

AGENDA ITEM 4B

Replat—8201 Harrison Street—RFS Holdings, LLC



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

CASE NUMBERS: PRP21-0001;

FOR HEARING OF: AUGUST 5, 2021

REPORT PREPARED ON: JULY 27, 2021

I. GENERAL INFORMATION

A. APPLICANT(S):

RFS Holding, LLC
PO Box 79201
Atlanta, GA 30357

B. PROPERTY OWNER:

RFS Holding, LLC
PO Box 79201
Atlanta, GA 30357

C. LOCATION: 8201 Harrison Street, La Vista, NE 68128.

D. LEGAL DESCRIPTION: Lot 1282-D1 La Vista

E. REQUESTED ACTION(S): Approval of a replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4.

F. EXISTING ZONING AND LAND USE: C-2 General Commercial District and Gateway Corridor District (Overlay District).

G. PURPOSE OF REQUEST: The applicant wishes to split the existing property into two lots so that the undeveloped portion can be sold and developed at a later date.

H. SIZE OF SITE: Approximately 2.52 acres.

II. BACKGROUND INFORMATION

A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
North	General Commercial and High-Density Residential (Ralston)	GC General Commercial District and R-4 Multiple-Family Residential (Ralston)	Conoco Station; Fireside Village (Ralston)
East	Medium-Density Residential	R-1 Single Family Residential	Southwest Baptist Church
South	High-Density Residential	R-3 High-Density Residential and a Gateway Corridor Overlay (Overlay District)	Southfield Apartments
West	Commercial	C-2 General Commercial District and a Gateway Corridor District (Overlay District).	KFC Restaurant

B. RELEVANT CASE HISTORY: Lot 1282-D1 La Vista was created using a deed split (not an allowed method per La Vista's subdivision regulations) so this proposed lot split did not qualify to be performed administratively. This combined replat process will correct the issue and create two legal lots of record.

C. APPLICABLE REGULATIONS:

1. Section 5.11 of the City of La Vista Zoning Ordinance – C-2 General Commercial District
2. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
3. Section 3.07 of the City of La Vista Subdivision Regulations – Replats
4. Article 4 of the City of La Vista Subdivision Regulations – Design Standards

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Proposed Lot 1 La Vista Replat 4 has one driveway access onto Harrison Street (Shared with Lot 1191 La Vista) . Full requirements for access and parking for Lot 1 will be determined when a development proposal and building permit application are submitted. Future development may be subject to a traffic study in order to determine whether or not any traffic-related public improvements, provisions, or restrictions are required due to the location of the access to this site.
2. Proposed Lot 2 La Vista Replat 4 has one driveway access onto Harrison Street, and one onto S. 83rd Street. These two access points are existing.

D. UTILITIES: N/A

1. The property has access to all necessary utilities.
2. Details pertaining to the sanitary sewer easement located on proposed Lot 2 to ensure proper service to proposed Lot 1 will be included and recorded on a separate document. This separate easement document must be approved by the City Engineer prior to City Council consideration of this replat application.

E. PARKING REQUIREMENTS:

1. The existing off-street parking provided on proposed Lot 1 is sufficient for the existing land use and business (Bethany Funeral Home).
2. The number of off-street parking stalls required for proposed Lot 2 will be determined at a later date based upon the proposed use for the property. A development proposal has not been received at this time.

IV. REVIEW COMMENTS:

A. Building permits and approval of the associated grading plan and post construction stormwater management plan will be required prior to any development activities on proposed Lot 1 La Vista Replat 4.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review Letter
- C. Preliminary Plat
- D. Final Plat

VII. COPIES OF REPORT SENT TO:

- A. Jeff Stoll, E & A Consulting Group, Inc.
- B. RFS Holdings, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner

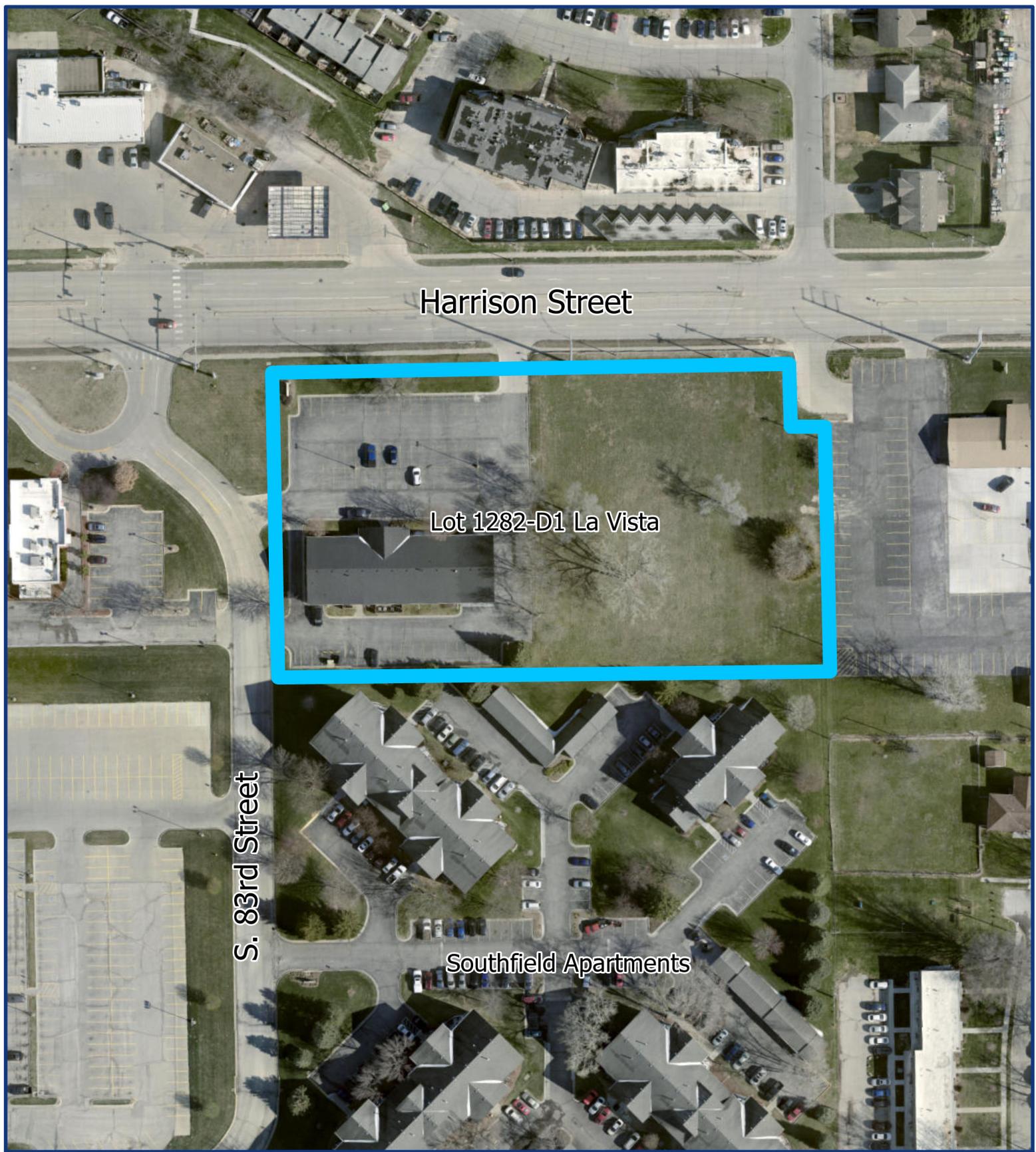


Morgan R. Hargay

7/29/21

Date

Deputy Community Development Director



Replat Vicinity Map



Legend

■ RFS Holdings Property Boundaries
(area to be replated)





April 22, 2021

Jeff Stoll
E&A Consulting Group, Inc.
10909 Mill Valley Road, STE 100
Omaha, NE 68154

RE: La Vista Replat 4 – Initial Review Letter

Mr. Stoll,

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 preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.
2. Section 3.03.14 – Setback lines should be illustrated on both proposed lots.
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.

City Hall
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**

Police
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**

4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
 - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
 - b. A Post Construction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
 - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
 - d. Any waiver considerations must be submitted completed, per Section 3.03.17 of the Subdivision Regulations.
 - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and/or limit the types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

Please resubmit the preliminary and final plats electronically 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
(402) 593-6405
cbrodersen@cityoflavista.org

cc:

Christopher Solberg, Deputy Community Development Director – City of La Vista
Bruce Fountain, Community Development Director – City of La Vista



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street ♦ Papillion, NE 68046-2895
Phone (402) 537-6900 ♦ FAX (402) 537-6955 ♦ www.sarpy.com

TO: Meghan Enberg, City of La Vista
FROM: Michael R. Sharp, RLS, Registered Land Surveyor
DATE: Thursday, April 08, 2021
RE: LaVista Repat 4

Sarpy County Public Works has reviewed the application, as submitted. Please see the attached plan with comments for the Final Plat.

- Legal description needs same dimension as the drawing (27.95 or 27.94)
- The two parcels to the south needs to be changed as shown on DWG.
- And correct the word to westerly to easterly as shown in legal description.

Any questions please contact me at (402)537-6909.

Sincerely:

A handwritten signature in blue ink, appearing to read "Michael R. Sharp".
Michael R. Sharp
County Surveyor



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 13, 2021

Cale Brodersen
City of La Vista Planning Department
8116 Park View Boulevard
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your April 22, 2021 Comment Letter from our March 31 Preliminary Plat & Final Plat Submittal. Each of the comments are listed, with our response following it shown in *italics*.

1. Section 3.03.07 – The preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.
Response: The Preliminary Plat has been updated to include all the known utilities in the area based on the 811 One-Call information provided to us.
2. Section 3.03.25 – Setback lines should be illustrated on both proposed lots.
Response: The setback lines have been added to both the Preliminary Plat and Final Plat.
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.
Response: The Final Plat has been updated per the Sarpy County comments.
4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
 - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
 - b. A Post Constriction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
 - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
 - d. Any waiver considerations must submitted completed, per Section 3.03.17 of the subdivision Regulations.
 - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and /or limit types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

Response: Understood, any building permit application must comply with any applicable City regulations. We will work with City staff regarding any applicable City regulation. It is our hope that we can avoid doing a traffic study for this 1.3 acre site.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,
E & A Consulting Group, Inc.



Jeff Stoll,
Platting Services Assistant Manager

From: [Cale Brodersen](#)
To: "Jeff Stoll"
Cc: [zzEACG Project 2020.318.001](#); [Christopher Solberg](#); [Bruce Fountain](#)
Subject: RE: [EXT]La Vista Replat 4 - Preliminary & Final Plat Submittal
Date: Thursday, June 17, 2021 11:33:46 AM

Hello Jeff,

Thank you for the resubmittal. Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83rd Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat.

Per our [draft review schedule](#), to be considered for the July 15th Planning Commission meeting agenda, our resubmittal deadline would be June 28th (assuming that the resubmittal satisfactorily addresses the utility concerns).

Let me know if you have any questions! Thanks,

Cale Brodersen

City of La Vista | Assistant Planner
402.593.6400 (Office)
402.593.6405 (Direct)
8116 Park View Blvd. | La Vista, NE 68128
CityofLaVista.org

Accountability | Integrity | Public Service

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 28, 2021

Cale Brodersen
City of La Vista Planning Department
8116 Park View Boulevard
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your June 17, 2021 email regarding our June 13th resubmittal.

Per your email *"Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83rd Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat."*

Response: We have verified that there are storm sewer inlets along Harrison Street for proposed Lot 1 to utilize, the preliminary plat has been revised to show the nearest storm inlet locations. It is our assumption that the inlets along Harrison Street are adequately sized to handle the storm drainage from Lot 1. Regarding the sanitary sewer, we agree with the City's assessment that the nearest sanitary sewer connection will be along 83rd Street. The preliminary plat and final plat have been updated to show an easement.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

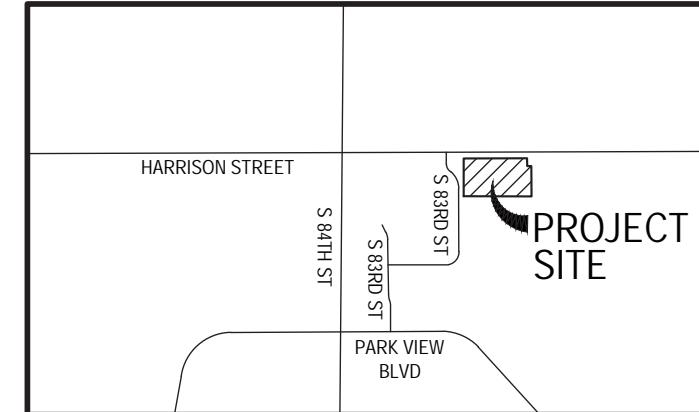
Sincerely,
E & A Consulting Group, Inc.

Jeff Stoll,
Platting Services Assistant Manager

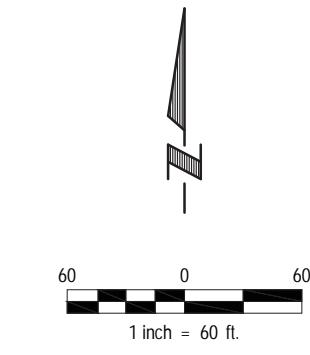
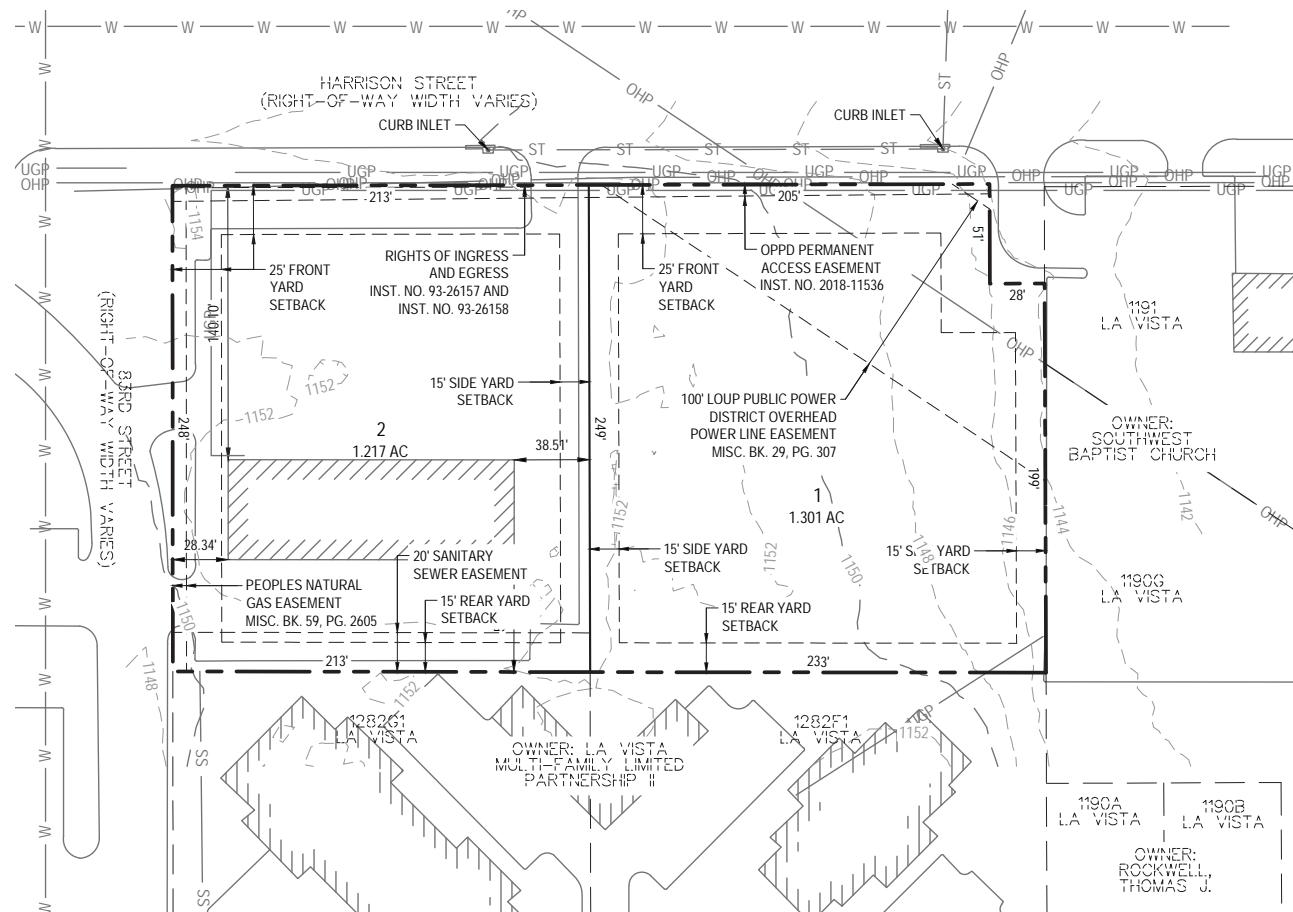
LA VISTA REPLAT 4

LOTS 1 & 2 INCLUSIVE

BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- — — BOUNDARY LINE
- — — LOT LINE
- — — EASEMENTS
- — — SETBACK LINE
- ▨ EXIST. BUILDING
- 1120 — EXIST. MAJOR CONTOURS
- 1122 — EXIST. MINOR CONTOURS
- SS — SANITARY SEWER LINE
- OHP — POWER LINE (OVERHEAD)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 109,702 SQUARE FEET OR 2.518 ACRES MORE OR LESS.

DEVELOPER/OWNER
RFS HOLDING, LLC.
PO BOX 79201
ATLANTA, GA 30357

ZONING:

EXISTING: C-2
PROPOSED: C-2, LOTS 1 & 2
TOTAL: 2.518 AC

Proj No:	P2020.318.001
Date:	03/30/2021
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Revisions		
<input checked="" type="checkbox"/>	Date	Description

PRELIMINARY PLAT

LA VISTA REPLAT 4
LOTS 1 & 2 INCLUSIVE
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

