

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 7, 2007 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT & FINAL PUD PLAN — SOUTHPORT EAST REPLAT NINE, LOTS 1-4 (SOUTHPORT PKWY. & EASTPORT PKWY.)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

The public hearing was continued from the July 17, 2007 City Council meeting to consider a replat application for Lots 1-4 Southport East Replat Nine (a replat of Lots 1 and 2, Southport East Replat Six); and an application for final planned unit development (PUD-1) for approximately 8.88 acres at Southport Parkway and Eastport Parkway.

FISCAL IMPACT

A subdivision financing agreement has been prepared according to City standards.

RECOMMENDATION

Approve.

BACKGROUND

The public hearing was continued from the July 17, 2007 Council meeting to consider a replat application for Lots 1-4 Southport East Replat Nine (a replat of Lots 1 and 2, Southport East Replat Six); and an application for an amendment to the PUD Plan for Lots 1-4, Southport East Replat Nine. The application was submitted by John L. Hoich.

City Engineer John Kottmann and staff have reviewed the applications and have the following comments:

1. Access is proposed to Southport Parkway through a network of internal private drives which will also connect to Eastport Parkway through other phases of development.
2. "Corner Streetscapes" will be installed as shown on the revised PUD Plan.
3. Building height of 55 feet has been determined to be acceptable, as long as the FAA has no objections.
4. No drive-up windows are proposed in the PUD plan.
5. A left turn lane on Southport Parkway is being proposed upon City Engineer's recommendation. This public improvement will be installed by the developer and is included in the Ninth Amendment to the Southport East Subdivision Agreement. A satisfactory landscape plan is required to be submitted for the revised median landscaping.
6. Other public improvements will include storm water and sanitary sewer installations within the project, as well as public sidewalks on the perimeter of the parcels with connecting pathways to each lot.

The Planning Commission held a public hearing on May 17, 2007 and recommended approval contingent upon the resolution of the items identified by the City Engineer and staff.

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 1-4, SOUTHPORT EAST REPLAT NINE, BEING A REPLATTING OF LOTS 1 AND 2, SOUTHPORT EAST REPLAT SIX, A SUBDIVISION LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a replat for the proposed Southport East Replat Nine Subdivision; and

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

WHEREAS, on May 17, 2007, the La Vista Planning Commission held a public hearing and reviewed the replat and recommended approval subject to resolution of items identified by the city engineer and staff.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat for Lots 1-4 Southport East Replat Nine, being a replatting of Lots 1 and 2, Southport East Replat Six, a subdivision located in part of the South ¼ of Section 18, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located southwest of Southport Parkway & Eastport Parkway be, and hereby is, approved subject to the resolution of the following items identified by the City Engineer and staff:

1. A staking bond or other certification that all lot corners will be pinned should be provided prior to the Mayor signing the final plat, if it is approved.
2. Approval from the FAA is required prior to the issuance of a building permit on any of the lots.
3. A satisfactory landscape plan is required to be submitted for the revised median landscaping.

BE IT FURTHER RESOLVED that approval is subject to the Developer's execution and delivery to City of the following in form satisfactory to the city attorney and city engineer:

1. Subdivision agreement; and
2. Restrictive covenants.

PASSED AND APPROVED THIS 7th DAY OF AUGUST 2007.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Bueth, CMC
City Clerk

I:\Administration\BRENDA\WORD\COUNCIL\07 Resolutions\Southport East Replat 9 Replat & PUD.DOC

**CITY OF LA VISTA
PLANNING DIVISION**

CASE NUMBER:

FOR HEARING OF: August 7, 2007

Report Prepared on August 1, 2007

I. GENERAL INFORMATION

- A. APPLICANT:** John L. Hoich
- B. PROPERTY OWNER:** John L. Hoich
- C. LOCATION:** Southport Parkway & Eastport Parkway
- D. LEGAL DESCRIPTION:** Lot 1 & 2, Southport East Replat Six
- E. REQUESTED ACTION(S):** Replat and PUD Amendment
- F. EXISTING ZONING AND LAND USE:**
C-3, Highway Commercial / Office Park District; PUD-1, Planned Unit Development; and Gateway Corridor District. The property is currently vacant; office development is proposed.
- G. PURPOSE OF REQUEST:** The proposal is to replat Lots 1 & 2 of Southport East Replat Six into Lots 1-4 of Southport East Replat Nine.
- H. SIZE OF SITE:** 8.88 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Vacant
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. North:** C-3, Southport East Replat Eight/Securities America
 - 2. East:** TA/Sod Farm
 - 3. South:** C-3, Southport East Replat Six/Vacant
 - 4. West:** C-3, Southport East Replat Two/Hampton Inn & Suites
- C. RELEVANT CASE HISTORY:** This property was previously platted as part of Southport East Replat Six.
- D. APPLICABLE REGULATIONS:**
 - 1.** Section 3.08, Subdivision Ordinance, regarding Replats.
 - 2.** PUD Plan for Southport East Replat Six
 - 3.** Section 5.12, Zoning Ordinance, regarding C-3 Zoning District
 - 4.** Section 5.17, Zoning Ordinance, regarding Gateway Corridor Dist.

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses in the gateway corridor.
- B. OTHER PLANS:** Southport East Replat Six PUD Plan.
- C. TRAFFIC AND ACCESS:**
 - 1. Access is proposed to Southport Parkway through a network of internal private drives which will also connect to Eastport Parkway through other phases of development.
- D. UTILITIES:** All utilities are available to the site.

IV. REVIEW COMMENTS:

- 1. "Corner Streetscapes" will be installed as shown on the revised PUD Plan.
- 2. Building height of 55 feet has been determined to be acceptable, as long as the FAA has no objections.
- 3. No drive-up windows are proposed in the PUD plan.
- 4. A left turn lane on Southport Parkway is being proposed upon City Engineer's recommendation. This will be a public improvement installed by the developer and is included in the Ninth Amendment to the Southport East Subdivision Agreement. A satisfactory landscape plan is required to be submitted for the revised median landscaping.
- 5. Other public improvements will include storm water and sanitary sewer installations within the project, as well as public sidewalks on the perimeter of the parcels with connecting pathways to each lot.

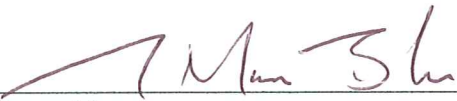
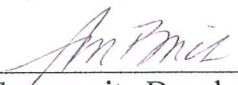
V. STAFF RECOMMENDATION: Approval of Southport East Replat Nine.

VI. ATTACHMENTS TO REPORT:

- 1. Vicinity Map
- 2. Southport East Replat Nine PUD Plan
- 3. Southport East Replat Nine Final Plat
- 4. City Engineer's comments

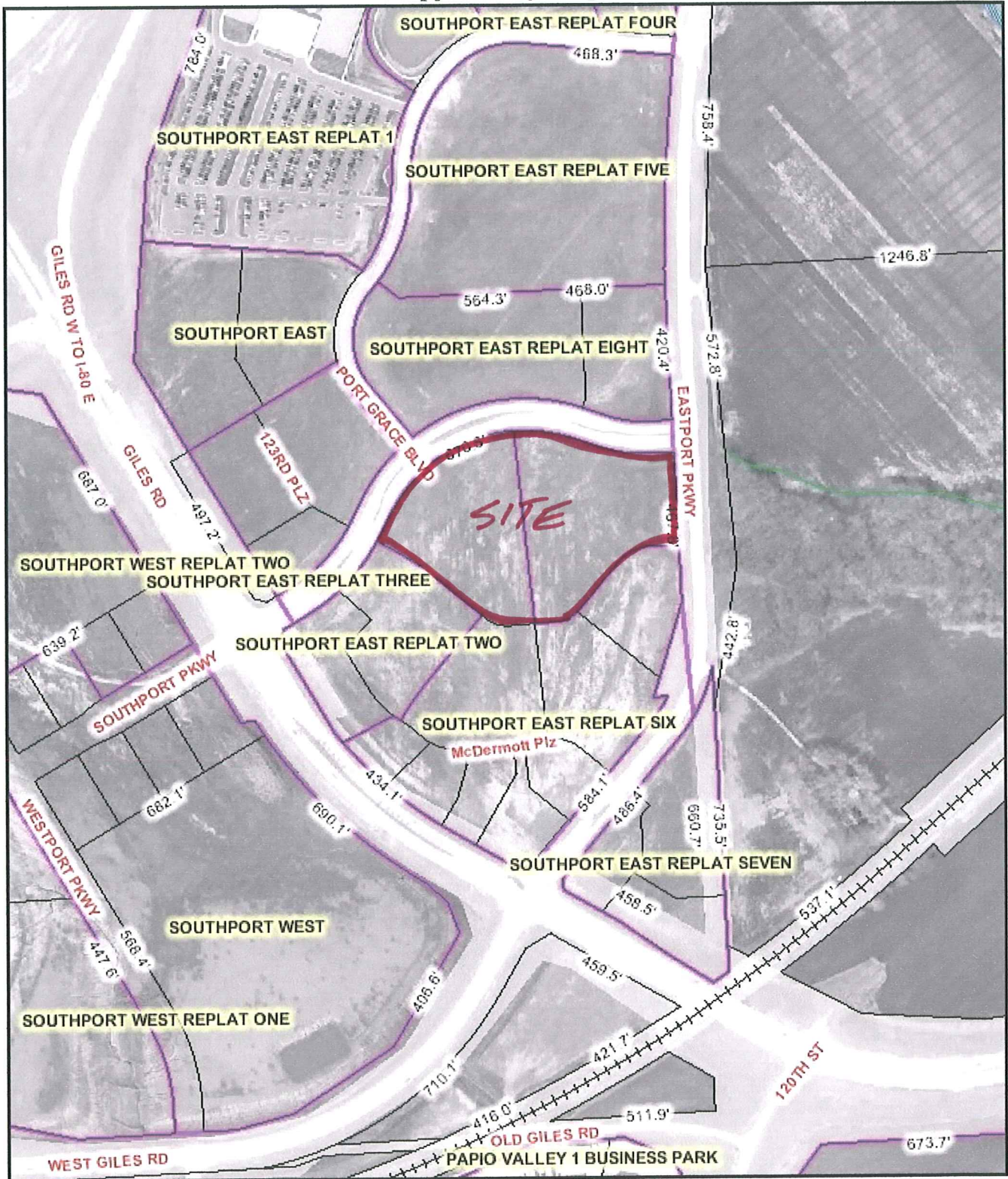
VII. COPIES OF REPORT TO:

- 1. John L. Hoich
- 2. Jeff Elliott, E&A Consulting Group
- 3. Public Upon Request


Prepared by: _____

Community Development Director
8-1-07
Date

\\Lvdcp01\users\Community Development\MBaker\plancomm\staff reports\SP East Rep IX.doc

Sarpy County Map



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 448 feet

LOIS 1 THRU 4 INCLUSIVE

BEING A REPLATTING OF LOTS 1 AND 2, SOUTHFOOT EAST REPLAT SIX, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH PM, SAGREY COUNTY, NEBRASKA.

Know all men by these presents that we, JOE McDERMOTT ASSOCIATES INC. & JOYILL

much about the property included in a candidate's campaign finance disclosure. For example, if a candidate's spouse has a vacation home in Aspen, Colorado, and the candidate's spouse is a resident of the state, then the disclosure should include the address of the property (even if the spouse is not a resident of the state). If the candidate's spouse is not a resident of the state, then the disclosure should include the address of the property (even if the spouse is not a resident of the state). If the candidate's spouse is not a resident of the state, then the disclosure should include the address of the property (even if the spouse is not a resident of the state).

By Joseph McDermott, President

ACKNOWLEDGEMENT OF NOTARY

On this _____ day of _____, 19____, before me, the undersigned Notary Public in and for said County, personally came Joseph McDermott, President, JOE MCDERMOTT ACCOUNTIES INC., who is personally known to me as the official person whose name is affixed to the Declaration on the past and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESSE my hand and Notarial Seal this day and year last above written.

ACKNOWLEDGEMENT OF NOTARY

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County, personally came John L. Hoch, who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed.

Notary Public

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 in this plat as shown by the records of the office.

DATE _____ County Treasurer _____

Suppy County Registrar of Deeds Date _____

Proj No. P2000.030.030		Revisions	
Date	03/27/2007	No.	Date
Designed By	JOE	1	04/20/2007
Drawn By	LDO	2	05/10/2007
		3	05/24/2007
Scale	1" = 10'		
Sheet	1 of 1		

FINAL PLAT

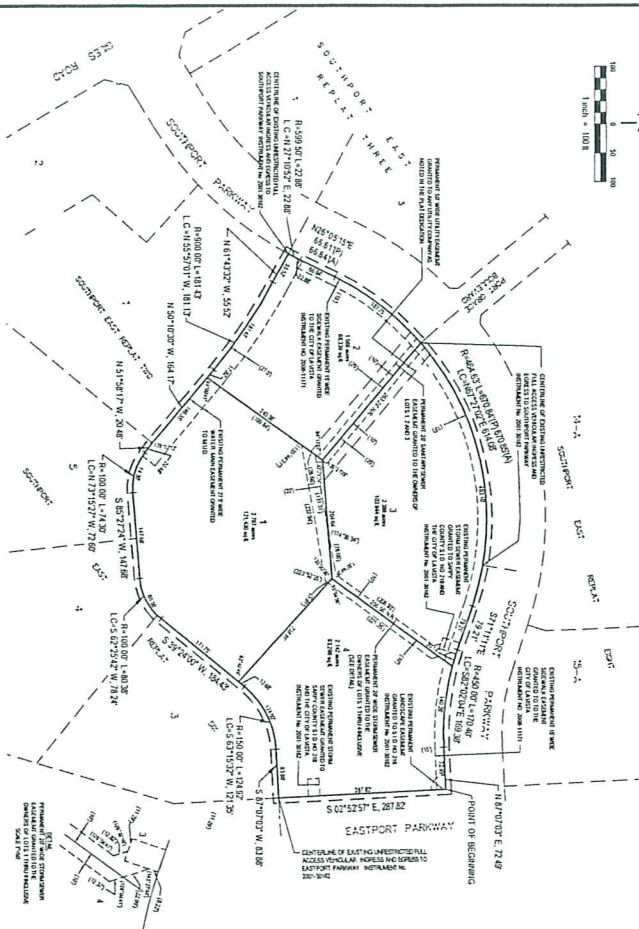
SOUTHPORT EAST REPLAT NINE

LAVISTA, NEBRASKA



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3596
WWW.BSCQ.COM



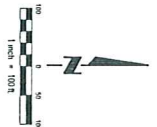
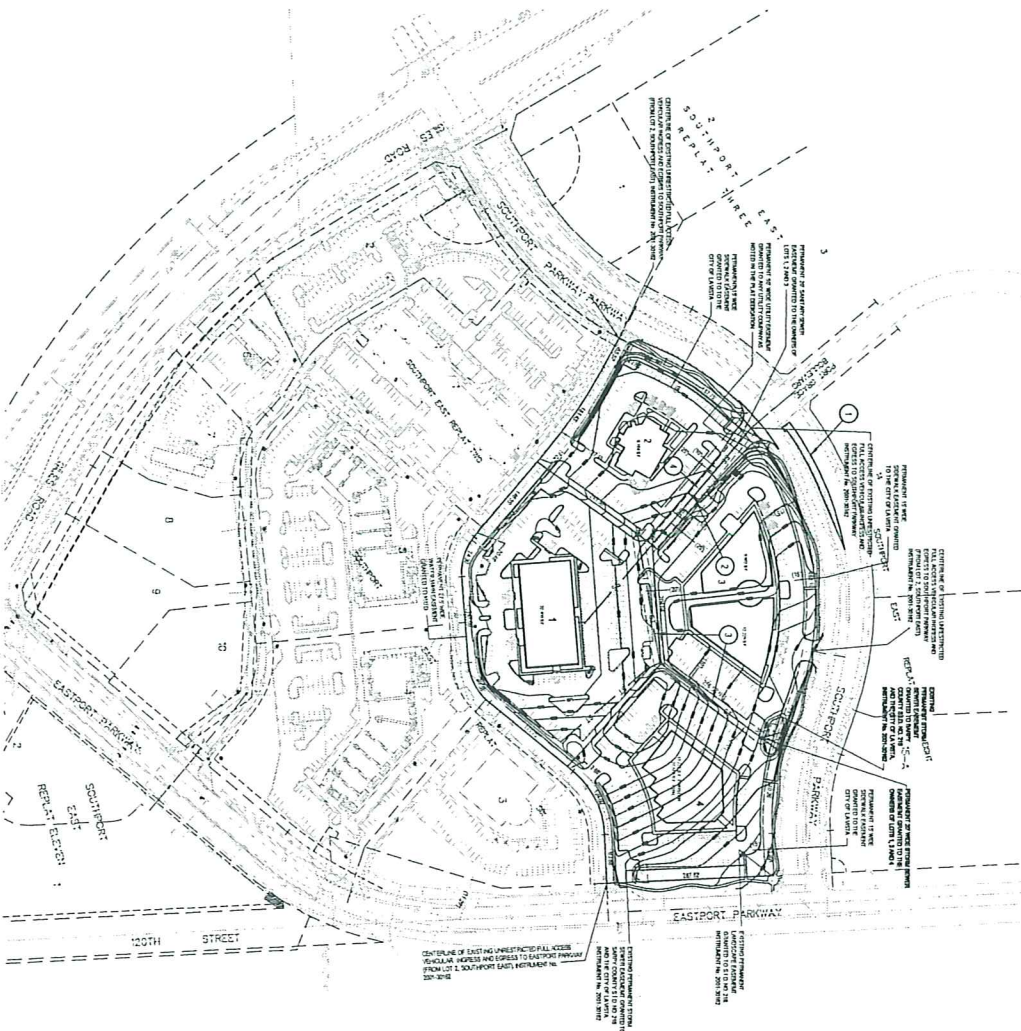
- [illegible]

This plan of SOUTHERN EASY RETAIL, INC. (lots numbered as shown) was approved by the City Council of the City of La Vista, Nebraska, on this _____ day of _____, in accordance with the State Statutes of Nebraska _____.

Maya

This plat of SOUTHPORT EAST REPLAT HINE (lots numbered as shown) was approved by the City Planning Commission on this _____ day of _____

Chairman of La Vista City Planning Commission



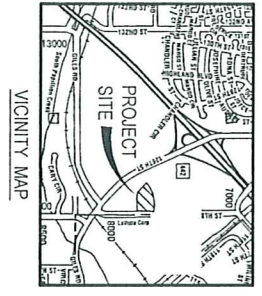
LOT #	AREA
1	121,420 sq. ft.
2	60,331 sq. ft.
3	103,844 sq. ft.
4	93,288 sq. ft.
TOTAL	368,883 sq. ft.

LOT #	AREA	PERCENT
1	121,420 sq. ft.	32.90%
2	60,331 sq. ft.	16.37%
3	103,844 sq. ft.	28.15%
4	93,288 sq. ft.	25.58%
TOTAL	368,883 sq. ft.	100.00%

LOT #	AREA	PERCENT
1	121,420 sq. ft.	32.90%
2	60,331 sq. ft.	16.37%
3	103,844 sq. ft.	28.15%
4	93,288 sq. ft.	25.58%
TOTAL	368,883 sq. ft.	100.00%

LOT #	AREA
1	121,420 sq. ft.
2	60,331 sq. ft.
3	103,844 sq. ft.
4	93,288 sq. ft.
TOTAL	368,883 sq. ft.

1. LEFT TURN LANE OFF SOUTHPORT PARKWAY AT POINT CORNER, RIDE DOWNSIDE, WEST.
2. SHARED DRIVE ALONG LOT LINE BETWEEN LOTS 2 & 3 FOR BENEFIT OF LOTS 1 & 2.
3. STORM SEWER ALONG LOT LINE BETWEEN LOTS 3 & 4 FOR BENEFIT OF LOTS 1 THRU 4.
4. PRIVATE DRIVE FROM



LEGAL DESCRIPTION
 BEING A REPLAT OF LOTS 1 & 2, SOUTHPORT EAST REPLAT NINE, A SUBDIVISION LOCATED IN THE CITY OF SEYMOUR, IN TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE 5TH P.M. SAMPSON COUNTY, NEBRASKA.

CONTRASTING AREA OF 8.86 ACRES, MORE OR LESS.
DEVELOPER:
 JOHN L. HUNCH AND JOE BUCHANAN ASSOC. INC.
 4000 S. WINDY STREET
 OMAHA, NE 68105

NOTES:
 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOT LINES ARE ROUNDED TO CORNER STREETS UNLESS SHOWN AS NON-ROUNDED (N/R).
 3. ALL DIMENSIONS AND ANGLES SHOWN WITH DIMENSION LINES FOR THE LOCATION OF EXISTENCE.
 4. EXISTING DIMENSIONS, CORNER VERTICAL ACCESS WALL, NOT BE ALLOWED TO BE EXCEEDED. DIMENSIONS SHALL BE SHOWN WITH DIMENSION LINES FOR THE LOCATION OF EXISTENCE.
 5. A PERMANENT RECORD, VERTICAL, HORIZONTAL, AND CORNER, PARKING, AND DIMENSIONS SHALL BE SHOWN WITH DIMENSION LINES FOR THE LOCATION OF EXISTENCE.
 6. A PERMANENT RECORD, VERTICAL, HORIZONTAL, AND CORNER, PARKING, AND DIMENSIONS SHALL BE SHOWN WITH DIMENSION LINES FOR THE LOCATION OF EXISTENCE.

REPLAT NINE, SOUTHPORT EAST REPLAT NINE, A SUBDIVISION LOCATED IN THE CITY OF SEYMOUR, IN TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE 5TH P.M. SAMPSON COUNTY, NEBRASKA.
 BEING A REPLAT OF LOTS 1 & 2, SOUTHPORT EAST REPLAT NINE, A SUBDIVISION LOCATED IN THE CITY OF SEYMOUR, IN TOWNSHIP 14 NORTH, RANGE 15 EAST OF THE 5TH P.M. SAMPSON COUNTY, NEBRASKA.

Proj. No.	02200-230-230
Date	05/25/2007
Designed By	006
Drawn By	000
Scale	1" = 100'
Sheet	1 of 1

Revision	Date
1	04/20/2007
2	05/07/2007
3	05/10/2007
4	05/10/2007

PUD PLAN

SOUTHPORT EAST REPLAT NINE
 LAVISTA, NEBRASKA



E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
 PHONE: (402) 895-4700 FAX: (402) 895-2599
 www.eagroup.com



THOMPSON, DREESSEN & DORNER, INC.

Consulting Engineers & Land Surveyors

June 4, 2007

Mr. Marcus Baker
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, Nebraska 68128

RE: Proposed PUD Plan
Southport East Replat Nine
Review of Revised Submittal
TD² File No. 171-345.8

Mr. Baker:

I have reviewed the revised PUD plan that you provided me, which bears a revision date of May 21, 2007. The revised plan sufficiently addresses the comments in my review letter of April 12, 2007. I recommend approval of this plan.

Submitted by,

THOMPSON, DREESSEN & DORNER, INC.

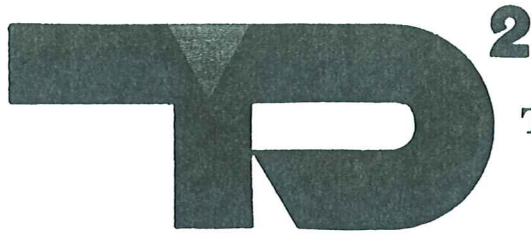
John M. Kottmann, P.E.

JMK/jlf

cc: File

ROBERT E. DREESSEN, P.E.
NELSON J. HYMANS, P.E.
JAMES D. WARNER, L.S.
CHARLES E. RIGGS, P.E.
KA "KIP" P. SQUIRE III, P.E., S.E.
JOHN M. KOTTMANN, P.E.
ARTHUR D. BECCARD, P.E.
JOSEPH G. KOSINOVSKY, P.E.
DOUGLAS S. DREESSEN, P.E.
DEAN A. JAEGER, P.E.
RICHARD M. BROYLES, L.S.
DAVID H. NEEF, L.S.
RONALD M. KOENIG, L.S.
CHRIS E. DORNER, L.S.

TIMOTHY T. PAPSTEIN, P.E.
MICHAEL J. SMITH, L.S.
TROY J. NISSEN, P.E., S.E.
DOUGLAS E. KELLNER, P.E.
KEVIN L. TRUE, L.S.
GARY A. NORTON, P.E.
BRIAN L. LODES, P.E.
KURTIS L. ROHN, P.E.
JEFFREY L. THOMPSON, P.E.
DAREN A. KONDA, P.E.
MICHAEL T. CANIGLIA, L.S.
JEREMY T. STEENHOEK, P.E.
JOSHUA J. STORM, P.E.



THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors

June 4, 2007

Mr. Marcus Baker
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, Nebraska 68128

RE: 2007 Minor & Administrative Plat Reviews
Southport East Replat Nine
Review of Revised Submittal
TD² File No. 171-344.5

Mr. Baker:

I have reviewed the revised final plat that you provided me, which bears a revision date of May 24, 2007.

I also received cost estimates for common area improvements and a drainage plan from John Meng-Frecker via e-mail on May 29, 2007. These materials have sufficiently addressed the comments in my review letter of April 12, 2007. What remains in order for the final plat to be considered by the City Council is the preparation of an amendment to subdivision agreement and any items that you or others have identified.

Submitted by,

THOMPSON, DREESSEN & DORNER, INC.

John M. Kottmann, P.E.

JMK/jlf

cc: File

ROBERT E. DREESSEN, P.E.	TIMOTHY T. PAPSTEIN, P.E.
NELSON J. HYMANS, P.E.	MICHAEL J. SMITH, L.S.
JAMES D. WARNER, L.S.	TROY J. NISSEN, P.E./S.E.
CHARLES E. RIGGS, P.E.	DOUGLAS E. KELLNER, P.E.
KA "KIP" P. SQUIRE III, P.E., S.E.	KEVIN L. TRUE, L.S.
JOHN M. KOTTMANN, P.E.	GARY A. NORTON, P.E.
ARTHUR D. BECCARD, P.E.	BRIAN L. LODES, P.E.
JOSEPH G. KOSINOVSKY, P.E.	KURTIS L. ROHN, P.E.
DOUGLAS S. DREESSEN, P.E.	JEFFREY L. THOMPSON, P.E.
DEAN A. JAEGER, P.E.	DAREN A. KONDA, P.E.
RICHARD M. BROYLES, L.S.	MICHAEL T. CANIGLIA, L.S.
DAVID H. NEEF, L.S.	JEREMY T. STEENHOEK, P.E.
RONALD M. KOENIG, L.S.	JOSHUA J. STORM, P.E.
CHRIS E. DORNER, L.S.	