTS.
2. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO THE CHORD LINE OF SAID CURVE.



# TD2

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d2co.com

HARRISON HILLS REPLAT 4  
LOTS 1, 2, 3 AND 4



AMES D. WARNER,  
NEBRASKA RLS 308

COUNTY TREASURER

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COUNTY TREASURER

WILSON 113

## COUNTY PUBLIC WORKS

COUNTY PUBLIC WORKS  
SLS REPLAT 4 WAS REVIEWED

2

**Revision Dates**

Job No.: A738-186-2A  
Drawn By: RJR  
Reviewed By: JDW  
Date: JULY 19, 2012  
Book:  
Page:

CITY OF LAVISTA

Sheet Number

SHEET 1 OF 1