

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

FOR HEARING OF: November 19, 2009
Report prepared on November 10, 2009

I. GENERAL INFORMATION

A. APPLICANT:

Giles Road, LLC
15504 Spaulding Plaza, Ste CB
Omaha, NE 68116

B. PROPERTY OWNER:

Giles Road, LLC
15504 Spaulding Plaza, Ste CB
Omaha, NE 68116

C. LOCATION:

108th & Giles Road

D. LEGAL DESCRIPTION:

Lots 6 and 7, Val Vista Replat One, a subdivision in the SW ¼ of Section 16,
Township 14N, Range 12E of the 6th P.M., Sarpy County, NE

E. REQUESTED ACTION(S):

1. Preliminary Planned Unit Development (PUD)
2. Final Plat

F. EXISTING ZONING AND LAND USE:

C-2, General Commercial District
Vacant

G. PURPOSE OF REQUEST:

To allow for the development of three, two-story office buildings with shared access, on site circulation and parking.

H. SIZE OF SITE:

10.074 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Undeveloped; moderately sloping to the southwest corner of the property.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Brentwood Apartments/R-3, High Density Residential

2. **East:** Vacant lots/I-1, Light Industrial
3. **South:** Kum & Go/Portal Plaza Subdivision (City of Papillion)
4. **West:** Townhomes/R-2, Two-Family Residential

C. REVELANT CASE HISTORY:

This property was replatted as Val Vista Replat One after the initial development of the Val Vista subdivision.

D. APPLICABLE REGULATIONS:

1. Section 5.11, Zoning Ordinance, regarding the C-2 General Commercial District
2. Section 5.15, Zoning Ordinance, regarding the PUD Planned Unit Development Overlay District
3. Section 5.17, Zoning Ordinance, regarding the Gateway Corridor Overlay District; Section 5.17.06 Sub-area Secondary Overlay
4. Section 3.02 and 3.03, Subdivision Regulations, regarding Preliminary Plats

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan identifies this site for commercial development within a special corridor.

B. OTHER PLANS:

None.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis was prepared in June 2009 by E & A Consulting and recommends various improvements. The study is under review by the city's consulting traffic engineer for concurrence with the analysis procedures and conclusions.
2. Access to the site is limited to three locations off of the private unnamed interior street; no access is proposed from Brentwood Drive or 107th Street. A name for the private street should be identified and forwarded to Sarpy County for approval; staff's suggestion is "Hillcrest Plaza" due to it's alignment with Hillcrest Drive.

D. UTILITIES AND DRAINAGE:

1. The property does have adequate public storm and sanitary sewers at the perimeter of the property. Each lot will access sanitary sewer in 107th Street or Brentwood Drive. A blanket easement is proposed on the plat for these three lots that will allow for storm sewer systems to be installed and shared among the lots. The storm sewer drainage system on these lots, including the post-construction stormwater management devices, will be privately owned and maintained. The amendment to the Subdivision Agreement for these lots will need to address who will be responsible for maintaining these facilities.
2. The City of La Vista, as a member of the Papillion Creek Watershed Partnership (PCWP), adopted stormwater management regulations requiring water quality improvements for the first one-half inch of stormwater runoff. The preliminary drainage study includes information indicating compliance

with the treatment of the first one-half inch of runoff volume. This information needs to include a statement that the storage areas shall be drained within a period not exceeding 40 hours. The City also recently renewed its agreement with the PCWP which includes some additional requirements. These include the requirement to limit peak discharges for 2-year storm events to not more than the existing conditions. The drainage study will need to be revised to include addressing this requirement. Also, the agreement with the PCWP now requires the City to collect a stormwater management fee for projects such as this in the amount of \$4,000 per acre.

3. The proposed slopes in the stormwater management basins have been reduced from the review of a preliminary design. However they are still rather abrupt and will not be attractive at the primary entrances to this development. These basins need to be redesigned to be more attractive, or relocated or combined with some storage cells under the parking lot, or other stormwater management practice to filter runoff and maintain 2-year storm event peak discharges.
4. A grading and erosion control permit though the PCWP website will be required for these lots.
5. Street lighting on the private road in the easement area along the south and west sides of these lots have been shown. Operation and maintenance should be addressed in an amendment to the subdivision agreement at the time of final plat review.

IV. REVIEW COMMENTS:

PRELIMINARY PUD:

1. The site plan needs to be revised to show the existing apartment site drives on the north side of Brentwood Drive, to show the existing pavement geometry in Brentwood Drive to the east curb line of 108th Street, and to show the existing pavement geometry in 107th Street to the north curb line of Giles Road.
2. The site plan needs to demonstrate that the proposed right-turn bays recommended in the traffic impact study at the intersection of 107th & Giles Road and at 108th & Brentwood Drive can be constructed within the existing right-of-way with 12 feet back-of-curb for sidewalks; or whether additional right-of-way will be necessary.
3. Perimeter and interior sidewalks have been shown. These include connections to Brentwood Drive and 107th Street as requested. The perimeter sidewalk should be constructed in its entirety with the first phase of the development.
4. A phasing plan that depicts what portion of the parking lot, private drives, on-site utilities and interior walks will be constructed with Phase 1 needs to be provided.
5. The Fire Department is currently reviewing the plan for adequate fire vehicle access to the buildings.
6. The preliminary landscape plan is under review by the City's design review architect.
7. A draft of the Architectural and Site Design Guidelines has been prepared because this property is within the Gateway Corridor Overlay District; final review is pending. These guidelines will be incorporated as an exhibit to the final PUD plan.

8. Since the proposed development schedule states construction does not start until 2012, and since there will be substantial expenditures involved in completing and recording a final plat (such as providing financial guarantees for street and traffic signal improvements, and payment of stormwater management fees), further discussion is needed on whether a final plat should proceed at this time.

FINAL PLAT:

1. None, pending discussion noted in item #8 above.


V. **STAFF RECOMMENDATION:** CONTINUE, pending further information from the applicant regarding the proposed development schedule and items noted in the staff report.

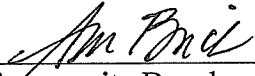
VI. **ATTACHMENTS TO REPORTS:**

1. Vicinity Map
2. Letter from John Kottmann dated October 23, 2009
3. Preliminary PUD Plan
4. Final Plat
5. Letter from Jerry R. Speedy dated November 9, 2009

VII. **COPIES OF REPORT TO:**

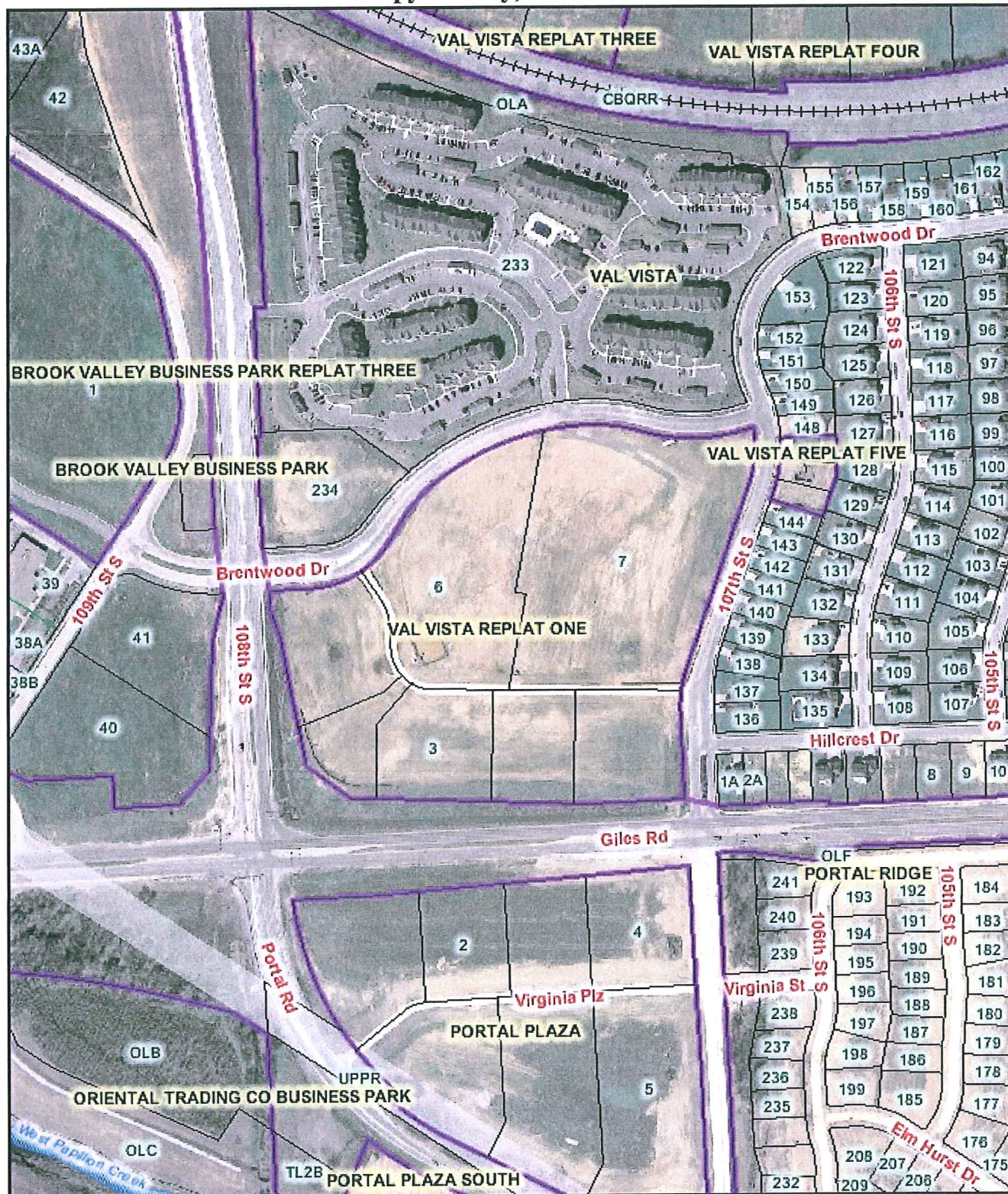
1. Frank Kulig, Giles Road, LLC
2. Homer Hunt, E & A Consulting
3. Jenny Welna, 8107 S. 107th Street
4. Jim Hall,
Edward Rose Development Company, LLC
PO Box 3015
Kalamazoo, MI 49003
5. Public Upon Request



Prepared by:
 11-12-09

Community Development Director Date

Sarpy County, Nebraska



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.

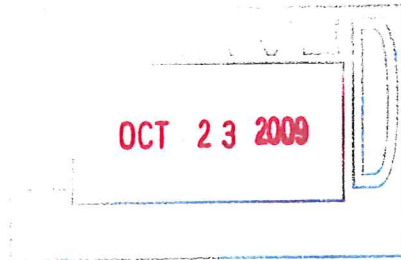
Map Scale
1 inch = 340 feet



THOMPSON, DREESSEN & DORNER, INC.

Consulting Engineers & Land Surveyors

October 23, 2009



Ms. Ann Birch
Community Development Director
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

RE: Val Vista Replat Six
Second Review of Preliminary PUD
TD² File No. 171-369.2

Ann:

I have reviewed the preliminary planned unit development plan, application and preliminary drainage analysis that accompanied the October 8, 2009 transmittal letter. At this time, I have not reviewed the landscaping plan or final plat. These documents were apparently revised in response to the January 2009 review comments on the initial application. I did not observe revision dates on the drawings. I offer the following comments:

Traffic & Access:

1. A traffic impact study was prepared in June of this year by E&A Consulting Group as was requested in the January 2009 review. This study recommends various improvements. I recommend that this study be reviewed by a traffic engineering specialist. With your permission, I will obtain an additional copy from E&A Consulting Group and contact Felsburg, Holt & Ullevig to review the study for concurrence in the analysis procedures and conclusions.
2. The site plan needs to be revised to show the existing apartment site drives on the north side of Brentwood Drive, to show the existing pavement geometry in Brentwood Drive to the east curb line of 108th Street, and to show the existing pavement geometry in 107th Street to the north curb line of Giles Road.
3. The site plan needs to demonstrate that the proposed right-turn bays recommended in the traffic impact study at the intersections of 107th & Giles Road and at 108th and Brentwood Drive can be constructed within the existing right-of-way with 12 feet back of curb for sidewalks or whether additional right-of-way will be necessary.
4. Perimeter and interior sidewalks have been shown. These include connections to Brentwood Drive and 107th Street as previously requested. The perimeter sidewalk should be constructed in its entirety with the first phase of development.

Robert E. Dreesen, P.E.
Ka "Kip" P. Squire III, P.E., S.E.
Douglas S. Dreesen, P.E.
Chris E. Dorner, L.S.
Nelson J. Hymans, P.E.
James D. Warner, L.S.
Charles E. Riggs, P.E.
John M. Kottmann, P.E.
Arthur D. Beccard, P.E.
Dean A. Jaeger, P.E.
Richard M. Broyles, L.S.

David H. Neef, L.S.
Ronald M. Koenig, L.S.
Michael J. Smith, L.S.
Troy J. Nissen, P.E., S.E.
Douglas E. Kellner, P.E.
Gary A. Norton, P.E.
Brian L. Lodes, P.E. LEED AP
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.

Civil, Structural, Geotechnical, Environmental Engineering & Land Surveying

10836 Old Mill Road Omaha, Nebraska 68154-2685 402-330-8860. Fax 402-330-5866 www.td2co.com

5. A phasing plan that depicts what portion of the parking lot, private drives, on-site utilities and interior walks will be constructed with Phase 1 needs to be provided.
6. The Fire Department should review the plan for adequate fire vehicle access to the buildings.

Utilities & Drainage:

7. The property does have adequate public or common area storm and sanitary sewers at the perimeter of the property. Each lot will access sanitary sewer in 107th Street or Brentwood Drive. A blanket easement is proposed on the plat for these three lots that will allow for storm sewer systems to be installed and shared amongst these lots. The storm sewer drainage system on these lots, including the post-construction storm water management devices, will be privately owned and maintained. The amendment to subdivision agreement for these lots will need to address who will be responsible to maintain these facilities.
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9. The proposed slopes in the storm water management basins have been reduced from the initial proposal. However, they are still rather abrupt and will not be attractive at the primary entrances to this development. These basins need to be redesigned to be more attractive or relocated or combined with some storage cells under the parking lot or other storm water management practices to filter runoff and maintain 2-year storm event peak discharges.
10. Street lighting on the private road in the easement area along the south and west sides of these three lots has been shown. Operation and maintenance should be addressed in the amendment to the subdivision agreement for this replatting if it has been not addressed in the prior agreements.
11. City staff and the City's architectural consultant need to review the plan for adequate screening, landscaping, and building architecture. These elements are governed by the gateway corridor regulations.

AGREEMENT AMENDMENT & GENERAL MISCELLANEOUS

12. A grading and erosion control permit through the Papillion Creek Watershed Partnership website will be required for the three lots in Val Vista Replat Six.

Since the proposed development schedule does not commence construction until 2012 and since there will be substantial expenditures involved in completing and recording a final plat such as providing financial guarantees for street and traffic signal improvements and for payment of storm water management fees, further discussion is needed on whether a final plat should proceed at this time. Until that is determined, I am not providing review comments on the final plat and amendment to subdivision agreement. I did not receive an updated amendment to subdivision agreement for review. I recommend that the preliminary PUD plan be revised to address applicable comments herein, along with any other staff review comments.

Please feel free to contact the undersigned with any questions about these comments.

Prepared by,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in blue ink, reading "John M. Kottmann". The signature is stylized with a large, looping initial "J" and a cursive "Kottmann".

John M. Kottmann, P.E.

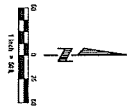
JMK/bam

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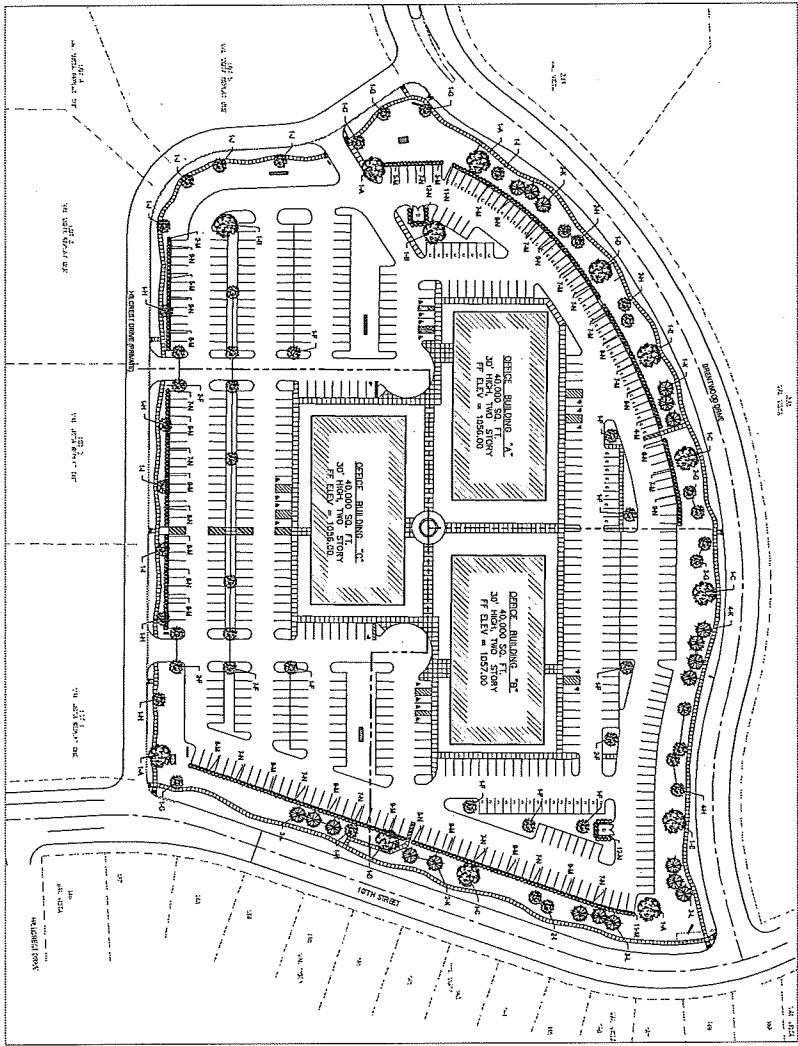


VICINITY MAP

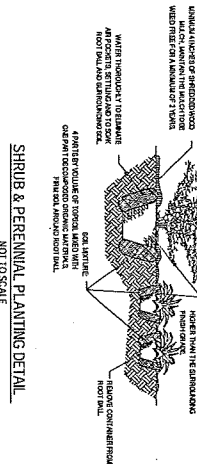


PLANT SCHEDULE

SYM. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	Aspen	Aspen	1 1/2"	Shrub
B	Thuja occidentalis	Green Gabled	1 1/2"	Shrub
C	Quercus laevis	Red Oak	1 1/2"	Shrub
D	Quercus bicolor	White Oak	1 1/2"	Shrub
E	Quercus prinus	Red Oak	1 1/2"	Shrub
F	Quercus macrocarpa	White Oak	1 1/2"	Shrub
G	Quercus laevis	Red Oak	1 1/2"	Shrub
H	Quercus macrocarpa	White Oak	1 1/2"	Shrub
I	Quercus laevis	Red Oak	1 1/2"	Shrub
J	Quercus macrocarpa	White Oak	1 1/2"	Shrub
K	Quercus laevis	Red Oak	1 1/2"	Shrub
L	Quercus macrocarpa	White Oak	1 1/2"	Shrub
M	Quercus laevis	Red Oak	1 1/2"	Shrub
N	Quercus macrocarpa	White Oak	1 1/2"	Shrub

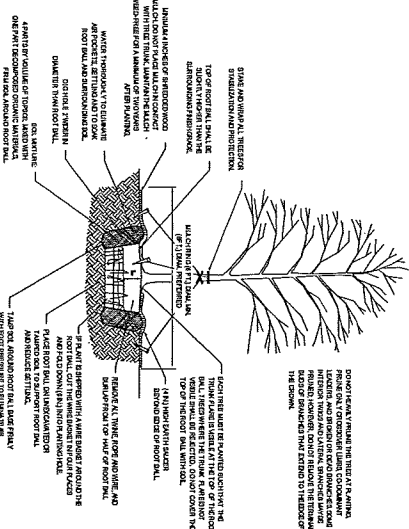


1. All plant material shall be delivered to the site in a timely manner, and shall be installed within 14 days of delivery.
2. All plant material shall be delivered to the site in a timely manner, and shall be installed within 14 days of delivery.
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TREE PLANTING DETAIL - B & B TREE

NOT TO SCALE

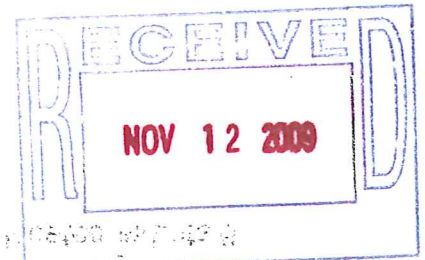


6101 NEWPORT ROAD
POST OFFICE BOX 3015

KALAMAZOO, MICHIGAN 49003-3015

PHONE (269) 323-9484

FAX (269) 321-7884



November 9, 2009

Planning Commission of City of La Vista
8116 Park View Blvd.
La Vista, NE 68126

Re: Val Vista Replat for property located at Lots 6 and 7
Date of Hearing: November 19, 2009 at 7:00 p.m.

Dear Sir/Madam:

The purpose of this letter is to respond to the notice of the captioned request and to let you know that Edward Rose Development Company, L.L.C. does not oppose the granting of the request for Val Vista Replat Six Preliminary Planned United Development (PUD) and Preliminary Plat for property located at Lots 6 and 7, Val Vista Replat One.

Sincerely,

EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.


Jerry R. Speedy
/mkr

cc: Jeff Barnum
Jim Hall