



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION AGENDA**  
**DECEMBER 12, 2019 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – November 21, 2019***
- 3. *Old Business***
- 4. *New Business***
  - A. Conditional Use Permit – Casey's – Lot 3 Harrison Hills**
    - i. Staff Report – Chris Solberg
    - ii. Applicant Presentation
    - iii. Public Hearing
    - iv. Recommendation
  - B. Comprehensive Plan Amendment: Future Land Use Map – West Management, LLC – Lot 3 Echo Hills**
    - i. Staff Report – Chris Solberg
    - ii. Applicant Presentation
    - iii. Public Hearing
    - iv. Recommendation
  - C. Rezoning – West Management, LLC – Lot 3 Echo Hills**
    - i. Staff Report – Chris Solberg
    - ii. Applicant Presentation
    - iii. Public Hearing
    - iv. Recommendation
  - D. Planned Unit Development – West Management, LLC – Lot 3 Echo Hills**
    - i. Staff Report – Chris Solberg
    - ii. Applicant Presentation
    - iii. Public Hearing
    - iv. Recommendation
  - E. Preliminary Plat – West Management, LLC – Lot 3 Echo Hills**
    - i. Staff Report – Chris Solberg
    - ii. Applicant Presentation
    - iii. Recommendation

5. ***Comments from the Floor***
6. ***Comments from the Planning Commission***
7. ***Comments from Staff***
8. ***Adjournment***

*The public is welcome and encouraged to attend all meetings. If special accommodations are required please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under "comments from the floor". Comments should be limited to five minutes. We ask for your cooperation in order to provide for an organized meeting.*



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION MINUTES**  
**NOVEMBER 21, 2019 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, November 21st in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Gayle Malmquist, John Gahan, Mike Circo, Harold Sargus, Kathleen Alexander Jason Dale, Mike Krzywicki, Josh Frey, and Kevin Wetuski. Members absent were: Patrick Coughlan. Also, in attendance were Chris Solberg, Senior Planner; Cale Brodersen, Assistant Planner; Bruce Fountain, Community Development Director; and Pat Dowse, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

**1. Call to Order**

The meeting was called to order by Chairman Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – October 17, 2019**

*Krzywicki* moved, seconded by *Circo*, to approve the October 17th minutes. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

**3. Old Business**

**None.**

**4. New Business**

**A. Conditional Use Permit – Nebraska Multi-Sport Complex**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, Nebraska Multi-Sport Complex, is requesting for a Conditional Use Permit to allow for a temporary indoor recreation facility on Tax Lot 2A & Pt of Tax Lots 2N1 & 3 Lying N & W of Railroad ROW 17-14-12. Staff recommends approval of the Conditional Use Permit for a period of three years as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. **Applicant Presentation:** Kyle Graham and David Levy came up and spoke on behalf of the applicant and project. Graham and Levy described the project and provided basic details about the dome and the operation of the facility.

iii. **Public Hearing: Wetuski opened the public hearing.**

Sargus mentioned that they were provided with information on what type of structure it is but was curious as to how old this structure is and what the life span is.

Levy answered that he believed the structure had been up for over 15 years and is about half way through its lifespan. He said that they don't expect to use that for near that time.

Circo asked if this one has ever had any problems with the snow.

Levy said that he didn't believe so.

Levy brought up that once the structure is removed, there won't be much there, just a concrete pad and a gravel parking lot.

Circo asked if there will be a paved area to get to the gravel parking lot.

Levy said yes, the driveway down to the parking area and some ADA stalls and a concrete sidewalk to the dome itself.

Krzywicki asked if the ADA spaces were going to be paved.

Levy said they will be. He also mentioned that right across the ADA stalls there will be a temporary restroom trailer that will be cleaned periodically.

Krzywicki verified that the trailer will also be ADA accessible.

Levy confirmed and said that there will be a ramp.

Brodersen mentioned to the commission that there were updated Staff Reports and CUPs on their desks due to a last minute change needing to be made. That change involved the added condition that a Performance Bond for \$250,000 be provided to the City prior to issuance of a building permit. This is to assure that the facility is properly removed at the end of the 3 year period.

**Wetuski closed the public hearing as no members of the public came forward.**

iv. **Recommendation:** Malmquist moved, seconded by Sargus to recommend approval of the Conditional Use Permit to the City Council for a period of three years, as the Conditional Use Permit request is consistent with the Comprehensive Plan and Zoning

Ordinance. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

**5. Adoption of the 2020 City of La Vista Review Schedule:**

Krzywicki asked if the meeting in December could be moved from the 21<sup>st</sup> to an earlier date in the month.

Solberg said that we can look into that and see about changing it.

Circo asked if they will be emailed to let them know that a meeting has been cancelled due to not enough items on the agenda.

Solberg said yes.

Alexander said that she noticed that the Planning Commission meeting in November has the wrong year.

Krzywicki moved, seconded by Alexander to approve the 2020 Review Schedule with the changes that were mentioned. **Ayes: Sargus, Gahan, Wetuski, Circo, Alexander, Krzywicki, Frey, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Frey. Motion Carried, (9-0)**

**6. Comments from the Floor:**

None.

**7. Comments from the Planning Commission:**

Frey introduced himself to the commission as a new member.

Krzywicki asked if there were any members who were up for renewal that would need to reapply.

Solberg said that he didn't believe that any members that were needing renewal would need to fill out an application, but that he could check into that and let him know.

**8. Comments from Staff**

Solberg mentioned that we now have a new Community Development Director and introduced Bruce Fountain to the Planning Commission.

Fountain introduced himself to the commission.

**9. Adjournment**

Wetuski adjourned the meeting at 6:48.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date

## **AGENDA ITEM 4A**

**Conditional Use Permit — Casey's  
Lot 3 Harrison Hills**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PCUP 19-0004

FOR HEARING OF: December 12, 2019

REPORT PREPARED ON: December 4, 2017

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Casey's Retail Company  
Katie DeRouchey  
One SE Convenience Blvd  
Ankeny, IA 50021

**B. PROPERTY OWNER:**

Harrison I-80 LLC  
10855 W Dodge Road  
Omaha, NE 68154

**C. LOCATION:** 11728 Emilie Street

**D. LEGAL DESCRIPTION:** Lot 3 Harrison Hills

**E. REQUESTED ACTION(S):** Conditional Use Permit to operate a convenience store with limited fuel sales.

**F. EXISTING ZONING AND LAND USE:**

C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay (Overlay District); the property is vacant.

**G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate a convenience store with limited fuel sales.

**H. SIZE OF SITE:** 1.52 acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property is vacant. The topography of the property is relatively flat with a gradual downward slope to the west.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Tax Lot 17 17-14-12; Vacant; I-1 Light Industrial District, Gateway Corridor District (Overlay District)

2. **East:** Lot 4 Harrison Hills; Vacant; C-3 Highway Commercial/Office Park District, Gateway Corridor Overlay (Overlay District).
3. **South:** Lot 1 Harrison Hills; Proposed Streck industrial campus; I-1 Light Industrial District, PUD, Gateway Corridor Overlay (Overlay District)
4. **West:** Lot 2 Harrison Hills; Restaurant Depot; C-3 Highway Commercial/Office Park District, PUD, Gateway Corridor Overlay (Overlay District)

**C. RELEVANT CASE HISTORY:**

N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial/Office Park District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

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

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

**C. TRAFFIC AND ACCESS:**

1. Access will be from a right-in/right-out along 118<sup>th</sup> Street and a full access point onto Emilie Street.
2. Due to anticipated traffic impacts detailed within the Traffic Impact Analysis dated October 2019 provided by Lamp Ryneanson to analyze the combined impacts of the proposed Casey's and Streck's proposed development on Lot 1 Harrison Hills to the south, traffic signal improvements to the existing signal at 118th Street and Harrison Street may be required by the City of Omaha. Prior to the issuance of a Certificate of Occupancy, Casey's will be required to make any signal improvements required by the City of Omaha.

The Traffic Impact Analysis demonstrates that the unsignalized intersection of 115<sup>th</sup>/116<sup>th</sup> Street and Harrison Street is not anticipated to warrant the need for a traffic signal in any scenario. Full recommendations are available in the attached Traffic Impact Analysis dated October 2019.

- D. UTILITIES:** All utilities are available to the site.
- E. PARKING REQUIREMENTS:** The parking requirements would follow the minimum needed for this use within Section 7.06 of the zoning ordinance. Based on the size of the facility, 29 parking spaces would be required. The site plan depicts 29 parking stalls, two of which are handicap accessible, including spaces adjacent to fuel pumps that are allowed within the overall count as per the Zoning Ordinance Section 7.06.
- F. LANDSCAPING:** The landscaping plan has been reviewed as per the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review of the Conditional Use Permit.
- G. BUILDING DESIGN:** The building design has been reviewed as part of the design review process that is required for developments within the Gateway Corridor District (Overlay District). The overall design review process has made substantial progress toward completion and will be required to be fully completed prior to issuance of a building permit.

**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. A post-construction storm water management plan will be required at the time of building permit application.

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

Staff recommends approval of the Conditional Use Permit, contingent on the finalization of the design review process, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. ATTACHMENTS TO REPORT:**

- 1. Vicinity Map
- 2. Draft CUP & Exhibits
- 3. Review Letters
- 4. Design Review Letter

VII. **COPIES OF REPORT TO:**

1. Katie DeRouchey, Casey's Retail Company
2. Rob DuVall, Schemmer
3. Public Upon Request



Prepared by: Assistant Planner



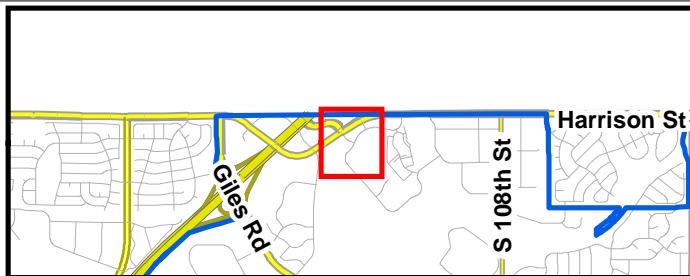
Michael Johnson

12/6/19

Date



## Project Vicinity Map



**Casey's - Conditional Use Permit  
Lot 3 Harrison Hills**

12/6/2019

CB



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

### **Conditional Use Permit for Convenience Store with Limited Fuel Sales**

This Conditional Use Permit issued this 21st day of January, 2020, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Casey’s Retail Company (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales) upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 3, Harrison Hills, La Vista, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing and operating a convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to Owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

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 convenience store with limited motor fuel sales (and motor fuel storage and dispensing related to said sales), said uses 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 or obligations granted or imposed by this permit shall run with the land, are transferable, and shall be binding on any successors or assigns. Any deviation from or breach of any terms hereof shall automatically cause permit to expire and terminate.
2. In respect to the proposed Permitted Use:
  - a. The premises shall be developed and maintained in accordance with the CUP Plan Set (“Exhibit C”) as presented to the City Council on January 21, 2020 and incorporated herein by this reference. Any modifications must be submitted to the La Vista Planning Department for approval.
  - b. Hours of operation for convenience store will be 24 hours a day, seven days a week.
  - c. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the convenience store, except as approved in writing by the City.
  - d. Due to anticipated traffic impacts detailed within the Traffic Impact Analysis (Exhibit D), traffic signal improvements to the existing signal at 118<sup>th</sup> Street and Harrison Street may be required by the City of Omaha. Prior to the issuance of a Certificate of Occupancy,

Casey's will be required to make any signal improvements required by the City of Omaha.

- e. The City acknowledges that the Use will involve the construction, placement and maintenance of underground motor fuel storage tanks and gasoline dispensing pumps (permitted structures) on the premises. The structures shall be constructed, maintained and operated in a safe and responsible manner, and in accordance with any applicable laws, rules or regulations, including, but not limited to, applicable environmental or safety laws, as amended or in effect from time to time, and shall not cause, or create risk of injury or damage to, or loss of life, property or the environment. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises, including, but not limited to, hazard or risk involving the permitted structures, that is discovered or should be discovered (including, but not limited to, those of an environmental or safety nature) and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.
- f. Owner shall obtain all required permits, including without limitation all required permits of the City of La Vista, and shall comply with any additional requirements as determined by the La Vista Planning Department or other applicable authorities.
- g. 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 laws, rules, or regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- h. 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, or any agents, employees, assigns, suppliers or invitees of Owner, 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. In respect to the Gateway Corridor Design Guidelines design criteria:

- a. Building Exterior
  - i. The convenience store shall be constructed and maintained in accordance with the CUP Plan Set (Exhibit C).
- b. Trash Enclosure
  - i. The three sides of the trash enclosures shall be constructed of the same brick as used on the building. Gate material on the fourth side shall be of material approved by the City.
- c. Exterior Light Fixtures
  - i. Any exterior pole-mounted light fixtures used on this project shall match the approved light fixture provided within the Gateway Corridor Design Guidelines.
  - ii. All exterior light fixtures must be submitted for approval.
- d. Landscaping
  - i. Site landscaping shall be installed and maintained in accordance with the landscaping plan provided within the CUP Plan Set (Exhibit C).
- e. Signage
  - i. All signs shall comply with the City's sign regulations and meet the requirements

of the Gateway Corridor Design Guidelines.

4. 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.
  - 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 and accessory facilities and any remaining environmental or safety hazard shall be abated and/or removed at owner's expense within the time required by applicable law or regulations, and in all cases no later than twelve (12) months of cessation of the Permitted Use.
5. 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 Conditional Use.
  - c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
  - d. 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.
6. If the Permitted Use is not commenced within one (1) year from January 21, 2020, 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 Section 6.04 of the La Vista Zoning Ordinance.
7. 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 the permitted structures 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 irrevocably grants to City permission to assess, impose and file with the Sarpy County Register of Deeds against the property a lien for any such costs that are not paid within 30 days. Owner hereby irrevocably grants the City, its agents and employees an easement and 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.
8. 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**

The conditions and terms of this Permit shall be binding upon Owner, his successors and assigns.

1. 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 in writing 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.
2. 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.
3. 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:** Katie DeRouchey  
Casey's Retail Company  
One SE Convenience Blvd  
Ankeny, IA 50021

**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:

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Pam Buethe, CMC  
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 )  
                          )  
COUNTY OF \_\_\_\_\_ ) ss.  
                          )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, 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.

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Notary Public

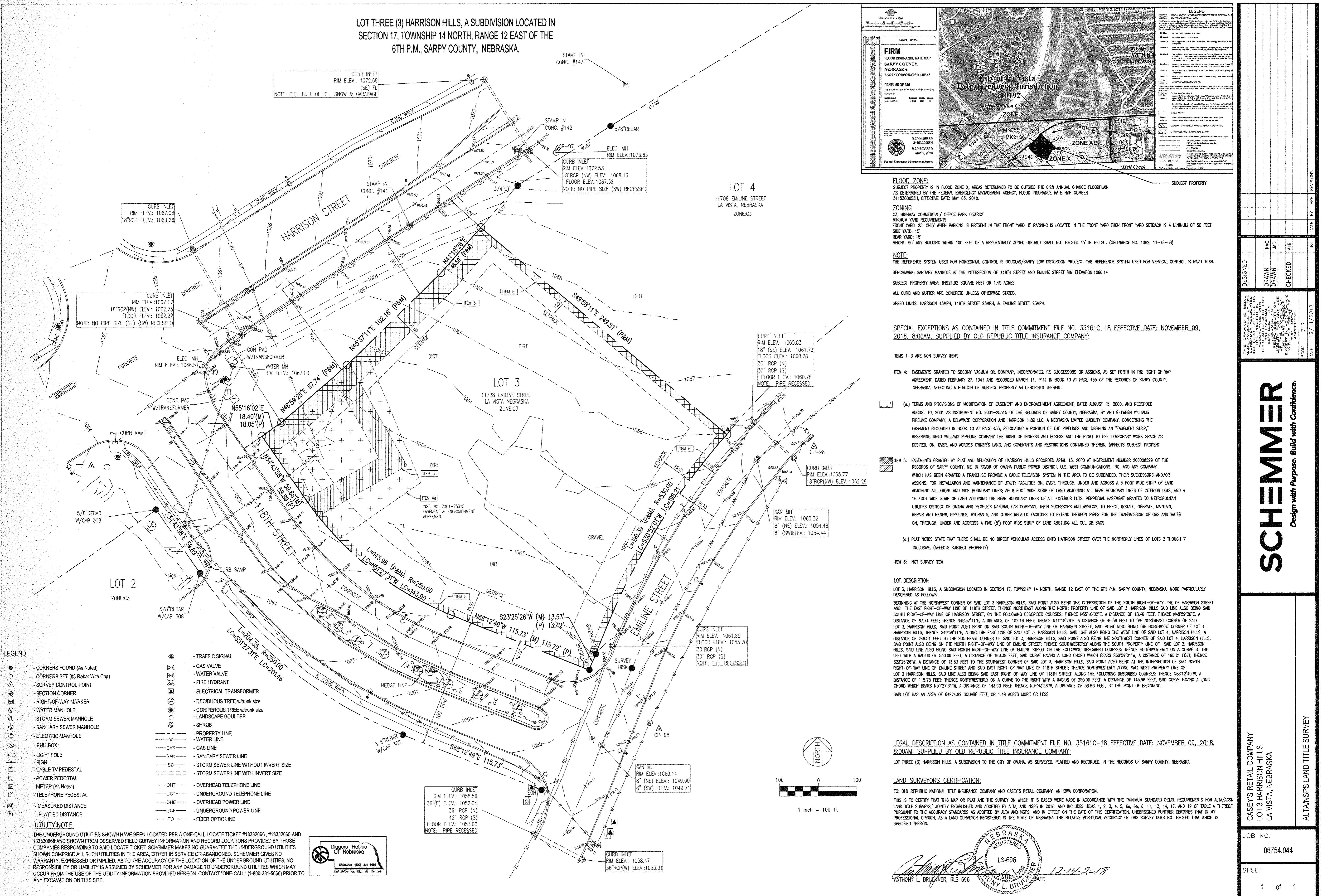
ACKNOWLEDGMENT OF NOTARY

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

On this \_\_\_\_ day of \_\_\_\_\_, 2019, 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 Casey's Retail Company, 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.

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Notary Public



## Casey's Retail Company Project Narrative

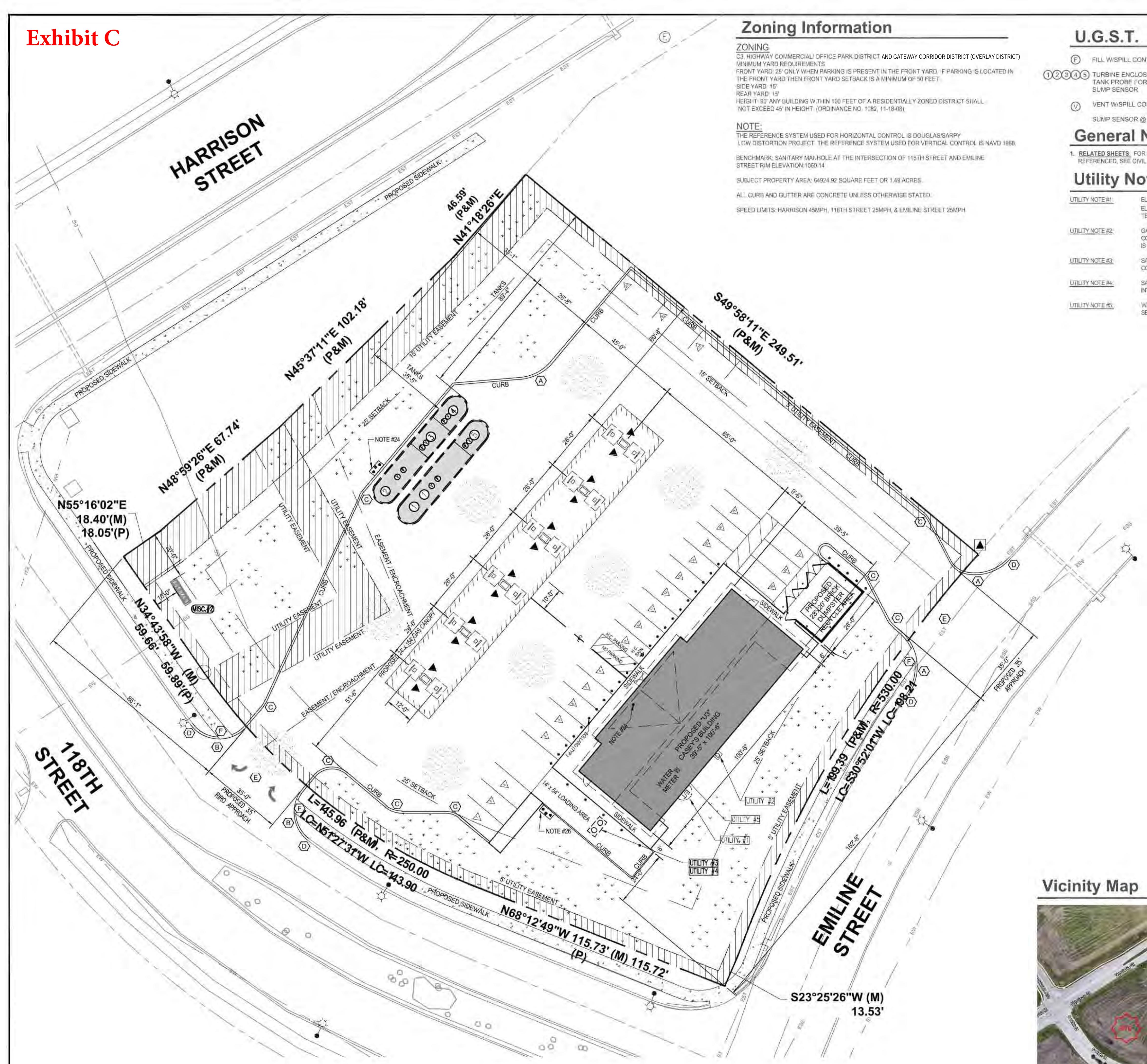
Casey's Retail Company is proposing the construction of a convenience store with gasoline sales in LaVista, Nebraska, located at 11728 Emilie Street. The proposed development would include a one-story building consisting of 5,980 square feet, 6 double-sided fuel pumps, a 24' x 154' canopy over the fuel pumps, and two underground fuel storage tanks. The subject property is currently zoned C-3 (Commercial/Office Park) district with a Gateway Corrido District overlay. The C-3 district allows a conditional use for convenience store with limited fuel sales and alcohol sales.

The proposed Casey's General Store will be a 24-hour store, as permitted. The store will employ 20-25 employees, both part time and full-time, and include management opportunities. There are 17 designated parking spaces, 2 of which are handicap accessible, as well as 12 available spaces at the fuel pumps.

The proposed Casey's General Store will be brick on all 4 sides and the rooftop equipment will be screened. There will be faux windows on the ends and rear of the building. The dumpster will be in brick enclosure. The proposed Casey's General Store will not have any outdoor storage.

The proposed Casey's General Store will offer the following fuel products: 87E, Diesel, 87C, 91C and E85. In addition to typical convenience items, the store will have prepared food items such as pizza, made-to-order sub sandwiches, donuts, and coffee.

## Exhibit C



## Zoning Information

**ZONING**  
C3, HIGHWAY COMMERCIAL/ OFFICE PARK DISTRICT AND GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)  
MINIMUM YARD REQUIREMENTS  
FRONT YARD: 25' ONLY WHEN PARKING IS PRESENT IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT YARD THEN FRONT YARD SETBACK IS A MINIMUM OF 50 FEET  
SIDE YARD: 15'  
REAR YARD: 15'  
HEIGHT: 90' ANY BUILDING WITHIN 100 FEET OF A RESIDENTIALLY ZONED DISTRICT SHALL NOT EXCEED 45' IN HEIGHT. (ORDINANCE NO. 1082, 11-18-08)

**NOTE:**  
THE REFERENCE SYSTEM USED FOR HORIZONTAL CONTROL IS DOUGLAS/SARPY  
LOW DISTORTION PROJECT. THE REFERENCE SYSTEM USED FOR VERTICAL CONTROL IS NAVD 1988.

BENCHMARK: SANITARY MANHOLE AT THE INTERSECTION OF 118TH STREET AND EMILINE STREET. RIM ELEVATION: 1080.14

SUBJECT PROPERTY AREA: 64924.92 SQUARE FEET OR 1.49 ACRES.

ALL CURB AND GUTTER ARE CONCRETE UNLESS OTHERWISE STATED.

SPEED LIMITS: HARRISON 45MPH, 118TH STREET 25MPH, & EMILINE STREET 25MPH.

## U.G.S.T. Notes

(1) (2) (3) (4) (5) FILL W/SPILL CONTAINMENT & OVERSPILL PROTECTION (TYP.)  
TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/LINE LEAK DETECTION, TANK PROBE FOR FUEL MONITORING, INTERSTITIAL SENSOR AND TANK SUMP SENSOR

(V) VENT W/SPILL CONTAINMENT & EXTRACTOR  
SUMP SENSOR @ EACH DISPENSER

## General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE CIVIL PLANS DONE BY SCHEMNER ENGINEERING.

## Utility Notes

UTILITY NOTE #1: ELECTRICAL (C-STORE) ELECTRICAL SERVICE ENTRANCE. ELECTRIC 3-PHASE, 800 AMP. OR 1200 AMP. 120 VOLTS, 4 WIRE. TELEPHONE 20 PAIR, 8 LINES.

UTILITY NOTE #2: GAS (C-STORE): 1.5' SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION. CONNECTION LOAD IS 680 MBH. TOTAL CONNECTED LOAD IS 680,000 BTU/H. CLFT. H.R. HOUSE PRESSURE IS 7 W.C.

UTILITY NOTE #3: SANITARY SEWER (C-STORE): 6" SCHEDULE 40 PVC SANITARY SEWER CONNECTION.

UTILITY NOTE #4: SANITARY SEWER (C-STORE): 1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES.

UTILITY NOTE #5: WATER (C-STORE): 2" CTS, HDPE, SDR9 C5-200 PSI WATER SERVICE CONNECTION.

## Legend



## Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF La Vista & NE D.O.T. APPROVAL AND SPECIFICATIONS.

(A) PROPOSED 20' RADIUS (D) TIE INTO AND MATCH EXISTING CURB & FLOW LINE.  
(B) PROPOSED 15' RADIUS (E) 2% MAX. CROSS-SLOPE IN SIDEWALK AREA.  
(C) PROPOSED 10' RADIUS (F) DETECTABLE SIDEWALK MAT. VERIFY WITH CITY.

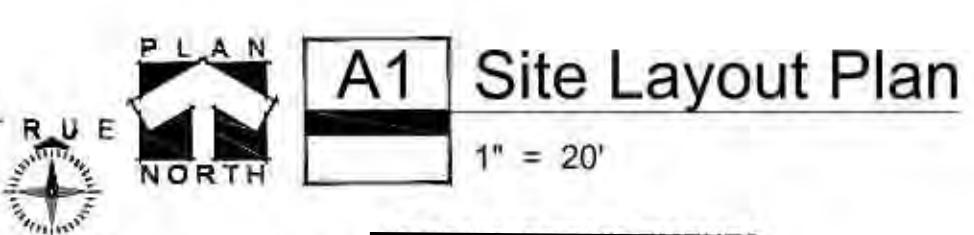
## Legal Description

**LOT DESCRIPTION**  
LOT 3, HARRISON HILLS, A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA. NOT PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET AND THE EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEAST ALONG THE NORTH PROPERTY LINE OF SAID LOT 3, HARRISON HILLS, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, ON THE FOLLOWING DESCRIBED COURSES: THENCE N45°16'02"E, A DISTANCE OF 18.40 FEET, THENCE N48°59'26"E, A DISTANCE OF 67.74 FEET; THENCE N45°37'11"E, A DISTANCE OF 102.18 FEET, THENCE S49°58'11"E, A DISTANCE OF 249.51 FEET, THENCE N68°12'49"W, A DISTANCE OF 115.73 FEET, THENCE N23°25'26"W, A DISTANCE OF 13.53 FEET, THENCE S23°25'26"W, A DISTANCE OF 198.21 FEET; THENCE S20°52'00"W, A DISTANCE OF 13.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EMILINE STREET AND SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ALONG SAID WEST PROPERTY LINE OF LOT 3, HARRISON HILLS, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ALONG SAID EAST PROPERTY LINE OF LOT 3, HARRISON HILLS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, HARRISON HILLS, THENCE S49°58'11"E, ALONG THE EAST LINE OF SAID LOT 3, HARRISON HILLS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, HARRISON HILLS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4, HARRISON HILLS, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF EMILINE STREET, THENCE SOUTHWESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT 4, HARRISON HILLS, THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, A DISTANCE OF 193.39 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°20'11"W, A DISTANCE OF 198.21 FEET; THENCE S20°52'00"W, A DISTANCE OF 13.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HARRISON HILLS, SAID POINT ALSO BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF EMILINE STREET AND SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ALONG SAID WEST PROPERTY LINE OF LOT 3, HARRISON HILLS, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 118TH STREET, THENCE NORTHEASTERLY ALONG SAID EAST PROPERTY LINE OF LOT 3, HARRISON HILLS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, HARRISON HILLS, THENCE S49°58'11"E, ALONG THE EAST LINE OF SAID LOT 3, HARRISON HILLS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 4, HARRISON HILLS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4, HARRISON HILLS, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF EMILINE STREET, THENCE SOUTHWESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT 4, HARRISON HILLS, THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 493.90 FEET, A DISTANCE OF 143.90 FEET; THENCE N45°16'02"E, A DISTANCE OF 59.85 FEET, TO THE POINT OF BEGINNING.

SAID LOT HAS AN AREA OF 64924.92 SQUARE FEET, OR 1.49 ACRES MORE OR LESS.

## Misc. Notes



## Vicinity Map



CASEY'S CONSTRUCTION DIVISION	
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100	
PRINCIPAL:	LA VISTA, NE.
PRINCIPAL:	HARRISON ST/118TH ST
PRINCIPAL:	U3 STORE
DATE:	06-21-19
DATE:	08-01-19
DATE:	08-07-19
DRAWING NUMBER:	CONSTRUCTION DIVISION
DRAWING NUMBER:	J.VILMAN
CREATED BY:	
REVIEWED BY:	
APPROVED BY:	

AL-101

## General Construction Notes

1. 2-30,000 GALLON DOUBLE WALL FIBERGLASS TANKS.  
TANK 1- 30,000 GALLON (PTE)  
TANK 2- 14,000 GALLON (DIESEL)  
TANK 3- 8,000 GALLON (B7C)  
TANK 4- 8,000 GALLON (91C)  
TANK 5- 8,000 GALLON (E85)

2.) TANK SETTING DETAILS PAGE OF-301

3.) FILL PIPE AND MANHOLE DETAIL PAGE OF-301

4.) CIRCUIT BREAKER PANEL PAGE E-501

5.) REFRIGERATION WIRING PAGE QR-602

6.) GILBARCO WIRING PAGE OF-601

7.) GAS ISLAND SIZE - 3' x 5' W/DUAL GUARD PIPE

8.) 6" GAS GILBARCO 700 S DISPENSERS  
2 = NG14 NOZZLES & 8 METERS EACH  
4 = NF8 6 NOZZLES & 8 METERS EACH

9.) ISLAND DETAILS PAGE AL-501

10.) ISLAND CONDUIT DETAIL PAGE E-602

11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND

12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE

13.) SIGN BASE DETAILS PAGE AL-601

14.) SIGN DETAILS PAGE AL-601

15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED

16.) CONCRETE JOINTS - MIN. 12" x 12" x 12" x 12" DEEP

17.) CONCRETE JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4 APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.

18.) SLOPE MAX. 2% FOR BUILDING SIDEWALK, H.C. PARKING 1:56 ALL DIRECTIONS

19.) ALL ACCESS ISLE STRIPPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION RUN VENT LINES UP SEPARATE CANOPY COLUMN AND DIMENSIONS

20.) VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS

21.) CANOPY FOOTING: SIZE 6'-3" LENGTH x 6'-3" WIDTH x 3'-0" DEPTH. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i. CONCRETE REINFORCING: ASTM A-615 GRADE 60.

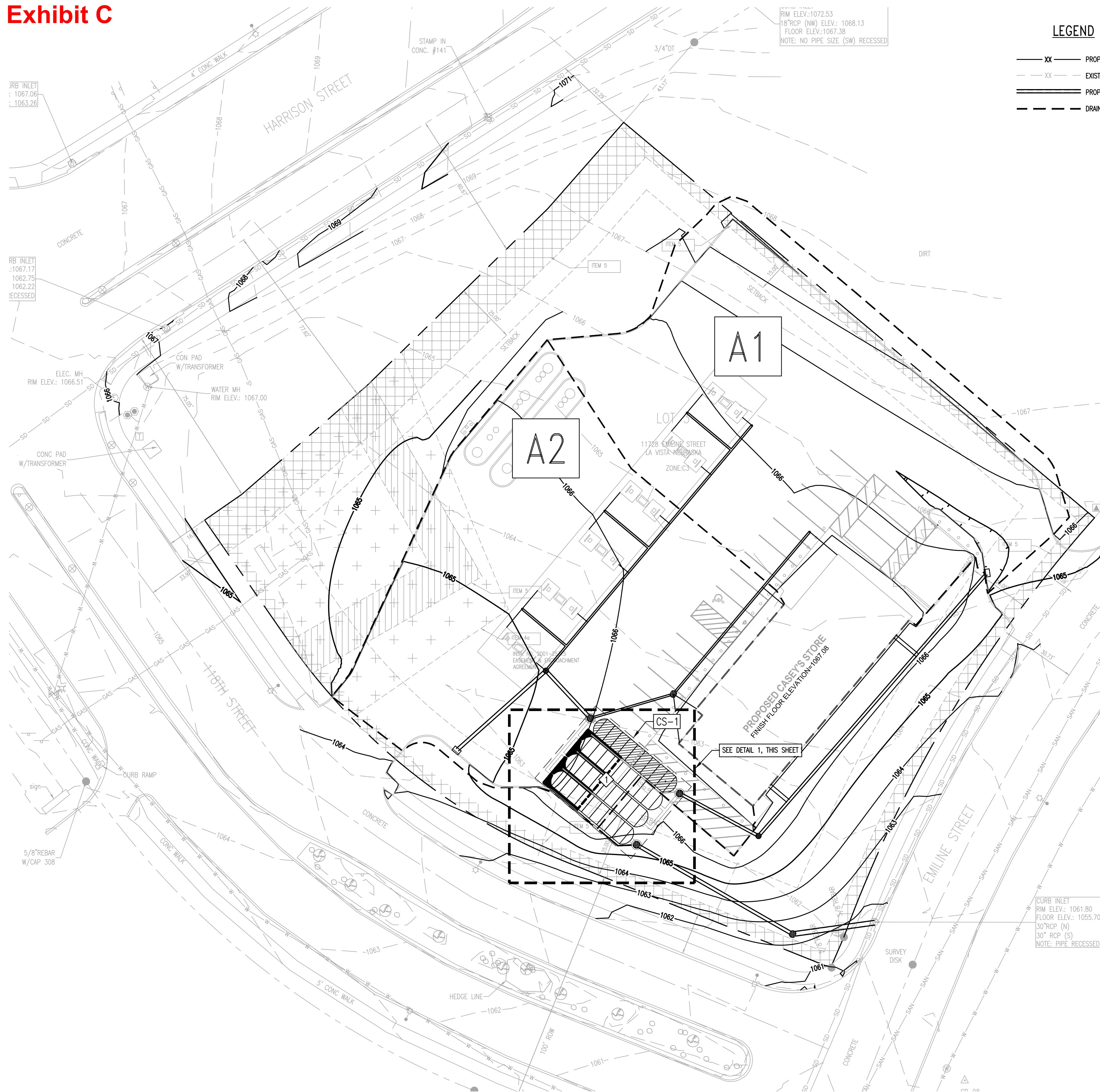
22.) REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING

23.) ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE STAFF A SECONDARY SHUTOFF SHALL BE INSTALLED ON A POST AT THE CURB IF ALL FUEL DISPENSERS DO NOT FALL WITHIN A 100 RADIUS.

24.) IRRIGATION REQUIRED WITH RAIN SENSORS MOUNTED ON BACK RAILING OF ROOF.

25.) AIR COMPRESSOR BOX, MOUNTED TO STEEL POLE, INSTALLED ON 3' x 6' CONCRETE PAD 16" FROM BACK OF CURB 110 VOLT-60HZ-5.5 AMP 8 GAUGE MINIMUM RECOMMENDED.

# Exhibit C

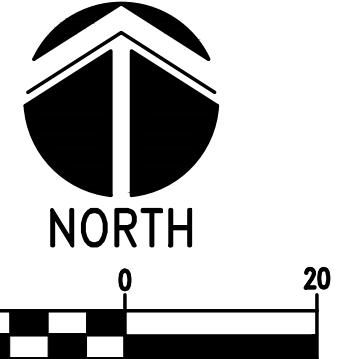


CSW-201903863

LAV-20190729-5096-T

# REFERENCED CONSTRUCTION NOTES (X):

1. SEE C-603 AND DETAILS THIS SHEET FOR ADDITIONAL INFORMATION.



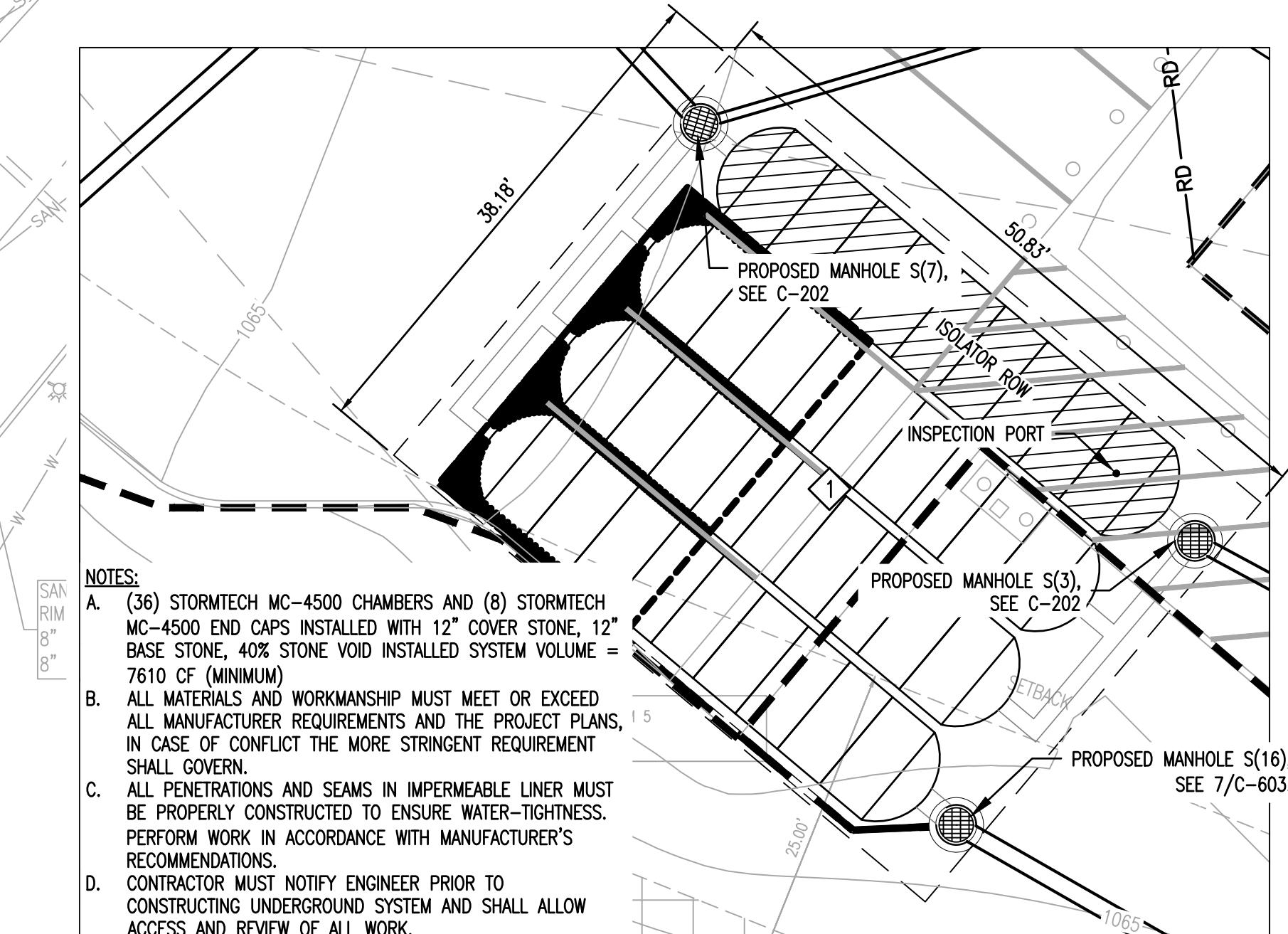
## BMP CALCULATIONS

BMP ID #	TYPE	DRAINAGE AREA	EXISTING 100-YEAR RUNOFF	PROPOSED 100-YEAR RUNOFF
CS-1	ROCK CHAMBER STORAGE WITH ISOLATOR ROW	1.00 AC.	4.32 CFS	4.22 CFS

DRAINAGE AREA	PRE CONSTRUCTION		POST CONSTRUCTION	
	IMPERVIOUS	PERVIOUS	IMPERVIOUS	PERVIOUS
A1	0.07 AC.	0.48 AC.	0.53 AC.	0.02 AC.
A2	0.07 AC.	0.38 AC.	0.45 AC.	0.00 AC.

## PCSMP NOTES:

- A. THE OWNER SHALL CONTROL LITTER. THIS SHALL BE DONE BY HAVING THE ADEQUATE NUMBER OF TRASH RECEPTACLES LOCATED ON SITE. THE RECEPTACLES SHALL BE EMPTIED REGULARLY OR WHEN FULL. TRASH DUMPSTERS SHALL HAVE COVERS ON THEM, AND THE COVERS SHALL REMAIN CLOSED.
- B. STREETS, PARKING LOT, AND SIDEWALK SHALL BE SWEPT WHEN DIRT OR DUST BECOMES PRESENT. POWER WASHING OR HOsing OFF WILL NOT BE ALLOWED.
- C. ALL INLETS IN THE PAVEMENT AREAS SHALL HAVE LABELS STATING, "NO DUMPING - DRAINS TO LIVE STREAM".
- D. PERIMETER OF SITE WILL BE OBSERVED REGULARLY TO PICK UP ANY LITTER ON OWNER'S PROPERTY.



1 STORMTECH UNDERGROUND STORAGE SYSTEM CS-1 (ENLARGED PLAN)  
SCALE: 1"=10'

**CHAPTER 6: CONCLUSIONS AND RECOMMENDATIONS**

Following are the main conclusions and recommended improvements:

- The site is anticipated to generate a total of 274 trips in the AM peak hour and 248 trips in the PM peak hour. In the AM peak hour, 241 vehicle trips will be entering the site and 33 trips exiting the site. For the PM peak hour, there will be 42 trips entering the site and 206 trips exiting the site.
- The gas station is anticipated to generate 244 trips in the AM peak hour with 122 trips entering and 122 trips exiting. For the PM, the gas station generates 324 trips with 162 trips entering and 162 trips exiting.
- An annual growth rate of 1.1 percent was used for this study.
- Synchro analysis shows that the lane configuration of the existing roadway network has the capacity to handle the anticipated trips generated from the proposed development.
- Based off of the MUTCD Warrant 2 (Four-Hour) and the MUTCD Warrant 3 (Peak Hour), the unsignalized intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street is not anticipated to warrant the need for a traffic signal in any scenario.
- Multiple movements are anticipated to operate at a LOS of F in various scenarios. The eastbound and southbound movements at the intersection of 118<sup>th</sup> Street/Harry Anderson Boulevard and Harrison Street operate at a LOS of F in background scenarios. By updating these movements to add a permissive/protected phase to the traffic signal, these movements are improved. The northbound and southbound left turning movements at the intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street are shown to be operating at a LOS of F in both the AM and PM peak hour in the background scenarios. This is also the case for the northbound and southbound right turning movement in the PM peak hour. This delay is not uncommon for the minor legs of an unsignalized intersection.
- Analysis shows that there could be situations where queuing could extend outside of the storage lane in various scenarios. The largest queuing length occurs along the south leg at the intersection of 115<sup>th</sup> Street/116<sup>th</sup> Street and Harrison Street.

The northbound right turning movement is shown to currently have a poor queue which is not uncommon for the minor legs of an unsignalized intersection.

July 16, 2019



Rob DuVall  
Schemmer  
1044 N 115<sup>th</sup> Street, STE 300  
Omaha, NE 68154

RE: Conditional Use Permit – Initial Review  
Proposed Casey's – 118<sup>th</sup> & Harrison  
Lot 3, Harrison Hills  
Convenience Store & Gas Station

Mr. DuVall:

Thank you for your submittal of the Casey's retail store Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations and have provided the following initial comments:

1. Regarding Articles 6.05.02, 6.05.04, 6.05.06, 6.05.07 and 6.05.11, we find that the proposed use will not violate these conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning involving activities similar in nature to the proposed convenience store.
2. Regarding Articles 6.05.01, 6.05.05 and 6.05.10, concerning traffic congestion, the applicant needs to have a traffic impact study performed by a qualified traffic engineer. The study will need to include the intersections of 118th & Harrison, and 115th & Harrison for existing condition traffic volumes and for buildout year of the proposed facility. This should include a review of MUTCD traffic signal warrants at the 115th & Harrison intersection and evaluation of whether modifications are needed at the 118th & Harrison intersection to maintain the existing levels of service. The proposed location of the right-in/right-out access onto 118th Street needs to be evaluated relative to queue lengths on 118th Street. A draft scope of traffic study should be prepared and submitted by the applicant's traffic engineer. We will review that scope with the City's traffic engineering consultant (Felsburg, Holt and Ullevig) and with the City of Omaha Traffic Engineer. The City of Omaha operates and maintains the traffic signals along Harrison Street and their concurrence in the study and conclusions will be necessary. The traffic study that was performed for the Restaurant Depot on the other side of 118th Street can be provided to the applicant to assist them in conducting the requested study. The traffic study for this proposal should be submitted and reviewed prior to taking action on the Conditional Use Permit.

**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

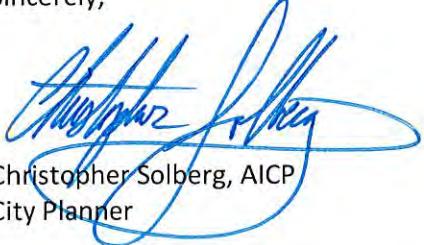
3. Regarding Articles 6.05.04, the proposed Site Layout Plan needs to identify type and location of best management practices that will be used to address water quality and no increase in 2-year storm event peak flows above pre-development conditions. Detailed design is not required, just an indication as to how this will be addressed.
4. Regarding Article 6.05.03, the Site Layout Plan proposes a shared driveway with the adjoining Lot 4 to the east. The owner of the adjacent lot needs to provide a written statement that they are agreeable to the proposed shared access. A finalized easement including maintenance provisions will be required prior to issuing a building permit.
5. In regards to Article 6.05.09, site lighting will be reviewed as part of the design review process.
6. The zoning listed on the site plan needs to be revised to include "Gateway Corridor District (Overlay District)".
7. Strike "Misc. Notes" #1 as the dumpster design will be handled through the design review sheet set.
8. Strike "Misc. Notes" #2 as the signage will be handled outside of the Conditional Use Permit approval process.
9. Strike "Special Requirements" as most of the items listed will be handled within the design review exhibits to the Conditional Use Permit or through sign permits outside of the Conditional Use Permit approval process.
10. Project narrative mentions an "included sign packet". A "sign packet" was not included in the application submittal. Regardless, discussion about signage can also be removed from the Project Narrative as signage will be handled outside of the Conditional Use Permit approval process.
11. An application for design review approval under the Gateway Corridor Design Guidelines has not been submitted at this time. Select documents from the design review process will be included within the Conditional Use Permit as exhibits to that permit. Please note that the Conditional Use Permit application cannot proceed to the Planning Commission until the design review process is substantially complete.

A draft Conditional Use Permit (CUP) will be forwarded to you after review of the requested traffic study and the design review process has commenced.

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 and the results of the initial design review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP  
City Planner

Cc: John Kottmann, City Engineer  
Jeff Sinnott, Chief Building Official  
Katie DeRouchey, Casey's Retail Company  
File



*Design with Purpose. Build with Confidence.*

November 8, 2019

Christopher Solberg, AICP  
City Planner  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Conditional Use Permit – Initial Review Response Letter  
Proposed Casey's – 118<sup>th</sup> & Harrison  
Lot 3, Harrison Hills  
Convenience Store & Gas Station  
Schemmer Project No. 06754.064

Dear Mr. Solberg:

Please see the following responses to your comments in your letter dated July 16, 2019. Feel free to contact me with any questions at (402) 431-6369 or [rduvall@schemmer.com](mailto:rduvall@schemmer.com).

1. Regarding Articles 6.05.02, 6.05.04, 6.05.06, 6.05.07 and 6.05.11, we find that the proposed use will not violate these conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning involving activities similar in nature to the proposed convenience store.
  - a. We acknowledge that this use will not violate the conditions on the basis that the proposed use is to be located in an existing business park with commercial and industrial zoning.
2. Regarding Articles 6.05.01, 6.05.05 and 6.05.10, concerning traffic congestion, the applicant needs to have a traffic impact study performed by a qualified traffic engineer. The study will need to include the intersections of 118th & Harrison, and 115th & Harrison for existing condition traffic volumes and for buildout year of the proposed facility. This should include a review of MUTCD traffic signal warrants at the 115th & Harrison intersection and evaluation of whether modifications are needed at the 118th & Harrison intersection to maintain the existing levels of service. The proposed location of the right-in/right-out access onto 118th Street needs to be evaluated relative to queue lengths on 118th Street. A draft scope of traffic study should be prepared and submitted by the applicant's traffic engineer. We will review that scope with the City's traffic engineering consultant (Felsburg, Holt and Ullevig) and with the City of Omaha Traffic Engineer. The City of Omaha operates and maintains the traffic signals along Harrison Street and their concurrence in the study and conclusions will be necessary. The traffic study that was performed for the Restaurant Depot on the

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

other side of 118th Street can be provided to the applicant to assist them in conducting the requested study. The traffic study for this proposal should be submitted and reviewed prior to taking action on the Conditional Use Permit.

- a. A traffic impact study was performed for this site and is attached to this email.
- 3. Regarding Articles 6.05.04, the proposed Site Layout Plan needs to identify type and location of best management practices that will be used to address water quality and no increase in 2-year storm event peak flows above pre development conditions. Detailed design is not required, just an indication as to how this will be addressed.
  - a. A StormTech® underground detention system is proposed for this site. A Post Construction Stormwater Management Plan is attached to this email.
- 4. Regarding Article 6.05.03, the Site Layout Plan proposes a shared driveway with the adjoining Lot 4 to the east. The owner of the adjacent lot needs to provide a written statement that they are agreeable to the proposed shared access. A finalized easement including maintenance provisions will be required prior to issuing a building permit.
  - a. We have modified the site plan to only include a driveway on our lot and it is attached to this email.
- 5. In regards to Article 6.05.09, site lighting will be reviewed as part of the design review process.
  - a. We acknowledge that the site lighting will be review as part of the design review process.
- 6. The zoning listed on the site plan needs to be revised to include "Gateway Corridor District (Overlay District)".
  - a. The zoning listed on the site plan has been revised to include "Gateway Corridor District (Overlay District).
- 7. Strike "Misc. Notes" #1 as the dumpster design will be handled through the design review sheet set.
  - a. We removed this note from the site plan.
- 8. Strike "Misc. Notes" #2 as the signage will be handled outside of the Conditional Use Permit approval process.
  - a. We removed this note from the site plan.
- 9. Strike "Special Requirements" as most of the items listed will be handled within the design review exhibits to the Conditional Use Permit or through sign permits outside of the Conditional Use Permit approval process.
  - a. We removed this note from the site plan.
- 10. Project narrative mentions an "included sign packet". A "sign packet" was not included in the application submittal. Regardless, discussion about signage can also be removed from the Project Narrative as signage will be handled outside of the Conditional Use Permit approval process.
  - a. We removed this from the narrative and attached the revised narrative.

11. An application for design review approval under the Gateway Corridor Design Guidelines has not been submitted at this time. Select documents from the design review process will be included within the Conditional Use Permit as exhibits to that permit. Please note that the Conditional Use Permit application cannot proceed to the Planning Commission until the design review process is substantially complete.

- a. We have applied for design review approval under the Gateway Corridor Design Guidelines.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall".

Robert DuVall, P.E.  
Project Manager

Enclosures

**City of La Vista Design Review of Casey's General Store 118<sup>th</sup> and Harrison.**

**Submitted by Kevin Schluckebier, AIA on Nov. 11, 2019.**

**Based on: Gateway Corridor District dated 17 September 2013**



**Summary:**

Good submittal with minimal additional information requested, see following detailed comments. I'll only comment on items that have concerns in this Review Letter.

**I & II Relationship of Building to Site and Adjoining Area:**

- Pedestrian scale on sides noted within Building Design area.
- Although plantings are provided along Harrison, some earth berming may assist with four season screening.
- Not all utility information is noted. Please confirm all utility transformers, pedestals etc, are screened.

**III Landscape and Site Treatment:**

- Landscape beds are mostly linear along the perimeter of the paving. Provide more natural undulation and interest within planning bed layout.
- Confirm all utility pedestals, transformers etc, are all screened.
- **Lighting fixture cuts not provided for review.**

**IV Building Design:**

- Scale of building. Gable ends are 4x pedestrian scale. Current design provides no detail in upper portion of wall. Stone at lighting only breaks up lower portion of wall. Suggest additional color/detail of upper gable area. Pilasters terminate into more brick with minimal detail.
- Four-sided building: See note above regarding the side elevations. The south side does appear as a back. An option to detail the mechanical area as more of a porch with horizontal stone between the stone piers creating a porch look would help break up that elevation. Suggest moving the lighting to the pilasters under the center mechanical area only as on the sides to minimize attention to the utilities.
- Materials:
  - Brick is acceptable
  - Stone. Sample has not been provided. Provide a through color product.
  - Metal window/door framing bronze is acceptable.
  - Hardie Board is acceptable in mechanical court as noted. Color provided is acceptable.
  - Metal screening, gutters, downspouts: Do they match metal window framing?
- Equipment Screening: **Provide a Section** and product cuts for sizing that screening is effective at elevation view of largest element.
- Ladder support, **provide section detail** of this element and how it incorporates into the screening. Openings?
- **Provide light fixture cuts.**

- Are any site furnishings provided?

**V Signs: Not Reviewed**

**IV Maintenance:**

- Overall materials submitted will provide a long life. Confirm the painting/coating on exterior metal (gas pump bollards and any exposed metal), through color of stone products. Design provides separation of building and mowing, etc to minimize potential impacts.

If you have any questions or clarifications regarding this review, please don't hesitate to contact me.

Kevin Schluckebier, AIA,

P: 402.651.8506

[kschluckebier@cox.net](mailto:kschluckebier@cox.net)

## **AGENDA ITEMS 4B, 4C, 4D, & 4E**

**Lot 3 Echo Hills**  
**West Management LLC**

**4B**  
**Comprehensive Plan Amendment:**  
**Future Land Use Map**

**4C**  
**Rezoning**

**4D**  
**Planned Unit Development**

**4E**  
**Preliminary Plat**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBERS: PCPA19-0002;  
PRZ19-0002; PPUD19-0004; PSPP19-0003

FOR HEARING OF: December 12, 2019  
Report Prepared on: December 4, 2019

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Brett West  
West Management LLC  
3042 Sheridan Blvd  
Lincoln, NE 68502

**B. PROPERTY OWNER:**

Omaha Community Foundation  
3555 Farnam Street  
Omaha, NE 68131

**C. LOCATION:** Northwest of the intersection of Chandler Road and 144<sup>th</sup> Street.

**D. LEGAL DESCRIPTION:** Lot 3 Echo Hills.

**E. REQUESTED ACTION(S):** Approval of an amendment to the Future Land Use Map of the Comprehensive Plan, Rezoning, PUD Site Plan, and a Preliminary Plat.

**F. EXISTING ZONING AND LAND USE:** C-1 – Shopping Center Commercial District, Gateway Corridor District (Overlay District); Lot 3 Echo Hills is currently vacant.

**G. PURPOSE OF REQUEST:** Development including an assisted living facility, memory care facility, multi-family housing, a restaurant, retail space, and drive-thru coffee shop.

**H. SIZE OF SITE:** Approximately 12.4 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the south and to the east; the site is currently vacant.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Tornado Car Wash, C-1 Shopping Center Commercial District, Gateway Corridor Overlay (Overlay District); Echo Hills Neighborhood, RS-72 - Single Family Residential.
2. **East:** Dino's Storage, C-1 – Shopping Center Commercial District, Gateway Corridor Overlay (Overlay District).

3. **South:** Vacant Lot, I-1 Light Industrial District, Gateway Corridor Overlay (Overlay District).
4. **West:** Echo Hills Park; Echo Hills Neighborhood, RS-72 - Single Family Residential.

**C. RELEVANT CASE HISTORY:**

1. N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial
3. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
4. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
5. Article 6 of the Zoning Regulations – CUP – Conditional Use Permit
6. Section 3.08 of the Subdivision Regulations – Replats
7. Section 4.02 of the Subdivision Regulations – Design Standards; Streets

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial development. The proposed amendment to the Future Land Use Map would change the designation for part of the site from commercial to high density residential to allow for this portion of the property to be rezoned from C-1 Shopping Center Commercial to R-3 High Density Residential PUD (retaining the Gateway Corridor District (Overlay District)).
2. The proposed project will meet Policy Live-2.2 of the La Vista Comprehensive Plan which reads: “Promote the development of housing types and supportive programs for people of retirement age, allowing residents to age in place with access to daily services.” This policy directly promotes Goal 2 of the Live Long category of the Comprehensive Plan, which reads: “Maintain the balance of diverse, high-quality housing that appeals to people of varying backgrounds, incomes and abilities.”

**B. OTHER PLANS:** Traffic Impact Analysis dated December 2, 2019.

**C. TRAFFIC AND ACCESS:**

1. There will be two main full access points to the development; one onto 144<sup>th</sup> Street (N-50) via Echo Hills Drive, and one onto Chandler Road via 146<sup>th</sup> Street.

2. A traffic impact analysis for the development has been prepared by Felsburg, Holt & Ullevig (FHU). The study is currently under review by the City Engineer and additional adjustments to the study that may have an impact to the site plan are expected.

The traffic impact analysis noted that MUTCD traffic signal warrants were not satisfied at the intersection of N-50 (144<sup>th</sup> Street) with Echo Hills Drive/Josephine Street or 146<sup>th</sup> Street with Chandler Road under 2019 existing or 2021 buildout traffic conditions. As the area surrounding the site continues to develop, these two intersections should be continually monitored to determine if signalization is warranted.

The traffic impact analysis recommends signal head improvements to the traffic signal at the intersection of N-50 (144<sup>th</sup> Street) and Chandler Road at the time of full buildout. Full recommendations are available in the attached traffic impact analysis.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.
2. Storm water management fees will be collected at the time of building permit.

**E. PARKING REQUIREMENTS:** The parking stall requirements for the proposed development, per the La Vista Zoning Ordinance, are:

Lot #	Use	Required Stalls	Provided Stalls
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	83
Lot 2	Multi-Family	388	514
Lot 3	Commercial	104 + Employees	129
Lot 4	Commercial	21	25

The applicant has requested a reduction in the required parking stall count for the assisted living and memory care facilities on Lot 1 based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. City staff approve of the revised stall count based on the anticipated demand for these uses.

**IV. REVIEW COMMENTS:**

1. With approval of the Comprehensive Plan Amendment, Rezoning, PUD Plan, and Preliminary Plat, the applicant will also need to have the Final Plat, Subdivision Agreement, and Conditional Use Permits

approved in order to commence the development process. Conditional Use Permits will be required for the proposed assisted living and memory care facility on Lot 1, and for the multi-family housing proposed for Lot 2.

2. The design of each building will need to be approved through the City's Design Review process under the Gateway Corridor District regulations, prior to receiving building permits.
3. Any traffic signal improvements required by NDOT must be completed prior to the issuance of a Certificate of Occupancy and will be addressed through the Subdivision Agreement as part of the Replat process.
4. The applicant informed staff that they held a forum on November 14<sup>th</sup>, 2019 to discuss the proposed development with neighborhood residents and the SID Board, and to listen to their feedback.
5. Prior to City Council approval, the following conditions shall be met:
  1. Satisfactory review of the Traffic Impact Analysis and any resulting impacts that it has on the site plan.
  2. Satisfactory review of a revised photometric plan.
  3. Satisfactory update to the side yard setbacks for the smaller building located on Lot 4.

**V. STAFF RECOMMENDATION – Comprehensive Plan – Future Land Use Map Amendment:**

Staff recommends approval of the Comprehensive Plan Amendment, contingent on the satisfactory resolution of the issues stated within this staff report prior to City Council approval.

**VI. STAFF RECOMMENDATION - Rezoning from C-1 to R-3:**

Staff recommends approval of the Rezoning of proposed Lots 3 and 4 Echo Hills Replat 4 from C-1 Shopping Center Commercial and Gateway Corridor Overlay to C-1 Shopping Center Commercial, Gateway Corridor Overlay, and Planned Unit Development, and staff recommends approval of the Rezoning of proposed Lots 1 and 2 Echo Hills Replat 4 from C-1 Shopping Center Commercial and Gateway Corridor Overlay to R-3 High-Density Residential, Gateway Corridor Overlay, and Planned Unit Development, as depicted in the Zoning Map Amendment Exhibit, contingent on the satisfactory resolution of the issues stated within this staff report prior to City Council approval.

**VII. STAFF RECOMMENDATION – Planned Unit Development:**

Staff recommends approval of the Planned Unit Development, contingent on the satisfactory resolution of the issues stated within this staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan (as amended) and the Zoning Ordinance.

**VIII. STAFF RECOMMENDATION – Preliminary Plat:**

Staff recommends approval of the Preliminary Plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat 4, contingent on the satisfactory resolution of the issues stated within this staff report prior to City Council approval.

**IX. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Review Letters
3. Future Land Use Map Amendment Exhibit
4. Zoning Map Amendment Exhibit
5. PUD Plan Set
6. Preliminary Plat Plan Set
7. Traffic Impact Analysis

**X. COPIES OF REPORT SENT TO:**

1. Brett West, West Management LLC
2. Joe Dethlefs, Thompson, Dreessen & Dorner Inc.
3. Public Upon Request



Prepared by: Assistant Planner

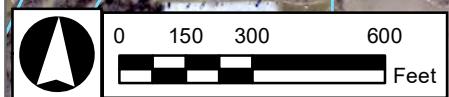
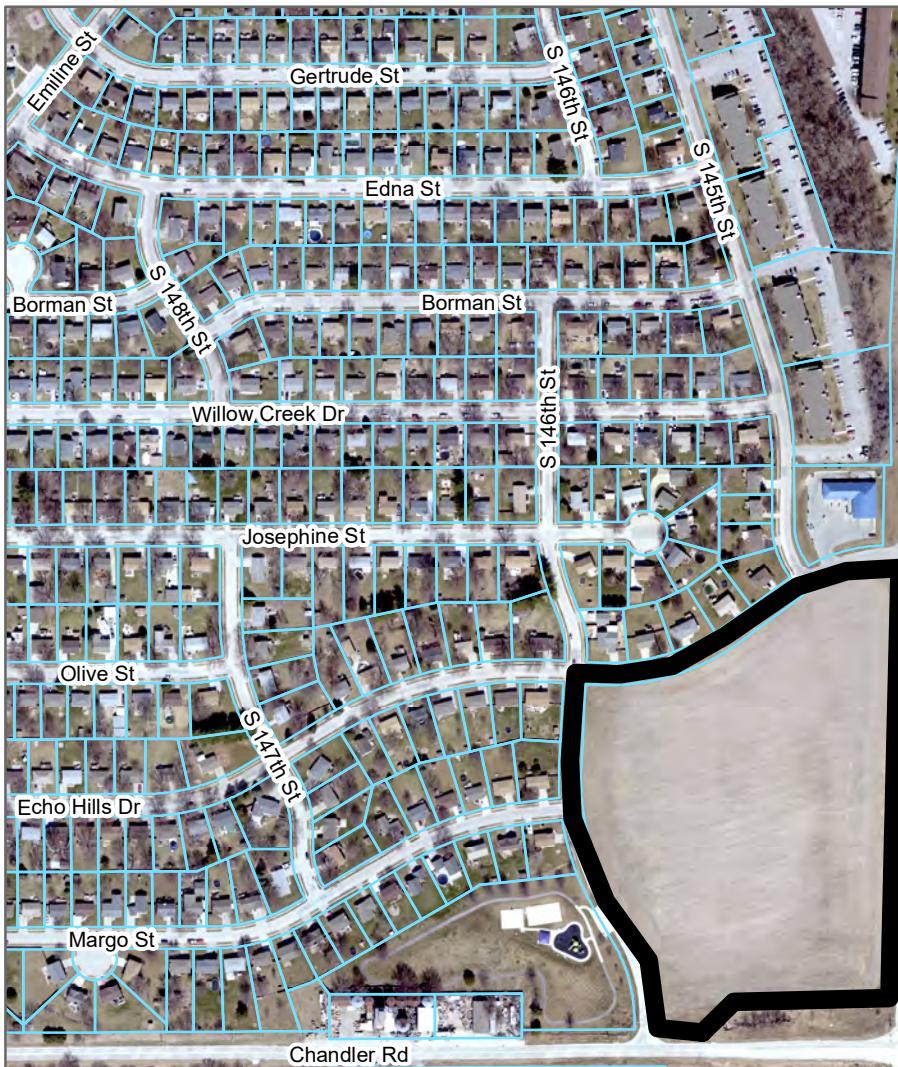


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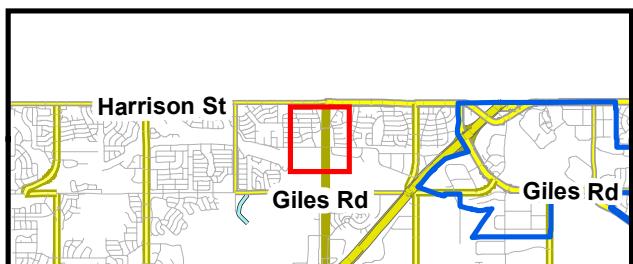
12/6/19

Date

Senior Planner



## Vicinity Map



**Lot 3 Echo Hills -  
Comprehensive Plan Amendment,  
Rezoning, Planned Unit Development  
& Preliminary Plat**

12/6/2019



CB



November 22, 2019

Joe Dethlefs  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

RE: Planned Unit Development – Initial Review Letter  
Lot 3 Echo Hills

Mr. Dethlefs,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. Section 5.15.03 – The zoning listed on the PUD Site Plan needs to be corrected to include the Gateway Corridor District (Overlay District) over all parcels to reflect the actual zoning.
2. Section 5.15.04.01 - Project schedule should be resubmitted as to show the duration of tasks prior to January 2020.
3. Section 5.15.04.03 - If the traffic study or other determinations require public improvements, certain assurances may be required to ensure performance in accordance with the development plan.
4. 5.15.04.03 - It is anticipated that a traffic impact study will be completed for this development. Traffic study should identify any potential public improvements required to address adverse traffic impacts. The driveway for the drive-through coffee shop in proposed Lot 4 appears to be problematic in that traffic may stack into the public street. Internal circulation or geometry changes may be needed to address this potential issue.
5. Section 5.15.04.06 - Proposed trash enclosures locations need to be detailed and/or relocated as to ensure appropriate screening and/or location. Please confirm if the single enclosure depicted on Lot 2 is sufficient to meet the needs of the buildings of that lot. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guideline in regards to design and construction.

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6. Section 5.15.04.07 - Parking requirements appear to be adequate for lots 2, 3 and 4. Lot 1 does not meet the requirements per 7.06 of the Zoning Ordinance. Please show how assumptions were calculated, and what provisions will be taken to ensure parking will not become an issue in the future. Some stalls in Lot 2 and Lot 4 appear to be less than standard length of 18 feet, however this may be due to overhang. Applicant should confirm all stalls are standard dimension, otherwise provisions should be made for compact parking.
7. Section 5.15.04.09 – The residential structures within the PUD Site Plan do not meet the 30-foot front yard setback requirement of the proposed underlying R-3 Zoning District. However, these setbacks do meet the minimum requirement of Section 5.15.04.09 of the Zoning Ordinance when found reasonable by the Planning Commission and City Council as per that section of the Ordinance.

Applicant needs to provide the number of stories in height of Building 4 in order to assess the proposed building's conformance with the setbacks listed within Section 5.08.05 of the Zoning Ordinance.

The smaller building depicted on Lot 4 does not meet the setbacks within the underlying C-1 Zoning District as listed within Section 5.10.06 of the Zoning Ordinance.

8. Section 5.15.04.11 – The open space percentage listed for Lot 2 does not conform with the 30% requirement as set forth in this Section.
9. Section 5.15.04.14 - The proposed commercial parcel has significant access restrictions to 144th as well as Chandler Road per NDOT. However, 146th Street is in proximity of Chandler Road as well as 144th Street and would generally act a local collector. Similar roadway configurations can be found in the adjacent Stonybrook South subdivision.
10. Section 5.15.04.15 - PUD plan needs to show five foot (5') wide sidewalk dimensioning on public street frontages.
11. Section 5.15.04.17-20 - The overall site and landscape plans are currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process for these plans needs to be substantially complete prior to proceeding through City Council approval process.

Separate design review processes will be required for each building phase at the time of development for the proposed commercial properties and at the time of application for Conditional Use Permit for the residential properties proposed

in the site plan. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition.

In addition to the Design Review Architect's comments, staff has noted possible site line issues with the proposed Vanderwolf Pine closest to the intersection of 146<sup>th</sup> Street and Chandler Road. Please confirm that the tree, at maturity, will remain out of site triangle requirements set forth in Section 2.20 of the Ordinance.

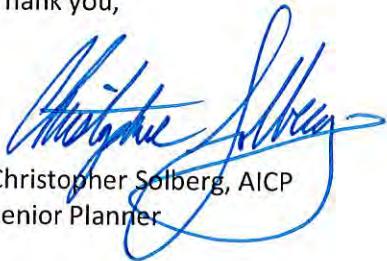
Staff has also noted the placement of an Amur Maple in the same location as a proposed dumpster enclosure on Lot 1.

12. Section 5.15.04.21- Exterior lighting needs to be shown as to ensure there are no adverse impacts to the adjacent residential homes. Please submit a detailed photometric plan to support this requirement.
13. Site lighting needs to abide by the Gateway Corridor District Design Guideline. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.
14. Section 5.15.05.02, Subsection 2 - Height of each proposed structure needs to be addressed within the PUD plan.
15. Section 5.15.05.02 Subsection 4 - Ensure pedestrian walkways for internal circulation and connections to the perimeter sidewalk are adequate. The parking island immediately east of the 12 parking stall group south of west leg of Building 3 should be shifted west to align with the north/south sidewalk connection going through the parking lot. Additionally, a connection should be made between the east/west sidewalk along the northern end of the commercial property to the sidewalk along the west face of the south leg of Building 3.

Please submit 4 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP  
Senior Planner

cc:

Brett West, West Management LLC  
Pat Dowse, City Engineer  
Bruce Fountain, Community Development Director

November 25, 2019

Christopher Solberg, AICP.  
City of La Vista Planning Department  
8116 Park View Blvd  
La Vista, NE 68128

RE: Echo Hills Planned Unit Development Review Letter  
Lot 3 Echo Hills  
TD2 Project No. 2142-102.2

Mr. Solberg:

Below are the responses to the comments from the Planned Unit Development – Initial Review Letter dated November 22, 2019. The City comments are listed below followed by our response in bold.

1. Section 5.15.03 - The zoning listed on the PUD Site Plan needs to be corrected to include the Gateway Corridor District (Overlay District) over all parcels to reflect the actual zoning.  
**Okay, Site Plan has been updated.**
2. Section 5.15.04.01 - Project schedule should be resubmitted as to show the duration of tasks prior to January 2020.  
**Okay, schedule updated.**
3. Section 5.15.04.03 - If the traffic study or other determinations require public improvements, certain assurances may be required to ensure performance in accordance with the development plan.  
**Acknowledged.**
4. 5.15.04.03 - It is anticipated that a traffic impact study will be completed for this development. Traffic study should identify any potential public improvements required to address adverse traffic impacts. The driveway for the drive-through coffee shop in proposed Lot 4 appears to be problematic in that traffic may stack into the public street. Internal circulation or geometry changes may be needed to address this potential issue.  
**Okay, based on the findings of the traffic study, the layout of Lot 4 may be modified.**
5. Section 5.15.04.06 - Proposed trash enclosures locations need to be detailed and/or relocated as to ensure appropriate screening and/or location. Please confirm if the single enclosure depicted on Lot 2 is sufficient to meet the needs of the buildings of that lot. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guideline in regard to design and construction.  
**Okay, trash enclosure detail has been added to this submittal. Additional trash enclosure has been added to Lot 2.**

6. Section 5.15.04.07 - Parking requirements appear to be adequate for lots 2, 3 and 4. Lot 1 does not meet the requirements per 7.06 of the Zoning Ordinance. Please show how assumptions were calculated, and what provisions will be taken to ensure parking will not become an issue in the future. Some stalls in Lot 2 and Lot 4 appear to be less than standard length of 18 feet, however this may be due to overhang. Applicant should confirm all stalls are standard dimension, otherwise provisions should be made for compact parking.

**Lot 1 parking calculations were based on Housing (Congregate), Assisted-living facilities, which is 1 space per dwelling unit plus 1 space per employee on the largest shift. This comes to 104 spaces total, however no one in the memory care units operate vehicles and only about 5 residents in the assisted living facility operate vehicles. Hence the 83 spaces provided will be adequate for the 24 employees and the residents.**

If Commercial Uses, Nursing Home was used to calculate the required parking at 1 space per 3 beds plus 1 per employee on the largest shift, the total calculated required parking would be 51 stalls.

**Some of the stalls in Lots 2 and 4 have a parking bay width of 16' with a vehicle overhang of 2' per Section 7.09.01.**

7. Section 5.15.04.09 - The residential structures within the PUD Site Plan do not meet the 30-foot front yard setback requirement of the proposed underlying R- 3 Zoning District. However, these setbacks do meet the minimum requirement of Section 5.15.04.09 of the Zoning Ordinance when found reasonable by the Planning Commission and City Council as per that section of the Ordinance.

**Acknowledged. Residential structures are setback 25' from the property line per 5.15.04.09.**

Applicant needs to provide the number of stories in height of Building 4 in order to assess the proposed building's conformance with the setbacks listed within Section 5.08.05 of the Zoning Ordinance.

**All residential buildings onsite will be 3 stories with a maximum height of 45'.**

The smaller building depicted on Lot 4 does not meet the setbacks within the underlying C-1 Zoning District as listed within Section 5.10.06 of the Zoning Ordinance.

**Per Section 5.15.02.04, we request the side yard setback of 10' be adjusted to what is shown on the PUD Site Plan.**

8. Section 5.15.0411 - The open space percentage listed for Lot 2 does not conform with the 30% requirement as set forth in this Section.

**Acknowledged. Lot 2 open space was displayed incorrectly on the Site Plan. The correct open space percentage is 34%.**

9. Section 5.15.04.14 - The proposed commercial parcel has significant access restrictions to 144th as well as Chandler Road per NDOT. However, 146th Street is in proximity of Chandler Road as well as 144th Street and would generally act a local collector. Similar roadway configurations can be found in the adjacent Stonybrook South subdivision.

**Acknowledged**

10. Section 5.15.04.1s - PUD plan needs to show five foot (5') wide sidewalk dimensioning on public street frontages.

**Acknowledged. Label has been added.**

11. Section 5.15.04.17-20 - The overall site and landscape plans are currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process for these plans needs to be substantially complete prior to proceeding through City Council approval process.

**Acknowledged**

Separate design review processes will be required for each building phase at the time of development for the proposed commercial properties and at the time of application for Conditional Use Permit for the residential properties proposed in the site plan. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition.

**Acknowledged**

In addition to the Design Review Architect's comments, staff has noted possible site line issues with the proposed Vanderwolf Pine closest to the intersection of 146th Street and Chandler Road. Please confirm that the tree, at maturity, will remain out of site triangle requirements set forth in Section 2.20 of the Ordinance.

**The Vanderwolf Pine in the southwest corner has been moved to the northeast to ensure the proper site triangle is achieved.**

Staff has also noted the placement of an Amur Maple in the same location as a proposed dumpster enclosure on Lot 1.

**Amur Maple location has been updated.**

12. Section 5.15.04.21 – Exterior lighting needs to be shown as to ensure there are no adverse impacts to the adjacent residential homes. Please submit a detailed photometric plan to support this requirement.

**Okay, detailed photometric plan is currently being designed and will be forwarded when complete.**

13. Site lighting needs to abide by the Gateway Corridor District Design Guideline. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

**Acknowledged**

City of La Vista  
Lot 3 Echo Hills  
November 25, 2019  
Page 4

14. Section 5.15.05.02, Subsection 2 - Height of each proposed structure needs to be addressed within the PUD plan.

**Building Heights have been added to the Site Statistics Table.**

15. Section 5.15.05.02 Subsection 4 - Ensure pedestrian walkways for internal circulation and connections to the perimeter sidewalk are adequate. The parking island immediately east of the 12 parking stall group south of west leg of Building 3 should be shifted west to align with the north/south sidewalk connection going through the parking lot. Additionally, a connection should be made between the east/west sidewalk along the northern end of the commercial property to the sidewalk along the west face of the south leg of Building 3.

**Site Plan has been updated per comments. The sidewalk connection on the west side of the south leg of Building 3 to the commercial lot is not shown due to elevation differences.**

We appreciate the City's effort and assistance with the development process. Please contact me with any additional questions or comments.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Joe Dethlefs, P.E.



December 6, 2019

Joe Dethlefs  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

RE: Planned Unit Development – Second Review Letter  
Lot 3 Echo Hills

Mr. Dethlefs,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. Section 5.15.04.09 - The side-yard setback of 10' cannot be reduced to what is depicted on the PUD Site Plan for the smaller building located on Lot 4. While Section 5.15.02.04 does allow for reductions in the setback requirements of the underlying zoning districts, Section 5.15.04.09 sets the minimum setbacks allowed with a PUD. The minimum setback is 10'. Please adjust the site as necessary in order to meet the setback requirement for all buildings.
2. Section 5.15.04.03 - Per the draft traffic study it does appear that there will be needed modifications to the signal at HWY 50 (144th Street) and Chandler Road, to include adding a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow, and the modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity. As Chandler Road is operated by Sarpy County, and the signal is operated by the Nebraska Department of Transportation (NDOT), the traffic study needs to be reviewed both entities, and the traffic signal improvements need to be confirmed by NDOT. Certain assurances will need to be made as to guarantee performance by the developer if NDOT requires these or any additional improvements to the NDOT roadway system, and/or if Sarpy County requires any additional improvements to the Sarpy County roadway system.

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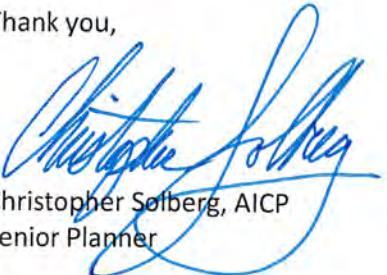
**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

3. Section 5.15.04.03 - Traffic study also indicated the need for a mid-block pedestrian crossing on 146th Street to Echo Hills Park. Improvements should be made by the applicant as indicated in the traffic study, and certain assurances should be made to the City of La Vista and to Echo Hills SID as to ensure performance.
4. Section 5.15.04.03 -Traffic study indicated stored lane queues may block traffic from turning into said stored lanes, particularly at 145th Street and Echo Hills Drive. Appropriate signage or other measures should be contemplated as to thwart queues from blocking the intersection during peak traffic times.
5. Section 5.15.04.03 -The traffic study focused on the nearby major intersections of the development but did not evaluate the local roadways of 146th Street and/or Echo Hills Drive. Traffic study should identify any potential public improvements required to address adverse traffic impacts on the local roadways. The driveway for the drive-through coffee shop in proposed Lot 4 appears to be problematic in that traffic may stack into the public street. Internal circulation or geometry changes may be needed to address this potential issue.
6. Section 5.15.04.03 - Traffic study suggests that traffic waiting on Echo Hills Drive to exit east onto HWY 50 may eventually migrate to the south and exit at 146th Street onto Chandler Road. Will anticipated change in traffic dispersion adversely impact the south intersections of 145th Street and Chandler Road, and/or Chandler Road and HWY 50? Will the increased traffic to the south have any adverse impacts on the local roadway network?
7. Section 5.15.04.21- Photometric plan does not show if there are any potential lighting impacts related to any proposed on-building lighting, and none of the modeled values extend to the existing properties to show if there are any potential impacts to existing, surrounding properties. Photometric plan should be revised.
8. General Comment: A review of the proposed PUD Landscaping Plan is currently under review by the City's third-party Design Review Architect. Once the review is complete, alterations to the Landscaping Plan may be required.

Please submit 4 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. If the Planning Commission approves of the Comprehensive Plan Amendment, Rezoning, PUD, and Preliminary Plat on the 12/12/19 meeting, all of the issues noted in this letter will need to be addressed to the satisfaction of City staff before the zoning actions will be brought before the City Council. If any issues remain or are not satisfactorily addressed, deviations from the proposed timeline can and will occur.

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

Thank you,



Christopher Solberg, AICP  
Senior Planner

cc:

Brett West, West Management LLC  
Pat Dowse, City Engineer  
Bruce Fountain, Community Development Director



November 22, 2019

Joe Dethlefs  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

RE: Preliminary Plat – Initial Review Letter  
Lot 3 Echo Hills

Mr. Dethlefs,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.03.07 - The width and location of platted streets and alleys within 200 feet of the property as well any physical features of the property, including but not limited to the sizes, elevations and flowlines of existing culverts, utilities and/or other features affecting the subdivision should be shown on the plat.
2. Section 3.03.08 - Location and names of all adjoining subdivisions or undeveloped land should be shown.
3. Section 3.03.09 - Ensure all lot dimensions are shown.
4. Section 3.03.10 - Thickness, radii and other dimension of the parking lots, driveways and sidewalks should be shown.
5. Section 3.03.19 - Per the Echo Hills Trip Generation Memo dated November 6, 2019 from Felsburg, Holt and Ullevig, the anticipated trip generation numbers from the project indicate a traffic impact analysis should be completed.
6. General Comment - Drainage study should be updated to capture all drainage catchments as currently contemplated, including catchments that do not drain to the stormwater BMP. 10 year design calculations should be updated once catchment delineations are updated. Final drainage study will need to verify stormwater BMP is designed to meet the Post Construction Storm Water Management requirements as set forth within the City of La Vista Municipal Code.

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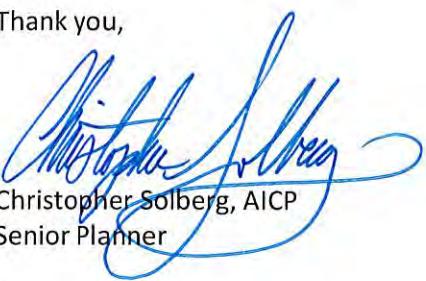
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Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP  
Senior Planner

cc:

Brett West, West Management LLC  
Pat Dowse, City Engineer  
Bruce Fountain, Community Development Director

November 25, 2019

Christopher Solberg, AICP.  
City of La Vista Planning Department  
8116 Park View Blvd  
La Vista, NE 68128

RE: Echo Hills Preliminary Plat Review Letter  
Lot 3 Echo Hills  
TD2 Project No. 2142-102.1

Mr. Solberg:

Below are the responses to the comments from the Preliminary Plat – Initial Review Letter dated November 22, 2019. The City comments are listed below followed by our response in bold.

1. Section 3.03.07 - The width and location of platted streets and alleys within 200 feet of the property as well any physical features of the of the property, including but not limited to the sizes, elevations and flowlines of existing culverts, utilities and/or other features affecting the subdivision should be shown on the plat.  
**Okay, aerial photo showing existing features, dimensions of right-of-way widths, and existing sewer information has been added.**
2. Section 3.03.08 - Location and names of all adjoining subdivisions or undeveloped land should be shown.  
**Okay, adjacent subdivision names are shown on the Preliminary Plat and on the Vicinity Map.**
3. Section 3.03.09 - Ensure all lot dimensions are shown.  
**Okay, plan has been updated.**
4. Section 3.03.10 - Thickness, radii and other dimension of the parking lots, driveways and sidewalks should be shown.  
**Okay, plan has been updated, see Exhibit D.**
5. Section 3.03.19 - Per the Echo Hills Trip Generation Memo dated November 6, 2019 from Felsburg, Holt and Ullevig, the anticipated trip generation numbers from the project indicate a traffic impact analysis should be completed.  
**Okay, complete traffic study is being performed for the project.**

City of La Vista  
Lot 3 Echo Hills  
November 25, 2019  
Page 2

6. General Comment - Drainage study should be updated to capture all drainage catchments as currently contemplated, including catchments that do not drain to the stormwater BMP. 10-year design calculations should be updated once catchment delineations are updated. Final drainage study will need to verify stormwater BMP is designed to meet the Post Construction Storm Water Management requirements as set forth within the City of La Vista Municipal Code.

**Drainage study, Exhibit E, has been updated to include areas draining off-site. The complete drainage study will analyze each Impact Point and the site will be designed to comply with the City of La Vista's stormwater requirements.**

**Runoff calculations on Exhibit F were previously completed using all drainage areas, therefore the runoff calculations previously shown are current.**

We appreciate the City's effort and assistance with the development process. Please contact me with any additional questions or comments.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Joe Dethlefs, P.E.

JD/tjp



December 6<sup>th</sup>, 2019

Joe Dethlefs  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

RE: Preliminary Plat – Second Review Letter  
Lot 3 Echo Hills

Mr. Dethlefs,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.03.10 - Please indicate widths of sidewalk along the perimeter of the lots, as well as distance between back of curb and sidewalk, (furniture zone) to ensure sidewalk meets the requirements of Section 4.20 of the Subdivision Regulations. Sidewalk widths are indicated on the PUD submittals, however. Certain portions of the sidewalks meander inside of the lot lines in proposed Lot 1, Lot 2 and Lot 4, which may require sidewalk easements for public use.
2. Section 3.03.10 - Please indicate the radii of the driveway access points.

Please submit 4 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. If the Planning Commission approves of the Comprehensive Plan Amendment, Rezoning, PUD, and Preliminary Plat on the 12/12/19 meeting, all of the issues noted in this letter will need to be addressed to the satisfaction of City staff before the zoning actions will be brought before the City Council. If any issues remain or are not satisfactorily addressed, deviations from the proposed timeline can and will occur.

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

Thank you,

Christopher Solberg, AICP  
Senior Planner

cc:

Brett West, West Management LLC  
Pat Dowse, City Engineer  
Bruce Fountain, Community Development Director

**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

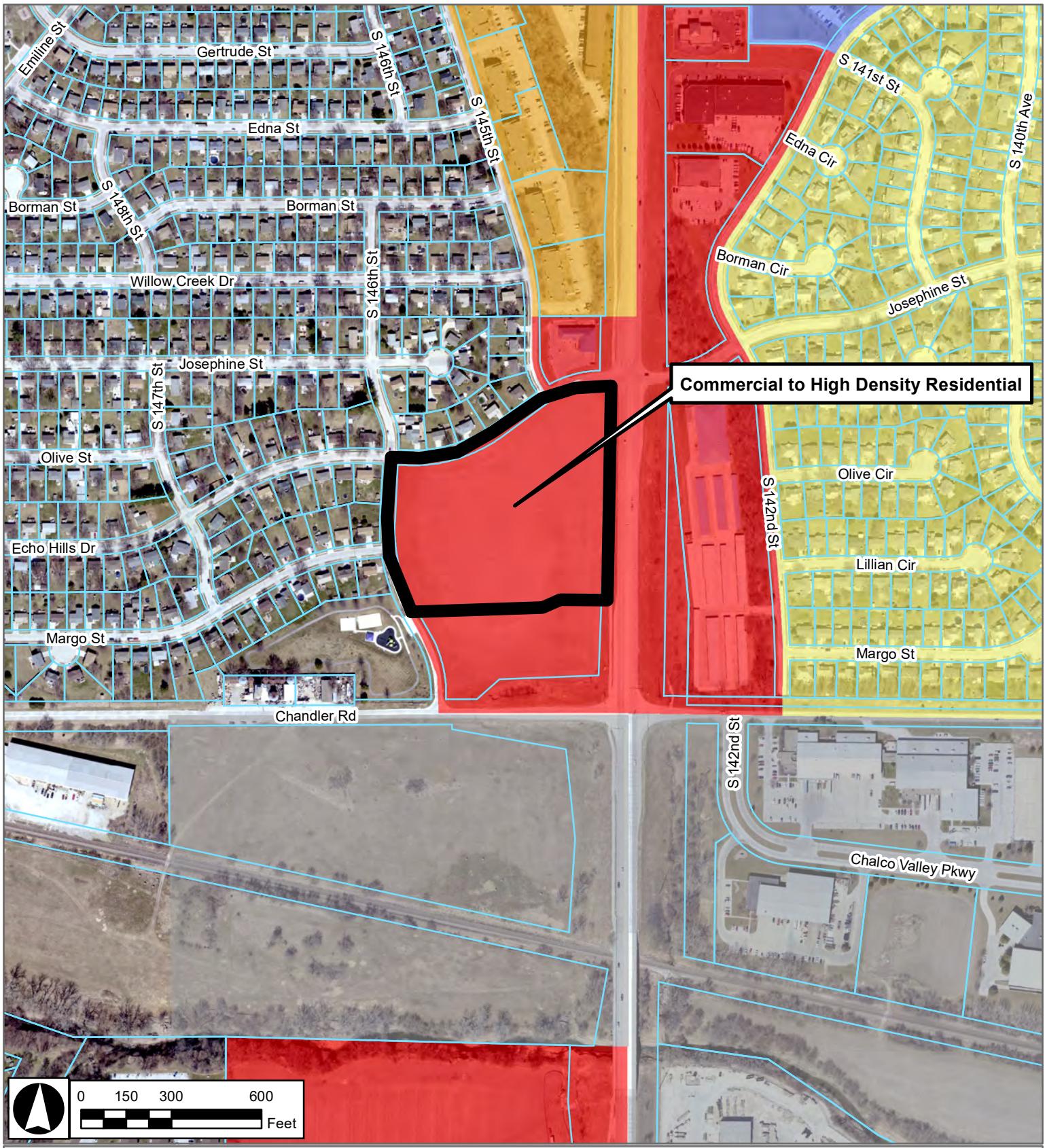
**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**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)

## **AGENDA ITEM 4B**

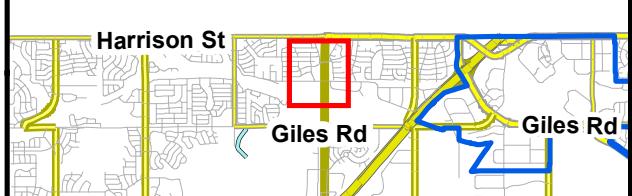
**Comprehensive Plan Amendment: Future Land Use  
Map — West Management LLC  
Lot 3 Echo Hills**



## Future Land Use Map Amendment Exhibit Comprehensive Plan Amendment Proposed Lots 1 & 2 Echo Hills Replat 4

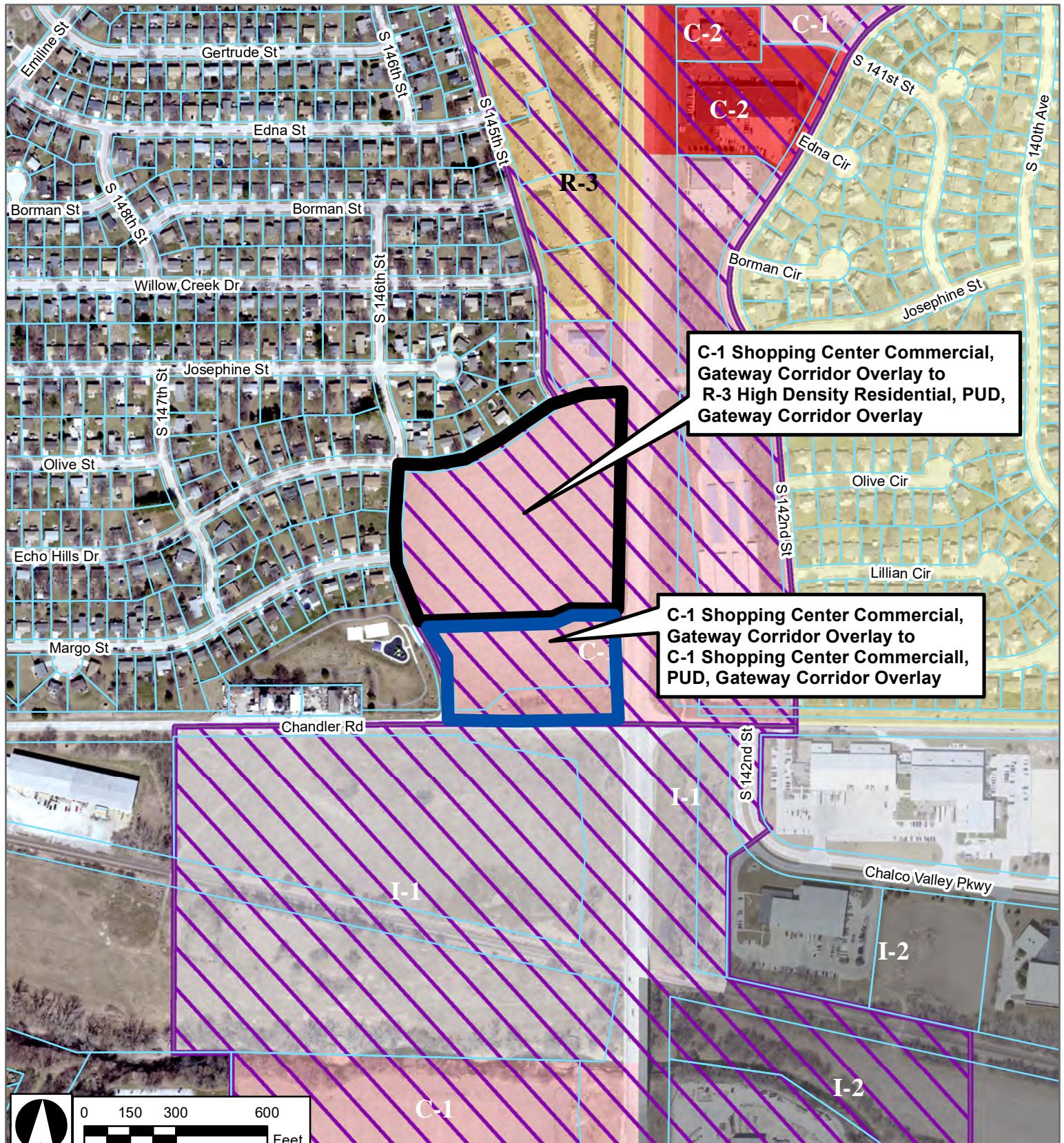
12/6/2019

CB



## **AGENDA ITEM 4C**

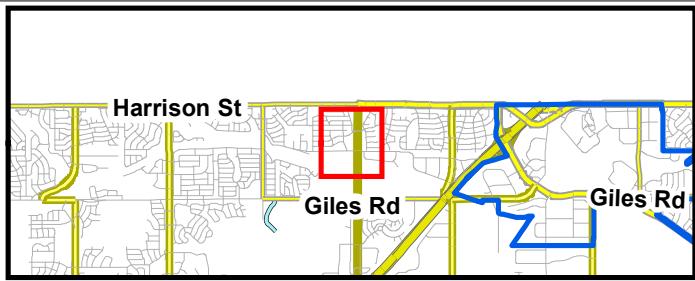
**Rezoning — West Management LLC  
Lot 3 Echo Hills**



## Zoning Map Amendment Exhibit Lot 3 Echo Hills

12/6/2019

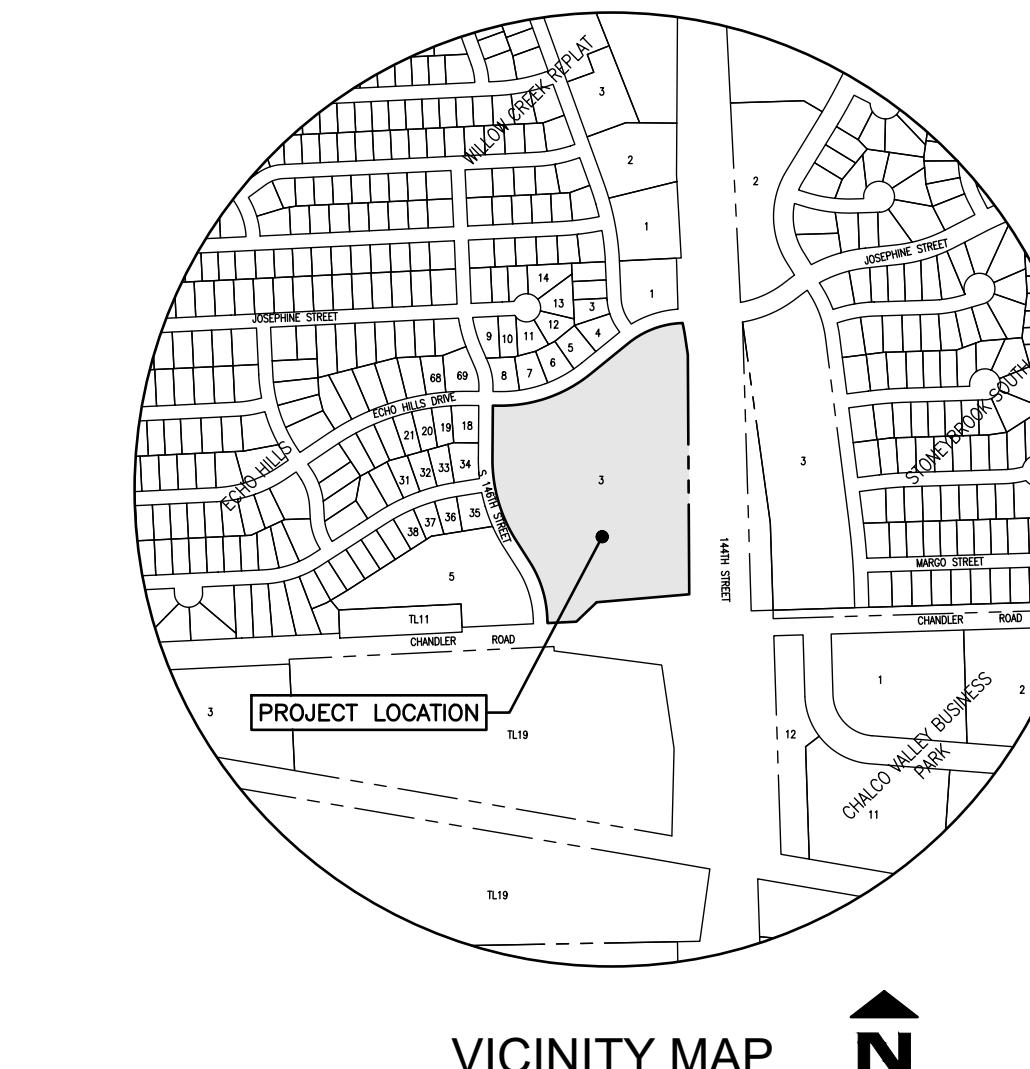
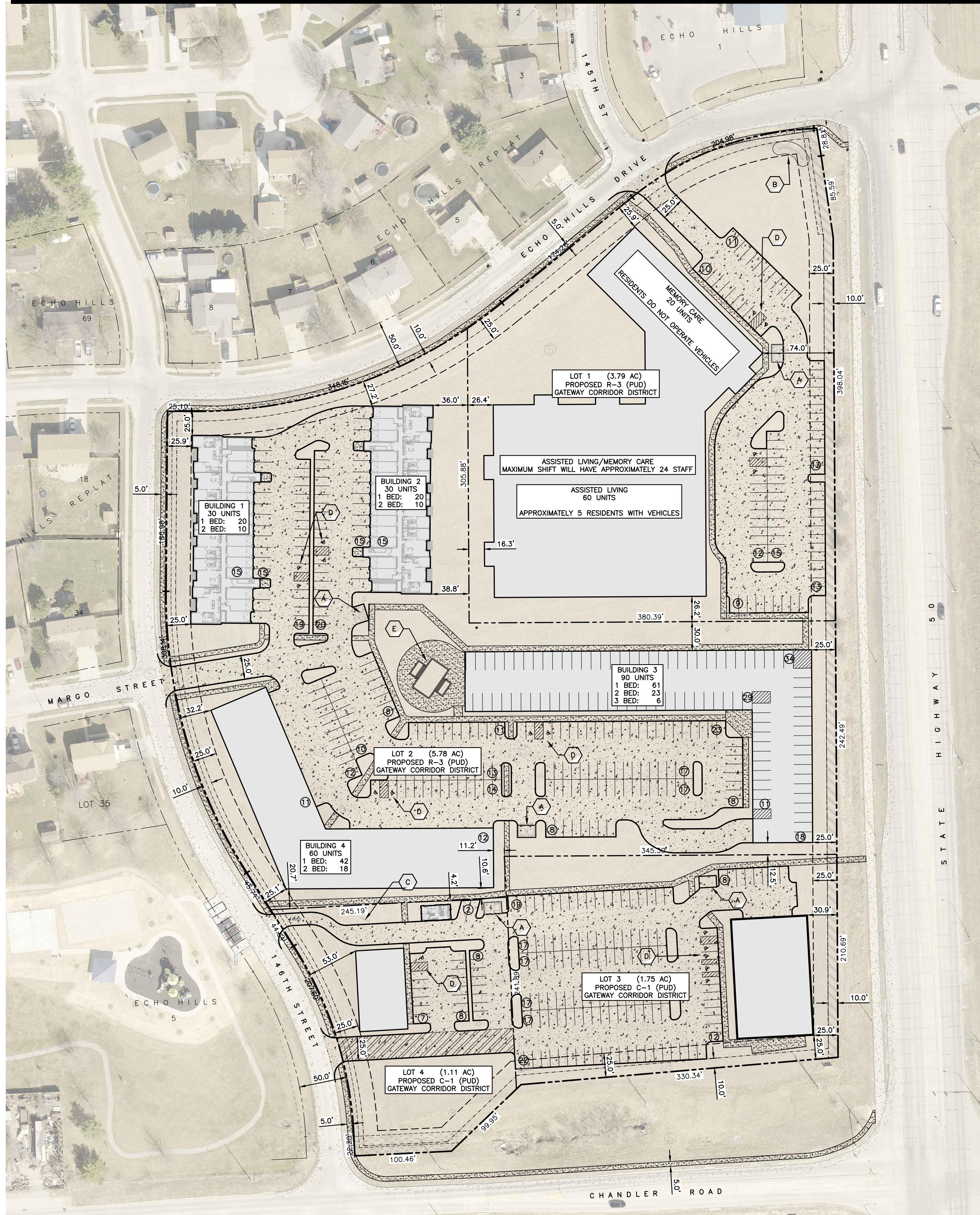
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## **AGENDA ITEM 4D**

**Planned Unit Development  
West Management LLC  
Lot 3 Echo Hills**

## **Echo Hills Proposed Schedule (11.1.19)**



# TD2

engineering  
& surveying

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

Project Name

# Echo Hills Replat 4

## Lots 1 - 4

Client Name

SITE KEY NOTE

---

- A. TRASH ENCLOSURE LOCATION
- B. MONUMENT SIGN LOCATION
- C. DRIVE THRU SIGN LOCATION
- D. PROPOSED ADA STALLS
- E. PROPOSED POOL LOCATION

ECHO HILLS REPLAT 4, LOTS 1-4, BEING A REPLATTING OF  
LOT 3, ECHO HILLS, A SUBDIVISION IN SARPY COUNTY,  
NEBRASKA.

**LEGEND**

## LEGAL DESCRIPTION

ECHO HILLS REPLAT 4, LOTS 1-4, BEING A REPLATTING OF  
LOT 3, ECHO HILLS, A SUBDIVISION IN SARPY COUNTY,  
NEBRASKA.

## LEGEN

	PROPOSED P.C.C. PAVEMENT
	PROPOSED P.C.C. SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
— — — — —	PARCEL BOUNDARY
— — — — —	PROPOSED LOT LINES
— — — — —	BUILDING SETBACK
— — — — —	LANDSCAPE SETBACK
	PROPOSED ACCESS EASEMENT
	PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ECHO HILLS.
	UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
	EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 98-022243 OF THE SARPY COUNTY RECORDS.

BUILDING HEIGHT			
LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1	ASSISTED LIVING	2	35'
	MEMORY CARE	1	20'-2"
2	BUILDING 1	3	45' MA
	BUILDING 2	3	45' MA
	BUILDING 3	3	45' MA
	BUILDING 4	3	45' MA
3	RETAIL	1	20'-2"
4	RETAIL	1	20'-2"

---

SITE STATISTICS

Site Statistics										
Lot Number	Proposed Zoning	Lot Size (sf/ac)	Building Coverage (sf)	Building Coverage (%)	Gross Floor (sf)	Pavement Area (sf)	Total Impervious (sf)	Total Impervious (%)	Open Space (sf)	Total Open Space (%)
LOT 1	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	165,264 SF / 3.79 AC	61,216	37	122,432 SF	38,500	99,716	60 %	65,548	40 %
LOT 2	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	215,772 SF / 5.78 AC	81,500	32	237,900 SF	96,150	177,650	71 %	74,122	34 %
LOT 3	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	76,228 SF / 1.75 AC	9,600	13	9,600 SF	45,000	54,600	72 %	21,628	28 %
LOT 4	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	48,135 SF / 1.11 AC	4,690	10	4,690 SF	18,150	22,840	47 %	25,295	53 %

## PARKING SUMMARY

LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1	60 ASSISTED CARE UNITS & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	83
2	210 UNITS	105 COVERED	145
	283 BEDROOMS	283	369
3	10,400 SF (INCLUDES OUTDOOR SEATING)	104 + EMPLOYEE	129
4	4,200 SF	21	25

## PHASING INFORMATION

PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 3	COMMERCIAL
PHASE 2	LOT 1	ASSISTED LIVING
PHASE 3	LOT 2	MULTI-FAMILY
PHASE 4	LOT 4	COMMERCIAL

Drawn By: TDV      Reviewed By: JAD  
Job No : 2142.102      Date: 11.04.19

# Sheet Title

# PUD

# Site Plan

Sheet Number

# C1.0

## LEGEND

### EXISTING CONTOUR

## PROPOSED CONTOUR

### PROPOSED PCC PAVEMENT

## PROPOSED PCC SIDEWALK

Client Name

# West Management L.L.C.

Professional S

## vision Dates

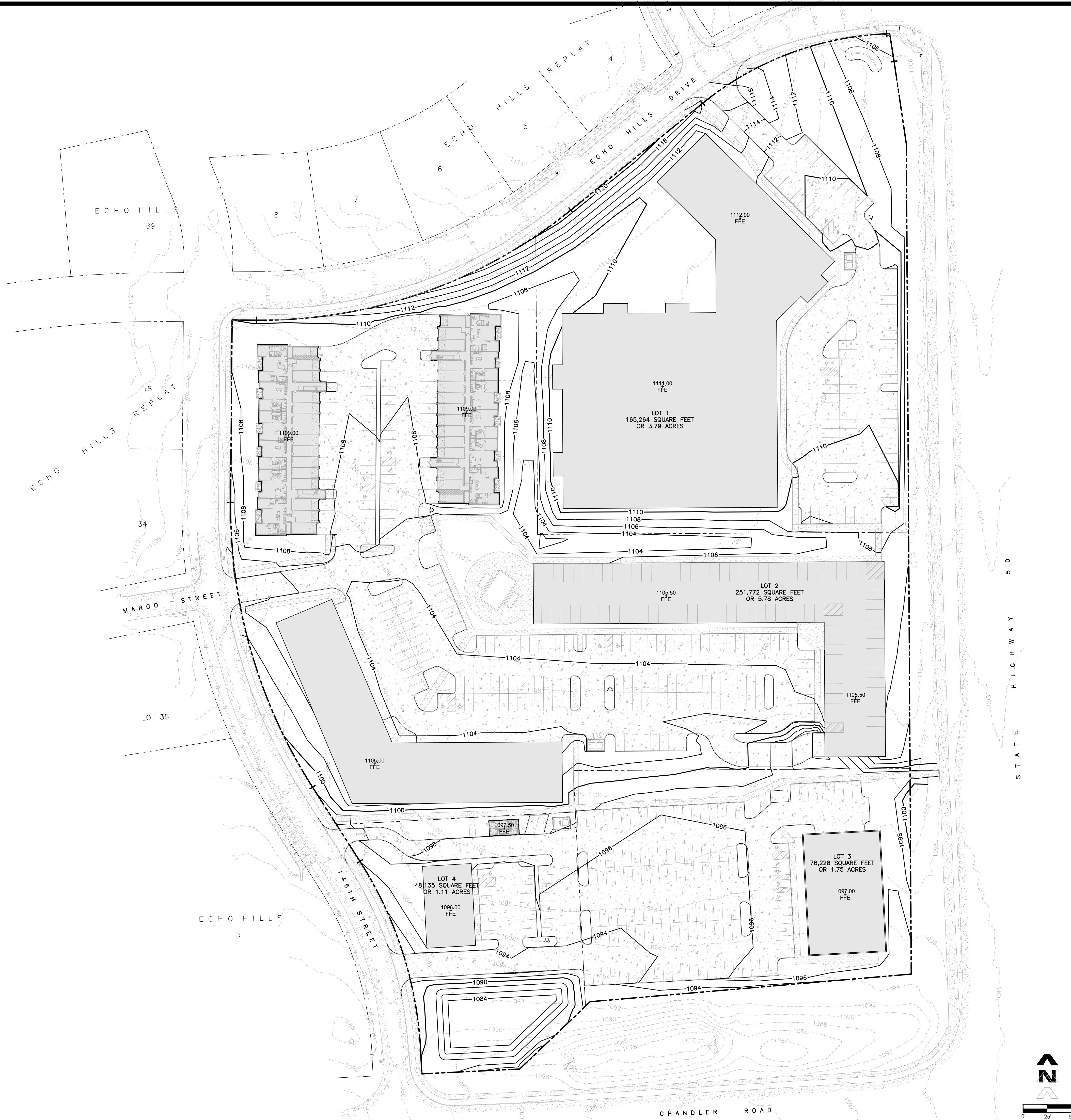
Drawn By: TDV Reviewed By: JAD  
Job No.: 2142-102 Date: 11.04.19

## Meet Title

# PUD Grading Plan

Sheet Number

# C2.0



## UTILITY LEGEND

 PROPOSED SANITARY SEWER

 PROPOSED WATER MAIN

 PROPOSED STORM SEWER

 EXISTING STORM SEWER

 EXISTING SANITARY SEWER

 EXISTING WATER MAIN

 PROPOSED FIRE HYDRANT

 PROPOSED PIV VALVE

 EXISTING FIRE HYDRANT

Click

# West Management L.L.C.

Professional S

## Revision Dates

Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-102      Date: 11.04.19

Sh

# PUD Utility Plan

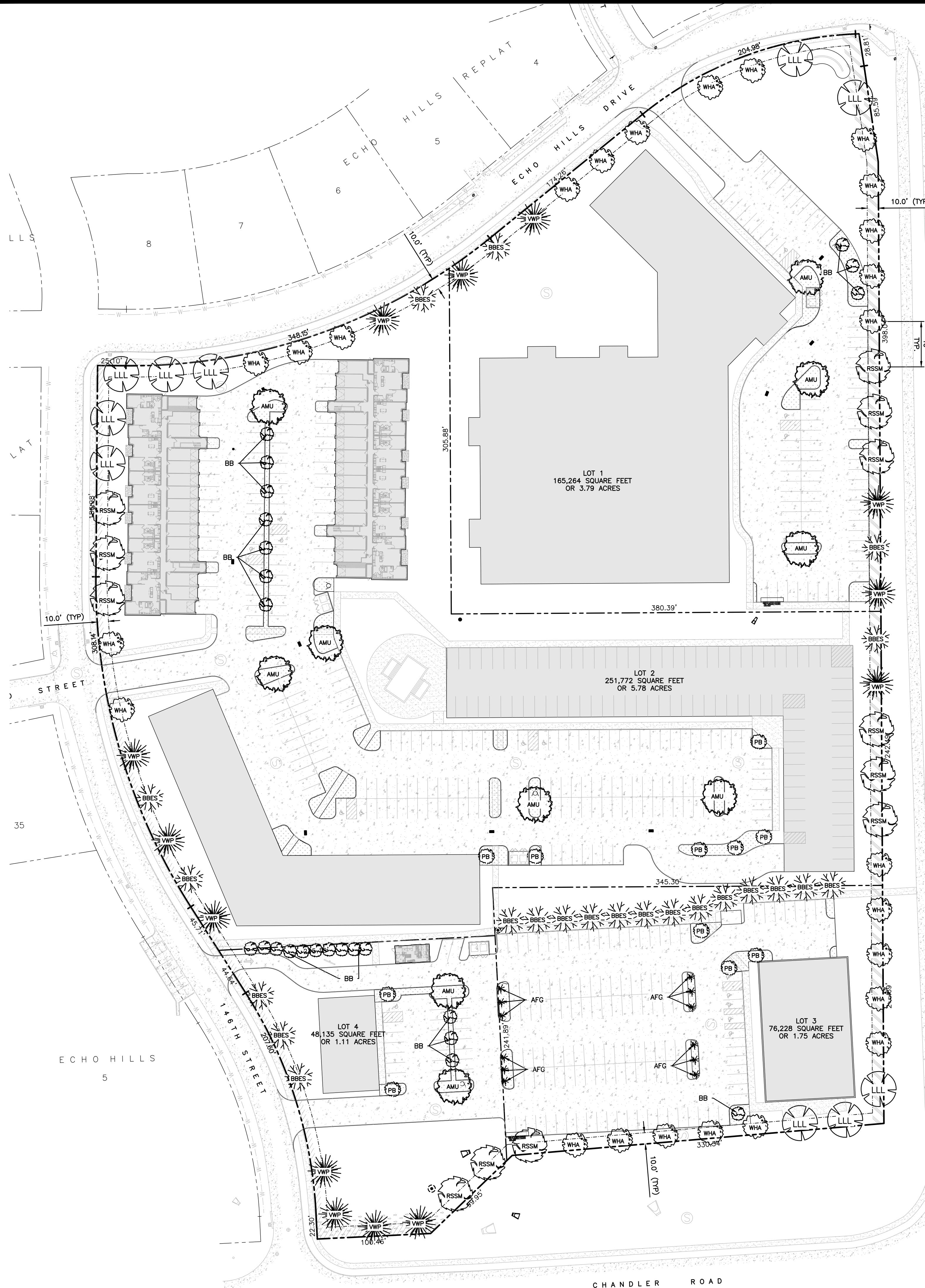
Sheet Number

25' 50'

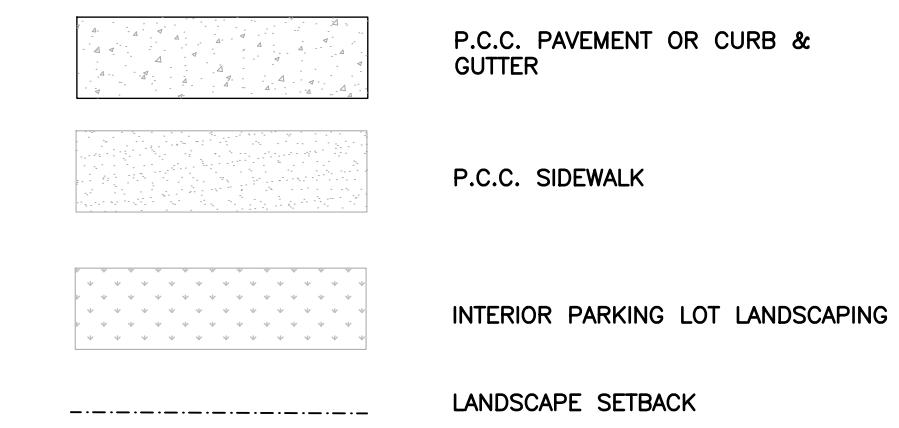
# C3.0

This architectural site plan details the layout of four lots (LOT 1, LOT 2, LOT 3, and LOT 4) in the Echo Hills area. The plan includes the following key features and annotations:

- LOT 1:** 165,264 square feet or 3.79 acres. Contains a building footprint with internal rooms and a proposed fire hydrant.
- LOT 2:** 251,772 square feet or 5.78 acres. Contains a building footprint with internal rooms and a proposed fire hydrant.
- LOT 3:** 76,228 square feet or 1.75 acres. Contains a building footprint with internal rooms and a proposed fire hydrant.
- LOT 4:** 48,135 square feet or 1.11 acres. Contains a building footprint with internal rooms and a proposed fire hydrant.
- Utilities:** The plan shows a network of HDPE/PVC and PVC pipes for water and sewer. Specific pipe sizes and types are labeled, such as 12" HDPE/PVC, 15" HDPE/PVC, 24" HDPE/PVC, 30" HDPE/PVC, 36" HDPE/PVC, 30" RCP, 18" HDPE/PVC, 8" PVC, and 30" HDPE/PVC.
- Streets:** Streets include ECHO HILLS DRIVE, ECHO HILLS STREET, 35TH STREET, 46TH STREET, and CHANDLER ROAD.
- Coordination Notes:**
  - COORDINATE ALL UTILITY ENTRANCES INTO BUILDINGS WITH ARCHITECTURAL AND MECHANICAL PLANS (TYP)
  - WATER TAP SHALL BE COORDINATED WITH M.U.D. AND CITY OF LA VISTA (TYP)
  - PROPOSED FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
- Building Footprints:** Detailed building footprints are provided for each lot, showing room layouts and internal structures.



## LEGEND



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10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

thompson, dreessen & dorner, inc.  
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Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

## LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN IRRIGATION SYSTEM.
2. ALL AREAS NOT SHOWN AS BUILDING, PCC PAVEMENT, OR SIDEWALK SHALL BE TURF TYPE FESCUE.
3. ALL LANDSCAPING MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LA VISTA'S LANDSCAPE ORDINANCES AND REGULATIONS.

- TOTAL PARKING SPACES NOT ON STREET FRONTAGE.
- INTERIOR LANDSCAPING AREA NEEDED:  
INTERIOR LANDSCAPING AREA PROVIDED

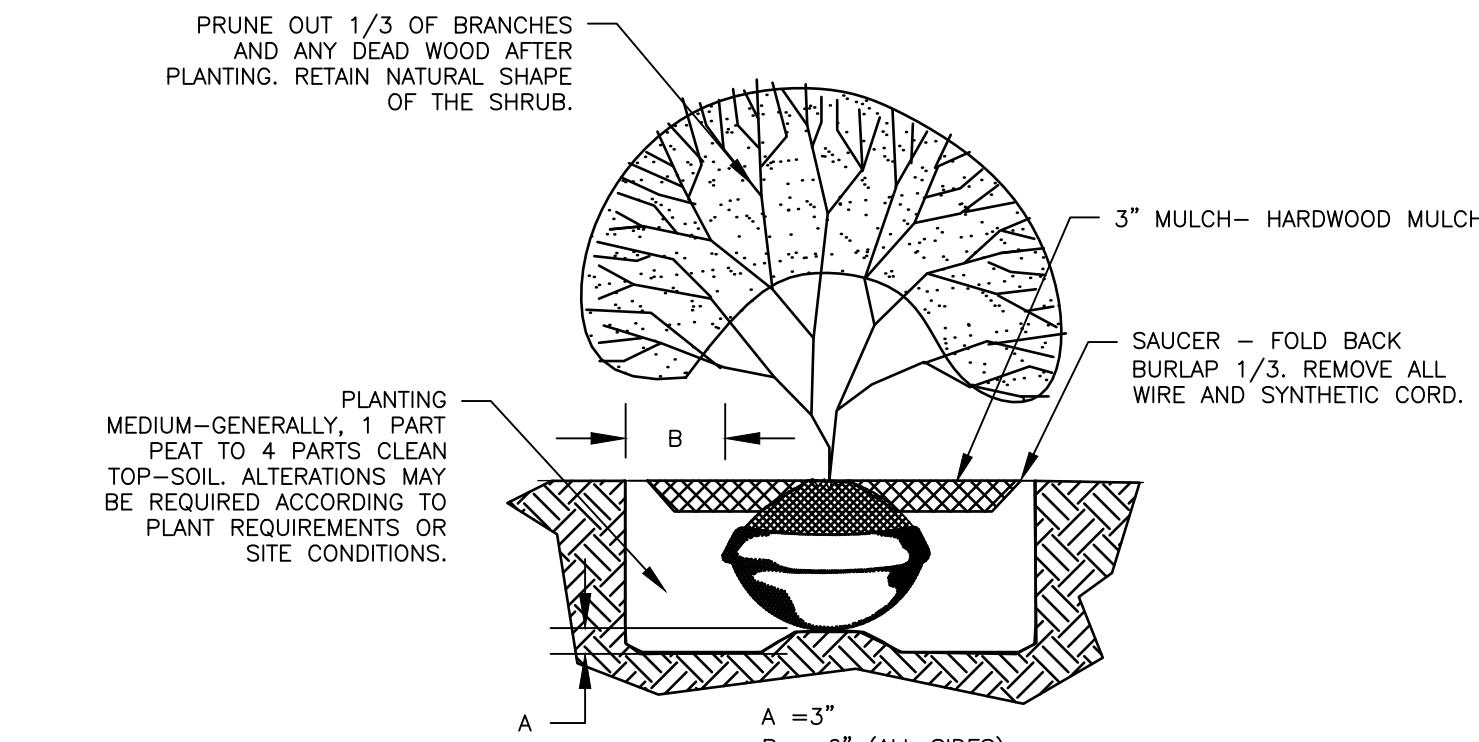
- 10 S.F. OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE, EXCLUDING SPACES ABUTTING A PERIMETER FOR WHICH LANDSCAPING REQUIRED BY OTHER SECTIONS.

PROV  
155

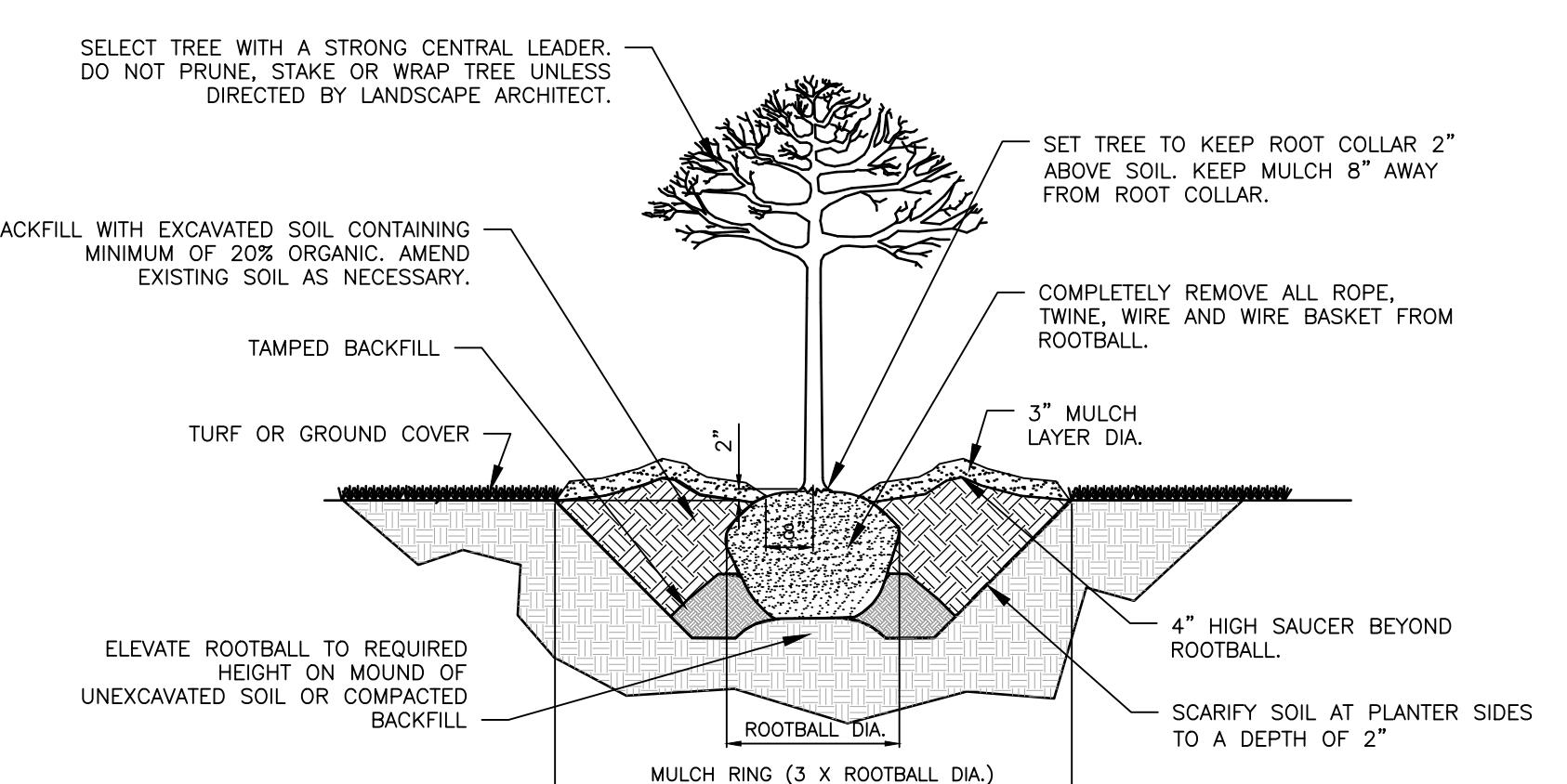
<u>LOT 1</u>	• TOTAL PARKING SPACES NOT ON STREET FRONTAGE:	85	
	• INTERIOR LANDSCAPING AREA NEEDED:	850	SF
	• INTERIOR LANDSCAPING AREA PROVIDED:	3,284	SF
<u>LOT 2</u>	• TOTAL PARKING SPACES NOT ON STREET FRONTAGE:	160	
	• INTERIOR LANDSCAPING AREA NEEDED:	1,600	SF
	• INTERIOR LANDSCAPING AREA PROVIDED:	6,334	SF
<u>LOT 3</u>	• TOTAL PARKING SPACES NOT ON STREET FRONTAGE:	134	
	• INTERIOR LANDSCAPING AREA NEEDED:	1,340	SF
	• INTERIOR LANDSCAPING AREA PROVIDED:	2,186	SF
<u>LOT 4</u>	• TOTAL PARKING SPACES NOT ON STREET FRONTAGE:	26	
	• INTERIOR LANDSCAPING AREA NEEDED:	260	SF
	• INTERIOR LANDSCAPING AREA PROVIDED:	1,884	SF

### PERIMETER LANDSCAPING (SEC. 7.17.03.0)

- ONE TREE FOR EACH FORTY LINEAL FEET OF STREET FRONTEAGE
- SATISFIED BY SECTION 7.17.03.02



## SHRUB PLANTING DETAIL



### TYPICAL TREE PLANTING DETAIL

## PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
DECIDUOUS TREES							
LLL	TILIA "LITTLELEAF"	LITTLE LEAF LINDEN	2.5" CAL.MIN.	B&B	65'	30'	10
AMU	ACER GINNALA	AMUR MAPLE	2.5" CAL.MIN.	B&B	20'	20'	10
WHA	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	25 GAL.MIN.	B&B	20'	15'	25
RSSM	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5" CAL.MIN.	B&B	45'	35'	12
PB	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR BIRCH	2.5" CAL.MIN.	B&B	40'	7'	11
CONIFEROUS TREES							
BBES	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	3' HT. MIN.	B&B	20'	12'	22
VWP	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF PINE	6-7' HT. MIN	B&B	30'	15'	13
DECIDUOUS SHRUBS							
BB	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.MIN.	B&B	6'	5'	24
PERENNIALS							
AFG	MISCANTHUS 'AUTUMN FLAME'	AUTUMN FLAME GRASS	1 GAL.MIN.	B&B	4'	8'	9

NOTE: ALL OTHER INTERNAL LANDSCAPING & DETAILED PLANS TO BE COMPLETED WITH EACH LOT'S BUILDING PERMIT OR DESIGN REVIEW. PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF LA VISTA'S LANDSCAPE ORDINANCES AND REGULATIONS.

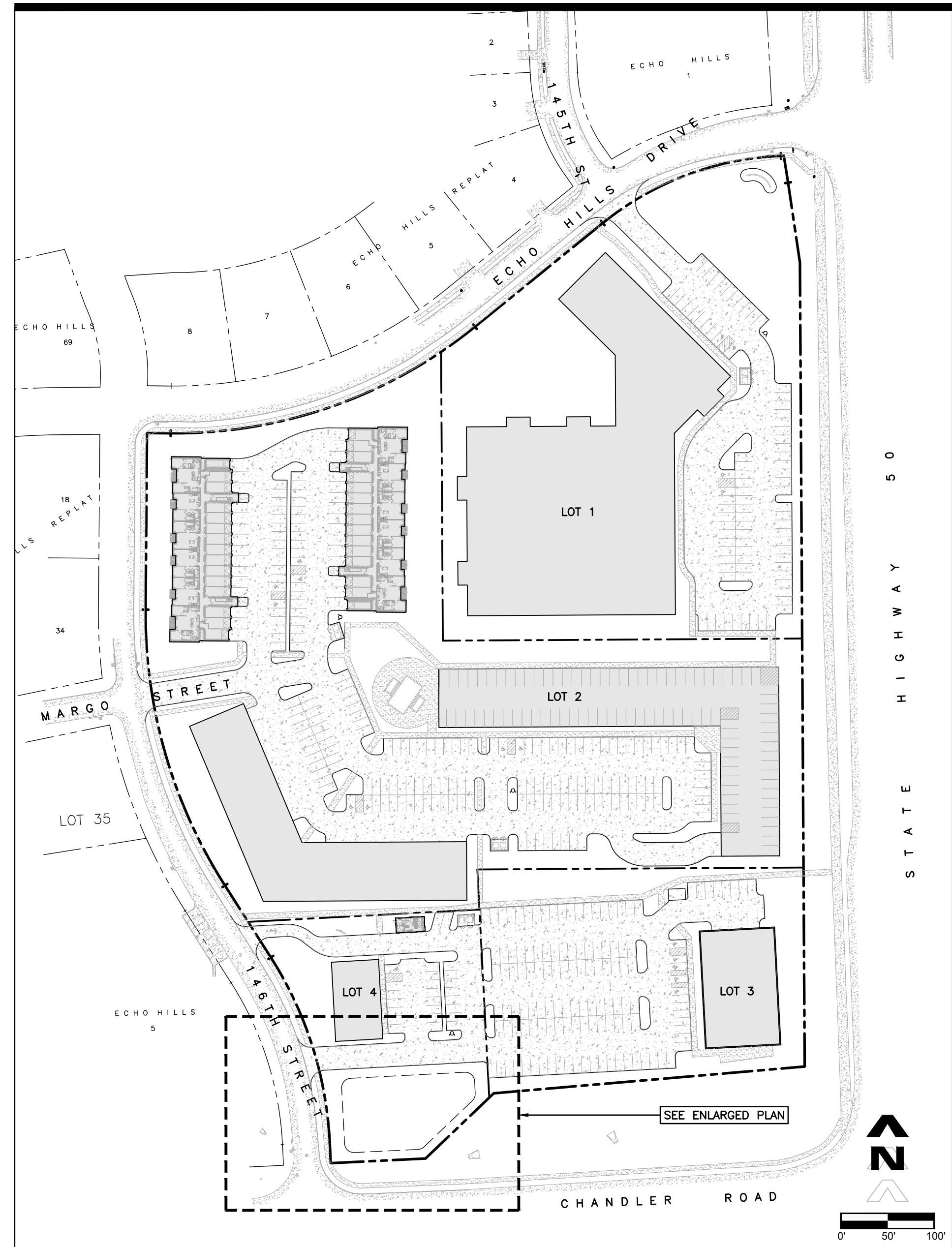
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Sheet Title

# PUD Landscaping Plan

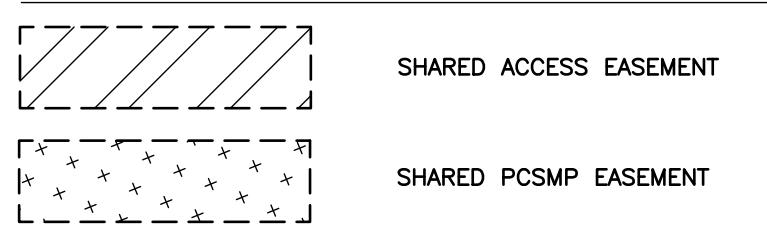
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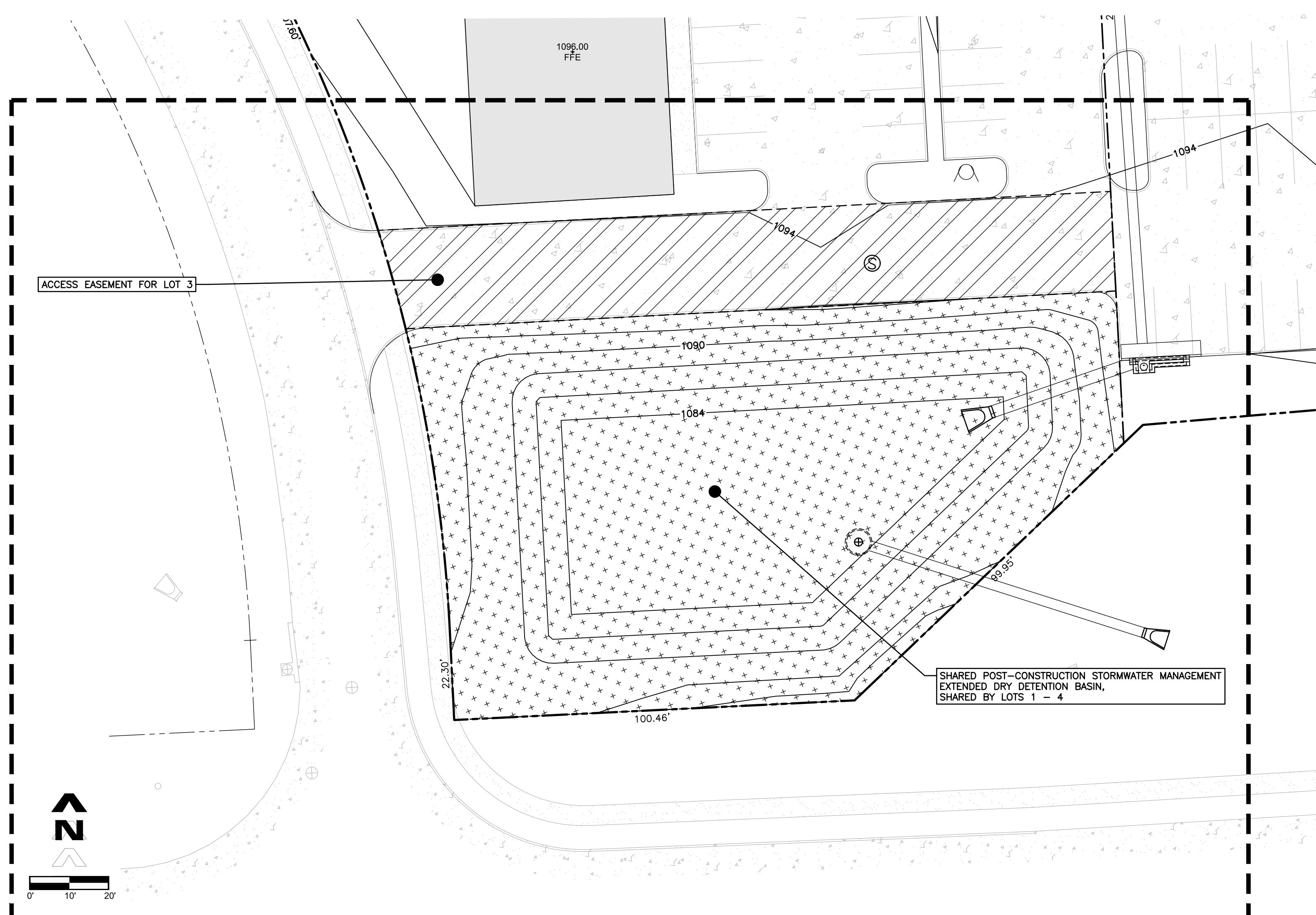
# SHARED ELEMENTS VICINITY MAP

## LEGEND



## NOTES

1. SHARED STORM, SANITARY, AND WATER LINES AND EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.
2. MAINTENANCE OF SHARED ELEMENTS SHALL BE ADDRESSED IN THE SUBDIVISION AGREEMENT AND COMMON USE MAINTENANCE AGREEMENT AND SHALL BE PROVIDED WITH THE FINAL PLAT.



## SHARED ELEMENTS ENLARGED PLAN

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
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p.402.330.8860 [www.td2co.com](http://www.td2co.com)

Project Name

# Echo Hills Replat 4

## Lots 1 - 4

Client Name

# West Management L.L.C.

Professional Seal

## Revision Dates

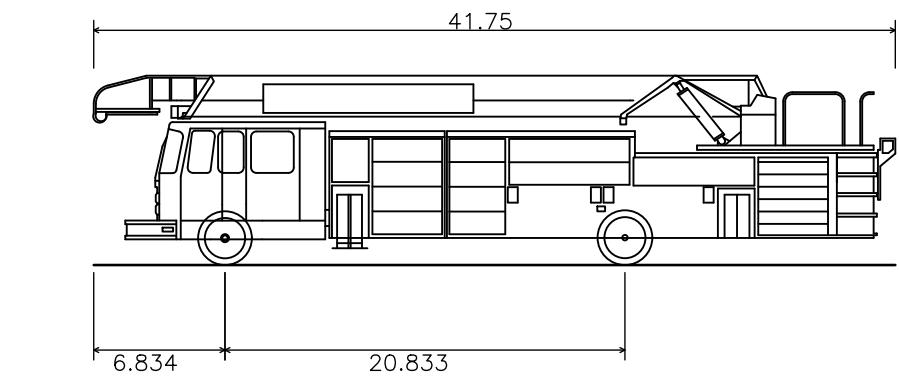
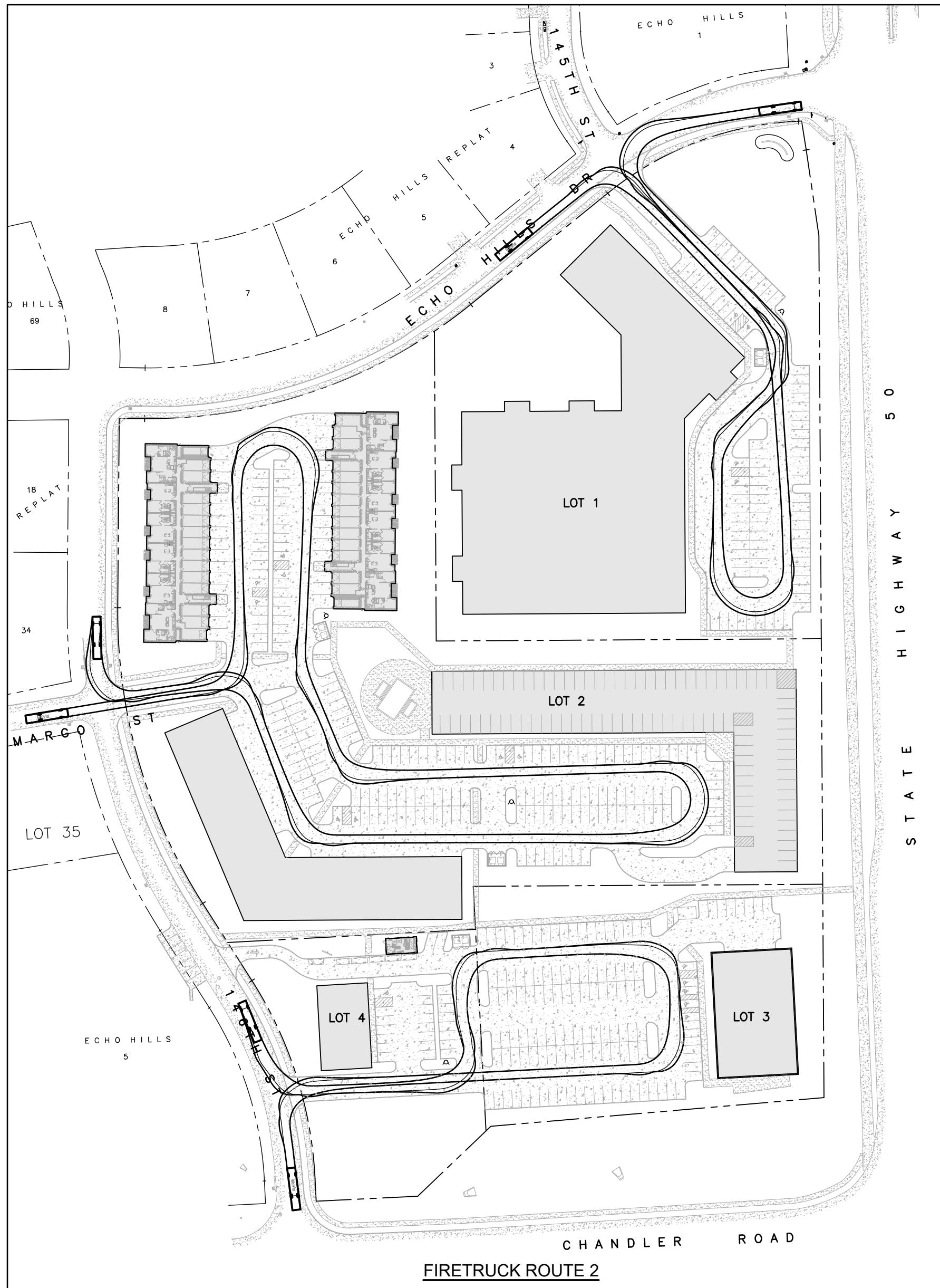
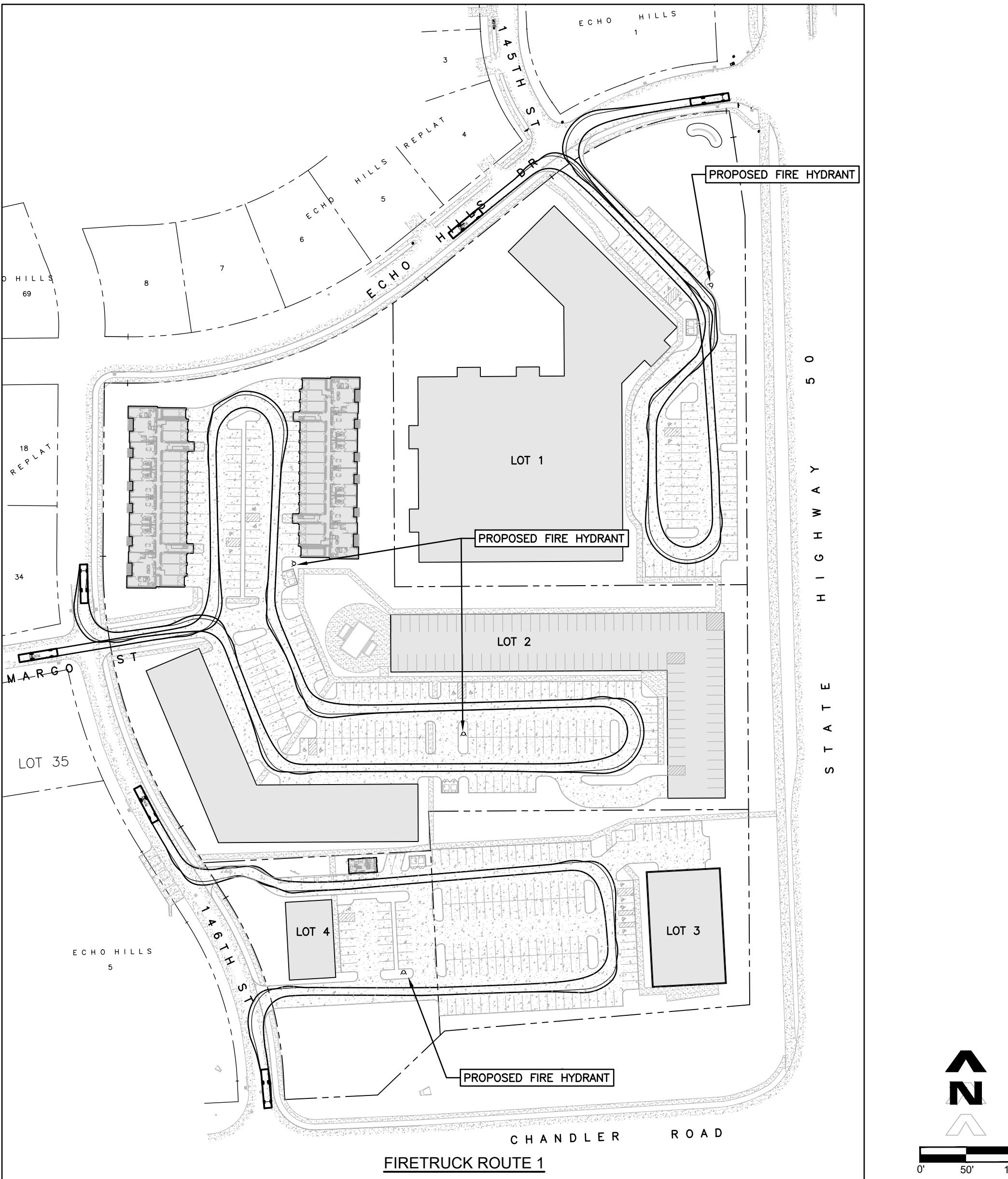
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Job No.: 2142-102      Date: 11.04.19

Shoot Title

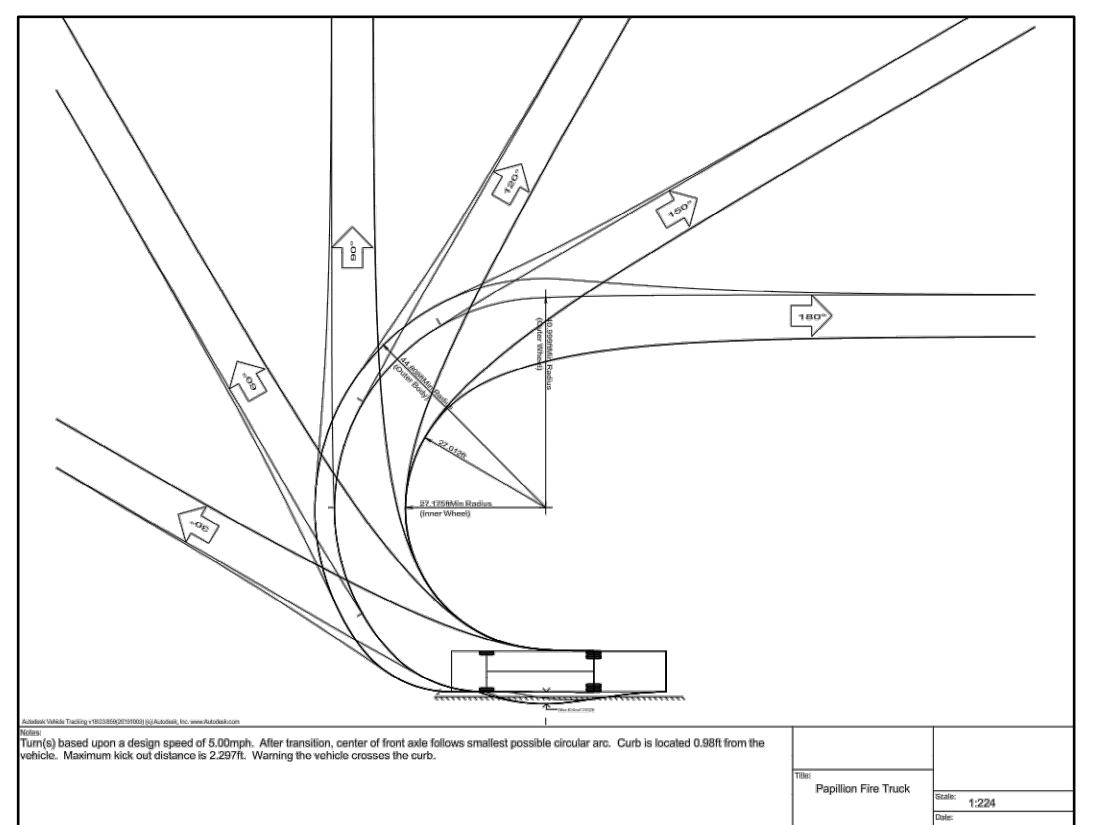
# PUD Shared Elements Plan

Sheet Number

# C5.0



Papillion Fire Truck	
Overall Length	41.750ft
Overall Width	8.000ft
Overall Body Height	9.864ft
Min Body Ground Clearance	0.875ft
Max Track Width	8.142ft
Lock-to-lock time	5.00s
Max Wheel Angle	37.00°



Professional Seal

## Revision Dates

Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-102      Date: 11.04.19

Sheet Title

# PUD Emergency Vehicle Plan

Sheet Number

# C6.0

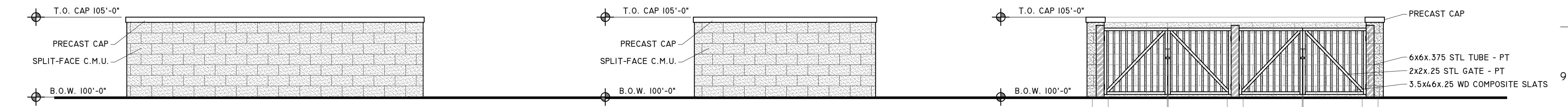
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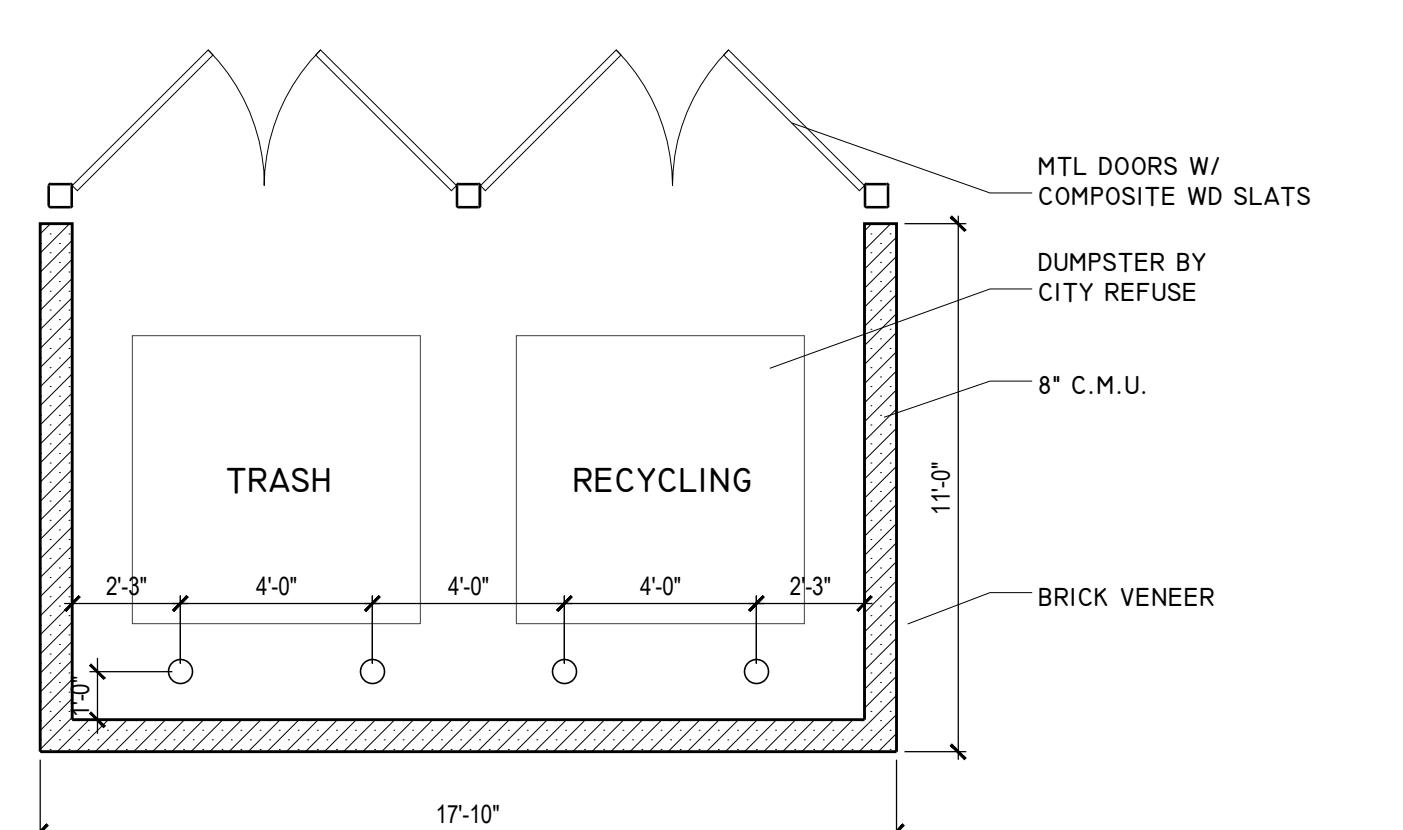
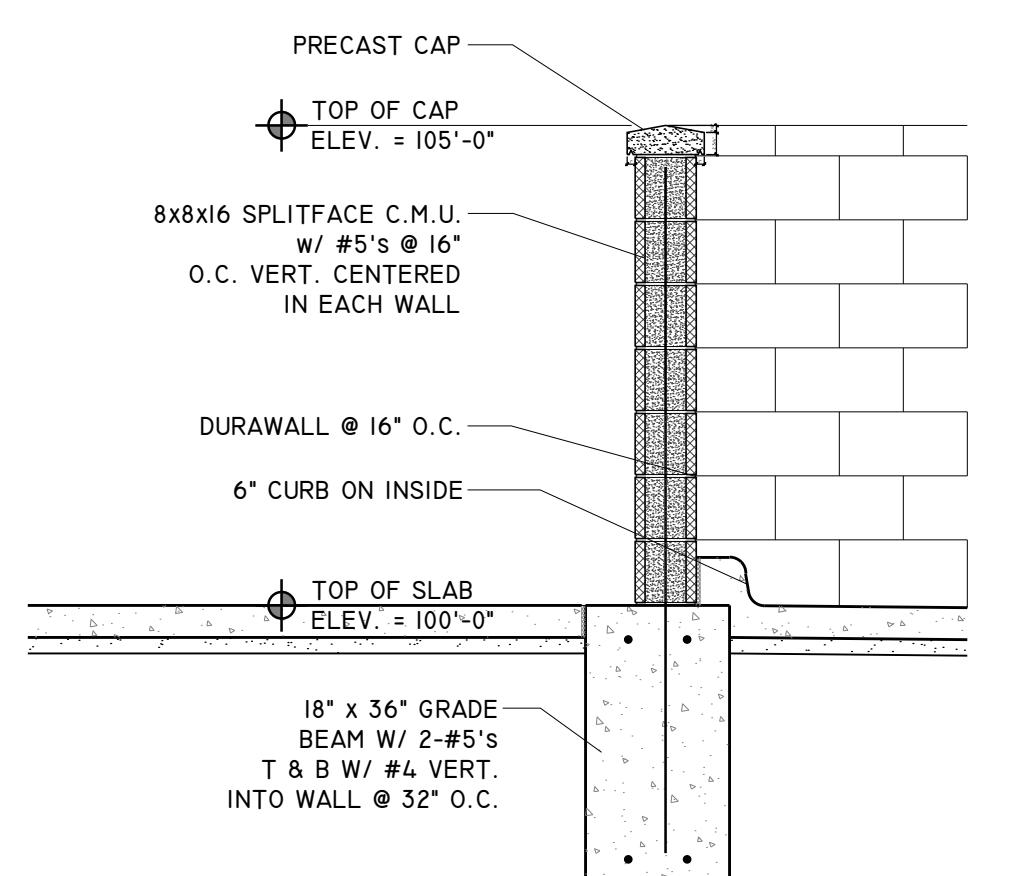
951

STUDIO 951 INC.  
4024771666  
800 P street, Suite 203, Lincoln, ne 68508

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FROM THE ARCHITECT.



T   7	REAR ELEVATION	L   7	SIDE ELEVATION	F   7	FRONT ELEVATION
1/4" = 1'-0"		1/4" = 1'-0"		1/4" = 1'-0"	



MUKWONAGO APARTMENTS TRASH ENCLOSURE  
MULTI-FAMILY  
MUKWONAGO, MN  
TRASH ENCLOSURES

NO. ISSUED FOR DATE  
BIDDING 2019.II.31  
REVISED FOR BIDDING 2019.II.18

JOB No. 19-001

GI.08

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K   I	SECTION	F   I	PLAN
1/2" = 1'-0"		1/4" = 1'-0"	

## **AGENDA ITEM 4E**

**Preliminary Plat — West Management LLC  
Lot 3 Echo Hills**













## **ECHO HILLS - LOT 3**

### TRAFFIC IMPACT ANALYSIS

**Prepared for:**

Mr. Joe Dethlefs, PE  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

**Prepared by:**

Felsburg Holt & Ullevig  
11422 Miracle Hills Drive, Suite 115  
Omaha, NE 68154  
402.445.4405

Project Manager: Adam Denney, PE  
Project Engineer: David Andersen, PE, PTOE



FHU Reference No. 19-100-18

December 2, 2019

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DRAFT

## I. INTRODUCTION

This is a traffic impact analysis (TIA) for a proposed mixed-use development located in Sarpy County, NE. The project site is located on the northwest corner of Nebraska Highway 50 (N-50), locally named 144<sup>th</sup> Street, and Chandler Road. This analysis utilizes information from the Echo Hills - Lot 3 site plan for the proposed development provided to Felsburg Holt & Ullevig (FHU) by Thompson, Dreessen & Dorner, Inc., dated 10-31-2019, information provided by the Nebraska Department of Transportation (NDOT) and the City of La Vista. The location of the development site in relation to the surrounding roadway network is shown on **Figure 1**.

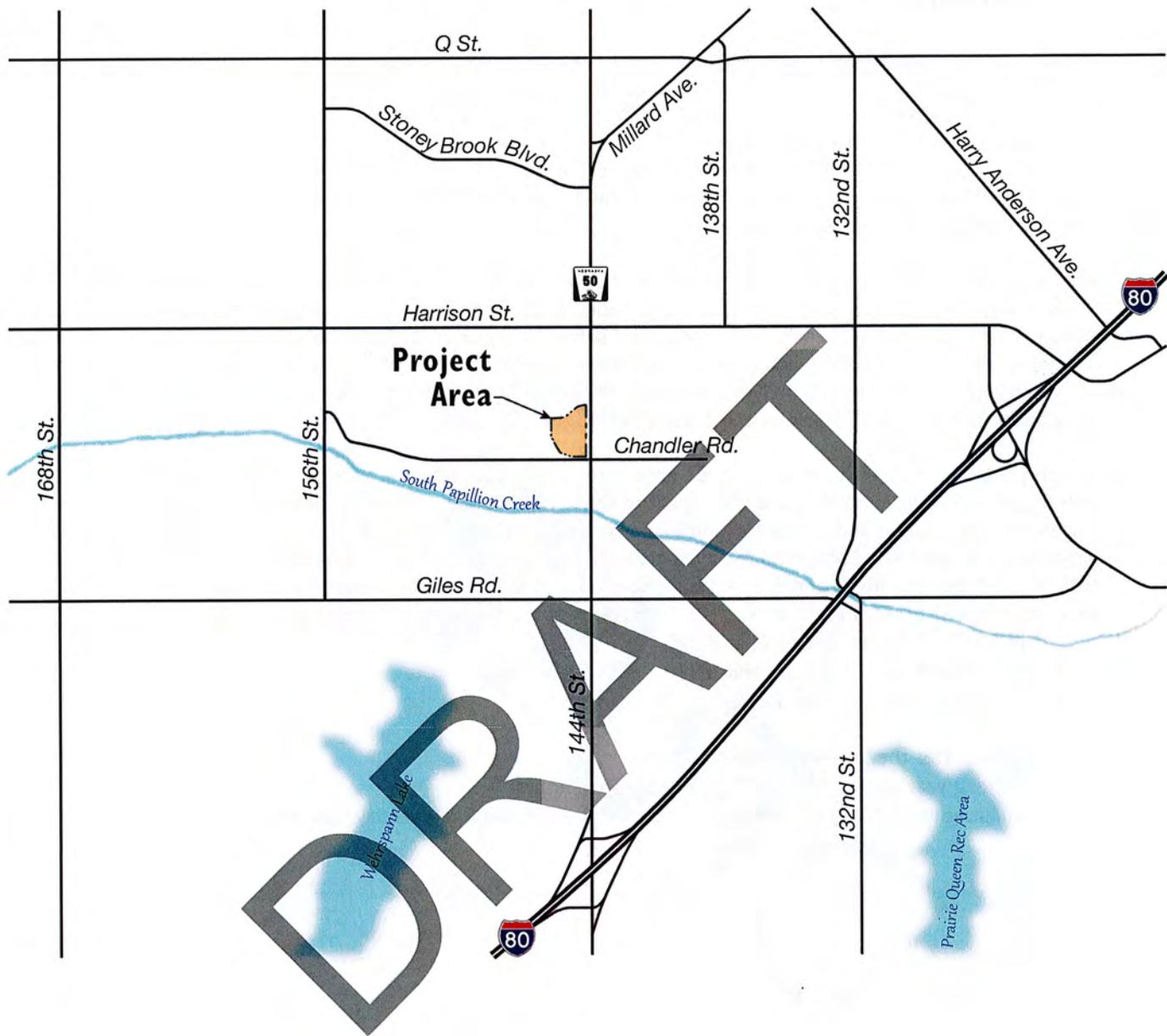
The proposed development sits on approximately 12.4 acres of land and is assumed to be complete in buildout year 2021. The site will consist of an 80-bed assisted living facility, 210-unit apartment complex, 4,200 square foot shopping center, 490 square foot drive through coffee shop, and a 9,600 square foot restaurant. Access to the site will be provided at one location onto N-50 (144<sup>th</sup> Street) via Echo Hills Drive and one location onto Chandler Road via 146<sup>th</sup> Street. Both are existing full access locations. The site plan for the proposed development is shown on **Figure 2**.

The purpose of this TIA is to determine the anticipated traffic operations at the intersections associated with the proposed development and the impact to the area roadway network. Included in this report is a signal warrant analysis and an auxiliary turn lane analysis for the access locations on to N-50/144<sup>th</sup> Street and Chandler Road. Additionally, a left-turn phasing analysis for the existing signalized intersection of N-50/144<sup>th</sup> Street with Chandler Road is included as well as a queueing analysis for all study intersections. The primary focus is on traffic operations at the following intersections:

- N-50 (144<sup>th</sup> Street) & Chandler Road
- N-50 (144<sup>th</sup> Street) & Echo Hills Drive
- 146th Street & Chandler Road

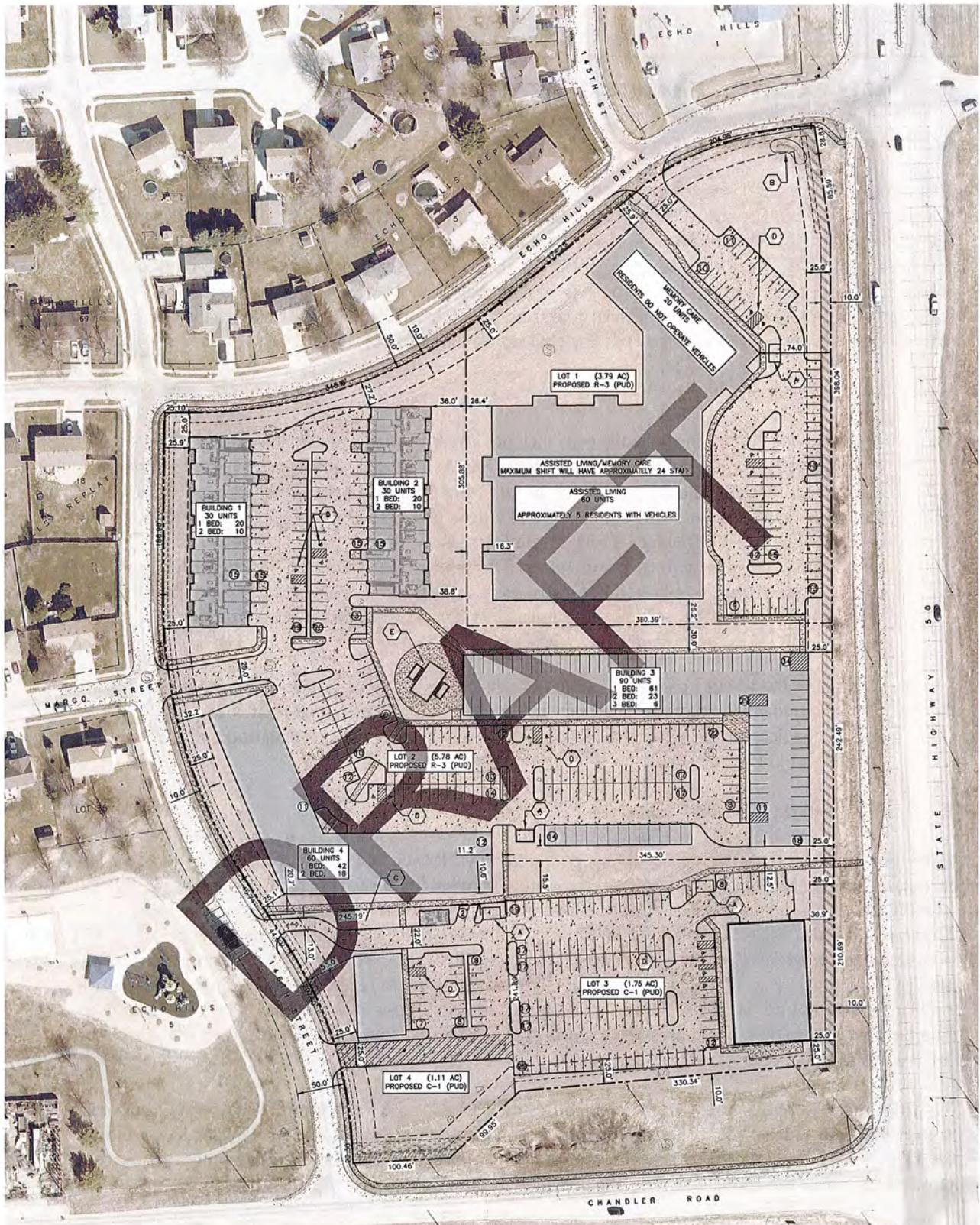
The study evaluates the following time periods:

- Existing year (2019) AM and PM weekday peak hours
- Buildout year (2021) of the development for the AM and PM weekday peak hours



NORTH

**FIGURE I**  
**Vicinity Map**



 NORTH

## FIGURE 2 Site Plan



## II. 2019 EXISTING TRAFFIC CONDITIONS

### A. Surrounding Land Uses

The site of the proposed development is just outside of the southwest edge of the city of Omaha and just northwest of the City of La Vista. It is located along the west side of N-50 (144<sup>th</sup> Street) and north side of Chandler Road. Immediately north and west of the site is a residential development with some industrial facilities bordering the neighborhood. To the east is a self-storage facility outside of another residential development. Immediately south is an approximately 16-acre undeveloped tax lot. To the southwest is a business park and industrial land uses. The Chalco Hills Recreation Area is just over one-half mile to the southwest and Echo Hills Park is located just west of the site.

### B. Roadway Network

The existing roadway system in the study area includes the following primary facilities:

- **N-50 (144<sup>th</sup> Street)** runs north-south along the east side of the proposed development and throughout Douglas and Sarpy County. N-50 (144<sup>th</sup> Street) runs from State Street north of Omaha and continues south past Springfield where it curves west to cross the Platte River and becomes Nebraska Highway 1 south of the Platte River. In the study area the roadway is a four-lane divided roadway with curb and gutter. The posted speed limit on N-50 (144<sup>th</sup> Street) is 45 miles per hour (mph). N-50 (144<sup>th</sup> Street) has a federal functional classification of an Other Principal Arterial and an NDOT state functional classification of a Major Arterial in the study area.
- **Chandler Road** runs east-west along the south side of the proposed development and is a two-lane undivided roadway with curb and gutter. The posted speed limit is 35 mph in the study area. Chandler Road does not have a federal or state functional classification and is considered a Local Road in the study area.

### C. 2019 Existing Traffic Conditions

Eight-hour turning movement counts were conducted by MNRG, LLC at the intersection of N-50 (144<sup>th</sup> Street) with Echo Hills Drive and 146<sup>th</sup> Street with Chandler Road on Thursday, November 7, 2019. The NDOT provided three historical eight-hour turning movement counts conducted on Tuesday, October 25, 2016, Thursday, March 2, 2017, and Thursday, June 21, 2018. The three historical NDOT provided counts were reviewed and compared to the MNRG, LLC counts in 2019. Consideration was also given to the increased traffic volumes on Chandler Road from rerouted traffic due to the closure on Harrison Street between 147<sup>th</sup> Street and 150<sup>th</sup> Street for Phase 3 of the Harrison Street project. The peak hour turning movement counts were then normalized to provide an accurate analysis of the 2019 existing traffic conditions.

The study area AM peak hour was determined to be 7:15 AM to 8:15 AM and the PM peak hour was 4:45 PM to 5:45 PM. Trucks and buses were counted separately from passenger vehicles to develop truck percentages for the study area. Existing traffic volumes are summarized on **Figure 3**. A more detailed report of the traffic count data is provided in the **Appendix**.

Traffic operations were analyzed for the study intersections using procedures documented in the *Highway Capacity Manual (HCM) 6<sup>th</sup> Edition*, Transportation Research Board, 2016. From the analyses, a key measure or “level of service” rating of the traffic operational condition was obtained. In general, level of service (LOS) is a qualitative assessment of traffic operational conditions within a traffic stream

in terms of the average stopped delay per vehicle at a controlled intersection. Levels of service are described by a letter designation of either A, B, C, D, E or F, with LOS A representing essentially uninterrupted flow, and LOS F representing a breakdown of traffic flow with noticeable congestion and delay. Unsignalized, or stop sign controlled, intersection capacity analyses produce LOS results for each movement which must yield to conflicting traffic at the intersection. **Table I** summarizes LOS criteria for signalized and unsignalized (stop sign controlled) intersections.

**Table I. Level of Service (LOS) Criteria**

Level of Service	Average Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Stop Sign Controlled Intersections
A	≤ 10	≤ 10
B	> 10 to 20	> 10 to 15
C	> 20 to 35	> 15 to 25
D	> 35 to 55	> 25 to 35
E	> 55 to 80	> 35 to 50
F	> 80	> 50

*HCM 6<sup>th</sup> Edition, Exhibit 19-8 & Exhibit 20-2*

The Synchro traffic analysis software program was utilized to analyze traffic operations at the study intersections. **Figure 3** shows the lane geometry, traffic control, and levels of service for the 2019 existing traffic conditions. Capacity analysis worksheets for the 2019 existing traffic conditions are included in the **Appendix**. The following describe LOS results by intersection:

- **N-50 (144<sup>th</sup> Street) & Chandler Road** – Under traffic signal control, the intersection currently operates at LOS B during both the AM and PM peak hours.
- **N-50 (144<sup>th</sup> Street) & Echo Hills Drive** – Under two-way stop control, the eastbound and westbound left-turn movements operate at LOS F during both the AM and PM peak hours. The eastbound and westbound through/right-turn lane group operates at LOS D during the PM peak hour. However, it is not uncommon for unsignalized side street movements to operate at LOS D, E, or F during peak hours. The remaining movements currently operate at LOS C or better.
- **146<sup>th</sup> Street & Chandler Road** – Under two-way stop control, all movements at the intersection currently operate at LOS B or better both the AM and PM peak hours.

#### D. Auxiliary Right-Turn Lane Analysis

The National Cooperative Highway Research Program (NCHRP) has developed guidance to determine if an auxiliary right-turn is warranted on the major road of a two-way stop-controlled intersection. These guidelines are published in *NCHRP Report 457: Evaluating Intersection Improvements*. The methodologies are based on an evaluation of the operating and collision costs associated with the turning maneuver relative to the cost of constructing a turn lane. In addition, for right-turn lanes, *NCHRP Report 457* guidelines are based upon the following measures:

- Major road 85<sup>th</sup> percentile speed (posted speed can be used if data is unavailable)
- Major road peak hour approaching traffic volumes
- Right-turn traffic volumes

The AM and PM peak hour volumes for the 2019 existing traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for an auxiliary right-turn lane are included in the **Appendix**. Per the *NCHRP Report 457* guidelines, the volume of right-turning traffic does not warrant the construction of a right-turn lane on the westbound approach of Chandler Road at 146<sup>th</sup> Street under 2019 existing traffic conditions.

#### **E. Auxiliary Left-Turn Lane Analysis**

*NCHRP Report 457* also provides guidance for determining if an auxiliary left-turn is warranted on the major road of a two-way stop-controlled intersection. For left-turn lanes, *NCHRP Report 457* guidelines are based upon the following measures:

- Major road 85<sup>th</sup> percentile speed (posted speed can be used if data is unavailable)
- Percent of left-turns in advancing volume
- Major road peak hour advancing and opposing traffic volumes

The AM and PM peak hour volumes for the 2019 existing traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for an auxiliary left-turn lane are included in the **Appendix**. Per *NCHRP Report 457* guidelines, the volume of left-turning traffic does not warrant the construction of a left-turn lane on the eastbound approach of Chandler Road at 146<sup>th</sup> Street under 2019 existing traffic conditions.

#### **F. Minor Road Approach Analysis**

*NCHRP Report 457* also provides guidance on when to provide an additional approach lane on the minor leg of a two-way stop-controlled intersection. It is based on the need to provide the side street with an acceptable level of service. To determine the approach geometry, *NCHRP Report 457* guidelines are based upon the following measures:

- Major road peak hour traffic volumes (total of both directions)
- Minor road peak hour approaching traffic volumes
- Minor road right-turn traffic volumes
- Percentage of minor road right-turns

The AM and PM peak hour volumes for the 2019 existing traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for the minor road approach are included in the **Appendix**. Per the *NCHRP Report 457* guidelines, the volumes do not warrant a two-lane approach on the southbound approach of 146<sup>th</sup> Street at Chandler Road under 2019 existing traffic conditions.

#### **G. MUTCD Control Device Warrant Analysis**

##### **N-50 (144<sup>th</sup> Street) & Echo Hills Drive**

A review was performed to determine if *Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways, 2009 Edition* traffic signalization Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume), or Warrant 7 (Crash Experience) are satisfied under 2019 existing traffic conditions at the intersection of N-50 (144<sup>th</sup> Street) with Echo Hills Drive / Josephine Street. The intersection was evaluated as an urban intersection with speed limits greater than 40 miles per hour and two or more approach lanes on the major street. The minor street was evaluated as having two lanes moving traffic with no right turn reduction. Using these parameters, the intersection does not satisfy Warrant 1, Warrant 2, or Warrant 7 under 2019 existing traffic volumes. MUTCD traffic signal worksheets for 2019 existing traffic conditions are included in the **Appendix**.

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**146<sup>th</sup> Street & Chandler Road**

A review was performed to determine if MUTCD traffic signalization Warrant 1 (Eight-Hour Vehicular Volume) or Warrant 2 (Four-Hour Vehicular Volume) are satisfied under 2019 existing traffic conditions at the intersection of 146<sup>th</sup> Street with Chandler Road. The intersection was evaluated as an urban intersection with speed limits 40 miles per hour or less and one lane per approach on the major street. If a signal is constructed, an additional southbound lane would be required to provide a minimum two-lane approach per City of Omaha policy. Therefore, the minor street was evaluated as having one lane moving traffic with 100% right turn reduction. Using these parameters, the intersection does not satisfy Warrant 1 or Warrant 2 under 2019 existing traffic volumes. MUTCD traffic signal worksheets for 2019 existing traffic conditions are included in the **Appendix**.

***H. Left-turn Phasing Analysis***

The City of Omaha has established guidelines for when a left-turn movement at a signalized intersection should be permitted, protected / permitted, or protected only. Two of three warrants should be satisfied before considering protected / permitted phasing. The warrants for consideration are an accident warrant, capacity warrant, and delay warrant. All four approaches of the intersection of N-50 (144<sup>th</sup> Street) with Chandler Road were analyzed under 2019 existing traffic conditions to determine the appropriate phasing. Under 2019 existing traffic conditions, all four approaches should remain permitted only. However, to provide positive guidance to drivers and provide a consistent driving experience with the surrounding City of Omaha traffic signals, a three-section flashing yellow arrow traffic signal should be provided over the left-turn lane for each approach. Warrants for left-turn arrow installation under 2019 existing traffic conditions are included in the **Appendix**.

***I. Pedestrian and Bicycle Facilities***

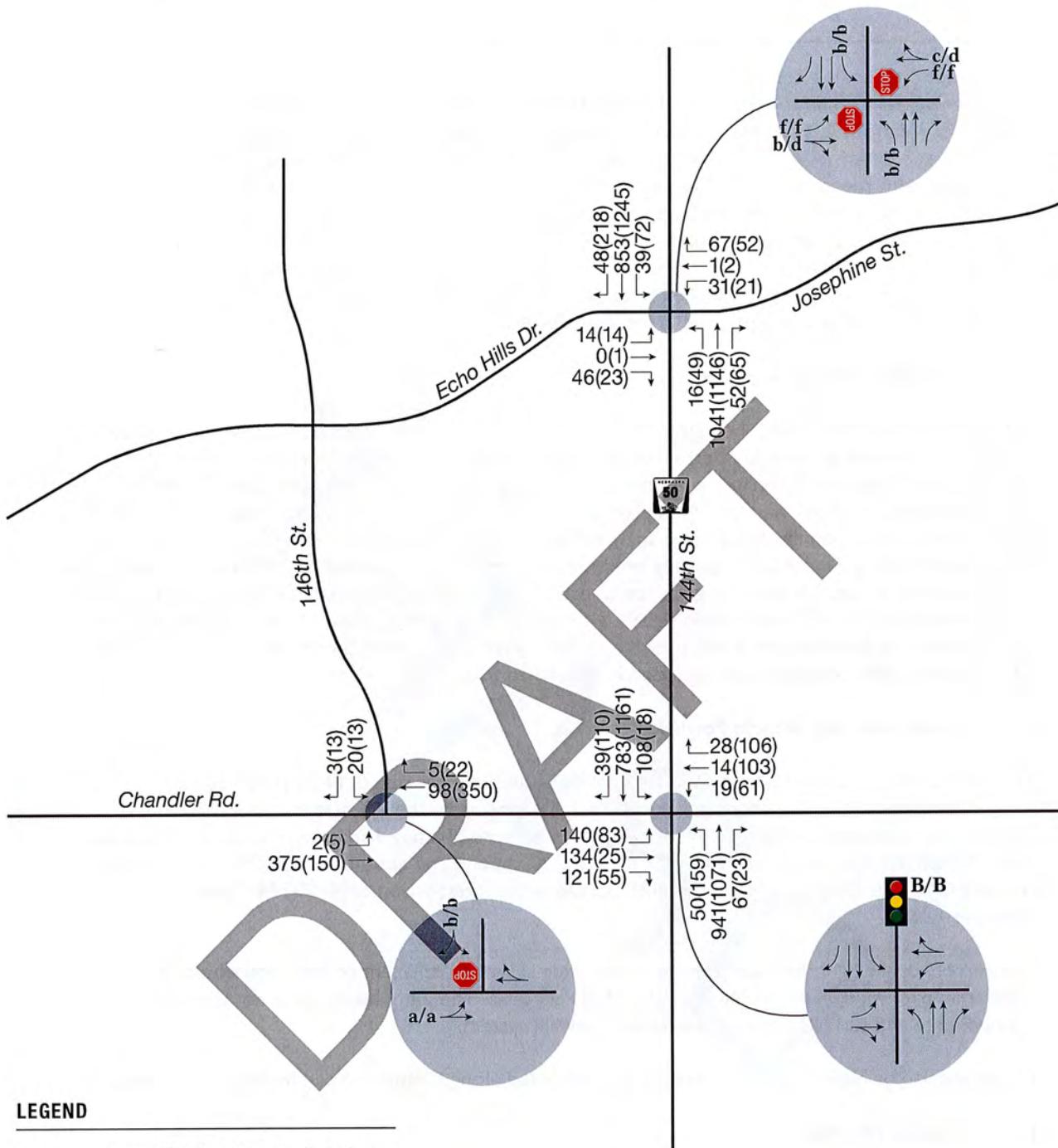
The 144<sup>th</sup> Street Trail is a 10-foot-wide trail provided on the west side of N-50 (144<sup>th</sup> Street) immediately adjacent to the proposed site. This trail connects to the Wehrspann Lake Trail in the Chalco Hills Recreation Area. The Wehrspann Trail is approximately 1 mile away via the 144<sup>th</sup> Street Trail. Pedestrian signal heads are provided for the northbound and southbound pedestrian crossings, crossing Chandler Road, at the traffic signal located at the intersection of N-50/144<sup>th</sup> Street with Chandler Road.

The surrounding neighborhoods provide 4-foot-wide sidewalks adjacent to each household. A pedestrian path is provided within the Echo Hills Park area. The path, however, is not currently connected to the surrounding neighborhood sidewalk system.

No pedestrian or bicycle facilities are currently provided along Chandler Road in the project area.

***J. Transit Facilities***

There are no transit facilities in the immediate project area. The nearest facility is Route 97, the Millard Express (Weekday Only), approximately 1.3 miles to the north. Route 97 provides service from 153<sup>rd</sup> Street to Downtown Omaha along Q Street via Interstate 80.



### III. TRAVEL DEMAND ANALYSIS

#### A. Site Trip Generation

Trip generation rates from the Institute of Transportation Engineers' *ITE Trip Generation Manual*, Tenth Edition, 2017, were utilized to estimate the traffic generated by the site. The development is proposed to have an 80-bed assisted living facility (ITE Code 254), 210-unit apartment complex (ITE Code 220), 4,200 square foot shopping center (ITE Code 820), 490 square foot drive through coffee shop (ITE Code 937), and a 9,600 square foot restaurant (ITE Code 931), assumed to be complete in 2021.

**Table 2** summarizes the estimated vehicle-trips that would be generated by the proposed development.

**Table 2. Site Trip Generation**

Lot	ITE Code	Land Use Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
1	254	Assisted Living	80	Beds	208	9	6	15	8	13	21
2	220	Multifamily Housing (Low Rise)	210	DU	1,538	22	75	97	74	44	118
3	931	Quality Restaurant	9.6	KSF	806	4	4	8	50	25	75
4	820	Shopping Center	4.20	KSF	160	2	2	4	8	8	16
	937	Coffee/Donut Shop w/ Drive-Through Window	0.49	KSF	402	22	22	44	11	11	22
<b>Total Trips Generated</b>						<b>3,114</b>	<b>59</b>	<b>109</b>	<b>168</b>	<b>151</b>	<b>252</b>

Average Rates Utilized DU=Dwelling Units KSF= 1,000 Square Feet

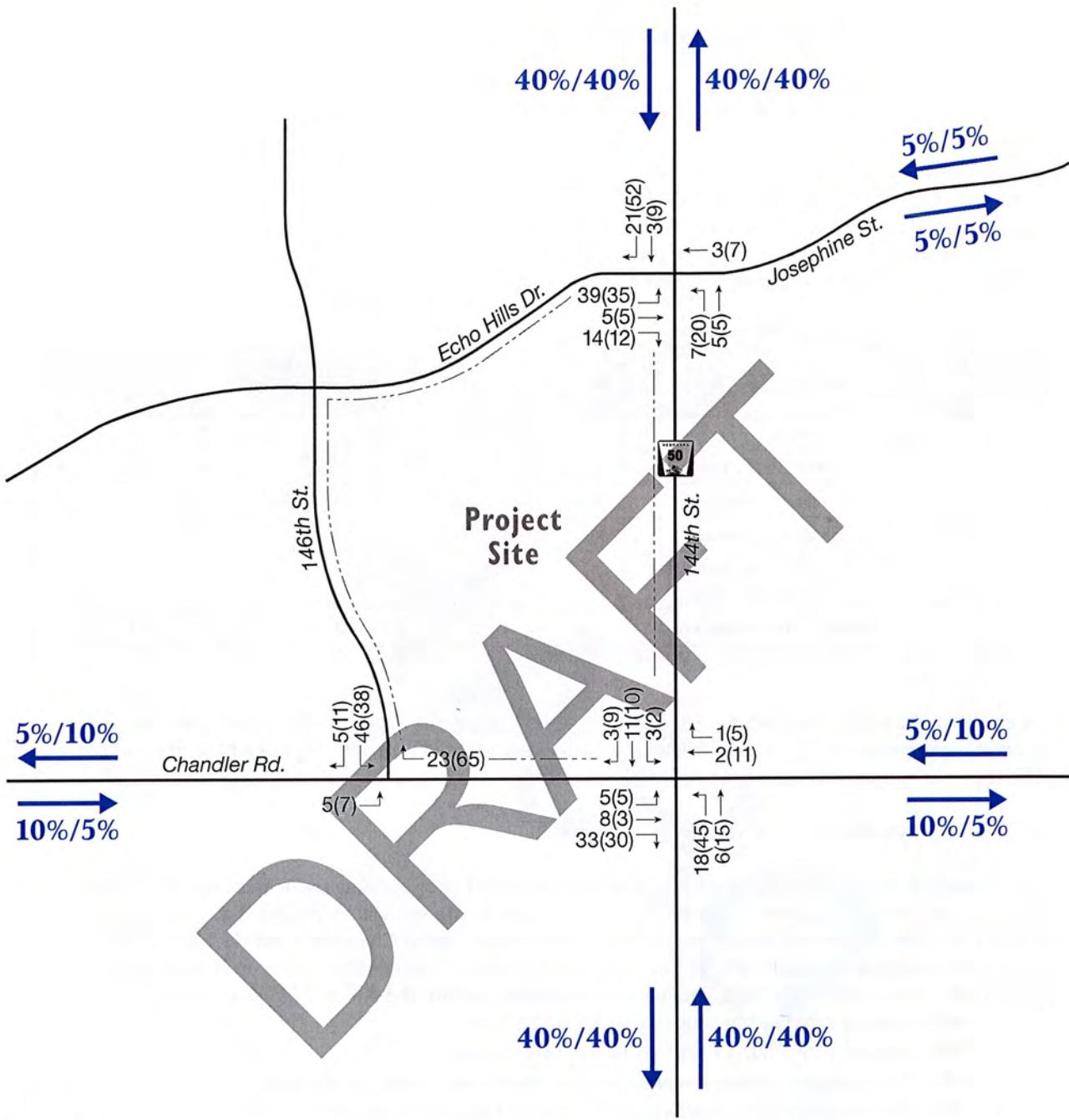
As shown in **Table 2**, based on the *ITE Trip Generation Manual*, the development is anticipated to generate approximately 3,114 daily weekday vehicle-trips, with 168 trips during the AM peak hour and 252 trips during the PM peak hour.

#### B. Trip Distribution and Traffic Assignment

The estimated distribution of site generated traffic was based upon existing traffic patterns, location of the site, and projected growth in the project area. Access to the site will be provided at one location onto N-50 (144<sup>th</sup> Street) via Echo Hills Drive and one location onto Chandler Road via 146<sup>th</sup> Street. Both are existing full access locations. The following distribution percentages were used to assign site generated vehicle-trips to the adjacent roadway network for both the AM and PM peak hours:

- 40% oriented to/from the south via N-50 (144<sup>th</sup> Street)
- 40% oriented to/from the north via N-50 (144<sup>th</sup> Street)
- 10% / 5% oriented to/from the west via Chandler Road (Varies by time of day)
- 10% / 5% oriented to/from the east via Chandler Road (Varies by time of day)
- 5% oriented to the east via Josephine Street (Echo Hills Drive)

The site-generated traffic volumes identified in **Table 2** were assigned to the study intersections according to these distribution patterns. The resulting total site generated traffic volumes for the development are shown on **Figure 4**.



NORTH

**FIGURE 4**

**Site Trip Generation and Distribution**

Echo Hills Lot 3 TIA 19-100-18 12/3/19

## IV. 2021 BUILDOUT TRAFFIC CONDITIONS

### A. 2021 Buildout Traffic Volumes

Full buildout of the development is anticipated to be completed by 2021. The site generated trips from **Figure 4** were added to the existing traffic volumes from **Figure 3** to obtain the 2021 buildout traffic assignment shown in **Figure 5**.

### B. Auxiliary Right-Turn Lane Analysis

The AM and PM peak hour volumes for the 2021 buildout traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for an auxiliary right-turn lane are included in the **Appendix**. Per the NCHRP Report 457 guidelines, the volume of right-turning traffic does not warrant the construction of a right-turn lane on the westbound approach of Chandler Road at 146<sup>th</sup> Street under 2021 buildout traffic conditions.

### C. Auxiliary Left-Turn Lane Analysis

The AM and PM peak hour volumes for the 2021 buildout traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for an auxiliary left-turn lane are included in the **Appendix**. Per NCHRP Report 457 guidelines, the volume of left-turning traffic does not warrant the construction of a left-turn lane on the eastbound approach of Chandler Road at 146<sup>th</sup> Street under 2021 buildout traffic conditions.

### D. Minor Road Approach Analysis

The AM and PM peak hour volumes for the 2021 buildout traffic conditions were examined at the intersection of 146<sup>th</sup> Street with Chandler Road. Graphical results of the NCHRP Geometric Improvement Evaluation for the minor road approach are included in the **Appendix**. Per the NCHRP Report 457 guidelines, the volumes do not warrant a two-lane approach on the southbound approach of 146<sup>th</sup> Street at Chandler Road under 2021 buildout traffic conditions.

### E. MUTCD Control Device Warrant Analysis

#### N-50 (144<sup>th</sup> Street) & Echo Hills Drive

A review was performed to determine if MUTCD traffic signalization Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume), or Warrant 7 (Crash Experience) will be satisfied under 2021 buildout traffic conditions at the intersection of N-50 (144<sup>th</sup> Street) with Echo Hills Drive / Josephine Street. The intersection was evaluated as an urban intersection with speed limits greater than 40 miles per hour and two or more approach lanes on the major street. The minor street was evaluated as having two lanes moving traffic with no right turn reduction. Using these parameters, the intersection does not satisfy Warrant 1, Warrant 2, or Warrant 7 under 2021 buildout traffic volumes. MUTCD traffic signal worksheets for 2021 buildout traffic conditions are included in the **Appendix**.

#### 146<sup>th</sup> Street & Chandler Road

A review was performed to determine if MUTCD traffic signalization Warrant 1 (Eight-Hour Vehicular Volume) or Warrant 2 (Four-Hour Vehicular Volume) will be satisfied under 2021 buildout traffic conditions at the intersection of 146<sup>th</sup> Street with Chandler Road. The intersection was evaluated as an urban intersection with speed limits 40 miles per hour or less and one lane per approach on the major street. If a signal is constructed, an additional southbound lane would be required for the minimum two-

lane approach. Therefore, the minor street was evaluated as having one lane moving traffic with 100% right turn reduction. Using these parameters, the intersection does not satisfy Warrant 1 or Warrant 2 under 2021 buildout traffic volumes. MUTCD traffic signal worksheets for 2021 buildout traffic conditions are included in the **Appendix**.

#### **F. Left-turn Phasing Analysis**

All four approaches of the intersection of N-50 (144<sup>th</sup> Street) with Chandler Road were analyzed under 2021 buildout traffic conditions to determine the appropriate phasing. Under 2021 buildout traffic conditions, the northbound left-turn movement should be provided with a four-section head flashing yellow arrow signal indication to allow for protected / permitted phasing. The three other approaches should remain permitted only. However, to provide positive guidance to drivers and provide a consistent driving experience with the surrounding City of Omaha traffic signals, a three-section flashing yellow arrow traffic signal should be provided over the left-turn lane for each of the permitted only approaches. Warrants for left-turn arrow installation under 2021 buildout traffic conditions are included in the **Appendix**

#### **G. Storage Length and Queueing Analysis**

Queueing at all project intersections was evaluated under 2019 existing and 2021 buildout conditions. **Table 3** displays existing turn lane storage lengths and 95<sup>th</sup> percentile queue lengths for 2019 existing and 2021 buildout traffic operations. Consideration was given to queues either spilling out of turn lanes (spillback queue) or blocking traffic from entering an adjacent turn lane (starvation queue). Queues that would create either situation are highlighted in yellow. All stored lanes are anticipated to provide adequate storage length. However, a few approach lanes are anticipated to have queue lengths long enough to block traffic from entering the stored lanes during one or both peak hours.

#### **H. 2021 Buildout Traffic Conditions**

**Figure 5** shows the lane geometry, traffic control, and levels of service for the 2021 buildout traffic conditions. Capacity analysis worksheets for the 2021 buildout traffic conditions are included in the **Appendix**. The following describe LOS results by intersection:

- **N-50 (144<sup>th</sup> Street) & Chandler Road** – Under traffic signal control with a protected / permitted northbound left-turn phase, the intersection is anticipated to continue to operate at LOS B during both the AM and PM peak hours.
- **N-50 (144<sup>th</sup> Street) & Echo Hills Drive** – Under two-way stop control, the eastbound and westbound left-turn movements are anticipated to continue to operate at LOS F during both the AM and PM peak hours. During the AM peak hour, the eastbound left-turn is anticipated to have a volume to capacity (V/C) ratio exceeding 1.0, meaning the volume has exceeded the capacity of the roadway. During the PM peak hour, the westbound left-turn and right-turn movements are anticipated to have a V/C ratio exceeding 1.0. The eastbound and westbound through/right-turn lane group is also anticipated to operate at LOS F during the AM peak hour. However, it is not uncommon for unsignalized side street movements to operate at LOS D, E, or F during peak hours. The remaining movements are anticipated to operate at LOS C or better. Should queues and delays become excessive on Echo Hills Drive it is anticipated that traffic would migrate to the traffic signal at Chandler Road.
- **146<sup>th</sup> Street & Chandler Road** – Under two-way stop control, all movements at the intersection are anticipated to continue to operate at LOS B or better both the AM and PM peak hours.

**Table 3. Turn Lane Storage and 95<sup>th</sup> percentile Queue Lengths**

Location	Critical Movements	Turn Lane Storage Length (ft)	95 <sup>th</sup> %ile Queue Length (ft)	
			2019 Existing (AM / PM)	2021 Buildout (AM / PM)
N-50 (144 <sup>th</sup> St) & Chandler Rd	EB Left-turn	175	129 / #110	125 / #127
	EB Through <sup>+</sup>	-	185 / 50	203 / 58
	NB Left-turn	275	30 / #192	37 / #107
	NB Through	-	201 / 196	227 / 200
	NB Right-turn	275	16 / 8	17 / 8
	WB Left-turn	-	29 / 69	28 / 69
	WB Through <sup>+</sup>	100	32 / 161	32 / 177
	SB Left-turn	275	79 / 12	#123 / 19
	SB Through	-	159 / 223	258 / 340
	SB Right-turn	275	12 / 16	7 / 25
N-50 (144 <sup>th</sup> St) & Echo Hills Dr / Josephine St	EB Left-turn	-	20 / 50	120 / 202.5
	EB Through <sup>+</sup>	75	8 / 10	23 / 55
	NB Left-turn	175	3 / 10	3 / 15
	NB Through	-	- / -	- / -
	NB Right-turn	175	- / -	- / -
	WB Left-turn	-	60 / 68	70 / 83
	WB Through <sup>+</sup>	-	15 / 30	25 / 133
	SB Left-turn	175	5 / 10	5 / 10
	SB Through	-	- / -	- / -
	SB Right-turn	175	- / -	- / -
N-50 (144 <sup>th</sup> St) & Chandler Rd	EB Through <sup>+</sup>	-	0 / 0	0 / 0
	WB Through <sup>+</sup>	-	- / -	- / -
	SB Left-turn <sup>+</sup>	-	5 / 5	15 / 18

\*shared lane

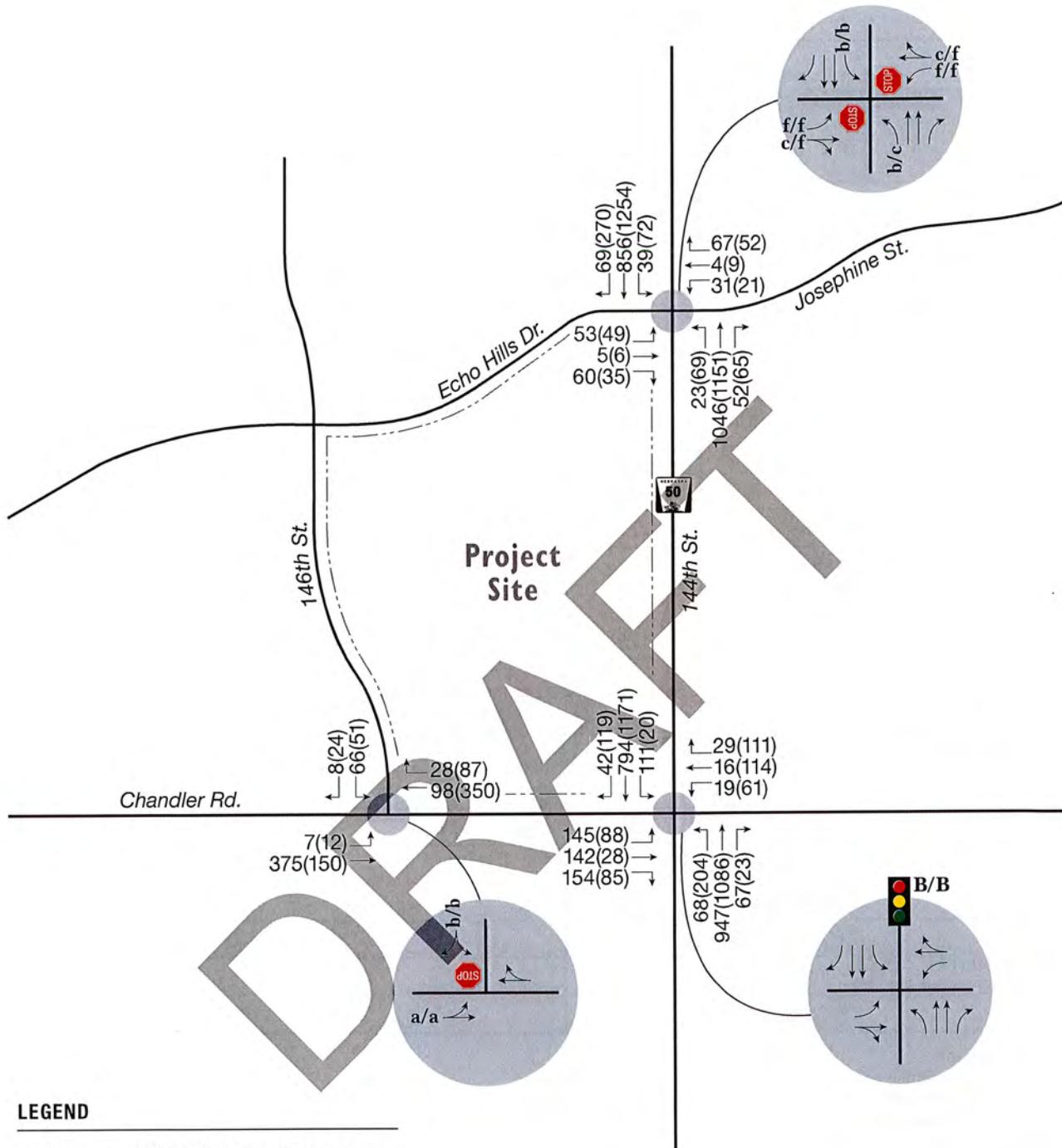
# - 95<sup>th</sup> percentile volume exceeds capacity, queues may be longerm - volume for 95<sup>th</sup> percentile queue is metered by upstream signal

# - spillback or starvation queue

Assumed vehicle length of 25 feet.

## I. Pedestrian and Bicycle Facilities

In order to provide system connectivity, a mid-block pedestrian crossing to cross 146<sup>th</sup> Street is recommended to provide access from the proposed development to Echo Hills Park. This crossing should be located on the north side of the parking lot for the park, approximately 210 feet south of Margo Street, and be marked and signed in accordance with the MUTCD. Advanced signage is recommended. Sidewalks should also be provided around the perimeter of the development site as well as internally. As a non-site related improvement, it is also recommended to connect the sidewalk on the west side of 146<sup>th</sup> Street from Margo Street to Echo Hills Park.



**FIGURE 5**  
**Buildout (2021)**  
**Traffic Conditions**

Echo Hills Lot 3 TIA 19-100-18 12/3/19

## V. SUMMARY AND RECOMMENDATIONS

Based on the results of this analysis, the following summarizes the key findings and recommendations of this study.

- Based on the *ITE Trip Generation Manual*, the development is anticipated to generate approximately 3,114 daily weekday vehicle-trips, with 168 trips during the AM peak hour and 252 trips during the PM peak hour.
- According to *NCHRP Report 457*, auxiliary turn lanes are not warranted at the intersection of 146<sup>th</sup> Street with Chandler Road under 2021 buildout traffic conditions.
- MUTCD traffic signal warrants were not satisfied at the intersections of N-50 (144<sup>th</sup> Street) with Echo Hills Drive / Josephine Street or 146<sup>th</sup> Street with Chandler Road under 2019 existing or 2021 buildout traffic conditions. As the area surrounding the site continues to develop, these two intersections should be continually monitored to determine if signalization is warranted.
- Under 2021 buildout traffic conditions, the northbound left-turn movement should be provided with a four-section head flashing yellow arrow signal indication to allow for protected / permitted phasing. The three other approaches should remain permitted only. However, to provide positive guidance to drivers and provide a consistent driving experience with the surrounding City of Omaha traffic signals, a three-section flashing yellow arrow traffic signal should be provided over the left-turn lane for each of the permitted only approaches.
- All stored lanes provide adequate storage length. However, a few approach lanes are anticipated to have queue lengths long enough to block traffic from entering the stored lanes during one or both peak hours.
- Under 2021 buildout traffic conditions, with the intersection of N-50 (144<sup>th</sup> Street) with Chandler Road under traffic signal control with a protected / permitted northbound left-turn phase, the intersection is anticipated to continue to operate at LOS B during both the AM and PM peak hours.
- Under 2021 buildout traffic conditions, with the intersection of N-50 (144<sup>th</sup> Street) with Echo Hills Drive under two-way stop control, the eastbound and westbound left-turn movements are anticipated to continue to operate at LOS F during both the AM and PM peak hours. During the AM peak hour, the eastbound left-turn is anticipated to have a volume to capacity (V/C) ratio exceeding 1.0, meaning the volume has exceeded the capacity of the roadway. During the PM peak hour, the westbound left-turn and right-turn movements are anticipated to have a V/C ratio exceeding 1.0. The eastbound and westbound through/right-turn lane group is also anticipated to operate at LOS F during the AM peak hour. The remaining movements are anticipated to operate at LOS C or better.
- Under 2021 buildout traffic conditions, with the intersection of 146<sup>th</sup> Street with Chandler Road under two-way stop control, all movements at the intersection are anticipated to continue to operate at LOS B or better both the AM and PM peak hours.
- A mid-block pedestrian crossing to cross 146<sup>th</sup> Street is recommended to provide access from the proposed development to Echo Hills Park. This crossing should be marked and signed in accordance with the MUTCD. As a non-site related improvement, it is also recommended to connect the sidewalk on the west side of 146<sup>th</sup> Street from Margo Street to Echo Hills Park.