

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-SUB-06

FOR HEARING OF: December 19, 2013
Report Prepared on December 6, 2013

I. GENERAL INFORMATION

- A. APPLICANT:** City of La Vista
- B. PROPERTY OWNER:** City of La Vista
- C. LOCATION:** Southeast of Harvest Hills Drive and Valley View Drive
- D. LEGAL DESCRIPTION:** Lot 151, S & S's Harvest Hill and Lot 136 Apple Grove Addition, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat to consolidate Lot 151, S & S's Harvest Hill and Lot 136 Apple Grove Addition.
- F. EXISTING ZONING AND LAND USE:**
R-1 Single-Family Residential; Parks and Recreation.
- G. PURPOSE OF REQUEST:** Consolidation of two lots into one outlot that incorporates the entire park into one lot.
- H. SIZE OF SITE:** 2.60 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The two lots involved are city park land. The topography is relatively flat with a gradual downward slope to the south.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. North:** Lots 122-124 Apple Grove Addition; R-1, Single-Family Residential
 - 2. East:** Lots 312-315 and 317, Park View Heights 2nd Addition; R-1, Single-Family Residential
 - 3. South:** Lot 150, S & S's Harvest Hill; R-1, Single-Family Residential
 - 4. West:** Lot 79, 87, 88, and 139, S & S's Harvest Hill and Lot 125 Apple Grove Addition; R-1, Single-Family Residential
- C. RELEVANT CASE HISTORY:** N/A.

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for Parks and Recreation uses.
- B. OTHER PLANS:** N/A
- C. TRAFFIC AND ACCESS:**
 - 1. Vehicular access is provided to the property through Valley View Drive or Harvest Hills Drive. On-street parking stalls are available near the intersection of Autumn Lane and Harvest Hills Drive.
- D. UTILITIES:**
 - 1. 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. The application does not indicate any proposed grading or development at this time. Therefore, there will not be a need for a Post Construction Storm Water Management Plan or an erosion control/grading permit.
 - 2. 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. PRELIMINARY PLAT REVIEW:

- 1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of the preliminary plat. There are various items that do not pertain due to the nature of the platting. These include erosion control plans, grading plans, subdivision agreement, etc.

V. FINAL PLAT REVIEW:

1. The final plat was reviewed for compliance with Section 3.05 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting. There will be a need to request release of the side lot line easements along the common line between existing Lots 136 and 151. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. Staff understands that utility companies are not processing such release requests until there is evidence of approval of the replat by the City. Therefore, the releases may not be available until after Planning Commission and/or City Council approval.

VII. STAFF RECOMMENDATION:

Staff recommends approval of the Jaycee Park Replat.

VIII. ATTACHMENTS TO REPORT:

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

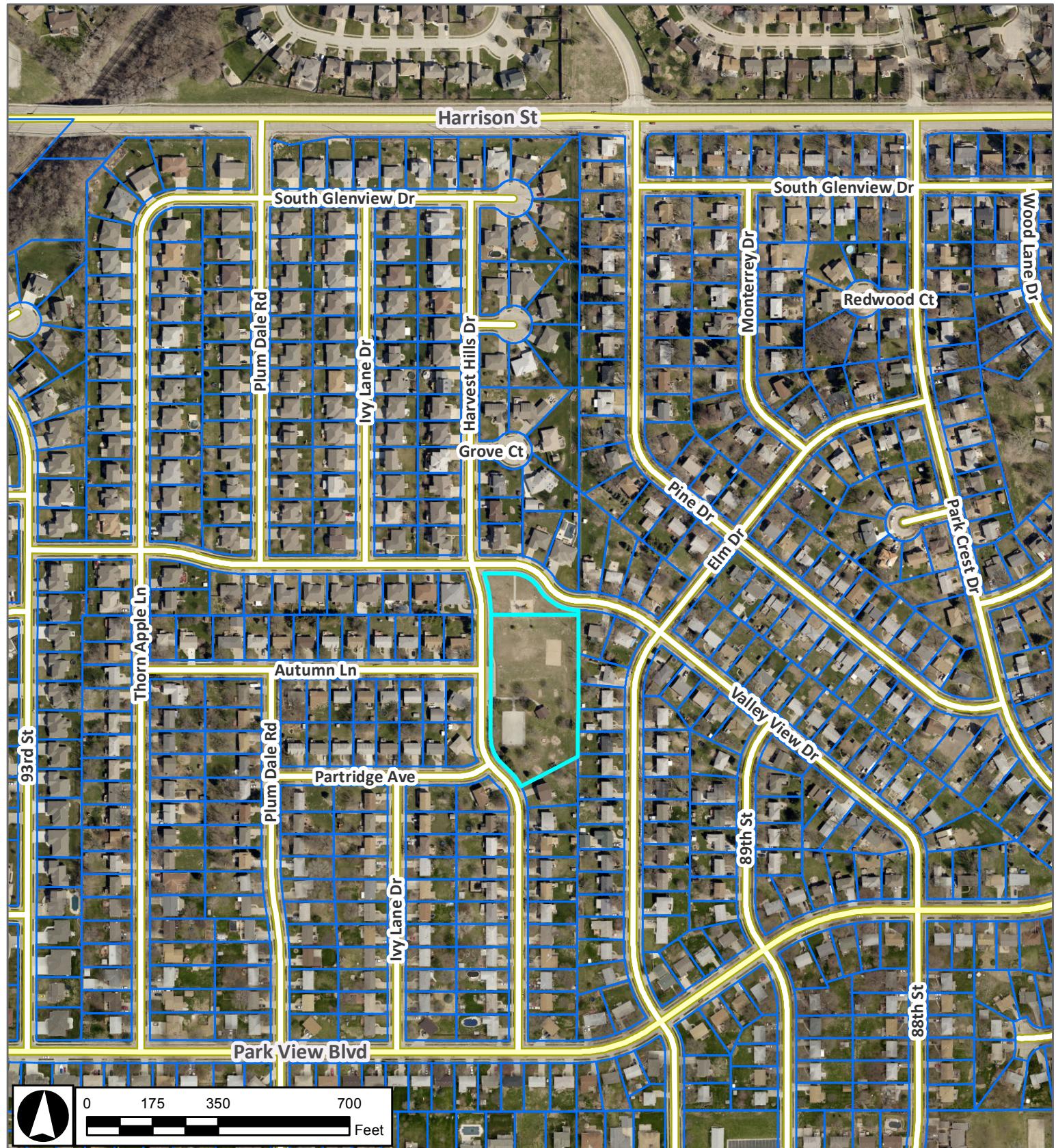
IX. COPIES OF REPORT TO:

1. Public Upon Request

Prepared by:

Community Development Director

Date



Vicinity Map

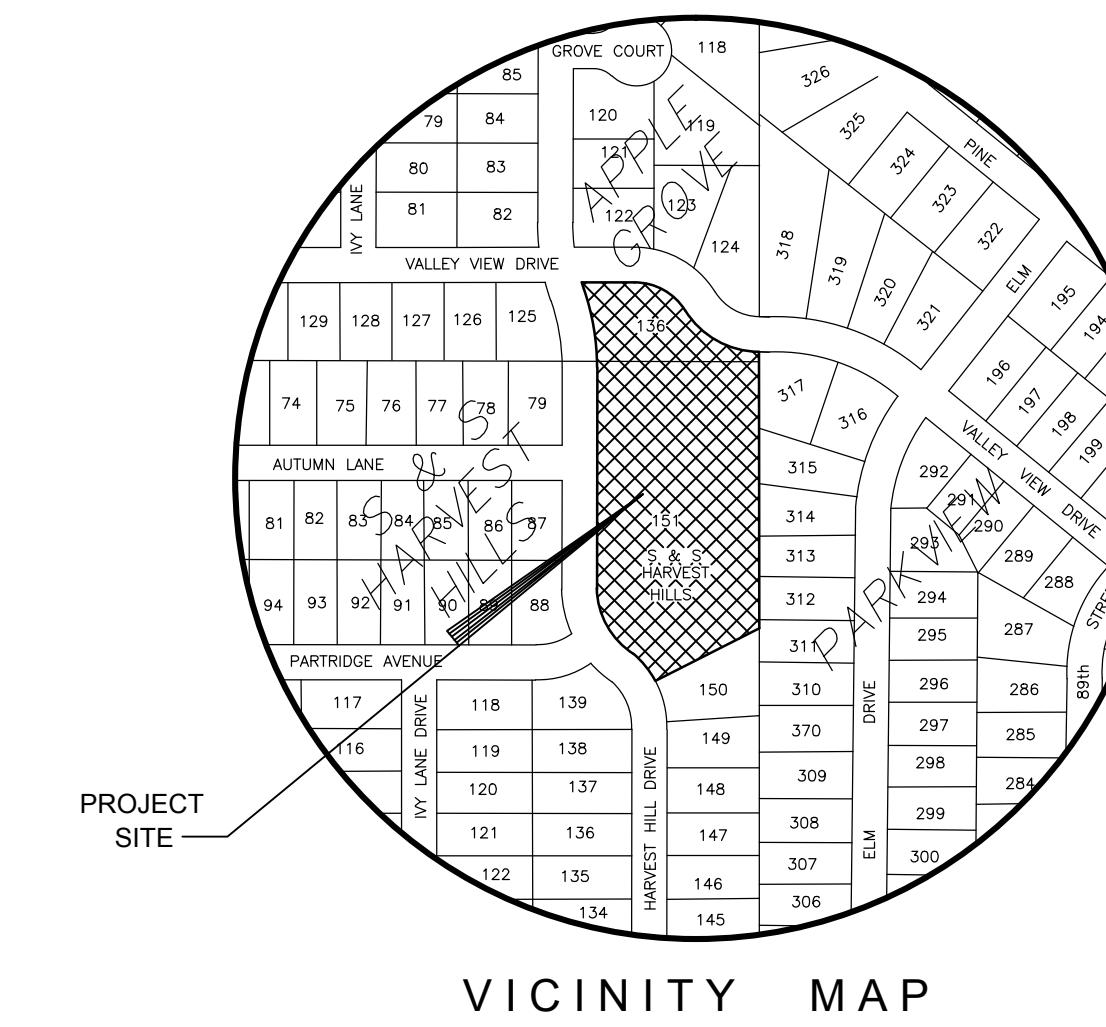
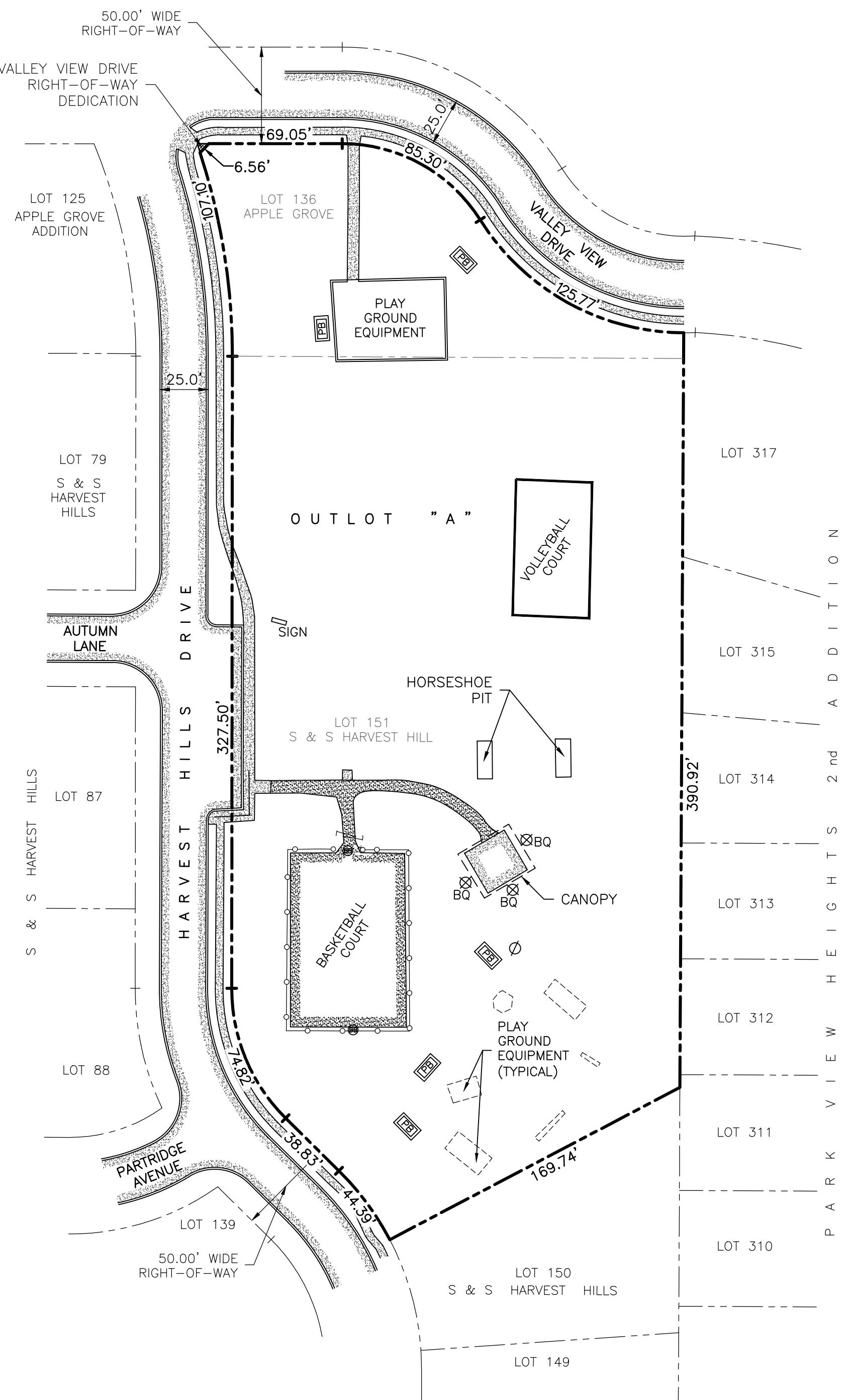
Jaycee Park Replat

12/12/2013

CAS



JAYCEE PARK OUTLOT "A"



SUBDIVIDER

CITY OF LA VISTA
8116 PARKVIEW BOULEVARD
LA VISTA, NEBRASKA 68128

ENGINEER

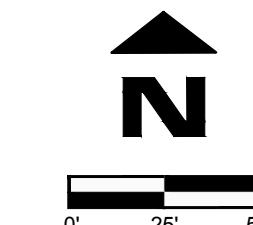
THOMPSON, DREESSEN & DORNER, INC
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

LOT 136, APPLE GROVE AND LOT 151, S & S HARVEST HILL
BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

NOTES

1. NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED.
 2. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1.
 3. ALL REQUIRED UTILITIES EXIST.



Revision Dates

Job No.: A171-399-4P
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 24, 2013
Grid Book: 113
Pages: 25 & 26

LEGEND

	PARK BENCH
	BARBECUE GRILL
	CHAIN LINK FENCE
	GATE
	LIGHT POLE
	BASKETBALL POLE

SARPY COUNTY PRELIMINARY PLAT

Sheet Number

SHEET 1 OF 1

CHINESE CULTURE

JAYCEE PARK
OUTLOT "A"

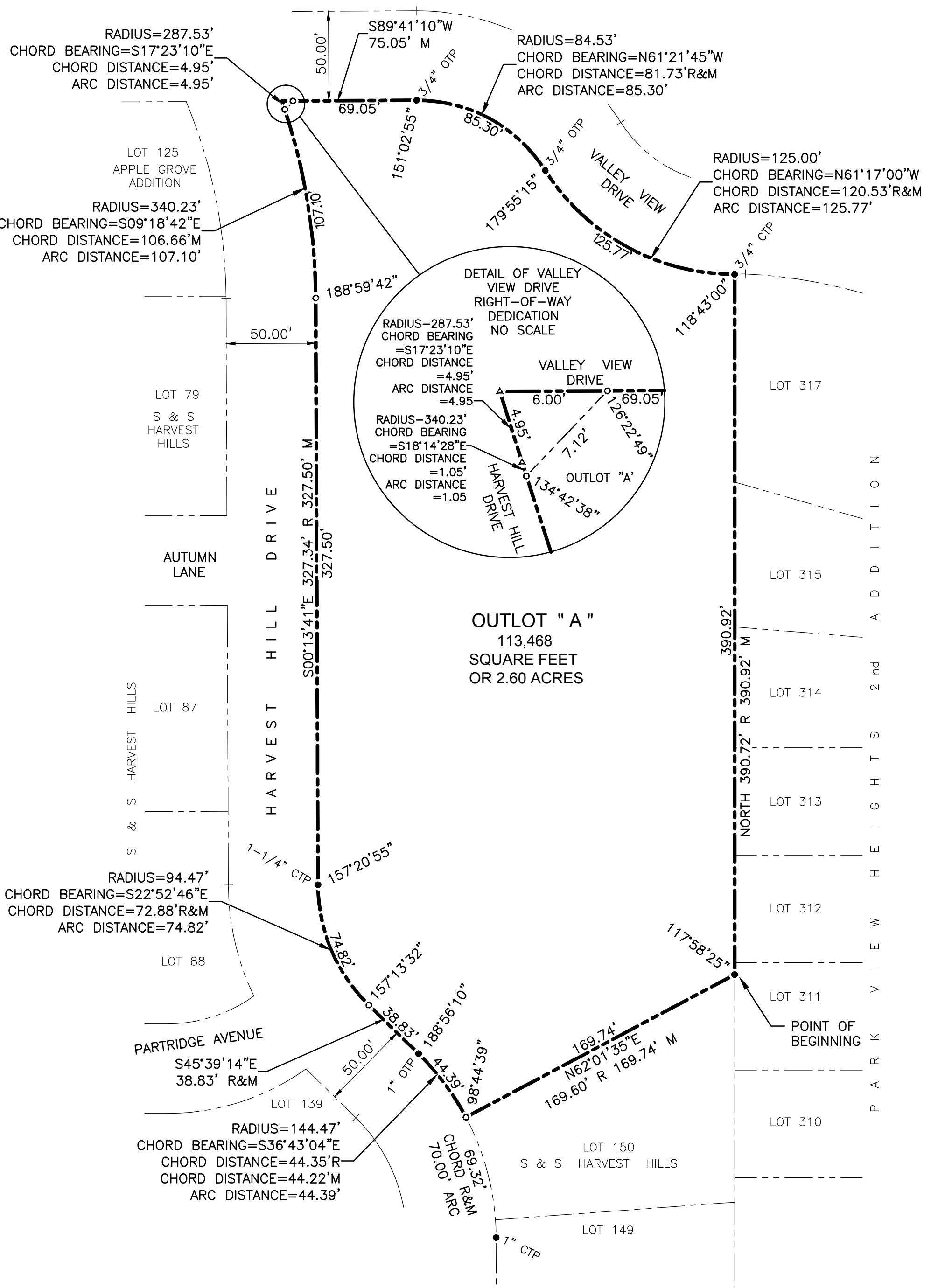
JAYCEE PARK

OUTLOT "A"

BEING A REPLATTING OF LOT 151, S & S'S HARVEST HILL AND LOT 136, APPLE GROVE ADDITION, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

- LEGEND**
- CORNERS FOUND
 - CORNERS SET
(5/8" REBAR W/CAP #308)
 - △ TEMPORARY POINT
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - OTP OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE

NOTE
ANGLES SHOWN ADJACENT TO CURVES
ARE MEASURED TO THE CHORD LINE
OF SAID CURVE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS JAYCEE PARK, OUTLOT "A", BEING A REPLATTING OF LOT 151, S & S'S HARVEST HILL AND LOT 136, APPLE GROVE ADDITION, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 151; THENCE NORTH (ASSUMED BEARING) 390.92 FEET ON THE EAST LINES OF SAID LOTS 151 AND 136 TO THE NE CORNER OF SAID LOT 136; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID LOT 136 ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N61°17'00"W, CHORD DISTANCE 120.53 FEET, AN ARC DISTANCE OF 125.77 FEET; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID LOT 136 ON AN 84.53 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N61°21'45"W, CHORD DISTANCE 81.73 FEET, AN ARC DISTANCE OF 85.30 FEET; THENCE S89°41'10"W 75.05' M ON THE NORTH LINE OF SAID LOT 136 TO THE NW CORNER THEREOF; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 136 ON A 287.53 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S17°23'10"E, CHORD DISTANCE 4.95 FEET, AN ARC DISTANCE OF 4.95 FEET; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 136 ON A 340.23 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S09°18'42"E, CHORD DISTANCE 106.66 FEET, AN ARC DISTANCE OF 107.10 FEET TO THE NW CORNER OF SAID LOT 151; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 151 ON A 94.47 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S22°52'46"E, CHORD DISTANCE 72.88 FEET, AND ARC DISTANCE OF 74.82 FEET; THENCE S45°39'14"E 38.83 FEET ON THE WEST LINE OF SAID LOT 151; THENCE SOUTHEASTERLY ON THE WEST LINE OF SAID LOT 151 ON A 144.47 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S36°43'04"E, CHORD DISTANCE 44.22 FEET, AN ARC DISTANCE OF 44.39 FEET TO THE SW CORNER THEREOF; THENCE N62°01'35"E 169.74 FEET ON THE SOUTH LINE OF SAID LOT 151 TO THE POINT OF BEGINNING.



JAMES D. WARNER,
NEBRASKA RLS 308

OCTOBER 1, 2013

DATE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE CITY OF LA VISTA, A MUNICIPAL CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO AN OUTLOT AND A STREET TO BE LETTERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HERAFTER KNOWN AS JAYCEE PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINE. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE CITY OF LA VISTA
A MUNICIPAL CORPORATION

BY:
DOUGLAS KINDIG, MAYOR

BY:
PAMELA A. BUETHE, CITY CLERK

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS ____ DAY OF _____, 2013.

SARPY COUNTY TREASURER

APPROVAL BY THE LA VISTA PLANNING COMMISSION

THIS PLAT OF JAYCEE PARK WAS APPROVED BY THE CITY OF LA VISTA PLANNING COMMISSION OF THE CITY OF LA VISTA, NEBRASKA ON THIS ____ DAY OF _____, 2013

CHAIRMAN OF THE PLANNING COMMISSION

APPROVAL BY THE LA VISTA CITY COUNCIL

THIS PLAT OF JAYCEE PARK WAS APPROVED BY THE CITY OF LA VISTA CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS ____ DAY OF _____, 2013

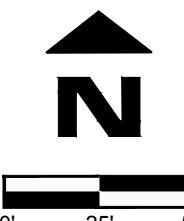
DOUGLAS KINDIG, MAYOR

PAMELA A. BUETHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF JAYCEE PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS ____ DAY OF _____, 2013.

SARPY COUNTY SURVEYOR/ENGINEER



Revision Dates		
No.	Description	MM-DD-YY
01	EAST LOT NUMBERS	12/06/2013
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Job No.: A171-399-4 A
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 1, 2013
Book:
Page:

Sheet Title
SARPY COUNTY
FINAL PLAT

Sheet Number

SHEET 1 OF 1



November 15, 2013

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

RE: Application for Replat-Initial Review
Jaycee Park

Chris:

I have reviewed the replat application drawings package that you sent to me requesting comments by Monday, November 18, 2013. The proposal would replat Lot 151, S&S's Harvest Hill and Lot 136, Apple Grove Addition into one lot to be known as Jaycee Park, Outlot "A". This plat was prepared by TD2 Engineering and Surveying at the request of the Community Development Department. A replat process was needed due to the determination that I made requiring a small piece of additional right-of-way dedication at the intersection of Valley View Drive and Harvest Hills Drive. The dedication is needed to provide space for ADA compliant curb ramps at some future date at this location. I offer the following comments:

1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of a preliminary plat. There are various items that do not pertain due to the nature of the platting. These include erosion control plans, grading plans, subdivision agreement, etc.
2. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit to be obtained through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. The application does not indicate any proposed grading or development at this time. Therefore, there will not be a need for a Post Construction Storm Water Management Plan or an erosion control/grading permit.
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

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 Cornhusker Rd.
p: 402-331-8927
f: 402-331-1051

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

U

required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

4. The final plat was reviewed for compliance with Section 3.05 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting. There will be a need to request release of the side lot line easements along the common line between existing Lots 136 and 151. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. I understand that utility companies are not processing such release requests until there is evidence of approval of the replat by the City. Therefore, the releases may not be available until after Planning Board and/or City Council approval.

I recommend approval of the replat request.

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

John M. Kottmann
John M. Kottmann
City Engineer