



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

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CASE NUMBER: 2015-PUD-05

FOR HEARING OF: August 20, 2015  
Report Prepared on August 11, 2015

**I. GENERAL INFORMATION**

- A. APPLICANT:** Costco Wholesale Corporation
- B. PROPERTY OWNER:** Heritage-Westwood La Vista LLC
- C. LOCATION:** Northwest corner of West Giles Road and Westport Parkway
- D. LEGAL DESCRIPTION:** Lot 3, Southport West Replat One
- E. REQUESTED ACTION(S):** PUD Site Plan approval for a Big Box Retail Store
- F. EXISTING ZONING AND LAND USE:**  
C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District); vacant.
- G. PROPOSED USES:** The Planned Unit Development (PUD) Site Plan will allow the applicant to operate a Big Box Retail Store on the property.
- H. SIZE OF SITE:** 20.48 acres

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The lot is currently vacant. The property is relatively flat in the main buildable area. However, it has a drastic slope down to the adjoining streets along the Eastern, Western, and Southern edges of the lot.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. North:** Cabela's, Big Box Retail Store; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District)
  - 2. East:** Vacant; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District)

3. **South:**  
Lot 4, Sarpy County Industrial Park Phase 2, Vacant; I-1 Light Industrial and Gateway Corridor District (Overlay District);  
Lots 1 and 2, Gary and Debbie Pink No. 2, Vacant; C-2 General Commercial District and Gateway Corridor District (Overlay District)
4. **West:** Vacant; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District)

**C. RELEVANT CASE HISTORY:**

1. N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial/Office Park District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.15 of the Zoning Regulations – Planned Unit Development District

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for commercial uses.

**B. OTHER PLANS:** N/A

**C. TRAFFIC AND ACCESS:**

1. Access will be from the City Parking District access road. A preliminary traffic impact analysis has been received from Olsson Associates. The preliminary traffic impact analysis addressed external roadway impacts but did not address details of the proposed City Parking Lot access improvements such as whether it is two-lanes or three-lanes and connections to the existing City Parking Lot. These will need to be considered during design of the City Parking Lot access improvements and coordinated with the Costco Final PUD Site Plan. The Concept Site Plan recently received and dated August 13, 2015 shows a three-lane roadway which is consistent with the City's initial assumption.

**D. UTILITIES:** All utilities are available to the site.

**E. PARKING REQUIREMENTS:** The Southport West PUD criteria requires at least 4.5 stalls per 1,000 square feet.

The PUD Site Plan provides a total of 759 stalls of which 79 stalls are to be within the adjacent City Parking District facility. The intent of the City Parking District was to provide for shared parking so that not every facility in Southport West would have to maximize on-site parking for peak periods. This allows for more efficient use of parking and a higher density of development.

The accessible parking stall requirement is 2% of the on-site total parking count and is met as well.

**F. LANDSCAPING:** The landscaping plan has been reviewed as part of the design review process that is required for developments within Southport West and the Gateway Corridor District.

A draft landscaping plan has been submitted with the Final PUD Site Plan map set. This plan is still under review however review will be complete prior to City Council review of the Final PUD Site Plan.

#### **IV. REVIEW COMMENTS:**

1. The proposed landscaping plan is in draft form. The City's Design Review Architect has reviewed the initial landscaping plan submittal for compliance with the Southport West Design Guidelines and the Gateway Corridor District Design Guidelines. Comments have been provided to the project's consultant and a revised plan submitted. However, the design review process has not been completed. The landscaping plan needs to be in final form prior to City Council approval.
2. As the subject property is within the Gateway Corridor District and is subject to the Southport West Design Guidelines and the Gateway Corridor District Design Guideline, any development on the property will need to go through the City's building and site design approval process. This process is underway but not required to be completed prior to the Final PUD approval process.
3. The applicant has been in contact with the Fire Marshall about fire protection as per comment #4 of the initial staff review letter and has received approval.
4. A preliminary drainage study has been submitted and is currently under review by the City Engineer. A final drainage study will need to be submitted and approved prior to building permit issuance.
5. In addition to the primary use as a Big Box Retail Store, the proposed development will also include Automotive Repair or Service as well as Fuel Sales. As per Section 6 of the Southport West PUD Ordinance these uses are permitted only as an accessory use to an Anchor Store or Big Box Retail Store which is applicable in this case.
6. The maximum permitted building height is 90 feet unless otherwise limited by the FAA. The proposed height on the elevation views is a maximum of 33 feet. The applicant will need to work with the FAA to

verify approval of their height limits prior to the issuance of a building permit. If a construction crane is to be used on the site, it may also require FAA approval.

7. Building setbacks are to be per the C-3 zoning unless modified otherwise by the PUD plan. The C-3 regulations specify 25 feet minimum for front yard unless there is parking in front in which case the minimum is 50 feet. The setbacks as shown are compliant.
8. The PUD Ordinance requires open space of at least 25 percent of the lot area. The total open space provided is calculated at 25.7 percent. The PUD ordinance also requires landscaped areas in the parking areas to be at least 10 percent of the paved areas. The total parking area landscaping provided is 5.8 percent. The excess greenspace at the perimeter of the parking lot exceeds the required perimeter landscaping, sufficiently offsetting the lack of landscaped areas in the parking lot. A note has been added to the site plan to allow for this reduced percentage within the parking areas.

**V. STAFF RECOMMENDATION – PUD SITE PLAN:**

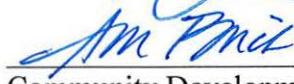
Staff recommends approval of the PUD Site Plan map contingent on the finalization of the landscaping plan prior to City Council approval of the Final PUD Plan.

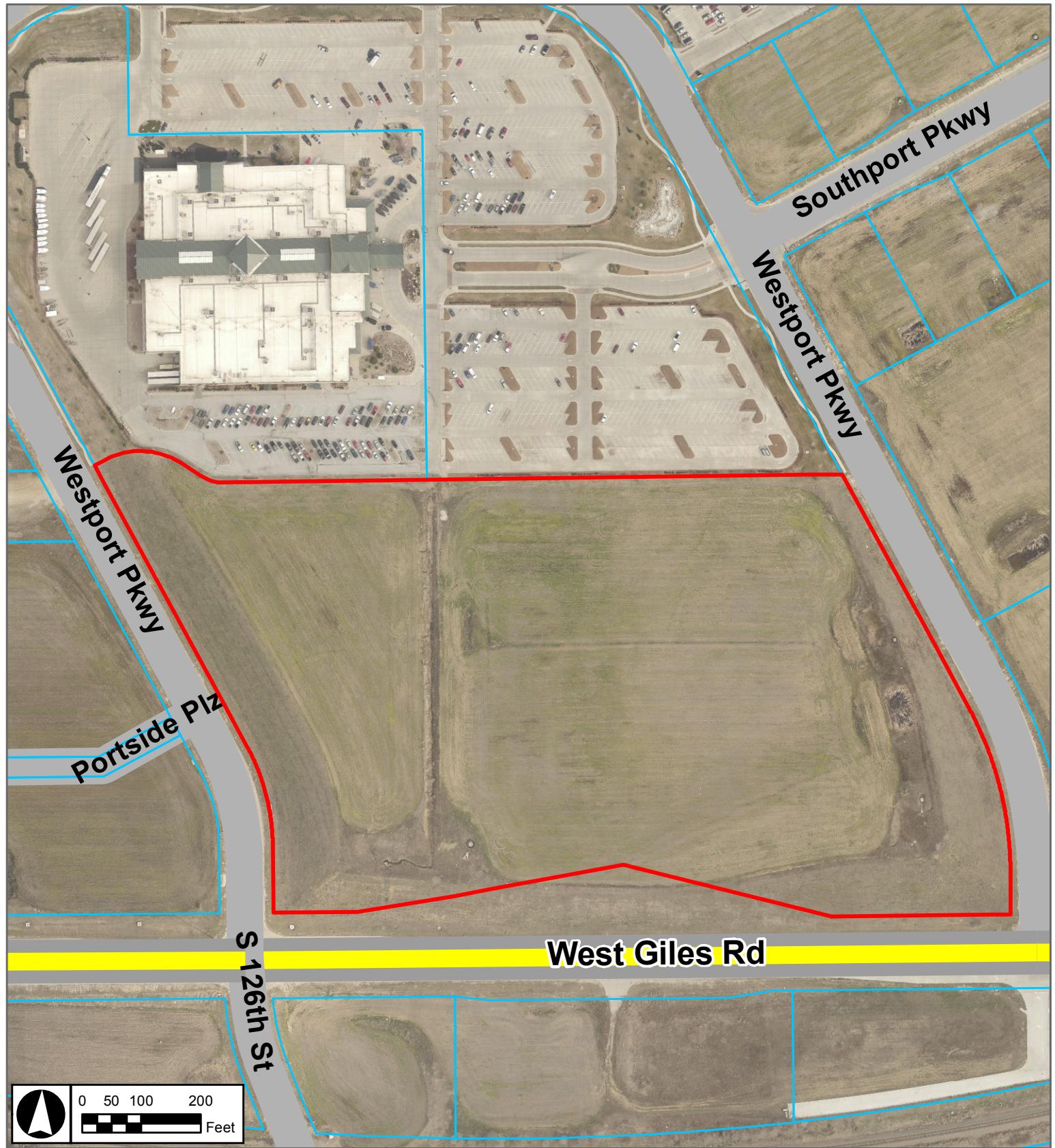
**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. City Engineer's Review Letter
3. Construction Schedule
4. PUD Site Plan map set

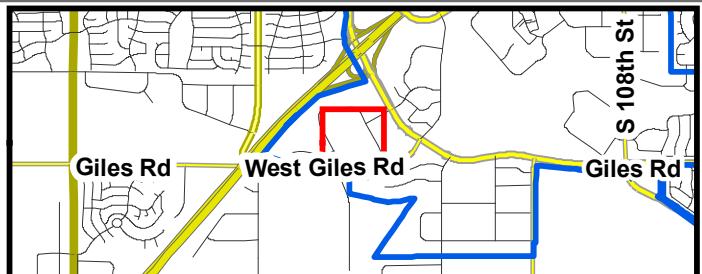
**VII. COPIES OF REPORT TO:**

1. Theodore R. Johnson, TJ Design Strategies, Ltd.
2. Sterling Cramer, Olsson Associates
3. Dean Bernstein, Heritage-Westwood La Vista LLC
4. Public Upon Request

  
\_\_\_\_\_  
Prepared by \_\_\_\_\_  
 8-14-15  
Community Development Director Date



## Project Vicinity Map



**Costco PUD**

8-10-2015

CSB





July 14, 2015

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

RE: Preliminary PUD, Preliminary Plat-Initial Review  
Southport West Replat One, Lot 3  
Proposed COSTCO Warehouse  
City Engineer Review Comments

Chris:

I have reviewed the documents that you provided to me for the above-referenced application asking for comments by July 22, 2015. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for a Preliminary PUD, the Southport West PUD regulations dated February 17, 2015, and the 2013 Gateway Corridor Design Regulations. I have the following comments:

Section 5.15 of the Zoning Regulations

1. Article 5.15.04.01 requires a schedule of construction to be submitted.
2. Article 5.15.04.02 addresses arrangements for public improvements. The City desires to create a public road along the north edge of this site to improve access to the Off-Street Parking District. A development agreement needs to be prepared to address a right-of-way dedication for the public street, conceptual design of the public street, modification of existing storm sewer easements, and coordination of the public street construction.
3. In regard to Articles 5.15.04.03, a preliminary traffic impact analysis was received from Olsson Associates. Once a consultant has been selected for the City Parking District Access Improvements, which will include traffic engineering expertise, the traffic impact analysis will be reviewed in more detail. Prior discussions on this project have indicated that the public road along the north side of the site may need to be 3-lanes wide and is to include a pedestrian path along the road. This may require more right-of-way width than the 60 feet currently shown.

**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 Buildings & Grounds**  
8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

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

**Costco Wholesale - La Vista, NE**

**8.11.15**

**Preliminary Construction Schedule**

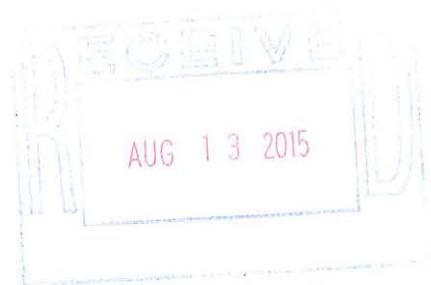
Mobilize/Erosion Control/Mass Grading: 4.4.16-5.13.16

City Public Road Work: 5.16.16-7.15.16

Costco Site Construction: 7.18.16

Costco Building Construction: 8.1.16

Substantial Completion: 11.19.16



4. In regards to Article 5.15.04.04 the proposed location of on-site fire hydrants for fire protection need to be shown. The Fire Marshall needs to review the plan for fire access and fire hydrant spacing.
5. Relative to Article 5.15.04.07 the required parking count is 749 stalls based on the total building footprint but deleting the enclosed canopy space and tire changing space at 4.5 stalls per 1,000 square feet (Southport West PUD criteria) and adding 4 tire bays at 3 spaces per bay. Two site plan configurations have been submitted. One provides all parking on site in a total of 736 stalls. The second configuration provides a total of 759 stalls of which 79 stalls are to be within the adjacent City Parking District facility. The intent of the City Parking District was to provide for shared parking so that not every facility in Southport West would have to maximum on-site parking for peak periods. This allows for more efficient use of parking and a higher density of development. Therefore, I am satisfied with either parking scenario but would prefer the one that creates the least impervious surface and allows for the most storm water management space. This would be the option utilizing the City Parking District parking spaces. The accessible parking stall requirement is 2% of the on-site total parking count and is met by either option.
6. In regards to Article 5.15.04.15 a public sidewalk will be required as part of the public street construction. I recommend that the sidewalk be at least 6 feet wide and be located on one side of the public street.
7. In regards to Article 5.15.05.04, a preliminary drainage study for storm water management is needed.

Gateway Corridor District Design Guidelines-Sept. 17, 2013

8. Section I-D pertains to appearance of parking areas. A landscaping plan has been provided and needs to be reviewed by other City staff or the design review consultant for suitability. I have not reviewed the landscaping plan.
9. Section III-B identifies the considering the grades of walks to make them inviting. The preliminary grading plan indicates a number of retaining walls along the proposed public street. During final design of the public street, efforts to reduce the extent of retaining walls will be needed. Changes for the Preliminary PUD are not needed at this time, but final design efforts should consider reducing retaining walls where possible.
10. Section III-I specifies screening of service yards, mechanical equipment, etc. The provisions for screening of the trash compactor area need to be reviewed for suitability.
11. Section III-K sets forth the applicable storm water management criteria. The preliminary drainage study noted in Item 6 above will need to follow those criteria. Also, if there is an ability to provide more than the minimum storm water peak flow reduction, this needs to be considered. There are downstream limitations in drainage capacity. The consultant selected for the City Parking District Access Improvements will be asked to examine options to increase downstream drainage capacity.

Southport West PUD Ordinance-February 17, 2015

12. The PUD allows uses per the C-3 zoning regulations with limitations as set forth in Section 6. The proposed use as a retail trade center is permitted and Section 6 allows automotive repair or service (tire installation) only as an accessory use to a big box retail store which is applicable in this case.
13. The maximum permitted building height is 90 feet unless otherwise limited by the FAA. The proposed height on the elevation views is a maximum of 33 feet. The applicant will need to work with the FAA to verify their height limits.
14. Building setbacks are to be per the C-3 zoning unless modified otherwise by the PUD. The C-3 regulations specify 25 feet minimum for front yard unless there is parking in front in which case the minimum is 50 feet. If West Giles Road were considered the front, then the building is shown with 40 feet by scale to the closest right of way point and parking is not shown in front of that side of the building, so 40 feet would be compliant. Westport Parkway frontages are far in excess of the minimums.
15. The PUD requires open space of at least 25 percent of the lot area. It appears that this percentage is exceeded, but the data needs to be presented on the site plan. The PUD also requires landscaped areas in the parking areas to be at least 10 percent of the paved areas. Calculations need to be provided. The spacing of the parking lot landscaping appears to meet the criteria set forth in the PUD ordinance.
16. Proposed sidewalks along Westport Parkway need to be 5 feet wide, 6 inches thick and need to be serpentine. See criteria in Exhibit C, Section 6 of the Southport West PUD Ordinance.
17. To review other elements required by Exhibit C of the Southport West PUD Ordinance the Site Plan needs to include details on site lighting, benches, bike racks, trash cans, etc.
18. I recommend that the greenspace on the site along the proposed public street be a minimum of 10 feet wide. This is not addressed by the PUD Ordinance.

Please note that I have not reviewed the signage or building design for compliance with the Southport West PUD Ordinance.

Please contact me if you have questions about my comments.

Prepared by:

John M. Kottmann

John M. Kottmann

City Engineer

