

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 21, 2014 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
APPLICATION FOR REPLAT — THOMPSON CREEK GREENWAY (PARK VIEW BLVD. & VALLEY RD., W OF 72 <sup>ND</sup> & E OF EDGEWOOD BLVD.)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and a resolution prepared to approve a replat application for Outlots A, B & C, Thompson Creek Greenway (a replat of Lots 912 thru 945, and Lots 977 thru 990, La Vista), generally located along Park View Blvd. and Valley Road, west of 72<sup>nd</sup> St. to Edgewood Blvd.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approve.

**BACKGROUND**

A public hearing has been scheduled and a resolution prepared to approve a replat application for Outlots A, B & C, Thompson Creek Greenway, generally located along Park View Blvd. and Valley Road, west of 72<sup>nd</sup> St. to Edgewood Blvd. The application was submitted by the city for the purpose of consolidating 48 lots acquired as part of the Thompson Creek project into three outlots for the park.

The replat approval is conditioned on resolution of the following item:

1. The city should request releases for the side lot line easements along the previous lot line that is being dissolved by this replatting. Releases from the affected utility companies should be obtained prior to recording the final plat mylars.

A detailed staff report is attached.

On December 19, 2013, the Planning Commission unanimously recommended approval of the proposed replat to Council.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF THE REPLAT FOR LOTS 912 THRU 945, AND LOTS 977 THRU 990, LA VISTA, TO BE REPLATTED AS OUTLOTS A, B & C, THOMPSON CREEK GREENWAY, A SUBDIVISION LOCATED IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the City has made application for approval of a replat for Lots 912 thru 945, and Lots 977 thru 990, La Vista, to be replatted as Outlots A, B & C, Thompson Creek Greenway; and

WHEREAS, the City Administrator and the City Engineer have reviewed the replat; and

WHEREAS, on December 19, 2013, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval subject to the resolution of items identified by the city engineer and staff; and

WHEREAS, Items remaining to be resolved include the following:

1. The city will request releases for the side lot line easements along the previous lot line that is being dissolved by this replatting. Releases from the affected utility companies should be obtained prior to recording the final plat mylars.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the plat for Lots 912 thru 945, and Lots 977 thru 990, La Vista, to be replatted as Outlots A, B & C, Thompson Creek Greenway, a subdivision located in Section 14, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located along Park View Blvd. and Valley Road, west of 72<sup>nd</sup> Street to Edgewood Blvd., be, and hereby is, approved.

PASSED AND APPROVED THIS 21ST DAY OF JANUARY, 2014.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Pamela A. Buethe, CMC  
City Clerk

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER: 2013-SUB-07

FOR HEARING OF: January 21, 2014

Report Prepared on January 3, 2014

**I. GENERAL INFORMATION**

- A. APPLICANT:** City of La Vista
- B. PROPERTY OWNER:** City of La Vista
- C. LOCATION:** Park View Blvd and Valley Rd, East of Edgewood Blvd. and West of S 72<sup>nd</sup> Street.
- D. LEGAL DESCRIPTION:** Lots 912 thru 945 and Lots 977 thru 990, inclusive, La Vista, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Plat to consolidate Lots 912 thru 945 and Lots 977 thru 990, La Vista, into three outlots.
- F. EXISTING ZONING AND LAND USE:**  
R-1 Single-Family Residential, FF/FW Flood Plain Districts (Overlay District), Gateway Corridor (Overlay District) – (Lots 944, 945); vacant.
- G. PURPOSE OF REQUEST:** Consolidation of 48 lots into three outlots for the purpose of open space and a channel project.
- H. SIZE OF SITE:** 9.42 acres

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The 48 lots included on the plat were purchased as part of the Thompson Creek project. The topography is generally flat, except along Thompson Creek where the stream bed has substantial erosion.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  1. **North:** Lots 743-759, 774-779, 798, 819-821, 902-910, La Vista; R-1, Single-Family Residential
  2. **East:** Tax Lot 10 13-14-12, Outlot B Ardmore; R-1, Single-Family Residential, FF/FW Flood Plain Districts (Overlay District) Gateway Corridor (Overlay District)
  3. **South:** Lots 946-975, 1452-1464, La Vista; R-1, Single-Family Residential, FF/FW Flood Plain Districts (Overlay District)

4. **West:** Lot 911, La Vista, Tax Lot 13 14-14-12, ; R-1, Single-Family Residential, FF/FW Flood Plain Districts (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 Parks and Recreation uses with a Floodplain/Floodway Overlay.
- B. OTHER PLANS:** N/A
- C. TRAFFIC AND ACCESS:**
  1. Vehicular access is provided to the property from Park View Boulevard, Valley Road, S 73<sup>rd</sup> Avenue or Edgewood Boulevard. On-street parking is available on Park View Boulevard and Valley Road; off-street parking stalls are available in Apollo Park near the intersection of S 72<sup>nd</sup> Street and Park View Boulevard.
- D. UTILITIES:**
  1. Chapter 154 of the City 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. No grading or development will be undertaken in relation to this replat. The City will however undertake a channel improvement project in the near future along Thompson Creek in the area of the Thompson Creek Greenway replat. 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 because it is owned by the city.

**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 lot lines to be dissolved as part of this plat. 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 City Council approval.

**VII. STAFF RECOMMENDATION:**

Staff recommends approval of Outlots "A", "B", and "C", Thompson Creek Greenway.

**VIII. PLANNING COMMISSION RECOMMENDATION:**

On December 19, 2013 the Planning Commission voted to recommend approval, by a 7-0 vote, of Outlots "A", "B", and "C" Thompson Creek Greenway.

**VIII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map

**IX. COPIES OF REPORT TO:**

1. Public Upon Request

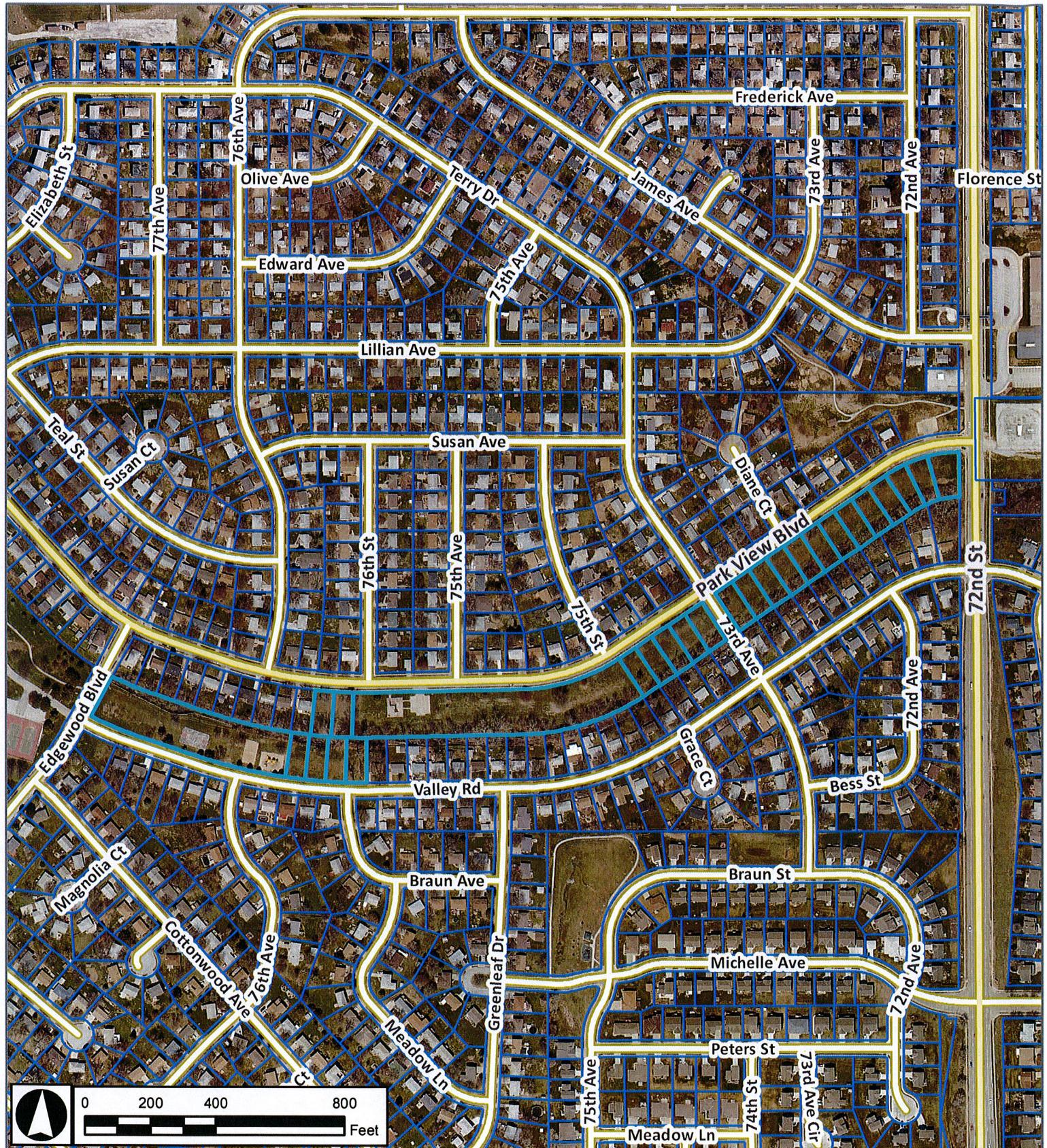
Prepared by:

  
Ami Jones

1-8-14

Community Development Director

Date



## Vicinity Map

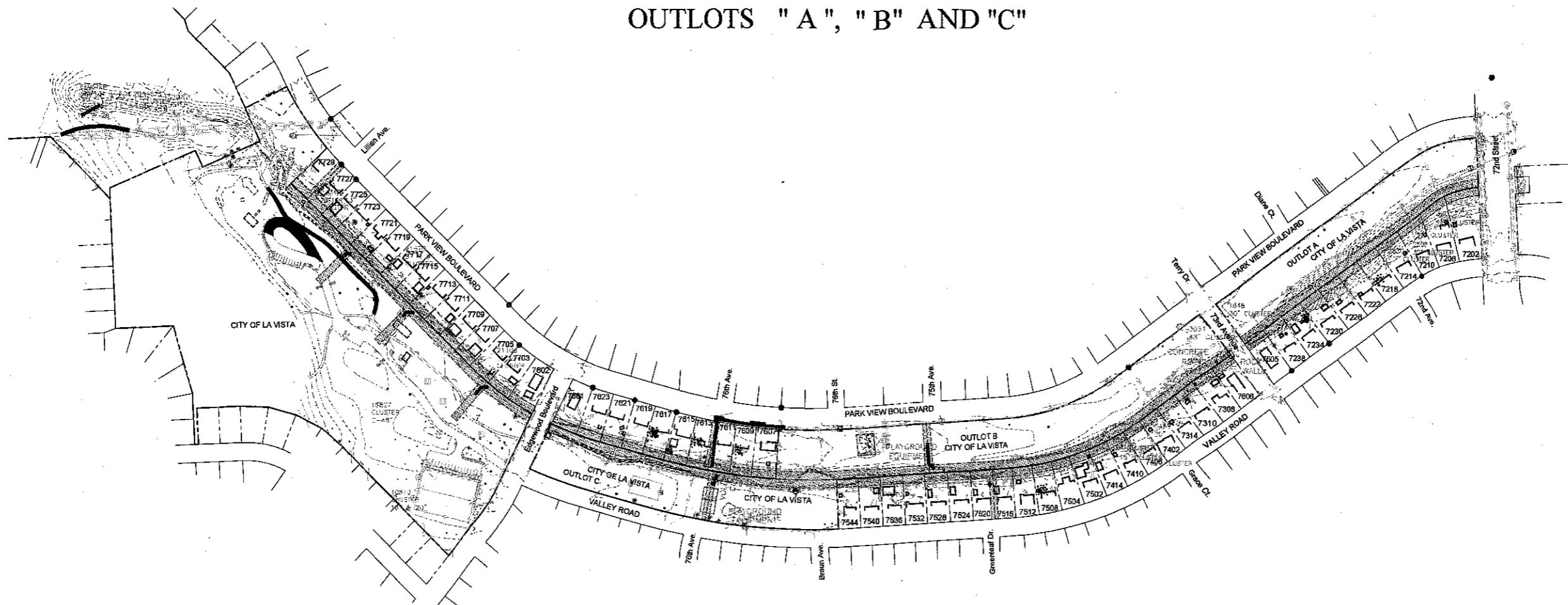
### Thompson Creek Greenway

12/12/2013  
CAS



# THOMPSON CREEK GREENWAY

## OUTLOTS "A", "B" AND "C"



## SUBDIVIDER

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

## ENGINEER

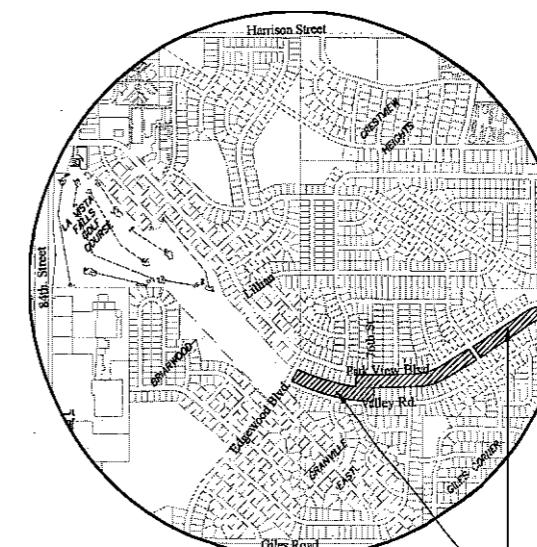
THOMPSON, DREESSEN & DORNER, INC.  
10836 OLD MILL ROAD  
OMAHA NEBRASKA 68154

## LEGAL DESCRIPTION

LOTS 912 THRU 945 INCLUSIVE AND LOTS 977 THRU 980  
INCLUSIVE LA VISTA A SUBDIVISION IN SARPY COUNTY,  
NEBRASKA.

## NOTES

1. EXISTING ZONING IS R-1. PROPOSED ZONING IS R-1
2. ALL REQUIRED UTILITIES EXIST.



### VICINITY MAP

**PROJECT LOCATION**

**CITY OF LA VISTA  
PRELIMINARY PLAT**

Sheet Number

SHEET 1 OF 1

ompson, dreessen & dorner, inc.  
0836 Old Mill Rd  
maha, NE 68154  
402.330.8860 f.402.330.5868  
2co.com

THOMPSON CREEK GREENWAY  
OUTLOTS "A", "B" AND "C"



Revision Dates

Job No.: B171-399-5P  
Drawn By: MRS  
Reviewed By: JDW  
Date: 11-27-2013  
Book: 113  
Pages: 29-32

Next Title

**CITY OF LA VISTA  
PRELIMINARY PLAT**

Sheet Number

SHEET 1 OF 1

