

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-SUB-01

FOR HEARING OF: September 19, 2013
Report Prepared on September 12, 2013

I. GENERAL INFORMATION

- A. APPLICANT:** Retreat Financial, LLC
- B. PROPERTY OWNER:** Retreat Financial, LLC
- C. LOCATION:** 145th Street, North of Meadows Blvd.
- D. LEGAL DESCRIPTION:** Lot 4, Lakeview South II and Lot 2 Lakeview South Replat 3, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat of Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3.
- F. EXISTING ZONING AND LAND USE:**
I-1 Light Industrial District; Farm Implement Sales and Service use.
- G. PURPOSE OF REQUEST:** Replat of Lot 4, Lakeview South II and Lot 2, Lakeview South Replat 3 to combine the properties into one lot.
- H. SIZE OF SITE:** 4.546 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Of the two lots that will be combined through Lakeview South Replat Five, the north lot is currently developed for the existing use of Farm Implement Sales and Service, whereas the southern lot is currently vacant. The lots have a gradual downward slope to the north.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Tax Lot 4 23-14-11; C-1, Shopping Center Commercial, Gateway Corridor District (Overlay District)
 - 2. **East:** The Meadows; R-1 Single-Family Residential
 - 3. **South:** Lakeview South II; I-1 Light Industrial, Gateway Corridor District (Overlay District)
 - 4. **West:** Lakeview South II; I-1 Light Industrial, Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY: N/A.

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.
- B. **OTHER PLANS:** The property lies within the Gateway Corridor District (Overlay District). The expansion lot has been reviewed as per the design guidelines for the district. A copy of the approval letter from the City's third party architect, BCDM, is enclosed.
- C. **TRAFFIC AND ACCESS:**
 - 1. Vehicular access is provided to the property over an existing public street. Since the street currently dead-ends at the north end of the proposed lot, there appears to be temporary turn-around pavement on this lot. The applicant needs to provide a copy of a recorded easement for the turn-around or else provide an easement. Sidewalks do not exist along 145th Street and have not been provided along the lots already developed. Sidewalks have not been required in industrial subdivisions in the past and would not be required until determined to be necessary in accordance with City policies.
 - 2. The proposed use of the property is consistent with the existing zoning, subject to a conditional use permit, so no traffic impact study is needed for this replatting. There needs to be a notation added to the plat stating that there will be no direct vehicular access to State Hwy. 50/144th Street from Lot 1. The plat also needs to be sent to the NDOR for comment via Tim Weander, District 2 Engineer.
- D. **UTILITIES:**
 - 1. All utilities are available to the site.
 - 2. 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 has been set forth in the proposed Site Plan for the Conditional Use Permit. It is recognized that detailed plans for the proposed silt trap and rain garden are not available at this time. The conceptual design on the Site Plan needs to include notation of a small berm (approx. 18 inches in height) along the north and west sides of the equipment demonstration area to divert silt-laden runoff to the proposed sediment trap. There also needs to be a notation as to the nearest source of water to use for dust control on the demonstration area which could be a yard hydrant or a hose connection on an irrigation system. A final PCSMP plan and associated Post

Construction Storm Water Management Maintenance Agreement and Easement based on the a prototype document will be required as part of obtaining a building permit for the proposed parking lot.

3. 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.

IV. REVIEW COMMENTS:

1. The preliminary plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Items requiring further information are listed in the foregoing comments. Certain items are not applicable due to the nature of the proposed replat.
2. The final plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting, however; the applicant will need to request release of the side lot line easements along the common line between Lot 4, Lakeview South II and Lot 2, Lakeview South II Replat 3 that is being dissolved by this replatting. Releases from the affected utility companies need to be provided prior to the final plat mylars being signed by the City and released for recording.

V. STAFF RECOMMENDATION:

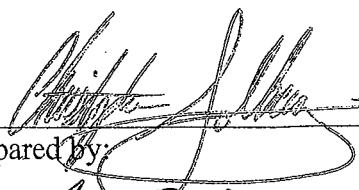
Approval of the Replat for Retreat Financial, LLC.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map
4. City Engineer's Report

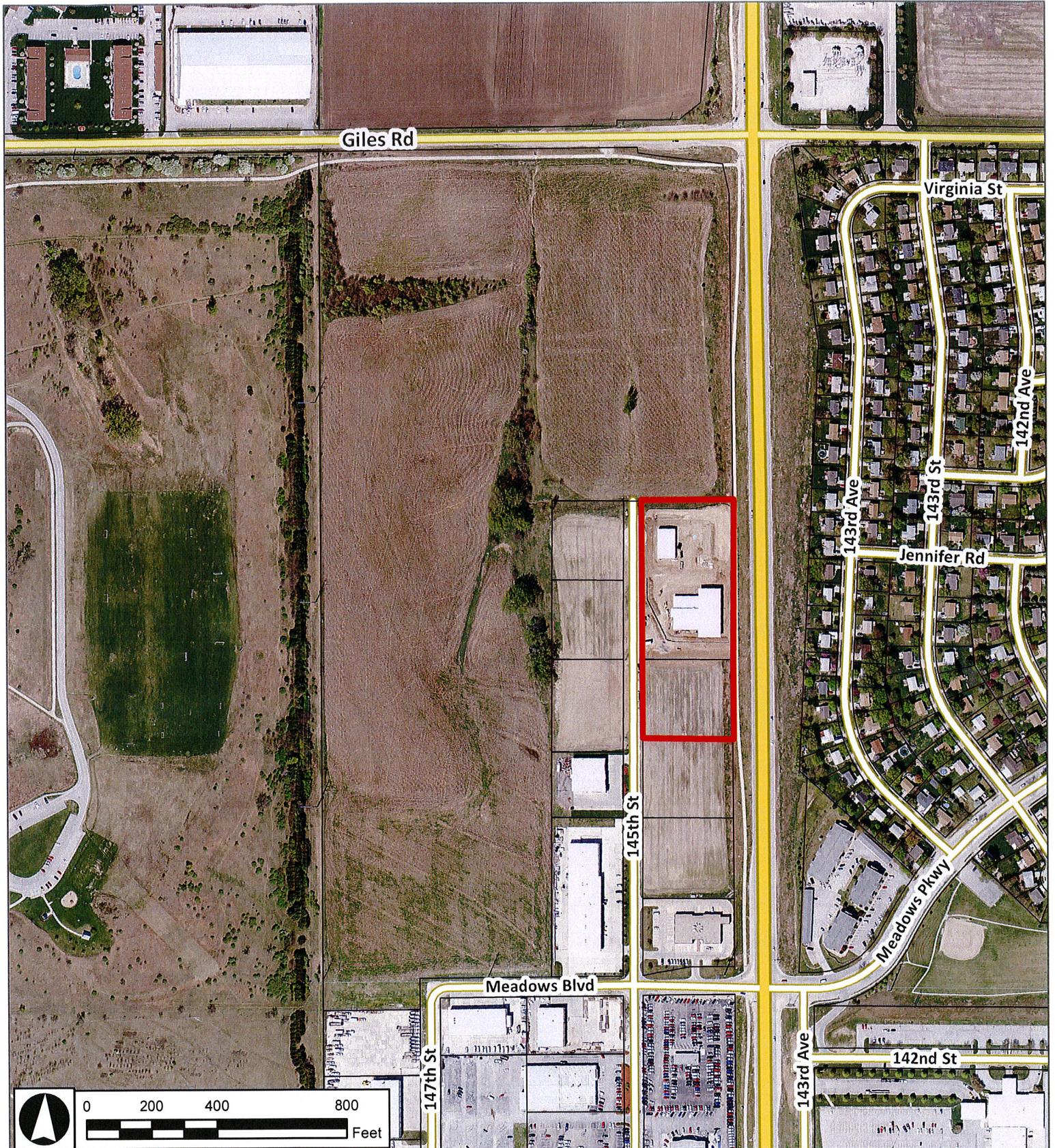
VII. COPIES OF REPORT TO:

1. Byron Stigge, Retreat Financial, Applicant
2. Mark Westergard, E&A Consulting Group
3. Public Upon Request



Prepared by:

Ann Ponick 9-13-13
Community Development Director Date

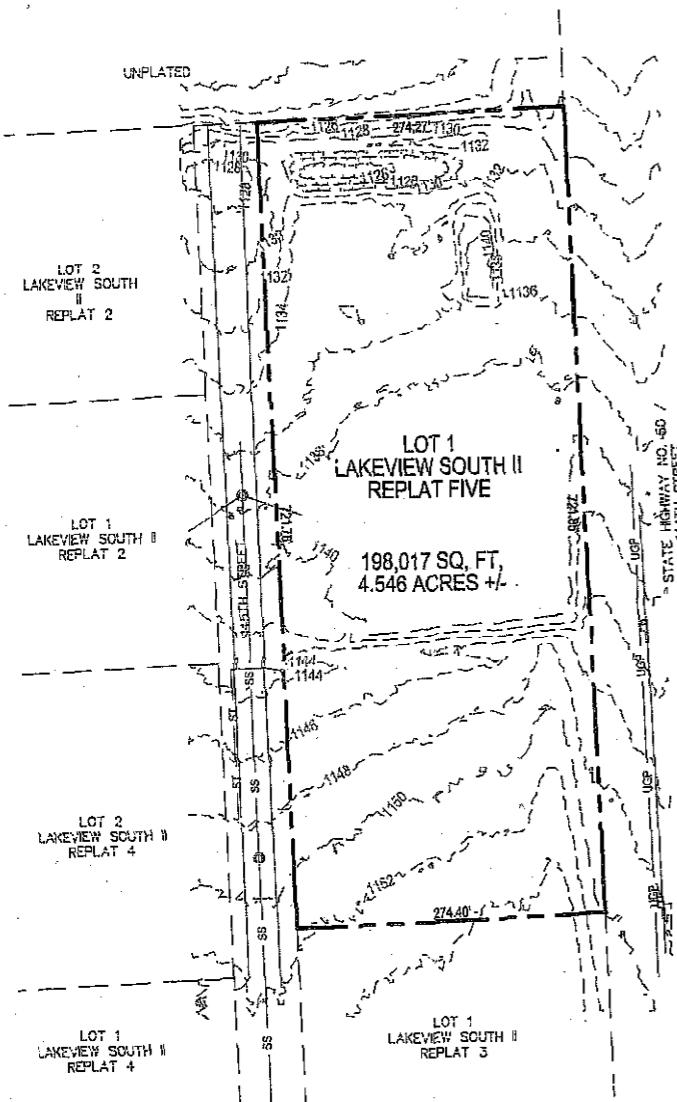


Bobcat of Omaha

Replat Application

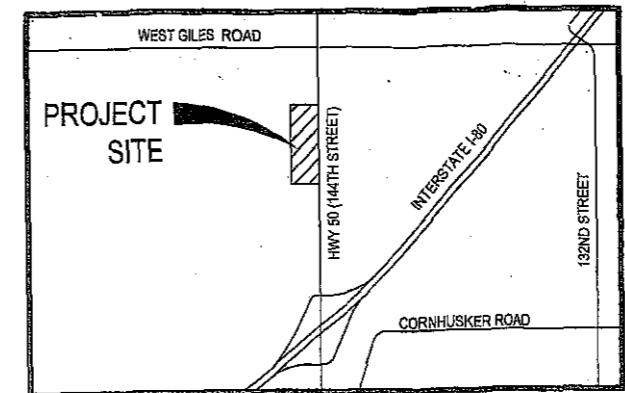
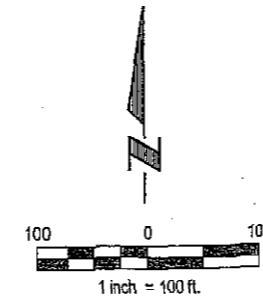
September 12, 2013
CAS





LEGEND

- - - - - BOUNDARY LINE
 - - - - - LOT LINE
 - - - - - ADJACENT LOT LINE
 - - 1120 - EXIST. MAJOR CONTOURS
 - - 1122 - EXIST. MINOR CONTOURS
 - - ST - EXIST. STORM SEWER
 - - SS - EXIST. SANITARY SEWER
 - - UGP - EXIST. UNDERGROUND POWER



LEGAL DESCRIPTION

BEING A REPLAT OF LOT 4, LAKEVIEW SOUTH II, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 23; TOGETHER WITH LOT 2, LAKEVIEW SOUTH II REPLAT 3, A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NE 1/4 OF SECTION 23, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH PM, SARPY COUNTY, NEBRASKA.

DEVELOP

RETREAT FINANCIAL
BYRON J. STIGGE, MANAGING MEMBER
OMAHA TRACTOR, INC.
9317 SOUTH 144TH STREET
OMAHA NE 68138

ZONIN

EXISTING: I-1
PROPOSED: I-1

NOTE

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. EASEMENT TO BE VACATED WITH SEPARATE DOCUMENT AFTER PLAT IS RECORDED.

Proj No:	P2013.301.001		
Revisions			
Date:	08/26/2013		
Designed By:	MAW		
Drawn By:	FCE/RPF		
Scale:	1"=100'		
Sheet:	1 of 1		
(No)	Date	Description	

LAKEVIEW SOUTH II REPLAT FIVE

LA VISTA, NEBRASKA

PRELIMINARY PLAT



E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

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