



CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT

CASE NUMBER: 2014-SUB-02

FOR HEARING OF: June 19, 2014
Report Prepared on: June 4, 2014

I. GENERAL INFORMATION

A. APPLICANT:

BV 44, LLC, and the H.E.L.P. Foundation of Omaha, Inc.
105 N. 31st Avenue, 2nd Floor
Omaha, NE 68131

B. PROPERTY OWNER:

BV 44, LLC, and the H.E.L.P. Foundation of Omaha, Inc.
105 N. 31st Avenue, 2nd Floor
Omaha, NE 68131

C. LOCATION: North of Harry Watanabe Drive, West of 108th Street

D. LEGAL DESCRIPTION: Lots 42, 43A, 43B, 44A, 44B, and 45
Brook Valley Business Park

E. REQUESTED ACTION(S): Final Plat for Lots 42, 43A, 43B, 44A,
44B, and 45 Brook Valley Business Park.

F. EXISTING ZONING AND LAND USE: I-2 – Heavy Industrial;
abandoned golf range on Lots 43B and 44B Brook Valley Business
Park; Lots 42, 43A, 44A, and 45 Brook Valley Business Park are
vacant.

G. PURPOSE OF REQUEST: Final Plat.

H. SIZE OF SITE: 15.369 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is relatively flat
with a steep incline along the north and east sides. An abandoned
golf range exists on Lots 43B and 44B Brook Valley Business Park.
The remaining property has a mix of trees and overgrowth.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Mixed Industrial Uses, I-2 Heavy Industrial; Lot 2 Brook Valley Business Park Replat Four and Tax Lot 1A2 17-14-12
- 2. East:** Brentwood Park Multi-Family Apartment Complex, R-3 Multi-Family Residential; Lot 233 Val Vista
- 3. South:** Yahoo Inc., I-2 Heavy Industrial; Lot 1 Brook Valley Business Park Replat Three

4. **West:** Vacant/Agricultural, TA Transitional Agriculture; Tax Lot 1A1A1A & Tax Lot 2B2 17-14-12

C. RELEVANT CASE HISTORY:

1. The applicant has previously applied for a Preliminary Plat and Preliminary PUD Plan for this development. Both were approved by the City Council at their meeting on May 20, 2014.

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 3.02 of the Subdivision Regulations – Final Plats

III. ANALYSIS

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates the area for industrial uses.

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

C. **TRAFFIC AND ACCESS:**

1. The main access points for the properties will be via common access drive connections to Harry Watanabe Drive.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed actions.

D. **UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Harry Watanabe Drive.

IV. REVIEW COMMENTS:

1. The applicant needs to clarify property ownership; Sarpy County records indicate ownership as listed on the report however other documents have deleted HELP Foundation of Omaha, Inc.
2. The Planning Commission previously reviewed and recommended approval of the Preliminary Plat and Preliminary PUD Plan for this development. Both were approved by the City Council at their meeting on May 20, 2014.
3. This request is for approval of the Final Plat. If the Planning Commission recommends approval, the request will be forwarded to the City Council for final approval of the rezoning to I-2 PUD, the Final PUD Plan, and the Final Plat.

4. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP) for any development in the subject area. A permit will be required through the Permix website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance Agreement has been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using an extended detention basin to serve both lots is acceptable.
5. Storm water management fees will be collected and remitted to the Papillion Creek Watershed Partnership at the time of building permits in accordance with the Interlocal Agreement with the Papillion Creek Watershed Partnership.

V. STAFF RECOMMENDATION – Final Plat:

Approval of Brook Valley Corporate Park Final Plat.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Final Plat Map

VIII. COPIES OF REPORT SENT TO:

1. Dave Petrocchi, EAD Engineering
2. Neeraj Agarwal, White Lotus Group
3. Public Upon Request

CHRIS SOLBERG

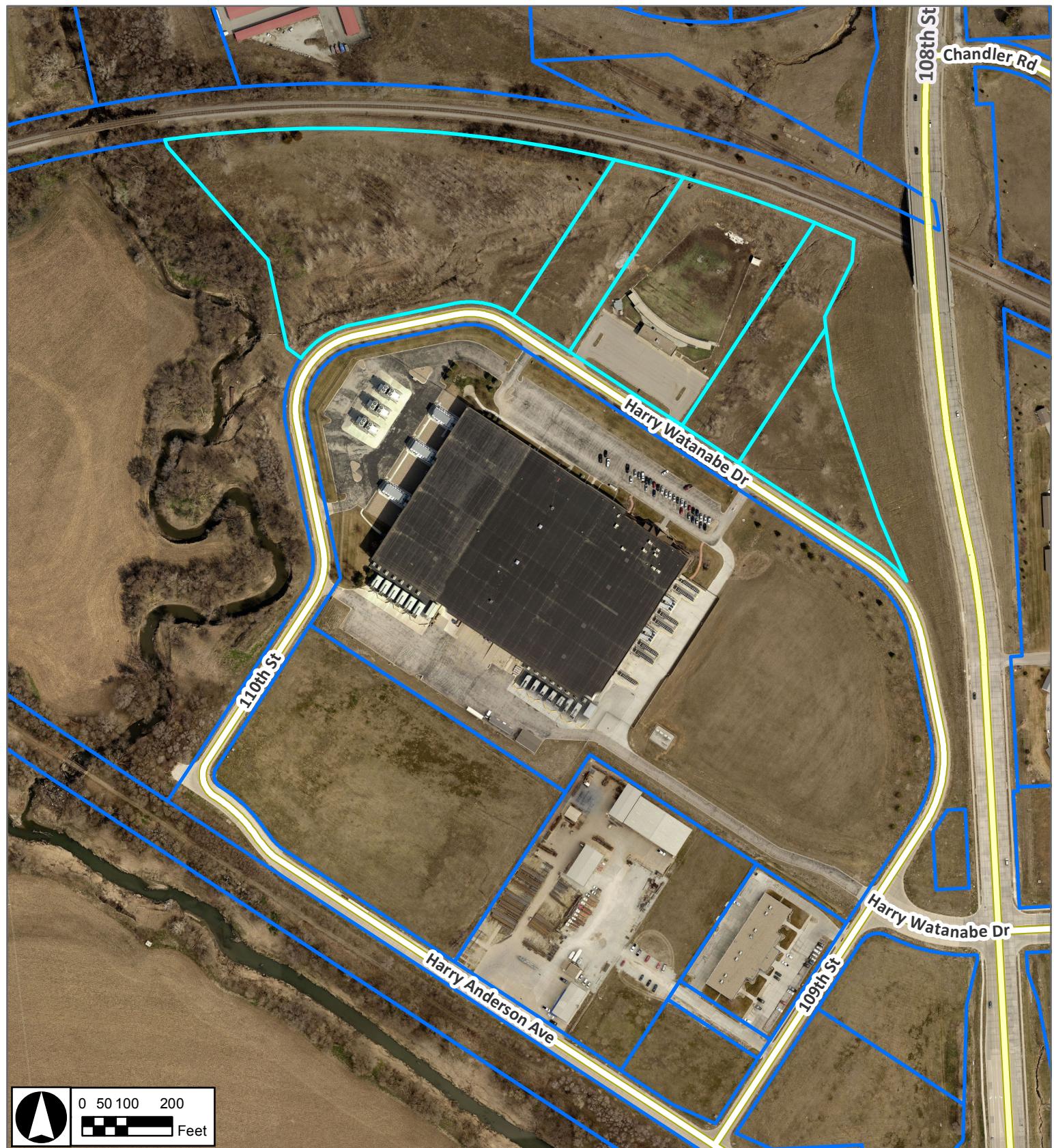
Prepared by:

Am Brink

Community Development Director

6-12-14

Date



0 50 100 200

Feet

Vicinity Map

Brook Valley Corporate Park

6/12/2014

CSB



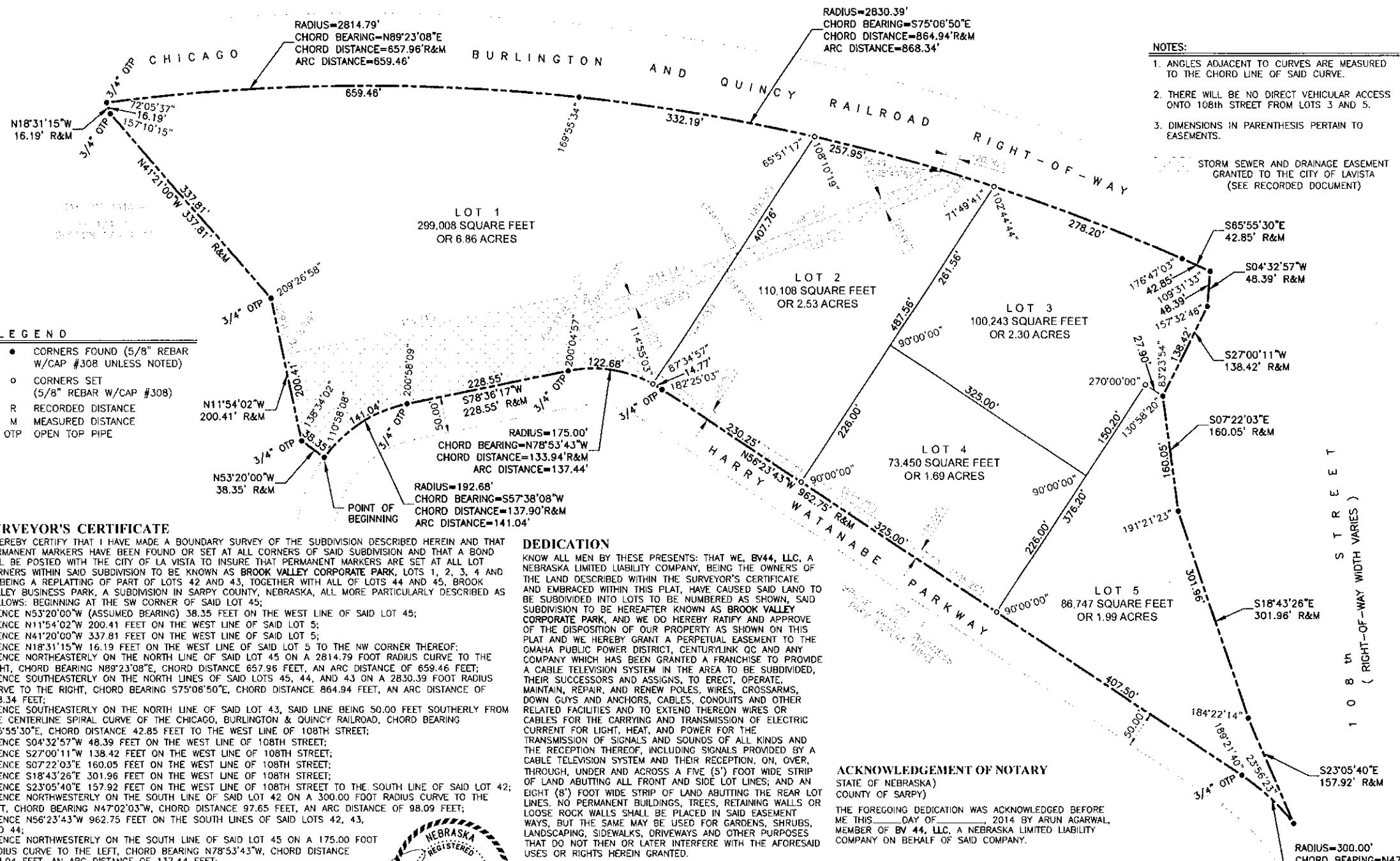
BROOK VALLEY CORPORATE PARK

LOTS 1, 2, 3, 4 AND 5

NE 18TH STREET, LOT 42 TO LOTS 43 AND 44 TO THE WEST LINE OF LOTS 44 AND 45,
TO THE NORTH LINE OF LOTS 42 AND 43, AND TO THE EAST LINE OF LOTS 44 AND 45,
TO THE SOUTH LINE OF LOTS 42 AND 43, AND TO THE WEST LINE OF LOTS 44 AND 45.

engineering
& surveying

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Omaha, NE 68154
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MARCH 17, 2014
DATE:

TREASURER'S SEAL

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 ENBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS ____ DAY OF ____ 2014.

SARPY COUNTY TREASURER

CHAIRMAN OF THE PLANNING COMMISSION

DOUGLAS KINDIG, MAYOR

PAMELA A. BUETHE, CITY CLERK

SARPY COUNTY SURVEYOR/ENGINEER

BROOK VALLEY CORPORATE PARK
LOTS 1, 2, 3, 4 AND 5

1 0 8
(RIGHT-OF-WAY WIDTH VARIES)

No.	Description	MM-DD-YY
1	REVISED OWNERS	03/24/2014
2	...	-
3	...	-
4	...	-

Job No.: A1570-103-1A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2014
Book: 08-24
Pages: 7-15

Sheet Title

CITY OF LA VISTA
FINAL PLAT

Sheet Number

SHEET 1 OF 1