

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 19, 2022 AGENDA**

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT NEBRASKA MULTISPORT COMPLEX (E OF EASTPORT PARKWAY & N OF GILES ROAD)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG, AICP DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for Council to consider a Conditional Use Permit application for operation and management of a private recreational facility (specifically Nebraska Multisport Complex) on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lot 2B1 and Northwesterly part of Tax Lot 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6th P.M., Sarpy County, Nebraska, generally located east of Eastport Parkway and north of Giles Road.

FISCAL IMPACT

This request is a zoning action only.

RECOMMENDATION

Approval, subject to City Council approval and recording of a subdivision agreement that provides details of the public improvements to be installed.

BACKGROUND

The requested Conditional Use Permit is to allow for the development of the proposed Nebraska Multisport Complex (NMSC) which consists of twelve (12) multipurpose synthetic turf fields with associated lighting and parking. The complex will also include a main concession building with restrooms and other amenities. Eight (8) of the fields will be constructed directly east of Eastport Parkway, while the other four fields will be constructed south of the CB&Q Railroad line, with access off of Giles Road at the 120th Street intersection.

A detailed staff report is attached. (a copy of the traffic study is available in the City Clerk's office for review).

The Planning Commission held a public hearing on April, 7 2022, and unanimously voted to recommend approval of the Conditional Use Permit.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR THE NEBRASKA MULTISPORT COMPLEX FOR OPERATION AND MANAGEMENT OF A PRIVATELY OWNED RECREATIONAL FACILITY ON TAX LOTS 11 AND 15, TOGETHER WITH ALL OF TAX LOT 2A AND PARTS OF TAX LOTS 2B1 AND 3 LYING NORTH AND WEST OF RAILROAD RIGHT-OF-WAY, TOGETHER WITH TAX LOT 1A1B AND PART OF TAX LOT 2B1 AND NORTHWESTERLY PART OF TAX LOT 3 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, ALL LOCATED IN SECTION 17, T14N, R12E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the Nebraska Multisport Complex Board of Directors, on behalf of the property owner, Omaha Multi Sport Complex, has applied for a Conditional Use Permit for operation and management of a privately owned recreational facility on Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and part of Tax Lot 2B1 and Northwesternly part of Tax Lot 3 lying South and East of railroad right-of-way, all located in Section 17, T14N, R12E, of the 6th P.M., Sarpy County, Nebraska, located east of Eastport Parkway and north of Giles Road; and

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

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit for such purposes, to the extent determined necessary by the Mayor or City Administrator.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby approve and authorize the execution of a Conditional Use Permit as submitted at this meeting, subject to any additions, subtractions, or modifications as the City Administrator or any designee of the City Administrator determines necessary or appropriate, and further subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and the approval and recording of a subdivision agreement.

PASSED AND APPROVED THIS 19TH DAY OF APRIL 2022.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk



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

CASE NUMBERS: PCUP21-0006;

FOR HEARING ON: APRIL 19, 2022
REPORT PREPARED ON: MARCH 30, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

Nebraska Multi-Sport Complex
Attn: Mike Cassling
13808 F Street
Omaha, NE 68137

B. PROPERTY OWNER:

Nebraska Multi-Sport Complex
Attn: Mike Cassling
13808 F Street
Omaha, NE 68137

C. LOCATION: Generally located east of Eastport Parkway and north of Giles Road

D. LEGAL DESCRIPTION: Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and Northwesterly part of Tax Lot 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P. M., Sarpy County, Nebraska.

E. REQUESTED ACTION(S): Conditional Use Permit to develop and operate a private recreational facility.

F. EXISTING ZONING AND LAND USE: TA Transitional Agriculture, Gateway Corridor Overlay (Overlay District); the property is a former sod farm.

G. PURPOSE OF REQUEST: The requested Conditional Use Permit is to allow for the development of the proposed Nebraska Multisport Complex (NMSC) which consists of twelve (12) multipurpose synthetic turf fields with associated lighting and parking. The complex will also include a main concession building with restrooms. Eight (8) of the fields will be constructed directly east of Eastport Parkway, while the other four fields will be constructed south of the CB&Q Railroad line, with access off of Giles Road at 120th Street.

H. **SIZE OF SITE:** Approximately 124 acres.

II. **BACKGROUND INFORMATION**

A. **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	Industrial / Commercial	I-1 Light Industrial/C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)	Harrison Hills
East	Industrial	I-2 Heavy Industrial District	Brook Valley Business Park
South	Industrial	C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)	Brook Valley II Business Park
West	Commercial	C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay (Overlay District)	Southport East

B. **RELEVANT CASE HISTORY:**

1. On February 21, 2017 the City Council of the City of La Vista approved a Conditional Use Permit (CUP) for the Nebraska Multisport Complex on this site. However, as development of the site did not proceed and the use did not commence, the CUP expired, requiring the re-application for approval of the CUP to commence the use.
2. On December 3, 2019 the City Council held a public hearing regarding the applicant's request for a CUP to allow the development of indoor tennis courts on the subject property. City Council tabled the consideration for the approval of the application. The applicant then withdrew their application.

C. **APPLICABLE REGULATIONS:**

1. Section 5.05 of the City of La Vista Zoning Ordinance – TA Transitional Agriculture District
2. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
3. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access will be from multiple egress / ingress points to Giles Road and Eastport Parkway. The main entrance would be located northeast of Eastport Parkway and McDermott Plaza, at the location of the existing north access drive to Comfort Suites. Additional access points include Eastport Parkway and Port Grace Blvd., and 120th Street and Giles Road.
2. The City, in conjunction with the applicant, has undertaken a Traffic Impact Study to identify transportation improvements that will be necessary to support the proposed uses. The City is also working with the NDOT to identify future needs and improvements to the Exit 442 Interchange. The City has programmed a widening of Giles Road in the City's Capital Improvement Program as part of the efforts needed to address increased traffic from this project as well as traffic increases from ongoing development in the surrounding area, both inside and outside the City of La Vista jurisdiction, that utilize the Exit 442 Interchange to access I-80.
3. Based on recommendations from the Traffic Impact Study, the intersection of Eastport Parkway and McDermott Plaza will be reconstructed to a roundabout style to facilitate better traffic flow.
4. The Traffic Impact Study also discusses other possible improvements at the intersections of Southport Parkway and 123rd Plaza with Eastport Parkway. The timing of these improvements will be based on thresholds related to the increase in traffic as activities increase in the complex as will be detailed in the subdivision agreement discussed in Section IV below.
5. Design criteria for the on-site ring road, as well as the intersection of 120th Street and Giles Road are currently under review by the City Engineer. Any changes as deemed necessary by the City Engineer will need to be approved prior to the issuance of a building permit.

D. UTILITIES:

1. All utilities are available to the site subject to making necessary extensions as may be required by the utility companies.

E. PARKING REQUIREMENTS:

1. The site plan provided in the last submittal depicts 1,258 parking stalls, 32 of which are ADA/van accessible. Based on our calculations, this should be sufficient to accommodate daily activities and events with roughly 5,000 people in attendance.

However, as stated in the Traffic Impact Study (TIS), there's a potential for events that could draw 10,500 people per day on a weekend. Although attendance would be stretched over that time period, attendance of that magnitude could cause traffic congestion and a potential inability to accommodate all vehicles on-site. Staff is working with the applicant to hold discussions with nearby businesses about the potential for shared parking in case the proposed parking areas cannot contain all of the parked vehicles for major events.

IV. REVIEW COMMENTS:

1. Applicant intends to construct a fieldhouse and other amenities at a future date with timing dependent on financing and demand. The applicant will need to apply for an amendment to their Conditional Use Permit at that time and proceed through design review approval prior to the issuance of a building permit.
2. The draft Conditional Use Permit includes a condition as part of the language to require the completion of subdivision agreement that sets forth requirements for public improvements. Considerations for pedestrian safety improvements will be included as a requirement within the subdivision agreement.
3. The subdivision agreement will include language as to the timing of future public improvements as the use of the complex increases and adjustments to the traffic operations are warranted.
4. Applicant will need to continue to coordinate with utility providers for onsite utilities, and the BNSF Railroad for certain items of work and/or improvements on this project.
5. Applicant will need to coordinate with the P-MRNRD and the USACE for any applicable permitting for work within the floodplain and/or any potentially jurisdictional waterways.
6. The applicant will need to provide proof of FAA approval prior to issuance of a building permit.
7. Wayfinding signage should not only include off-site, but on-site signage to handle the direction of traffic to inform attendees on either side of the railroad tracks of where to go without having to turn around and go to other side of the complex. A wayfinding signage plan will be required as an exhibit to the

- subdivision agreement. This plan will include a map depicting the location and type of signs that will provide wayfinding in the public areas approaching the complex.
8. The development is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
 9. Proposed locations for temporary restroom trailers are identified on the site plan. Screening of these temporary restroom areas will not be required at this time, however, a condition has been placed within the Conditional Use Permit that if complaints are received and the lack of screening becomes a concern, the City may require the installation of fencing or screening of temporary restroom areas at a later date.
 10. Additional permanent restrooms are planned by the applicant as a future phase, along with improvements to parking, lighting and the ring road. Details as to the timing of these improvements will be provided within the subdivision agreement.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, approval by the City Council, and recording of a subdivision agreement that provides details of the public improvements to be installed.

VI. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:

The La Vista Planning Commission held a public hearing on April 7, 2022 and voted unanimously to recommend approval of the Conditional Use Permit.

VII. ATTACHMENTS TO REPORT:

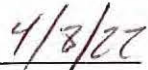
- A. Vicinity Map
- B. Applicant's Operational Statement
- C. Staff Review Letters
- D. Draft CUP

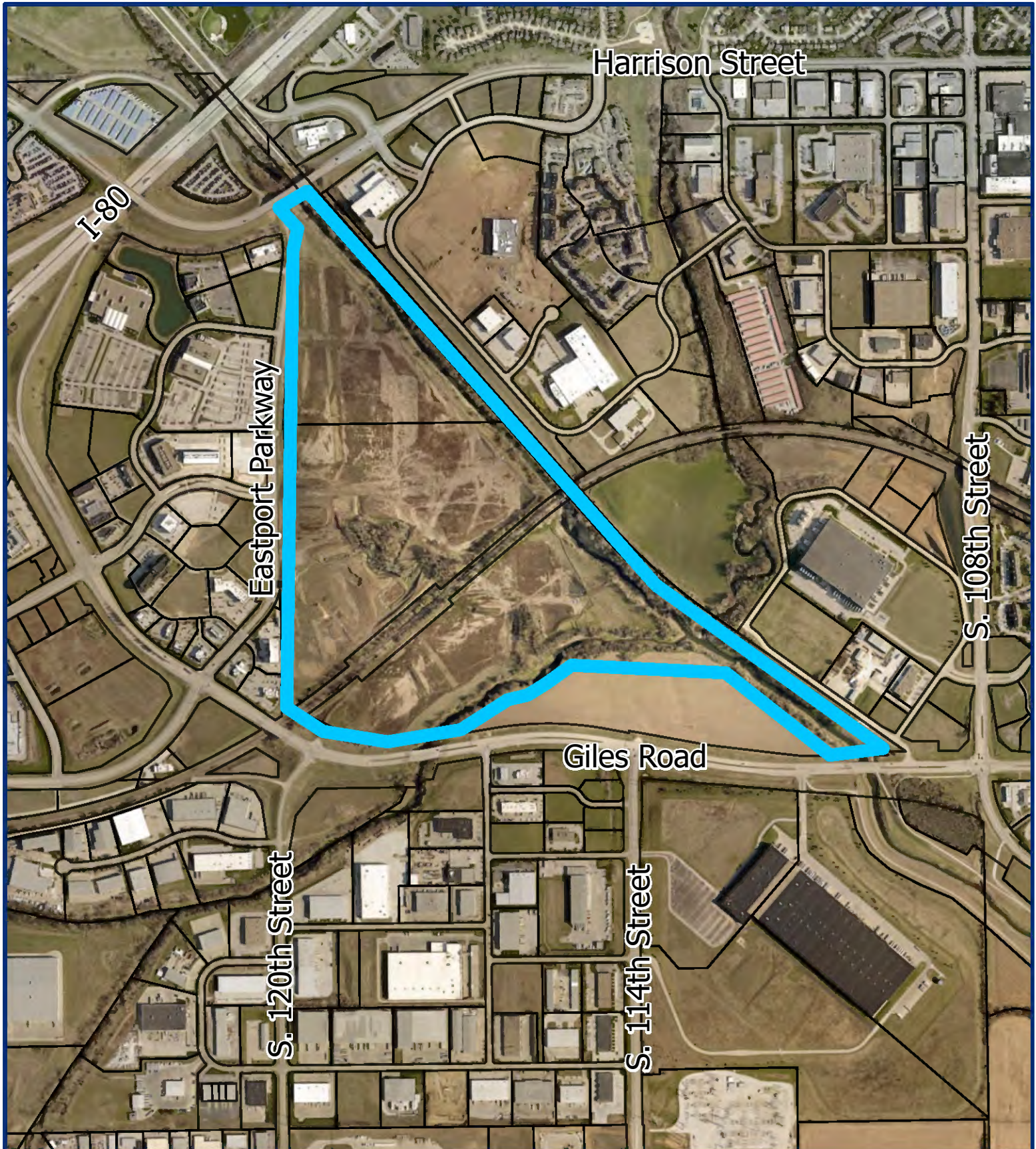
VIII. COPIES OF REPORT SENT TO:

- A. Mike Cassling, Nebraska Multi-Sport Complex
- B. Kyle Graham, Olsson Associates
- C. Craig Scriven, Nebraska Multi-Sport Complex
- D. Public Upon Request

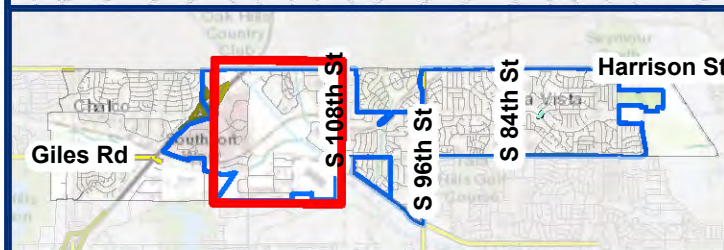

Prepared by: Deputy Community Development Director


Community Development Director


Date



Vicinity Map - Nebraska Multi-Sport Complex CUP



Legend

-  Property Lines
-  Multi-Sport Complex Facility Boundaries



City of La Vista

Conditional Use Permit

Conditional Use Permit for Operation and Management of a Private Recreational Facility

This Conditional Use Permit issued this ____ day of _____, 2022, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Nebraska Multi-Sport Complex, a Nebraska nonprofit corporation and tax exempt organization under Internal Revenue Code Section 501(c)(3) doing business as Nebraska Multi-Sport Complex ("Nebraska Multi-Sport" or "applicant"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to operate and manage a private recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Northwesterly part of Tax Lot 1A1B and the Northwesterly part of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P. M. in Sarpy County, Nebraska ("Property" or "Premises").

WHEREAS, Nebraska Multi-Sport has applied for a conditional use permit for Nebraska Multi-Sport's management and operation of a private recreational facility; and

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

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof and to the extent the City determines a permit is needed for the intended use of the Premises, this conditional use permit is issued to Nebraska Multi-Sport to use the area designated on Exhibit "B" hereto for the uses described above, 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 granted by this permit are transferable, subject to approval of the Mayor, City Administrator or his/her designee, and any breach of any terms hereof shall cause this permit to expire and terminate unless exempted herein or the City in writing waives the breach.
2. In respect to the Permitted Use:
 - a. Operation of this Private Recreational Facility must be in accordance with the "Statement of Operations" attached to this permit as "Exhibit A". Any change in the Statement of Operations including, but not limited to, the hours of operation and additional services provided, shall require review and approval by the City Administrator or her designee and may require an amendment to the Conditional Use Permit as determined by the City Administrator, depending on the nature of the proposed change.
 - b. A site plan showing the Property boundaries and easements, proposed structures, public off-street parking, access points, public streets, and drives shall be attached to the permit as "Exhibit B".
 - c. The Premises shall be developed and maintained in accordance with the site plan (Exhibit "B") as approved by the Community Development Director of the City, after any required additions,

- subtractions, or modifications, and incorporated herein by this reference. Building and site design review shall be conducted as per the Gateway Corridor District Design Guidelines and approval of the City shall be obtained prior to the issuance of a building permit. "Approval" for this purpose means written approval of the Community Development Director or his designee. Any additions, subtractions, or modifications must be submitted to the Community Development Director for approval, and shall be subject to such additional approvals of the City as the Community Development Director determines necessary or advisable.
- d. The use shall conform to an Event Traffic Management Plan approved by and on file with the La Vista Police Chief or his or her designee from time to time ("Designated Police Contact"). A copy of the approved Event Traffic Management Plan shall be maintained on site. At least ten (10) days before implementing any proposed change to requirements or contents of the Operations Plan, the Permittee shall submit the proposed change to the Designated Police Contract. Any such change shall be subject to approval of the Designated Police Contact.
 - e. Applicant shall prepare, and receive approval within six months, a subdivision agreement detailing the requirements for public improvements. The subdivision agreement shall include language as to the timing of future public improvements as the use of the complex increases and adjustments to the traffic operations are warranted.
 - f. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of enclosed buildings, except trash receptacles and those approved in writing by the Community Development Director or his designee.
 - g. All trash receptacles, benches and planters shall be placed on Property. Trash dumpsters shall be placed with a trash enclosure of at least six feet in height.
 - h. Screening of temporary restroom trailers will not be required in order to obtain a Certificate of Occupancy. However, if complaints are received regarding the lack of screening, the City may require the installation of fencing or some form of screening as approved by the Community Development Director.
 - i. The permitted use shall comply with the Statement of Operations (Exhibit "A") in regard to parking management and restroom facilities management.
 - j. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by Nebraska Multi-Sport to the extent not otherwise satisfied.
 - k. Nebraska Multi-Sport, to the extent not otherwise satisfied, shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
 - l. Nebraska Multi-Sport shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the Premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - m. Nebraska Multi-Sport hereby indemnifies and agrees to defend the City and all officials, officers, employees, agents, successors, and assigns of the City ("Indemnified Parties") against, and holds the Indemnified Parties 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 Nebraska Multi-Sport, or any officers, members, directors, agents, employees, assigns, suppliers or invitees of Nebraska Multi-Sport, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the Premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the Use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The 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 permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.

- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at Nebraska Multi-Sport's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Nebraska Multi-Sport's abandonment of the Permitted Use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Nebraska Multi-Sport's breach of any other terms hereof and its failure to correct such breach within ten (10) days of City's giving notice thereof.
5. In the event of Nebraska Multi-Sport's failure to promptly remove any safety or environmental hazard from the Premises, or the expiration or termination of this permit and Nebraska Multi-Sport's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to Nebraska Multi-Sport or any third party to exercise said option) cause the same to be removed at Nebraska Multi-Sport's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and Nebraska Multi-Sport shall reimburse the City the costs incurred to remove the same. Nebraska Multi-Sport hereby irrevocably grants the City, its agents and employees the right to enter the Premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the Premises as necessary or appropriate to carry out any other provision of this permit.
6. If any provision, or any portion thereof, contained in this permit 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. The conditions and terms of this permit shall be covenants running with the land and binding upon Nebraska Multi-Sport and, all successors and assigns of Nebraska Multi-Sport.
2. Delay of City to terminate this permit on account of breach of Nebraska Multi-Sport of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
3. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the Premises except to the extent and for the duration specifically authorized by this permit.
4. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the Nebraska Multi-Sport as follows:

Contact Name and Address: Craig Scriven
Nebraska Multi-Sport Complex
13808 F. Street

Mike Casseling – President
Nebraska Multi-Sport Complex
Board of Directors

Omaha, NE 68137
(816) 255-8890

13808 F. Street
Omaha, NE 68137
(402) 991-2561

Effective Date:

The recitals at the beginning of this permit and all exhibits referenced in this permit shall be incorporated into this permit by reference. 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:

Pamela A. Buethe
City Clerk

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 Nebraska Multi-Sport to be performed or discharged.

Date: _____

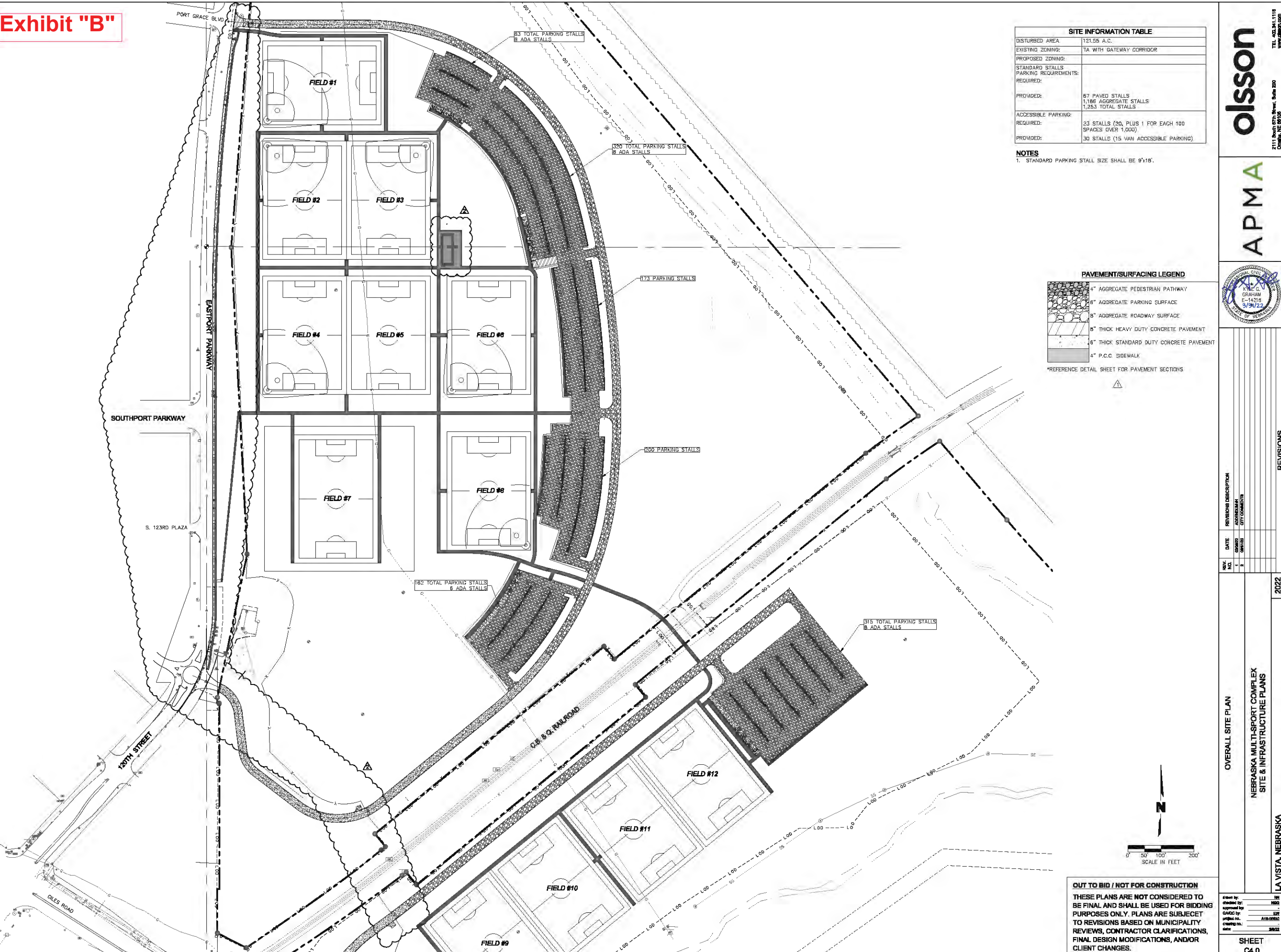
STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

Notary Public







Exhibit "B"



SITE INFORMATION TABLE	
DISTURBED AREA	121.55 A.C.
EXISTING ZONING:	TA WITH GATEWAY CORRIDOR
PROPOSED ZONING:	
STANDARD STALLS PARKING REQUIREMENTS: REQUIRED:	
PROVIDED:	67 PAVED STALLS 1,186 AGGREGATE STALLS 1,253 TOTAL STALLS
ACCESSIBLE PARKING: REQUIRED:	23 STALLS (20, PLUS 1 FOR EACH 100 SPACES OVER 1,000).
PROVIDED:	30 STALLS (15 VAN ACCESSIBLE PARKING)

NOTES

1. STANDARD PARKING STALL SIZE SHALL BE 9'x18'

<u>PAVEMENT/SURFACING LEGEND</u>	
	4" AGGREGATE PEDESTRIAN PATHWAY
	6" AGGREGATE PARKING SURFACE
	8" AGGREGATE ROADWAY SURFACE
	8" THICK HEAVY DUTY CONCRETE PAVEMENT
	6" THICK STANDARD DUTY CONCRETE PAVEMENT
	4" P.C.C. SIDEWALK

*REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS

[illegible]

OUT TO BID / NOT FOR CONSTRUCTION
THESE PLANS ARE NOT CONSIDERED TO BE FINAL AND SHALL BE USED FOR BIDDING PURPOSES ONLY. PLANS ARE SUBJECT TO REVISIONS BASED ON MUNICIPALITY REVIEWS, CONTRACTOR CLARIFICATIONS, FINAL DESIGN MODIFICATIONS, AND/OR CLIENT CHANGES.

Exhibit "B"

MATCHLINE - SEE SHEET C4.1

FIELD #2

FIELD #3

CONCESSIONS/RESTROOM BUILDING
(REFERENCE ARCHITECTURAL & ELECTRICAL PLANS)

MATCHLINE - SEE SHEET CA-3







MATCHLINE - SEE SHEET C4.A

SITE KEY NOTES	
(A)	INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
(B)	PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
(C)	INSTALL 4-INCH WHITE PAVENT STRIPING.
(D)	CONSTRUCT 4-INCH THICK P.C. SIDEWALK. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(E)	INSTALL 4-INCH WHITE PAVENT STRIPING AT 4S; 2- FEET O.C.; PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
(F)	CONSTRUCT TYPE 'A' INTERIOR CURB AND GUTTER. REFERENCE DETAIL SHEET.
(G)	TRANSITION 8" CURB TO NO CURB WITHIN 5'. REFERENCE DETAIL SHEET.
(H)	CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.

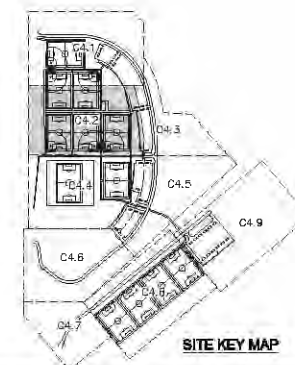
1	CONSTRUCT 8-INCH THICK HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
2	INSTALL STOP SIGN PER MUTCD STANDARDS
3	CONCRETE CURB STOP
4	8' AGGREGATE PARKING AREA. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
5	4' AGGREGATE PEDESTRIAN PATH. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
6	CONSTRUCT THICKENED EDGE, REFERENCE DETAIL SHEET.
7	INSTALL DIRECTIONAL ARROW PAVEMENT MARKINGS. MARKINGS SHOULD BE USED IN, PAINTED REFLECTED WHITE. REFERENCE DETAIL SHEET.
8	CONSTRUCT 8-FEET HIGH CHAIN LINK FENCE PER CITY OF OMAHA STANDARD PLATE 807-01.
9	12 FOOT WIDE DOUBLE LEFT SWING GATE. REFERENCE DETAIL SHEET.

(R)	CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 504-01. REFERENCE PLAN FOR CURB RAMP TYPE.
(E)	SAW CUT EXISTING PAVEMENT, FULL DEPTH AND CONSTRUCT FINISHED EDGE, PER CITY OF OMAHA STANDARD PLATE 504-02.
(T)	8" AGGREGATE ROADWAY SURFACE. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(U)	24" TALL POST & CABLE FENCE. REFERENCE SHEET C10.1 FOR DETAIL.
(V)	CHAIN LINK PEDESTRIAN GATE
(W)	STRUCTURAL STOP AND PAD: REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
(X)	INSTALL 50' FLAG POLE
(Y)	TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
(Z)	CONCRETE VEHICLE TURNAROUND

PAVEMENT/SURFACING LEGEND

	4" AGGREGATE PEDESTRIAN PATHWAY
	6" AGGREGATE PARKING SURFACE
	8" AGGREGATE ROADWAY SURFACE
	8" THICK HEAVY DUTY CONCRETE PAVEMENT
	6" THICK STANDARD DUTY CONCRETE PAVEMENT
	4" P.C.C. SIDEWALK

REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS



SITE KEY MAP



OUT TO BID / NOT FOR CONSTRUCTION

THESE PLANS ARE NOT CONSIDERED TO BE FINAL AND SHALL BE USED FOR BIDDING PURPOSES ONLY. PLANS ARE SUBJECT TO REVISIONS BASED ON MUNICIPALITY REVIEWS, CONTRACTOR CLARIFICATIONS, FINAL DESIGN MODIFICATIONS, AND/OR CLIENT CHANGES.

drawn by: _____
 checked by: _____
 approved by: _____
 GARC by: _____
 project no.: A18-0000
 drawing no.: _____

SHEET
C4.2

SITE PLAN

**NEBRASKA MULTI-SPORT COMPLEX
SITE & INFRASTRUCTURE PLANS**

LA VISTA, NEBRASKA

2022

REVISIONS

APMA

olsson

2111 South 57th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1118
www.oleson.com

Exhibit "B"

MATCHLINE - SEE SHEET C4.2

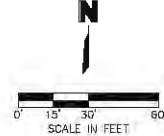
EASTPORT PARKWAY

FIELD #7

FIELD #8

APPROXIMATE LOCATION OF
TEMPORARY RESTROOM
TRAILER

MATCHLINE - SEE SHEET C4.6



SITE KEY NOTES

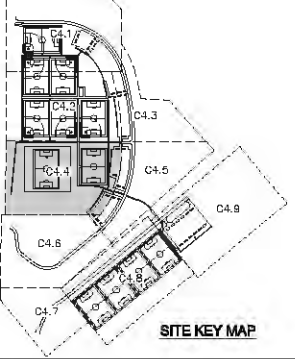
- (A) INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
- (B) PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
- (C) INSTALL 4-INCH WHITE PAVEMENT STRIPING.
- (D) CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
- (E) INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FOOT O.C. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
- (F) CONSTRUCT TYPE "A" INTEGRAL CURB AND GUTTER.
- (G) CONSTRUCT 6" CURB TO NO CURB WITHIN 5'. REFERENCE DETAIL SHEET.
- (H) CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
- (I) CONSTRUCT 8-INCH THICK HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.

- (J) INSTALL STOP SIGN PER MUTCD STANDARDS.
- (K) CONCRETE CURB STOP.
- (L) 6" AGGREGATE PARKING AREA. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
- (M) 4" AGGREGATE PEDESTRIAN PATH. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
- (N) CONSTRUCT THICKENED EDGE. REFERENCE DETAIL SHEET.
- (O) INSTALL DIRECTIONAL ARROW PAVEMENT MARKINGS. MARKINGS SHALL BE GROOVED IN, PAINTED REFLECTED WHITE. REFERENCE DETAIL SHEET.
- (P) CONSTRUCT 6-FOOT HIGH CHAIN LINK FENCE PER CITY OF OMAHA STANDARD PLATE 807-01.
- (Q) 28 FOOT WIDE DOUBLE LEAF SWING GATE. REFERENCE DETAIL SHEET.
- (R) CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 904-01. REFERENCE PLAN FOR CURB RAMP TYPE.
- (S) SAWCUT EXISTING PAVEMENT, FULL DEPTH AND CONSTRUCT THICKENED EDGE, PER CITY OF OMAHA STANDARD PLATE 901-02.

- (T) 8" AGGREGATE ROADWAY SURFACE. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
- (U) 24" TALL POST & CABLE FENCE. REFERENCE SHEET C10.1 FOR DETAIL.
- (V) CHAIN LINK PEDESTRIAN GATE.
- (W) STRUCTURAL STOOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
- (X) INSTALL 50' FLAG POLE.
- (Y) TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
- (Z) CONCRETE VEHICLE TURNAROUND.

PAVEMENT/SURFACING LEGEND

- 4" AGGREGATE PEDESTRIAN PATHWAY
- 6" AGGREGATE PARKING SURFACE
- 6" AGGREGATE ROADWAY SURFACE
- 8" THICK HEAVY DUTY CONCRETE PAVEMENT
- 6" THICK STANDARD DUTY CONCRETE PAVEMENT
- 4" P.C.C. SIDEWALK
- *REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS



OUT TO BID / NOT FOR CONSTRUCTION

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REVISIONS

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Exhibit "B"

MATCHLINE - SEE SHEET C4.4

NEBRASKA MULTI-SPORT COMPLEX SHALL COORDINATE WITH THE CITY OF LA VISTA TO CONSTRUCT A ROUNDABOUT AT THE INTERSECTION OF EASTPORT PARKWAY AND 120TH STREET. ROUNDABOUT DESIGN IS NOT INCLUDED IN THIS PLAN SET.

687.50 LF

MATCHLINE - SEE SHEET CA.5

MATCHLINE - SEE SHEET C4.8

MATCHLINE - SEE SHEET C4.7







SITE KEY NOTES

- | | |
|-----|---|
| (A) | INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS |
| (B) | PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. |
| (C) | INSTALL 4" HIGH WHITE PAVEMENT STRIPING. |
| (D) | CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |
| (E) | INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2- FEET C.C. FROM PAVED MEET OR EXPOSED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.) |
| (F) | CONSTRUCT TYPE 'A' INTERNAL CURB AND GUTTER REFERENCE DETAIL SHEET. |
| (G) | TRANSITION 6" CURB TO NO CURB WITH 5", REFERENCE DETAIL SHEET. |
| (H) | CONSTRUCT 8-INCH THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |
| (I) | CONSTRUCT 8-INCH THICK HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |
| (J) | INSTALL STOP SIGN PER MUTCD STANDARDS |

- | | |
|------------|---|
| (N) | CONCRETE CURB STOP |
| (L) | 8" AGGREGATE PARKING AREA. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |
| (M) | 4" AGGREGATE PEDESTRIAN PATH. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |
| (N) | CONSTRUCT THICKENED EDGE. REFERENCE DETAIL SHEET. |
| (O) | INSTALL DIRECTIONAL ARROW PAVEMENT MARKINGS. MARKINGS SHALL BE GROVED-IN, PAINTED REFLECTED WHITE. REFERENCE DETAIL SHEET. |
| (P) | CONSTRUCT 8-FEET HIGH CHAIN LINK FENCE PER CITY OF OMAHA STANDARD PLATE 807-01. |
| (Q) | 25 FOOT WIDE DOUBLE LEAF SWING GATE. REFERENCE DETAIL SHEET. |
| (R) | CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 504-01. REFERENCE PLAN FOR CURB RAMP TYPE. |
| (S) | SAW CUT EXISTING PAVEMENT, FULL DEPTH AND CONSTRUCT THICKENED EDGE, PER CITY OF OMAHA STANDARD PLATE 509-01. |
| (T) | 8" AGGREGATE ROADWAY SURFACE. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS. |

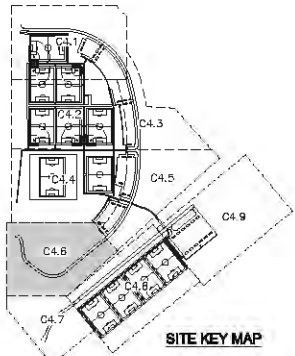
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|---|---|
| U | 24" TALL POST & CABLE FENCE. REFERENCE SHEET C10.1 FOR DETAIL. |
| V | CHAIN LINK PEDESTRIAN GATE |
| W | STRUCTURAL STOOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE. |
| X | INSTALL 60' FLAG POLE |
| Y | TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS |
| Z | CONCRETE VEHICLE TURNAROUND |

PAYEMENT/SURFACING LEGEND

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|---|--|
|  | 4" AGGREGATE PEDESTRIAN PATHWAY |
|  | 6" AGGREGATE PARKING SURFACE |
|  | 8" AGGREGATE ROADWAY SURFACE |
|  | 8" THICK HEAVY DUTY CONCRETE PAVEMENT |
|  | 6" THICK STANDARD DUTY CONCRETE PAVEMENT |
|  | 4" P.C.C. SIDEWALK |

*REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS

SITE KEY MAP



OUT TO BID / NOT FOR CONSTRUCTION

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SITE PLAN

NEBRASKA MULTI-SPORT COMPLEX
SITE & INFRASTRUCTURE PLANS

LA VISTA, NEBRASKA

2022

REVISIONS

APMA

olsson

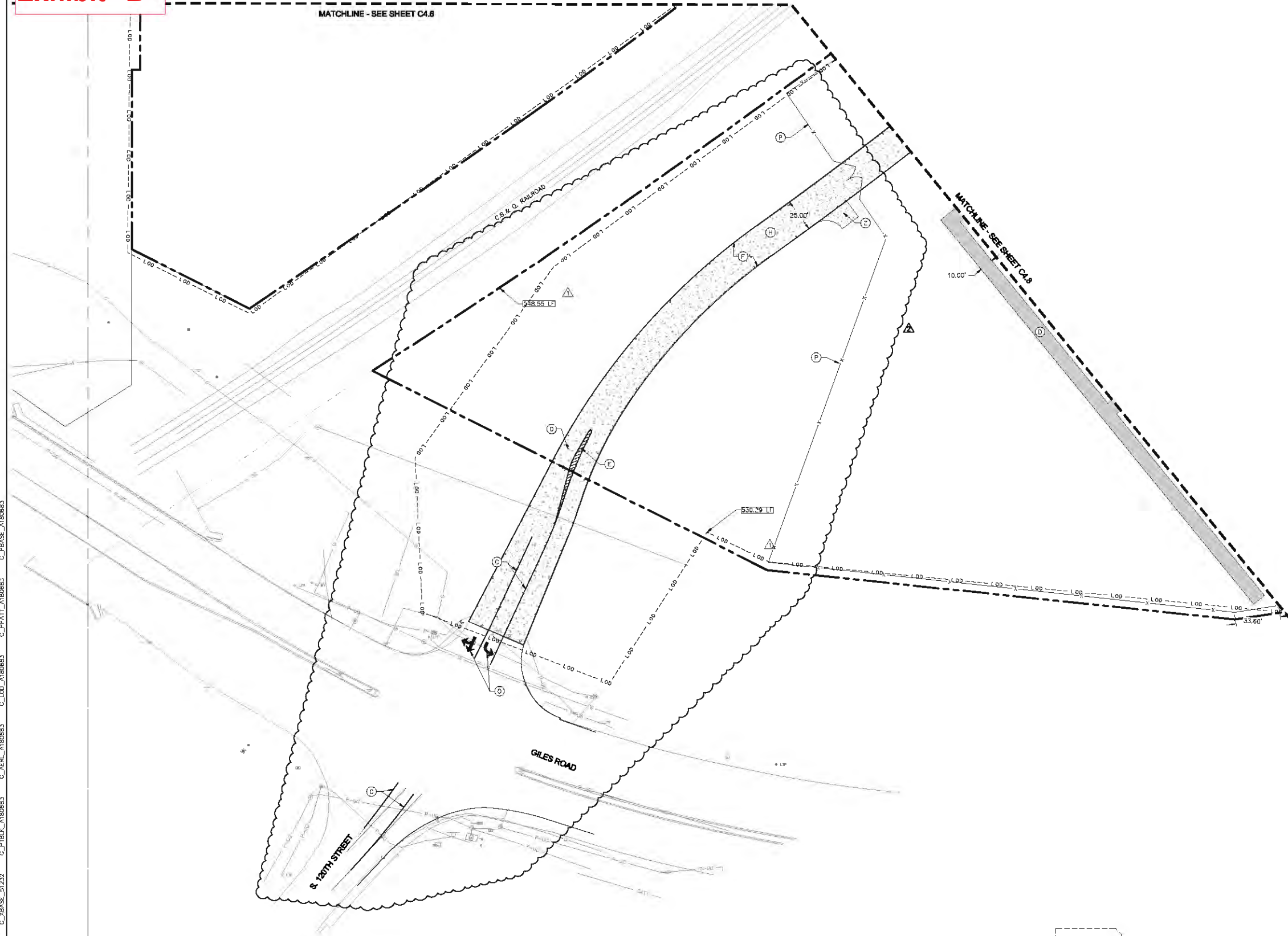
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1118
www.climacore.com

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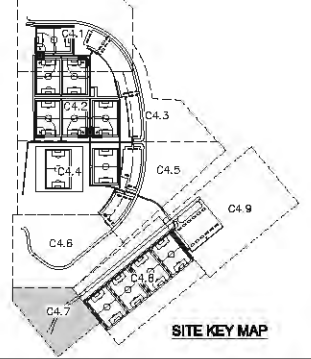
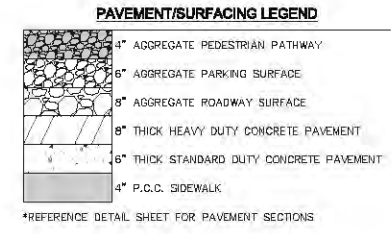
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Exhibit "B"



SITE KEY NOTES	
(A)	INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SLOPE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
(B)	PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
(C)	INSTALL 4-INCH WHITE PAVEMENT STRIPING.
(D)	CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(E)	INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FOOT O.C. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
(F)	CONSTRUCT TYPE "A" INTEGRAL CURB AND GUTTER. REFERENCE DETAIL SHEET.
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(J)	INSTALL STOP SIGN PER MUTED STANDARDS.
(K)	CONCRETE CURB STOP.
(L)	8" AGGREGATE PARKING AREA. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(M)	4" AGGREGATE PEDESTRIAN PATH. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(N)	CONSTRUCT THICKENED EDGE. REFERENCE DETAIL SHEET.
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(S)	SAW CUT EXISTING PAVEMENT, FULL DEPTH AND CONSTRUCT THICKENED EDGE, PER CITY OF OMAHA STANDARD PLATE 501-02.
(T)	8" AGGREGATE ROADWAY SURFACE. REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS.
(U)	24" TALL POST & CABLE FENCE. REFERENCE SHEET C10.1 FOR DETAIL.
(V)	CHAIN LINK PEDESTRIAN GATE.
(W)	STRUCTURAL STOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
(X)	INSTALL 50' FLAG POLE.
(Y)	TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
(Z)	CONCRETE VEHICLE TURNAROUND



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STATEMENT OF OPERATION

November 8, 2021

RE: Conditional Use Permit
Nebraska Multi-Sport Complex
13808 F Street
Omaha, NE 68137

It is the intent of the Nebraska Multi-Sport Complex to obtain a Conditional Use Permit to allow the construction of a multi-use sports complex near the southeast corner of Southport Parkway and Eastport Parkway, to be named the Nebraska Multi-Sport Complex (NMSC).

The proposed facility will consist of twelve (12) multipurpose synthetic turf fields, with lighting and a main concession building, along with a rock parking areas, concrete paved driveways, and additional portable restroom facilities. Eight (8) of the fields will be constructed directly east of Eastport Parkway, while the other four fields will be constructed south of the CB&Q Railroad line, with access off of Giles Road.

The facility will operate approximately between the hours of 4:00 PM and 11:00 PM on Mondays through Fridays, and 8:00 AM through early evening on Saturdays and Sundays. These hours are subject to seasonal variations and demand for use of the facility. During these times of operation, the maximum anticipated number of people at the facility is 600 at any given time. The facility will always have either an on-site facility manager or other personnel present during all regular hours of operation. The facility will not be used without the presence of a staff member.

This proposed soccer complex will host sport practices (group and individual), local soccer matches, local and regional soccer tournaments, clinics and camps, as well as youth introductory programs. It is anticipated that the soccer field construction will provide a boost to the fundraising efforts for the future fieldhouse and other related facilities.

Restrooms/Concessions

The proposed restroom and concessions building consists of one family restroom, six female fixtures, and four male fixtures. It will also include a drinking fountain and full concessions stand. These fixtures will be included in the building permit plans currently being prepared. It is expected that this building will be in operation during all sanctioned events at the complex.

Several portable toilets will be located on-site at all times, but additional portable toilets will be rented for events, based on the anticipated number of teams and spectators. These will likely be delivered on Friday morning and removed Monday morning for weekend tournaments. It is anticipated that portable toilets will be located adjacent to the main pedestrian entrance points from the parking lots, as well as adjacent to ADA parking areas.

The building permit application will include foundation details for each of the concession and restroom buildings, designed by a licensed Nebraska Engineer in accordance with the load requirements provided by the structures' manufacturer.



October 27, 2021

Kyle Graham
Olsson Associates
2111 S. 67th Street, Suite 300
Omaha, NE 68106

RE: Conditional Use Permit – Initial Review
Nebraska Multisport Complex
8505 Eastport Parkway
Private Recreation Facility

Mr. Graham:

Thank you for your submittal of Nebraska Multisport Complex CUP request to allow for a private recreation facility northeast of Eastport Parkway and Giles Road. Based on the elements for consideration set forth in Article 6.05 of the Zoning Ordinance, our staff has reviewed the submittal and has provided the following comments:

1. Section 6.05.01 and Section 6.05.04 – The Applicant has submitted a grading plan for this project in which private roadways and/or drives will interact with public roadways at existing intersections. The geometry of the roadway and potential pedestrian facilities will need to be evaluated to ensure proper roadway connections and traffic control devices for the orderly movement of staff, visitors, and emergency vehicles. In order to adequately analyze the CUP request, please submit a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to this application.
2. Applicant has stated the desire to have rock parking areas as part of this development. The use of rock in the place of paved parking spaces is not currently allowed as per Section 7.05.03 of the Zoning Ordinance. However, staff is currently working on amendments to the Zoning Ordinance, one of which is an allowance for recreation facilities to use rock for parking areas.

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
402.331.0799 F

Staff will keep you informed of the status of these changes as these amendments proceed through the review process by Planning Commission and City Council. However, ADA designated stalls/aisles will still need to meet ADA requirements.

3. Please provide a parking plan that details the number of stalls to be provided for the various phases/events of the development to ensure that adequate off-street parking is provided. Please also include details such as how the parking stalls in the crushed rock parking area will be identified, and a description of any alternative measure for how parking demand will be handled on days with large events.
4. Section 6.05.01 – The grading plan proposes grading into the public Right of Way. The Applicant's Engineer is currently working with Public Works to evaluate the grading, and work through any provisions and/or processes that may be required for grading within the public Right of Way.
5. Section 6.05.01 – Applicant will need to continue to coordinate with utility providers for onsite utilities, and the BNSF Railroad for certain items of work and/or improvements on this project.
6. Section 6.05.01 – Applicant's Engineer will need to continue to coordinate with Public Works to establish a sewer connection for applicable facilities.

Please be aware of the intent of City of Omaha to repair a sanitary sewer siphon under the West Papio Creek, between the railroad bridge and the confluence with Hell Creek.

7. Section 6.05.01 – Accessibility requirements will need to be pursuant to Article 7 of the Subdivision Regulations.
8. Section 6.05.04– Applicant will need to coordinate with the P-MRNRD and the USACE for any applicable permitting for work within the floodplain and/or any potentially jurisdictional waterways.
9. Section 6.04.04 – Applicant will need to demonstrate the site drainage and postconstruction requirements pursuant to Section 154 of the Municipal Code.

10. Section 6.05.05 & Section 6.05.10 – The Applicant has submitted a draft Traffic Impact Analysis which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.
11. The applicant will need to provide proof of FAA approval prior to issuance of a building permit.
12. As the site lies with the Gateway Corridor District (Overlay District) the development will need to proceed through the architectural design review approval process. This includes structures, lighting, landscaping and other aspects as set forth within the Gateway Corridor District Design Guidelines. Language within the CUP document will note that the architectural design review process will need to be completed prior to submittal for building permit.
13. Please provide an operations plan pertaining to restroom facilities to include the number of restrooms to be located in the restroom/concessions building, the number of portable restrooms to be placed on-site during games/tournaments, the proposed locations for said temporary restroom facilities, the approximate timing for which the portable facilities will be delivered and removed from the site, etc.

A draft of the Conditional Use Permit has been enclosed. Please review the document and inform us of any questions or concerns that you may have in concern to it.

Please submit four copies of revised documents, along with an electronic copy, by noon on November 8th, 2021 in order to continue to be considered for the December 2, 2021 Planning Commission meeting. If you cannot re-submit by this date, or additional changes are required after the next submittal, the application will be considered for the following Planning Commission meeting.

Should you have any questions please contact me at 402-593-6400.

Sincerely,



Christopher Solberg, AICP
Deputy Community Development Director

Enclosure

Cc: Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, PE – City Engineer
Craig Scriven – Nebraska Multi-Sport Complex



November 8, 2021

Christopher Solberg
Community Development
La Vista City Hall
8116 Park View Boulevard
La Vista, NE 68128

RE: Conditional Use Permit (CUP) – Initial Review Comments
Southport Pkwy & Eastport Pkwy
Nebraska Multi-Sport Complex (NMSC) CUP

Dear Christopher,
Please see the owner and design teams' responses to the initial CUP Comments as provided by your staff:

1. Section 6.05.01 and Section 6.05.04 – The Applicant has submitted a grading plan for this project in which private roadways and/or drives will interact with public roadways at existing intersections. The geometry of the roadway and potential pedestrian facilities will need to be evaluated to ensure proper roadway connections and traffic control devices for the orderly movement of staff, visitors, and emergency vehicles. In order to adequately analyze the CUP request, please submit a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to his application.
 - a. *A Site Plan is enclosed, showing the locations of fields, sidewalks, roads, parking, drainage improvements, and site lighting. Roadway connections will be designed during grading activities in coordination with La Vista Public Works. Final design of pavement, parking, lighting site utilities will be performed in accordance with the attached Site Plan.*
2. Applicant has stated the desire to have rock parking areas as part of this development. The use of rock in the place of paved parking spaces is not currently allowed as per Section 7.05.03 of the Zoning Ordinance. However, staff is currently working on amendments to the Zoning Ordinance, one of which is an allowance for recreation facilities to use rock for parking areas. Staff will keep you informed of the status of these changes as these amendments proceed through the review process by Planning Commission and City Council. However, ADA designated stalls/aisles will still need to meet ADA requirements.
 - a. *Olsson will continue to coordinate with the City regarding the use of rock parking areas on this project. All ADA parking stalls will be concrete and will be designed in accordance with ADA requirements. ADA compliant sidewalks will be constructed for access to each of the twelve soccer fields.*
3. Please provide a parking plan that details the number of stalls to be provided for the various phases/events of the development to ensure that adequate off-street parking is provided. Please also include details such as how the parking stalls in the crushed rock parking area will be identified, and a description of any alternative measure for how parking demand will be handled on days with large events.
 - a. *A Site Plan is enclosed, showing the location and number of parking stalls. This parking layout is preliminary and will be refined during final paving and infrastructure design. Additional parking will be added in the future if and when the fieldhouse is constructed. Olsson will continue to coordinate with the City to ensure adequate parking counts.*

4. Section 6.05.01 – The grading plan proposes grading into the public Right of Way. The Applicant's Engineer is currently working with Public Works to evaluate the grading, and work through any provisions and/or processes that may be required for grading within the public Right of Way.
 - a. *Olsson will continue working with Public Works to ensure adequate clear zone along Eastport Parkway, along with maintaining utility cover and replacing property corners that may be damaged during grading activities.*
5. Section 6.05.01 – Applicant will need to continue to coordinate with utility providers for onsite utilities, and the BNSF Railroad for certain items of work and/or improvements on this project.
 - a. *NMSC is currently coordinating with Magellan (petroleum pipeline), OPPD (on-site power), MUD (on-site water), BNSF (railroad crossing), USACE (404 permit and wetland impacts), and the FAA.*
6. Section 6.05.01 – Applicant's Engineer will need to continue to coordinate with Public Works to establish a sewer connection for applicable facilities.

Please be aware of the intent of City of Omaha to repair a sanitary sewer siphon under the West Papio Creek, between the railroad bridge and the confluence with Hell Creek.

- a. *Olsson has been in contact with City of La Vista regarding the sanitary sewer connection for this project and will continue coordinating with La Vista and Omaha Public Works Departments as infrastructure design progresses.*
7. Section 6.05.01 – Accessibility requirements will need to be pursuant to Article 7 of the Subdivision Regulations.
 - a. *ADA accessible sidewalks and parking will be designed throughout the site, in accordance with the ADA.*
8. Section 6.05.04 – Applicant will need to coordinate with the P-MRNRD and the USACE for any applicable permitting for work within the floodplain and/or any potentially jurisdictional waterways.
 - a. *NMSC has received a 404 permit to construct the detention pond outlet flared end sections, and Olsson has submitted a modification to impact all wetlands on-site. Wetland mitigation will be done at the south end of the site, adjacent to Field #12.*
 - b. *A Floodplain Development Permit has been submitted to the City and is currently under review by the PMRNRD. The hydraulic model reflects no adverse floodway impacts due to the site grading.*
9. Section 6.04.04 – Applicant will need to demonstrate the site drainage and postconstruction requirements pursuant to Section 154 of the Municipal Code.
 - a. *Olsson is currently preparing a Post-Construction Stormwater Management Plan, in accordance with the submitted Grading Plans and conceptual site plans. Any plan revisions as a result of City comments will be reflected on the PCSMP. Anticipated PCSMP submittal date is 11/24/21.*
10. Section 6.05.05 & Section 6.05.10 – The Applicant has submitted a draft Traffic Impact Analysis which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.
 - a. *Olsson met with City staff on 10/26/21 to discuss the Traffic Impact Study. The only traffic improvement necessary as part of this project is the installation of a traffic signal at 120th & Giles Road. Design of that signal is underway and will be included in the upcoming infrastructure design.*
11. The applicant will need to provide proof of FAA approval prior to issuance of a building permit.
 - a. *NMSC has contacted the FAA regarding the approval process. Olsson will submit the lighting heights and locations to the FAA for review and approval.*

12. As the site lies within the Gateway Corridor District (Overlay District) the development will need to proceed through the architectural design review approval process. This includes structures, lighting, landscaping, and other aspects as set forth within the Gateway Corridor District Design Guidelines. Language within the CUP document will note that the architectural design review process will need to be completed prior to submittal for building permit.

a. NMSC will follow the architectural design review process as required.

13. Please provide an operations plan pertaining to restroom facilities to include the number of restrooms to be located in the restroom/concessions building, the number of portable restrooms to be placed on-site during games/tournaments, the proposed locations for said temporary restroom facilities, the approximate timing for which the portable restroom facilities will be delivered and removed from the site, etc.

a. The proposed building consists of one family restroom, six female fixtures, and four male fixtures. It will also include a drinking fountain and full concessions stand inside the building. These fixtures will be included in the building permit plans currently being prepared. It is expected that this building will be in operation during all sanctioned events at the complex.

b. A few portable toilets would be located on-site at all times, but additional portable toilets would be rented for events, based on the anticipated number of teams and spectators. These would be delivered on Friday morning and removed Monday morning for weekend tournaments. It is anticipated that these would be located adjacent to the main pedestrian entrance points from the parking lots, as well as adjacent to ADA parking areas.

Please review the responses above, as well as the attached exhibits, and let me know if you have any further questions or comments.

Thanks!



Kyle Graham, PE

CC: Pat Dowse, City Engineer
Mike Cassling, Nebraska Multi-Sport Complex
File



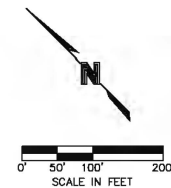
NOTES

1. ENTRANCE DRIVES SHALL BE CONCRETE, WITH CURB AND GUTTER, AS SHOWN.
2. PARKING AREAS SHALL BE ROCK, PENDING CITY APPROVAL.
3. A.D.A. PARKING STALLS SHALL BE CONCRETE, AND DESIGNED IN ACCORDANCE WITH A.D.A. REGULATIONS.
4. PEDESTRIAN SIDEWALKS SHALL BE CONCRETE.

PAVEMENT CONNECTIONS WILL BE DESIGNED ALONG WITH ON-SITE INFRASTRUCTURE, IN ACCORDANCE WITH CITY STANDARDS AND TRAFFIC IMPACT STUDY REQUIREMENTS.

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olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106

TEL 402.341.1118

LA VISTA, NEBRASKA

2021

REVISIONS

REVISIONS DESCRIPTION

REV. NO.	DATE
-------------	------

1

SITE PLAN

NEBRASKA MULTI-SPORT COMPLEX
CONDITIONAL USE PERMIT

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: _____

SHEET
A



February 8, 2022

Chris Solberg
Community Development
La Vista City Hall
8116 Park View Boulevard
La Vista, NE 68128

RE: Conditional Use Permit (C.U.P.) – Initial Review Comments
Southport Pkwy & Eastport Pkwy
Nebraska Multi-Sport Complex (NMSC) C.U.P.

Dear Chris,

Please see the owner and design teams' responses to the initial C.U.P. Comments as provided by your staff:

1. Section 6.05.01 and Section 6.05.04 – The Applicant has submitted a grading plan for this project in which private roadways and/or drives will interact with public roadways at existing intersections. The geometry of the roadway and potential pedestrian facilities will need to be evaluated to ensure proper roadway connections and traffic control devices for the orderly movement of staff, visitors, and emergency vehicles. In order to adequately analyze the CUP request, please submit a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to his application.
 - a. *A **REVISED** Site Plan is enclosed, showing the locations of turf fields, sidewalks, roads, parking, drainage improvements, and site lighting. Off-site roadway and traffic signal improvements will be designed in the next couple months in coordination with La Vista Public Works.*
2. Applicant has stated the desire to have rock parking areas as part of this development. The use of rock in the place of paved parking spaces is not currently allowed as per Section 7.05.03 of the Zoning Ordinance. However, staff is currently working on amendments to the Zoning Ordinance, one of which is an allowance for recreation facilities to use rock for parking areas. Staff will keep you informed of the status of these changes as these amendments proceed through the review process by Planning Commission and City Council. However, ADA designated stalls/aisles will still need to meet ADA requirements.
 - a. *Olsson has designed the on-site rock roadways and parking to consist of a crushed limestone base with recycled asphalt surface course. All ADA parking stalls will be concrete and will be designed in accordance with ADA requirements. ADA compliant sidewalks will be constructed for access to each of the twelve soccer fields.*
3. Please provide a parking plan that details the number of stalls to be provided for the various phases/events of the development to ensure that adequate off-street parking is provided. Please also include details such as how the parking stalls in the crushed rock parking area will be identified, and a description of any alternative measure for how parking demand will be handled on days with large events.
 - a. *A Site Plan is enclosed, showing the location and number of parking stalls. Additional parking will be added in the future when the fieldhouse is constructed. NMSC will prepare an Event Management Plan for City review and approval prior to opening of the complex. Discussions are being had with adjacent property owners to account for parking overflow during large events, and the result of those discussions will be included in the Event Management Plan.*

4. Section 6.05.01 – The grading plan proposes grading into the public Right of Way. The Applicant's Engineer is currently working with Public Works to evaluate the grading, and work through any provisions and/or processes that may be required for grading within the public Right of Way.
 - a. *Olsson will continue working with Public Works to ensure adequate clear zone along Eastport Parkway, along with maintaining utility cover and replacing property corners that may be damaged during grading activities.*
5. Section 6.05.01 – Applicant will need to continue to coordinate with utility providers for onsite utilities, and the BNSF Railroad for certain items of work and/or improvements on this project.
 - a. *NMSC is currently coordinating with Magellan (petroleum pipeline), OPPD (on-site power), MUD (on-site water), BNSF (railroad crossing), USACE (404 permit and wetland impacts), and the FAA.*
6. Section 6.05.01 – Applicant's Engineer will need to continue to coordinate with Public Works to establish a sewer connection for applicable facilities.

Please be aware of the intent of City of Omaha to repair a sanitary sewer siphon under the West Papio Creek, between the railroad bridge and the confluence with Hell Creek.

- a. *Olsson has been in contact with City of La Vista regarding the sanitary sewer connection for this project and will continue coordinating with La Vista and Omaha Public Works Departments for review of the lift station and sanitary sewer connection.*
7. Section 6.05.01 – Accessibility requirements will need to be pursuant to Article 7 of the Subdivision Regulations.
 - a. *ADA accessible sidewalks and parking will be installed throughout the site, in accordance with the ADA.*
8. Section 6.05.04 – Applicant will need to coordinate with the P-MRNRD and the USACE for any applicable permitting for work within the floodplain and/or any potentially jurisdictional waterways.
 - a. *NMSC received 404 permit approval to construct the detention pond outlet pipes and is awaiting approval for impacts to the remaining on-site wetlands. Once mass grading is complete, the wetland mitigation area adjacent to Field #12 will be seeded in accordance with the mitigation plan.*
 - b. *A Floodplain Development Permit was submitted for review and approved by the City of La Vista and the PMRNRD.*
9. Section 6.04.04 – Applicant will need to demonstrate the site drainage and postconstruction requirements pursuant to Section 154 of the Municipal Code.
 - a. *Olsson is currently preparing a Post-Construction Stormwater Management Plan, in accordance with the Mass Grading Plans and Site Plans. Sediment calculations and post-construction calculations were completed during design of the detention ponds. Final PCSMP report and calculations shall be submitted to the City for review prior to building permit application.*
10. Section 6.05.05 & Section 6.05.10 – The Applicant has submitted a draft Traffic Impact Analysis which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.
 - a. *Olsson met with City staff on 10/26/21 and 12/22/22 to discuss the Traffic Impact Study and off-site public improvements. Per these two meetings and an email from Pat Dowse dated 1/7/22, NMSC will be required to construct a roundabout at the southern intersection of Eastport Parkway. A traffic signal will be constructed at 120th & Giles Road. Design of the roundabout and traffic signal shall be completed in the spring in coordination with City of La Vista Public Works.*

11. The applicant will need to provide proof of FAA approval prior to issuance of a building permit.
 - a. *FAA approved all light poles on-site on 1/14/22.*
12. As the site lies within the Gateway Corridor District (Overlay District) the development will need to proceed through the architectural design review approval process. This includes structures, lighting, landscaping, and other aspects as set forth within the Gateway Corridor District Design Guidelines. Language within the C.U.P. document will note that the architectural design review process will need to be completed prior to submittal for building permit.
 - a. *Architectural Plans will be submitted to City of La Vista for Gateway Corridor District review.*
13. Please provide an operations plan pertaining to restroom facilities to include the number of restrooms to be located in the restroom/concessions building, the number of portable restrooms to be placed on-site during games/tournaments, the proposed locations for said temporary restroom facilities, the approximate timing for which the portable restroom facilities will be delivered and removed from the site, etc.
 - a. *The proposed building consists of one family restroom, six female fixtures, and four male fixtures. It will also include a drinking fountain and full concessions stand inside the building. These fixtures will be included in the building permit plans currently being prepared. It is expected that this building will be in operation during all sanctioned events at the complex.*
 - b. *Temporary Restroom Trailers will be placed on-site between Fields 7 and 8 and to the east of Field 12, as shown on the attached CUP Exhibit. It is anticipated that these trailers will remain on-site throughout the main tournament season. Permanent restroom and concession buildings will be constructed at these two locations during Phase 2 along with the fieldhouse.*

Please review the responses above, as well as the attached exhibits, and let me know if you have any further questions or comments.

Thanks!



Kyle Graham, PE

CC: Pat Dowse, City Engineer
Craig Scriven, Nebraska Multi-Sport Complex
Paul Cox, CBRE
File



STATEMENT OF OPERATION

February 8, 2022

RE: Conditional Use Permit
Nebraska Multi-Sport Complex
13808 F Street
Omaha, NE 68137

It is the intent of the Nebraska Multi-Sport Complex to obtain a Conditional Use Permit to allow the construction of a multi-use sports complex near the southeast corner of Southport Parkway and Eastport Parkway, to be named the Nebraska Multi-Sport Complex (NMSC).

The proposed facility will consist of twelve (12) multipurpose synthetic turf fields, with lighting and a main concession building, along with a rock parking areas, concrete paved driveways, and additional portable restroom facilities. Eight (8) of the fields will be constructed directly east of Eastport Parkway, while the other four fields will be constructed south of the CB&Q Railroad line, with access off of Giles Road. 10' wide sidewalks will be constructed throughout the complex to convey pedestrian traffic.

The facility will operate approximately between the hours of 4:00 PM and 11:00 PM on Mondays through Fridays, and 8:00 AM through early evening on Saturdays and Sundays. These hours are subject to seasonal variations and demand for use of the facility. During these times of operation, the maximum anticipated number of people at the facility is 600 at any given time. The facility will always have either an on-site facility manager or other personnel present during all regular hours of operation. The facility will not be used without the presence of a staff member.

This proposed soccer complex will host sport practices (group and individual), local soccer matches, local and regional soccer tournaments, clinics and camps, as well as youth introductory programs. It is anticipated that the soccer field construction will provide a boost to the fundraising efforts for the future fieldhouse and other related facilities.

Parking/ADA Access

The entrances into the complex will be concrete pavement with curb and gutter, however the main loop road and the parking lots will consist of a crushed limestone base with recycled asphalt surface course. 1,258 parking stalls are present, including 32 concrete ADA parking stalls, with ADA sidewalk access to each of the soccer fields.

Restrooms/Concessions

The proposed restroom and concessions building consists of one family restroom, six female fixtures, and four male fixtures. It will also include a drinking fountain and full concessions stand. These fixtures will be included in the building permit plans currently being prepared. It is expected that this building will be in operation during all sanctioned events at the complex.

Two additional portable restroom trailers will be located on-site during the main tournament season each year, similar to the example photo below. The locations of these temporary restrooms are shown on the attached CUP Exhibit. Power for the trailers will be pulled from the adjacent light poles, while water for the trailers will be stored internally and refilled as necessary. Permanent restroom facilities will be constructed at these two locations during the next phase of construction, along with the fieldhouse. These will likely be delivered in March and picked up in October, being cleaned as necessary throughout.

Temporary 4-Stall Restroom Trailer



The building permit application will include foundation details for the concession/restroom building, designed by a licensed Nebraska Engineer in accordance with the load requirements provided by the manufacturer.

Traffic Control

An Event Management Plan is being prepared to help guests of the complex navigate to and from the facility, and reduce the traffic congestion coming off of Giles Road. The Event Management Plan shall be reviewed and approved by the City of La Vista prior to opening of the complex.

A roundabout will be constructed at the southern entrance to the facility, just northeast of 120th & McDermott Plaza, as shown on the attached CUP Exhibit. Design of this intersection will be performed with input from City of La Vista Public Works in the coming months.

A new traffic signal arm will be constructed at the intersection of Giles Road and S 120th Street in accordance with the approved Traffic Impact Study. Design of this traffic signal will be submitted to the City of La Vista for review and approval in the coming months.



TRAFFIC STUDY
AVAILABLE UPON REQUEST
THROUGH THE CITY CLERK'S OFFICE