

**CITY OF LA VISTA  
PLANNING DIVISION**

CASE NUMBER:

FOR HEARING OF: September 20, 2007  
Report Prepared on September 10, 2007

**I. GENERAL INFORMATION**

- A. APPLICANT:** Ron Westergard, Cornhusker Car Washes, Inc.
- B. PROPERTY OWNER:** Cornhusker Car Washes, Inc
- C. LOCATION:** The site is located at 108<sup>th</sup> and Emiline Street.
- D. LEGAL DESCRIPTION:** Lot 13A, Brook Valley Business Park
- E. REQUESTED ACTION(S):** Replat / Subdivision into two lots
- F. EXISTING ZONING AND LAND USE:**  
I-2 Heavy Industrial; the property currently has a building for a car wash.
- G. PURPOSE OF REQUEST:** The proposal is to replat Lot 13A of Brook Valley Business Park into Lot 1 (0.35 acres) and Lot 2 (0.65 acres) of Brook Valley Business Park Replat 2.
- H. SIZE OF SITE:** 1 acre

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** Car wash constructed on the eastern portion of Lot 13A.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. **North:** I-2, Kwik Shop
  - 2. **East:** I-2, Rotella's Italian Bakery, Inc.
  - 3. **South:** I-2, Brook Valley Business Park
  - 4. **West:** I-2, Brook Valley Business Park
- C. RELEVANT CASE HISTORY:** None
- D. APPLICABLE REGULATIONS:**
  - 1. Section 3.08, Subdivision Regulations, regarding Replats.
  - 2. Section 4.15, Subdivision Regulations, regarding Design Standards, Lots.
  - 3. Section 5.14, Zoning Ordinance, regarding I-2 Zoning District.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for Industrial uses.

**B. OTHER PLANS:** None. Future plans for Lot 1 are unknown.

**C. TRAFFIC AND ACCESS:**

1. An existing access allows ingress / egress to Emiline Street.
2. A second access to Emiline Street may be possible for Lot 1.

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

**IV. REVIEW COMMENTS:**

1. Addressing of Lot 1 and Lot 2 needs to be corrected to show addresses from Emiline Street.
2. Minimum setbacks may be difficult to achieve with new industrial development on a relatively small lot, especially given the recorded easements on the property.
3. A drainage plan will be required when a building permit is requested on Lot 1; an erosion control plan is also required. The preliminary plat needs to show how drainage currently crosses Lot 13A.
4. A tract sewer connection fee will be applied when a building permit is requested for Lot 1. The applicant needs to be made aware of this.
5. Existing grades were not shown on the Preliminary Plat. Contours (of 5' or less) shall be added to the plat prior to City Council review.

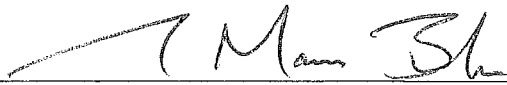
**V. STAFF RECOMMENDATION:** Approval of Brook Valley Business Park Replat 2 subject to addressing the items noted above in the review comments.

**VI. ATTACHMENTS TO REPORT:**

1. Brook Valley Replat 2 Final Plat
2. Brook Valley Replat 2 Preliminary Plat
3. City Engineer's comments

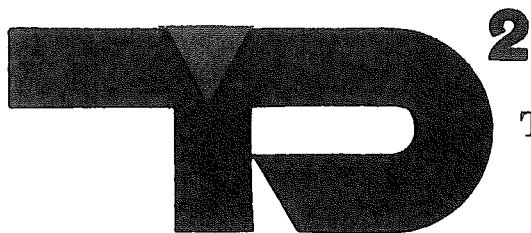
**VII. COPIES OF REPORT TO:**

1. Ron Westergard
2. Chris Dorner, Thompson, Dreesen and Dorner, Inc.
3. Public Upon Request

  
Prepared by:

Community Development Director

Date



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

August 20, 2007

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

RE: 2007 Minor & Administrative Plat Reviews  
Brook Valley Business Park Replat 2  
Review of Proposed Replat  
TD<sup>2</sup> File No. 171-344.8

Mr. Baker:

I have reviewed the above-referenced final plat as requested. For the record, please be aware that this document was prepared by other personnel in this office. I had no participation in the preparation of the document and I have reviewed this plat for conformance to the subdivision regulations in the same manner as any other submittal.

It is my opinion that this application can be treated as a replat and a separate submission of the preliminary and final plats is not required. After review of the documents attached to your transmittal of August 15, 2007, I have the following comments:

1. The existing structure on proposed Lot 2 is currently addressed on 108<sup>th</sup> Street. This would make the north side of the existing building a side yard. The existing building is approximately 28 feet from the north line of the lot by scaling the preliminary plat. Current side yard requirements are 30 feet. At the time this structure was constructed the side yard requirements were 25 feet. So, the existing structure constitutes an existing, non-conforming use. An alternative to address the situation would be to address the building off of Emiline Street. If this were done then the existing building would meet current zoning regulations with the proposed replatting.
2. The applicant should be aware that when a building permit is taken for any development on proposed Lot 1, a drainage plan will be required that demonstrates the ability to pass drainage across the site from the existing property to the north (the Kwik Shop) that presently drains across this lot.
3. The applicant should be aware that the tract sewer connection fee will apply to the proposed Lot 1, whenever a building permit is requested on that lot.

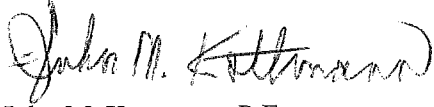
ROBERT E. DREESSEN, P.E.  
NELSON J. HYMANS, P.E.  
JAMES D. WARNER, L.S.  
CHARLES E. RIGGS, P.E.  
KA "KIP" P. SQUIRE III, P.E., S.E.  
JOHN M. KOTTMANN, P.E.  
ARTHUR D. BECCARD, P.E.  
JOSEPH G. KOSINOVSKY, P.E.  
DOUGLAS S. DREESSEN, P.E.  
DEAN A. JAEGER, P.E.  
RICHARD M. BROYLES, L.S.  
DAVID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

Mr. Marcus Baker  
August 20, 2007  
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Although the proposed Lot 1 is very small, it does not violate any zoning regulators. I have no objections to the approval of this replat, subject to the comments noted above.

Prepared by,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in dark ink, appearing to read "John M. Kottmann". The signature is written in a cursive, flowing style.

John M. Kottmann, P.E.

JMK/jlf

cc: File