



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

**PLANNING COMMISSION AGENDA
MAY 5, 2022 – 6:30 P.M.**

- 1. Call to Order**
- 2. Approval of Meeting Minutes – April 7, 2022**
- 3. Old Business**
- 4. New Business**
 - A. Planned Unit Development – Lots 23-26 Southport West and portions of Lot 1 Southport West Replat Four – Southport West Partners, LLC**
 - i. Staff Report — Chris Solberg, Deputy Community Development Director
 - ii. Applicant Presentation
 - iii. Public Hearing
 - iv. Recommendation
 - B. Replat – Southport West Replat Nine – Southport West Partners, LLC**
 - i. Staff Report — Chris Solberg, Deputy Community Development Director
 - ii. Recommendation
 - C. Conditional Use Permit – Hotel – Proposed Lot 2 Southport West Replat Nine – Cumming Investments, Inc.**
 - v. Staff Report — Chris Solberg, Deputy Community Development Director
 - vi. Public Hearing
 - vii. Recommendation
 - D. 2023-2027 Capital Improvements Plan – City of La Vista**
 - i. Staff Report — Rachel Carl, Assistant to the City Administrator
 - ii. Public Hearing
 - iii. Recommendation
- 5. Comments from the Floor**
- 6. Comments from the Planning Commission**
- 7. Comments from Staff**
- 8. Adjournment**

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



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, APRIL 7, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, April 7, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

PRESENT: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, Mike Circo, Harold Sargus, Kevin Wetuski, Patrick Coghlan, John Gahan, Jason Dale, and Josh Frey.

ABSENT: None

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician.

1. Call to Order

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

2. Approval of Meeting Minutes From March 3, 2022

Motion: *Krzywicki* moved, seconded by *Malmquist*, to **approve** the March 3rd, 2022, minutes.

RESULT:	Motion carried 6-0-3
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Krzywicki, Sargus, Alexander, Frey, Circo and Malmquist
NAYS:	None
ABSTAINED:	Dale, Gahan and Wetuski
ABSENT:	None

3. Old Business

None.

4. New Business

A. Conditional Use Permit – Private Recreational Facility – 8001 S 120th Street – Nebraska Multi-Sport Complex

- i. **Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg stated the applicant, Nebraska Multi-Sport Complex was seeking a Conditional Use Permit to develop and operate a private recreational facility. He mentioned that the applicant had been issued a CUP in 2017, but due to a lapse in the start of the project, the CUP expired and the applicant was needing to start the approval process over. Solberg said that the applicant has the same owners, but new leadership is managing the project and city staff have worked with them on a number of different aspects including traffic and pedestrian amenities as well as design review of the site improvements and structures. He mentioned that after the Conditional Use Permit moves through the approval process, a Subdivision Agreement will go to Council for approval regarding the public improvements, which will include a roundabout near Comfort Suites on Eastport Pkwy. Future improvements to the street network will be required as the activities of the development ramp up.

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.

ii. **Public Hearing**

Craig Scriven, representing the applicant, delivered a brief update on the project. He said the mission of the project has been to provide a high-quality facility year-round to the community. They want to bring both competitive and recreational sports to La Vista and help boost the local economy. Scriven mentioned the experience he has in establishing sports complexes in other states.

Scriven said they are currently working on phase one, which targets field sports. They have revised the facility design to include fast-pitch and slow-pitch softball and baseball diamonds and they have received letters of intent from local and national organizations that want to use the facility. Deviating from the previous design, they moved everything of value out of the floodway. This facility will allow teams to stay here to compete instead of traveling to other locations, and it will bring economic development to the City. Scriven mentioned that they are aware of the necessary public improvements as far as traffic with the placement of the roundabout and traffic signal, wayfinding signage, etc. He talked about the facility management plan and how the City will be involved in that.

Sargus opened the Public Hearing

Circo asked what type of seating will be at the complex.

Scriven said there won't be any stands or fixed seating. The fields will be made up of large, blanketed artificial turf because the fields are configured differently for different sports, so spectators will bring their foldable chairs and place them where they will be able to see the sport being played.

Frey asked if they would be allowing the chairs on the turf.

Scriven said that they don't want anything being staked into the ground, but the rubber bases of the chairs should protect the turf.

Gahan asked if the goals would be movable.

Scriven the goals will be on wheels.

Krzywicki said that the soccer field at the College of Saint Mary or field number 2 at Tranquility Park have turf similar to what will be used here.

Sargus asked what the project timeline is.

Scriven said they have already been on-site doing some infrastructure work, and then he showed the Commission the timeline.

Circo asked if there would be any type of fencing brought in for softball and baseball tournaments.

Scriven said they will have netting on the sides to offer protection behind the diamond and they will have rolling fences for the fields.

Frey asked if they have a plan for turf disposal.

Scriven said that Astro Turf has a secondary turf program that donates the turf for use in developing countries. He also mentioned they have a turf replacement fund to help keep the fields well-maintained.

Krzywicki inquired about the section in the initial review letter stating that gravel parking lots are not allowed under the current Zoning Ordinances, but that there would be a possibility that their use would be added. He asked if the applicant would be able to operate even with gravel parking without the change of the Zoning Ordinance.

Solberg said that some changes have already been made to allow for gravel parking lots for recreational facilities in the Transitional Agriculture (TA) zoning district, and that it was adopted into the Ordinance with the last zoning "clean up" amendments earlier this year.

Krzywicki asked how stalls in the parking lot would be counted and delineated.

Kyle Graham from Olsson said that each of the parking stalls will have a concrete curb stop to mark out the stalls. He mentioned that the ADA stalls will be concrete with access.

Krzywicki asked if there is sidewalk paving from the ADA stalls to the fields.

Graham said there is, and the fields have sidewalk around them as well.

Krzywicki asked if the ADA requirements can still be met for the fields where there is a large blanket of turf that is not broken up by paved sidewalks.

Graham said that the fields are blanketed together in pairs, so there will still be sidewalks along the south and north ends and the east and west ends, just not along the middle where the two fields connect.

Sargus asked how the portable bathrooms will be maintained.

Scriven said there is one permanent building that has a concession stand with restrooms that will be part of the phase one project. He mentioned that phase two will have a field house with additional restrooms, but in the meantime, they will have two restroom trailers elsewhere on the site.

Frey asked if the pump trucks would be able to access the portable restrooms to pump them out and clean them.

Scriven said that they will not be putting the restrooms next to the fields, and they will have access to clean them.

Sargus asked if the roads will be graveled for a while or if it's permanent.

Scriven said the goal is to pave the roads, but they will need to wait until they have the funds to pay for it.

Frey asked if the maintenance equipment will be stored outside, or if they have somewhere to store it.

Scriven said it will be stored in the concession building.

Alexander asked if there will be a facility for all the sporting equipment.

Scriven said the goals will be stored outside and that once the field house is built, there will be equipment rooms in there.

Krzywicki asked how the managing of games would work so there aren't too many people there at the same time.

Scriven said that the facility has multiple access points, which helps with traffic. He also mentioned that by not scheduling consecutive games for the same age group at the same time, traffic will not be as congested.

Solberg said that they are working on walkability from the hotels to the fields and that there are neighboring companies that have expressed a willingness to let the complex use their parking.

Krzywicki asked if there would be any traffic control modifications during peak times to allow for more traffic to get off the site.

Solberg said that it is in their management plan for them to work with the City and the police department to discuss times where they are expecting high traffic flows. He

mentioned that there will also be a study done to see about widening Giles Rd. to six lanes.

Frey asked what the timeline for the roundabout will be.

Solberg said they have not gotten into the timing of it, but that it is part of the subdivision agreement, and they will be having discussions soon.

Graham said the roundabout will be one of the last things built on the site as part of the first phase, because they are starting at the north end, and they will need the access to the south for construction.

Frey asked if the square footage of the concession stand had been determined yet.

Graham said that it had.

Frey said that he has concerns about pallets of turf being stored outside while this project is being worked on and where the larger maintenance equipment will be stored.

Scriven said the maintenance equipment will be stored in the building and the turf will not be stored on pallets. He said there will be a maintenance company that comes in once a month to take care of the fields.

Sargus closed the Public Hearing.

- iii. **Recommendation:** Circo moved, seconded by Gahan, to recommend **approval** of the Conditional Use Permit for a private recreational facility at 8001 S 120th Street for the Nebraska Multi-Sport complex.

RESULT:	Motion carried 9-0.
MOTION BY:	Circo
SECONDED BY:	Gahan
AYES:	Krzywicki, Frey, Circo, Sargus, Alexander, Wetuski, Gahan, Dale, and Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	None

5. Comments from the Floor

Scriven thanked the Commission.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Fountain told the Commission there will be not second meeting in April.

8. Adjournment

Sargus adjourned the meeting at 7:20 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date

AGENDA ITEM 4A

**Planned Unit Development – Lots 23-26 Southport
West and portions of Lot 1 Southport West Replat
Four – Southport West Partners, LLC**



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

CASE NUMBERS: PPUD22-0002;

FOR HEARING OF: MAY 5, 2022
REPORT PREPARED ON: APRIL 25, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

B. PROPERTY OWNER:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

C. LOCATION: Southwest of the intersection of Giles Road and Southport Parkway.

D. LEGAL DESCRIPTION: Lots 23-26 Southport West, together with a portion of Lot 1 Southport West Replat Four.

E. REQUESTED ACTION(S): PUD Site Plan amendment to allow for a commercial development with shared parking.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Southport West PUD District (Overlay District); the properties are currently vacant.

G. PURPOSE OF REQUEST: Authorize a PUD Site Plan amendment with shared parking to allow for a commercial development.

H. SIZE OF SITE: Approximately 6.07 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. The property slopes gradually downward to the southeast;

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>
Northwest	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Embassy Suites
Northeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District);	Vacant
Southeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Vacant
West	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Cabela's

C. RELEVANT CASE HISTORY:

1. The PUD Plan and Ordinance for Southport West was originally approved on December 21, 2004.
2. The PUD Ordinance for Southport West was last amended on February 16, 2016.
3. Southport West Replat Four was approved on February 26, 2008.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Primary access to the site will be at an intersection at 125th and Portside Parkway. A second access will be added with the construction of Phase 2 to the south.
2. Applicant has provided a traffic impact study (TIS) in relation to the development of this project. The study, dated March 2022, finds that traffic is generally anticipated to operate with acceptable delay.
3. If a traffic signal is warranted at the intersection of 125th and West Giles Road, based on proposed revisions to the TIS, the signal will need to be constructed in conjunction with this project.
4. The review of the TIS also concluded that various pedestrian improvements are needed at the intersection of 125th/Westport Parkway and Southport Parkway.
5. Applicant should install all access and signage improvements as recommended in the revised Traffic Impact Study.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. As per the minimum parking calculations within the Zoning Ordinance, the proposed restaurant/recreational use on Lot 1 would require 303 parking stalls, for which the applicant has provided 157 stalls on-site. For the proposed hotel on Lot 2, the minimum stall requirement is calculated at 151, for which the applicant has provided 164 stalls on site.

Lot 1 is located directly across S 125th Street from City Parking Lot #1 to the west. Staff has concluded that on-site parking, combined with the flexibility provided by a cross-parking easement within the proposed PUD area, will provide sufficient parking for business activities on Lot 1, considering that City Parking Lot #1 will provide sufficient overflow parking during high periods of activity. Applicant has been informed that staff parking should occur in City Parking Lot #1 during expected high periods of activity to allow for more available on-site parking spaces.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Southport West Design Guidelines. The design review process for the PUD Site Plan map set needs to be substantially complete prior to City Council review.

IV. REVIEW COMMENTS:

- A. The design of the buildings and the overall site will be reviewed through the City's Architectural Design Review process and must be substantially complete prior issuance of any building permits.
- B. All primary structures in the PUD Site Plan are depicted to meet the setbacks of the underlying C-3 Highway Commercial / Office Park Zoning District.
- C. Applicant has been made aware that developments on this property will require FAA approval prior to the issuance of a building permit due to proximity of the Millard Airport.
- D. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.

V. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

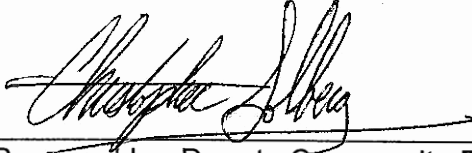
Approval of the PUD Site Plan for a commercial development on proposed Lots 1-2 Southport West Replat Nine contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

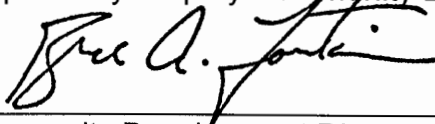
- A. Vicinity Map
- B. Review Letters
- C. Draft PUD Site Plan map set
- D. Draft Preliminary and Final Plat map set
- E. Traffic Impact Study

VIII. COPIES OF REPORT SENT TO:

- A. Pat Kerrigan, Southport West Partners
- B. Eric Williams, Olsson Associates
- C. Public Upon Request



Prepared by: Deputy Community Development Director



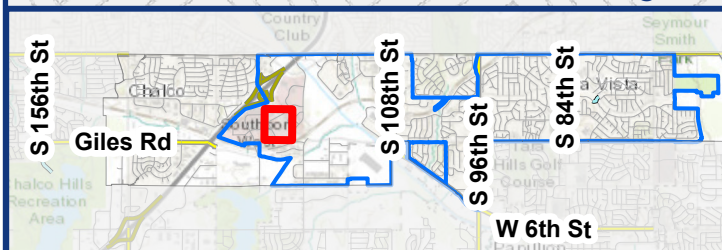
4/28/22

Community Development Director



Date



Vicinity Map: Southport West Replat Nine PUD



Legend

-  La Vista Parcels
-  PUD Area





April 6, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Planned Unit Development Amendment – Initial Review Letter
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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

General Comments

1. As discussed in the pre-application meeting, in an effort to push the northern two lots through the process as quickly as possible, the PUD plan set should concentrate on only the development of the northern two lots. Except for sheet C3.0, the PUD plan set should not include the site design below the southern lot line of lots 2 and 3.
2. Please revise the title of sheet C3.0 to “Conceptual PUD Phasing Plan” and change the phasing to only include lots 2 and 3 in Phase 1.

The size and location of the proposed retail building on Lot 4 blocks visibility and the visible route to the proposed fast food restaurant on Lot 1 from entrances to the property.

No trash enclosures are depicted for the restaurant on Lot 3 or the retail building on Lot 4. For all trash enclosures, please include a depiction the structure and door swing at each location.

City Hall	Community Development	Library	Police	Public Works	Recreation
8116 Park View Blvd. La Vista, NE 68128-2198 402.331.4343 P 402.331.4375 F	8116 Park View Blvd. 402.593.6400 P 402.593.6445 F	9110 Giles Rd. 402.537.3900 P 402.537.3902 F	7701 S. 96th St. 402.331.1582 P 402.331.7210 F	9900 Portal Rd. 402.331.8927 P 402.331.1051 F	8116 Park View Blvd. 402.331.3455 P 402.331.0299 F

3. The site plan depicts an additional drive-through restaurant on lot 1. Approval of an additional drive-thru restaurant in Southport West would require an amendment to the Southport West PUD Ordinance. Staff is considering potential amendment(s) to the ordinance at this time.
4. Per Section 5.15.04.01, please provide a schedule of construction consistent with the provisions stated within this section.
5. Applicant will need to obtain approval by the FAA for this development prior to issuance of building permits due to the proximity of this development to the Millard Airport, per Section 5.15.04.01.
6. Per Section 5.15.04.03, Applicant shall provide certain assurances for any public improvements and/or joint improvements to ensure performance in case of abandonment. These assurances will be required through the subdivision agreement.
7. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review.
8. Per Section 5.15.04.05, the application to amend the PUD needs to be signed by at least 51% of the initial PUD property owners. Provision of signed letters of support would be acceptable.
9. Per Section 5.15.04.08, please confirm the number of parking stalls, including the distribution of ADA and ADA van parking stalls. If cross parking easements and/or shared parking within the PUD is anticipated, said easement should be submitted and reviewed as part of the PUD application. The required parking stall count for the development on Lot 3 should state 303 parking stalls. The difference between the stalls required and the stalls provided on Lot 3 should be listed as "Provided (Public Parking, Lot 2 SPW Replat One)" (matching the existing format within the table). The required parking count for Lot 4 should be 100 stalls. The requirement for general retail is 1 stall per 200 square feet, per Section 7.06 of the La Vista Zoning Ordinance.
10. Per Section 5.15.04.13, the PUD District shall include such provisions for the ownership and maintenance of common spaces as are reasonably necessary to satisfy the provisions of this section. Please submit plans for common area maintenance. Such provisions will be included in the Subdivision Agreement.

11. Sidewalk connections to buildings on lots 1, 2, and 4 need to be added for safe pedestrian connections to these developments, per Section 5.15.04.15.
12. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.
13. Confirm lighting levels and fixtures are consistent with the surrounding existing development, per Section 5.15.04.22.
14. Please reference the City of La Vista as the local agency in the draft drainage study. It currently mentions the City of Papillion.
15. Grading work will require a grading permit. Please reach out to La Vista's Chief Building Official, Jeff Sinnett, at (402) 593-6400 for information on how to obtain your grading permit prior to the start of any grading.
16. Ensure any covenants and/or ordinances pertaining to Southport West are satisfied.
17. The PUD Site Plan does not depict the locations of any proposed monument signage. Please provide proposed locations of this signage to ensure conformance with the zoning regulations.

Emergency Vehicle Access Plan

1. The Emergency Vehicle Access Plan doesn't adequately depict how the hotel on Lot 2 will be accessed.

Landscaping Plan

1. Confirm all landscaping/berm requirements are being met per current PUD, unless otherwise noted within a proposed PUD amendment.
2. Expand the Area Calculations/Parking Statistics table to include information that details the linear street frontage of each lot, the number of trees required as per Section 7.17 of the Zoning Ordinance and the number of trees provided.

3. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed.

Please submit 2 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Christopher Solberg', with a long horizontal flourish extending to the right.

Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6400

cc:

Pat Kerrigan, Southport West Partners, LLC
Bruce Fountain, Community Development Director – City of La Vista
Cale Brodersen, Assistant City Planner – City of La Vista
Pat Dowse, City Engineer – City of La Vista

Comment Response: PUD Southport West -Letter dated 4/06/22

1. As discussed in the pre-application meeting, in an effort to push the northern two lots through the process as quickly as possible, the PUD plan set should concentrate on only the development of the northern two lots. Except for sheet C3.0, the PUD plan set should not include the site design below the southern lot line of lots 2 and 3.

Please revise the title of sheet C3.0 to "Conceptual PUD Phasing Plan" and change the phasing to only include lots 2 and 3 in Phase 1.

The size and location of the proposed retail building on Lot 4 blocks visibility and the visible route to the proposed fast food restaurant on Lot 1 from entrances to the property.

Response: Per discussions, the plans have been revised to reflect the design for the north 2 lots only and phasing clarification has been updated accordingly.

2. No trash enclosures are depicted for the restaurant on Lot 3 or the retail building on Lot 4. For all trash enclosures, please include a depiction of the structure and door swing at each location.

Response: Trash enclosure has been added.

3. The site plan depicts an additional drive-through restaurant on lot 1. Approval of an additional drive-thru restaurant in Southport West would require an amendment to the Southport West PUD Ordinance. Staff is considering potential amendment(s) to the ordinance at this time.

Response: Understood. We have revised the phasing line also to remove this from approval review.

4. Per Section 5.15.04.01, please provide a schedule of Construction consistent with the provisions stated within this section.

Response: This will be provided by ownership.

5. Applicant will need to obtain approval by the FAA for this development prior to issuance of building permits due to the proximity of this development to the Millard Airport, per Section 5.1 5.04.01.

Response: FAA has been submitted for review and waiting for approval.

6. Per Section 5.15.04.03, Applicant shall provide certain assurances for any public improvements and/or joint improvements to ensure performance in case of abandonment. These assurances will be required through the subdivision agreement.

Response: This will be provided as necessary in the subdivision agreement.

7. Regarding Section 5.1 5.04.04, the traffic impact analysis is currently being reviewed

by the City's consultant traffic engineer. Comments, Changes, and/or additional information may need to be addressed as a result of this review.

Response: Understood

8. Per Section 5.15.04.05, the application to amend the PUD needs to be signed by at least 51 % of the initial PUD property owners. Provision of signed letters of support would be acceptable.

Response: This is in process with ownership.

9. Per Section 5.15.04.08, please confirm the number of parking stalls, including the distribution of ADA and ADA van parking stalls. If cross parking easements and/or shared parking within the PUD is anticipated, said easement should be submitted and reviewed as part of the PUD application. The required parking stall count for the development on Lot 3 should state 303 parking stalls. The difference between the stalls required and the stalls provided on Lot 3 should be listed as "Provided (Public Parking, Lot 2 SPW Replat One)" (matching the existing format within the table). The required parking count for Lot 4 should be 100 stalls. The requirement for general retail is 1 stall per 200 square feet, per Section 7.06 of the La Vista Zoning Ordinance.

Response: Parking stall and tables have been updated accordingly based on comments and modifications.

10. Per Section 5.15.04.13, the PUD District shall include such provisions for the ownership and maintenance of common spaces as are reasonably necessary to satisfy the provisions of this section. Please submit plans for common area maintenance. Such provisions will be included in the Subdivision Agreement.

Response: This is in process with ownership.

11. Sidewalk connections to buildings on lots 1, 2, and 4 need to be added for safe pedestrian connections to these developments, per Section 5.15.04.15.

Response: Sidewalk connections have been added.

12. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

Response: Understood.

13. Confirm lighting levels and fixtures are Consistent with the surrounding existing development, per Section 5.15.04.22.

Response: Light poles have been added to the plans. Fixtures utilized will match the requirements noted in the PUD.

14. Please reference the City of La Vista as the local agency in the draft drainage study. It currently mentions the City of Papillion.

Response: This has been updated.

15. Grading work will require a grading permit. Please reach out to La Vista's Chief Building Official, Jeff Sinnett, at (402) 593-6400 for information on how to obtain your grading permit prior to the start of any grading.

Response: Understood.

16. Ensure any covenants and/or ordinances pertaining to Southport West are satisfied.

Response: These have been reviewed and confirmed.

17. The PUD Site Plan does not depict the locations of any proposed monument signage. Please provide proposed locations of this signage to ensure conformance with the zoning regulations.

Response: Future monument sign locations have been shown and will be finalized with the end users.

Emergency Vehicle Access Plan

1. The Emergency Vehicle Access Plan doesn't adequately depict how the hotel on Lot 2 will be accessed.

Response: This has been revised to show the path through the hotel site.

Landscaping Plan

1. Confirm all landscaping/berm requirements are being met per current PUD, unless otherwise noted within a proposed PUD amendment.

Response: These have been confirmed.

2. Expand the Area Calculations/Parking Statistics table to include information that details the linear street frontage of each lot, the number of trees required as per Section 7.17 of the Zoning Ordinance and the number of trees provided.

Response: The table has been revised as noted.

3. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed.

Response: Understood.



April 22, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Planned Unit Development Amendment – 2nd Review Letter
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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

General Comments

1. For ease of future tracking, please rename the project from "Southport West South Lots" to "Southport West Replat Nine PUD – Phase 1" on all PUD plan set sheets.
2. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review.
3. Per Section 5.15.04.08, a cross-parking easement needs to be added to the Final Plat.
4. Regarding Section 5.15.04.18, the Traffic Impact Analysis is currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

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

Landscaping Plan

1. The landscaping plan is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. As a reminder, the building design for each building must be approved through the City's design review process prior to submitting applications for building permits. Applications and building material samples will need to be submitted in addition to the elevations to begin review.

We have published the legal ad for your application to be reviewed by the Planning Commission on May 5th, 2022 at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128) at 6:30pm. For this item to move forward at this May 5th Planning Commission meeting, please submit a revised PUD plan set to incorporate the changes mentioned in the comments above by close-of-business Tuesday, April 26th for packet preparation. Assuming that deadline is met, please have a representative in attendance at the May 5th Planning Commission meeting to introduce your request and answer any questions that the Planning Commission might have.

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

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6400

cc:

Pat Kerrigan, Southport West Partners, LLC
Bruce Fountain, Community Development Director – City of La Vista
Cale Brodersen, Assistant City Planner – City of La Vista
Pat Dowse, City Engineer – City of La Vista



Comment Response: PUD Southport West -Letter dated 4/22/22

1. For ease of future tracking, please rename the project from "Southport West South Lots" to "Southport West Replat Nine PUD — Phase 1" on all PUD plan set sheets

Response: Sheets have been updated as noted.

2. Regarding Section 5.15.04.04, the traffic impact analysis is currently being reviewed by the City's consultant traffic engineer. Comments, changes, and/or additional information may need to be addressed as a result of this review

Response: Understood

3. Per Section 5.15.04.08, a cross-parking easement needs to be added to the Final Plat

Response: Per discussions, a note will be added to the Preliminary and Final Plat regarding cross parking for the lots.

4. Regarding Section 5.15.04.18, the Traffic Impact Analysis is Currently being reviewed by the City's consultant traffic engineer for pedestrian connections from the PUD site to the City Parking Lot. Additional sidewalks and or pedestrian safety improvements may be required at the time the site is opened, and/or in the future following this review.

Response: Understood.

Landscaping Plan

1. The landscaping plan is Currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. As a reminder, the building design for each building must be approved through the City's design review process prior to submitting applications for building permits. Applications and building material samples will need to be submitted in addition to the elevations to begin review.

Response: Understood. We will work with the developments to move this forward.

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SITE KEY NOTES	
	(A) REMOVE EXISTING PAVEMENT.
	(B) SAWCUT EXISTING PAVEMENT FULL DEPTH AT NEAREST JOINT AND/OR SIDEWALK PATH.
	(C) REMOVE EXISTING CURB AND GUTTER.
	(D) REMOVE EXISTING FLARED END SECTION.
	(E) REMOVE EXISTING OUTLET STRUCTURE.
	(F) PROTECT IN PLACE EXISTING STORM SEWER.
	(G) PROTECT IN PLACE EXISTING CURB AND GUTTER.
	(H) PROTECT IN PLACE EXISTING PAVEMENT.
	(I) PROTECT IN PLACE EXISTING MANHOLE/INLET/JUNCTION BOX.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING WATER LINE
	EXISTING CABLE/TELEVISION LINE
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	LIMITS OF DISTURBANCE
	EXISTING STORM SEWER MANHOLE
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING SANITARY SEWER MANHOLE
	EXISTING BOLLARD
	EXISTING SIGN
	EXISTING IRRIGATION SYSTEM
	EXISTING VEGETATION
	EXISTING COLUMN
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS MARKER
	EXISTING GAS VALVE
	EXISTING TELEPHONE RISER
	EXISTING TRANSFORMER
	EXISTING ELECTRICAL RISER
	EXISTING ELECTRICAL METER
	EXISTING ELECTRICAL BOX
	EXISTING ELECTRICAL VAULT
	EXISTING ELECTRICAL OUTLET
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EXISTING POWER POLE WITH LIGHT
	EXISTING POWER POLE
	EXISTING BORE HOLE

SD1 STORM SEWER MANHOLE RM EL.=1087.11 42"RCP(N)=1082.11 42"RCP(S)=1082.11	SD8 STORM SEWER MANHOLE RM EL.=1072.40 36"RCP(N)=1086.25 36"RCP(S)=1085.55 24"RCP(W)=1086.25	SD18 STORM SEWER MANHOLE RM EL.=1084.03 48"RCP(N)=1046.33 60"RCP(S/W)= 1044.73
SD2 STORM SEWER MANHOLE RM EL.=1088.97 42"RCP(N)=1079.87 42"RCP(S)=1078.72 42"RCP(W)=1079.27	SD10 STORM SEWER MANHOLE RM EL.=1072.39 24"RCP(N)=1087.44 24"RCP(W)=1087.29	SD19 STORM SEWER MANHOLE RM EL.=1085.18 48"RCP(N/W)=1048.83 48"RCP(S/W)=1048.83
SD3 STORM SEWER MANHOLE RM EL.=1089.82 18"RCP(N)=1084.82 24"RCP(S)=1084.82	SD11 STORM SEWER MANHOLE RM EL.=1077.73 24"RCP(N)=1086.83 18"RCP(N/W)=1089.18	SD20 STORM SEWER MANHOLE RM EL.=1082.10 36"RCP(N)=1082.80 48"RCP(S/SE)=1081.90 42"RCP(N/W)=1082.15
SD4 STORM SEWER MANHOLE RM EL.=1081.84 24"RCP(N)=1083.34 42"RCP(S)=1082.24 42"RCP(W)=1082.34	SD12 STORM SEWER MANHOLE RM EL.=1085.82 18"RCP(N)=1085.11 18"RCP(S)=1085.11	SD21 STORM SEWER MANHOLE RM EL.=1083.82 42"RCP(S/SE)=1084.67 42"RCP(N/W)=1084.62
SD5 STORM SEWER MANHOLE RM EL.=1082.70 36"RCP(S/SE)=1077.80 36"RCP(W)=1078.05	SD13 STORM SEWER MANHOLE RM EL.=1084.16 24"RCP(S)=1084.16 18"RCP(W)=1084.06	SD22 STORM SEWER MANHOLE RM EL.=1070.23 18"RCP(W)=1086.03
SD6 STORM SEWER MANHOLE RM EL.=1082.67 36"RCP(N)=1078.37 24"RCP(W)=1078.47	SD14 STORM SEWER MANHOLE RM EL.=1083.83 48"RCP(N)=1086.53 48"RCP(W)=1048.88 24"RCP(N/W)=1086.33	SD23 STORM SEWER MANHOLE RM EL.=1086.39 42"RCP(S/SE)=1087.49 42"RCP(N/W)=1087.49
SD7 STORM SEWER MANHOLE RM EL.=1080.66 36"RCP(N)=1074.76 36"RCP(S)=1074.01 24"RCP(W)=1075.26	SD15 STORM SEWER MANHOLE RM EL.=1071.53 42"RCP(S)=1084.43	SD24 STORM SEWER MANHOLE RM EL.=1085.44 42"RCP(S)=1085.89 42"RCP(N/W)=1081.24
SD8 STORM SEWER MANHOLE PIPES RECESSED COULD NOT DETERMINE SIZE RM EL.=1078.66 54"RCP(S/SE)=1085.51 36"RCP(W)=1085.66	SD16 STORM SEWER MANHOLE RM EL.=1082.20 60"RCP(N)=1084.10 60"RCP(W)=1084.75	SD25 STORM SEWER MANHOLE RM EL.=1072.17 18"RCP(N)=1084.72 42"RCP(S)=1083.47 36"RCP(W)=1084.27
SD9 STORM SEWER MANHOLE NO LID ON MH RM EL.=1084.77 42"RCP(S)=1076.37 42"RCP(N/W)=1076.57	SD17 STORM SEWER MANHOLE ALL PIPES WERE RECESSED OVER 10' RM EL.=1081.88 60"RCP(N)=1043.85 60"RCP(W)=1043.85 60"RCP(S)=1043.75 WEST PIPE 60"RCP(S)=1043.75 EAST PIPE	SD26 STORM SEWER MANHOLE RM EL.=1074.80 18"RCP(W)=1071.40
SD10 STORM SEWER MANHOLE RM EL.=1080.30 36"RCP(N)=1084.79 42"RCP(S)=1084.60	SD18 STORM SEWER MANHOLE RM EL.=1081.15 12"RCP(N)=1074.08 12"RCP(W)=1074.20	SD27 STORM SEWER MANHOLE RM EL.=1076.92 36"RCP(S)=1081.32
SD11 STORM SEWER MANHOLE RM EL.=1080.30 36"RCP(N)=1084.79 42"RCP(S)=1084.60	SD19 STORM SEWER MANHOLE RM EL.=1080.20 12"RCP(N)=1076.40 12"RCP(W)=1076.40	
SD12 STORM SEWER MANHOLE RM EL.=1080.30 36"RCP(N)=1084.79 42"RCP(S)=1084.60	SD20 STORM SEWER MANHOLE RM EL.=1080.64 12"RCP(N)=1076.60 12"RCP(W)=1076.44	
SD13 STORM SEWER MANHOLE RM EL.=1080.30 36"RCP(N)=1084.79 42"RCP(S)=1084.60	SD21 STORM SEWER MANHOLE RM EL.=1082.33 12"RCP(N)=1080.78 12"RCP(W)=1080.63	
SD14 STORM SEWER MANHOLE RM EL.=1080.30 36"RCP(N)=1084.79 42"RCP(S)=1084.60	SD22 STORM SEWER MANHOLE RM EL.=1084.21 12"RCP(N)=1072.26 12"RCP(S)=1072.16	
SD15 STORM SEWER MANHOLE PIPES RECESSED MEASURED FL RM EL.=1082.16 60"RCP(N)=1045.31 60"RCP(W)=1045.31	SD23 STORM SEWER MANHOLE RM EL.=1078.35 12"RCP(N)=1086.80 12"RCP(S)=1086.75 12"RCP(N/W)=1087.05	
SD16 STORM SEWER MANHOLE RM EL.=1082.16 60"RCP(N)=1045.31 60"RCP(W)=1045.31	SD24 STORM SEWER MANHOLE RM EL.=1078.35 12"RCP(N)=1086.80 12"RCP(S)=1086.80 12"RCP(W)=1087.75	
SD17 STORM SEWER MANHOLE RM EL.=1082.16 60"RCP(N)=1045.31 60"RCP(W)=1045.31	SD25 STORM SEWER MANHOLE RM EL.=1086.37 12"RCP(N)=1044.82 12"RCP(N/W)=1044.82 12"RCP(S)=1044.72 12"RCP(N/W)=1044.97	
SD18 STORM SEWER MANHOLE RM EL.=1082.16 60"RCP(N)=1045.31 60"RCP(W)=1045.31		



olsson

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Omaha, NE 68138
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EXISTING CONDITIONS & DEMOLITION PLAN

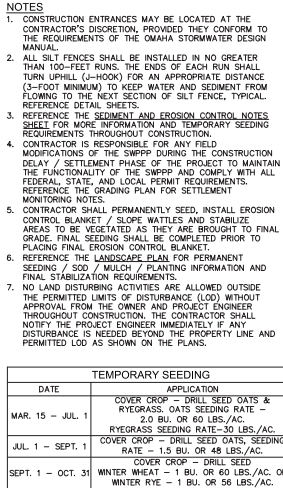
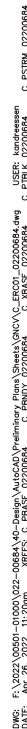
PUD PLANS

SOUTHPORT WEST REPLAT NINE PUD
PHASE 1

LA VISTA, NE

drawn by	KA
checked by	KA
approved by	KA
project no.	02200864
sheet no.	02200864
date	03/21/22

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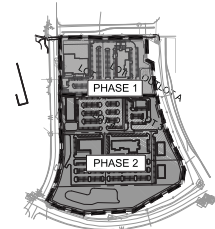
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DATE	APPLICATION
MAR. 15 - JUL. 1	COVER CROP - DRILL SEED OATS & RYEGRASS. OATS SEEDING RATE - 2.0 BU. OR 60 LBS./AC. RYEGRASS SEEDING RATE-30 LBS./AC.
JUL. 1 - SEPT. 1	COVER CROP - DRILL SEED OATS, SEEDING RATE - 1.5 BU. OR 48 LBS./AC.
SEPT. 1 - OCT. 31	COVER CROP - DRILL SEED WINTER WHEAT - 1 BU. OR 60 LBS./AC. OR WINTER RYE - 1 BU. OR 56 LBS./AC.



2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
WWW.CJSSON.COM

drawn by _____ checked by _____ approved by _____ QIACG by _____ project no. _____ drawing no. _____ date _____	EROSION CONTROL PLAN PUD PLANS	REV. NO.	DATE	REVISION DESCRIPTION
	SOUTHPORT WEST REPLAT NINE PUD PHASE 1			
24 2022	LA VISTA, NE			REVISIONS

SHEET
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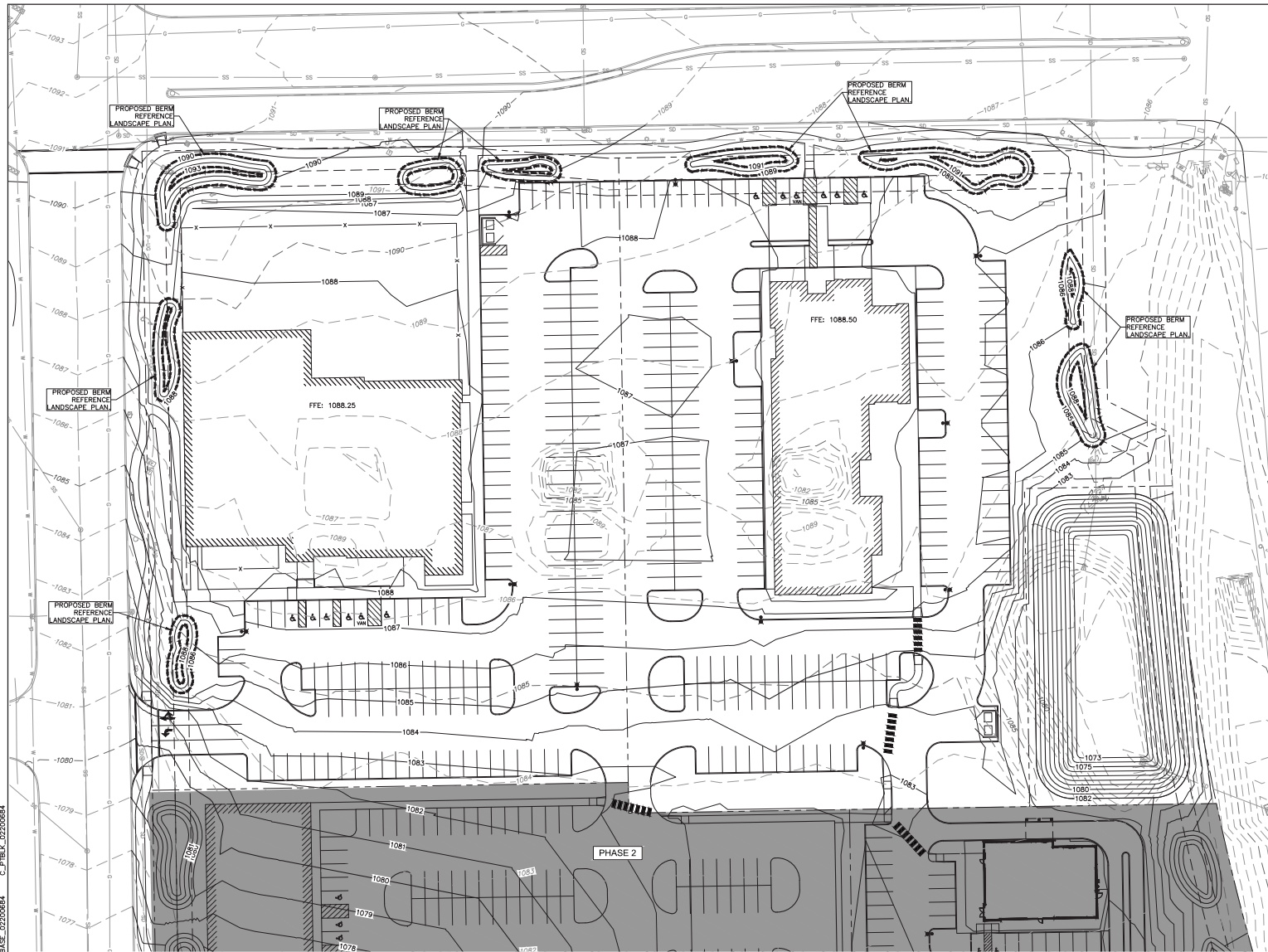
SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 SPW REPLAT ONE)
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT; 151 UNITS; MAX 8 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	329 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)

1

REVISIONS

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DATE: Apr 26, 2022 11:35am
USER: kordnessen
C:\PLOT\02200086A



LEGEND		
---	10XX--	EXISTING MAJOR CONTOUR
---	10XX--	EXISTING MINOR CONTOUR
---	10XX--	PROPOSED MAJOR CONTOUR
---	10XX--	PROPOSED MINOR CONTOUR

GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED/ NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL)*

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

- NOTES
1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
 3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INFORMATION.
 4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
 5. CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
 6. DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES FOR WATER QUALITY AS REQUIRED BY SECTION 154.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE OMAHA REGIONAL STORM WATER DESIGN MANUAL. SUCH WATER QUALITY FACILITIES SHALL BE MAINTAINED BY BRIMMOR PROPERTY GROUP. MANAGEMENT OF THE 2-YEAR STORM RUNOFF PEAK FLOWS WILL BE PROVIDED BY THE CITY OWNED FACILITIES.



GRADING PLAN
PUD PLANS
SOUTHPORT WEST REPLAT NINE PUD
PHASE 1

REVISIONS DESCRIPTION

REV. DATE

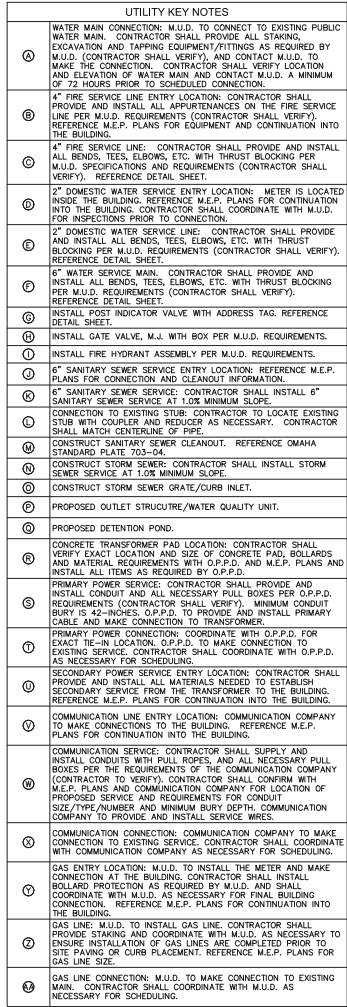
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LA VISTA, NE

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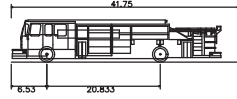
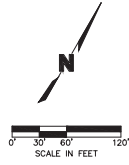
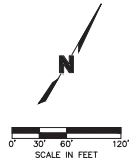
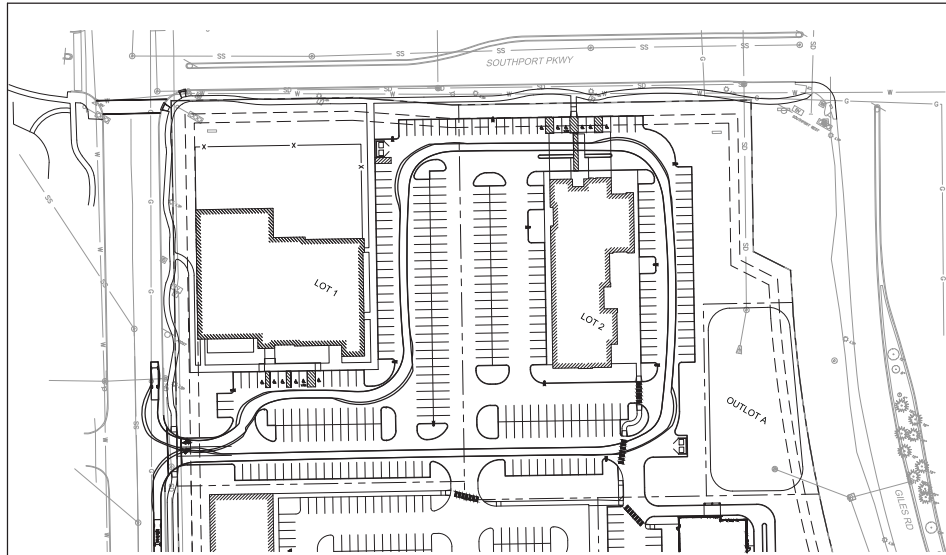
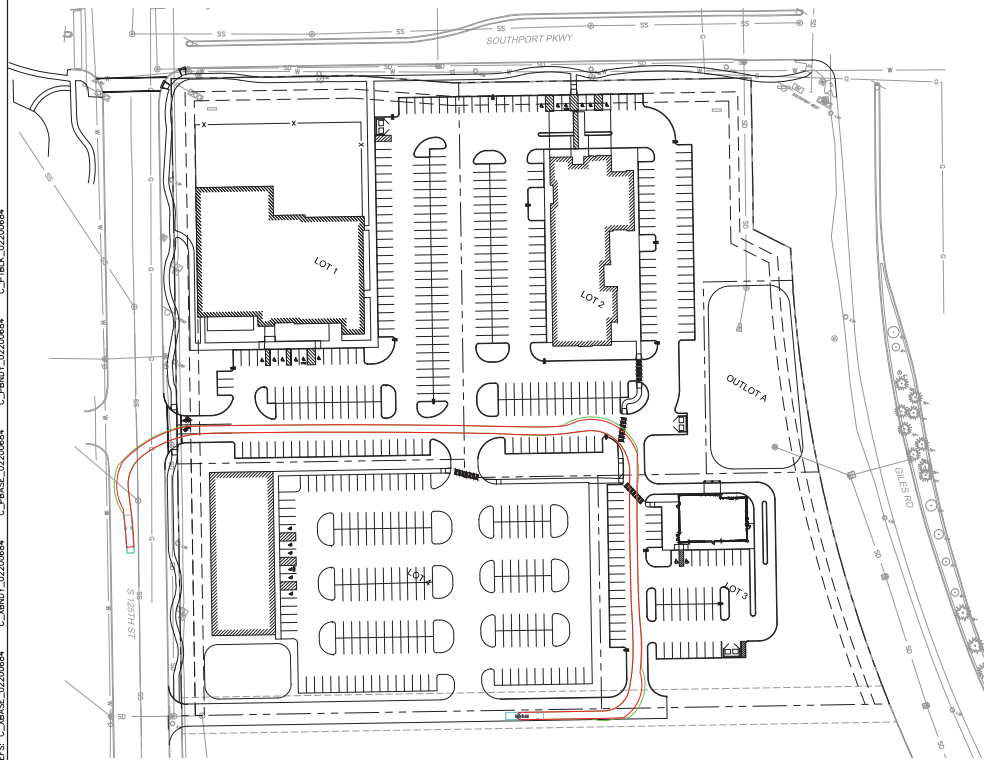
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2111 South 67th Street, Suite 200
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DATE: Apr 26, 2022 11:20am XREFS: C:\BASE_02200684 C:\PBDY_02200684 C:\PSTRM USER: C:\PSTRM



Papillion Fire truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

41.750ft
8.000ft
7.496ft
0.746ft
8.142ft
5.00s
37.00°

drawn by: KA
checked by: EW
approved by: _____
QA/QC by: _____
project no.: 022-0084
drawing no.: _____
date: 03.21.22

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EMERGENCY VEHICLE ACCESS PLAN
PUD PLANS

SOUTHPORT WEST REPLAT NINE PUD
PHASE 1

2022

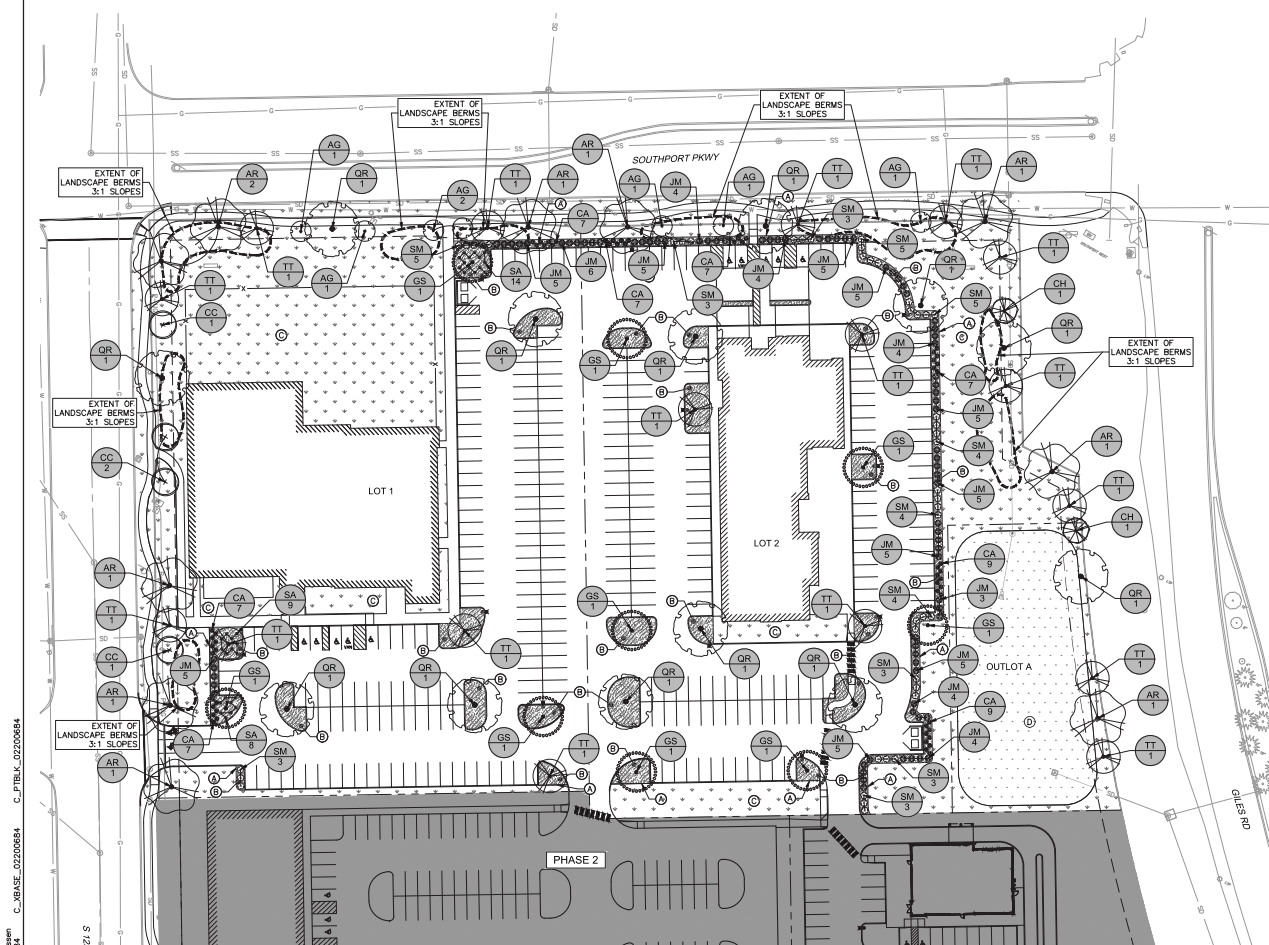
REVISIONS

[illegible]

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LANDSCAPE PLAN

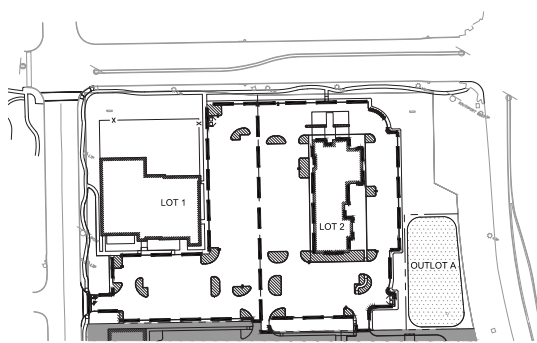


LANDSCAPE KEY NOTES	
(A)	CULTIVATED LANDSCAPE EDGING
(B)	HARDWOOD MULCH
(C)	INSTALL TURF-TYPE FESCUE SOD - TURF IRRIGATION*
(D)	BASIN SEEDING MIX
*ALL TURF AND LANDSCAPE AREAS TO BE IRRIGATED	

PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CAL./HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
	AR	10		ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	6'	35'	50'
	GS	9		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL.	B&B	6'	50'	35'
	QR	13		QUERCUS RUBRA RED OAK	2" CAL.	B&B	6'	60'	50'
	TT	17		TILIA TOMENTOSA SILVER LINDEN	2" CAL.	B&B	6'	50'	30'
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	CAL./HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
	AG	7		AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	6'	20'	15'
	CC	4		CERIS CANADENSIS EASTERN REDBUD	1.5" CAL.	B&B	6'	25'	20'
	CH	2		CRATAEGUS CRUS-GALLI COCKSPUR HAWTHORN	1.5" CAL.	B&B	6'	25'	20'
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	SM	45		SYRINGA MEYERI KOREAN LILAC	3 GAL.	5'	5'	2'	
	JM	79		JUNIPERUS CHINENSIS 'MANEY' MANEY JUNIPER	3 GAL.	4'	5'	2'	
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	CA	58		CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	1 GAL.	3'	3'	10"	
	SA	31		SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL.	2'	2'	12"	
ORNAMENTAL GRASSES		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	CA	58		CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	1 GAL.	3'	3'	10"	
	SA	31		SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL.	2'	2'	12"	
INERTS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
	(B)	11,803 SF		MULCH MULCH SHREDDED HARD WOOD WOOD MULCH	---				
	(C)	89,013 SF		TURF SOD DROUGHT TOLERANT TURF-TYPE FESCUE	SEED				
SOD / SEED		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
	(C)	89,013 SF		TURF SOD DROUGHT TOLERANT TURF-TYPE FESCUE	SEED				

PARKING LOT LANDSCAPE AREA



AREA CALCULATIONS/PARKING STATISTICS				
	LOT 1	LOT 2	OUTLOT A	TOTAL
PARKING LOT AREA	59,447	82,560	NA	142,007
PARKING LOT LANDSCAPE	4,209	6,919	NA	11,128
	7.08%	8.38%	NA	7.84%
LINEAR STREET FRONTAGE	742	571	213	1,526
TREES REQUIRED (1 / 40 LF)	18.6	14.3	5.3	38.2
TREES PROVIDED	19	14	5	38

olsson

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Omaha, NE 68108
TEL: 402.341.1118
www.olsos.com

REVISIONS DESCRIPTION

REV.	DATE	DESCRIPTION

LANDSCAPE PLAN
PUD PLANS
SOUTHPORT WEST REPLAT NINE PUD
PHASE 1

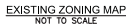
2022

LA VISTA, NE

drawn by:
checked by:
approved by:
project no.:
drawing no.:
date:

SHEET
L1.0

LOTS 23-26 OF SOUTHPORT WEST
LOT 1, OF SOUTHPORT WEST REPLAT 4
LA VISTA, SARPY COUNTY, NEBRASKA



NOTES:
1. PERMANENT RECIPROCAL PARKING ACCESS IS ALLOWED OVER AND ACROSS LOTS 1 THRU 4 AND OUTLOT A.

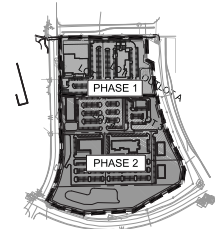
2111 South 67th Street, Suite 200
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TEL 402.341.1116
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REVISIONS

2022

USER: kandressen
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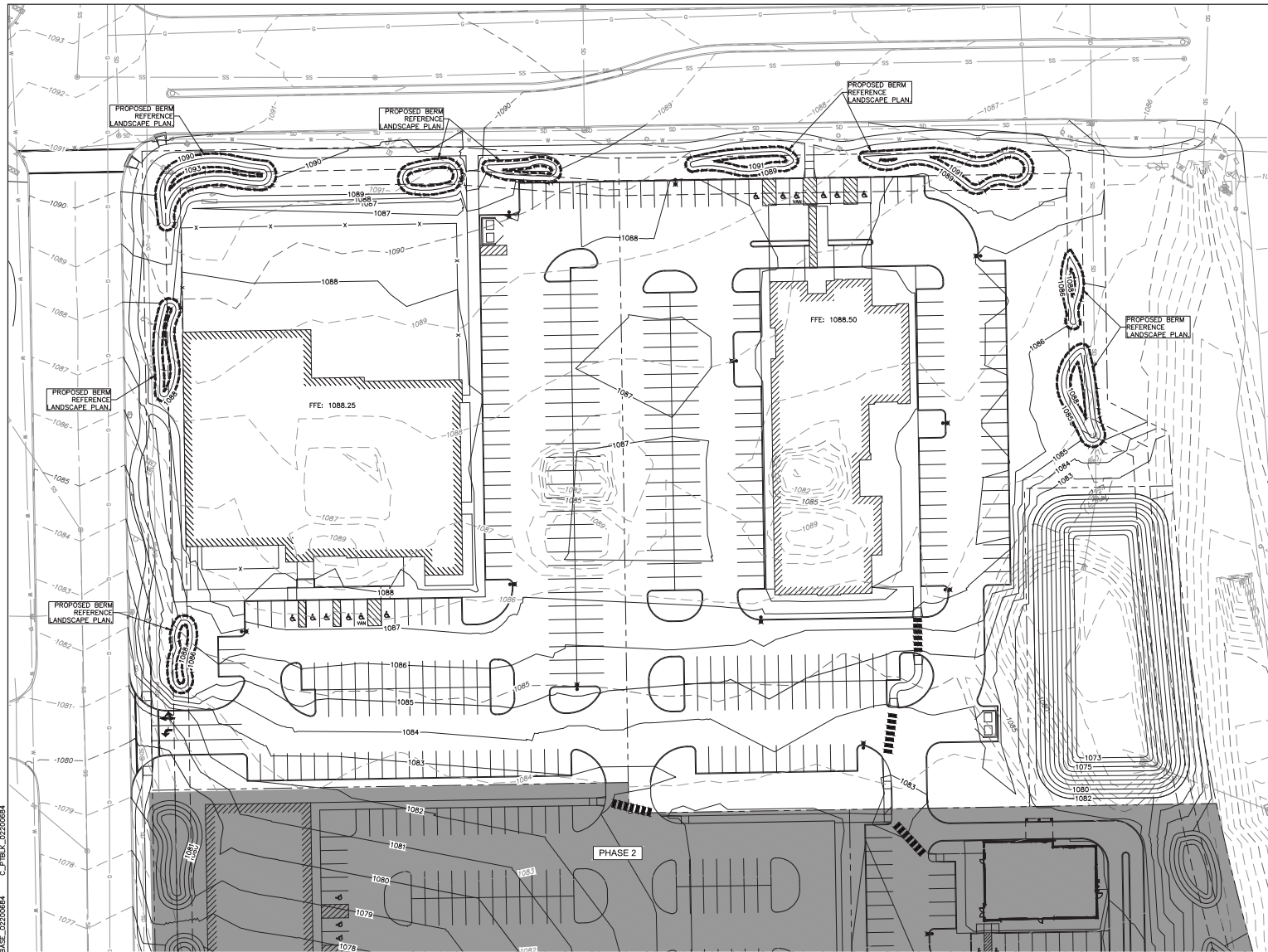
SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 SPW REPLAT ONE)
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT; 151 UNITS; MAX 8 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	329 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)

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LEGEND		
---	10XX--	EXISTING MAJOR CONTOUR
---	10XX--	EXISTING MINOR CONTOUR
---	10XX--	PROPOSED MAJOR CONTOUR
---	10XX--	PROPOSED MINOR CONTOUR

GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED/ NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL)*

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

- NOTES
1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
 3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INFORMATION.
 4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
 5. CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
 6. DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES FOR WATER QUALITY AS REQUIRED BY SECTION 154.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE OMAHA REGIONAL STORM WATER DESIGN MANUAL. SUCH WATER QUALITY FACILITIES SHALL BE MAINTAINED BY BRIMMOR PROPERTY GROUP. MANAGEMENT OF THE 2-YEAR STORM RUNOFF PEAK FLOWS WILL BE PROVIDED BY THE CITY OWNED FACILITIES.

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TEL: 402.341.1118
www.olsen.com

REVISIONS DESCRIPTION

REV. DATE

INC.

2022

LA VISTA, NE

GRADING PLAN

PRELIMINARY PLAT SUBMITTAL

SOUTHPORT WEST REPLAT NINE

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

SHEET
C5.0

SHEET
C5.0

NW 1/4 SE 1/4 18-14-12
SW 1/4 SE 1/4 18-14-12
SE 1/4 SE 1/4 18-14-12

A TRACT OF LAND BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH PLATTED AND RECORDED SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEBEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTHPOT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT 4 (HEREINAFTER "PLAT"), SAID LIEBEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARP COUNTY, NEBRASKA AS INSTRUMENT NO. _____ (HEREINAFTER "LIEBEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEBEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, GAS) EASEMENTS, OR STRIPS OF EASEMENTS, OR STRIPS OF EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEBEN AND HAS NOT ASSIGNED THE LIEBEN TO ANY OTHER PERSON.

BY: _____

TITLE:

STATE OF _____)

ON THE _____ DAY, OF _____ 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED,

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

REVIEW BY SARPY COUNTY PUBLIC WORKS

SARPY COUNTY PUBLIC WORKS

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

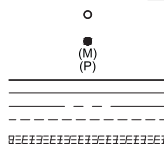
APPROVAL BY LA VISTA CITY PLANNING COMMISSION

ON THIS _____ DAY OF _____, 2022.

ACCEPTANCE BY LA VISTA CITY COUNCIL

ON THIS _____ DAY OF _____, 2022, IN
ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA,

ATTEST _____



FOUND 5/8" REBAR (UNLESS
OTHERWISE NOTED)
SET 5/8" REBAR W/CAP L.S. 607
MEASURED DISTANCE
PLATTED DISTANCE
BOUNDARY LINE
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING EASEMENT
(TO BE VACATED)

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL. (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
4. PERMANENT RECIPROCAL PARKING ACCESS IS ALLOWED OVER AND ACROSS LOTS 1 THRU 4 AND OUTLOT A.
5. NO DIRECT ACCESS SHALL BE PERMITTED ON GILES ROAD FROM LOTS 2, 3 AND OUTLOT A.

I, TERRY L. ROTHANZL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH NEBRASKA RULES AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST LOT AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH SUBDIVISIONS, AS SHOWN ON PLATS RECORDED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE 6TH PM, SARDY COUNTY, NEBRASKA, CONTAINING 11,119 ACRES, MORE OR LESS.

TERRY L. ROTHANZ
NEBRASKA L.S. 607

04-25-2022
DATE

[illegible]

FINAL PLAT

SOUTHPORT WEST REPLAT NINE
LOTS 1 THRU 4 AND OUTLOT A

SARPY COUNTY	2022
--------------	------

REVISIONS

olsson

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www.colsson.com

USER: dhastings

REPLAT NINE_02200684.dwg

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Exhibit E

Southport South Traffic Impact Study Table of Contents, Executive Summary, and Summary and Conclusions

A copy of the full traffic impact analysis can be found
on file with the City Clerk at La Vista City Hall.

Southport South TRAFFIC IMPACT STUDY La Vista, NE

Prepared For:

Malibu Properties LLC
21008 Cumberland Drive, Suite 110
Omaha, NE 68022

Prepared By:

Olsson
2111 S. 67th Street, Suite 200
Omaha, NE
68106

Olsson Project No. 022-00684
March 2022



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Appendix E 2025 Capacity Analysis Synchro Reports

Appendix F 2050 Capacity Analysis Synchro Reports

Appendix G Plus Site Signal Warrant Evaluation

Appendix H Plus Site Geometric Improvement Evaluation

Appendix I 2025 Plus Site Capacity Analysis Synchro Report

Appendix J 2050 Plus Site Capacity Analysis Synchro Report

EXECUTIVE SUMMARY

This report documents the results of impact analyses conducted for a proposed multi-sport development bounded by Giles Road on the south and 120th Street / Eastport Parkway (Eastport Parkway) on the west in La Vista, Nebraska. This study reviewed the operations at study intersections for 2025 and 2050 conditions.

The proposed site plan includes general office, retail, restaurant, and hotel land uses. There are three direct access points proposed as part of the development. Site drives and unsignalized intersections were evaluated for signalization and other intersection improvements with site traffic.

Based on the results of the capacity analysis and intersection control evaluations, the following improvements are recommended:

Background Improvements

Giles Road

- *Construct six-lane divided section from Harrison Street through 120th Street.

I-80 and Giles Road Interchange

- Construct additional northbound Giles Road to eastbound I-80 lane to improve lane utilization along Giles Road.
 - The configuration would include one exclusive northbound right-turn lane and one shared through-right lane. An additional I-80 eastbound on-ramp lane is not included in the Metro Area Travel Improvement Study (MTIS) and should be coordinated with the Nebraska Department of Transportation (NDOT).
- *Construct additional southbound Giles Road to westbound I-80 lane as a “free right” north of the interchange.
- Extend northbound left-turn lane to include 500 feet of storage length.
 - Consider constructing dual left-turn lanes with the expansion of the bridge with the widening of Giles to a six-lane section. This should be reevaluated before the Giles Road widening project.
- All improvements at the interchange should be coordinated between the City of La Vista and the NDOT to determine timeframe and implementation to improve current queuing issues.

Giles Road and West Giles Road / Eastport Parkway

- Extend westbound left-turn lane to include at least 370 feet of storage (extend by approximately 70 feet). [2025 Background]
- Construct dual westbound left-turn lanes with at least 275 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.
- Construct dual northbound right-turn lanes with at least 200 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected plus overlap phasing.
- Construct dual northbound left-turn lanes with at least 250 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.

West Giles Road

- Realign West Giles Road west of 126th Street to intersect 132nd Street where existing Giles Road connects.

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal.**
 - Intersection should be monitored for signalization as developments build out in the area.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

*Roadway improvements recommended by MTIS.

**Anticipated to be satisfied by year 2050.

Plus Site Improvements

Giles Road

- Update signal timings throughout the corridor when the proposed facility opens.
 - Coordinate the signal timing updates with the completion of the Nebraska Multi-sport Complex.
 - When Giles Road widens to a six-lane section, signal timings should again be revisited and updated.

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal when volumes satisfy signal warrants.
 - Note that the intersection is anticipated to satisfy signal warrants with future background growth. With the proposed development, the intersection is anticipated to satisfy signal warrants sooner.
 - The intersection should be monitored as the development builds out to determine when a traffic signal should be constructed.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

Westport Parkway and Portside Parkway / Site Drive 1

- Construct east leg as two-lane approach (exclusive left and shared through-right).

Westport Parkway and Site Drive 2

- Construct site drive as proposed in site plan drawings.

Southport Parkway and Site Drive 3

- Coordinate drive location with City of La Vista.

In addition to the above recommendations, during overflow parking conditions for Lot 3 in the proposed development, pedestrians crossing 125th Street / Westport Parkway from the parking lot to the west of the site should be monitored to determine the need for higher visibility pedestrian crossing applications like the RRFB or HAWK beacon systems at a midblock location.

7. SUMMARY AND CONCLUSIONS

This report documents the results of impact analyses conducted for a proposed multi-use development located in the Southport development south of Southport Parkway and west of Giles Road in La Vista, Nebraska. This study was conducted to identify the anticipated trips that would be generated by the proposed development and to determine the effects of site traffic on the surrounding roadway network. There were five scenarios analyzed as part of this study: Existing, 2025 Background conditions, 2050 Background conditions, 2025 plus Site conditions and 2050 plus Site conditions. The year 2050 was chosen as the long-range horizon year, which corresponds to the most recent MAPA long-range travel demand model. The year 2025 was chosen to represent the opening day of the proposed site. AM and PM peak hours were analyzed for all scenarios.

The proposed site plan includes general office, retail, restaurant, and hotel land uses. There are three direct access points proposed as part of the development. One access is proposed at the existing full-movement intersection of Westport Parkway and Portside Parkway. The second is a proposed full-movement access located approximately 310 feet south of Portside Parkway on Westport Parkway. A third right-in, right-out (RIRO) access is proposed on Southport Parkway between Westport Parkway and Giles Road.

In all future scenarios, traffic signal timings were modified to improve intersection operations based on background traffic growth and site traffic additions to the network. Generally, signalized intersections are anticipated to operate at acceptable levels of service. Some individual movements at signalized intersection are anticipated to experience heavy delay and queueing during peak hours.

Based on the capacity analysis, intersection control evaluation, previous traffic studies completed in the area, and a review of regional and local transportation studies, the following improvements are recommended:

Background Improvements

Giles Road

- *Construct six-lane divided section from Harrison Street through 120th Street.

I-80 and Giles Road Interchange

- Construct additional northbound Giles Road to eastbound I-80 lane to improve lane utilization along Giles Road.
 - The configuration would include one exclusive northbound right-turn lane and one shared through-right lane. An additional I-80 eastbound on-ramp lane is not included in the MTIS study and should be coordinated with the NDOT.
- *Construct additional southbound Giles Road to westbound I-80 lane as a “free right” north of the interchange.
- Extend northbound left-turn lane to include 500 feet of storage length.
 - Consider constructing dual left-turn lanes with the expansion of the bridge with the widening of Giles to a six-lane section. This should be reevaluated before the Giles Road widening project.
- All improvements at the interchange should be coordinated between the City of La Vista and the NDOT to determine timeframe and implementation to improve current queuing issues.

Giles Road and West Giles Road / Eastport Parkway

- Extend westbound left-turn lane to include at least 370 feet of storage (extend by approximately 70 feet). [2025 Background]
- Construct dual westbound left-turn lanes with at least 275 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.
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 - Modify signal phasing to protected plus overlap phasing.
- Construct dual northbound left-turn lanes with at least 250 feet of storage length with Giles Road widening project.
 - Modify signal phasing to protected only.

West Giles Road

- Realign West Giles Road west of 126th Street to intersect 132nd Street where existing Giles Road connects.

[Background improvements continue on next page]

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal.**
 - Intersection should be monitored for signalization as developments occur in the area.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

*Roadway improvements recommended by MTIS.

**Anticipated to be satisfied by year 2050.

Plus Site Improvements

Giles Road

- Update signal timings throughout the corridor when the proposed facility opens.
 - Coordinate the signal timing updates with the completion of the Nebraska Multi-sport Complex.
 - When Giles Road widens to a six-lane section, signal timings should again be revisited and updated.

125th Street / Westport Parkway and West Giles Road

- Construct traffic signal when volumes satisfy signal warrants.
 - The intersection is anticipated to satisfy signal warrants with future background growth. With the proposed development, the intersection is anticipated to satisfy signal warrants sooner.
 - The intersection should be monitored as the development builds out to determine when a traffic signal should be constructed.
- Restripe north leg to include single left-turn lane, through lane, and right-turn lane.

Westport Parkway and Portside Parkway / Site Drive 1

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Westport Parkway and Site Drive 2

- Construct site drive as proposed in site plan drawings.

Southport Parkway and Site Drive 3

- Coordinate drive location with City of La Vista.

In addition to the above recommendations, during overflow parking conditions for Lot 3 in the proposed development, pedestrians crossing 125th Street / Westport Parkway from the parking lot to the west of the site should be monitored to determine the need for higher visibility pedestrian crossing applications like the RRFB or HAWK beacon systems at a midblock location. Recommended improvements are summarized in **Figure 16**.

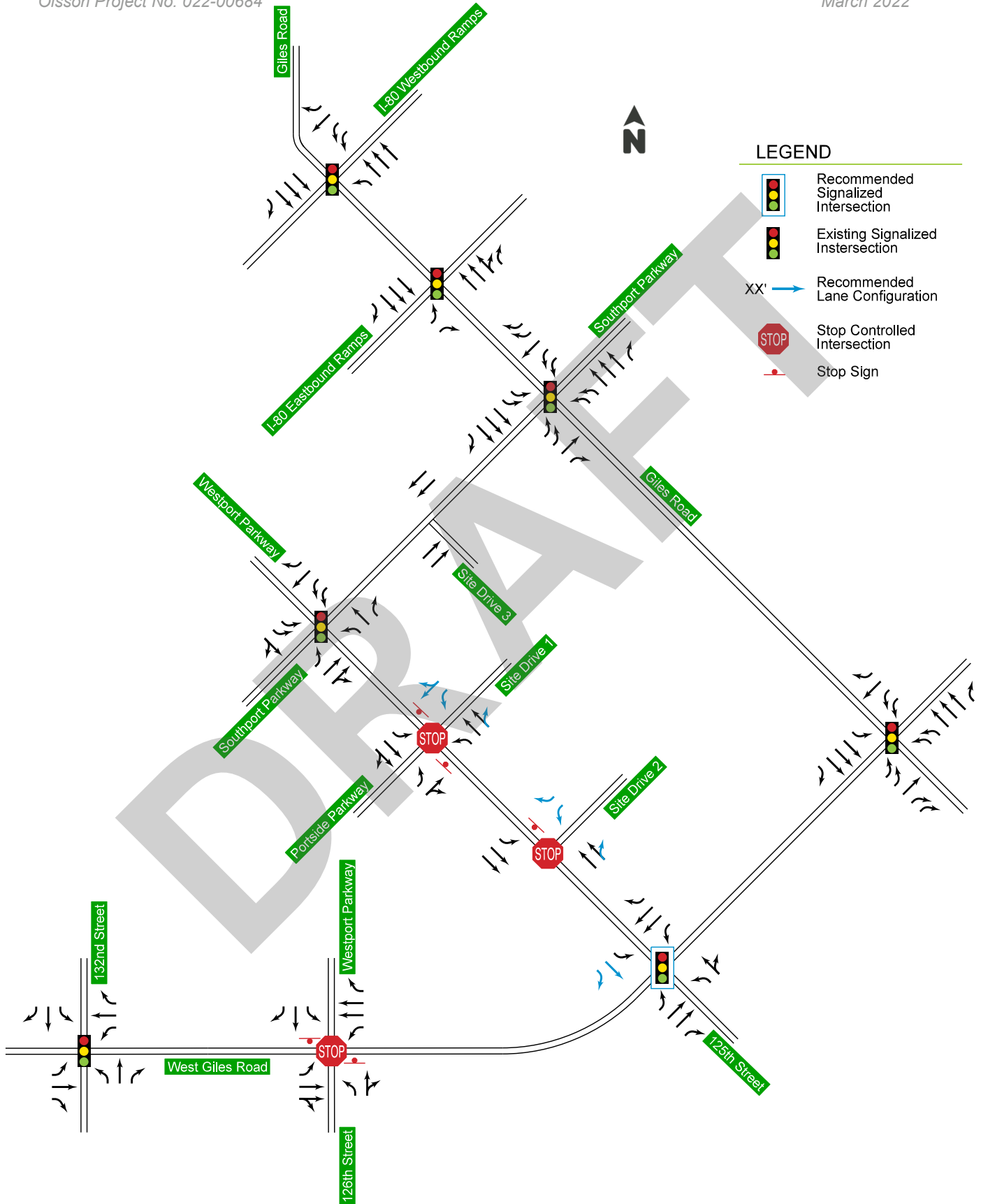


Figure 16. Recommended Improvements

AGENDA ITEM 4B

**Replat – Southport West Replat Nine – Southport
West Partners, LLC**



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

CASE NUMBERS: PRP22-0002;

FOR HEARING OF: MAY 5, 2022
REPORT PREPARED ON: APRIL 25, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

B. PROPERTY OWNER:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

C. LOCATION: Southwest of the intersection of Giles Road and Southport Parkway.

D. LEGAL DESCRIPTION: Lots 23-26 Southport West, together with Lot 1 Southport West Replat Four.

E. REQUESTED ACTION(S): Replat to allow for commercial development with shared parking.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Southport West PUD District (Overlay District); the properties are currently vacant.

G. PURPOSE OF REQUEST: Authorize a Replat with shared parking to allow for commercial development.

H. SIZE OF SITE: Approximately 10.59 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. The property slopes gradually downward to the southeast;

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>
Northwest	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Embassy Suites
Northeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District);	Vacant
Southeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Vacant
West	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Cabela's

C. RELEVANT CASE HISTORY:

1. The PUD Plan and Ordinance for Southport West was originally approved on December 21, 2004.
2. The PUD Ordinance for Southport West was last amended on February 16, 2016.
3. Southport West Replat Four was approved on February 26, 2008.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).
4. La Vista Subdivision Regulations.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Primary access to the site will be at an intersection at 125th and Portside Parkway. A second access will be added with the construction of Phase 2 to the south, as depicted in the conceptual PUD Site Plan within the Southport West Replat Nine – Phase 1 map set.
2. Applicant has provided a traffic impact study (TIS) in relation to the development of this project. The study, dated March 2022, finds that traffic is generally anticipated to operate with acceptable delay.
3. If a traffic signal is warranted at the intersection of 125th and West Giles Road, based on proposed revisions to the TIS, the signal will need to be constructed in conjunction with this project.
4. The review of the TIS also concluded that various pedestrian improvements are needed at the intersection of 125th/Westport Parkway and Southport Parkway.
5. Applicant should install all access and signage improvements as recommended in the revised Traffic Impact Study.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. Parking will be addressed through the PUD Site Plan amendments for each phase of development within the Replat area.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Southport West Design Guidelines.

IV. REVIEW COMMENTS:

- #### **A.**
1. The design of the buildings and the overall site will be reviewed through the City's Architectural Design Review process and must be substantially complete prior issuance of any building permits.

- B. Applicant has been made aware that developments on this property will require FAA approval prior to the issuance of a building permit due to proximity of the Millard Airport.
- C. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- D. A subdivision agreement, outlining necessary public improvements, will need to be finalized before the replat application is reviewed by the City Council.

V. STAFF RECOMMENDATION – SOUTHPORT WEST REPLAT NINE:

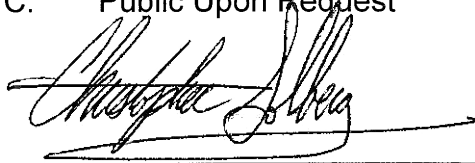
Approval of Southport West Replat Nine, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

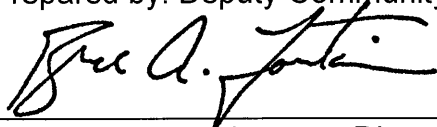
- A. Vicinity Map
- B. Review Letters
- C. Draft Replat map set

VII. COPIES OF REPORT SENT TO:

- A. Pat Kerrigan, Southport West Partners
- B. Eric Williams, Olsson Associates
- C. Public Upon Request



Prepared by: Deputy Community Development Director



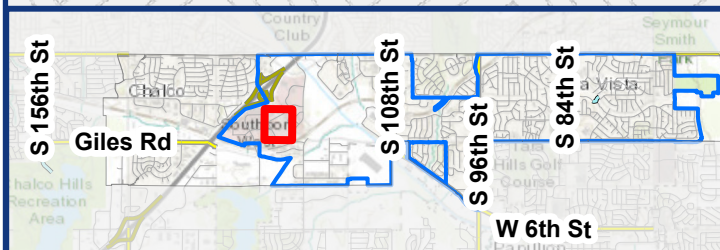
Community Development Director

4/28/22

Date



Vicinity Map: Southport West Replat Nine



Legend

-  La Vista Parcels
-  Proposed Replat Area





April 6, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Southport Parkway Replat Nine – Initial Review Letter
Preliminary and Final Plat
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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. Please include phasing lines on the preliminary plat if the development will be constructed in phases, per Section 3.03.02 of La Vista's Subdivision Regulations.
2. Per Section 3.03.07, please include all existing utilities, with their sizes indicated, as well as flowlines, elevations of existing sanitary sewers, water mains and storm water drainage.
3. Per Section 3.03.10, please include all easements, including any cross-lot easements and any proposed easements to be vacated. Although a cross-access easement exists on the original plat for Southport West, it should be reiterated on this plat, along with a cross-parking easement.
4. Easements to be vacated shall be completed prior to the recording of the replat, per Section 3.03.12.

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

5. Please provide copies of the erosion control plan, per Section 3.03.16.
6. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.
7. Complete utility plans, including the post-construction stormwater management plans, will need to be reviewed prior to the issuance of a building permit, per Section 3.03.20.
8. Per Section 3.05.09, please provide the square footage of the proposed lots.
9. Per Section 3.05.11 and 3.05.18, please provide a statement from the title company if there are no mortgage holders on the property.
10. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. A template agreement will be provided. Please submit a first draft with your next submittal.
11. The proposed access along Southport Parkway is currently platted as a right out-only, however paving plans show what appears to be a right in, right out access. Please adjust the access constraints in plat accordingly.
12. Confirm that the 125th Street Access to Lot 3 is consistent with the alignment and geometry of the west leg of the 125th Street and Portside Parkway intersection.
13. The access to 125th Street from Lot 3 and the 125th Street access to Lot 4 are within close proximity to each other. Confirm there are no concerns, such as offsetting complementary turning movements that could cause concern due to intersection proximity.
14. In review of the Overall Site Exhibit, it does not appear that the conceptual level paving layout accounts for internal circulation between the proposed Phases 1 and 2 along the phase line at the east end of the project. The applicant should complete the conceptual paving layout to a level that accounts for the alley width, return radii, and extents of paving required for orderly internal circulation between the two phases.
15. The stormwater conveyed through the lots to the water quality basin will likely require easements.

Please resubmit 2 paper copies of the Preliminary and Final Plats (including 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,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 431-6400

Cc: David Bernd – Cumming Investments, Inc.
Pat Kerrigan – Southport West Partners, LLC
Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, P.E. – City Engineer

Comment Response: Preliminary and Final Plat Southport West -Letter dated 4/06/22

1. Please include phasing lines on the preliminary plat if the development will be constructed in phases, per Section 3.03.02 of La Vista's Subdivision Regulations.

Response: Phasing map has been included.

2. Per Section 3.03.07, please include all existing utilities, with their sizes indicated, as well as flowlines, elevations of existing sanitary sewers, water mains and storm water drainage.

Response: Existing utility information has been provided as requested.

3. Per Section 3.03.10, please include all easements, including any cross-lot easements and any proposed easements to be vacated. Although a Cross-access easement exists on the original plat for Southport West, it should be reiterated on this plat, along with a cross-parking easement.

Response: Cross access information has been updated and provided on the preliminary and final plat.

4. Easements to be vacated shall be completed prior to the recording of the replat, per Section 3.03.12.

Response: Per discussion, we will receive a letter from OPPD noting the vacation of easements immediately after recordation of the plat.

5. Please provide Copies of the erosion control plan, per Section 3.03.16.

Response: Provided

6. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.

Response: Understood.

7. Complete utility plans, including the post-construction stormwater management plans, will need to be reviewed prior to the issuance of a building permit, per Section 3.03.20.

Response: Understood.

8. Per Section 3.05.09, please provide the square footage of the proposed lots.

Response: Square Footage has been added to both preliminary and final plat.

9. Per Section 3.05.11 and 3.05.18, please provide a statement from the title company if there are no mortgage holders on the property.

Response: Mortgage Statement has been added.

10. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. A template agreement will be provided. Please submit a first draft with your next submittal.

Response: Subdivision Agreement will be coordinated with ownership and the City.

11. The proposed access along Southport Parkway is currently platted as a right out- only, however paving plans show what appears to be a right in, right out access. Please adjust the access constraints in plat accordingly.

Response: Plat has been updated to include this as a right-in/right-out access.

12. Confirm that the 125th Street Access to Lot 3 is consistent with the alignment and geometry of the west leg of the 125th Street and Portside Parkway intersection.

Response: This has been reviewed and confirmed.

13. The access to 125th Street from Lot 3 and the 125th Street access to Lot 4 are within close proximity to each other. Confirm there are no concerns, such as offsetting complementary turning movements that could cause concern due to intersection proximity.

Response: Traffic engineer has reviewed and noted that traffic volume does not warrant concerns at this time with these movements.

14. In review of the Overall Site Exhibit, it does not appear that the conceptual level paving layout accounts for internal circulation between the proposed Phases 1 and 2 along the phase line at the east end of the project. The applicant should complete the conceptual paving layout to a level that accounts for the alley width, return radii, and extents of paving required for orderly internal circulation between the two phases.

Response: This map has been revised.

15. The stormwater conveyed through the lots to the water quality basin will likely require easements.

Response: Storm lines will be private and a private storm easement will be added for lines that cross properties to get to the basin.



April 22, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Southport Parkway Replat Nine – 2nd Review Letter
Preliminary and Final Plat
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

We have reviewed the revised 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. Per Section 3.03.07, please include information on water mains, in addition to the existing sanitary sewers and storm water drainage lines that were included in the latest submittal. If water main information cannot be included in the resubmittal for Planning Commission, it must be completed prior to City Council packet preparation.
2. Per Section 3.03.10, the cross-access easement should be reiterated on this plat. A cross-parking easement also needs to be added to the Final Plat.
3. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.

City Hall
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La Vista, NE 68128-2198
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8116 Park View Blvd.
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9110 Giles Rd.
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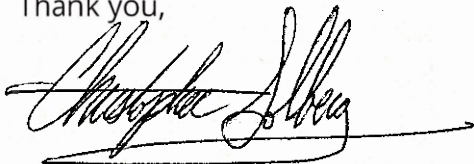
Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. The access to 125th Street from Lot 3 is also being evaluated by the City's traffic engineering consultant to confirm there are no concerns due to the intersection proximity.
5. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. Staff is currently reviewing the draft agreement submitted with the previous submittal. Comments will be provided upon completion of the review.
6. Note 4 on the Final Plat states that "no direct access shall be permitted onto Giles Road from Lots 1 and 2 or Outlot A". Lot 1 does not have frontage on Giles Road. Please revise this note to state that "no direct access shall be permitted onto Giles Road from Lots 1 and 3 or Outlot A"

Your application is currently on the agenda to be reviewed by the Planning Commission on May 5th, 2022 at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128) at 6:30pm. For this item to move forward at this May 5th Planning Commission meeting, please submit a revised PUD plan set to incorporate the changes mentioned in the comments above by close-of-business Tuesday, April 26th for packet preparation. Assuming that deadline is met, please have a representative in attendance at the May 5th Planning Commission meeting to introduce your request and answer any questions that the Planning Commission might have.

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 431-6400

Cc: David Bernd – Cumming Investments, Inc.
Pat Kerrigan – Southport West Partners, LLC
Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, P.E. – City Engineer

Comment Response: Preliminary and Final Plat Southport West -Letter dated 4/22/22

1. Per Section 3.03.07, please include information on water mains, in addition to the existing sanitary sewers and storm water drainage lines that were included in the latest submittal. If water main information cannot be included in the resubmittal for Planning Commission, it must be Completed prior to City Council packet preparation.

Response: Water main information has been added to the plans for reference.

2. Per Section 3.03.10, the cross-access easement should be reiterated on this plat. A cross-parking easement also needs to be added to the Final Plat.

Response: Per discussions, a note will be added to the Preliminary and Final Plat regarding cross parking for the lots.

3. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is Currently under review by the City's traffic engineering consultant. Any Comments and/or recommended improvements by the City s Consultant and/or further comments by the City will need to be addressed.

Response: Understood.

4. The access to 125th Street from Lot 3 is also being evaluated by the City's traffic engineering Consultant to confirm there are no concerns due to the intersection proximity.

Response: Understood. Discussions with traffic engineer noted with the traffic counts and speeds access is not a concern.

5. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. Staff is currently reviewing the draft agreement submitted with the previous submittal. Comments will be provided upon completion of the review.

Response: Understood.

6. Note 4 on the Final Plat states that "no direct access shall be permitted onto Giles Road from Lots 1 and 2 or Outlot A". Lot 1 does not have frontage on Giles Road. Please revise this note to state that "no direct access shall be permitted onto Giles Road from Lots 1 and 3 or Outlot A"

Response: Note has been revised accordingly based on the relabeling of lots which occurred with the previous iteration.

LOTS 23-26 OF SOUTHPORT WEST
LOT 1, OF SOUTHPORT WEST REPLAT 4
LA VISTA, SARPY COUNTY, NEBRASKA



NOTES:
1. PERMANENT RECIPROCAL PARKING ACCESS IS ALLOWED OVER AND ACROSS LOTS 1 THRU 4 AND OUTLOT A.

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

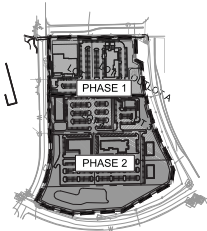
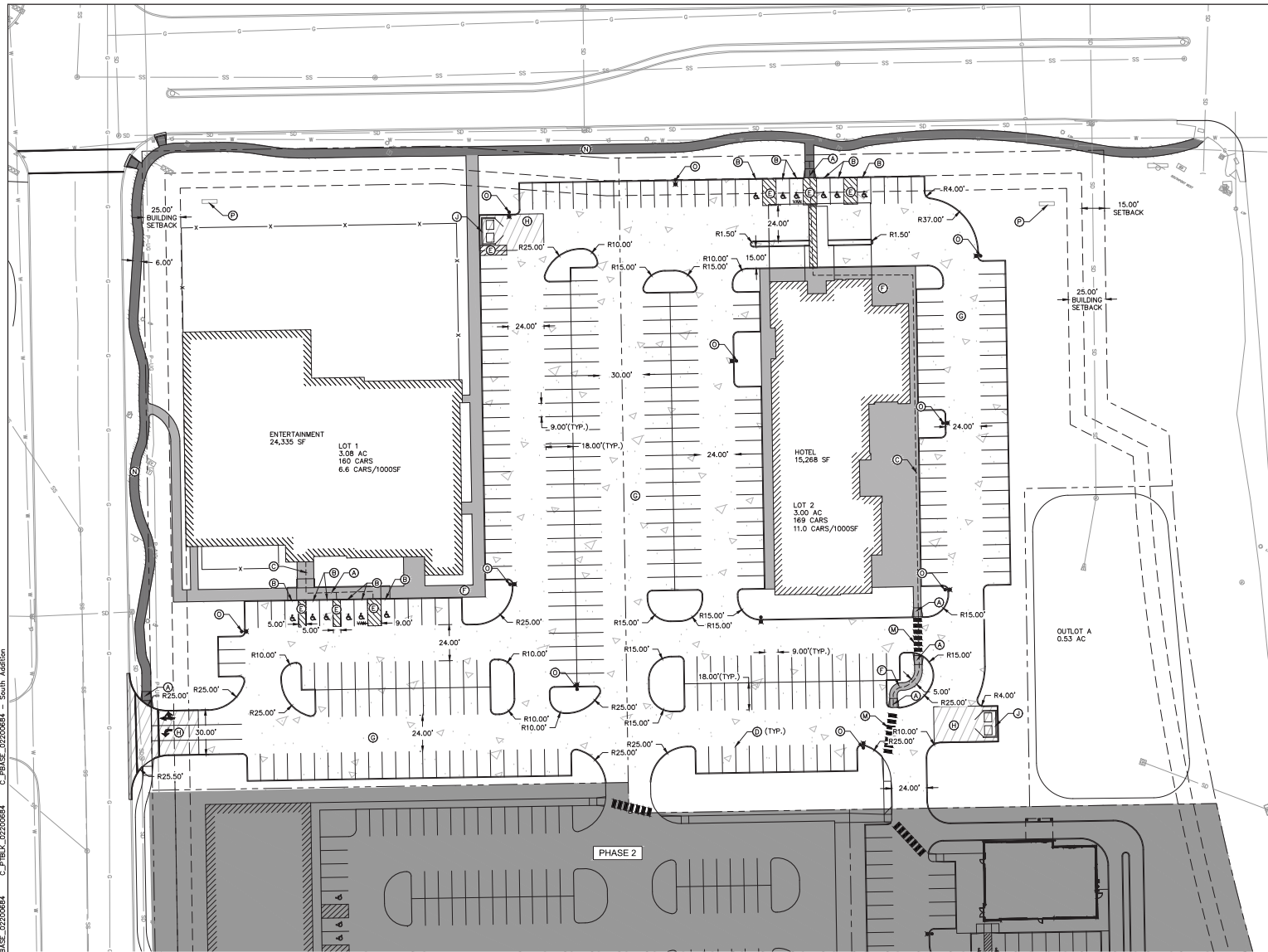
REVISIONS

2022

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DATE: Apr 26, 2022 11:55am
XREFS: C:\PBD\022000684 C:\PBD\022000684 C:\PBD\022000684
USER: kate@olsson
C:\PBD\022000684 - South Addition



PHASING MAP

SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PLD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PLD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 SPW REPLAT ONE)
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT; 151 UNITS; MAX 8 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	329 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)

- SITE KEY NOTES
- CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 500-82.
 - INSTALL ADA PARKING STALL, AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
 - PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
 - INSTALL 4-INCH WHITE PAVEMENT STRIPING. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
 - INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°; 2- FEET O.C. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
 - CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 503-01.
 - CONSTRUCT 8-INCH THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
 - CONSTRUCT 8-INCH DRIVE ENTRANCE APRON HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
 - CONSTRUCT TYPE 'A' INTEGRAL CURB AND GUTTER PER CITY OF OMAHA STANDARD PLATE 500-01.
 - TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON PLAN.
 - INSTALL STOP SIGN PER MUTCD STANDARDS AND PER CITY OF OMAHA STANDARD PLATES 906-03 AND 906-04. REFERENCE DETAIL SHEET.
 - STRUCTURAL STOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
 - INSTALL 24-INCH WHITE CROSSWALK PAVEMENT STRIPING. REFERENCE DETAIL SHEET. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.)
 - CONSTRUCT 6-INCH THICK STANDARD DUTY P.C.C. SIDEWALK IN PUBLIC R.O.W. 5' WIDE AND SPACED 6.5' OFF BACK OF CURB OF PUBLIC STREET (UNLESS OTHERWISE NOTED ON PLANS).
 - LIGHT POLE AND BASE. REFERENCE SITE LIGHTING PLAN.
 - PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGNAGE PERMIT IS REQUIRED.

olsson

2111 South 57th Street, Suite 200
Omaha, NE 68108
TEL: 402.341.1118
www.olsson.com

REVISIONS DESCRIPTION

REV. NO.

DATE

2022

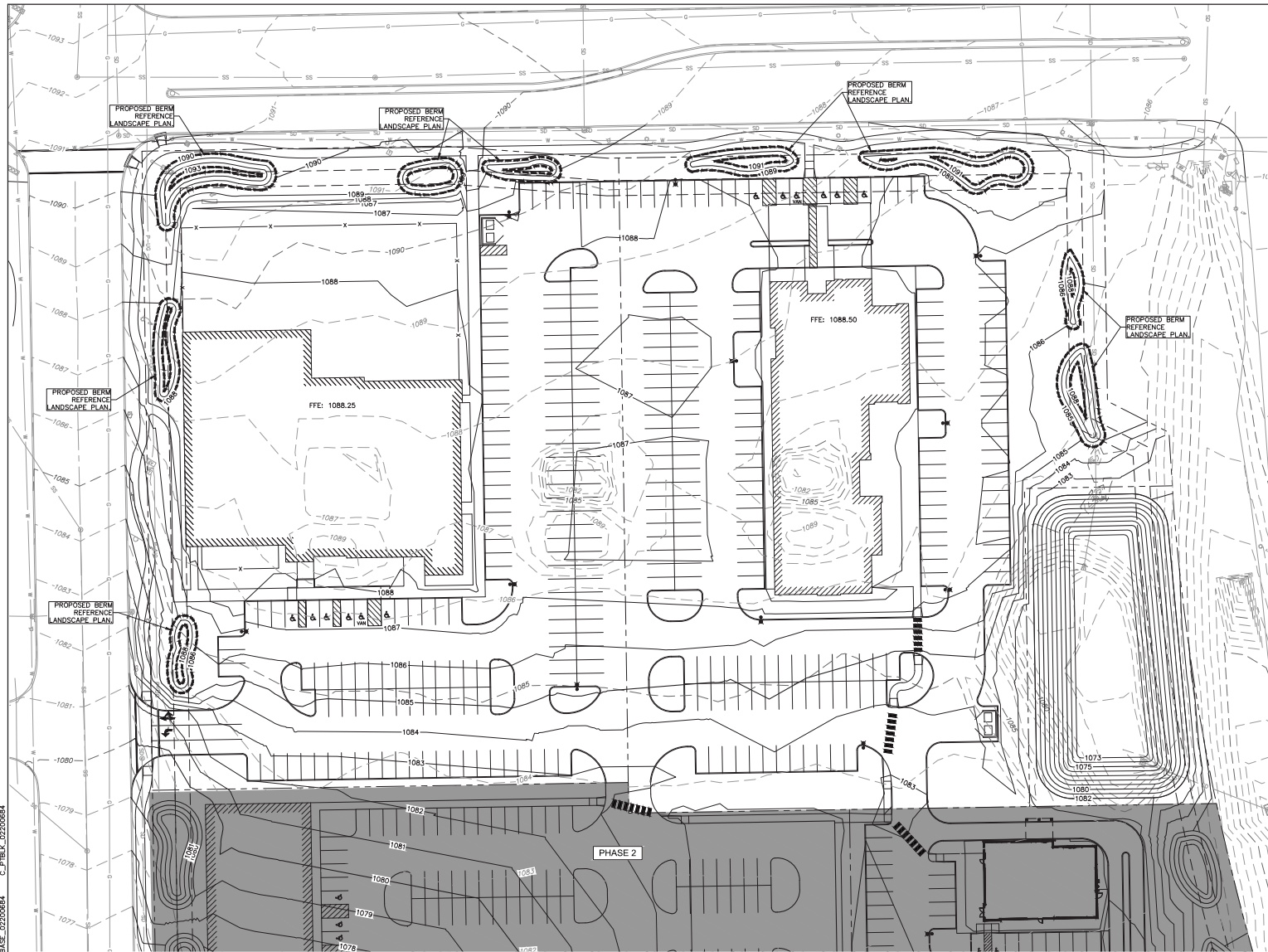
SITE PLAN
PRELIMINARY PLAT SUBMITTAL
SOUTHPORT WEST REPLAT NINE
PHASE 1

LA VISTA, NE

drawn by: KAD
checked by: KAD
approved by: KAD
project no.: 022000684
drawing no.: 00121022
date: 03/21/22

SHEET
C4.1

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DATE: Apr 26, 2022 11:35am XREFS: C:\PSD\01-02200086A C:\PSD\01-02200086A C:\PSD\01-02200086A



LEGEND		
---	10XX--	EXISTING MAJOR CONTOUR
---	10XX--	EXISTING MINOR CONTOUR
---	10XX--	PROPOSED MAJOR CONTOUR
---	10XX--	PROPOSED MINOR CONTOUR

GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED/ NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL)*

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

- NOTES
- 1.CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
 - 2.CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
 - 3.REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INFORMATION.
 - 4.REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
 - 5.CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
 - 6.DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES FOR WATER QUALITY AS REQUIRED BY SECTION 154.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE OMAHA REGIONAL STORM WATER DESIGN MANUAL. SUCH WATER QUALITY FACILITIES SHALL BE MAINTAINED BY BRIMMOR PROPERTY GROUP. MANAGEMENT OF THE 2-YEAR STORM RUNOFF PEAK FLOWS WILL BE PROVIDED BY THE CITY OWNED FACILITIES.

olsson

2111 South 67th Street, Suite 200
Omaha, NE 68138
TEL: 402.341.1118
www.olsen.com

REVISIONS DESCRIPTION

REV. DATE

REC.

GRADING PLAN
PRELIMINARY PLAT SUBMITTAL

SOUTHPORT WEST REPLAT NINE
PHASE 1

2022

LA VISTA, NE

drawn by: JKS
checked by: JKS
approved by: JKS
project no.: 00220086A
drawing no.: 00220086A
date: 03/21/22

SHEET
C5.0

NW 1/4 SE 1/4 18-14-12
SW 1/4 SE 1/4 18-14-12
SE 1/4 SE 1/4 18-14-12

NW 1/4 SE 1/4 18-14-12
SW 1/4 SE 1/4 18-14-12
SE 1/4 SE 1/4 18-14-12

A TRACT OF LAND BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH PLATTED AND RECORDED SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTHPOW WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT 4 (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARY COUNTY, NEBRASKA AS INSTRUMENT NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE UNDERSIGNED SUBORDINATE THE LIEN TO THE _____ (SEWER WATER ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

BY: _____

TITLE: _____

STATE OF _____)

STATE OF _____)
COUNTY OF _____) SS

ON THE _____ DAY, OF _____ 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED,

_____, KNOWN BY ME TO BE THE IDENTICAL PERSON
WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION
THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID _____.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

NOTARY PUBLIC

THIS PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS
REVIEWED BY THE SARPY COUNTY PUBLIC WORKS ON THIS _____ DAY OF _____
_____, 2022.

SARPY COUNTY PUBLIC WORKS

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER _____ DATE _____

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS APPROVED
BY THE LA VISTA CITY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2022.

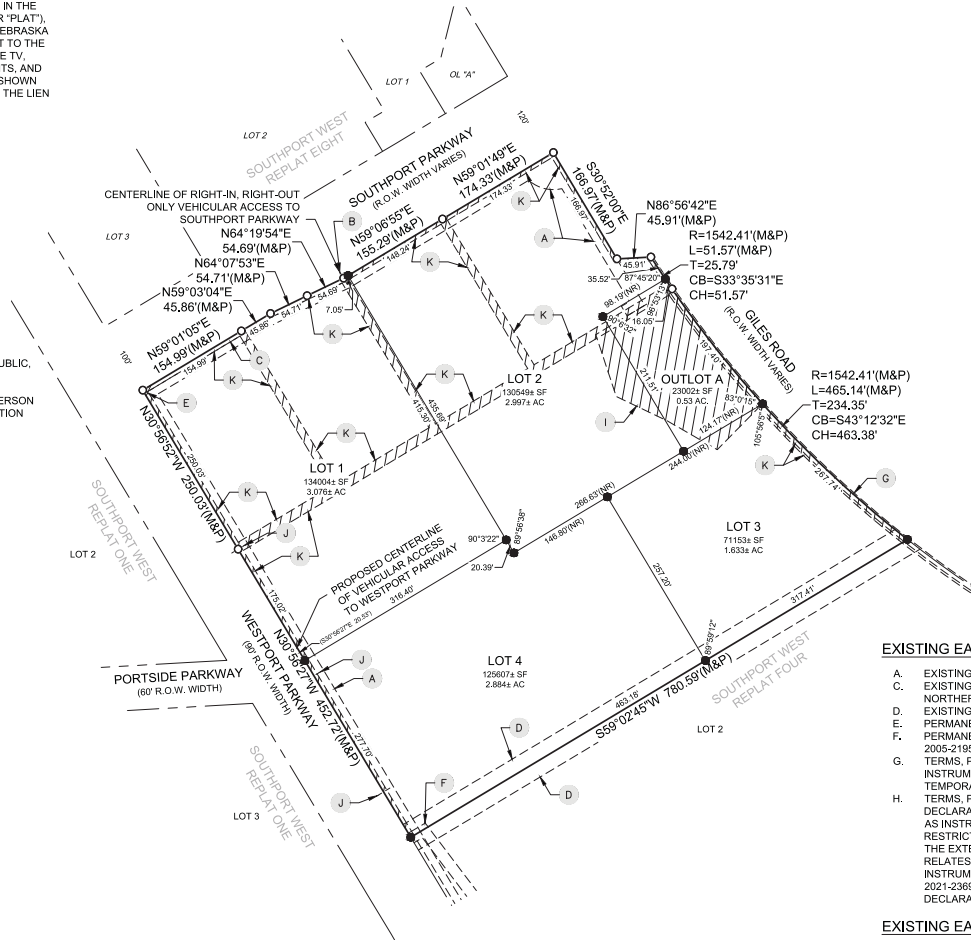
CHAIRPERSON, LA VISTA PLANNING COMMISSION

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS APPROVED
BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA

ON THIS _____ DAY OF _____, 2022, IN
ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA,

MAYOR

ATTEST _____
CITY CLERK



KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHWEST WEST PARTNERS, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHWEST WEST REPLANT NINE, LOTS 1 THRU 4 AND OUTLOT A, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT AND PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND AT&T TELECOMMUNICATIONS ENTITY FOR THE PURPOSES OF TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS AND ELECTRIC COMPANY FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING GAS MAINS, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS

SOUTHPORT WEST PARTNERS, LLC

PATRICK J. KERRIGAN
PRESIDENT

STATE OF _____)

COUNTY OF) ss

ON THE _____ DAY, OF _____ 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED, PATRICK J. KERRIGAN, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED

NOTARY PUBLIC

A. EXISTING PERMANENT LANDSCAPE AND SIGN EASEMENT GRANTED TO S.I.D. NO. 253, INSTRUMENT NO.'S 2005-21955 AND 2008-05315.

C. EXISTING 5.00' WIDE PERMANENT M.U.D. CONSTRUCTION AND MAINTENANCE OF WATER MAINS AND RELATED FACILITIES EASEMENT ON THE NORTHERLY 5.00 FEET OF LOTS 25 AND 26, SOUTHPORT WEST, INSTRUMENT NO. 2005-30969.

D. EXISTING 20.00 FOOT WIDE PERMANENT INGRESS/EGRESS AND STORM SEWER EASEMENT NO. 2008-18321.

E. EXISTING SIDEWALK EASEMENT GRANTED TO S.I.D. NO. 253 AND TO THE CITY OF LA VISTA, INSTRUMENT NO. 2008-22675.

F. PERMANENT 15.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA, INSTRUMENT NO.'S 2005-21955 AND 2008-05315.

G. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE RETURN OF APPRAISERS RECORDED JULY 3, 1992 AT INSTRUMENT NO. 1993-32937 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON ACCESS, TEMPORARY EASEMENTS, AND RESERVATION OF MINERAL RIGHTS.

H. PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SOUTHPORT WEST SUBDIVISION RECORDED JULY 5, 2005 AT INSTRUMENT NO. 2005-22478 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS AMENDED TO THE FIRST AMENDMENT AT INSTRUMENT NO. 2006-19335 AND THE SECOND AMENDMENT AT INSTRUMENT NO. 2006-19335 AND THE THIRD AMENDMENT AT INSTRUMENT NO. 2021-23694 AND AS ASSIGNED AT INSTRUMENT NOS. 2006-19335 AND 2008-08886 AND AS RATIFIED BY CONSENT TO AND RATIFICATION OF DECLARATION RECORDED JULY 5, 2005 AT INSTRUMENT NO. 2005-22497, (BLANKET TYPE EASEMENT)

B. EXISTING CENTERLINE OF RIGHT-OUT ONLY VEHICULAR ACCESS TO SOUTHPORT PARKWAY INST. NO. 2008-05315,
I. PERMANENT DRAINAGE DETENTION EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA, INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
J. EXISTING CENTERLINE OF UNRESTRICTED FULL ACCESS FOR VEHICULAR INGRESS/EGRESS INSTRUMENT NO.'S 2005-21955 AND 2008-05315,
K. EXISTING DEDICATED UTILITY EASEMENTS, INSTRUMENT NO. 2005-21955,

TERRY L. ROTHANZIN HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDING INFORMATION FOR THIS PERSON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH SUBDIVISIONS, AS SHOWN ON THE ATTACHED RECORDING INFORMATION. THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 12 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA CONTAINING 11.119 ACRES, MORE OR LESS.

TERRY L. ROTHMAN
NEBRASKA L.S. 607

04-25-2022
DATE

olsson

2111 South 67th Street, Suite 200 TEL 402.341.1116
Omaha NE 68106 FAX 402 341 5895
www.olsson.com

drawn by: _____ checked by: _____ QC/QC-by: _____ project no.: _____ drawing no.: _____ date: _____	FINAL PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
	SOUTHPORT WEST REPLAT NINE LOTS 1 THRU 4 AND OUTLOT A				
	IA VISTA, NEBRASKA	SARPY COUNTY	2022		REVISIONS

SHEET

1 of 1

**SOUTHPORT WEST REPLAT NINE
LOTS 1 THRU 4 AND OUTLOT A**

SARPY COUNTY	2022
--------------	------

A VISTA NEBRASKA

drawn by: _____ DSH
checked by: _____ EW
approved by: _____ TLR
QA/QC by: _____ TLR/EW
project no.: _____ 022-00684
drawing no.: _____
date: _____ 04.25.2022

SHEET
1 of 1

AGENDA ITEM 4C

**Conditional Use Permit – Hotel – Proposed Lot 2
Southport West Replat Nine – Cumming
Investments, Inc.**



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

CASE NUMBERS: PCUP22-0002;

FOR HEARING OF: MAY 5, 2022
REPORT PREPARED ON: APRIL 25, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Cumming Investments, Inc.
2145 Duluth Highway, Suite A
Duluth, GA 30097

B. PROPERTY OWNER:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

C. LOCATION: Southwest of the intersection of Giles Road and Southport Parkway.

D. LEGAL DESCRIPTION: Lot 23 and part of Lot 24 Southport West, together with part of Lot 1 Southport West Replat Four, to be replatted as Lot 2 Southport West Replat Nine.

E. REQUESTED ACTION(S): Conditional Use Permit (CUP) to allow for the construction and operation of a hotel.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Southport West PUD District (Overlay District); the properties are currently vacant.

G. PURPOSE OF REQUEST: Authorize Conditional Use Permit (CUP) to allow for the development of a hotel.

H. SIZE OF SITE: Approximately 2.99 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. The property slopes gradually downward to the southeast;

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>
Northwest	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Embassy Suites
Northeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District);	Vacant
Southeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Vacant
West	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Cabela's

C. RELEVANT CASE HISTORY:

1. The PUD Plan and Ordinance for Southport West was originally approved on December 21, 2004.
2. The PUD Ordinance for Southport West was last amended on February 16, 2016.
3. Southport West Replat Four was approved on February 26, 2008.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

4. Article 6 of the Zoning Regulations – Conditional Use Permits (CUP).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Primary access to the site will be at an intersection at 125th and Portside Parkway. A second access will be added with the construction of Phase 2 to the south, as depicted in the conceptual PUD Site Plan within the Southport West Replat Nine – Phase 1 map set.
2. Applicant has provided a traffic impact study (TIS) in relation to the development of this project. The study, dated March 2022, finds that traffic is generally anticipated to operate with acceptable delay.
3. If a traffic signal is warranted at the intersection of 125th and West Giles Road, based on proposed revisions to the TIS, the signal will need to be constructed in conjunction with this project.
4. The review of the TIS also concluded that various pedestrian improvements are needed at the intersection of 125th/Westport Parkway and Southport Parkway.
5. Applicant should install all access and signage improvements as recommended in the revised Traffic Impact Study, along with the development within the PUD.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. The minimum parking requirement for a hotel of this size is 151 parking spaces (1 per rental unit). As per the provided CUP plan set, the applicant has provided 164 stalls, exceeding the minimum parking stalls needed.
2. A cross-parking easement has been added to the plat for Southport West Replat Nine, allowing the for the sharing of parking amongst the properties included in the plat.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Southport West Design Guidelines.

IV. REVIEW COMMENTS:

- A. The design of the buildings and the overall site will be reviewed through the City's Architectural Design Review process, and must be substantially complete prior issuance of any building permits.
- B. Applicant has been made aware that developments on this property will require FAA approval prior to the issuance of a building permit due to proximity of the Millard Airport.
- C. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

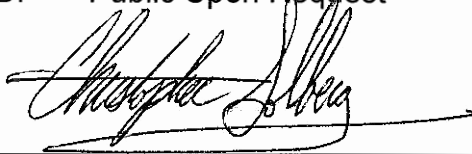
Approval of the Conditional Use Permit, contingent upon approval of the related PUD Site Plan Amendment and Replat for Southport West Replat Nine, as well as the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Regulations.

VI. ATTACHMENTS TO REPORT:

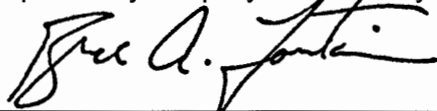
- A. Vicinity Map
- B. Review Letters
- C. Draft Conditional Use Permit
- D. Draft Conditional Use Permit map set

VII. COPIES OF REPORT SENT TO:

- A. David Bernd, Cumming Investments, Inc.
- B. Pat Kerrigan, Southport West Partners
- C. Eric Williams, Olsson Associates
- D. Public Upon Request



Prepared by: Deputy Community Development Director



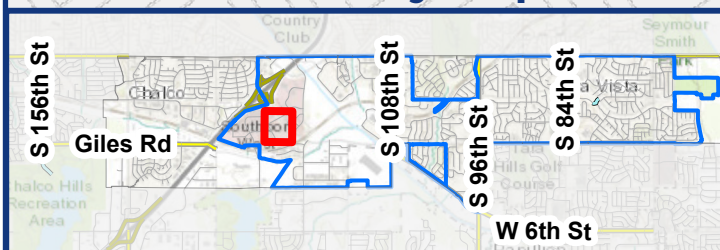
Community Development Director

4/28/22



Date



Vicinity Map: Home2 Suites Hotel Conditional Use Permit



Legend

-  La Vista Parcels
-  Proposed Hotel Site





April 6, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Conditional Use Permit – Initial Review
Cumming Investments, LLC
Home 2 Suites – Southport West
Proposed Lot 2 Southport West Replat Nine

Mr. Williams:

Thank you for your submittal of Home 2 Hotel CUP request to allow for a hotel southwest of Southport 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. Per Section 6.05.01 and Section 6.05.04 of the La Vista Zoning Ordinance, Applicant needs to submit a site-specific CUP site plan package to be utilized as exhibits within the CUP presented to the Planning Commission and City Council. Specifically, the site plan should be centered on the hotel alone as it is the subject of the CUP.

This includes a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to this application. A copy of a similar CUP site plan has been attached as an example.

2. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.
3. In regards to Section 6.05.01 and Section 6.05.04, the current site plan does not depict sidewalk connections to sidewalks along Southport Parkway. Please include these connections.

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. Per Section 6.05.05, the stall count for the subject property needs to be updated for the CUP only, including a breakdown of the ADA and ADA van stalls.
5. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application 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.
6. Per Section 5.12.06 and 6.05.01, this project will need to be reviewed and approved by the FAA in terms of any potential obstacle clearances.
7. As the site lies with the Southport West PUD, 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 Architectural and Site Design Guidelines for the Southport West Development. The recommendation within the staff report will include language requiring the completion of the design review process prior to the execution and recording of the CUP in order to allow for the inclusion of the final design review documents as exhibits within the final CUP.

The design review process needs to achieve substantial completion prior to applying for building permit.

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 relation to it.

Please submit 2 full size revised copies of the PUD plans and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Sincerely,



Christopher Solberg, AICP
Deputy Community Development Director

Enclosures

Cc: David Bernd - Cumming Investments, Inc.
Pat Kerrigan - Southport West Partners, LLC
Bruce Fountain, AICP - Community Development Director
Cale Brodersen, AICP - Assistant City Planner
Pat Dowse, PE - City Engineer

Comment Response: CUP Southport West -Letter dated 4/06/22

1. Per Section 6.05.01 and Section 6.05.04 of the La Vista Zoning Ordinance, Applicant needs to submit a site-specific CUP site plan package to be utilized as exhibits within the CUP presented to the Planning Commission and City Council. Specifically, the site plan should be centered on the hotel alone as it is the subject of the CUP.

This includes a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to this application. A copy of a similar CUP site plan has been attached as an example.

Response: Plan has been updated to include the information for this lot only.

2. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.

Response: Structure height and stories have been updated based on discussions with the client.

3. In regards to Section 6.05.01 and Section 6.05.04, the current site plan does not depict sidewalk connections to sidewalks along Southport Parkway. Please include these connections.

Response: A sidewalk connection has been added to Southport Parkway

4. Per Section 6.OF.05, the stall count for the subject property needs to be updated for the CUP only, including a breakdown of the ADA and ADA van stalls.

Response: Stall count has been revised for this lot only.

5. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application 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.

Response: Understood.

6. Per Section 5.12.06 and 6.05.01, this project will need to be reviewed and approved by the FAA in terms of any potential obstacle clearances.

Response: FAA process has been started for the height of the proposed structure.

7. As the site lies with the Southport West PUD, 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 Architectural and Site Design Guidelines for the Southport West Development. The recommendation within the staff report will include language requiring the completion of the design review process prior to the execution and recording of the CUP in order to allow for the

inclusion of the final design review documents as exhibits within the final CUP.

Response: Understood. This process has been discussed with the client. They are working through the building information needed to get through this process and will start ASAP to ensure the process keeps moving.



April 22, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Conditional Use Permit – 2nd Review
Cumming Investments, LLC
Home 2 Suites – Southport West
Proposed Lot 2 Southport West Replat Nine

Mr. Williams:

Thank you for your resubmittal of Home 2 Hotel CUP request to allow for a hotel southwest of Southport 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. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.
2. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application 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.
3. As stated previously, the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. The landscaping plan is currently under review by the City's third-party Design Review Architect. However, one aspect that needs to be addressed, even prior to the provision of a design review letter, is the lack of berming along Giles Road.

City Hall
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La Vista, NE 68128-2198
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402.331.4375 F

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8116 Park View Blvd.
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Library
9110 Giles Rd.
402.537.3900 P
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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

We have published the legal ad for your application to be reviewed by the Planning Commission on May 5th, 2022 at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128) at 6:30pm. For this item to move forward at this May 5th Planning Commission meeting, please submit a revised CUP plan set to incorporate the changes mentioned above by close-of-business Tuesday, April 26th for packet preparation. Assuming that deadline is met, please have a representative in attendance at the May 5th Planning Commission meeting to introduce your request and answer any questions that the Planning Commission might have.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Solberg". The signature is fluid and cursive, with the first name "Christopher" and last name "Solberg" clearly distinguishable.

Christopher Solberg, AICP
Deputy Community Development Director

Cc: David Bernd – Cumming Investments, Inc.
Pat Kerrigan – Southport West Partners, LLC
Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, PE – City Engineer



Comment Response: CUP Southport West -Letter dated 4/22/22

1. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.

Response: Structure height and stories have been updated based on discussions with the client.

2. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application 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

Response: Understood

3. As stated previously, the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. The landscaping plan is currently under review by the City's third-party Design Review Architect. However, one aspect that needs to be addressed, even prior to the provision of a design review letter, is the lack of berming along Giles Road

Response: Understood. We will work with developers to get these items submitted.

City of La Vista Conditional Use Permit

Conditional Use Permit for Hotel

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, Cumming Investments, Inc. ("Owner"), pursuant to the La Vista Zoning Ordinance.

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

Lot 2, Southport West Replat Nine, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a hotel; and

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

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "B" hereto for a hotel, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "A" and incorporated into this permit by reference.
 - b. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "B".
 - c. The hours of operation will be 24 hours a day seven days a week.
 - d. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
 - e. The premises shall be developed and maintained in accordance with the site plan (Exhibit "B") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Community Development Director for approval.
 - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be

- designed to a standard that does not impact adjoining properties.
- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA and ADA.
 - h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. In respect to the Gateway Corridor Overlay District and Southport West Design Guidelines:
- a. Building Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits "C") and material submitted indicate a combination of exterior materials in accordance with the Southport West Design Guidelines and approved through the design review process with a recognizable base, mid-façade and cornice.
 - b. Mechanical Units
 - i. The ground units, electrical transformers, and gas meters are to be screened from view by a mixture of shrubs and grasses as depicted in the landscape plan (Exhibit "D").
 - c. Trash Enclosure
 - i. The Site Plan (Exhibit "B") and Site Landscaping Plan (Exhibit "D") indicates screening (trash enclosure) around the refuse dumpsters. The walls of the trash enclosure are to be constructed of masonry units to match the material on the main structure. Two gates with steel frames will be utilized on the enclosure.
 - d. Landscaping and Site Treatment
 - i. The Landscape Plan (Exhibit "D") has identified the required landscaping to the site and shall be incorporated accordingly.
 - ii. Any changes to the landscape plan must be approved by the City of La Vista.
 - iii. All sidewalks along Southport Parkway shall be serpentine.
 - e. Exterior Light Fixtures
 - i. All exterior light fixtures used on this project for parking lots shall be in accordance with the Southport West Design Guidelines. Parking lot lights (Exhibit "E") shall be located according to the Site Plan (Exhibit "B").
 - ii. All additional exterior light fixtures must be submitted for approval.
 - f. Signage
 - i. All signs shall comply with the City's sign regulations and the design shall be in accordance with the Southport West Design Guidelines.
4. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant

- has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
5. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
 6. If the permitted use is not commenced within one (1) year from _____, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
 7. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
 8. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address:

David Bernd
Cumming Investments, Inc.
2145 Duluth Highway, Suite A
Duluth, GA 30097

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2000, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF KANSAS)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2022, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [____], personally known by me to be the _____ of Cumming Investments, Inc., and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

Operating Statement

March 21, 2022

City of La Vista
Community Development
8116 Park View Boulevard
La Vista, Nebraska 68128

To whom it may concern:

Please let this letter serve as our intention to request a Conditional Use Permit for the property located on the existing lots 23-26 of Southport West 9 and Lot 1 of Southport West Replat 4. The proposed use that we are seeking is for a hotel on Lot 2 of Replat 9. The subject property is currently zoned C-3 PUD within the Gateway Corridor Overlay district. The proposed hotel will meet the requirements for site and building as enumerated in the Southport West Design guidelines for the City of La Vista, Nebraska.

The proposed development and building standards are as follows:

Proposed Height	Not to exceed 6 stories and/or 75 feet
Proposed Building Square Footage	Approximately 92,000 square feet
Proposed Parking	1 space per room
Proposed rooms: 151	Parking shown on site plan 164 spaces
Architectural Treatments	In compliance with the Southport West Design Guidelines
Landscaping	In compliance with the Southport West Design Guidelines
Sidewalks/Pedestrian Access	As required by Development Regulations

The developer of the project, Cumming Investments, Inc., is committed to building a quality hotel that will be an asset to the surrounding community and the City of La Vista.

The contact information for the developer is as follows:

Cumming Investments, Inc.
2145 Duluth Highway
Suite A
Duluth, Georgia 30097.
Contact: David W. Bernd – Senior VP Development and Strategy
dwbernd@blackstone.rest

Sincerely,

Tonya Woods
Thomas and Hutton

DRAFT



Exhibit C

NORTH ELEVATION SCALE: 3/64" = 1' - 0"



SOUTH ELEVATION SCALE: 3/64" = 1' - 0"

HOME 2
SUITES BY HILTON

Design #

0820614AR1

Sheet 2 of 5

Client

HOME 2

Address

NWC WESTSIDE PKY &
MANSELL ROAD
ATLANTA, GA

Account Rep. J LEBIHAN

Designer P MCDONALD

Date 12/11/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1:HG:12/19/17:REMOVE C;
ADD E

Chandler Signs
Brand Image Begins Here™

chandler signs.com

National Headquarters
3201 Manor Way
Dallas, TX 75235
(214) 902-2800 Fax (214) 902-2044

San Antonio
17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(214) 349-1854 Fax (214) 349-8724

West Coast
3220 Executive Ridge Dr
Ste 250
Visalia, CA 93201
(766) 754-1200 Fax (766) 754-9752

Northeast US
965 Baxter Avenue
Suite 200
Louisville, KY 40204
(502) 479-3675 Fax (502) 412-8033

Florida
2564 Sand Hill Point Circle
Davenport, FL 33837
(888) 426-1300 Fax (888) 424-1160

Georgia
111 Woodstone Place
Dawsonville, GA 30534
(770) 725-6852 Fax (770) 725-8724

South Texas
PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 363-5399 Fax (361) 643-8333

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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 606 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

UL



EAST ELEVATION SCALE: 1/16" = 1' - 0"



WEST ELEVATION SCALE: 1/16" = 1' - 0"

HOME2

SUITES BY HILTON

Design #

0820614AR1

Sheet 3 of 5

Client

HOME 2

Address

NWC WESTSIDE PKY & MANSELL ROAD
ATLANTA, GA

Account Rep.

J LEBIHAN

Designer

P MCDONALD

Date

12/11/17

Approval / Date

Client

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chandlersigns.com

National Headquarters

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Dallas, TX 75235
(214) 902-2800 Fax (214) 902-2044

San Antonio

17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(214) 349-1834 Fax (214) 349-8724

West Coast

3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 754-1200 Fax (760) 754-9752

Northeast US

955 Baxter Avenue
Suite 200
Louisville, KY 40204
(502) 479-3675 Fax (502) 412-8033

Florida

2584 Sand Hill Point Circle
Davenport, FL 33837
(888) 426-1300 Fax (888) 424-5160

Georgia

111 Woodstone Place
Dawsonville, GA 30534
(770) 725-6852 Fax (770) 725-8724

South Texas

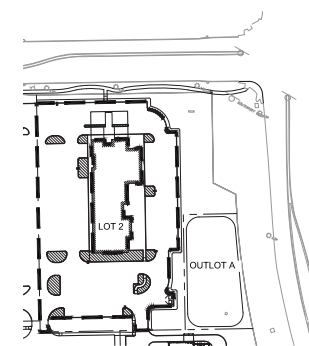
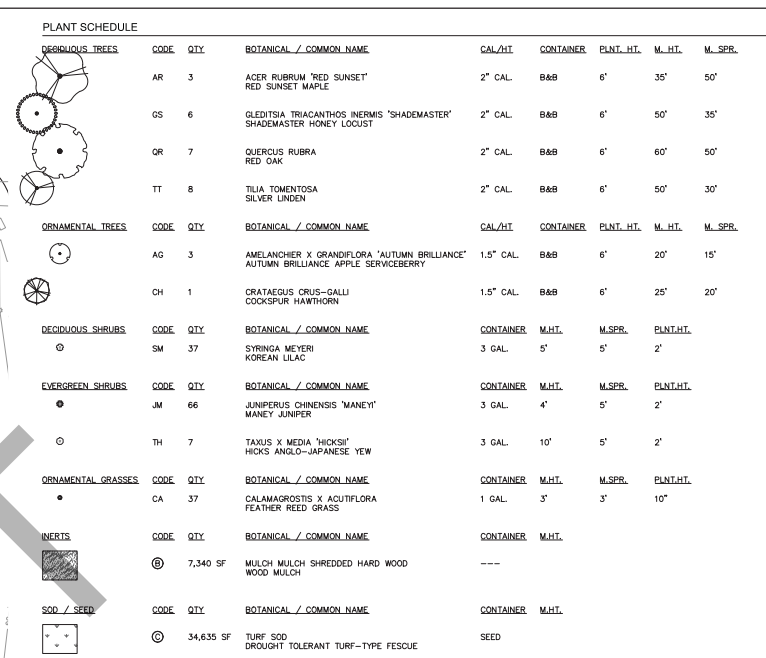
PO BOX 125 206 Doran Drive
Portland, TX 78374
(361) 363-5399 Fax (361) 643-8333

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PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).



AREA CALCULATIONS/PARKING STATISTICS

	LOT 2
PARKING LOT AREA	82,560
PARKING LOT LANDSCAPE	6,919
	8.38%
LINEAR STREET FRONTAGE	571
TREES REQUIRED (1 / 40 LF)	14.3
TREES	14

	REV.	DATE	REVISION DESCRIPTION
LANDSCAPE PLAN CUP PLANS			
SOUTHPORT WEST REPLAT NINE PUD PHASE 1			
LA VISTA, NE	2022		
			REVISIONS

olsson

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

REVISIONS

2022

LA VISTA, NE

drawn by: KA
checked by: Ew
approved by: _____
QA/QC by: _____
project no.: 022-00884
drawing no.: _____
date: 09.21.22

SHEET
1.1.0

DWG: F:\2022\00501-01000\022-00684\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\Hotel Plans\C_LSC01_02200684.dwg
DATE: Apr 26, 2022 10:19am
XREFS: C:XRNDY 02200684 C:PRASF 02200684 C:PRNDY 02200684 C:PI SCP 1 of 2
USER: kondreessen
C:XRASF 02200684
C:PTRIK Hotel 02200684

UPDATED SOUTHPORT WEST LIGHT FIXTURE CUT SHEETS

Revised due to change in manufacturer and
revision to arm fitter for improved durability.

Revised October 2021





EML25

Munich Pendant

Eurotique Family



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

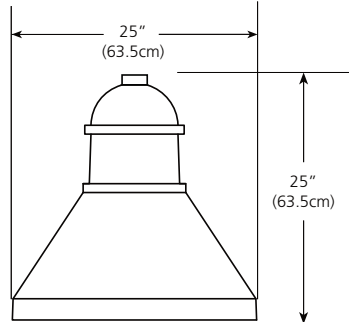
Introduction

The Munich is a European-styled pendant luminaire suitable for use with a variety of Eurotique decorative arms and poles.

Intended for use in pedestrian areas such as retail environments, public parks, city centers and commercial areas or other spaces with decorative requirements and a contemporary theme.

Specifications

EPA: 1.86 ft²
Height: 25"
Diameter: 25"
Weight: 60 lbs



Ordering Information

EXAMPLE: EML25 ST 63LED 350MA 4K GCF 120 R3 DDBXD

EML25																			
Series	Base		Performance Package		Color Temperature		Lens Option		Voltage	Distribution		Finish							
EML25	ST	Smooth	49LED 350MA	5,000 lumens	3K	3000K	GCF	Glass clear flat	MVOLT	R2	Type 2	DDBXD	Super durable dark bronze						
	RT	Ringed	49LED 525MA	6,700 lumens	4K	4000K	GCSG	Glass clear sag	120	R3	Type 3	DBLXD	Super durable black						
	FLT	Fluted	63LED 350MA	6,000 lumens	5K	5000K			208	R4	Type 4	DNAXD	Super durable natural aluminum						
			63LED 525MA	8,200 lumens					240	R5	Type 5	DWHXD	Super durable white						
											277			ANBK	Antique black				
											347			ANDB	Antique dark bronze				
								480			ANDG	Antique dark green							
												ANVG	Antique verde green						
												DSPA							

Per Design Engineer of
Record requirements
for design

Use this base part #

EML25 FLT P40HO 4K GCF MVOLT Rx QSM DSPA MEZxxx/ BHC QSM FITTER DSPA

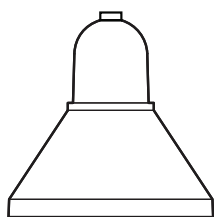


COMMERCIAL OUTDOOR

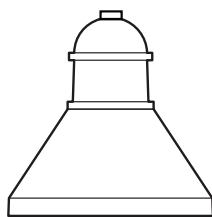
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.acuitybrands.com
 © 2013-2020 Acuity Brands Lighting, Inc. All rights reserved.

EML25
 Rev. 09/02/20
 Page 1 of 4

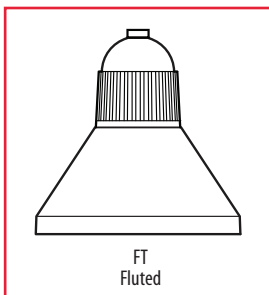
Base



ST
Smooth



RT
Ringed



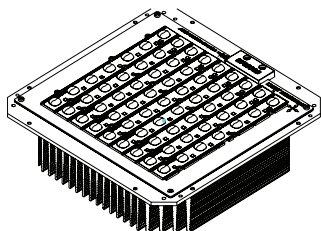
FT
Fluted

Select Your Options From

Base	Description
ST	Smooth Base
RT	Ringed Base
FT	Fluted Base

Notes:
Must select ST, RT, or FT style.

Performance Package



63 LED Light Engine Module

Select Your Choice From

Performance Package	Description
49LED 350mA	49 chips, 350 mA
49LED 525mA	49 chips, 525 mA
63LED 350mA	63 chips, 350 mA
63LED 525mA	63 chips, 525 mA

Performance Package	Watts	Distribution	3000K CCT (opt)		3000K CCT (opt)		3000K CCT (opt)	
			Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
49LED 350mA	59	R2	4,495	76	4,994	85	4,994	85
		R3	4,780	81	5,311	90	5,311	90
		R4	4,669	79	5,188	88	5,188	88
		R5	4,955	84	5,506	93	5,506	93
49LED 525mA	87	R2	6,030	69	6,700	77	6,700	77
		R3	6,412	74	7,125	82	7,125	82
		R4	6,264	72	6,960	80	6,960	80
		R5	6,648	76	7,387	85	7,387	85
63LED 350mA	74	R2	5,434	73	6,038	82	6,038	82
		R3	5,779	78	6,421	87	6,421	87
		R4	5,645	76	6,272	85	6,272	85
		R5	5,991	81	6,657	90	6,657	90
63LED 525mA	110	R2	7,322	67	8,135	74	8,135	74
		R3	7,786	71	8,651	79	8,651	79
		R4	7,605	69	8,450	77	8,450	77
		R5	8,072	73	8,969	82	8,969	82

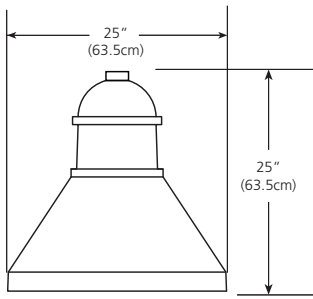
Data is considered accurate as of the revision date, shown in the highest operating temperature available.
Antique Street Lamps reserves the right to modify specifications without notice.

Color Temp

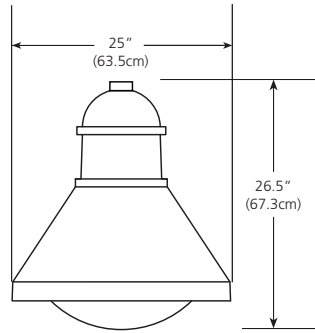
Select Your Options From

Color Temp	CCT
3K	3000K
4K	4000K
5K	5000K

Lens Option



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

Select Your Options From

Lens	Description
GCF	Glass, Clear Flat (Standard)
GCSG	Glass, Clear Sag



Consistent with LEED® goals
& Green Globes® criteria
for light pollution reduction

Notes:
Nighttime Friendly™ distributions available with GCF lens only.

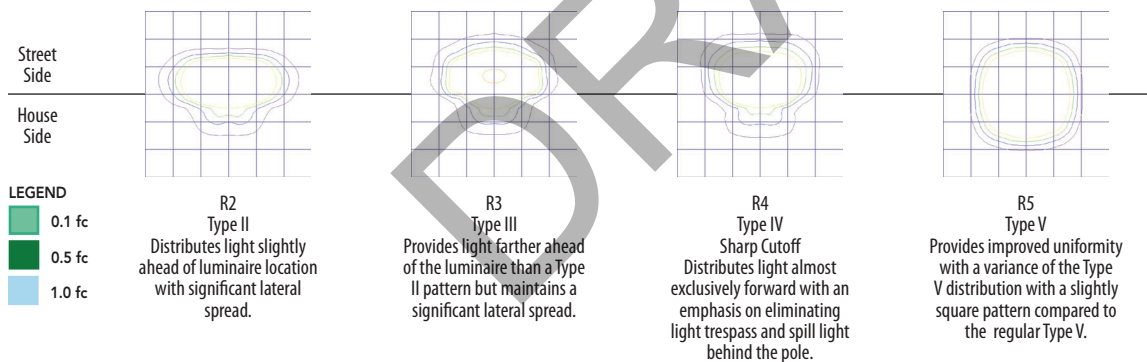
Voltage

MVOLT driver operates on any line voltage from 120 - 277V (50/60Hz)

Select Your Options From

Voltage	Description
MVOLT	MVOLT
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Distribution



Select Your Options From

Distribution	Description
R2	Type II
R3	Type III
R4	Type IV
R5	Type V

Finish










The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:

- Consult factory for RAL colors or custom color matching.

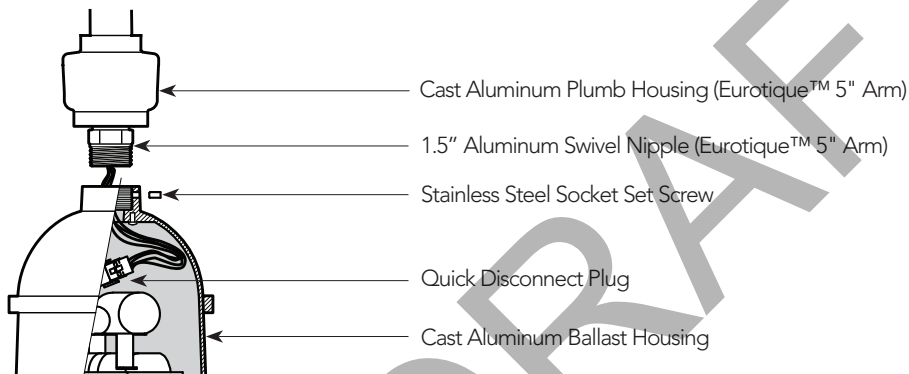
Select Your Options From

Finish	Description	Swatch
DDBXD	Super durable dark bronze	
DBLXD	Super durable black	
DNAXD	Super durable natural aluminum	
DWHXD	Super durable white	
ANBK	Antique black	
ANDB	Antique dark bronze	
ANDG	Antique dark green	
ANVG	Antique verde green	
DSPA	Traffic Grey	

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

Installation

The luminaire is installed with a 1.5" female NPT at the top for mounting to the Eurotique 5" diameter arms. The luminaire shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The driver assembly shall be furnished with a quick disconnect plug and mount on a removeable driver plate.



FEATURES & SPECIFICATIONS

INTENDED USE

This European-styled pendant or wall mount decorative luminaire is perfect for area lighting in retail, city-center, pedestrian areas or any other space with decorative requirements with a contemporary theme.

CONSTRUCTION

This luminaire consists of a driver housing with an attached skirt to shield the source from view while allowing the widest distribution. The light source is protected by your choice of a flat or sag-glass lens and assembled with stainless steel hardware. Driver and light engine assembly mount on a removeable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat or sag glass lens. Light engines are available in 3000K, 4000K or 5000K with a color rendering index (CRI) of 70 and is shielded by the skirt which blocks the view of the source from high angles.

ELECTRICAL

Light engine consists of either 49 or 63 high-efficiency LEDs mounted to a metal core circuit board and aluminum heat sink ensuring optimal thermal management and long life. Class 1 electronic driver is designed to have a power factor > 90%, THD < 20% and an expected life of 100,000 hours.

INSTALLATION

Mounts via a 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm) see arm specification sheets for details on mounting options.

LISTINGS

CSA certified to U.S. and Canadian standards and labeled as suitable for wet locations.

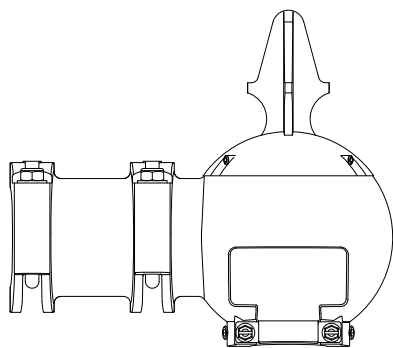
WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25C. Specifications subject to change without notice.

BHDF SERIES BOSTON HARBOUR STYLE

Decorative Arm Fitter



Specifications

General Description

The Boston Harbour style decorative arm fitter is designed to replicate the look of period cast arm mounts.

Materials

The fitter body, top cover, and door assembly shall be heavy wall cast aluminum. All mounting and locking hardware shall be stainless steel.

Function

The fitter is designed to be used on 2" horizontal arms with pendant luminaires having either a quick stem mount (QSM) or a 1.5NPT (NPT) as the selected mounting method.

Mounting Options

- QSM: The quick stem mount significantly simplify installation, ensures that the luminaire is hanging properly and does not require pipe dope. The swivel action on the stem allows for +/- 4 degree adjustment from vertical. The contoured door (with integral lanyard) is removed to allow the stem to engage inside the fitter. The door is replaced to capture the luminaire stem.
- NPT15S or NPT15R: The 1.5NPT requires pipe dope. There are two NPT mounting options, the swivel (NPT15S) and the rigid (NPT15R)

Installation

The fitter is provided with (2) U-bolts, washers and nuts and (2) leveling set screws that lock the fitter to a nominal 2" horizontal arm and allow a +/- 5 degree adjustment from horizontal to the fitter. (3) set screws lock either the QSM stem or NPT15S threaded male connector in place. The cast top cover can be removed to allow access to the inside of the fitter to facilitate wire connections. (3) set screws lock the cover to the fitter.

Finish

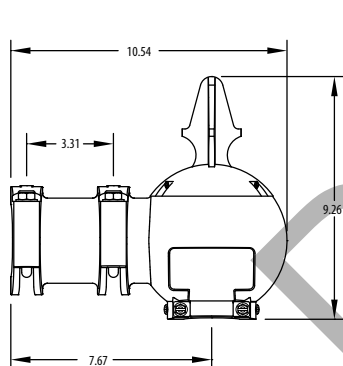
- Utilize a polyester powder coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Warranty

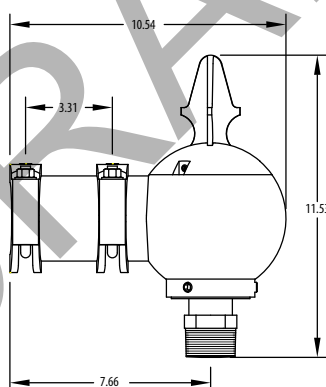
2-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

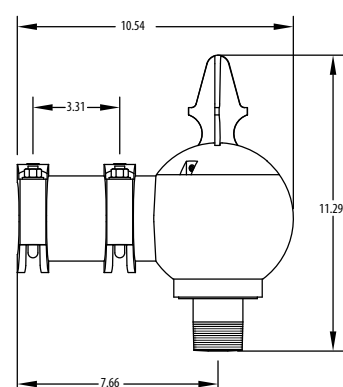
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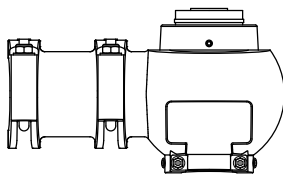
QSM Mounting



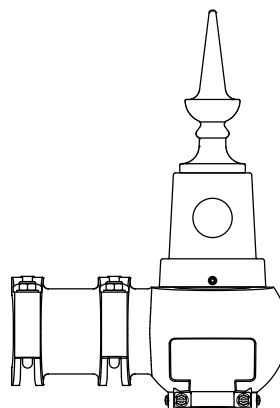
NPT15S Mounting



NPT15R Mounting



QSM Mounting with PR3E or PR7E option



TPRCSXX Accessory

BHDF SERIES BOSTON HARBOUR STYLE

Decorative Arm Fitter



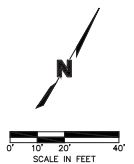
ORDERING INFORMATION

Example: BHDF QSM BK PR7E PCLL

Series		Size		Finish		Options
BHDF	Harbor Decorative Arm Fitter	NPT15S	Pendant 1.50 NPT Swivel	BK	Black	PR3E External Mounted NEMA Twist Lock Photocontrol Receptacle - 3 PIN
		NPT15R	Pendant 1.50 NPT Rigid	BZ	Bronze	PR7E External Mounted NEMA Twist Lock Dimming Photocontrol Receptacle - 7 PIN
		QSM	Quick Stem Mount	DB	Dark Blue	SH Shorting cap
				GH	Graphite	PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT
				GN	Green	P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V
				GR	Gray	P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V
				PP	Prime Painted	
				SL	Silver	
				WH	White	
				CMC	Customer matching color	
				CTBS	Standard color to be selected	
				RALxxxxSDCR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	

Accessories	
TPRCSEX	Twistlock Photocontrol Cover Assembly with Spike Finial
Note: Cover will only work with PR3E or PR73 with Acuity's PCLL, P34, P48, SH or other like devices equal in dimension.	

CONDITIONAL USE PERMIT PLAN SET



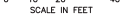
SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 2 AND OUTLOT A
EXISTING ZONING:	C-3 PLUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PLUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT; 151 UNITS; MAX 6 FLOORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 164 STALLS (10.8 CARS PER 1,000 SF)
ACCESSIBLE PARKING:	
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)

[illegible]



1. COUNTS REPRESENTED SHOWN AT SLAB ELEVATION IN PAVED AREAS AND UNPAVED GRASS ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FROM ROAD AND DRIVEWAYS TO ADJACENT SIDEWALKS AND PAVEMENTS.
3. REFERENCE TO THE GRADING INFORMATION TABLE FOR CONTRACTOR INFORMATION.
4. REFERENCE TO THE FILL PLACEMENT & COMPACTION REQUIREMENTS TABLE FOR THE MINIMUM SURFACE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
5. COUNTS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED GRADES.
6. DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PROJECT SHALL BE REQUIRED TO PROVIDE A PERMITS AND SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES TO TREAT AND STORE RUNOFF FROM THE PROJECT. THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGNED TO CONFORM WITH THE APPLICABLE SECTIONS OF THE OMAHA REGIONAL STORM WATER DESIGN MANUAL, WHICH IS INCORPORATED BY REFERENCE TO THE SPECIFICATIONS BY BRIMOR PROPERTY GROUP. MANAGEMENT OF THE STORM WATER RUNOFF FROM THE PROJECT WILL BE PROVIDED BY THE CITY OF OMAHA.

1. CONTOURS REPRESENTED TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INTERVALS.
4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE COMPACTNESS PERCENTAGES FOR ALL AREAS OF THE PROJECT.
5. CONTOUR SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
6. DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 30% IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA FOR WATER QUALITY AS REQUIRED BY SECTION 154.19 OF THE LA VISTA MUNICIPAL CODE AND SHALL BE DESIGN ACCORDANCE WITH THE CITY OF OMAHA REGIONAL STORM WATER DESIGN MANUAL, SUCH AS THE CITY OF OMAHA'S DESIGN STANDARDS BY BROMBER PROPERTY GROUP; MANAGEMENT OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF OMAHA'S DESIGN STANDARDS BY BROMBER PROPERTY GROUP.

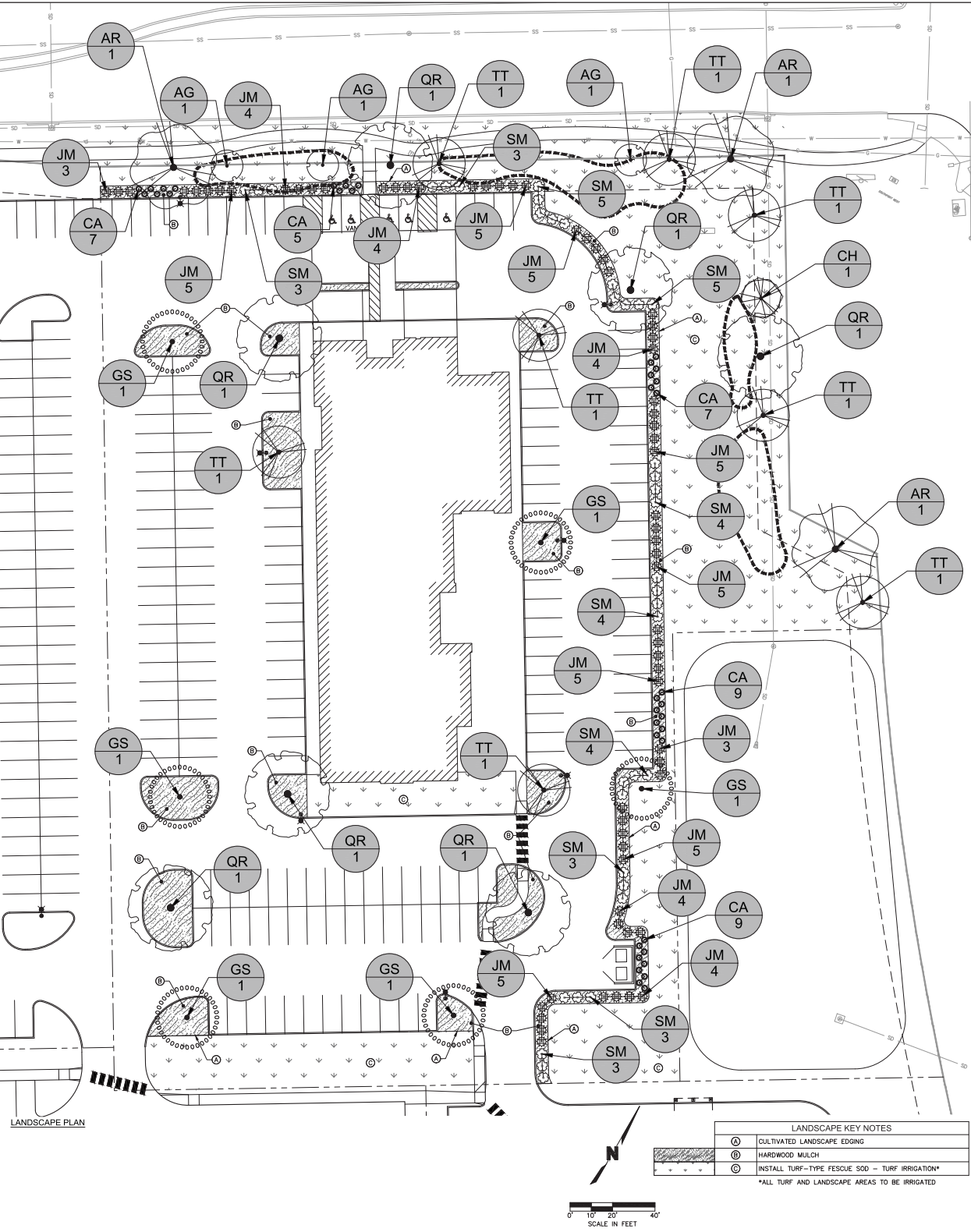









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checked by: EW
approved by:
QA/QC by:
project no.: 022-0084
drawing no.:
date: 03.21.22

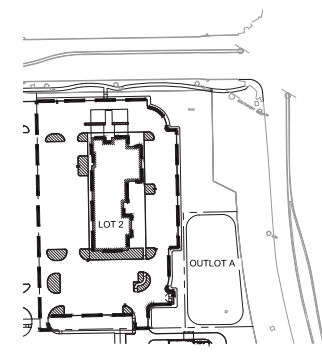
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DATE: Apr 26, 2022 10:30am XREFS: C:\Bentley\2022\00864 C:\PBLK_02200864 C:\PBLK_02200864 C:\PBLK_02200864 C:\PBLK_02200864 C:\PBLK_02200864 C:\PBLK_02200864



PLANT SCHEDULE							
<div>DECIDUOUS TREES</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CAL./HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
AR	3	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	6'	35'	50'
GS	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL.	B&B	6'	50'	35'
QR	7	QUERCUS RUBRA RED OAK	2" CAL.	B&B	6'	60'	50'
TT	8	TILIA TOMENTOSA SILVER LINDEN	2" CAL.	B&B	6'	50'	30'
<div>ORNAMENTAL TREES</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CAL./HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	6'	20'	15'
CH	1	CRATAEGUS CRUS-GALLI COCKSPUR HAWTHORN	1.5" CAL.	B&B	6'	25'	20'
<div>DECIDUOUS SHRUBS</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
SM	37	SYRINGA MEYERI KOREAN LILAC	3 GAL.	5'	5'	2'	
<div>EVERGREEN SHRUBS</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
JM	66	JUNIPERUS CHINENSIS 'MANEY' MANEY JUNIPER	3 GAL.	4'	5'	2'	
TH	7	TAXUS X MEDIA 'HICKSII' HICKS ANGLO-JAPANESE YEW	3 GAL.	10'	5'	2'	
<div>ORNAMENTAL GRASSES</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
CA	37	CALAMAGROSIS X ACUTIFLORA FEATHER RED GRASS	1 GAL.	3'	3'	10"	
<div>INERTS</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
Ⓢ	7,340 SF	MULCH MULCH SHREDDED HARD WOOD WOOD MULCH	---				
<div>SOD / SEED</div> <div></div>							
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
Ⓢ	34,635 SF	TURF SOD DROUGHT TOLERANT TURF-TYPE FESCUE	SEED				

PARKING LOT LANDSCAPE AREA



LANDSCAPE KEY NOTES	
Ⓢ	CULTIVATED LANDSCAPE EDGING
Ⓢ	HARDWOOD MULCH
Ⓢ	INSTALL TURF-TYPE FESCUE SOD - TURF IRRIGATION*
*ALL TURF AND LANDSCAPE AREAS TO BE IRRIGATED	

AREA CALCULATIONS/PARKING STATISTICS	
	LOT 2
PARKING LOT AREA	82,560
PARKING LOT LANDSCAPE	6,919
	8.38%
LINEAR STREET FRONTAGE	571
TREES REQUIRED (1 / 40 LF)	14.3
TREES PROVIDED	14

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LANDSCAPE PLAN
CUP PLANS
SOUTHPORT WEST REPLAT NINE PUD
PHASE 1
LA VISTA, NE

REVISIONS
REV. NO. DATE DESCRIPTION
2022

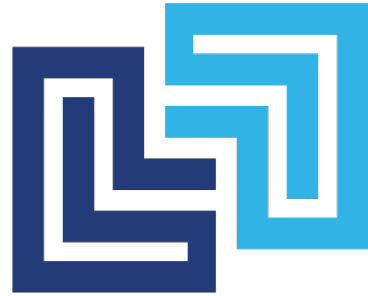
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drawn by: JLS
checked by: JLS
approved by: JLS
project no.: 02200864
drawing no.: 02200864
date: 03/21/22

AGENDA ITEM 4D

2023-2027 Capital Improvements Plan—City of La Vista

MEMO



To: Planning Commission

From: Rachel Carl, Assistant to the City Administrator

Date: April 28, 2022

RE: 2023-2027 Capital Improvement Plan

On behalf of the City's management team, we are pleased to present the City of La Vista's recommended FY23-FY27 Capital Improvement Program. The CIP provides funding for the City's infrastructure projects in four main program areas: Parks, Public Facilities & Other, Sewer, and Streets. Over the course of the next five fiscal years, the City anticipates investing a total of \$43.8 M in improvements. Approximately 63% of the recommended CIP funding is associated with the City's strategic priority related to the redevelopment of the 84th Street corridor.

The totals anticipated for each program area for FY23-FY27 are as follows:

- Parks – \$17,914,000
- Public Facilities & Other – \$4,139,000
- Sewer – \$450,000
- Streets – \$21,339,000

The CIP also contains a list of unprogrammed projects totaling \$21.1 million. Projects have been included on this list that may require additional direction regarding prioritization, planning and strategy development, clarity on project timing, etc. These projects will continue to be reviewed through the annual CIP process.



Recommended
FY23 – FY27
Capital Improvement
Program

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FY23-FY27 Summary Sheets

FY23-FY27 Capital Improvement Program

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■ New Item

Number	Project Title	Category	2023	2024	2025	2026	2027	5-Year Total
ADMN22001	Wayfinding Implementation	Public Facilities & Other	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
CMDV18002	City Centre Parking #2	Public Facilities & Other	\$3,000,000	-	-	-	-	\$3,000,000
CMDV23001	Zoning/Subdivision Regulations Update	Public Facilities & Other	-	\$200,000	-	-	-	\$200,000
CMDV23002	Bicycle & Pedestrian Plan	Parks	\$100,000	-	-	-	-	\$100,000
LIBR22001	Library Parking Lot Rehab	Public Facilities & Other	-	\$600,000	-	-	-	\$600,000
LIBR23001	Space Needs Study - Library	Public Facilities & Other	\$39,000	-	-	-	-	\$39,000
■ LIBR27001	Library Rotunda Improvements	Public Facilities & Other	-	-	-	-	\$50,000	\$50,000
PARK17001	Mini Park Plan Improvements	Parks	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
PARK17006	Central Park Phase 3 Impv	Parks	\$500,000	-	-	-	-	\$500,000
PARK18001	Central Park Interface Imprvmnts	Parks	\$4,500,000	-	-	-	-	\$4,500,000
PARK20002	Swimming Pool Design & Construction	Parks	-	-	\$800,000	-	\$7,200,000	\$8,000,000
PARK20003	Swimming Pool Demolition	Parks	-	300,000	-	-	-	\$300,000
PARK23001	City Centre Plaza Space Improvements	Parks	-	\$1,500,000	-	-	\$1,500,000	\$3,000,000
PARK23002	Thompson Creek 72nd to Edgewood Trail	Parks	\$54,000	\$20,000	\$290,000	-	-	\$364,000
■ PARK23003	Central Park East Improvements	Parks	\$500,000	-	-	-	-	\$500,000
■ PARK25001	Central Park West Design	Parks	-	-	\$400,000	-	-	\$400,000
SEWR23001	Big Papio Sewer Siphon Replacement	Sewer	-	-	-	\$100,000	\$350,000	\$450,000
STRT13006	Harrison St Bridge M376	Streets	-	-	\$500,000	-	-	\$500,000
STRT16002	120th and Giles Drainage Improvements	Streets	\$300,000	-	-	-	-	\$300,000
STRT17003	Giles Rd Wide M376 (230)	Streets	-	-	\$2,484,000	-	-	\$2,484,000
STRT19001	Storm Sewer Inlet Top Repair	Streets	\$150,000	-	-	-	-	\$150,000
STRT19008	Corridor 84 Streetscape 1A & 1B	Streets	\$1,500,000	\$500,000	\$1,200,000	-	-	\$3,200,000
STRT23002	Bridge Deck Maintenance	Streets	-	\$900,000	-	-	-	\$900,000
STRT23004	Transportation Network Study	Streets	-	-	\$50,000	-	-	\$50,000
STRT23005	Corridor 84 Streetscape - Phase 1C	Streets	-	-	\$1,000,000	\$2,715,000	-	\$3,715,000
STRT23006	73rd Avenue Culvert Rehabilitation	Streets	\$250,000	-	-	-	-	\$250,000
STRT23009	Giles Road Rehabilitation	Streets	\$750,000	-	-	-	-	\$750,000
■ STRT23010	Pavement Assessment	Streets	\$40,000	-	-	-	-	\$40,000
■ STRT23011	UBAS Street Rehab: Harrison to Josephine, 72nd to 78th	Streets	\$500,000	-	-	-	-	\$500,000

FY23-FY27 Capital Improvement Program

Page 2 of 2

■ New Item

Number	Project Title	Category	2023	2024	2025	2026	2027	5-Year Total
■ STRT23012	Asphalt Mill & Overlay: Terry Dr., 78th St., Lilian Ave.	Streets	\$1,100,000	-	-	-	-	\$1,100,000
■ STRT23013	Traffic Signal Improvements	Streets	\$40,000	-	-	-	-	\$40,000
STRT24002	City Parking Lot Poles Southport	Streets	-	-	\$60,000	-	-	\$60,000
STRT24003	Hell Creek Rehab - Olive Street	Streets	-	\$250,000	-	-	-	\$250,000
■ STRT24004	UBAS Street Rehab	Streets	-	\$500,000	-	-	-	\$500,000
■ STRT24005	Asphalt Mill & Overlay	Streets	-	\$1,000,000	-	-	-	\$1,000,000
■ STRT24006	Existing Central Park Access Road Reconstruction	Streets	-	\$1,050,000	-	-	-	\$1,050,000
■ STRT25001	Concrete Street Rehabilitation	Streets	-	-	\$500,000	-	-	\$500,000
■ STRT25002	Asphalt Street Rehabilitation	Streets	-	-	\$1,000,000	-	-	\$1,000,000
■ STRT26001	Concrete Street Rehabilitation	Streets	-	-	-	\$500,000	-	\$500,000
■ STRT26002	Asphalt Street Rehabilitation	Streets	-	-	-	\$1,000,000	-	\$1,000,000
■ STRT27001	Concrete Street Rehabilitation	Streets	-	-	-	-	\$500,000	\$500,000
■ STRT27002	Asphalt Street Rehabilitation	Streets	-	-	-	-	\$1,000,000	\$1,000,000
			\$ 13,423,000	\$ 6,920,000	\$ 8,384,000	\$ 4,415,000	\$ 10,700,000	\$ 43,842,000

FY23-FY27 Capital Improvement Program

Parks

■ New Item

Number	Project Title	Funding Source	2023	2024	2025	2026	2027	5-Year Total
CMDV23002	Bicycle & Pedestrian Plan	Debt Service Fund	\$100,000	-	-	-	-	\$100,000
PARK17001	Mini Park Plan Improvements	Lottery Fund	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
PARK17006	Central Park Phase 3 Impv	Redevelopment Fund	\$500,000	-	-	-	-	\$500,000
PARK18001	Central Park Interface Imprvmnts	Redevelopment Fund	\$4,500,000	-	-	-	-	\$4,500,000
PARK20002	Swimming Pool Design & Construction	Redevelopment Fund – Lottery Fund	-	-	\$800,000	-	\$7,200,000	\$8,000,000
PARK20003	Swimming Pool Demolition	Redevelopment Fund	-	\$300,000	-	-	-	\$300,000
PARK23001	City Centre Plaza Space Improvements	Redevelopment Fund	-	\$1,500,000	-	-	\$1,500,000	\$3,000,000
PARK23002	Thompson Creek 72nd to Edgewood Trail	Debt Service Fund	\$54,000	\$20,000	\$290,000	-	-	\$364,000
■ PARK23003	Central Park East Improvements	Redevelopment Fund	\$500,000	-	-	-	-	\$500,000
■ PARK25001	Central Park West Design	Redevelopment Fund	-	-	\$400,000	-	-	\$400,000
			\$ 5,704,000	\$ 1,870,000	\$ 1,540,000	\$ 50,000	\$ 8,750,000	\$ 17,914,000

FY23-FY27 Capital Improvement Program
Public Facilities & Other

■ New Item

Number	Project Title	Funding Source	2023	2024	2025	2026	2027	5-Year Total
ADMN22001	Wayfinding Implementation	Lottery Fund	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
CMDV18002	City Centre Parking #2	Off-Street Parking Fund – Debt Service Fund	\$3,000,000	-	-	-	-	\$3,000,000
CMDV23001	Zoning/Subdivision Regulations Update	General Fund	-	\$200,000	-	-	-	\$200,000
LIBR22001	Library Parking Lot Rehab	Debt Service Fund	-	\$600,000	-	-	-	\$600,000
LIBR23001	Space Needs Study - Library	Debt Service Fund	\$39,000	-	-	-	-	\$39,000
■ LIBR27001	Library Rotunda Improvements	Debt Service Fund	-	-	-	-	\$50,000	\$50,000
			\$ 3,089,000	\$ 850,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 4,139,000

FY23-FY27 Capital Improvement Program

Sewer

■ New Item

Number	Project Title	Funding Source	2023	2024	2025	2026	2027	5-Year Total
SEWR23001	Big Papio Sewer Siphon Replacement	Sewer Fund	-	-	-	\$100,000	\$350,000	\$450,000
			-	-	-	\$100,000	\$350,000	\$450,000

FY23-FY27 Capital Improvement Program
Streets

■ New Item

Number	Project Title	Funding Source	2023	2024	2025	2026	2027	5-Year Total
STRT13006	Harrison St Bridge M376	Debt Service Fund	-	-	\$500,000	-	-	\$500,000
STRT16002	120th and Giles Drainage Improv	Debt Service Fund	\$300,000	-	-	-	-	\$300,000
STRT17003	Giles Rd Wide M376 (230)	Debt Service Fund	-	-	\$2,484,000	-	-	\$2,484,000
STRT19001	Storm Sewer Inlet Top Repair	Debt Service Fund	\$150,000	-	-	-	-	\$150,000
STRT19008	Corridor 84 Streetscape 1A & 1B	Redevelopment Fund	\$1,500,000	\$500,000	\$1,200,000	-	-	\$3,200,000
STRT23002	Bridge Deck Maintenance	Debt Service Fund	-	\$900,000	-	-	-	\$900,000
STRT23004	Transportation Network Study	Debt Service Fund	-	-	\$50,000	-	-	\$50,000
STRT23005	Corridor 84 Streetscape - Phase 1C	Redevelopment Fund	-	-	\$1,000,000	\$2,715,000	-	\$3,715,000
STRT23006	73rd Avenue Culvert Rehabilitation	Debt Service Fund	\$250,000	-	-	-	-	\$250,000
STRT23009	Giles Road Rehabilitation	Debt Service Fund	\$750,000	-	-	-	-	\$750,000
■ STRT23010	Pavement Assessment	Debt Service Fund	\$40,000	-	-	-	-	\$40,000
■ STRT23011	UBAS Street Rehab: Harrison to Josephine, 72nd to 78th	Debt Service Fund	\$500,000	-	-	-	-	\$500,000
■ STRT23012	Asphalt Mill & Overlay: Terry Dr., 78th St., Lillian Ave.	Debt Service Fund	\$1,100,000	-	-	-	-	\$1,100,000
■ STRT23013	Traffic Signal Improvements	Debt Service Fund	\$40,000	-	-	-	-	\$40,000
STRT24002	City Parking Lot Poles Southport	Debt Service Fund	-	-	\$60,000	-	-	\$60,000
STRT24003	Hell Creek Rehab - Olive Street	Debt Service Fund	-	\$250,000	-	-	-	\$250,000
■ STRT24004	UBAS Street Rehab	Debt Service Fund	-	\$500,000	-	-	-	\$500,000
■ STRT24005	Asphalt Mill & Overlay	Debt Service Fund	-	\$1,000,000	-	-	-	\$1,000,000
■ STRT24006	Existing Central Park Access Road Reconstruction	Debt Service Fund	-	\$1,050,000	-	-	-	\$1,050,000
■ STRT25001	Concrete Street Rehabilitation	Debt Service Fund	-	-	\$500,000	-	-	\$500,000
■ STRT25002	Asphalt Street Rehabilitation	Debt Service Fund	-	-	\$1,000,000	-	-	\$1,000,000
■ STRT26001	Concrete Street Rehabilitation	Debt Service Fund	-	-	-	\$500,000	-	\$500,000
■ STRT26002	Asphalt Street Rehabilitation	Debt Service Fund	-	-	-	\$1,000,000	-	\$1,000,000
■ STRT27001	Concrete Street Rehabilitation	Debt Service Fund	-	-	-	-	\$500,000	\$500,000
■ STRT27002	Asphalt Street Rehabilitation	Debt Service Fund	-	-	-	-	\$1,000,000	\$1,000,000
			\$ 4,630,000	\$ 4,200,000	\$ 6,794,000	\$ 4,215,000	\$ 1,500,000	\$ 21,339,000

FY23-FY27 Capital Improvement Program
Unprogrammed

Number	Project Title	Category	Estimated Project Cost
CMDV20001	City Centre Parking #3	Public Facilities & Other	\$15,000,000
PARK19003	City Park Parking Lot Imprv	Parks	\$125,000
PARK22001	Memorial Plaza (Construction)	Public Facilities & Other	\$1,000,000
PARK27001	Central Park West Improvements	Parks	\$4,000,000
SPRT11002	Sports Complex Lighting Rehab	Parks	\$85,000
STRT17002	66th St Reconstruction	Streets	\$842,200
SPRT20001	Sports Complex Sidewalks	Parks	\$53,000
			\$ 21,105,200



Project Detail Sheets





Parks

Parks

CMDV23002 – Bicycle & Pedestrian Plan

DESCRIPTION:

Comprehensive bicycle and pedestrian mobility plan for La Vista that would identify opportunities for sidewalk and trail connections, create standards for trail development, establish priority phasing, provide cost estimates for priority segments, and provide strategies for implementation and financing opportunities.

JUSTIFICATION:

This plan is a necessary first step in the improvement of La Vista's trail system and the establishment of a connected, safe, and efficient multi-modal transportation system. This project directly supports every goal listed in the "Move About" section of La Vista's Comprehensive Plan. The project deliverable will guide the construction of future trails in La Vista to create additional opportunities for recreation, access to employment and services, and economic development generation.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
100,000	-	-	-	-	100,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

N/A.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

PARK17001 – Mini Park Plan Improvements

DESCRIPTION:

The Park Planning Committee has identified consistent and improved signage in all of the City's parks as the priority project for use of the funds included in FY21 and FY22. Now that the City's branding project has been completed, a process can be undertaken to design appropriate signage for the City's parks. This design process would be part of an overall community wayfinding strategy. Once designs have been created and approved, costs can be identified, and a strategy can be developed to begin erecting new signs in the parks.

JUSTIFICATION:

In 2012 Mini Park Plans were developed in accordance with the City's Master Park Plan and presented to Council. These plans addressed the long-term needs and functionality within each of the City's existing parks to ensure a safe, convenient, functional, and aesthetically pleasing environment. Funding is included in each year of the CIP in an effort to implement recommended park improvements at various locations. The Park Planning Committee makes recommendations each year for use of these funds.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
50,000	50,000	50,000	50,000	50,000	250,000	-

FUNDING SOURCE:

Lottery Fund

OPERATIONAL IMPACT:

Enter text.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Parks

PARK17006 – Central Park Phase 3 Improvements

DESCRIPTION:

With the development of the Astro Event Center and The Link staff expects an increase in the number of visitors to Central Park in the evening hours as they come and go from these facilities. In order to help maintain a level of safety for those using the park's trails additional lighting will be needed throughout Central Park. Funds are included in FY23 for planning, design, and erection of enough light poles to provide lighting along the trails in Central Park.

JUSTIFICATION:

The original regional park concept for this area was created as an impetus for development along the 84th Street corridor and to provide a gathering place for the public to enjoy. In addition to adding to the amenities of Central Park, this project increases the level of safety for those using the trails in the park after sunset.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
500,000	-	-	-	-	500,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

Upon completion of the project, the light poles will increase the electrical budget of the City under the Public Works budget.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
1,000	1,030	1,060	1,092	1,125	1,160	1,195	1,230	1,270	1,305

PARK18001 – Central Park Interface Improvements

DESCRIPTION:

As part of the 84th Street redevelopment effort, City Ventures, a private development company, is creating a mixed-use project (City Centre), on the former Brentwood Crossing property. In conjunction with the plan, the City has begun a project to convert the former La Vista Falls Golf Course into a regional park. The City will be constructing restroom facilities, retaining walls, plaza spaces, and pedestrian connections from the park to the City Centre development. Design work is nearing completion on facilities and infrastructure improvements. It is anticipated that construction will begin in FY21 and continue into FY22. The second phase of this project is to complete design work on the eight acres west of 84th Street and the public plaza spaces in the City Centre development.

JUSTIFICATION:

To enable visitors to enjoy both the amenities available in the City Centre development as well as the park, transitional space and facilities need to be considered. Components of this project are anticipated to be public restroom facilities, public plaza spaces, and pedestrian connections as well as the infrastructure to support these amenities, such as retaining walls. A comfortable, inviting atmosphere is necessary to create a synergy between both spaces that will result in a "place" where people want to gather and enjoy themselves.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
4,500,000	-	-	-	-	4,500,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

Enter text.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Parks

PARK20002 – Swimming Pool Design & Construction

DESCRIPTION:

Due to its significant age (60+ years) and ongoing maintenance issues, the existing City swimming pool has reached the end of its useful life. Discussion has been ongoing for several years regarding the eventual need to replace this facility and the available options to do so. The existing pool location is immediately adjacent to the site where a pedestrian underpass will be constructed to connect Central Park east and west of 84th Street. In order to facilitate the underpass connection and utilize the space west of 84th Street it is necessary to demolish the existing pool. A recent request for Federal Funding for the underpass project has been tentatively approved and, as such, demolition of the existing pool has been programmed.

JUSTIFICATION:

The goal of this project is to continue to provide a functional municipal pool to our citizens and accommodate the connection between Central Park and Central Park West. Preliminary schematic design work has been substantially completed on a new pool and public meetings have been held to receive input regarding the design and potential location. Staff has recommended a site at the west end of existing Kelly Fields pending a final decision from the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	800,000	-	7,200,000	8,000,000	-

FUNDING SOURCE:

Redevelopment Fund & Lottery Fund

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	228,000	232,560	237,211	241,955	246,795

PARK20003 – Swimming Pool Demolition

DESCRIPTION:

In conjunction with the La Vista City Centre redevelopment project, the City converted the former La Vista Falls Golf Course into a regional park, now known as Central Park. Central Park consists not only of this former golf course area, but also includes adjacent existing land west of 84th Street referred to as Central Park West. The Park Master Plan for this area calls for the park to connect to the west side of 84th Street via an underpass, which will be located directly adjacent to the existing pool site. In order to facilitate the underpass connection and utilize the space west of 84th Street it is necessary to demolish the existing pool. A recent request for Federal Funding for the underpass project has been tentatively approved and, as such, the pool demolition needs to be programmed to facilitate construction.

JUSTIFICATION:

This project needs to be completed to facilitate construction of the pedestrian underpass.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	300,000	-	-	-	300,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Parks

PARK23001 – City Centre Plaza Space Improvements

DESCRIPTION:

A contract was approved with RDG to design improvements and amenities for the public plaza spaces in City Centre as well as the eight acres of land west of 84th Street adjacent to Civic Center Park. This work has been completed and schematic design is complete on the two small "parks" in the City Centre development. The space located at Main Street and Barmettler Drive is anticipated to be the first of these spaces to be constructed. There is already private development on two sides of this space and as City Centre continues to build out and the music venue opens in 2023, this area will be very visible and utilized by the public.

JUSTIFICATION:

Design and construction of welcoming, interactive public plaza spaces to facilitate and enhance the desired atmosphere in the City Centre development. A component of the public space at Main Street and Barmettler Drive will be a ride share pick up/drop off site. This will be an important feature to aid in traffic movement and reduce congestion near the music venue. These spaces will also provide additional places for both residents and visitors to gather. It is recommended that the Barmettler Drive/Main Street space be developed initially (FY24) and the space further to the south wait until additional development takes place (anticipated FY27 construction).

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	1,500,000	-	-	1,500,000	3,000,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

Park maintenance and operation.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	5,000	5,150	5,305	10,305	10,615	10,935	11,260	11,600

PARK23002 – Thompson Creek 72nd to Edgewood Trail

DESCRIPTION:

This project will create a trail connection between the current Keystone Trail at S. 69th Street and a future underpass on 84th Street. Public Works recently submitted for and was approved to receive Transportation Alternative Program (TAP) funding for this project.

JUSTIFICATION:

This project will construct a new trail from the terminus of the Keystone Trail on S. 69th Street to the future trail in Central Park at Edgewood Blvd. Once construction of the underpass at 84th Street is complete, this will allow for east/west pedestrian movements safely under 84th Street to the very east end of La Vista at the Sports Complex.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
54,000	20,000	290,000	-	-	364,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Future O&M costs related to maintaining the trail.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Parks

PARK23003 – Central Park East Improvements

DESCRIPTION:

In conjunction with the La Vista City Centre redevelopment project, the City converted the former La Vista Falls Golf Course into a regional park, now known as Central Park. Central Park consists not only of this former golf course area, but also includes adjacent existing park land referred to as Central Park East. The first two phases of park improvements have been completed, and construction of a third phase (lighting) is planned for FY23. Phase 4 funds have also been added to FY23 for replacement of the restroom, shelter and playground equipment that were removed from Central Park East as part of the Thompson Creek Channel project. This project will include design and construction of a combination restroom and shelter facility as well as the purchase of new playground equipment.

JUSTIFICATION:

The regional park concept for this area was created as an impetus for development along the 84th Street corridor and to provide a gathering place for the public to enjoy. Amenities to make all areas of the park safe and enjoyable are necessary to ensure a successful project. The Thompson Creek Channel work necessitated the removal of existing facilities and equipment that need to be replaced in Central Park East.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
500,000	-	-	-	-	500,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

There will be minimal impact to operational costs as a result of this project. Routine repair and maintenance will be needed over time for the facilities and equipment.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
0	0	0	0	0	0	0	0	0	0

PARK25001 – Central Park West Design

DESCRIPTION:

As part of a Placemaking and Landscape Design project, consultant RDG designed a plan for the area adjacent to Central Park and West of 84th Street (now referred to as Central Park West) to be used as event/festival space. The area is approximately 8 acres in size. A portion of this space has been recommended by staff as the potential sight of a new community swimming pool and a schematic design for event space in the surrounding area has been developed. This project would fund final design work, creation of construction documents and development of a phasing plan for the event space in conjunction and collaboration with similar work on the proposed swimming pool.

JUSTIFICATION:

The regional park concept for this area was created as an impetus for development along the 84th Street corridor and to provide a gathering place for the public to enjoy. Creating spaces where community events can be held and extending the park concept to the west side of 84th Street supports the City Centre development as well as providing space for other area event organizers to bring activities to La Vista.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	400,000	-	-	400,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

A photograph of a modern public facility at dusk. The building features a prominent curved section with a light-colored facade and the words "La Vista" inscribed on it. The entrance is illuminated by warm lights, and the surrounding area is landscaped with grass, a small tree, and a paved walkway. A blue handicapped parking sign is visible on the right. The sky is a deep blue, and the overall atmosphere is serene and well-maintained.

Public Facilities & Other

ADMN22001 – Wayfinding Implementation

DESCRIPTION:

A Wayfinding Plan for the City of La Vista will soon be completed by Design Workshop which will provide signage and other wayfinding structure design as well as a plan for implementation. This project provides funding to implement the plan and construct signs and structures as recommended. The first location will most likely be within City parks.

JUSTIFICATION:

This funding is to implement the Wayfinding Plan currently being completed by Design Workshop. It is to ensure that signage, wayfinding structures and art work as recommended in the study gets constructed and the Plan doesn't just end up on a shelf.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
50,000	50,000	50,000	50,000	50,000	50,000	-

FUNDING SOURCE:

Lottery Fund

OPERATIONAL IMPACT:

The operational impact of this will be on-going care and maintenance of signage/wayfinding structures once constructed.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000

Public Facilities & Other

CMDV18002 – City Centre Parking #2

DESCRIPTION:

As part of the 84th Street redevelopment effort, City Ventures, a private development company, is creating a mixed-use project (City Centre) on the former Brentwood Crossing property. The City has agreed to construct public infrastructure improvements in conjunction with this project. Public parking facilities are part of these improvements. A public parking district has been created to facilitate these projects.

JUSTIFICATION:

As part of the 84th Street redevelopment effort, City Ventures, a private development company, is creating a mixed-use project (City Centre) on the former Brentwood Crossing property. The City has agreed to construct public infrastructure improvements in conjunction with this project. Public parking facilities are part of these improvements. A public parking district has been created to facilitate these projects.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
3,000,000	-	-	-	-	3,000,000	-

FUNDING SOURCE:

Off-Street Parking Fund & Debt Service Fund

OPERATIONAL IMPACT:

O&M similar to what is outlined for parking structure #1.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

CMDV23001 – Zoning/Subdivision Regulations Update

DESCRIPTION:

The City's new Comprehensive Plan was adopted in 2019. The Zoning and Subdivision Regulations are two of the primary tools utilized to implement the City's vision established within the Comprehensive Plan. These regulations have had many minor text updates over time but have not been fully reviewed or updated since 2001. Some areas are very antiquated due to continuous changing technologies, businesses, and community preferences of today. This project proposes to hire a consultant to completely rewrite the City's Zoning and Subdivision Regulations and possibly put them into a Unified Development Ordinance containing all development-oriented regulations.

JUSTIFICATION:

It has been many years since the City's development regulations have been updated. Aside from some minor occasional text updates, La Vista's current Zoning Ordinance is more than 20 years old. This project will modernize La Vista's development regulations to address new uses that have resulted from new technologies, new planning and zoning techniques and best practices, policies and procedures, and will be easier to read and understand by the development community and the general public. The updated regulations will be written to assist the City in reaching its vision for the future of the community in accordance with the Comprehensive Plan.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	200,000	-	-	-	200,000	-

FUNDING SOURCE:

General Fund

OPERATIONAL IMPACT:

N/A.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Public Facilities & Other

LIBR22001 – Library Parking Lot Rehab

DESCRIPTION:

Metropolitan Community College and the La Vista Public Library currently share a building that was built in 1997. In 2019 a large portion of the east parking to the north was torn out and replaced along with the drive connecting the east and west parking lots. The remaining portion of the west lot, as well as the south section of the east lot, also need to be replaced. This will be a joint project with Metro and the City's portion of these common area improvements is 42% of the total project.

JUSTIFICATION:

This project will fix all of the remaining damaged panels at the shared parking lots of the La Vista Library and Metro Community College.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	600,000	-	-	-	-	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Will reduce the annual O&M for crack sealing and pothole repairs.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

LIBR23001 – Space Needs Study – Library

DESCRIPTION:

The library was constructed in 1997 and since that time staffing numbers have increased and the need for additional work areas is at a critical point. Multiple staff members currently share workspace and these "work arounds" have been utilized for several years as temporary fixes. The library is now at a turning point with an additional full-time staff member and part-time employees who do not have adequate work space. Additionally, the types of program offerings and the technology utilized has changed considerably since 1997. A space needs study will ensure the building is being utilized in the best possible way for the public and that adequate, functional workspace will be provided for staff. This project has currently been moved to pending.

JUSTIFICATION:

The overall goal is to provide adequate, functional space for the public to enjoy the facility and for the library staff to have appropriate work areas to accomplish tasks efficiently and effectively. The first step to achieving this goal is to conduct a study of the existing space and make a determination regarding what is needed. A plan can then be developed for implementing the necessary changes/additions.

Two fulltime positions have been added with limited work space. A study would explore options available for staff. Relocation of the circulation desk also needs to be explored. If the current desk was moved by the front library doors, staff could utilize this space.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
39,000	-	-	-	-	39,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Public Facilities & Other

LIBR27001 – Library Rotunda Improvements

DESCRIPTION:

Seal the rotunda at the Library

JUSTIFICATION:

There will need to be some future work done on the rotunda at Library/Metro facility to ensure the longevity of that facility.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	50,000	50,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-



Sewer

Sewer

SEWR23001 – Big Papio Sewer Siphon Replacement

DESCRIPTION:

The existing siphon at the junction of Thompson Creek and the Big Papillion Creek has been exposed due to ongoing creek erosion. Temporary repairs were made to the existing siphon barrels in 2017, however full replacement of the sanitary sewer siphon is needed. Replacing the siphon in FY25 will allow time for the sewer fund to accumulate enough reserve to fund the installation.

JUSTIFICATION:

If not addressed the erosion will eventually cause the siphon to break free discharging it into the Big Papillion Creek.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	100,000	350,000	450,000	-

FUNDING SOURCE:

Sewer Fund

OPERATIONAL IMPACT:

Potential to reduce future risk from critical failure.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

An aerial photograph of a two-lane asphalt street. The street is marked with two parallel yellow lines running down its center. A silver car is visible in the distance, driving away from the viewer. On the left side of the street, there is a concrete sidewalk, a grassy area, and a utility pole with wires. On the right side, there is a concrete curb, a large green tree, and a grassy area. The word "Streets" is overlaid in white text on the right side of the image.

Streets

Streets

STRTI3006 – Harrison St Bridge

DESCRIPTION:

The 92nd and Harrison Street bridge needs repairs that go beyond routine maintenance. This project would reconstruct the bridge deck, approach slabs, and pillars. The project would be completed jointly with the City of Omaha, the project's lead agent. The amount shown is La Vista's share of the project.

JUSTIFICATION:

Harrison Street is a major arterial in use throughout the day. To ensure bridge integrity, it should be reconstructed. Project No. 202 in the One and Six Year Road Plan.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	500,000	-	-	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs and increased safety to traveling public.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	(1,000)	(970)	(940)	(910)	(885)	(855)

STRTI6002 – 120th and Giles Drainage Improvements

DESCRIPTION:

Project is to improve drainage conditions for runoff coming from the east catchment of Southport West down through the BNSF crossing and towards Papio Valley 1 Business Park.

JUSTIFICATION:

Project will improve drainage conditions to the south of Giles Road and reduce the flooding potential for the industrial lots along the north side of Papio Valley 1 Business Park.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
300,000	-	-	-	-	300,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Project will reduce the likelihood of rain events causing flooding issues along the north edge of Papio Valley 1 Business Park, which will reduce the likelihood of flood fighting efforts and or cleanup after rain events. No impact of O&M.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

STRTI7003 – Giles Rd Wide

DESCRIPTION:

Traffic projections indicate that by 2025 the intersections of Giles Road & Eastport Parkway and Giles Road and Southport Parkway will not be adequate to support anticipated traffic flows. This project will look at the entire Giles Road corridor from 96th Street to the interstate and will make recommendations for traffic flow improvement options.

JUSTIFICATION:

Roadway improvements will be necessary to facilitate good traffic flow as development and growth continue in this area. Maintaining good traffic flow will be a vital component of promoting the Southport area as a desirable location to visit and do business. This is Project No. 230 in the One and Six Year Road Plan.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	2,484,000	-	-	2,484,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Additional future O&M costs.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	10,000	10,300	10,600	10,930	11,255	11,595	11,940

STRTI9001 – Storm Sewer Inlet Top Repair

DESCRIPTION:

There are damaged and deteriorated storm inlet tops on 72nd Street and 96th Street, from Giles Road to Harrison Street.

JUSTIFICATION:

Replacing the inlet tops will enhance the street appearance and ensure the water drains into the sewer and not into the street.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
150,000	-	-	-	-	150,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Streets

STRT19008 – Corridor 84 Streetscape 1A & 1B

DESCRIPTION:

The Vision 84 plan calls for “Unique streetscape enhancements along 84th Street” as one of the goals of the master plan. The conceptual design portion of this project has been completed and cost estimates provided. Construction documents are currently being prepared and a phasing plan for construction has been provided (see below). Improvements will include but are not limited to gateway walls, expanded sidewalks, pedestrian lighting, irrigation and landscaping improvements along the roadway and in the medians from Harrison Street to Giles Road. Funding included in FY21 is for additional design work on intersecting components such as the west leg roadway and the bridge/underpass. Construction funding has been moved to pending until a project prioritization decision can be made. Proposed phasing plan: Phase 1A - Connectivity and Infrastructure - \$2M; Phase 1B - Connectivity and Infrastructure - \$1.2M; Phase 1C – Bridge-related Improvements - \$3.72M; Phase 2 - La Vista Identity - \$3.4M; Phase 3 - Planting the Corridor - \$3.86M; Phase 4 - Medians - \$1.8M; Phase 5 – Connecting to the Neighborhoods - \$1.58M

JUSTIFICATION:

In 2010, the City completed a Vision Plan for 84th Street (Vision 84) which included an extensive public process and the adoption of a master plan which called for the 84th Street corridor to become the central city core with a memorable and distinct identity, a vibrant mix of land uses, and creating a sense of community and a high quality of life for residents.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
1,500,000	500,000	1,200,000	-	-	3,200,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

As Phases 1A and 1B do not include any specific landscaping improvements, the main area of additional operational cost is the maintenance of the trails. Crews are currently utilizing the utility tractors with a snowblower head to clear the current sidewalks. The width and thickness will allow a pickup truck with a blade to clear the trails. This has a potential, to cut the amount of time dedicated to clearing these walkways.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
1,000	1,030	1,060	1,095	1,125	1,160	1,195	1,230	1,265	1,305

STRT23002 – Bridge Deck Maintenance

DESCRIPTION:

This project will identify compromised bridge decks throughout the City for resurfacing and resealing to prevent corrosion to the bridge structure. This project is a placeholder to allow adequate funding.

JUSTIFICATION:

This project is to ensure the long-term integrity of the City's bridge infrastructure.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	900,000	-	-	-	900,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(500)	(485)	(470)	(455)	(440)	(425)	(410)	(395)

STRT23004 – Transportation Network Study

DESCRIPTION:

At the strategic planning session held in January 2020, an action item was reviewed that states, "Provide transportation connections, accessibility and options within the City". This project proposes to use a transportation consultant to evaluate the current transportation network and make recommendations in terms of guidelines, standards and/or practices to enhance the transportation network.

JUSTIFICATION:

This project would allow Public Works, in collaboration with Community Development, to quantify, prioritize, and effectively carry out projects that will complete Goal 3.3 of the current Strategic Plan which is to "Provide a safe, efficient, and well-connected multimodal transportation system which contributes to a high quality of life."

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	50,000	-	-	50,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Allows for better future planning of street construction projects.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Streets

STRT23005 – Corridor 84 Streetscape – Phase 1C

DESCRIPTION:

As part of the 84th Street redevelopment effort, City Ventures, a private development company, is creating a mixed-use project (City Centre), on the former Brentwood Crossing property. In conjunction with that plan, the City has begun a project to convert the former La Vista Falls Golf Course into a regional park. The Park Master Plan calls for the park and the City Centre project to connect with the west side of the City via an underpass under 84th Street. In anticipation of multiple large-scale events being held in the park and the public spaces in City Centre, the area where the pool is now located is slated to be converted into additional usable public space, potentially festival space. The City intends to construct said underpass.

JUSTIFICATION:

In anticipation of multiple large-scale events being held in the park and the public spaces in City Centre, the area where the pool is now located is slated to be converted into additional usable public space, potentially festival space. This project would provide an access from Civic Center Park to the space west of 84th Street, connecting both sides of the City and providing pedestrian access to the park and the development from the west side of the City.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	1,000,000	2,715,000	-	3,715,000	-

FUNDING SOURCE:

Redevelopment Fund

OPERATIONAL IMPACT:

The structure itself regularly will have to be inspected and maintained like any other bridge structure.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
1,000	1,030	1,060	1,095	1,130	1,165	1,200	1,235	1,270	1,310

STRT23006 – 73rd Avenue Culvert Rehabilitation

DESCRIPTION:

Culvert was inspected in 2020 and was found to have piping issues. Culvert lining is the least intrusive and cost effective measure to lengthen the service life of the culvert.

JUSTIFICATION:

Culvert will remain in service and reduce the likelihood of maintenance issues moving forward.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
250,000	-	-	-	-	250,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduce O&M costs and avoid future critical failure.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

STRT23009 – Giles Road Rehabilitation

DESCRIPTION:

Mill and overlay Giles Road eastbound and westbound from Southport Pkwy to the east bridge approach over I-80

JUSTIFICATION:

Existing pavement showing signs of deterioration in the joints, similar to areas adjacent that were had overlay work completed approximately 3 years ago (led by NDOT).

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
750,000	-	-	-	-	750,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduce O&M costs - Overlay will reduce the maintenance burden.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)	(4,295)	(4,165)	(4,040)	(3,920)

STRT23010 – Pavement Assessment

DESCRIPTION:

Updated assessment of City street conditions

JUSTIFICATION:

Assessment determines if appropriate funding is being maintained to achieve target PCI ratings for City streets.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
40,000	-	-	-	-	40,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Better information to make informed decisions on future street projects and maintenance activities.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Streets

STRT23011 – UBAS Street Rehab

DESCRIPTION:

Ultra-thin bonded asphalt overlay on city streets between 72nd St and 78th St. north of Josephine St.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
500,000	-	-	-	-	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)	(4,290)	(4,165)	(4,040)	(3,915)

STRT23012 – Asphalt Mill & Overlay: Harrison to Josephine, 72nd to 78th

DESCRIPTION:

Perform 2" mill & asphalt overlay of Terry Dr., Lillian Ave., and S. 78th St.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
1,100,000	-	-	-	-	1,100,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	(10,000)	(9,700)	(9,410)	(9,125)	(8,850)	(8,585)	(8,330)	(8,080)	(7,835)

STRT23013 – Traffic Signal Improvements

DESCRIPTION:

Upgrade controller and detection units at the intersection of Eastport Pkwy. and Giles Rd.

JUSTIFICATION:

The controller and detection units at the intersection of Eastport Pkwy and Giles Rd. are original to the installation of the signal and are outdated. This will bring this intersection's detection capabilities up to par with the rest of the corridor.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
40,000	-	-	-	-	40,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

STRT24002 – City Parking Lot Poles Southport

DESCRIPTION:

The light poles at the City owned parking lot in Southport West are starting to show their age. The poles are starting to rust in some areas, especially in places where they are in close proximity to the street. In order to maintain the integrity of the poles they need to be resurfaced.

JUSTIFICATION:

This project will prolong the life of the light poles in the City parking lot while improving their aesthetic value. The lights would also be upgraded to LED technology while they are down and being refurbished.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	60,000	-	-	60,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduction in power costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(1,500)	(1,545)	(1,590)	(1,640)	(1,690)	(1,740)	(1,790)	(1,845)

Streets

STRT24003 – Hell Creek Rehab – Olive Street

DESCRIPTION:

Correct stream sloughing and pier undermining near the bridge at Olive St

JUSTIFICATION:

Per the 2020 bridge inspection report, there is some pier undermining and sloughing banks that will impact the structure if not addressed. This rehab work is an interim condition prior to the Phase 2 Rehabilitation Project.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	250,000	-	-	-	250,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Project will reduce the likelihood of serious maintenance issues due to continued channel degradation

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(500)	(485)	(470)	(455)	(440)	(425)	(410)	(400)

STRT24004 – UBAS Street Rehab

DESCRIPTION:

Ultra-thin bonded asphalt overlay on Giles Rd from 66th St. to 84th St and 72nd St. from Harrison St. to Giles Rd.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	500,000	-	-	-	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)	(4,290)	(4,165)	(4,040)

STRT24005 – Asphalt Mill & Overlay

DESCRIPTION:

Perform 2" mill & asphalt overlay of Terry Dr., Lillian Ave., and S. 78th St.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	1,000,000	-	-	-	1,000,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(10,000)	(9,700)	(9,410)	(9,125)	(8,850)	(8,585)	(8,330)	(8,080)

STRT24006 – Existing Central Park Access Road Rehabilitation – Edgewood

DESCRIPTION:

This project would reconstruct the primary access road to Central Park off of Edgewood. Project will remove unknown thickness asphalt road and parking trays and replace with concrete.

JUSTIFICATION:

Project will remove older asphalt drive that shows signs of shove and rutting, and with the potential of increased truck traffic, asphalt surface will wear out.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	1,050,000	-	-	-	1,050,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Project will extend the service life of the park road network and reduce O&M costs.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	(1,500)	(1,455)	(1,410)	(1,370)	(1,325)	(1,285)	(1,250)	(1,210)

Streets

STRT25001 – Concrete Street Rehabilitation

DESCRIPTION:

Ultra-thin bonded asphalt overlay on streets TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	500,000	-	-	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)	(4,290)	(4,165)

STRT25002 – Asphalt Street Rehabilitation

DESCRIPTION:

Perform 2" mill & asphalt overlay of street TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	1,000,000	-	-	1,000,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	(10,000)	(9,700)	(9,410)	(9,125)	(8,850)	(8,585)	(8,330)

STRT26001 – Concrete Street Rehabilitation

DESCRIPTION:

Ultra-thin bonded asphalt overlay on streets TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	500,000	-	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)	(4,295)

STRT26002 – Asphalt Street Rehabilitation

DESCRIPTION:

Perform 2" mill & asphalt overlay of street TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	1,000,000	-	1,000,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	(10,000)	(9,700)	(9,410)	(9,125)	(8,850)	(8,585)

Streets

STRT27001 – Concrete Street Rehabilitation

DESCRIPTION:

Ultra-thin bonded asphalt overlay on road TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	500,000	500,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	(5,000)	(4,850)	(4,705)	(4,565)	(4,425)

STRT27002 – Asphalt Street Rehabilitation

DESCRIPTION:

Ultra-thin bonded asphalt overlay on road TBD by pavement assessment.

JUSTIFICATION:

Funding street improvement projects to maintain target PCI's set by the City Council.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	1,000,000	1,000,000	-

FUNDING SOURCE:

Debt Service Fund

OPERATIONAL IMPACT:

Reduced O&M costs

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	(10,000)	(9,700)	(9,410)	(9,125)	(8,850)



Unprogrammed

Unprogrammed

CMDV20001 – City Centre Parking #3

DESCRIPTION:

As part of the 84th Street redevelopment effort, City Ventures, a private development company, is creating a mixed use project (City Centre) on the former Brentwood Crossing property. The City has agreed to construct public infrastructure improvements in conjunction with this project. Public parking facilities are part of these improvements. A public parking district has been created to facilitate these projects.

JUSTIFICATION:

City Centre is expected to be La Vista's downtown hub for shopping, dining, and entertainment. Residential and office uses will also be a part of the development. Parking structures are necessary to provide adequate parking for the anticipated uses in this development. Parking Structure #3 is not anticipated to be designed or constructed in the immediate future, however upon buildout of the project, this additional parking will be needed.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	15,000,000

FUNDING SOURCE:

N/A – Construction costs are unprogrammed.

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

PARK19003 – City Park Parking Lot Impv

DESCRIPTION:

The use of a dedicated field at City Park by the Papillion/La Vista High School girls softball team has created a significant increase in vehicular traffic at the park. The current parking lot is often filled to capacity, and many cars are forced to park in the gravel at the south end of the park. The entrance off of 78th St. has also deteriorated significantly and needs to be replaced. This project would be done in two phases, the first phase would resurface the drive to the current parking lot, and the second phase would pave the gravel lot and add a retaining wall to the south.

JUSTIFICATION:

To ensure that players and visitors are able to safely park their vehicles when accessing the park, a new parking lot and retaining wall must be installed.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	125,000

FUNDING SOURCE:

N/A – Construction costs are unprogrammed.

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Unprogrammed

PARK22001 – Memorial Plaza Construction

DESCRIPTION:

The original Vision 84 plan identified the desire for a memorial plaza where people could go to reflect and honor friends and family members. During the work associated with the Civic Center Park interface design project, a recommendation was made that the area west of City Hall would be a more appropriate location for such a memorial. With the potential for an outdoor music venue adjacent to the park, the large amount of activity that will take place in the park, and the existing terrain, it was determined that a more serene, reverent setting would be better suited for this use. The funding included in FY22 is for initial design work and does not include construction costs. During the design process, location will be discussed as well as the focus of the memorial, that is, would it be limited to honoring those who have served in the military or would there be a component where public safety members or others could be honored as well.

JUSTIFICATION:

For many years, the City Council has discussed the need for the City to have a dedicated Memorial Plaza space for citizens.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	1,000,000

FUNDING SOURCE:

N/A - Construction costs are unprogrammed.

OPERATIONAL IMPACT:

The operating impact will be refined when a design has been established and selected.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
5,000	5,150	5,305	5,465	5,630	5,800	5,970	6,150	6,335	6,525

PARK27001 – Central Park West Improvements

DESCRIPTION:

As part of a Placemaking and Landscape Design project, consultant RDG designed a plan for the area adjacent to Central Park and West of 84th Street (now referred to as Central Park West) to be used as event/festival space. The area is approximately 8 acres in size. A portion of this space has been recommended as the potential sight of a new community swimming pool and a schematic design for event space in the surrounding area has been developed. This project would fund the construction of the event space in conjunction and collaboration with similar work on the proposed swimming pool.

JUSTIFICATION:

The regional park concept for this area was created as an impetus for development along the 84th Street corridor and to provide a gathering place for the public to enjoy. Creating spaces where community events can be held and extending the park concept to the west side of 84th Street supports the City Centre development as well as providing space for other area event organizers to bring activities to La Vista.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	4,000,000

FUNDING SOURCE:

N/A – Construction costs are unprogrammed.

OPERATIONAL IMPACT:

The operating impact will be estimated when a design has been established and selected.

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

Unprogrammed

SPRT11002 – Sports Complex Lighting Rehab

DESCRIPTION:

The existing lighting fixtures and mountings at the Sports Complex are near the end of their useful life. The fuses and ballasts are mounted at the top of the poles making maintenance costly and hazardous. The bulb covers must be removed with a hack saw or cutting torch. Mounting arms spin out of line during high winds. This project would replace the ball field lighting, mounting, ballasts, and fusing on Field #1 at the Sports Complex.

JUSTIFICATION:

New light fixtures will provide for greater employee safety and more energy efficient operation.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	85,000

FUNDING SOURCE:

N/A

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

STRT17002 – 66th St Reconstruction

DESCRIPTION:

This project would reconstruct 66th Street (Harrison Street to Giles Road) and Giles Road (66th Street to 69th Street). The referenced sections are narrow two-lane roadways without curb and gutter in some areas and there is a desire to improve the intersection of Giles Road and 66th Street, as well as connect 66th Street across Giles Road to the south.

JUSTIFICATION:

This project would provide for a much improved 66th Street from Harrison Street to Giles Road, which runs through the City's sports complex and, as a result, sees a fairly high volume of traffic when fields are in use. This is currently a narrow two-lane roadway. The connection to Giles Road on the south would also be improved and a connection would be provided past Giles Road to the south from 66th Street.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	842,200

FUNDING SOURCE:

N/A

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-

SPRT20001 – Sports Complex Sidewalks

DESCRIPTION:

Currently there are many spectators who frequent the Sports Complex who have difficulty traversing the grassy areas. This project will install sidewalks from the parking lot to the fields.

JUSTIFICATION:

Public Works has received requests over the years for hard surfacing from the parking lot to the fields at the Sports Complex. Sidewalks would allow for ADA access to the fields and provide safe passage for others.

REQUEST:

FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	UNPROGRAMMED
-	-	-	-	-	-	53,000

FUNDING SOURCE:

N/A

OPERATIONAL IMPACT:

N/A

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
-	-	-	-	-	-	-	-	-	-