

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
OCTOBER 17, 2017 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
3D SELF STORAGE – CUP & PRELIMINARY PLAT, TAX LOT 8A1A, TAX LOT 8A1B 16-14-12, LOT 26 OAKDALE PARK (104 <sup>TH</sup> & HARRISON STREET)	◆ RESOLUTION (2) ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and resolutions prepared for Council to consider an application for a Conditional Use Permit and a Preliminary Plat to locate and operate a self-service storage facility on proposed Lot 1, Oakdale Park Storage, generally located at 104<sup>th</sup> and Harrison Street.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider an application submitted by 3D Self Storage – La Vista, LLC, for a Conditional Use Permit and a Preliminary Plat to locate and operate a self-service storage facility on proposed Lot 1, Oakdale Park Storage. The property is zoned I-2 Heavy Industrial; a self-service storage facility is listed in the I-2 District as a conditional use. The applicant proposes to construct a 51,373 sq. ft. storage building to be located on the southwest corner of 104<sup>th</sup> and Harrison Street.

A detailed staff report is attached.

The Planning Commission held a public hearing on September 21, 2017, and voted 6-2 to recommend approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. The Commission also voted 6-2 to recommend approval of the Preliminary Plat as the platting request is consistent with the Comprehensive Plan and the Subdivision Regulations.

I:\Community Development\Planning Department\City Council\Blue Sheets\2017\ CUP – 3D Storage.docx

**RESOLUTION NO. 17-128**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR 3D SELF STORAGE – LA VISTA, LLC, TO OPERATE A SELF-SERVICE STORAGE FACILITY ON PROPOSED LOT 1, OAKDALE PARK STORAGE.

WHEREAS, 3D Self Storage – La Vista, LLC, has applied for approval of a conditional use permit for a self-service storage facility on proposed Lot 1, Oakdale Park Storage, located southwest of 104<sup>th</sup> Street and Harrison Street; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, with such modifications that the City Administrator or City Attorney may determine necessary or advisable, for 3D Self Storage – La Vista, LLC, to allow for a self-service storage facility on proposed Lot 1, Oakdale Park Storage.

PASSED AND APPROVED THIS 17TH DAY OF OCTOBER, 2017.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk

**RESOLUTION NO. 17 - \_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE PRELIMINARY PLAT FOR TAX LOT 8A1A, TAX LOT 8A1B, AND LOT 26, OAKDALE PARK, TO BE REPLATTED AS LOTS 1 AND 2, OAKDALE PARK STORAGE, A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, 3D Self Storage – La Vista, LLC, on behalf of the owners of the above described piece of property, have made application for approval of a preliminary plat for Tax Lot 8A1A, Tax Lot 8A1B, and Lot 26, Oakdale Park, in Section 16, T14N, R12E; and

WHEREAS, the City Engineer has reviewed the preliminary plat; and

WHEREAS, on September 21, 2017, the La Vista Planning Commission reviewed the preliminary plat and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the preliminary plat for Tax Lot 8A1A, Tax Lot 8A1B, and Lot 26, Oakdale Park, Section 16, Township 14 North, Range 12 East, to be replatted as Lots 1 and 2, Oakdale Park Storage, a subdivision located in Section 16, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located southwest of 104<sup>th</sup> Street and Harrison Street, be, and hereby is, approved.

PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER, 2017.

CITY OF LA VISTA

ATTEST:

\_\_\_\_\_  
Douglas Kindig, Mayor

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: PCUP-17-0004  
PSPP-17-0003

FOR HEARING OF: October 21, 2017  
REPORT PREPARED ON: October 11, 2017

**I. GENERAL INFORMATION**

- A. APPLICANT:** 3D Self Storage – La Vista, LLC
- B. PROPERTY OWNER:** The Colonial Press
- C. LOCATION:** SW Corner of S. 104<sup>th</sup> and Harrison
- D. LEGAL DESCRIPTION:** Tax Lot 8A1A EXC PT for ROW and Tax Lot 8A1B 16-14-12, Lot 26 Oakdale Park
- E. REQUESTED ACTION(S):** Preliminary Plat and Conditional Use Permit to operate a *self-service storage facility*.
- F. EXISTING ZONING AND LAND USE:**  
I-2 Heavy Industrial; Tax Lot 8A1A is currently vacant. A print shop (Colonial Press) occupies Tax Lot 8A1B and Lot 26 Oakdale Park.
- G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate a *self-service storage facility*.
- H. SIZE OF SITE:** 4.59 acres

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** The topography of the property is relatively flat with a gradual slope to the south. A building (Colonial Press) and related parking occupies two of the lots, with the remainder of the property vacant.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. **North:** Applewood Heights; R-4 Single-Family Residential District
  - 2. **East:** Cimarron Woods; R-1 Single-Family Residential District
  - 3. **South:** Lot 28B Oakdale Park, Tax Lot 8A2; I-2 Heavy Industrial District
  - 4. **West:** Lot 1 Rotella's First Addition; I-2 Heavy Industrial District



**C. RELEVANT CASE HISTORY:**

N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Article 6 of the Zoning Regulations – Conditional Use Permits
3. Section 3.03 of the Subdivision Regulations – Preliminary Plat Specifications

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

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

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

**C. TRAFFIC AND ACCESS:**

1. Ingress will be from a right-in/right-out on 104<sup>th</sup> Street. Egress design will require users of the facility to travel through a series of gates that would push traffic west, through the proposed Lot 2 (Colonial Press) to 107<sup>th</sup> Street. Office visitors will be able to exit back onto 104<sup>th</sup> Street.
2. The traffic impact statement provided by Olsson Associates states a maximum of 58 daily visits is expected with a peak demand of 8 visits per hour between 11:00am and 1:00pm on Saturdays.

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

**E. PARKING REQUIREMENTS:** The development includes a 1,658 square foot office, which requires a minimum of 8 parking spaces. The site plan depicts 8 parking stalls. Through a review of the traffic volumes, it was determined that adequate space was provided in the loading/unloading areas of the facility.

**F. LANDSCAPING:** Section 7.17 of the zoning ordinance requires the planting of 1 tree per 40 feet of street frontage and a landscaped area of 15' is required along all street frontages. Through the conditional use permit review process additional landscaping was required along the frontages to soften the visual impact of the facility.

**IV. REVIEW COMMENTS:**

1. The conditional use permit specifically requires the proposed use to be limited to the operations described within the Operational Statement (Exhibit B).

2. Conditions “2d and 2e” of the conditional use permit specifically prohibit outdoor storage in conjunction with this use.
3. Condition “2g” of the conditional use permit requires the property to be developed and maintained in accordance with the site plan set and the landscaping plan. Due to concerns expressed at the Planning Commission meeting public hearing, condition “2h” was added to ensure the tree line along the south property line would be retained as much as possible. Due to storm water and development construction requirements, the tree line along the eastern edge of the property cannot be retained however new landscaping to be installed is shown on the landscaping plan.
4. As per condition “2i” of the conditional use permit, exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties. Due to concerns expressed at the Planning Commission meeting public hearing, a requirement was added for the Planning Department to review the lighting plan prior to building permit issuance.
5. If the preliminary plat and conditional use permit are approved by City Council the applicant will need to apply for approval of the final plat to complete the platting process.

**V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**

Staff recommends approval of the Conditional Use Permit, contingent on the approval of the final plat and subdivision agreement for Oakdale Park Storage, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. STAFF RECOMMENDATION – PRELIMINARY PLAT:**

Staff recommends approval of the Preliminary Plat as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

**VII. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:**

The Planning Commission held a public hearing on September 21, 2017 and, by a 6-2 vote, voted to recommend approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VIII. PLANNING COMMISSION RECOMMENDATION – PRELIMINARY PLAT:**

The Planning Commission held a public hearing on September 21, 2017 and, by a 6-2 vote, voted to recommend approval of the Preliminary Plat as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.

**IX. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Applicant's Operational Statement
3. Staff Review Letters
4. Draft CUP
5. Preliminary Plat Map Set
6. Email correspondence from Tom Demory
7. Email correspondence with John Walkenhorst

**X. COPIES OF REPORT TO:**

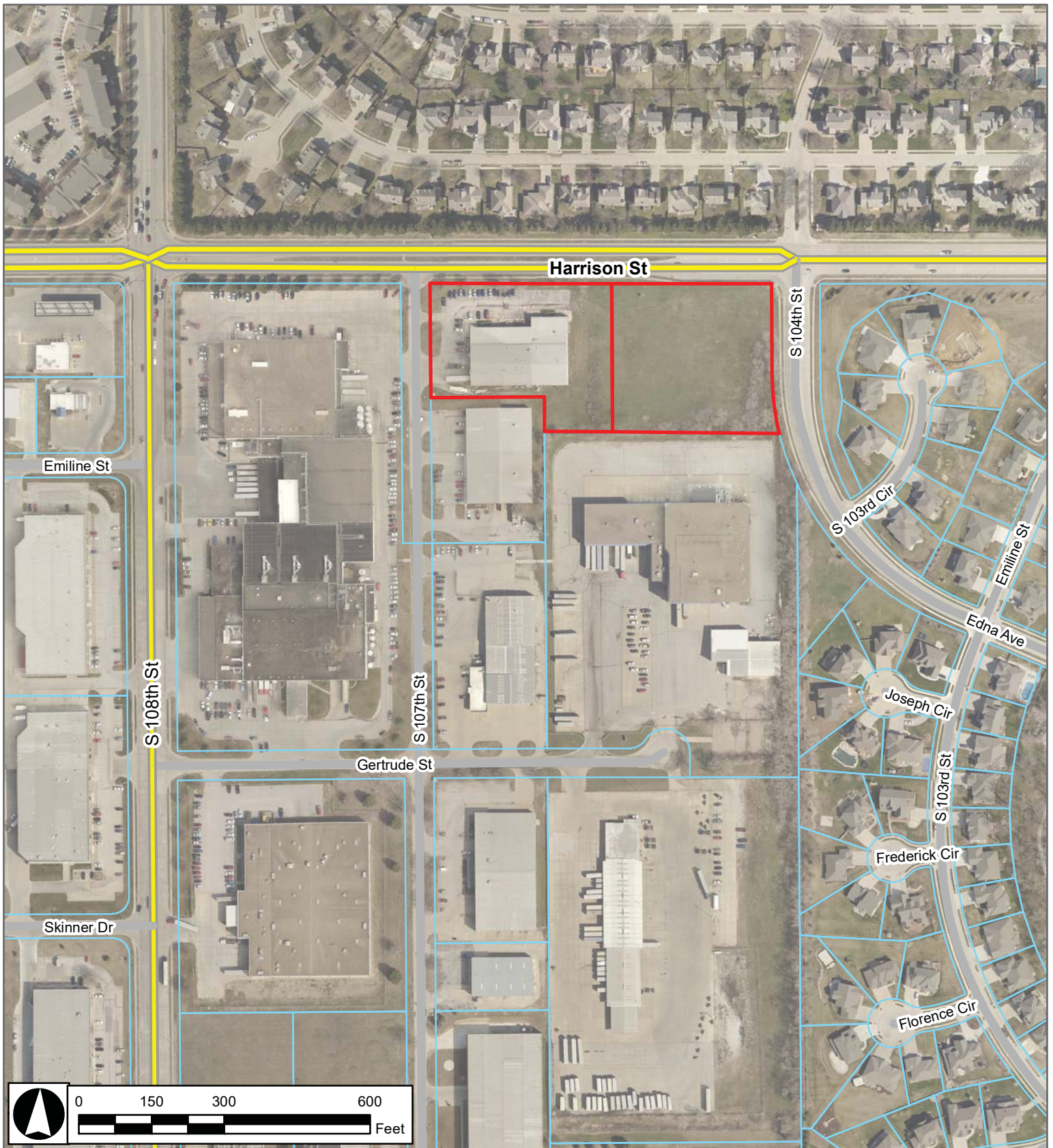
1. Jeff Lake – 3D Self Storage – La Vista, LLC; Applicant
2. Jan Visty – The Colonial Press; Property Owner
3. Aaron Wiese – Olsson Associates; Engineering Consultant
4. Mark Wolter – Cimarron Woods resident
5. Adam Studts – Cimarron Woods resident
6. Tim Muinov – Cimarron Woods resident
7. Public Upon Request

Prepared by

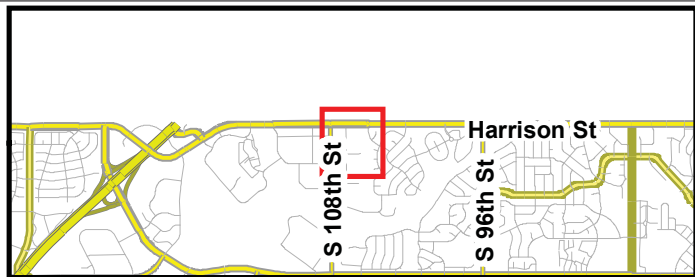
Community Development Director

Date





**Project Vicinity Map**



**Lot 26 - Oakdale Park & Tax Lot 8A1B  
& Tax Lot 8A1A**

8-24-2017  
JMC



# Exhibit “B”

## Statement of Proposed Use

### 3D SELF STORAGE FACILITY

SW CORNER OF 104<sup>TH</sup> & HARRISON ST.  
PROPOSED LOT 1, OAKDALE PARK STORAGE

#### General Purpose:

3D Self Storage Facility (Proposed Lot 1, Oakdale Park Storage) is a proposed climate controlled self-service storage facility offering indoor climate-controlled storage. No outside storage of materials, RV's, campers, boats, etc. will be allowed. The facility will own a moving truck for the use of its customers and will be parked on site when not in use. A small parking lot will serve the office function of the facility.

#### Services Offered:

The building is a two-story building, with the following uses:

- First Floor
  - Climate Controlled Storage (51,373 SF with drive, 44,022 SF without drive)
  - Office Space (1,658 SF)
- Second Floor
  - Climate Controlled Storage (44,613 SF)

#### Customer Base:

The facility's customer base will consist of clients who are seeking both temporary or long-term climate controlled storage for personal or business storage purposes.

#### Hours of Operation (Secured Gate Access with Individual Codes):

Monday-Sunday: 6:00 am to 10:00 pm

#### Office Hours

Monday-Friday: 8:00 am to 6:00 pm

Saturday-Sunday: 9:00 am to 1:00 pm

#### Employees:

The facility will employ 1-2 full-time and 1-2 part-time workers.

#### Vehicle Circulation:

The circulation for the facility will be designed to minimize the impact on the adjacent Cimarron Woods residential neighborhood. Customers will enter from 104<sup>th</sup> Street on the southeast corner of the property through a right in / right out access and exit on the northwest corner of the property through an egress easement across proposed Lot 2, Oakdale Park Storage (currently owned by Colonial Press). One-way security gates will be utilized to require flow of customers to enter on the east side of the facility only and leave on the west side of the facility only. A channelization island on the northwest corner of the building will promote vehicles to exit to the egress easement. It is anticipated a small percentage of vehicles will exit to 104<sup>th</sup> Street when visiting the office only and not utilizing the storage components of the facility.

#### Lighting:

This facility will adhere to the City's lighting codes and will not have light spillage beyond the property lines.



July 20, 2017



Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Conditional Use Permit – Initial Review  
3D Self Storage

Mr. Lake:

Thank you for your submittal of the 3D Self Storage Conditional Use Permit (CUP) application. Staff has reviewed the initial submittal and has provided the following initial comments:

1. Landscaping is an important element in the buffering of an industrial use next to residential uses. The landscaping plan needs to be modified to include vegetative screening south of the east entrance drive. Although utilities run along the edges of this portion of the proposed development, there should be opportunities in this area to improve the landscaping along the street frontage.

If the applicant intends any monument signage for the proposed development, this aspect needs to be displayed on the CUP site plan and landscaping plan.

Long-term maintenance of landscaping is important in limiting potential for future conflicts between the proposed use and adjoining residential properties. A note needs to be added to the landscaping plan to state that landscaped areas shall be watered by an automatic irrigation system. A separate note needs to be added to the plan to require the landscaping contractor to provide a guarantee of at least one year. (Articles 6.05.01 and 6.05.02)

2. The properties surrounding the proposed Lot 1 area are already developed and therefore this use will not impede development of the surrounding property. (Article 6.05.03)
3. Adequate utilities and drainage plans are being proposed. Access-related aspects of Article 6.05.04 will be addressed under comment #4 below. (Article 6.05.04)
4. In relation to Article 6.05.05, the applicant has submitted a proposal showing the intent of traffic for Lot 1 to enter from 104<sup>th</sup> Street and to exit to the west, through Lot 2, to 107<sup>th</sup> Street. Small levels of traffic associated just with stops to the office are proposed to enter and exit from 104<sup>th</sup> Street.

**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

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)

Staff has concerns that traffic desiring to travel westbound on Harrison Street will find the path to the west difficult and may simply turnaround on Lot 2 to go back to 104<sup>th</sup> Street. The connection from Lot 1 to Lot 2 also creates the opportunity for employees/customers on Lot 2 to use Lot 1 to reach 104<sup>th</sup> Street.

Based on the operation, staff recommends either of these two options:

*Option 1:*

One-directional gates at points just north and west of the office for the building. The connection between Lot 1 and Lot 2 would be paved, but a one-directional gate would need to be installed at the lot line to only allow westbound access. These gates would need to be controlled by a fob system, or approved alternative.

***NOTE: Attached is a drawing of a proposed one-way circulation pattern submitted by the applicant with redlined notes of gate locations.***

*Option 2:*

Traffic enters and exits the site from 104<sup>th</sup> Street to Lot 1 and there would be no vehicular connection between Lot 1 and Lot 2. However, due to the size of the building, the development would need two means of access for fire apparatus. Hence, the easement between the proposed Lots 1 and 2 would need to remain and a geogrid, or some approved alternative, would need to be installed between the paved areas of the two lots to allow for secondary access for the Fire Department. Additionally, a gate or breakaway fencing, as approved by the Papillion Fire Department, would need to be installed.

A median break would be necessary on 104<sup>th</sup> Street to allow direct northbound access on 104<sup>th</sup>. The allowance for this break would need to be negotiated with SID 237. As part of such modification the landscaping removed from the island should be replaced by additional landscaping in Outlot B on the east side of 104<sup>th</sup> Street which appears to have adequate space to accommodate landscaping to screen the single family homes from this proposed development and driveway.

All such modifications would be at the expense of the applicant and plans for modification to the island and landscaping would be subject to review by SID 237. Subject to these recommendations, staff would not object to the proposed driveway connection to 104<sup>th</sup> Street. (Article 6.05.05)

***NOTE: The applicant has informed staff that they have met with the SID Board and Cimarron Woods Homeowners Association and they expressed opposition to this option.***

With either option, staff recommends that the driveway access point onto 104<sup>th</sup> Street be as far to the south on Lot 1 as possible (possibly 30 feet south of the location depicted).

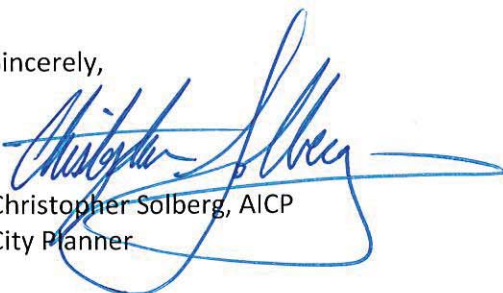
5. No comments were received regarding Article 6.05.06 through Article 6.05.09.
6. The applicant needs to provide a statement as to the expected daily and peak hour traffic volumes as requested in the staff comments regarding the preliminary plat. Based on the description of traffic volumes to date, it is very unlikely that this development would add volume sufficient to warrant a traffic signal at the 104<sup>th</sup> and Harrison intersection. The submitted statement on volumes would be further reviewed in regards to this item (Article 6.05.10)
7. The development plan contains adequate facilities to address storm water runoff subject to detailed design review. Subject to the recommendation provided comment #4 above, staff concludes the considerations in Article 6.05.11 to be addressed.

A draft Conditional Use Permit (CUP) will be forwarded to you in the coming days for your review. It should be noted that this is just a draft of the CUP document, the City Attorney will review the draft prior to forwarding it on to City Council.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

Should you have any questions please contact me at 402-593-6402 or [csolberg@cityoflavista.org](mailto:csolberg@cityoflavista.org).

Sincerely,

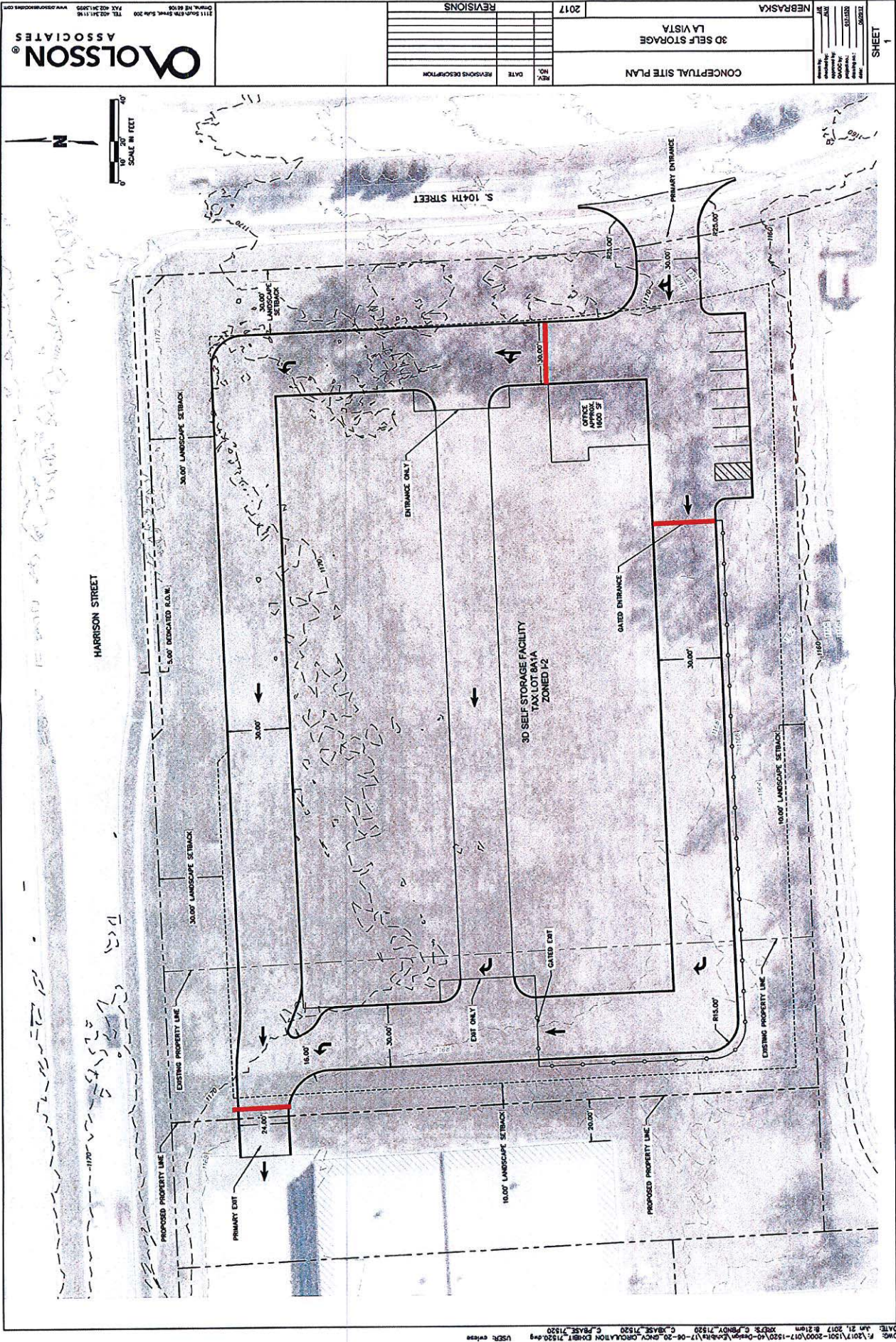


Christopher Solberg, AICP  
City Planner

Enclosure

Cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Aaron Wiese, Olsson Associates  
Jan Visty, The Colonial Press  
File





SHEET 1		NEBRASKA 3D SELF STORAGE LA VISTA CONCEPTUAL SITE PLAN		2017
REVISIONS		REV. NO. DATE REVISION DESCRIPTION		2017

DATE: 1/20/17 15:01-15:00/017-1520/40-Design\Exhibit\17-06-20-CHUCK PRODUCTION EXHIBIT 71520.dwg  
 USER: cwhase  
 01/20/17 15:01-15:00/017-1520/40-Design\Exhibit\17-06-20-CHUCK PRODUCTION EXHIBIT 71520.dwg  
 USER: cwhase

3111 South 104th Street, Suite 200  
 Omaha, NE 68128  
 TEL: 402.341.1140  
 FAX: 402.341.1190  
 WWW.OSSOLSONASSOCIATES.COM

OSSLSON ASSOCIATES



August 7<sup>th</sup>, 2017

Attn: Christopher Solberg, City Planner  
La Vista Community Development Department  
8116 Park View Blvd.  
La Vista, NE 68128

cc: Jeff Lake, Developer  
Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Jan Visty, The Colonial Press

**RE: 3D Self Storage CUP Application**  
**104<sup>th</sup> and Harrison Streets**  
**Olsson Project No. 017-1520**

To whom it may concern,

We received Review Comments for 3D Self Storage dated 07/20/2017. Please accept this letter and the attached exhibits as our re-submittal for approval of the above-mentioned application.

**1.0 Comment:**

- Landscaping is an important element in the buffering of an industrial use next to residential uses. The landscaping plan needs to be modified to include vegetative screening south of the east entrance drive.
- If the applicant intends any monument signage for the proposed development, this aspect needs to be displayed on the CUP site plan and landscaping plan.
- Long term maintenance of landscaping is important. A note needs to be added to the landscaping plan to state that landscaped areas shall be watered by an automatic irrigation system. A separate note needs to be added to the plan to require the landscaping contractor to provide a guarantee of at least one year.

**Response: ADDRESSED**

- *The landscaping plan has been modified to included vegetative screening south of the east entrance drive.*
- *No monument signage is being proposed with this development.*
- *A note has been added indicating automatic irrigation system will be required.*
- *A note has been added stating the landscaping contractor shall provide a guarantee of at least one year.*

**2.0 Comment:**

- The properties surrounding the proposed Lot 1 area are already developed and therefore this use will not impede development of the surrounding property.

**Response: NOTED**

**3.0 Comment:**

- *Adequate utilities and drainage plans are being proposed. Access-related aspects of Article 6.05.04 will be addressed under comment #4 below.*

**Response: NOTED**

**4.0 Comment:**

- Based on traffic operation, staff recommends either of these two options
  - Option 1: One-directional gates at points just north and west of the office for the building. The connection between Lot 1 and Lot 2 would be paved, but a one-directional gate would need to be installed at the lot line to only allow westbound access. These gates would need to be controlled by a fob system, or approved alternative.
  - Option 2: Traffic enters and exits the site from 104<sup>th</sup> Street to Lot 1 and there would be no vehicular connection between Lot 1 and Lot 2. A median break would be necessary on 104<sup>th</sup> Street to allow direct northbound access on 104<sup>th</sup>.
  - With either option, staff recommends that the driveway access point onto 104<sup>th</sup> Street be as far to the south on Lot 1 as possible (possibly 30 feet south of the location depicted).

**Response: ON-GOING**

- *Olsson Associates met with the City on Thursday 08/03/2017 to discuss the updated site plan in relation to the drive location. We are proceeding with a revised version of Option 1 due to a variety of reasons (grading, detention pond location, sight distance issues, opposition from the adjacent HOA and SID, etc...).*
- *At the recommendation of the City, an additional gate has been added at the northwest corner of the site. However, this gate will be located at the northwest corner of the building instead of at the lot line proposed by the City. As the City intended, this location limits Lot 2 vehicles from entering Lot 1 to access 104<sup>th</sup> Street. It also eliminates any possibility of Lot 1 visitors (who enter the building or gated area) from circling around the site and exiting to 104<sup>th</sup> Street.*
- *As discussed with the City, Lot 1's access drive has been shifted north. This drive location still meets the minimum design standards for driveway distance from Harrison Street. It's our understanding the HOA prefers this driveway location, as it pushes the parking stalls and office space to the northeast corner of the site. It will allow for the most optimum detention pond shape, size, and location as it provides an additional landscape buffer between the sight of the adjacent neighborhood.*

**5.0 Comment:**

- No comments were received regarding Article 6.05.06 through Article 6.05.09.

**Response: NOTED**

**6.0 Comment:**

- The applicant needs to provide a statement as to the expected daily and peak hour traffic volumes as requested in the staff comments regarding the preliminary plat.

**Response: ADDRESSED**

- *A statement of expected daily and peak hour traffic volumes is being provided. This information is pulled from a similar climate controlled storage unit in Elkhorn.*

**7.0 Comment:**

- The development plan contains adequate facilities to address storm water runoff subject to detailed design review. Subject to the recommendation provided comment #4 above, staff concludes the considerations in Article 6.05.11 to be addressed.

**Response: NOTED**

- *Since our original submittal on 07/03/17, we have met with the Rotella's property owners, and their representatives on 08/01/17, to the south to discuss connecting our stormwater discharge to their existing storm sewer system in lieu of discharging directly to 104<sup>th</sup> street via a curb cut. Currently, Rotella's conceptually agrees to this storm sewer design. A final post construction storm water management plan will be provided to Rotella's (or their engineer) for their review as well as the City. A storm sewer and drainage easement/agreement will be drafted between Rotella's and the proposed development which will discuss this shared storm sewer and also cover on-going maintenance. Our site will be limited to the pre-development discharge volumes for the 2, 10, and 100-year storm events. A PCSMP maintenance agreement for Lot 1 will also be provided.*

Thank you for your time and consideration. Please feel free to contact me if you have any questions, comments or require additional information. I can be reached at 402-341-1116.

Sincerely,



Aaron Wiese

Encl.

August 7<sup>th</sup>, 2017

Attn: John Kottmann, City Engineer  
La Vista Public Works  
9900 Portal Rd.  
La Vista, NE 68128

**3D Storage – La Vista Daily and Peak Hour Traffic Volumes**

Olsson Associates submitted a Preliminary Plat for the 3D Self Storage facility in La Vista on July 3<sup>rd</sup>, 2017. A comment received from the City of La Vista on July 20<sup>th</sup>, 2017 requested more information from the development team on traffic volumes for the proposed facility based on observations from other operating facilities. Olsson and the Developer met with the City on August 3<sup>rd</sup>, 2017 and verbally provided the traffic volumes from the 3D Self Storage in Elkhorn. Based on the information provided, a full traffic study was not required by the City.

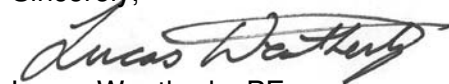
Below is a brief memo of the anticipated traffic volumes for the 3D Self Storage project in La Vista on the southwest corner of 104<sup>th</sup> and Harrison Streets.

It is anticipated the proposed storage facility will generate a maximum of 58 daily visits to the facility upon full buildout. This value is based upon actual usage data gathered in 2017 during the months of May, June, and July from the existing Elkhorn 3D Storage facility near 210<sup>th</sup> Street & Cumberland Drive. The daily visits have been calibrated on a leasable square footage basis. The La Vista facility is 10% larger than the Elkhorn Facility. The months of May thru July were selected as they are typically the busiest months of the year. The Elkhorn 3D Storage facility is currently in 'lease up mode', which typically yields higher daily visits than when fully stabilized. As such, we'd expect the calibrated visits to the La Vista 3D Storage Facility to drop well below the maximum 58 daily visits to the facility once stabilized. We've provided what we believe to be the highest value for daily visits.

Proposed hourly peak demand for the facility has also been based upon data from the Elkhorn 3D Storage facility. We are expecting a maximum demand of around 20 visits over a 2-hour period, which is anticipated to occur from 11:00am to 1:00pm on Saturdays. Existing data suggests we don't expect more than 8 visits in any give hour during the rest of the week. We also feel the hourly peak visits will drop off much like the daily visits once the facility is fully stabilized.

Attached are traffic counts and an hourly activity chart for 3D Self Storage – Elkhorn.

Sincerely,



Lucas Weatherly, PE  
Encl.

## Traffic Counts for 3D Self Storage – Elkhorn

Data from May, June, July 2017

### Site Activity (Non-Office)

- 1571 Direct entrances from front (NE Door) during three-month period
  - 16.85 Entrances per day average
  
- 3195 Gate Entrances during three-month period
  - 35.5 Entrances per day average

Total = 52.35 per day average x 1.10 = 57.59 or 58 per day average for the La Vista Self Storage Facility

### Office Activity (New business)

- 257 Customers in Office during three-month period
  - 2.85 Customers per day

Sunday is .42 customers per day average

Monday is .45 customers per day average

Tuesday is .32 customers per day average

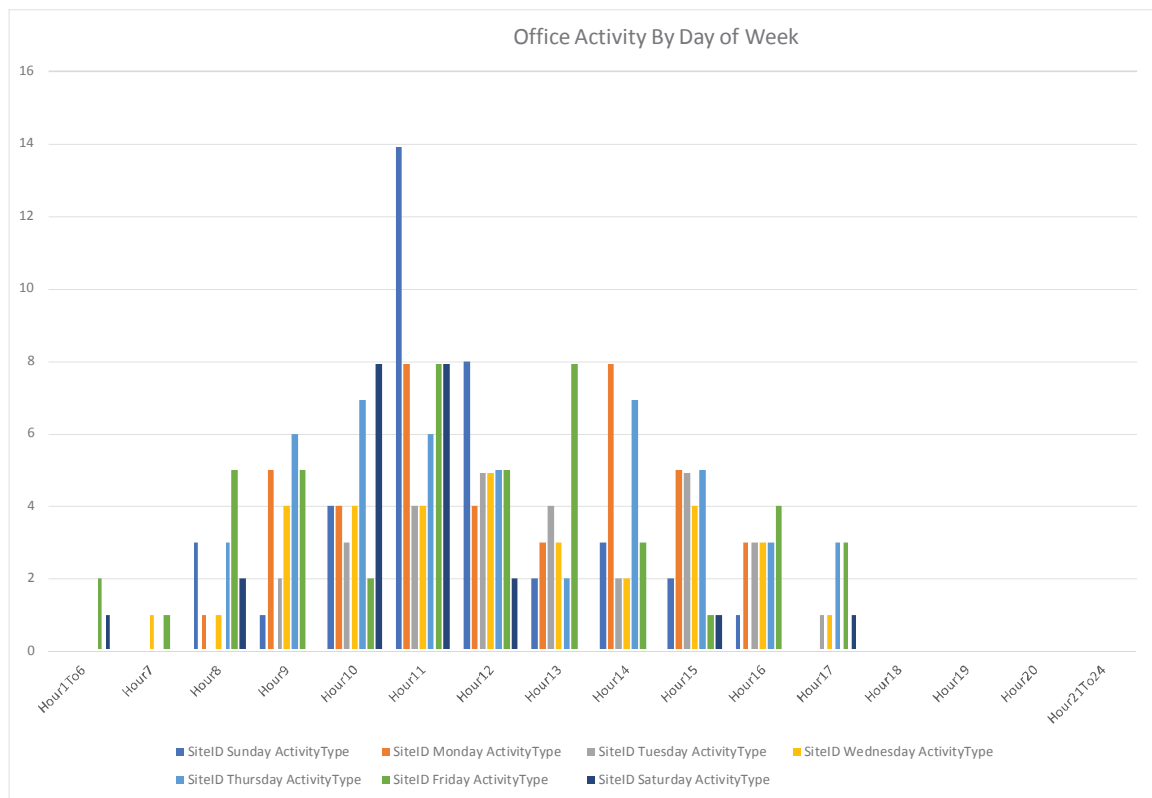
Wednesday is .35 customers per day average

Thursday is .52 customers per day average

Friday is .52 customers per day average

Saturday is .25 customers per day average

Chart attached shows office activity by the hour of day.





August 24, 2017

Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Preliminary Plat Application – 2<sup>nd</sup> Review  
Oakdale Park Storage (aka 3D Self Storage)

Mr. Lake,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Preliminary Plat, the City finds the revised materials satisfactorily address the comments in the City's review letter dated July 20, 2017 with the following exceptions:

1. The Conceptual PCSMP plan submitted initially needs to be updated for the revised configuration of the site and revised drainage proposal.
2. The letter of August 7 indicates that a draft egress easement was provided. Staff has not received a copy of this document wishes to review the draft document to provide comments before it moves forward towards finalization.

In order for the Preliminary Plat to be considered for review at the September 21<sup>st</sup> Planning Commission meeting, a full, revised set of documents will need to be provided for Planning Commission Packets. Please submit 14 full-size copies (along with electronic copies) of the revised documents by noon on September 5, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

  
Christopher Solberg, AICP  
City Planner

**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

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)



August 24, 2017



Jeff Lake  
Summit Development Company  
P.O. Box 418  
Elkhorn, NE 68022

RE: Conditional Use Permit – 2<sup>nd</sup> Review  
3D Self Storage

Mr. Lake:

Thank you for your re-submittal of the 3D Self Storage Conditional Use Permit (CUP) application. Staff has found that the revised materials have satisfactorily addressed the comments in the City's review letter dated July 20, 2017.

A primary concern by all parties has been traffic access and circulation. The trip generation information shows limited volumes of traffic expected at this facility, limited hours of operation and peak traffic periods that do not coincide with traditional AM/PM peak hour periods. Based upon the modified access controls to place gates in a manner reducing movements of traffic out of the facility onto 104<sup>th</sup> Street, the proposed traffic impact is expected to be minimal.

A draft Conditional Use Permit (CUP) has been included for your review. It should be noted that this is just a draft of the CUP document, the City Attorney will review the draft prior to forwarding it on to City Council.

In order for the CUP to be considered for review at the September 21<sup>st</sup> Planning Commission meeting, a full, revised set of documents will need to be provided for Planning Commission Packets. Please submit 14 full-size copies (along with electronic copies) of the revised documents by noon on September 5, 2017 to ensure that the application stays on track for the review by the Planning Commission.

Should you have any questions please contact me at 402-593-6402 or [csolberg@cityoflavista.org](mailto:csolberg@cityoflavista.org).

Sincerely,

Christopher Solberg, AICP  
City Planner

Cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Aaron Wiese, Olsson Associates  
Jan Visty, The Colonial Press  
File

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[info@cityoflavista.org](mailto:info@cityoflavista.org)

# **City of La Vista Conditional Use Permit**

## **Conditional Use Permit for Self-Storage Facility**

This Conditional Use Permit issued this 17th day of October, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, 3D Self Storage – La Vista, LLC (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a self-storage facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Oakdale Park Storage, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of operating a self-storage facility based upon the criteria prescribed in the La Vista Zoning Ordinance; 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 and prescribed in the La Vista Zoning Ordinance.

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 a self-storage 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 transferee shall be bound to perform this permit the same as the original Owner. Any deviation from any terms of this permit without prior consent of the City, or breach of any terms of this permit, shall cause the permit to expire and terminate.
2. In respect to the proposed Use:
  - a. The use shall be limited to the type of operation as described in the applicant's Operational Statement (Exhibit “B”) and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Department and may require an amendment to the Conditional Use Permit, subject to either City Planner or Planning Commission and City Council approval, depending on the nature of the proposed change.
  - b. A site plan set showing the property boundaries of the tract of land, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as “Exhibit C”.
  - c. The hours of operation will be 6:00am to 10:00pm, Monday-Sunday.
  - d. There shall not be any outside storage of automobiles, trucks, boats, recreational vehicles, or the like.
  - e. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the facility, except trash receptacles. All trash dumpsters shall be properly screened with a six-foot enclosure and gated with materials similar to the building construction. Such enclosure shall obtain approval of the City Planner.

- f. There shall not be any storage or sale of explosives or hazardous materials.
  - g. The premises shall be developed and maintained in accordance with the site plan set (Exhibit C), landscaping plan, (Exhibit D) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval. The elevations in Exhibit E illustrate the appearance of the facility.
  - h. To the greatest extent possible, the existing tree line along the southern property line shall be retained. At the time of building permit submittal, detailed plans depicting which trees will remain post-construction, shall be submitted for review and approval.
  - i. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties. A lighting plan shall be reviewed and approved by the Planning Department prior to issuance of a building permit.
  - j. 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, FAA and ADA.
  - k. 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.
  - l. 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, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
    - 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. If the permitted use is not commenced within one (1) year from October 17, 2017 this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an

extension of time pursuant to the La Vista Zoning Ordinance.

6. 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.
7. 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**

1. The conditions and terms of this permit shall be binding upon owner, his successors and assigns.
2. 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.
3. 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.
4. 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:** Jeff Lake  
3D Self Storage – La Vista, LLC  
PO Box 418  
Elkhorn, NE 68022

**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:

\_\_\_\_\_  
Pam 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: \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Bueth, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

---

Notary Public

## ACKNOWLEDGMENT OF NOTARY

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [\_\_\_\_\_], personally known by me to be the \_\_\_\_\_ of 3D Self Storage – La Vista, LLC, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

## EXHIBIT A

Lot 1, Oakdale Park Storage, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.



DWG: F:\2017\1501-2000\017-1520\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_PLT\_71520.dwg  
DATE: Jul 03, 2017 10:08am XREFS: C\_PBDY\_71520 C\_TBLK\_71520 USER: owiese

- NOTE:
1. ALL BOUNDARY INFORMATION HAS BEEN GATHERED FROM M.A.P.A. AND AVAILABLE G.I.S. INFORMATION.
  2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
  3. PRELIMINARY PLAT COVERS BOTH NEW LOTS. REMAINING SHEETS ONLY SHOW PROPOSED LOT 1.
  4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRISON STREET FROM LOT 1 AND LOT 2.

# OAKDALE PARK STORAGE

## LOTS 1 AND 2

### PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE

SHEET LIST TABLE	
Sheet #	Sheet Title
C1.0	PRELIMINARY PLAT
C1.1	PRELIMINARY SITE AND UTILITY PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY CIRCULATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

ZONING TABLE		
	EXISTING	PROPOSED
LOTS 1 AND 2	I-2	I-2

BUILDING SETBACK TABLE	
FRONT	35
SIDE	30
REAR	25

PROPERTY OWNER

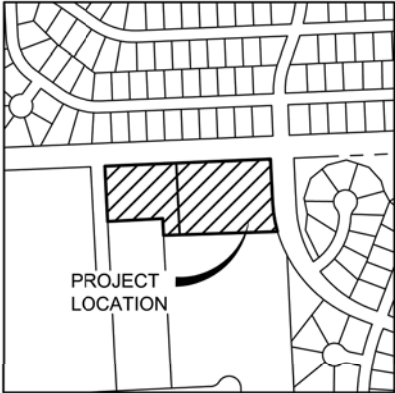
JAN VISTY  
THE COLONIAL PRESS, INC.  
10607 HARRISON STREET  
OMAHA, NE 68128

DEVELOPER

WILLIE DOUGLAS  
3D SELF STORAGE - LAVISTA, LLC  
PO BOX 418  
ELKHORN, NE 68022

ENGINEER

AARON WIESE  
OLSSON ASSOCIATES  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106



VICINITY MAP  
NOT TO SCALE

**OLSSON**<sup>®</sup>  
ASSOCIATES

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olssonassociates.com

REVISIONS	
REV. NO.	REVISIONS DESCRIPTION

PRELIMINARY PLAT	3D STORAGE - LAVISTA
	PRELIMINARY PLAT AND CONDITIONAL USE PERMIT
	LA VISTA, NE
	2017

drawn by:	JJE
checked by:	ALW
QA/QC by:	LRW
project no.:	017-1520
drawing no.:	
date:	07/03/2017

SHEET  
C1.0



## EXHIBIT B

# Exhibit “B”

## Statement of Proposed Use

### 3D SELF STORAGE FACILITY

SW CORNER OF 104<sup>TH</sup> & HARRISON ST.  
PROPOSED LOT 1, OAKDALE PARK STORAGE

#### General Purpose:

3D Self Storage Facility (Proposed Lot 1, Oakdale Park Storage) is a proposed climate controlled self-service storage facility offering indoor climate-controlled storage. No outside storage of materials, RV's, campers, boats, etc. will be allowed. The facility will own a moving truck for the use of its customers and will be parked on site when not in use. A small parking lot will serve the office function of the facility.

#### Services Offered:

The building is a two-story building, with the following uses:

- First Floor
  - Climate Controlled Storage (51,373 SF with drive, 44,022 SF without drive)
  - Office Space (1,658 SF)
- Second Floor
  - Climate Controlled Storage (44,613 SF)

#### Customer Base:

The facility's customer base will consist of clients who are seeking both temporary or long-term climate controlled storage for personal or business storage purposes.

#### Hours of Operation (Secured Gate Access with Individual Codes):

Monday-Sunday: 6:00 am to 10:00 pm

#### Office Hours

Monday-Friday: 8:00 am to 6:00 pm

Saturday-Sunday: 9:00 am to 1:00 pm

#### Employees:

The facility will employ 1-2 full-time and 1-2 part-time workers.

#### Vehicle Circulation:

The circulation for the facility will be designed to minimize the impact on the adjacent Cimarron Woods residential neighborhood. Customers will enter from 104<sup>th</sup> Street on the southeast corner of the property through a right in / right out access and exit on the northwest corner of the property through an egress easement across proposed Lot 2, Oakdale Park Storage (currently owned by Colonial Press). One-way security gates will be utilized to require flow of customers to enter on the east side of the facility only and leave on the west side of the facility only. A channelization island on the northwest corner of the building will promote vehicles to exit to the egress easement. It is anticipated a small percentage of vehicles will exit to 104<sup>th</sup> Street when visiting the office only and not utilizing the storage components of the facility.

#### Lighting:

This facility will adhere to the City's lighting codes and will not have light spillage beyond the property lines.

## EXHIBIT C

DWG: F:\2017\1501-2000\017-1520\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_PLT\_71520.dwg  
DATE: Jul 03, 2017 10:08am XREFS: C\_PBDY\_71520 C\_TBLK\_71520 USER: owiese

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# OAKDALE PARK STORAGE

## LOTS 1 AND 2

### PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE

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PROPERTY OWNER

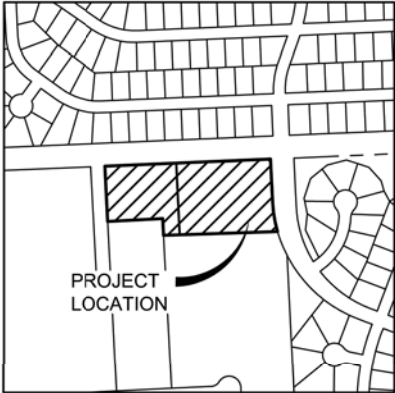
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ENGINEER

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OLSSON ASSOCIATES  
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VICINITY MAP  
NOT TO SCALE

REVISIONS	
REV. NO.	DESCRIPTION

PRELIMINARY PLAT	
3D STORAGE - LAVISTA	
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT	
LA VISTA, NE	
2017	

drawn by:	JJE
checked by:	ALW
QA/QC by:	LRW
project no.:	017-1520
drawing no.:	
date:	07/03/2017





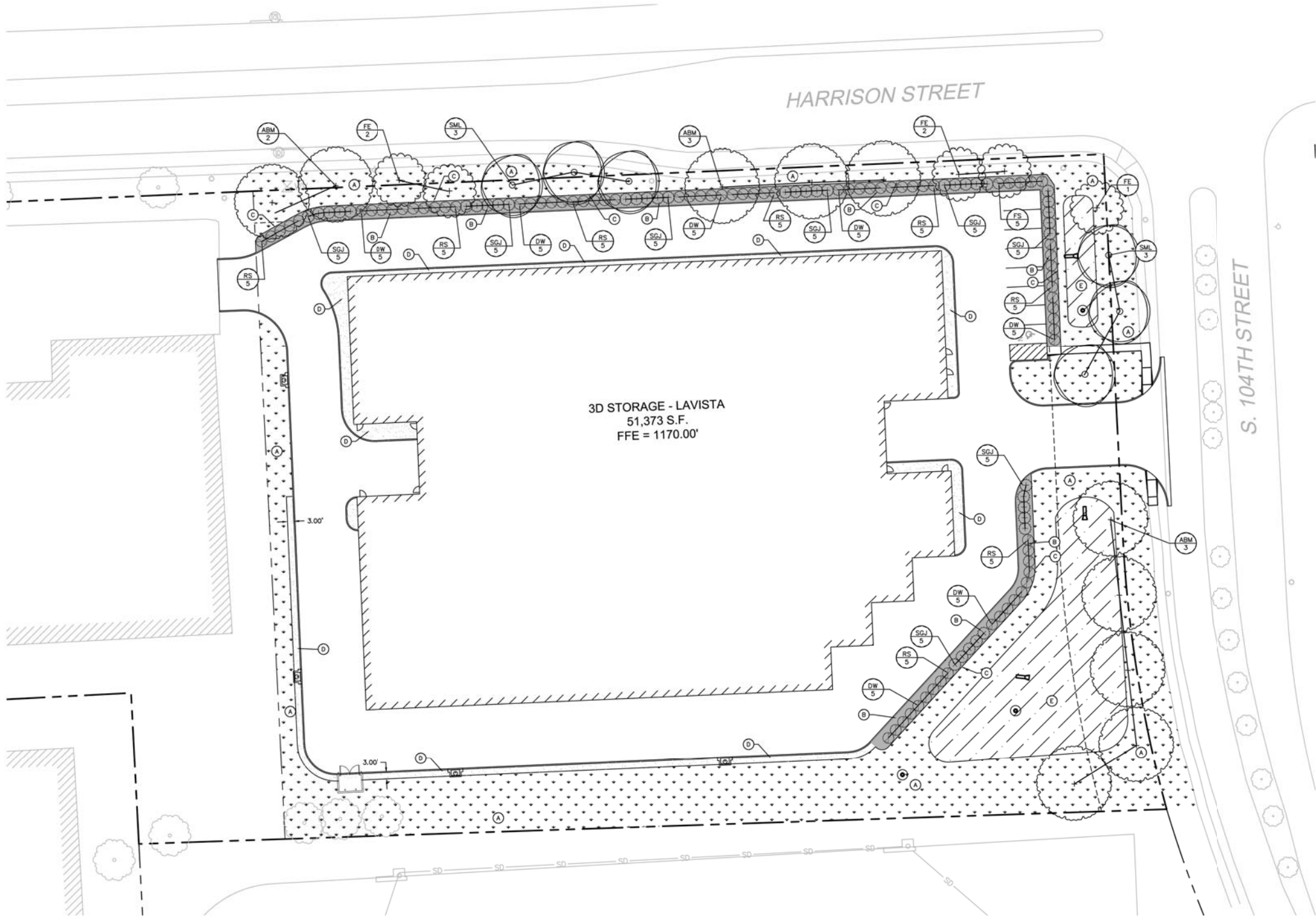




## EXHIBIT D



DWG: F:\2017\1501-2000\017-1520\40-Design\AutoCAD\Pre\liminary Plans\Sheets\GNCA\1520\_71520.dwg  
DATE: Aug 07, 2017 1:48pm  
XREFS: C:\PBDY\_71520 C:\XBASE\_71520 C:\PBASE\_71520 C:\PLSC\_71520  
USER: awiese C:\TBLK\_71520



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE SPREAD	MATURE HEIGHT	REMARKS
OVERSTORY DECIDUOUS TREES									
ABM	10	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	2" CAL.	AS SHOWN	35'	45'	
SML	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	2" CAL.	AS SHOWN	35'	50'	
FE	5	ULMUS 'FRONTIER'	FRONTIER ELM	B&B	2" CAL.	AS SHOWN	20'	30'	
DECIDUOUS SHRUBS									
RS	35	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#3	AS SHOWN	5'	5'	
DW	35	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	CONT.	#3	48" O.C.	5'	4'	
FS	5	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	CONT.	#3	60" O.C.	5'	3'	
EVERGREEN SHRUBS									
SGJ	40	JUNIPERUSXPFTZIRIANA 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	#3	6' O.C.	7'	4'	

LANDSCAPE KEY NOTES		
	(A)	INSTALL TURF-TYPE FESCUE SOD. TO BE IRRIGATED
	(B)	HARDWOOD MULCH
	(C)	CULTIVATED LANDSCAPE EDGE
	(D)	WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	(E)	RAINGARDEN SEED MIX

NOTES:  
1. ALL TURF-TYPE FESCUE TO BE IRRIGATED BY APPROPRIATELY SIZED SPRAY HEAD AND PATTERNS  
2. LANDSCAPING CONTRACTOR TO PROVIDE GUARANTEE OF AT LEAST ONE YEAR.

OLSSON<sup>®</sup>  
ASSOCIATES

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olsonassociates.com

PRELIMINARY LANDSCAPE PLAN

OAKDALE PARK STORAGE  
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT

LA VISTA, NE

REV. NO.

DATE

REVISED DESCRIPTION

2017

REVISIONS

drawn by: JUE

checked by: ALW

approved by: LRW

QA/QC by:

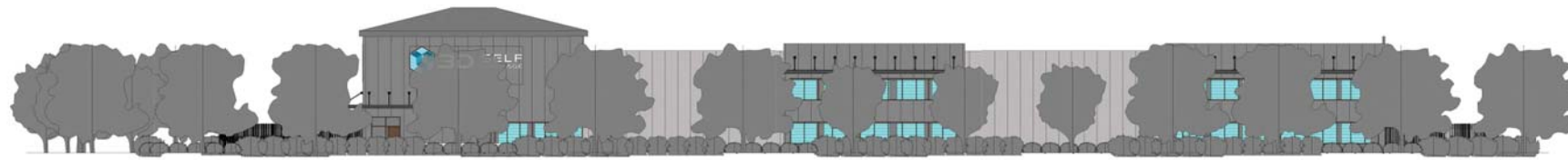
project no.: 017-1520

drawing no.:

date: 08/07/2017

SHEET  
L1.0

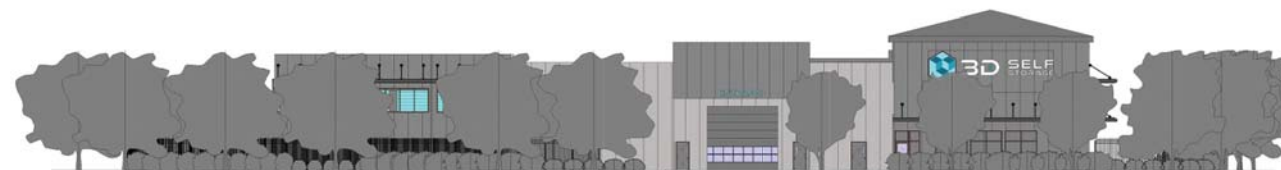
## EXHIBIT E



① North  
1/16" = 1'-0"



③ West  
1/16" = 1'-0"



② East  
1/16" = 1'-0"

**Lincoln**  
1221 N Street, Suite 600  
Lincoln, NE 68508  
Phone: 402-475-8722  
Fax: 402-475-8722

**Vermillion**  
15 East Main, Suite 201  
Vermillion, NE 68582  
Phone: 605-824-1081

**DAVIS**  
DESIGN  
Architects, Engineers, Planners, Interiors, Landscape

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CLIENT INFORMATION  
**3D Self  
Storage LLC**

PROJECT INFORMATION  
**New Self  
Storage  
Facility**

JOB # 16-0000

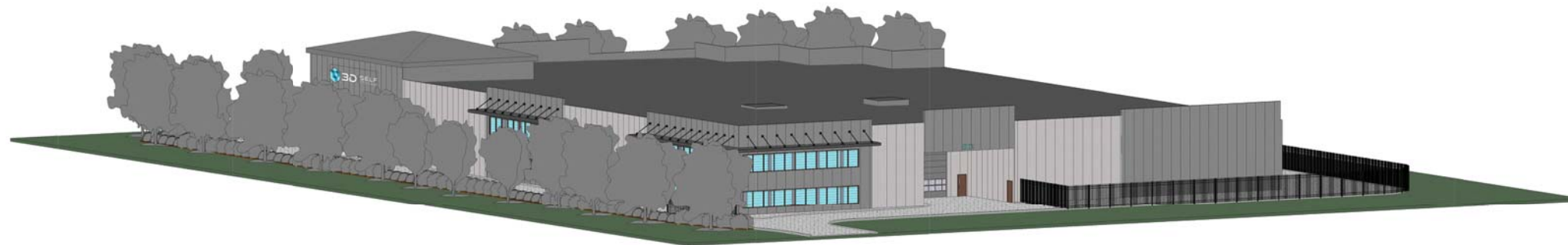
ISSUE DATE Issue Date

Revisions  
ID Date Description

Checked by Checker  
Drawn by Author

SHEET TITLE  
**Elevations**

SHEET NUMBER  
**A-101**



1 North East Perspective



2 North West Perspective



3 South West Perspective

Lincoln  
1221 N Street, Suite 600  
Lincoln, NE 68508  
Phone: 402-475-9722  
Fax: 402-475-9722

**DAVIS**  
DESIGN  
Vermillion  
15 East Main, Suite 201  
Vermillion, NE 68582  
Phone: 605-824-1081

CLIENT INFORMATION  
3D Self  
Storage LLC

PROJECT INFORMATION  
New Self  
Storage  
Facility

JOB # 16-0000  
ISSUE DATE Issue Date  
Revisions  
ID Date Description

Checked by: Checker  
Drawn by: Author  
SHEET TITLE  
Perspectives

SHEET NUMBER  
A-102





Southeast Corner Rendering



Northwest Corner Rendering

Preliminary  
not for  
Construction

CLIENT INFORMATION  
**3D Self  
Storage LLC**

104th & Harrison Streets  
LaVista, NE

PROJECT INFORMATION  
**New Self  
Storage Facility**

Job # 17-0117  
ISSUE DATE: 00-00-0000  
REVISIONS: 00-00-0000

CHECKED: ☐ ☐ ☐  
AUTHOR: ☐ ☐ ☐  
SHEET TITLE  
**Renderings**

SHEET NUMBER  
**A-103**





Northeast Corner Rendering

Preliminary  
not for  
Construction

CLIENT INFORMATION  
3D Self  
Storage LLC  
104th & Harrison Streets  
LaVista, NE  
PROJECT INFORMATION  
New Self  
Storage Facility

Job #	17-0117
ISSUE DATE:	00-00-0000
REVISIONS:	
CL. NAME	Description

CHECKED:	____	____	____
AUTHOR:	____	____	____

DATE DESIGNED: ALL RIGHTS RESERVED

SHEET TITLE  
Renderings

SHEET NUMBER  
A-104

PRELIMINARY PLAT MAP SET

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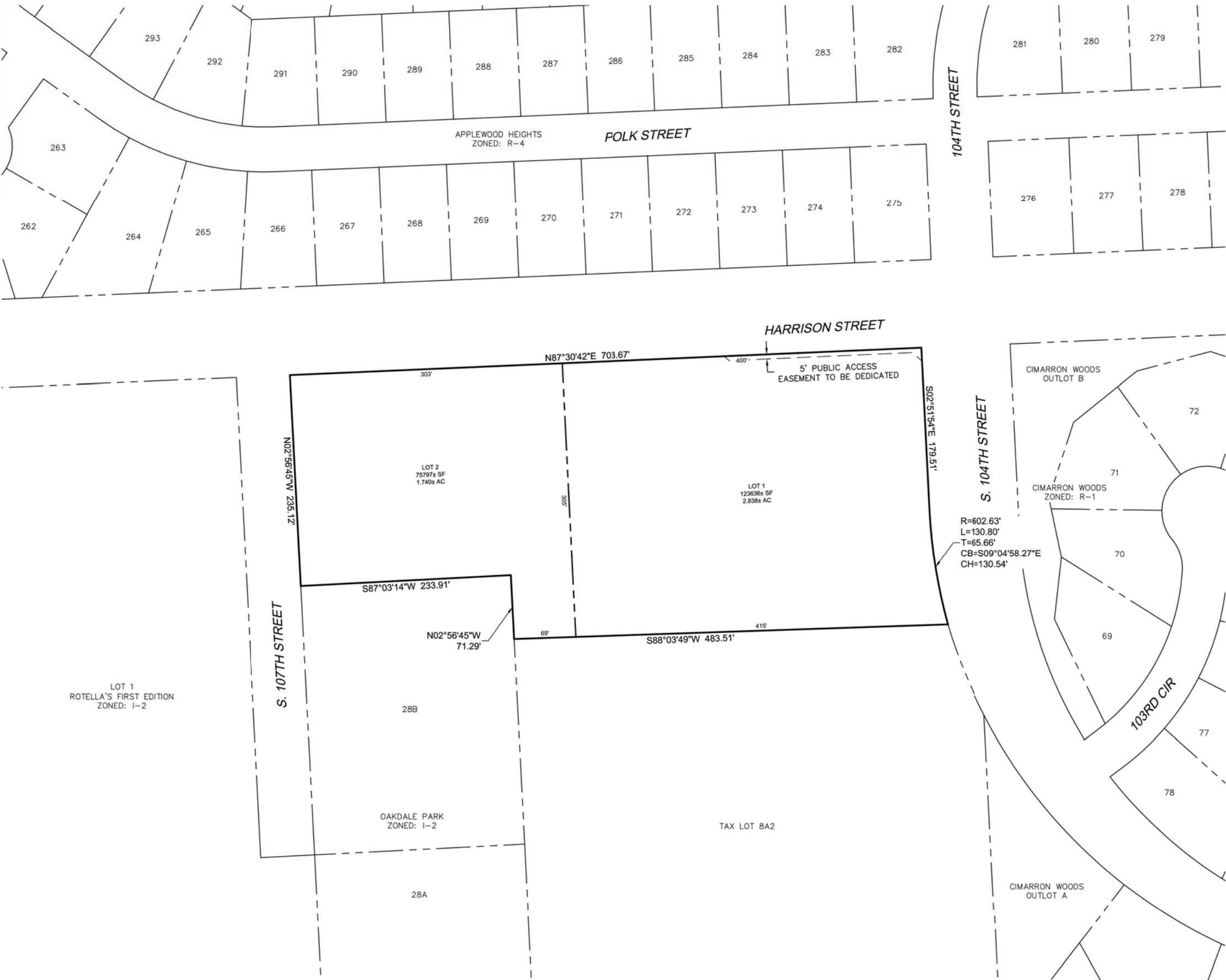
- NOTE:
1. ALL BOUNDARY INFORMATION HAS BEEN GATHERED FROM M.A.P.A. AND AVAILABLE G.I.S. INFORMATION.
  2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
  3. PRELIMINARY PLAT COVERS BOTH NEW LOTS. REMAINING SHEETS ONLY SHOW PROPOSED LOT 1.
  4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRISON STREET FROM LOT 1 AND LOT 2.

# OAKDALE PARK STORAGE

## LOTS 1 AND 2

### PRELIMINARY PLAT

PART OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH,  
RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE

SHEET LIST TABLE	
Sheet #	Sheet Title
C1.0	PRELIMINARY PLAT
C1.1	PRELIMINARY SITE AND UTILITY PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY CIRCULATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

ZONING TABLE		
	EXISTING	PROPOSED
LOTS 1 AND 2	I-2	I-2

BUILDING SETBACK TABLE	
FRONT	35
SIDE	30
REAR	25

PROPERTY OWNER

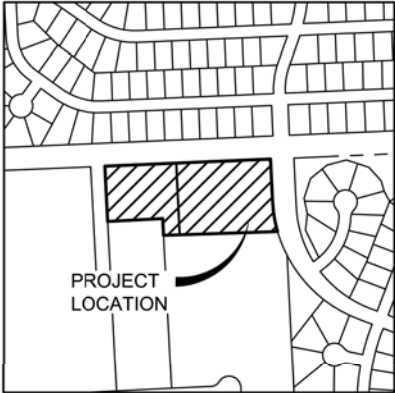
JAN VISTY  
THE COLONIAL PRESS, INC.  
10607 HARRISON STREET  
OMAHA, NE 68128

DEVELOPER

WILLIE DOUGLAS  
3D SELF STORAGE - LAVISTA, LLC  
PO BOX 418  
ELKHORN, NE 68022

ENGINEER

AARON WIESE  
OLSSON ASSOCIATES  
2111 S. 67TH STREET, SUITE 200  
OMAHA, NE 68106



VICINITY MAP  
NOT TO SCALE

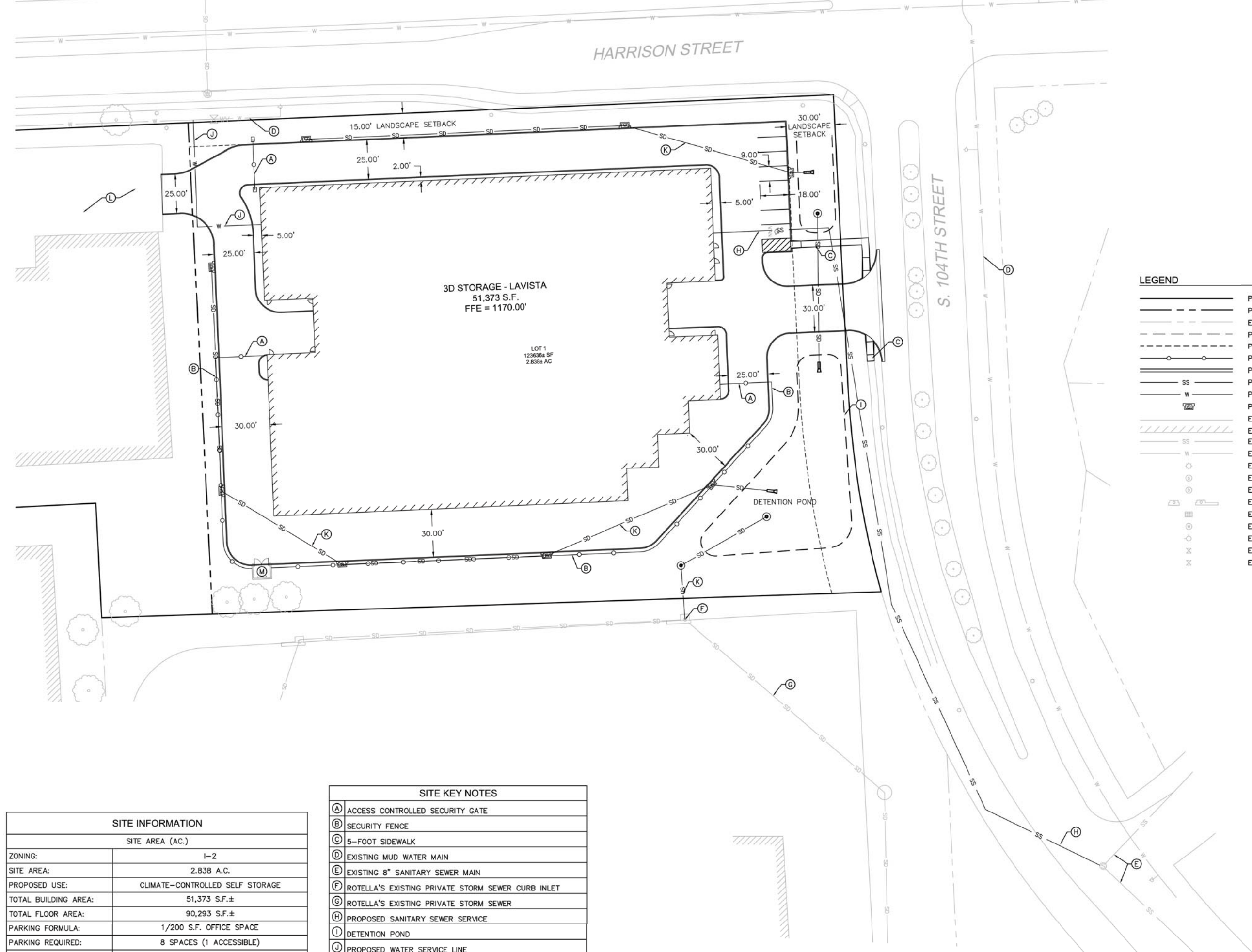
REVISIONS	
REV. NO.	REVISIONS DESCRIPTION

PRELIMINARY PLAT	
3D STORAGE - LAVISTA	
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT	
LA VISTA, NE	
2017	

drawn by:	JJE
checked by:	ALW
QA/QC by:	LRW
project no.:	017-1520
drawing no.:	
date:	07/03/2017



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USER: awiese



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED ACCESS EASEMENT LINE
	PROPOSED DETENTION BASIN
	PROPOSED SECURITY FENCE AND GATE
	PROPOSED CURB AND GUTTER
	PROPOSED SANITARY SEWER
	PROPOSED WATER SERVICE LINE
	PROPOSED STORM INLET
	EXISTING CONCRETE PAVEMENT
	EXISTING BUILDING OUTLINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM CURB INLETS
	EXISTING STORM AREA INLETS
	EXISTING WATER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING GAS VALVE

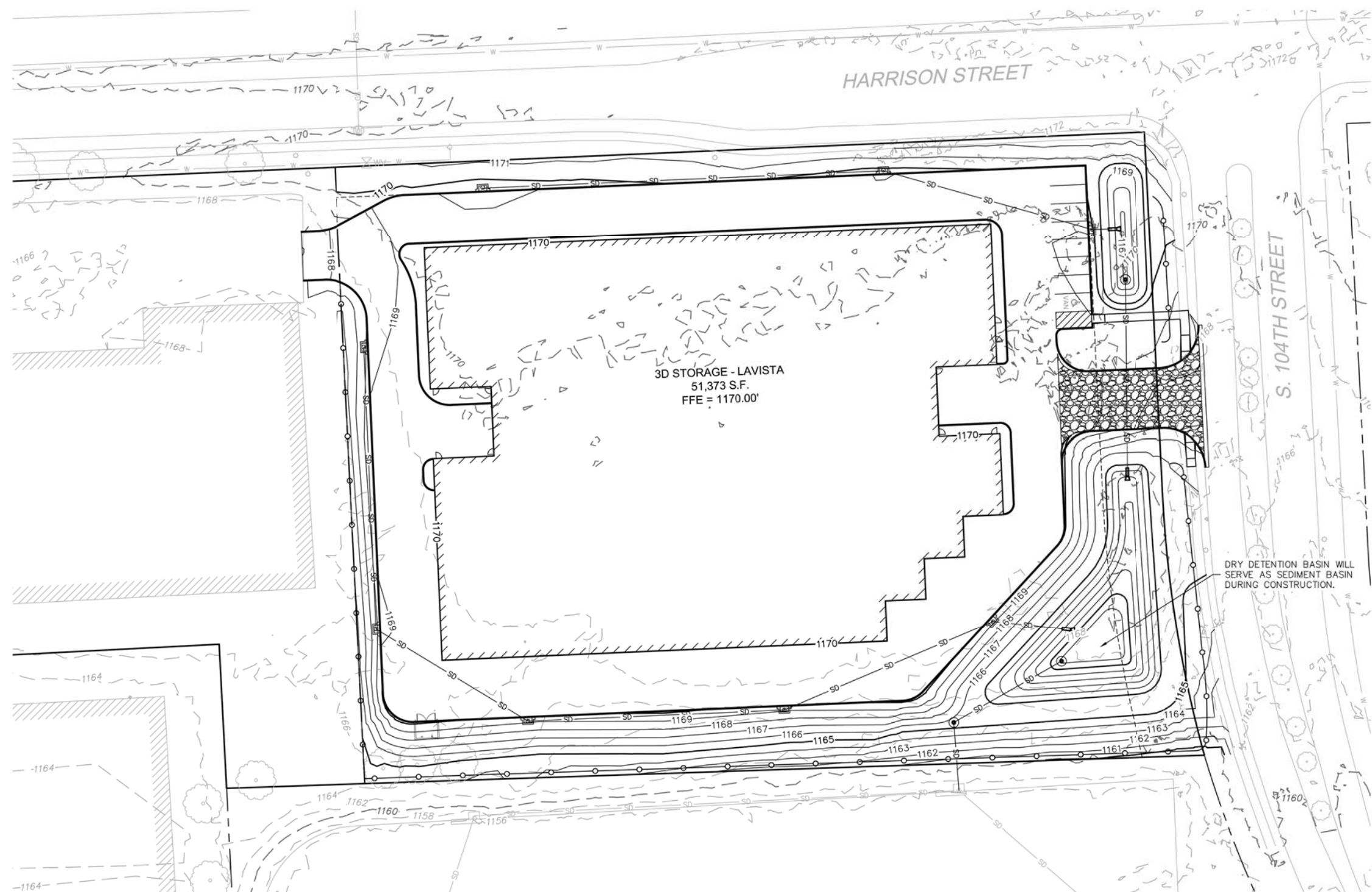
SITE INFORMATION	
SITE AREA (AC.)	
ZONING:	I-2
SITE AREA:	2.838 A.C.
PROPOSED USE:	CLIMATE-CONTROLLED SELF STORAGE
TOTAL BUILDING AREA:	51,373 S.F.±
TOTAL FLOOR AREA:	90,293 S.F.±
PARKING FORMULA:	1/200 S.F. OFFICE SPACE
PARKING REQUIRED:	8 SPACES (1 ACCESSIBLE)
PARKING PROVIDED:	8 SPACES (1 ACCESSIBLE)
SIGNAGE:	SHALL NOT EXCEED I-2 ZONING REQUIREMENTS

NOTE: SITE SHALL COMPLY WITH ALL I2 ZONING REQUIREMENTS.

SITE KEY NOTES	
(A)	ACCESS CONTROLLED SECURITY GATE
(B)	SECURITY FENCE
(C)	5-FOOT SIDEWALK
(D)	EXISTING MUD WATER MAIN
(E)	EXISTING 8" SANITARY SEWER MAIN
(F)	ROTELLA'S EXISTING PRIVATE STORM SEWER CURB INLET
(G)	ROTELLA'S EXISTING PRIVATE STORM SEWER
(H)	PROPOSED SANITARY SEWER SERVICE
(I)	DETENTION POND
(J)	PROPOSED WATER SERVICE LINE
(K)	PROPOSED STORM SEWER SYSTEM
(L)	EGRESS ONLY ACCESS AGREEMENT THROUGH ADJACENT LOT
(M)	TRASH ENCLOSURE.

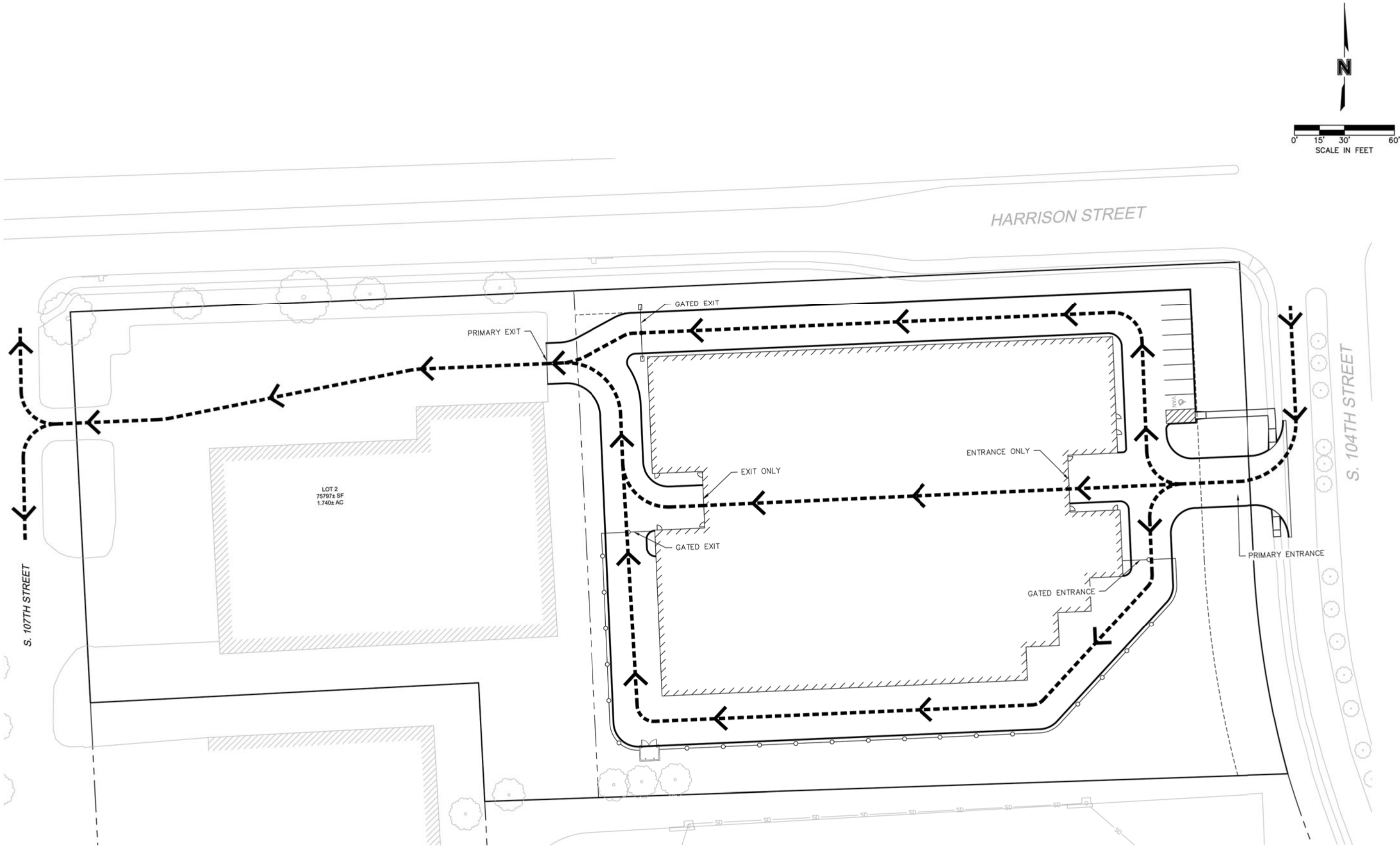
2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olsonassociates.com

PRELIMINARY SITE AND UTILITY PLAN	OAKDALE PARK STORAGE PRELIMINARY PLAT AND CONDITIONAL USE PERMIT	LA VISTA, NE	REVISIONS	
			REV. NO.	DATE





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XREFS: C\_PBDY\_71520 C\_XBASE\_71520 C\_PBASE\_71520 C\_TBLK\_71520  
USER: awiese



drawn by: JJE  
checked by: ALW  
approved by: LRW  
QA/QC by:  
project no.: 017-1520  
drawing no.:  
date: 08/07/2017

PRELIMINARY CIRCULATION PLAN

OAKDALE PARK STORAGE  
PRELIMINARY PLAT AND CONDITIONAL USE PERMIT

LA VISTA, NE

2017

REV. NO.

DATE

REVISIONS DESCRIPTION

REVISIONS

**OLSSON**  
ASSOCIATES

2111 South 67th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olsonassociates.com

SHEET  
C1.3

## Christopher Solberg

---

**From:** Tom Demory <tom.demory.nyvv@statefarm.com>  
**Sent:** Thursday, September 21, 2017 4:07 PM  
**To:** Christopher Solberg  
**Cc:** Ann Birch  
**Subject:** RE: 3D storage

Thank you!

Tom Demory, ChFC

Tom Demory Ins & Fin Svcs, Inc  
9925 Maple Street – Suite B, Omaha, NE 68134  
(1 block East of 102<sup>nd</sup> & Maple – South Side)

Bus: 402-571-5700  
Fax: 402-571-6765  
Email: [tom@tomdemory.com](mailto:tom@tomdemory.com)  
<http://www.tomdemory.com>  
State Farm Insurance Companies  
Providing Insurance and Financial Services

---

**From:** Christopher Solberg [mailto:csolberg@cityoflavista.org]  
**Sent:** Thursday, September 21, 2017 3:52 PM  
**To:** Tom Demory <tom.demory.nyvv@statefarm.com>  
**Cc:** Ann Birch <abirch@cityoflavista.org>  
**Subject:** RE: 3D storage

Good afternoon,

Copies will be printed and placed on the desks of the Planning Commission.

Regards,

Christopher A. Solberg, AICP  
City Planner  
**City of La Vista**

---

**From:** Tom Demory [mailto:tom.demory.nyvv@statefarm.com]  
**Sent:** Thursday, September 21, 2017 3:12 PM  
**To:** Christopher Solberg  
**Cc:** Ann Birch; Tom Demory  
**Subject:** RE: 3D storage

Thank you!

I will be unable to attend the meeting tonight but wanted to pass along my thoughts and comments as a resident of Cimarron Woods. If you would kindly pass along my email to the other members of the commission I would greatly appreciate it.



I appreciate the effort the representatives of 3D have made to improve the design and traffic flow of the lot they hope to develop. Willy, Ryan, and Jeff have listened to feedback that was given and have come up with a plan I think will gain the approval of the commission. I also appreciate the 'standards' you and other members of the city gave to 3D before the meeting with a few of the people who live in the neighborhood.

If I feel strongly that the developer, long ago before our subdivision was approved, this HEAVY INDUSTRIAL lot should have been eliminated. It should have been a large buffer between Rotella's – Colonial Press and the residential neighborhood. At a minimum 60 or 100 feet should have been purchased by the SID to separate the two parcels by a MUCH larger distance than current rules require. People who bought homes on 103<sup>rd</sup> Circle and back up to this parcel have been told for years that lot was to be accessed by Colonial Press and Colonial Press only. It was never expected that the lot would have been sold. The developer and SID never should have allowed this lot to remain something that could become anything other than an expansion of Colonial Press.

That being said, under current rules I'm told the lot is capable of being sold and developed, so I will focus on the things I and the commission / City council / and you presumably CAN control.

My priorities are following:

- Minimize the removal of trees and growth that exist on the far South East corner of the lot and adjoins Cimarron Woods. That natural growth should be protected as much as possible to reduce the 'shock' factor that will exist if that entire section of trees is removed.
- Maximize the addition of both deciduous trees and evergreen trees and eye level bushes / flowers and shrubs to 'hide' the building from residents who live on S 103<sup>rd</sup> Circle. The existing plan in my opinion is a good start, however the number of trees should be increased.
- I would kindly ask the developer to 'donate' 12 new trees to the Cimarron Woods HOA to plant on the outlot across the street from 3D to further buffer the view.
- Under absolutely no circumstances is anyone on the commission, the developer or the city council to suggest the partial removal of our neighborhood island to allow a left turn exit from the aforementioned lot.
- That 3D stays true to their intentions and gating system that will force exit of their property to the West through Colonial Press. Therefore minimizing additional traffic through the neighborhood.

I feel very strongly that the one way traffic flow to the west and 'forcing' people to exit 3D through Colonial Press's parking lot and utilizing 107<sup>th</sup> street for an exit is the most desirable for all parties involved.

- 1) A Cimarron Resident leaving the neighborhood at the intersection of 104<sup>th</sup> and Harrison preparing to turn left (west) on to Harrison is already facing a very dangerous move. If anyone suggests a cut through the median owned by Cimarron Woods West HOA I would immediately ask for a continuation of debate until a future meeting for additional traffic studies around such a move. 3D's plan is not proposing this action and I would ask that IF you approve their plan, the island be left alone. They have promised the residents they don't want or intend to harm the island and we would ask that it stay that way into perpetuity.
- 2) By forcing people to 107<sup>th</sup> street, they have much safer options for going West on Harrison Street. Gertrude St is 1 block South and 108<sup>th</sup> Street is 1 block West of where 3D will be. 108<sup>th</sup> street traveling North allows for a left turn arrow to go west on Harrison St. This is a far safer option for anyone who exits 3D and intends to go back West on Harrison or Giles or Q. Employees of 3D can very easily provide a small map explaining the best way to exit the property. Plus, with a business like this – future visits to the property will be for tenants. They will understand the entrance and exit just fine when they return to pick up their things or add more.

My biggest priority with these suggestions and opinions is the safety of my children and others that live in the neighborhood. Speed for many cars is already an issue, especially people who are hoping that Cimarron Woods drive goes South all the way to Giles Rd or Brentwood. More traffic simply increases the chances of a horrific accident.

Again thank you for your time. If you or anyone on the commission has questions regarding my comments I can be reached at 402-676-7377.

Tom Demory  
7402 S 102<sup>nd</sup> St  
La Vista, NE 68128

---

**From:** Christopher Solberg [<mailto:csolberg@cityoflavista.org>]  
**Sent:** Wednesday, September 20, 2017 3:30 PM  
**To:** Tom Demory <[tom.demory.nyvv@statefarm.com](mailto:tom.demory.nyvv@statefarm.com)>  
**Cc:** Ann Birch <[abirch@cityoflavista.org](mailto:abirch@cityoflavista.org)>  
**Subject:** 3D storage

Good afternoon Tom,

Attached is the Planning Commission packet for the 3D Storage agenda item. This application is the first public hearing under the New Business section of the agenda. The agenda has been attached for your review as well.

Regards,

Christopher A. Solberg, AICP  
City Planner  
**City of La Vista**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
P: 402.593.6400  
D: 402.593.6402



---

**From:** Tom Demory [<mailto:tom.demory.nyvv@statefarm.com>]  
**Sent:** Thursday, September 14, 2017 11:42 AM  
**To:** Ann Birch <[abirch@cityoflavista.org](mailto:abirch@cityoflavista.org)>  
**Subject:** 3D storage

Ann,

I left a message for you as well, but wanting to confirm that discussion will be held next Thursday at 7:00 at city hall. Our CW board is going to let all our members know about that discussion.

Thanks!

**\*\*\*PLEASE NOTE - WE ARE NOW AT OUR NEW OFFICE "9925 Maple St – Suite B" - THANK YOU\*\*\***

---

Tom Demory, ChFC  
Agent



---

*Providing Insurance and Financial Services*

## Tom Demory Ins & Fin Svcs, Inc.

9925 Maple St - Suite B, Omaha, NE 68134

Bus: 402-571-5700

Fax: 402-571-6765

[tom@tomdemory.com](mailto:tom@tomdemory.com)

<http://www.tomdemory.com>

[Click Me to get a Quote](#)



## Christopher Solberg

---

**From:** John Walkenhorst <johnwalkenhorst@cox.net>  
**Sent:** Friday, October 06, 2017 4:15 PM  
**To:** Christopher Solberg  
**Subject:** RE: 3D Self Storage Project at 104th and Harrison

Chris, I appreciate you taking the time to reply to me. I do hope those involved will take a serious look at entrance and exit from 107th for this project. Thank you. John

*Sent from my Verizon 4G LTE Droid*

On Oct 6, 2017 4:00 PM, Christopher Solberg <csolberg@cityoflavista.org> wrote:

Mr. Walkenhorst,

Thank you for your comments regarding the proposed 3D Storage project. Because self-service storage is classified in the Zoning Ordinance as a conditional use, the proposed project requires site plan approval. Other uses, such as those permitted outright by the current zoning (I-2 Heavy Industrial District) would not require this review process, and could be initiated with approval of a building permit (please see Section 5.14.02 attached). Through the site plan approval process, staff has been working with the applicant to design the ingress and egress with as minimal impact to 104th Street as reasonably possible, understanding that 104th Street is a public right-of-way which abuts the property for the purpose of access, and which may not be able to be reasonably withheld.

Regarding the current tree buffer on the south side of the property, staff is recommending in the conditional use permit that it be preserved as much as possible, as well as the installation of the proposed new landscaping with the project.

We will provide your comments to the applicant for their consideration prior to the public hearing. We try to balance the interests of all property owners and evaluate proposals according to good planning principles. We are also limited due to the current industrial zoning which pre-dates the development of Cimarron Woods.

Please let me know if you have any questions or would like to discuss these issues further.

Regards,

Christopher A. Solberg, AICP

City Planner

*City of La Vista*

---

**From:** John Walkenhorst [mailto:johnwalkenhorst@cox.net]  
**Sent:** Thursday, September 28, 2017 5:00 PM  
**To:** Christopher Solberg  
**Cc:** president@cimmarronwoodswest-hoa.org  
**Subject:** [BULK] 3D Self Storage Project at 104th and Harrison

To Chris Solberg:



Chris, my name is John Walkenhorst and I live at 10148 Margo St, 68128 in LaVista Cimarron Woods West area. I was at the September 21st Planning Committee. I was sitting in the last row. We use the 104th street entrance frequently, but are not adjacent to nor within direct view of the 3D Storage proposed project.

After the meeting, the residents gathered outside. Willie from 3D, the Olsson Associates engineer and their attorney stopped to chat with the group. Undoubtedly 3D has spent much time and energy to come up with a design to satisfy everyone but they have not.

I drove to the proposed 3D property from 107th street through Colonial Press parking lot. It appears to me that there is ample area to have both the entrance and exit from 107th street which would resolve practically all the resident issues with the proposal. I called Lucas Weatherly, the Olsson Associates engineer to ask if that idea had been considered but he didn't return my call. I contacted residents in the area that had attended previous public meetings and they said all that was ever mentioned is that the county would not allow a cut in the Harrison street island. No one recalled discussing both the entrance and exit from 107th street. The attorney said that Colonial Press has made so many concessions just by allowing the exit through their property. Since Colonial Press owns all the property involved, lack of planning for their access to their additional property on the east should not become the problem of Cimarron Woods residents. Granted, Colonial Press would have to relocate about a dozen parking stalls on the north side of their building but they have plenty of ground east of their building and already have an entrance on that side as well as an employee entrance on the west side.

Moving forward with 3D access from 104th will forever change Cimarron Woods west possibly as dramatically as the apartments did to the east entrance. No doubt, with the single lane on 104th street, large trucks are going to turn into the landscaped island as well as the turn around and safety issues farther into Cimarron Woods. Years down the road, 3D may decide they need a big sign at their entrance and who would stop that? La Vista has enough difficulty enforcing compliance with current light industrial operations on Chandler Road backing up to Cimarron Woods on the south, let alone stop business signage. And sometime, someone will bring in a semi-trailer truck on purpose or by mistake. None of that would be an issue at 107th street. The east side of the 3D property would be all trees if the entrance and exit were from 107th and virtually eliminate issues with the residents. If La Vista allows this new commercial property entrance, that would leave only one of three Cimarron Woods entrances as residential only.

The residents of Cimarron Woods are not within the La Vista city limits proper so we can't vote for La Vista city officials. We love living in La Vista and not only are we bound by La Vista's jurisdiction but we are counting on La Vista to do what is right for the citizens in their nearby areas as well as for growing business. The better solution is for the 3D access from 107th street only. I understand that the Planning Committee recommended approving the zoning change request and the preliminary plans but you can amend that recommendation and have 3D and Colonial Press come up with a plan with access from 107th street only.

Respectfully,

John Walkenhorst