

AGENDA ITEM 4A

Public Hearing for Conditional Use Permit

CrossFit Papio



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2014-CUP-03

FOR HEARING OF: September 18, 2014

Report Prepared on September 2, 2014

I. GENERAL INFORMATION

- A. APPLICANT:** CrossFit Papio, Jonathan Pingel
- B. PROPERTY OWNER:** English Walnut Inc. Etal.
- C. LOCATION:** 12008 Portal Road #101
- D. LEGAL DESCRIPTION:** Lot 1, Papio Valley 2 Business Park
- E. REQUESTED ACTION(S):** Use of a portion of the building for an indoor recreational facility as conditionally permitted I-2 Heavy Industrial district in the City of La Vista Zoning Ordinance.
- F. EXISTING ZONING AND LAND USE:**
I-2 Heavy Industrial; the property contains one existing building which houses three bays for miscellaneous industrial use.
- G. PROPOSED USES:** The Conditional Use Permit would allow for indoor recreation, specifically cross-training in an approximately 3,000 sq ft bay within a 30,000 sq ft building.
- H. SIZE OF SITE:** 3.59 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The property contains one building which has tenant bays for industrial flex space. Daltile and Patterson Dental operate in separate bays of the same building.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Papio Valley 1 Business Park; I-1 Light Industrial
 - 2. **East:** Brook Valley II Business Park; I-2 Heavy Industrial
 - 3. **South:** Papio Valley 2 Business Park; I-2 Heavy Industrial
 - 4. **West:** Papio Valley 2 Business Park; I-2 Heavy Industrial
- 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:** N/A
- C. TRAFFIC AND ACCESS:**
1. Access would be from an existing drive providing egress / ingress to S Portal Road. Two access points currently exist on the property.
- D. UTILITIES:** All utilities are available to the site.
- E. PARKING REQUIREMENTS:**
1. Parking requirements would follow the minimum needed for a recreational facility. Sixty exist on-site now, six of which must be dedicated to the co-tenants based on their uses, leaving fifty-four reserved for the proposed use.
- F. LANDSCAPING:** N/A

IV. REVIEW COMMENTS:

1. The applicant is currently operating the use on a temporary basis through a Temporary Certificate of Occupancy (Temp. C.O.).

V. STAFF RECOMMENDATION:

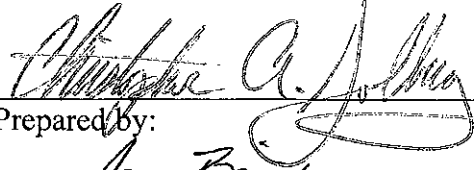
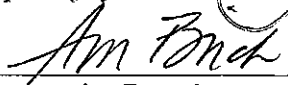
Approval of the Conditional Use Permit for CrossFit Papio.

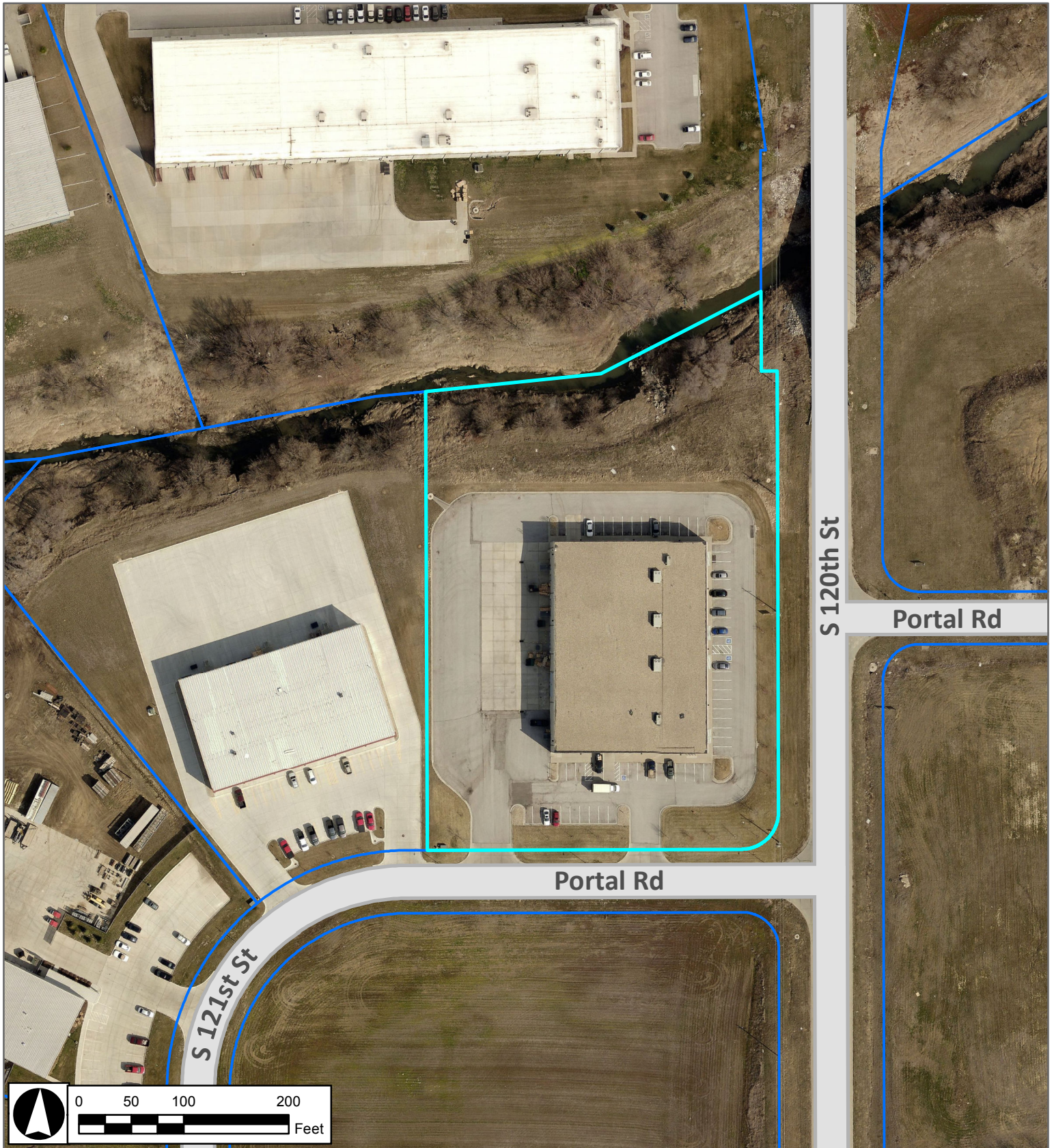
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Draft CUP
3. Applicant's written proposal

VII. COPIES OF REPORT TO:

1. Jonathan Pingel, Applicant
2. English Walnut Inc. Etal., Owner
3. Public Upon Request


Prepared by: _____

Community Development Director
9-10-14
Date



Vicinity Map

CrossFit Papio CUP

September 10, 2014
CAS



City of La Vista Conditional Use Permit

Conditional Use Permit for Indoor Recreational Facility (Training Facility)

This Conditional Use Permit issued this ___th day of _____, 2014, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, LP Fitness Consulting LLC, DBA CrossFit Papio (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to locate and operate an indoor recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Papio Valley 2 Business Park located in the NE ¼ Section 19, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 12008 Portal Road #101 (3,000 sq. ft. of the building).

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a indoor recreational facility; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit “A” hereto for an indoor recreational facility, said use hereinafter being referred to as “Permitted Use or Use”.

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as “Exhibit A” and “Exhibit B”.
 - b. Hours of operation for said indoor recreational facility will generally be Monday through Friday from 5:00 a.m. – 8 p.m.; and Saturday from 9 a.m. – 12 noon and Sunday from 2 p.m. – 4 p.m.
 - c. There will be approximately 2 staff members on site for the Permitted Use. During peak use, approximately 12 clients will utilize the facility at any one time.
 - d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the indoor recreational facility, except trash receptacles and those approved in writing by the City.
 - e. There shall not be any games, tournaments, or other events that draw a larger spectator crowd than typical training activities.
 - f. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use without negatively impacting

- or limiting the number of parking spaces for other existing or future tenants.
- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
 - h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
 4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
 5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
 6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Jonathan Pingel
CrossFit Papio
17307 O Street
Omaha, NE 68135
(402) 429-5209

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

EXHIBIT "A"
OUTLINE OF PREMISES

12008 Portal Road

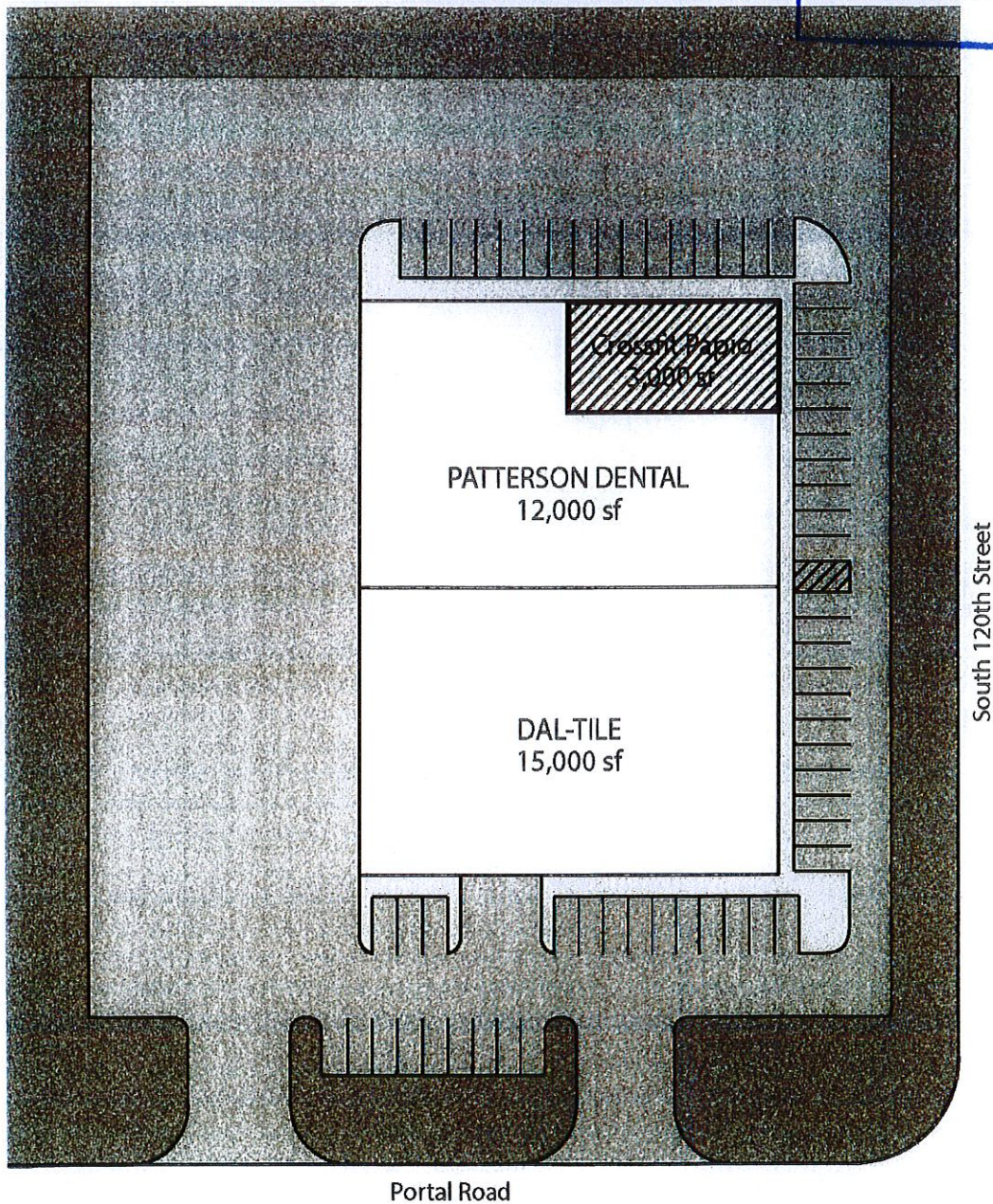
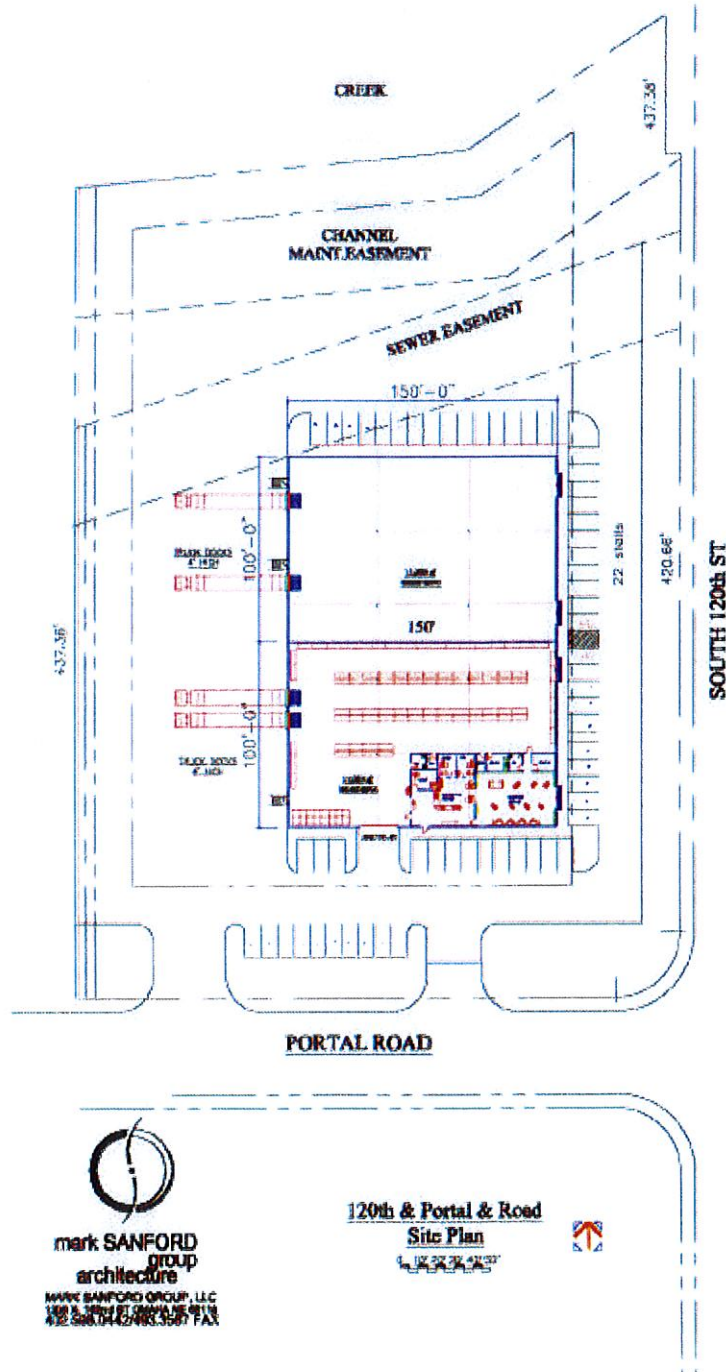


Exhibit "B"

Site Plan



LP Fitness Consulting LLC, DBA CrossFit Papio, Conditional Use Permit Essay

It is with great excitement that I write to you with hopes of gaining our Conditional Use Permit through the City of LaVista. LP Fitness Consulting LLC, DBA CrossFit Papio has signed a 6 year lease with Cushman & Wakefeild and The Lund Company. The space is located at 12008 Portal Rd. Suite 101A. The 3000 square foot space will be used for CrossFit training in small groups of 8-12 people. CrossFit Papio is certified and insured.

CrossFit is a nationally recognized fitness organization. CrossFit Papio is a certified CrossFit Affiliate. CrossFit has approved our company and gives us full rights to run a CrossFit Affiliate in LaVista Nebraska.

Our mission at CrossFit Papio is to strengthen the mind, body and soul. We are in the business of building relationships and changing lives. CrossFit Papio strives to push our members, athletes and community to accomplish things they never thought they could. We promise to provide passionate trained coaches and offer individualized training in a small group environment. Everyone who steps foot into CrossFit Papio will feel loved and respected. Come as your are! Our gym is open to anyone and everyone. Our community will always be finding ways to have fun!

CrossFit Papio will only be open for business during scheduled class times during the day. During scheduled class times a CrossFit Level 1 Certified Instructor will be coaching and supervising at all times. Our hours of operation/class times will be Monday-Friday 5am, 6am, 9am, 12pm, 5pm, 6pm. Saturday we will have class at 9am and 10am. Sunday we will have class at 2pm. With this schedule about 75% of our classes will be held during adjacent building tenants off hours.

We are on good terms with the other tenants of the building Patterson Dental and Daltile. We have sound proofed the adjoining walls and floor. Parking is abundant for our needs and our neighbors during all hours of operation.

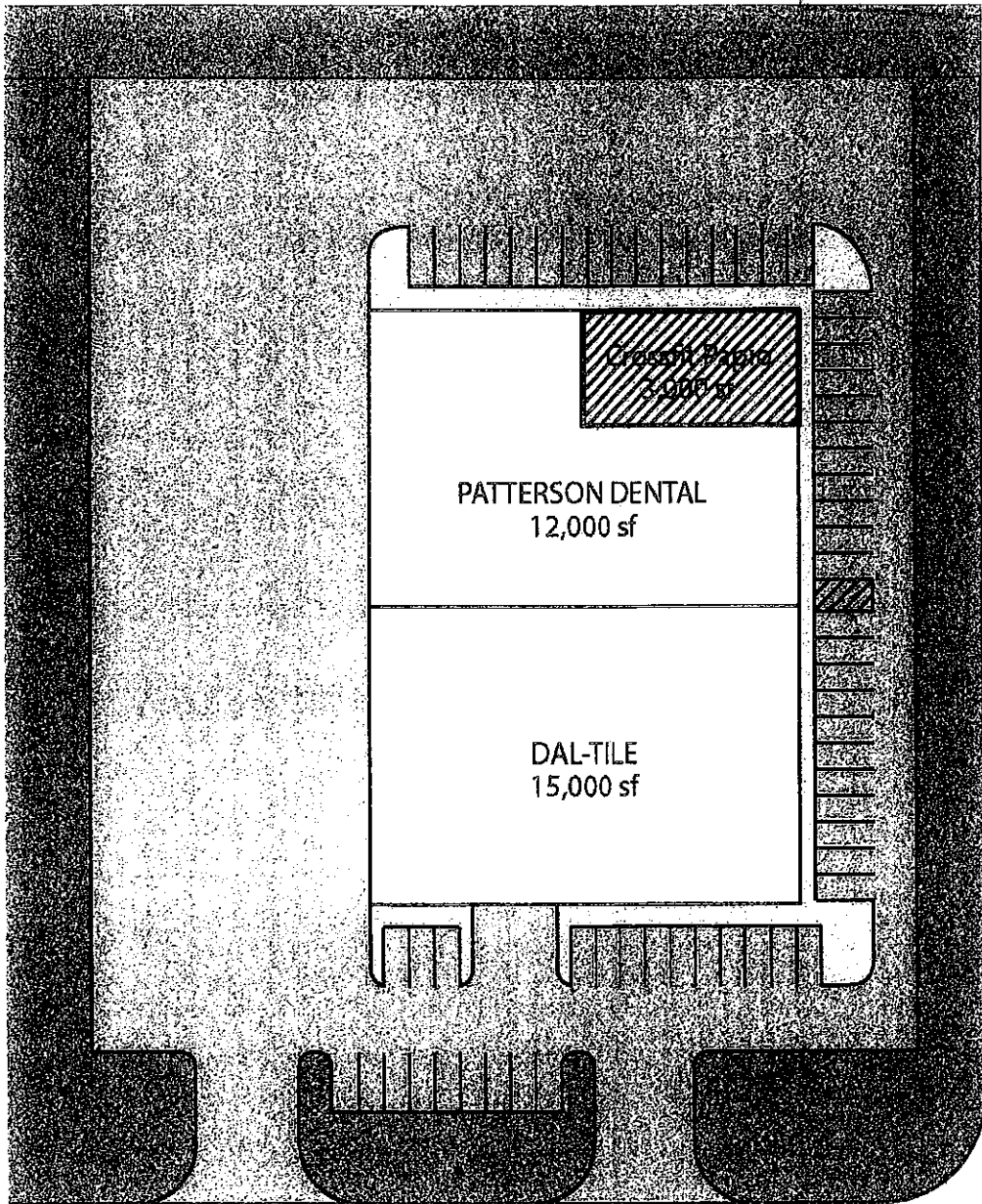
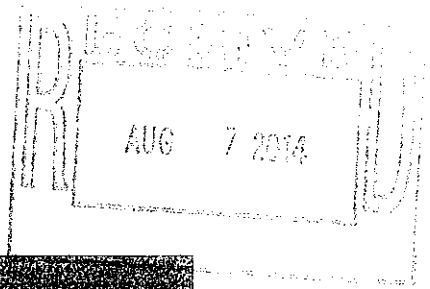
The location of CrossFit Papio is ideal. Members will have no problem with finding ample parking and access to CrossFit Papio is off of 120th and Giles where a light and new turning lanes are being built for easy traffic flow.

We have gained building permits from the City of LaVista and ADA male and female bathrooms with two sinks, two toilets and a shower have been built. We have added lighting, outlets, and HVAC system and a garage door to the 3000 square foot space. All improvements have been inspected by LaVista and meet requirements.

We are excited for the opportunity to bring the best of CrossFit training to the people of LaVista. Thank your for your consideration in granting us a Conditional Use Permit.

EXHIBIT "A"
OUTLINE OF PREMISES

12008 Portal Road




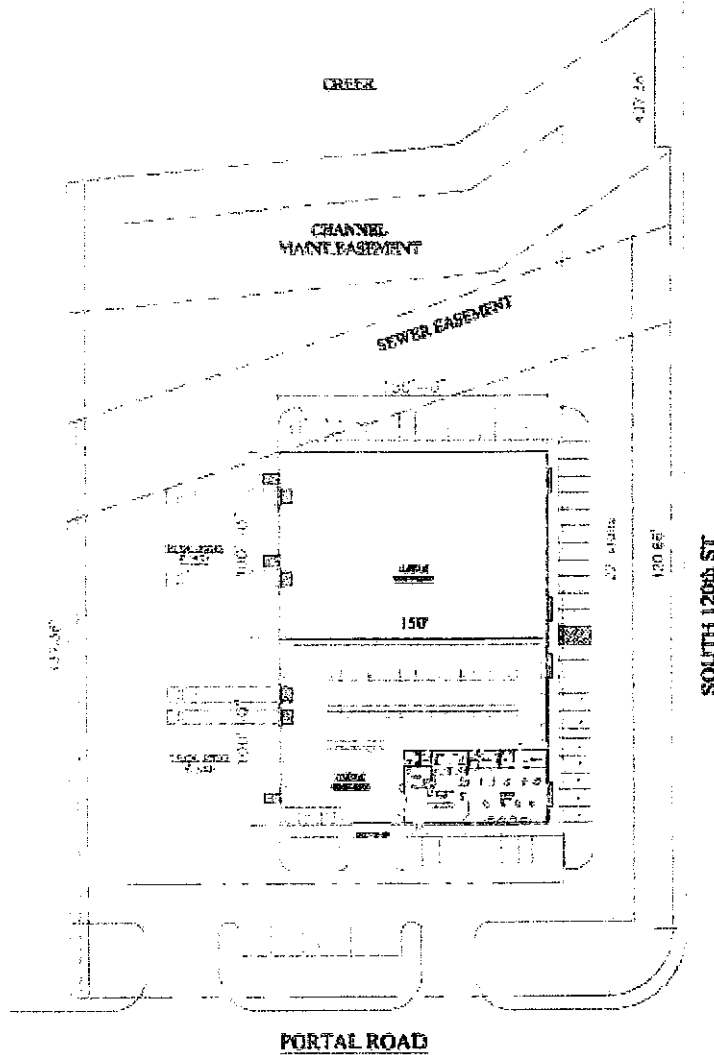
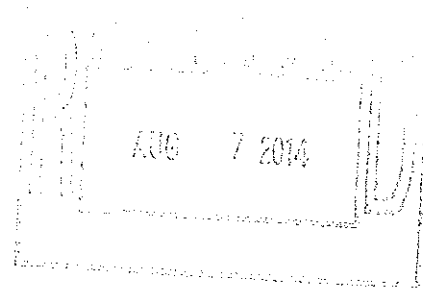
 Premises

Exhibit "B"

Site Plan

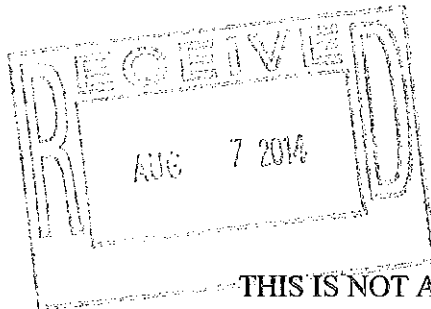
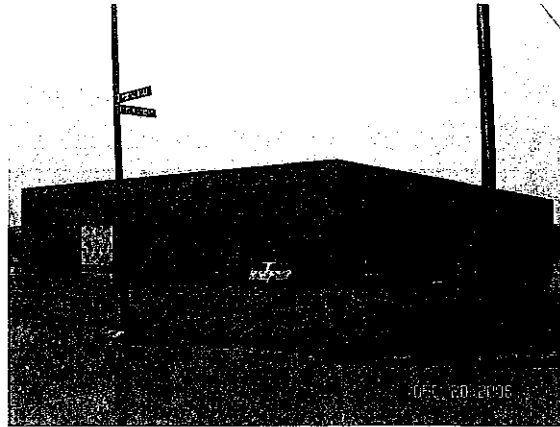



mark SANFORD
group
architecture
MARK SANFORD GROUP, LLC
180 LITTLE ROCK RD
SUITE 200
PORTLAND, ME 04106

120th & Portal & Road
Site Plan


Active

Parcel Number: 011572737
 Location: 12008 PORTAL RD
 Owner: ENGLISH WALNUT INC ETAL
 C/O C/O THE LUND COMPANY
 Mail Address: 450 REGENCY PKWY STE 220
 OMAHA NE 68114-
 Legal: LOT 1 PAPIO VALLEY 2 BUSINESS PARK
 Tax District: 27142
 Map #: 2959-19-1-30042-000-0001



Click Picture/Sketch for Larger View.
 Use arrows to view Picture/Sketch.

THIS IS NOT A PROPERTY RECORD FILE [What does this mean?](#)

Commercial Information for 1 January Roll Year 2014

Improvement Information

Business Name: PAPIO VALLEY II INDUST BLDG
 Primary Description: INDUSTRIAL FLEX~BUILDING
 Commercial units: 4
 Lot Sqft: 156351
 Total Area: 30000

Building Information

Bldg #	Built	STORIES	Total Area	Ext Wall	DESCRIPTION
1	2005	1	30000	CONCRETE BLOCK, STANDARD	INDUSTRIAL FLEX~BUILDING

Refinements

Bldg #	Sec #	Code	Description	Sqft or Quantity
1		COMP	PARKING CONCRETE	10400
1		ASP	ASPHALT PAVING SF	45135
1		CCB	CURB, CONCRETE LF	1340

Sales Information (Updated 8/6/2014)

Sale Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
7/31/2006 2006-29153	SEC ACCOMMODATOR XXXVII LLC % LUND COMPANY 120 REGENCY PKWAY STE 116 OMAHA NE 68114-	ENGLISH WALNUT INC ETAL 12008 PORTAL RD LA VISTA NE 68128-	\$2,475,000	\$2,475,000
3/31/2005 2005-11247	PAPIO VALLEY LLC 9929 BROADMOOR OMAHA NE 68114-	SEC ACCOMMODATOR XXXVII LLC 13924 GOLD CIR OMAHA NE 68144-	\$315,810	\$315,810

Valuation Information

Valuation

PV = Partial Valuation

Roll Year	Land Value	Impr Value	Outbuildings	Total Value	PV
2014	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2013	\$312,702	\$1,217,298	\$0	\$1,530,000	YES

2012	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2011	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2010	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2009	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2008	\$312,702	\$1,217,298	\$0	\$1,530,000	YES
2007	\$312,702	\$895,298	\$0	\$1,208,000	YES
2006	\$273,614	\$531,386	\$0	\$805,000	YES
2005	\$128,599	\$0	\$0	\$128,599	NO
2004	\$128,599	\$0	\$0	\$128,599	NO
2003	\$128,599	\$0	\$0	\$128,599	NO
2002	\$128,265	\$0	\$0	\$128,265	NO
2001	\$75,069	\$0	\$0	\$75,069	NO
2000	\$74,318	\$0	\$0	\$74,318	NO

Levy Information

Levy Information 2013

[View Past Levy Information](#)

Fund	Description	Levy
1	COUNTY LEVY	0.2999
127	PAPILLION/LA VISTA SCHOOL	0.120423
185	SCHL DIST 27 BOND 3	0.111305
186	SCHL DIST 27 BOND 4	0.059428
187	SCH DIST 27 BOND 5	0.015292
199	LEARN COMM-GENERAL	0.95
202	ELEM LEARN COM	0.01
425	LAVISTA CITY	0.49
426	LAVISTA CITY BOND	0.06
501	PAPIO NATURAL RESRCE	0.024224
502	PAPIO NRD BOND	0.008529
701	MUD	0
801	METRO COMMUNITY COLL	0.095
901	AGRICULTURAL SOCIETY	0.002104
1003	ED SERVICE UNIT 3	0.015
	Total Levy	2.261205

Treasurer Information

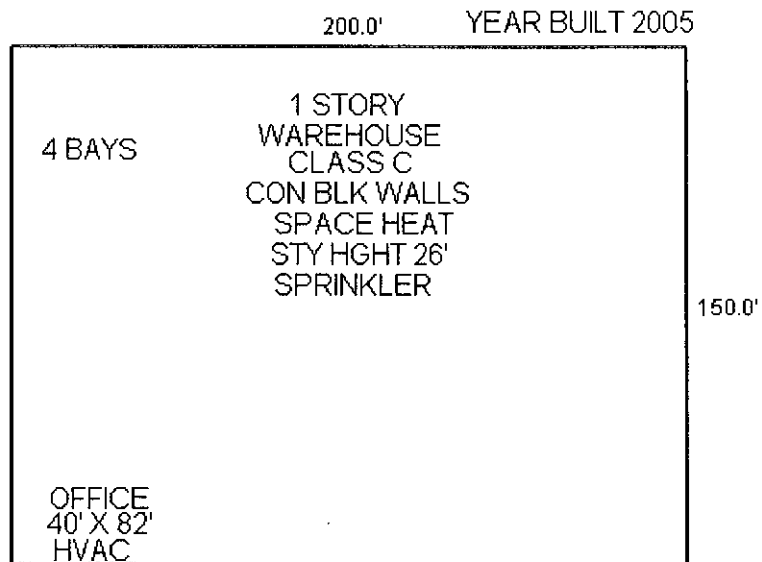
Property Class	3000	Foreclosure #	
Mortgage Company #		Foreclosure Date	
Mortgage Company			
Exemption Code		Exemption Amount	
Specials	THERE IS/ARE 0 OUTSTANDING SPECIAL(S) ON THE PROPERTY.		
Tax Sales	No Tax Sale Entry(s) Found or All Tax Sales Entry(s) Redeemed.		
Tax Sale #		Tax Sale Date	
Redemption #		Redemption Date	

Tax Information

*Click Statement Number to see Treasurer information for paying your taxes with a credit card or Echeck or to print your receipt for a payment you have made by mail or online.

Year	Statement	Tax District	Source	Taxes Due	Total Due	Balance
2013	2013-011572737	27142	REAL	\$33,587.10	\$33,587.10	\$0.00
2012	2012-011572737	27142	REAL	\$33,137.44	\$33,137.44	\$0.00
2011	2011-0044060RP	27142	REAL	\$33,085.02	\$33,085.02	\$0.00
2010	2010-0046422RP	27142	REAL	\$32,548.62	\$32,548.62	\$0.00
2009	2009-0052112RP	27134	REAL	\$32,429.08	\$32,429.08	\$0.00
2008	2008-0057185RP	27134	REAL	\$31,815.34	\$31,815.34	\$0.00
2007	2007-0044592RP	27134	REAL	\$27,934.16	\$27,934.16	\$0.00
2006	2006-0050212RP	27134	REAL	\$19,475.80	\$19,475.80	\$0.00
2005	2005-0033422RP	27063	REAL	\$3,209.32	\$3,209.32	\$0.00
2004	2004-0035978RP	27063	REAL	\$3,363.00	\$3,363.00	\$0.00
2003	2003-1572737RP	27063	REAL	\$3,585.70	\$3,585.70	\$0.00
2002	2002-1572737RP	27063	REAL	\$3,429.64	\$3,429.64	\$0.00
2001	2001-1572737RP	27063	REAL	\$1,998.26	\$1,998.26	\$0.00
2000	2000-1572737RP	27063	REAL	\$1,933.62	\$1,933.62	\$0.00

CONCRETE CURB 1,340 LF
ASPHALT PARKING 45,135 SF
CONCRETE PARKING 10,400 SF



Sketch by Apex Medina™