

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**JANUARY 5, 2021 AGENDA**

| <b>Subject:</b>   | <b>Type:</b>                              | <b>Submitted By:</b>                                    |
|---|---|---|
| PRELIMINARY PLAT -<br>DORWILL, LLC<br>LOT 1 I-80 BUSINESS PARK 2 <sup>ND</sup> ADDITION<br>REPLAT 1 | ◆ RESOLUTION<br>ORDINANCE<br>RECEIVE/FILE | CHRISTOPHER SOLBERG, AICP<br>DEPUTY COMM. DEV. DIRECTOR |

**SYNOPSIS**

A resolution has been prepared for City Council to consider an application for a Preliminary Plat for Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1 to combine three parcels to allow for the development of a 2,800 square foot industrial building with two bays, located northwest of the intersection of S. 118<sup>th</sup> Street and Harry Andersen Avenue.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A Preliminary Plat application has been submitted by Dorwill, LLC for approximately 29,564 square feet (or 0.68 acres) currently described as Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, Pt Harry Andersen Ave Adj to Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, and Pt State Row Adj To Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, to be replatted as Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1. The purpose of the request is to combine the parcels into one lot in order to possibly build a small light industrial building in the near future.. A detailed staff report is attached.

The Planning Commission held a meeting on December 10, 2020 and voted unanimously to recommended approval of the Preliminary Plat as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, FOR APPROVAL OF THE PRELIMINARY PLAT FOR LOT 1 I-80 BUSINESS PARK 2ND ADDITION AND PT HARRY ANDERSEN AVE ADJ TO LOT 1 I-80 BUSINESS PARK 2ND ADDITION LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 17, T14, R12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND PT STATE ROW ADJ TO LOT 1 I-80 BUSINESS PARK 2ND ADDITION LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T14, R12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TO BE REPLATTED AS LOT 1 I-80 BUSINESS PARK 2ND ADDITION REPLAT 1 LOCATED IN SECTIONS 17 AND 18, T14, R12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owner of the above described pieces of property has made application for approval of a preliminary plat as presented at this meeting for Lot 1 I-80 Business Park 2nd Addition Replat 1 ("Preliminary Plat"); and

WHEREAS, the City Engineer has reviewed the Preliminary Plat; and

WHEREAS, on December 10, 2020, the La Vista Planning Commission reviewed the Preliminary Plat and recommended approval;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the Preliminary Plat for Lot 1 I-80 Business Park 2nd Addition, Pt Harry Andersen Ave Adj to Lot 1 I-80 Business Park 2nd Addition, and Pt State Row Adj to Lot 1 I-80 Business Park 2nd Addition, to be replatted as Lot 1 I-80 Business Park 2nd Addition Replat 1, located in the northwest 1/4 of the northwest 1/4 of Section 17, and the northeast 1/4 of the northeast 1/4 of Section 18, both in Township 14, Range 12E, generally located northwest of the intersection of S. 118th Street and Harry Anderson Avenue be, and hereby is, approved, contingent on the approval and recording of the Final Plat and related Subdivision Agreement.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2021.

CITY OF LA VISTA

ATTEST:

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Douglas Kindig, Mayor

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Pamela A. Buethe, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PSPP20-0001;

FOR HEARING OF: JANUARY 5, 2021

REPORT PREPARED ON: DECEMBER 21, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Dorwill, LLC  
Attn: Richard Essi  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Dorwill, LLC  
8231 S. 107<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** Northwest of the intersection of S. 118<sup>th</sup> Street and Harry Anderson Avenue;

**D. LEGAL DESCRIPTION:** Lot 1 I-80 Business Park 2<sup>nd</sup> Addition, Pt Harry Andersen Ave Adj To Lot 1-80 Business Park 2<sup>nd</sup> Addition, and Pt State Row Adj To Lot 1 I-80 Business Park 2<sup>nd</sup> Addition.

**E. REQUESTED ACTION(S):** Approval of a Preliminary Plat to combine Lot 1 I-80 Business Park 2<sup>nd</sup> Addition with two small pieces of former right-of-way sold by the State of Nebraska in 2019 to create Lot 1 I-80 Business Park 2<sup>nd</sup> Addition Replat 1.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District).

**G. PURPOSE OF REQUEST:** To create a larger parcel of land that would allow for the potential development of a 2,800 square foot industrial building with two tenant bays. One bay would be used by the owner and one would be leased out.

**H. SIZE OF SITE:** 29,564 square feet (0.68 acres).

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes downward to the south and to the west.

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

| <u>Direction From Subject Property</u> | <u>Future Land Use Designation</u> | <u>Current Zoning Designation</u>   | <u>Surrounding Development</u>                  |
|--|------------------------------------|---|---|
| North                                  | NA; Interstate 80 Right of Way     | NA; Interstate 80 Right of Way  | Interstate-80                                   |
| East                                   | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District)  | Vacant land                                     |
| South                                  | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District) | Progressive Casualty Insurance Company Building |
| West                                   | Industrial                         | I-1 Light Industrial, Gateway Corridor District (Overlay District), and FF/FW Flood Plain District (Overlay District) | Interstate-80                                   |

**C. RELEVANT CASE HISTORY:**

1. Dorwill, LLC submitted an application on August 4, 2020 to the La Vista Board of Adjustment for three variances from setback requirements in the La Vista Zoning Ordinance, noting the hardships associated with the small buildable area on the lots in question and a utility easement that runs through them. The La Vista Board of Adjustment granted the following three variances from Section 5.13.05 of the La Vista Zoning Ordinance to Dorwill, LLC on September 2, 2020:
  - i. Front yard setback along S. 118<sup>th</sup> Street reduced from 35 feet to 30 feet;
  - ii. Removal of the 60 foot setback requirement for front yards with parking in the front of the property; and
  - iii. Reduction in the side yard setback along the west lot line from 30 feet to 15 feet.

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
4. Section 7.17 of the Zoning Regulations – Landscaping Requirements

5. Article 8 of the Zoning Regulations – Board of Adjustment

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for industrial development. This proposal is consistent with the comprehensive plan.

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

**C. TRAFFIC AND ACCESS:**

1. The property will have driveway access off of S 118<sup>th</sup> Street.
2. No future direct access shall be permitted onto Harry Anderson Avenue.
3. Vehicle traffic to the site will be very limited. The owner intends to use one of the two bays to store equipment and supplies for RE Contracting. The owner also anticipates leasing the adjacent bay for a similar, low-traffic generating use.
4. Per Section 4.2 of La Vista's Subdivision Regulations, the minimum distance between the edge of a sidewalk and the curb shall be six (6) feet. The applicant is requesting a reduction in this distance for a section of the sidewalk on the northeast corner of the property due to topographical constraints. To allow for a reduction in the 6-foot requirement, the applicant will need to be granted a waiver through the Final Plat review process, as authorized per Section 8.01 of La Vista's Subdivision Regulations.

**D. UTILITIES:**

1. The property will have access to water, sanitary sewer, gas, power and communication utilities.

**E. PARKING REQUIREMENTS:**

1. The proposed development includes 5 parking stalls (4 standard and 1 van-accessible), which exceeds the 1 stall minimum parking requirement per the La Vista Zoning Ordinance. As industrial flex space, 1 parking space is required per 3,000 square feet of gross floor area, and the proposed industrial building is smaller than 3,000 square feet.

**IV. REVIEW COMMENTS:**

**A.** The building design for the proposed 2,800 square foot industrial flex building is currently under review through the City's design review process as required for developments within the Gateway Corridor Overlay District. The applicant has received initial comments from the City's third-party design review architect.

- B. As two of the parcels being combined in this proposal are formerly NDOT right-of-way, the combination of these lots must be completed through separate Preliminary and Final plats, per the City of La Vista Subdivision Regulations. Upon final approval of this Preliminary Plat, the Planning Commission and City Council will be asked to review the Final Plat.
- C. Prior to issuance of final building permits, the applicant will need to submit a full drainage study for review by the City Engineer. The applicant will also need to gain approval of the FAA due to the proximity of the site to the Millard Airport.

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

Staff recommends approval of the Preliminary Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

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

The Planning Commission reviewed Dorwill, LLC's Preliminary Plat application during the meeting on December 10, 2020 and voted unanimously to recommend approval of the Preliminary Plat for Lot 1 I-80 Industrial Park 2<sup>nd</sup> Addition Replat 1, as the request is consistent with La Vista's Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance.

**VII. ATTACHMENTS TO REPORT:**

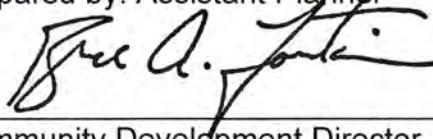
- A. Vicinity Map
- B. Review Letters
- C. Preliminary Plat Plan Set

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

- A. Rich Essi, Dorwill, LLC
- B. Public Upon Request



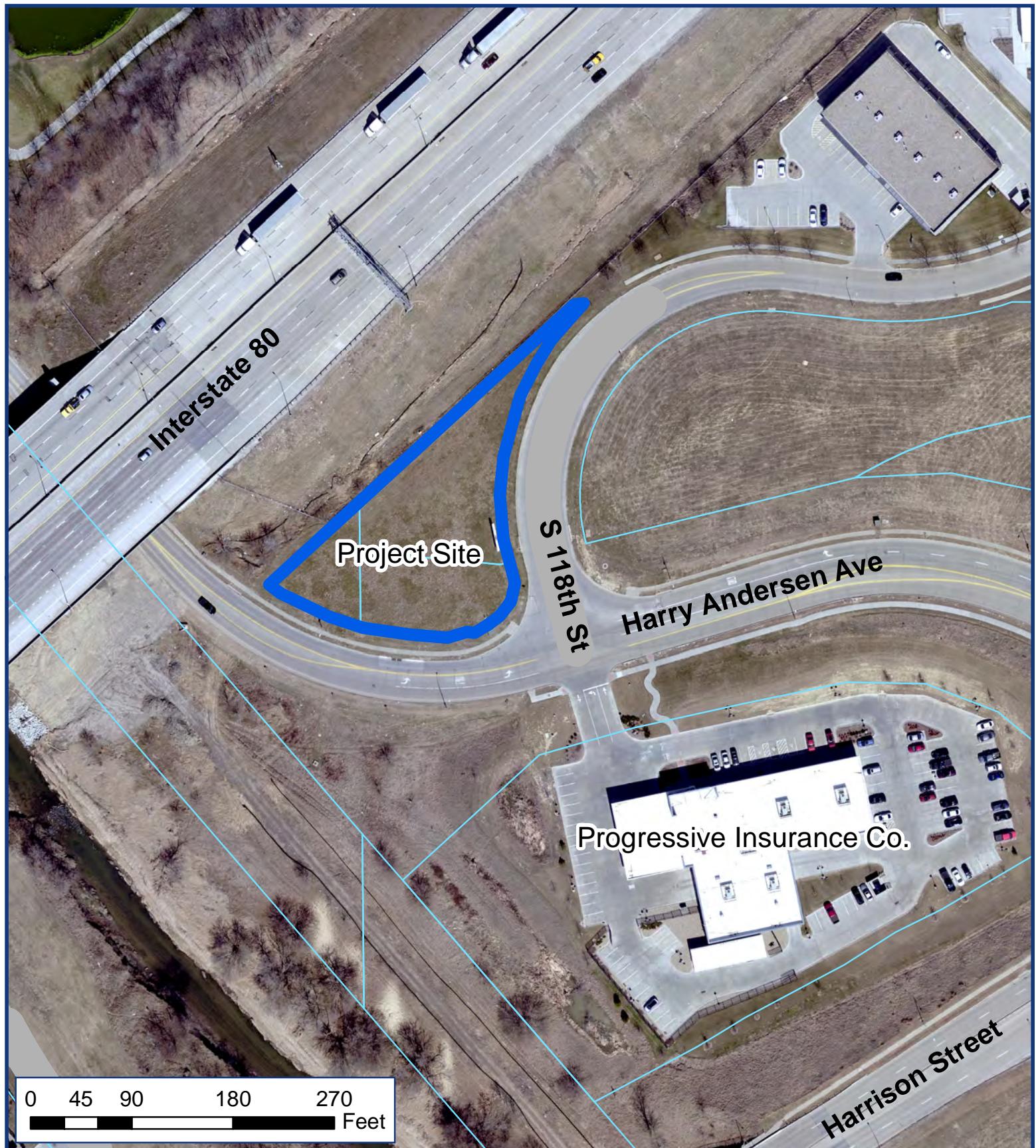
Prepared by: Assistant Planner



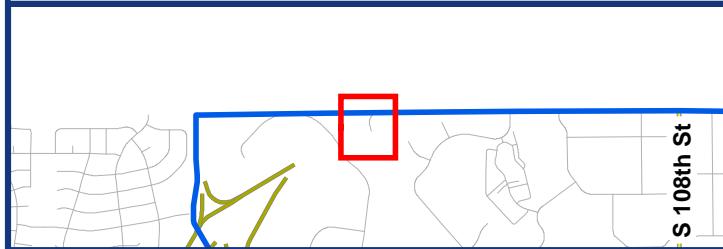
12/23/2020

Community Development Director

Date



### Preliminary Plat Vicinity Map



**Dorwill, LLC**  
**Lot 1 I-80 Business Park 2nd Add.**

11/30/2020 CB





October 14, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Preliminary Plat – Initial Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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 3.03.02 – Please submit any proposed grading plans with the preliminary plat.
2. Section 3.03.10 – Please include any locations for proposed improvements such as sanitary sewer, storm sewer, water, building footprint, etc.
3. Section 3.03.14 – Please illustrate building setback lines with a note referencing the variances that were granted by the Board of Adjustment on September 2, 2020.
4. Section 3.3.20 – A Post Construction Stormwater Management plan should be included that demonstrates the project will address stormwater management criteria as per Section 154 of the City Municipal Code.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 402.331.4375

**Community Development**  
8116 Park View Blvd.  
402.593.6400 402.593.6445

**Library**  
9110 Giles Rd.  
402.537.3900 402.537.3902

**Police**  
7701 S. 96th St.  
402.331.1582 402.331.7210

**Public Works**  
9900 Portal Rd.  
402.331.8927 402.331.1051

**Recreation**  
8116 Park View Blvd.  
402.331.3455 402.331.0299

5. General comment: Building height will need to be reviewed by the FAA as project progresses due to the proximity of the site to the Millard Airport. Approval will be required prior to issuance of a building permit.

Please submit 3 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,



Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director  
Pat Dowse, City Engineer  
Jeff Daharesh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture



November 4, 2020

Dorwill, LLC  
Attn: Rich Essi  
8231 S 107<sup>th</sup> Street  
La Vista, NE 68128

RE: Preliminary Plat – Second Review  
I-80 Business Park 2<sup>nd</sup> Addition Replat 1

Mr. Essi,

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 – Preliminary design of the improvements is shown, however, the location of the sidewalk does not appear to be consistent with the subdivision regulations, and the driveway thickness does not appear to be consistent with the City of Omaha Driveway Guidelines. Detailed improvement drawings of the project and connections to existing public utilities need to be submitted prior to issuance of a building permit.
2. Section 3.03.16 – The grading plan does not show all erosion control BMPs. Please include these.
3. Section 3.03.20 – The Grading/PCSMP Plan shows stormwater BMPs, however, a detailed drainage report was not submitted. A detailed drainage report with the complete PCSMP plans will need to be submitted prior to issuance of a building permit.

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8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

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7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F

Please resubmit digitally to the City for further review. If you are able to resubmit by Tuesday, November 10<sup>th</sup> and adequately address these comments, this item may be placed on the Planning Commission Agenda for the November 19<sup>th</sup>, 2020 meeting. If this timeline is not feasible or if there are remaining items, the next Planning Commission meeting will be on December 3, 2020.

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



Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director  
Pat Dowse, City Engineer  
Jeff Daharesh, Cornerstone Surveying, LLC  
Roger Doehling, LYNC Architecture  
Brad Blakeman, Blakeman Engineering

PRELIMINARY PLAT

I-80 BUSINESS PARK 2ND ADDITION REPLAT 1  
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

**FLOOD ZONE INFORMATION**

SURVEYED PROPERTY LIES IN FLOOD ZONE "A", WITH A BASE FLOOD ELEVATION OF 1042.6. INFORMATION PROVIDED BY FEMA'S FLOOD INSURANCE RATE MAP NUMBER 31153CD0050H, WITH AN EFFECTIVE DATE OF 5/3/2020.

**OWNER:**  
RICHARD M. BISHOP  
BORMAN, LLC  
16231 S. 570TH STREET  
LA VISTA, NE 68128  
(402) 635-9895

ARCHITECT:  
FROG IN DESIGNING  
LYNC ARCHITECTURE

**SURVEYOR:**  
DAVID D. TINCHAM  
DODGERSTONE SURVEYING, LLC  
14225 DAYTON CIRCLE, SUITE 15  
OMAHA, NE 68131  
(402)451-2068

CIVIL ENGINEER:  
ERIK D. BLAKEMAN  
BLAKEMAN ENGINEERING  
10425 HANSEN AVENUE  
OMAHA, NE 68124  
(402) 558-8222

**LEGEND - ROAD ZONE INFORMATION**

FLOOD ZONE "AE" (HATCH) \_\_\_\_\_  
FLOODWAY (HATCH) \_\_\_\_\_  
BASE FLOOD ELEVATION LINE  

## ZONING REGULATIONS

PROPERTY IS CURRENTLY ZONED "I-1"  
LIGHT INDUSTRIAL  
PER THE CITY OF LA VISTA, NEBRASKA

**PERMITTED USES**

|                   |                       |
|-------------------|-----------------------|
| LOT AREA          | 10,000 SQ FT. MINIMUM |
| LOT WIDTH         | 100 FT. MINIMUM       |
| FRONT YARD        | 35 FT.                |
| SIDE YARD         | 30 FT.                |
| REAR YARD         | 25 FT.                |
| MAX HEIGHT        | 45 FT.                |
| MAX. LOT COVERAGE | 65%                   |

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PRELIMINARY PLAT

I-80 BUSINESS PARK 2ND ADDITION REPLAT  
CITY OF LA VISTA, SARPY COUNTY, NEBRASKA

05

— CORNER CT RINE

PHONE: (402) 451-2288

14205 DAYTON CIRCLE, BELLEVUE, WA 98005



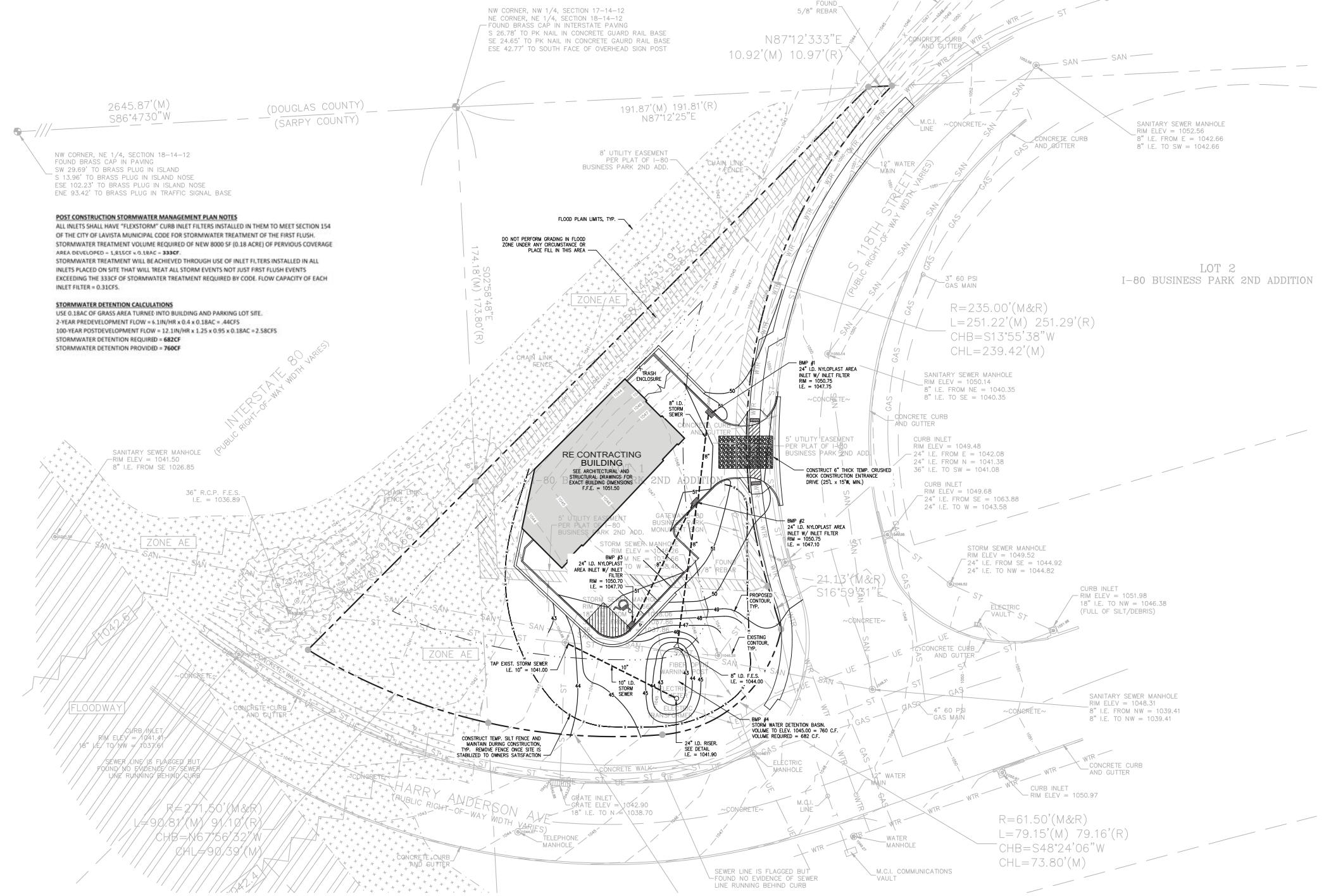
**RE CONTRACTING BUILDING  
LOT 1, I-80 BUSINESS PARK 2ND ADDITION**

LAVISTA, NE

DRAWN BY: JSP  
CHECKED BY: BKB  
ISSUED: PERMITS  
DATE: 10-23-2020  
SHEET NO: C1.1

REVISIONS:

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RE CONTRACTING BUILDING  
LOT 1, I-80 BUSINESS PARK 2ND ADDITION

LAVISTA, NE

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#### VISIONS

|              |            |
|--------------|------------|
| AWN BY:      | JSP        |
| ECHECKED BY: | BKB        |
| SUED:        | PERMITS    |
| TE:          | 10-23-2020 |
| EET NO:      |            |

## C2.1

