

AGENDA ITEM 5C

**Replat – La Vista City Centre Replat 6 –
La Vista City Centre, LLC**



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

CASE NUMBERS: PRP24-0001;

FOR HEARING OF: DECEMBER 19, 2024
REPORT PREPARED ON: DECEMBER 12, 2024

I. GENERAL INFORMATION

A. APPLICANT:

La Vista City Centre LLC
222 S. 15th Street, Suite 1404S
Omaha, NE 68102

B. PROPERTY OWNER:

La Vista City Centre LLC
222 S. 15th Street, Suite 1404S
Omaha, NE 68102

C. LOCATION: Southeast of the intersection of Main Street and Barmettler Drive.

D. LEGAL DESCRIPTION: Lot 2 La Vista City Centre Replat 5
(Proposed Lots 1 and 2 La Vista City Centre Replat 6)

E. REQUESTED ACTION(S): Replat one lot into two to allow for mixed-use development.

F. EXISTING ZONING AND LAND USE: MU-CC, Mixed Use City Centre District; vacant.

G. PURPOSE OF REQUEST: Authorize a Replat of one lot into two to allow for mixed-use development, including the construction of a hotel on proposed Lot 1

H. SIZE OF SITE: Approximately 9.62 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently vacant with a gradual downward slope to the southeast.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future</u> <u>Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
North	Urban Commercial	MU-CC, Mixed-Use City Centre District	Vacant
East	Urban Medium Intensity Residential; Public	R-1 Single-Family - Residential District	La Vista Middle School; Briarwood Residential Subdivision
South	Urban Commercial; Public	C-1, Shopping Center Commercial District with a Gateway Corridor District (Overlay District); R-1 Single-Family - Residential District	Wiltham Place; La Vista Middle School
West	Urban Commercial	MU-CC, Mixed-Use City Centre District	Various Commercial Businesses

C. RELEVANT CASE HISTORY:

1. An Administrative Plat for Lots 1 and 2 La Vista City Centre Replat 5 was approved on July 7, 2020.

D. APPLICABLE REGULATIONS:

1. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District
2. La Vista Subdivision Regulations

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area as Urban Commercial.
2. The proposed project will meet the Policy of Work 3.1 of the La Vista Comprehensive Plan which reads: "Develop a local shopping and leisure destination that will function as La Vista's city center, to create a place of civic pride, enhance the City's identity, and attract visitors, consistent with "A Vision Plan for 84th Street."
3. The proposed project will also meet the Policy of Shop 1.3 of the La Vista Comprehensive Plan which reads: "Co-locate entertainment, employment, recreation, lodging, conference facilities, and retail amenities to capitalize on the synergies of these uses and attract additional in-commuters."

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to the property will be provided through access points along Main Street as well as Barmettler Drive.
2. Sidewalk connections into the development from Main Street and Barmettler Drive through the development will be constructed at the time of development of each respective lot.

D. UTILITIES:

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

F. LANDSCAPING:

1. Review of the landscaping for any developments on this site will be handled through the La Vista City Centre Design Guidelines and Section 7.17 of the Zoning Ordinance as required.

IV. REVIEW COMMENTS:

- A. Any developments on the properties involved will be required to achieve approval through the design review process prior to the submittal of a building permit application.
- B. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- C. All necessary easements will need to be finalized and recorded prior to the issuance of building permits.

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

Approval of the Replat of Lot 2 La Vista City Centre Replat 5, to be replatted as Lots 1-2 La Vista City Centre Replat 6, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the replat request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

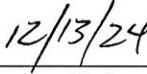
- A. Vicinity Map
- B. Review Letters
- C. Replat map set

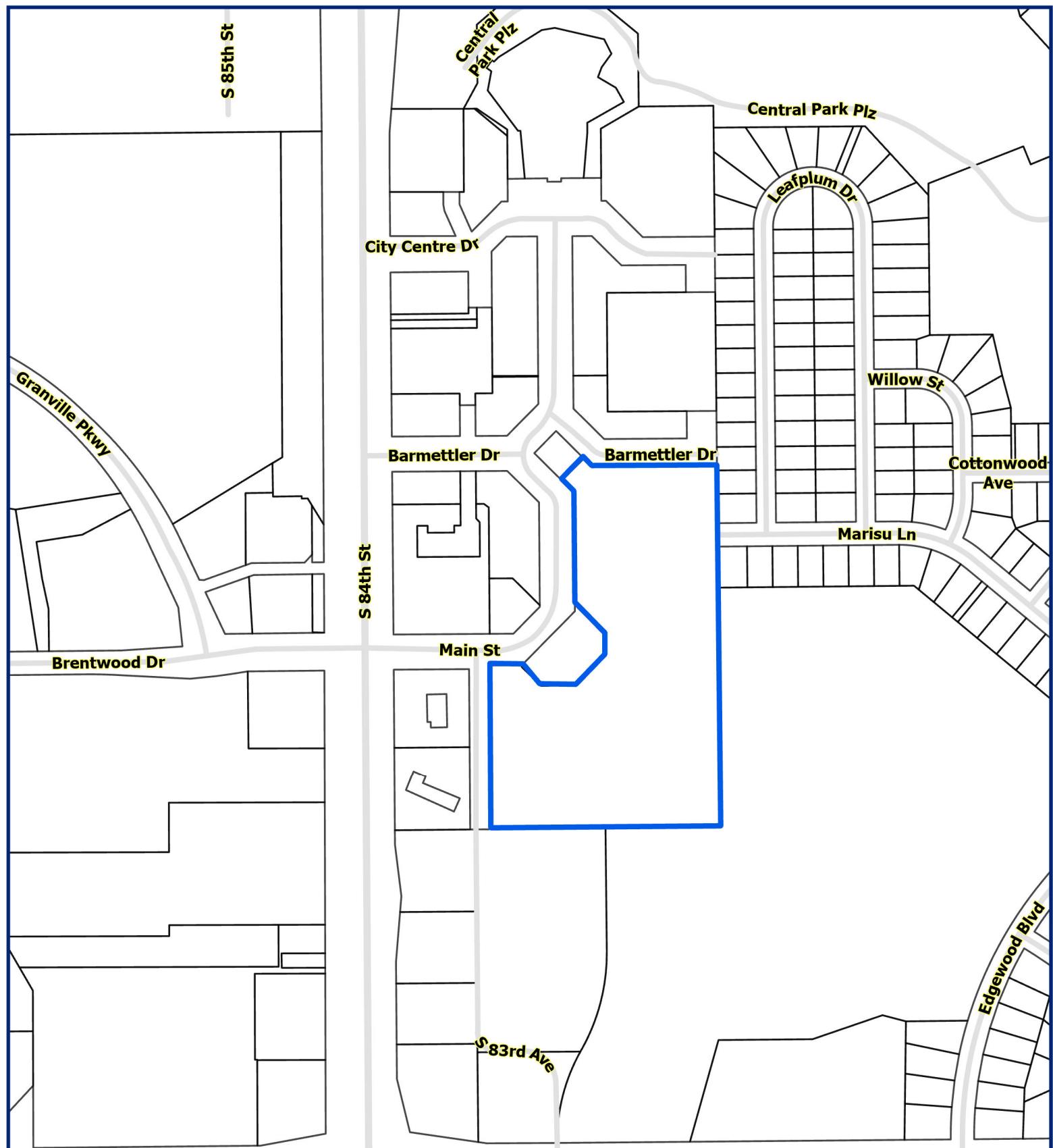
VIII. COPIES OF REPORT SENT TO:

- A. Randy Kuszak, Lamp Rynearson
- B. Chris Erickson, La Vista City Centre, LLC/Nine Zero Properties
- C. Public Upon Request

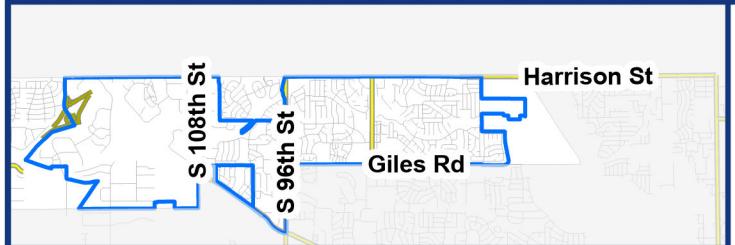

Prepared by: Deputy Community Development Director


Community Development Director


Date



La Vista City Centre Replat 6



12/12/2024
CAS



November 7, 2024

Randy Kuszak
Lamp Rynearson, Inc.
14710 West Dodge Rd. Suite 100
Omaha, NE 68154

RE: Replat – La Vista City Centre Replat 6 – Initial Review Letter

Mr. Kuszak,

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:

Preliminary Plat:

1. Per Section 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.05, please provide the address of the owner and the subdivider.
3. Per Section 3.03.07, please include the depiction of the pedestrian connection between the redevelopment and Marisu Lane, and the subsequent retaining walls.
4. Per Section 3.03.14, please confirm that MU-CC zoning is being utilized when determining building setback lines and proposed uses of land within the proposed subdivision.
5. Per Section 3.03.10, please confirm the easements as proposed are consistent with the as-builts record drawings of the public infrastructure and proposed utility dispositions, The As-Build Record Drawings "City of La Vista, 84th Street Redevelopment Area, City Centre Infrastructure, Streets and Sewers" Sheet 8 depict a proposed 75' easement along the portions of the east end of the proposed lots.

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**

Final Plat:

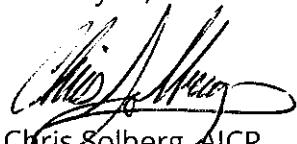
1. Please provide adequate public access easements to allow for the flow of traffic between the lots involved in this plat.
2. Per Section 3.05.11, please provide notarized dedications signed and acknowledged by all parties having any titled interest in or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of land for streets, easements, and other purposes as per Section 10.01. If no mortgage holders, provide a statement to that effect from a title company.
3. Per Section 3.05.18, please provide a signature block for the lending institution as per Section 10.10, if applicable.
4. The approval process for this plat follows the process for Replats as per Section 3.07. As such the signature block for Administrative Plats, as laid out in Section 10.08 is not required. Please remove this signature block.
5. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

General Comments:

1. Please note that any developments on the properties involved will be required to achieve approval through the design review process prior to the submittal for a building permit.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (along with an electronic copy) and any other supporting documentation to the City for further review. As La Vista City Centre, LLC has requested the plat to run concurrently with the TIF approval for the proposed development on Lot 1 of this LVCC Replat 6, the dates for Planning Commission and City Council meetings will be determined upon receipt and review of the TIF application. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Chris Solberg, AICP

Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6402

CC:

Chris Erickson, La Vista City Centre, LLC

Bruce Fountain, Community Development Director – City of La Vista

Pat Dowse, City Engineer – City of La Vista



December 12, 2024

Randy Kuszak
Lamp Rynearson, Inc.
14710 West Dodge Rd. Suite 100
Omaha, NE 68154

RE: Replat – La Vista City Centre Replat 6 – 2nd Review Letter

Mr. Kuszak,

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. The proposed easement along the east end of the property discussed in Comment #5 of the previous review letter appears to be insufficient. Please revise the easement to ensure sufficient width and length to allow for the periodic maintenance of both retaining walls. The westernmost modular block retaining wall extends for a considerable distance into Lot 2; hence, the easement will need to be extended into Lot 2.

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

Thank you,

Chris Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6402

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8116 Park View Blvd.
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CC:

Chris Erickson, La Vista City Centre, LLC

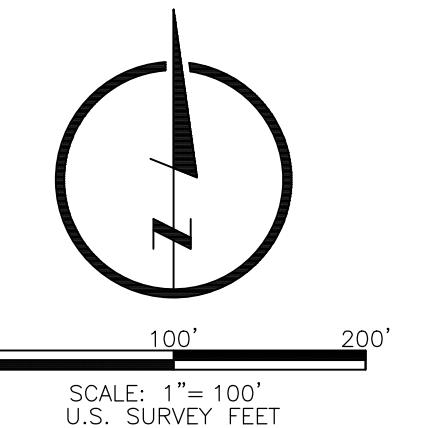
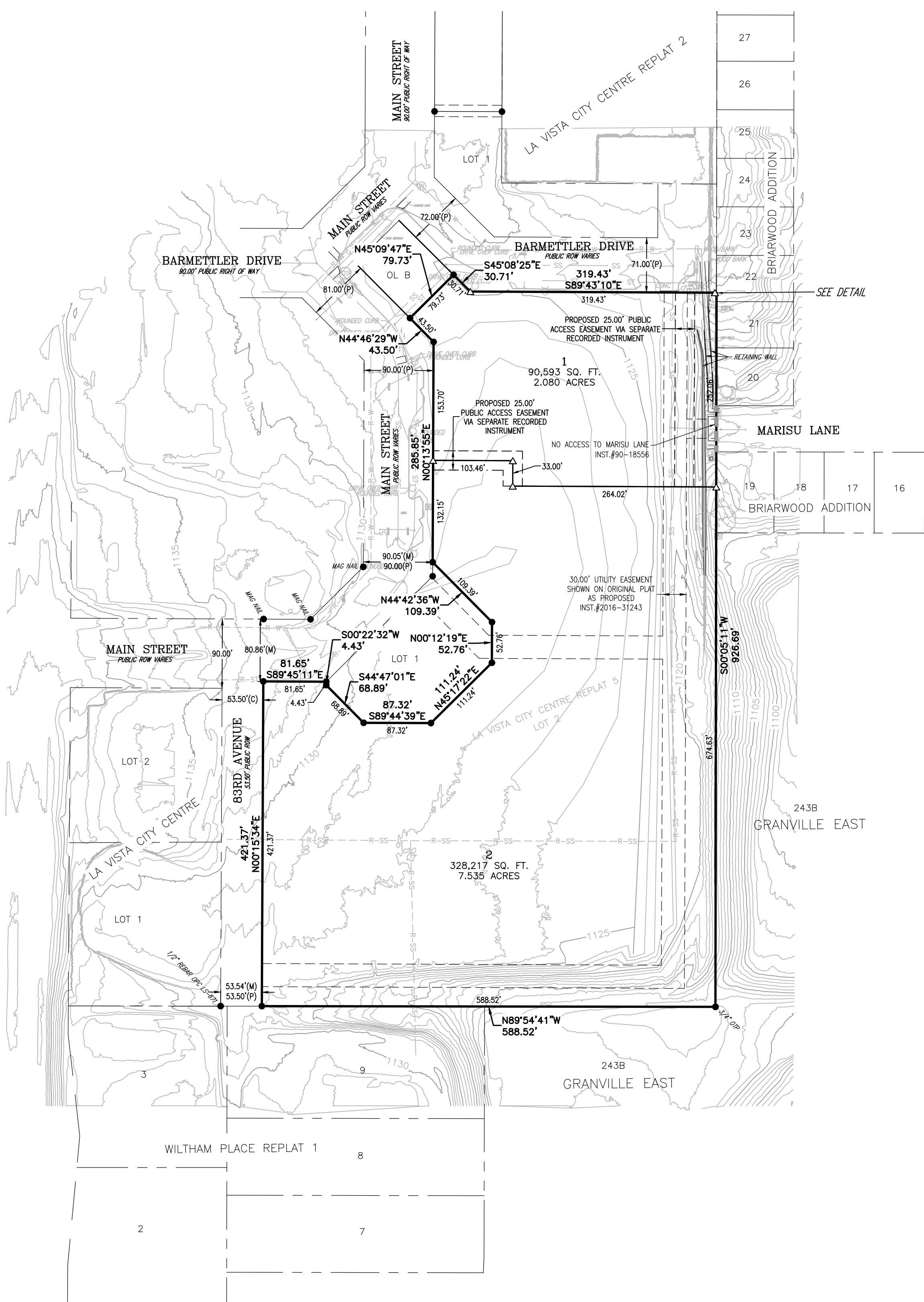
Bruce Fountain, Community Development Director - City of La Vista

Pat Dowse, City Engineer - City of La Vista

LA VISTA CITY CENTRE REPLAT 6

LOTS 1 & 2

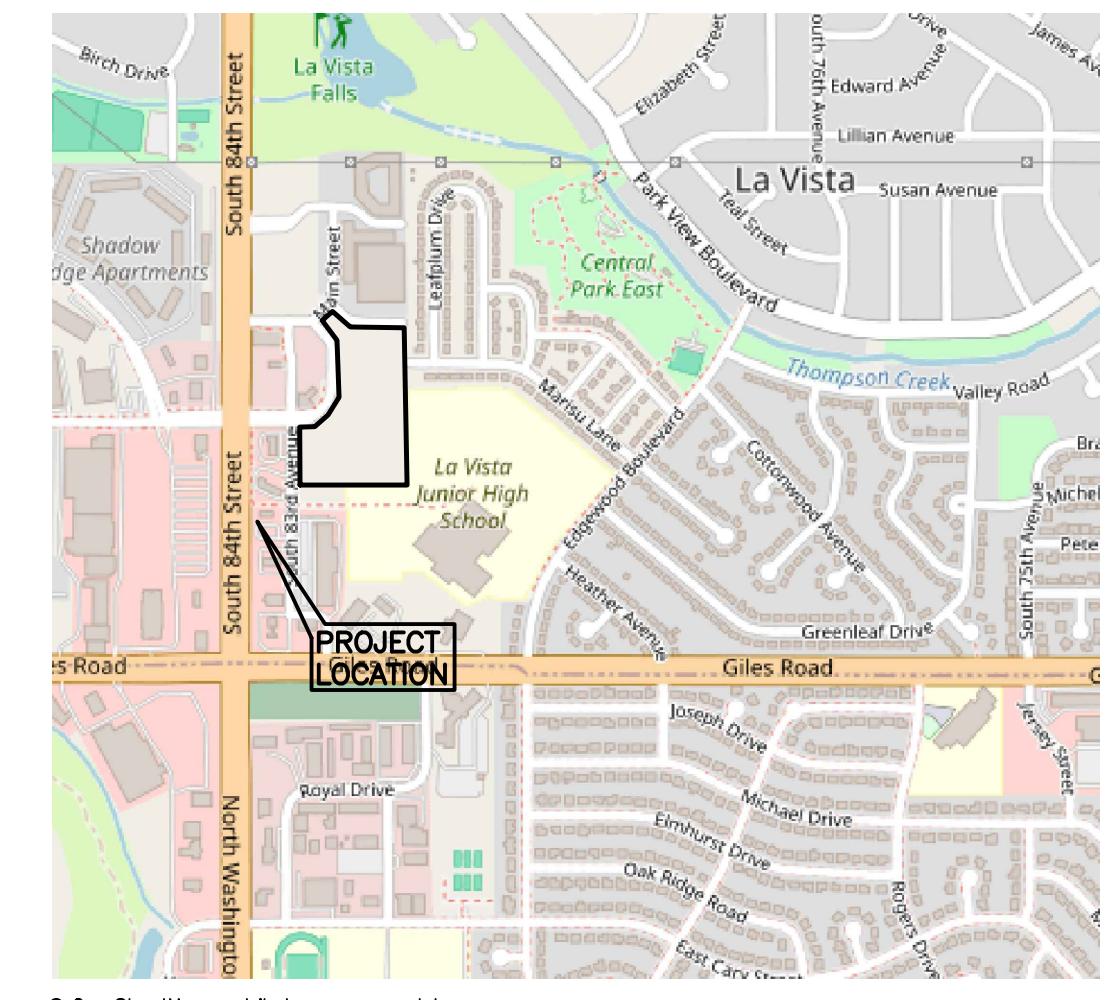
BEING A REPLATTING OF LOT 2, LA VISTA CITY CENTRE REPLAT 5, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA



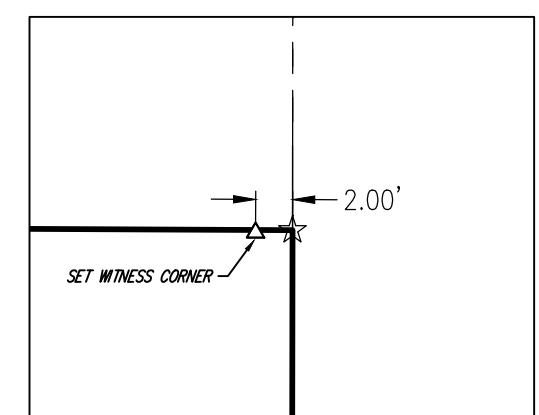
SCALE: 1" = 100' U.S. SURVEY FEET

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- FO
- FIBER OPTICS
- W
- WATER
- G
- GAS
- E
- ELECTRIC
- R-W
- RECORD WATER (PER ONE CALL TICKET)
- CONTROL POINT
- CURB INLET
- ELECTRIC PULLBOX
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GRATE INLET
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- STOP SIGN
- STORM MANHOLE
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED VAULT
- WATER MANHOLE
- WATER VALVE
- MONUMENT FOUND (5/8" REBAR W/ YPC RLS-607) UNLESS NOTED OTHERWISE
- CORNER SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-561) UNLESS NOTED OTHERWISE
- COMPUTED CORNER
- P
- PLATTED DIMENSION



VICINITY MAP

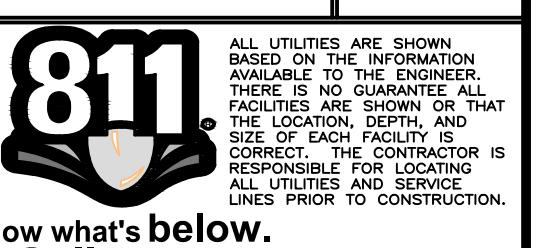


DETAIL

NOT TO SCALE

PRELIMINARY PLAT

LA VISTA CITY CENTRE REPLAT 6 (LOTS 1 & 2) SARPY COUNTY, NEBRASKA



Call before you dig.

REVISIONS

DESIGNER / DRAFTER

TODD WHITFIELD / RACHEL RENNECKER

DATE

12/6/2024

PROJECT NUMBER

0123185

BOOK AND PAGE

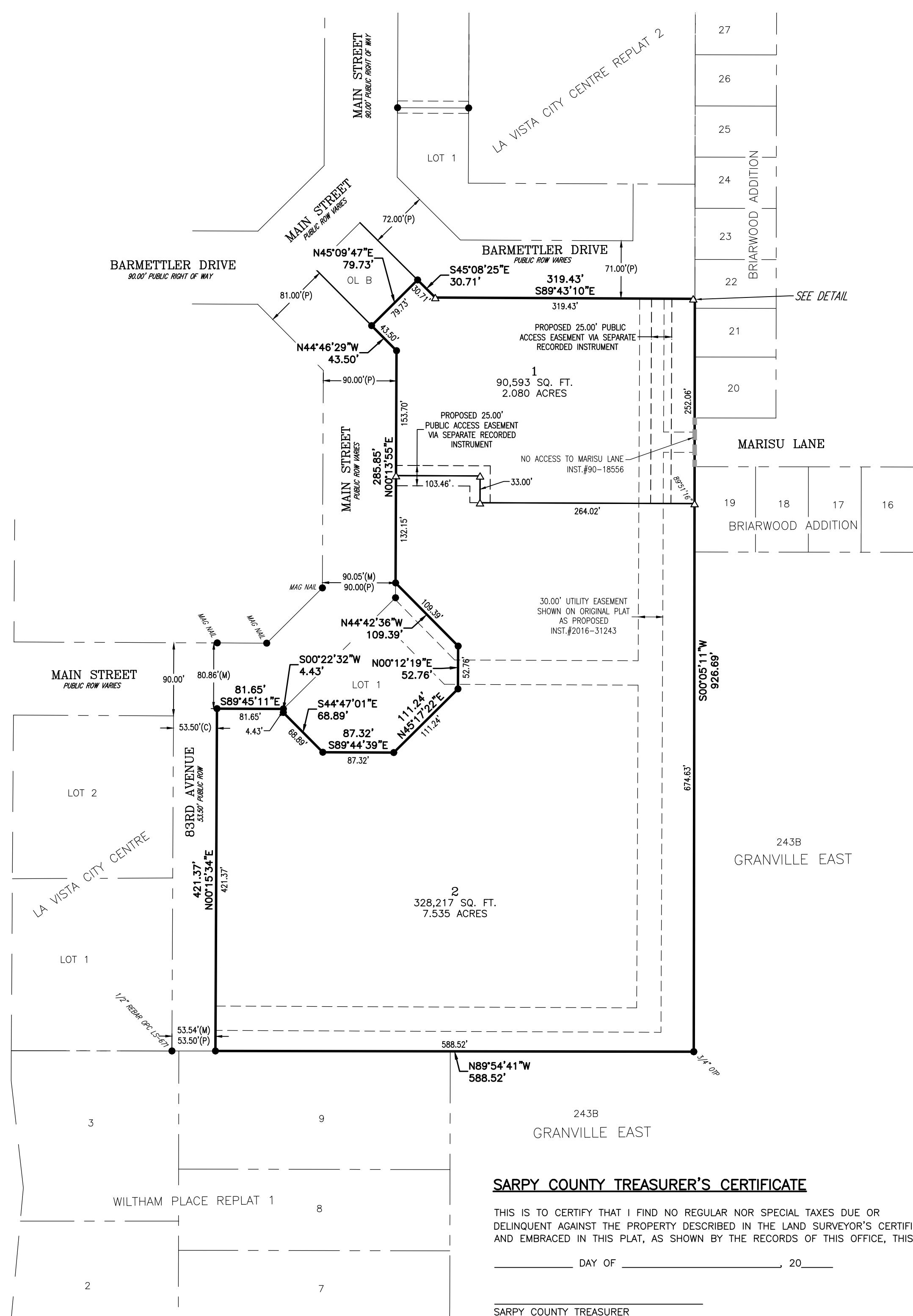
SHEET

LOCATED IN:
NW 1/4, SW 1/4, SEC. 14-T14N-R12E
SW 1/4, SW 1/4, SEC. 14-T14N-R12E

LA VISTA CITY CENTRE REPLAT 6

LOTS 1 & 2

BEING A REPLAT OF LOT 2, LA VISTA CITY CENTRE REPLAT 5, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED
IN SARPY COUNTY, NEBRASKA



REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2, WAS REVIEWED BY THE
SARPY COUNTY SURVEYOR'S OFFICE THIS

DAY OF 20

SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL OF CITY OF LA VISTA CITY COUNCIL

THIS PLAT OF LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2, WAS APPROVED BY THE
CITY COUNCIL OF THE CITY OF LA VISTA THIS

DAY OF 20

MAYOR CITY CLERK

ATTEST CITY CLERK

STATE OF NEBRASKA) SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF 20

BY GEOFF ROWND, SENIOR VICE PRESIDENT OF NEBRASKA BANK, ON BEHALF OF
SAID BANK.

SIGNATURE OF NOTARY PUBLIC

LAMP RYNEARSON

LAMP RYNEARSON

LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14715 N DOUGLAS RD, STE 200 (816) 361-0440
REG. CORPORATION NO. CA10130
FORT COLLINS, COLORADO
4715 INNOVATION DR, STE 100 (970) 226-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD, STE 200 (816) 361-0440
MO AUTH. NO: E-2013011903 (LS-2019043127)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY OF THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2, BEING A REPLAT OF LOT 2, LA VISTA CITY CENTRE REPLAT 5, SARPY COUNTY, NEBRASKA.

CONTAINS 9.615 ACRES.

TODD L. WHITFIELD, LS-561

DATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, LA VISTA CITY CENTRE, LLC, OWNER, AND NEBRASKA BANK, MORTGAGEE OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND ENCLASSED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPAIR, AND RELOCATING OF CONDUITS, IN ACCORDANCE WITH THE GRANTOR'S REQUIREMENTS. THE GRANTOR GRANT TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

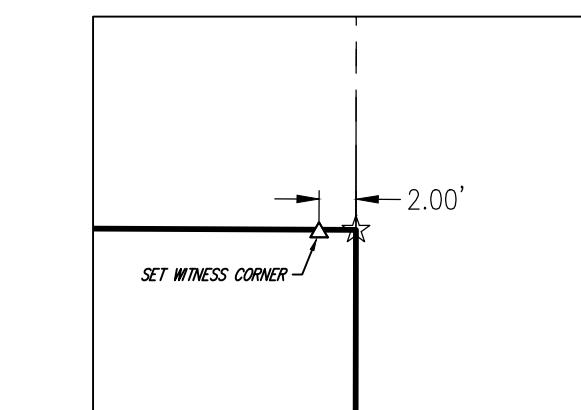
LA VISTA CITY CENTRE, LLC, OWNER

CHRISTOPHER L. ERICKSON
MANAGING MEMBER

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2, SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 42137, DOES HEREBY RELEASE AND DISCHARGE THE LIEN TO ANY UTILITY (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.

NEBRASKA BANK, MORTGAGEE

BY:
GEOFF ROWND
SENIOR VICE PRESIDENT



APPROVAL OF CITY OF LA VISTA PLANNING COMMISSION

THIS PLAT OF LA VISTA CITY CENTRE REPLAT 6, LOTS 1 & 2, WAS APPROVED BY THE
LA VISTA CITY PLANNING COMMISSION THIS

DAY OF 20

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA) SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF 20

BY CHRISTOPHER L. ERICKSON, MANAGING MEMBER OF
LA VISTA CITY CENTRE, LLC, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA) SS

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF 20

BY GEOFF ROWND, SENIOR VICE PRESIDENT OF NEBRASKA BANK, ON BEHALF OF
SAID BANK.

SIGNATURE OF NOTARY PUBLIC



ALL UTILITIES ARE SHOWN ON THIS PLAT. FOR INFORMATION AVAILABLE TO THE SURVEYOR, THERE IS NO GUARANTEE THAT THE SIZE OF EACH FACILITY IS CORRECT. THE SURVEYOR IS RESPONSIBLE FOR LOCATING UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER

TODD WHITFIELD / RACHEL RENNECKER

DATE

11/11/2024

PROJECT NUMBER

0123185

BOOK AND PAGE

SHEET