

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 15, 2013 AGENDA

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT - INDOOR RECREATIONAL FACILITY LOT 4, I-80 INDUSTRIAL PARK	◆RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled for Council to consider an application to allow a Conditional Use Permit for an Indoor Recreational Facility use, Millard Athletic Association Next Level Training Facility, Lot 4, I-80 Industrial Park, located at 8840 S 137th Circle.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by Millard Athletic Association, on behalf of the property owner, 8840 S. 137th Circle LLC, to approve a Conditional Use Permit to allow for commencement of the use of Indoor Recreational Facility within an existing building on Lot 4 I-80 Industrial Park, located at 8840 S 137th Circle. The property is zoned I-1 Light Industrial. The proposed use would occupy approximately 40,000sqft of a 52,000sqft building.

A detailed staff report is attached.

The Planning Commission held a public hearing on September 13, 2013 and unanimously recommended approval of the conditional use permit amendment to City Council.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR MILLARD ATHLETIC ASSOCIATION TO ALLOW FOR AN INDOOR RECREATIONAL FACILITY IN A 40,000 SQUARE FOOT BAY OF A BUILDING ON LOT 4, I-80 INDUSTRIAL PARK.

WHEREAS, Millard Athletic Association, on behalf of property owner 8840 S 137th Circle LLC, has applied for a conditional use permit for to allow for an indoor recreation facility within a 40,000 square foot bay of a building on Lot 4, I-80 Industrial Park located at 8840 S 137th Circle; and

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

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes,

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, for Millard Athletic Association to allow for a conditional use permit for to allow for an indoor recreation facility within a 40,000 square foot bay of a building on Lot 4, I-80 Industrial Park.

PASSED AND APPROVED THIS 15TH DAY OF OCTOBER, 2013.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-CUP-02

FOR HEARING OF: October 15, 2013

Report Prepared on October 3, 2013

I. GENERAL INFORMATION

- A. **APPLICANT:** Millard Athletic Association, Mitch Campbell
- B. **PROPERTY OWNER:** 8840 S 137th Circle, LLC, Charlotte Madden.
- C. **LOCATION:** 8840 S 137th Circle
- D. **LEGAL DESCRIPTION:** I-80 Industrial Park, Lot 4
- E. **REQUESTED ACTION(S):** Use of building for an indoor recreational facility as conditionally permitted I-1 Light Industrial district in the City of La Vista Zoning Ordinance.
- F. **EXISTING ZONING AND LAND USE:**
I-1 Light Industrial; the property contains one existing building which houses two bays for miscellaneous industrial use.
- G. **PROPOSED USES:** The Conditional Use Permit would allow for indoor recreation, specifically baseball, football, and softball practice in an approximately 40,000 sq ft bay within a 50,605 sq ft building.
- H. **SIZE OF SITE:** 3.25 acres

II. BACKGROUND INFORMATION

- A. **EXISTING CONDITION OF SITE:** The property contains one building which have tenant bays for industrial flex space. Omaha Fastener, a nuts and bolts provider, operates in a separate portion of the same building.
- B. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Interstate Industrial Park; I-2 Heavy Industrial
 2. **East:** I-80 Industrial Park 2; I-1 Light Industrial
 3. **South:** I-80 Industrial Park 2; I-1 Light Industrial
 4. **West:** The Meadows; R-1 Single-Family Residential
- C. **RELEVANT CASE HISTORY:** N/A

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.
- B. OTHER PLANS:** Interior design plans to be submitted at a later date.
- C. TRAFFIC AND ACCESS:**
 - 1. Access would be from an existing drive providing egress / ingress to S 137th Circle. Two access points currently exist on the property.
- D. UTILITIES:** All utilities are available to the site.
- E. PARKING REQUIREMENTS:**
 - 1. Parking requirements would follow the minimum needed for a recreational facility. Sixty seven exist on-site now, four of which must be dedicated to the cotenant, leaving sixty three reserved for the proposed use.
- F. LANDSCAPING:** N/A

IV. REVIEW COMMENTS:

- 1. City Engineer John Kottmann has confirmed that the peak parking demand for the facility should be calculated at 45 stalls. The application delineates 63 stalls, meeting this peak demand.
- 2. A traffic impact analysis from August 28, 2013 found the increase in traffic from the proposed use will not warrant a traffic signal. The city engineer concurs with the analysis.

V. STAFF RECOMMENDATION:

Approval of the Conditional Use Permit for Lot 4, I-80 Industrial Park.

VI. PLANNING COMMISSION RECOMMENDATION:

On September 13, 2013 the Planning Commission moved to recommend approval, through a 6-0 vote, of the Conditional Use Permit for I-80 Industrial Park, Lot 4.

VII. ATTACHMENTS TO REPORT:

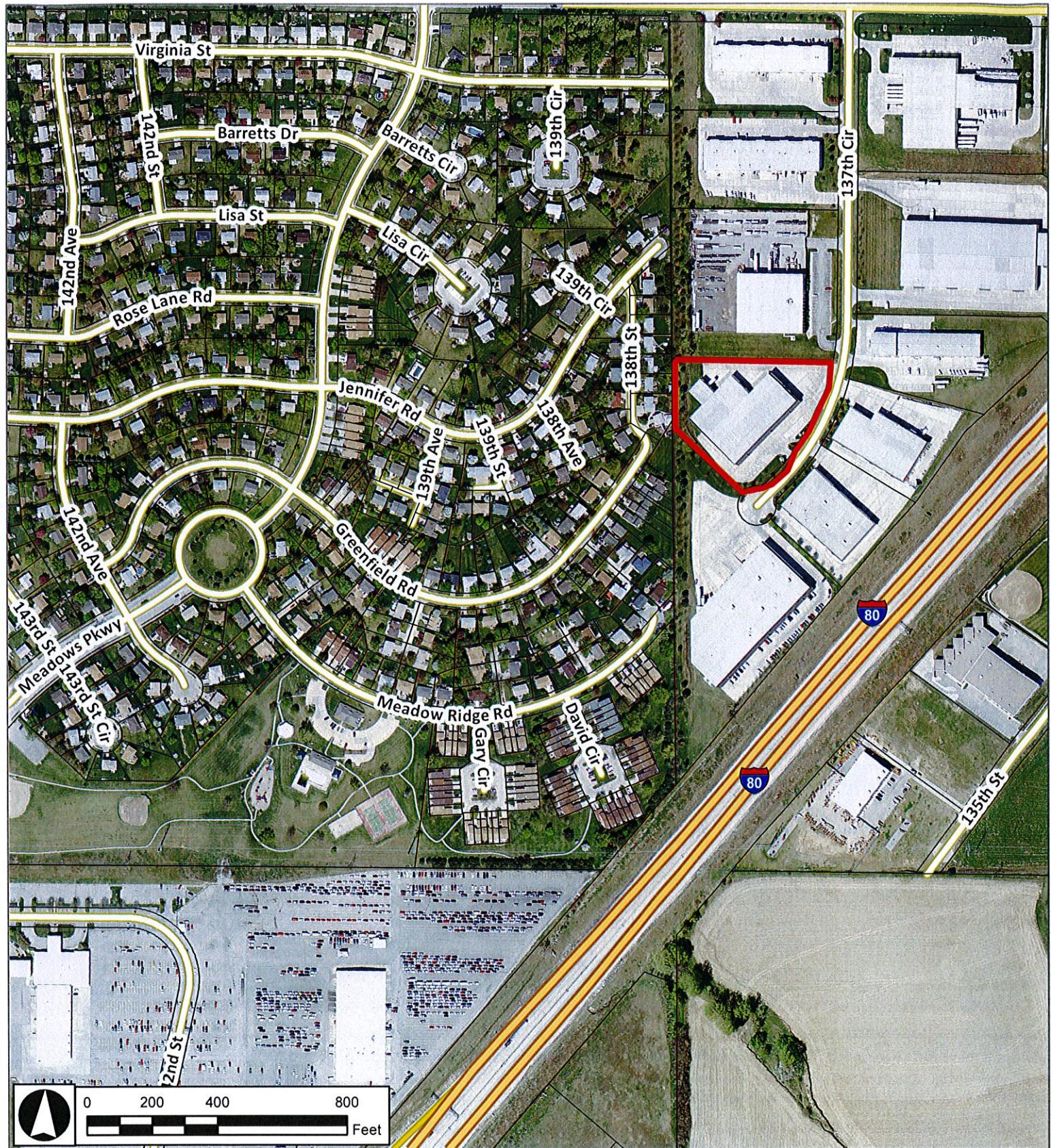
- 1. Vicinity Map
- 2. Draft CUP
- 3. Applicant's written proposal
- 4. City Engineer's Report
- 5. Traffic Impact Analysis Update

VIII. COPIES OF REPORT TO:

1. Mitch Campbell, Applicant
2. Charlotte Madden, Owner
3. Nicholas Dafney, Primary Contact
4. Lee Davies, Lee Davies Architecture
5. Public Upon Request

Prepared by:

 10-4-13
Community Development Director Date



Millard Athletic Association

Conditional Use Permit Application

September 12, 2013
CSB



City of La Vista Conditional Use Permit

Conditional Use Permit for Indoor Recreational Facility (Training Facility)

This Conditional Use Permit issued this _____ day of _____, 2013, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Millard Athletic Association ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an indoor recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 4, I-80 Industrial Park located in the NE ¼ Section 24, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska, located at 8840 South 137th Circle (40,000 sq. ft. of the building).

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

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to 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 "A" hereto for an indoor recreational facility, 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 Permitted Use:
 - a. 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 A".
 - b. Hours of operation for said indoor recreational facility will generally be Monday through Friday from 6 p.m. – 10 p.m.; and Saturday and Sunday from 8 a.m. – 10 p.m.
 - c. There will be approximately 2 staff members on site for the Permitted Use. During peak use, approximately 90 athletes, coaches, and instructors will utilize the facility.
 - d. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the indoor rec. facility, except trash receptacles and those approved in writing by the City.
 - e. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height.
 - f. There shall not be any games, tournaments, or other events that draw a larger spectator crowd than typical training activities.

- g. There shall not be any on-street parking permitted on South 137th Circle.
- h. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate to accommodate the patrons and guests of the Permitted Use without negatively impacting or limiting the number of parking spaces for other existing or future tenants.
- i. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
- j. 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, and ADA.
- k. 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.
- l. 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. 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.
- 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.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. 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.

5. 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.

6. 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:	Mitch Campbell Millard Athletic Association 13308 Millard Avenue Omaha, NE 68137 (402) 894-1331	Charlotte Madden 8840 South 137 th Circle, LLC 14803 Frontier Road Omaha, NE 68138 (402) 502-8020
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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:

Pamela 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: _____

MILLARD ATHLETIC ASSOCIATION
CONDITIONAL USE PERMIT

TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
0836 Old Mill Rd
Omaha, NE 68154
o. 402.330.8860 f. 402.330.5866
d2co.com

Survey Type

CONDITIONAL USE PERMIT SITE PLAN

Client Name
**ABRAHAMS KASLOW
& CASSMAN**

LOT 4, I-80
INDUSTRIAL PARK, A
SUBDIVISION IN
SARPY COUNTY,
NEBRASKA



Revision Dates

Job No.: 1199-106-1(AB)
Drawn By: RJR
Reviewed By: JDW
Date: AUGUST 28, 2013
Grid Book: 113
Pages: 20

Short Titles

Sheet Number:

SHEET 1 OF 1

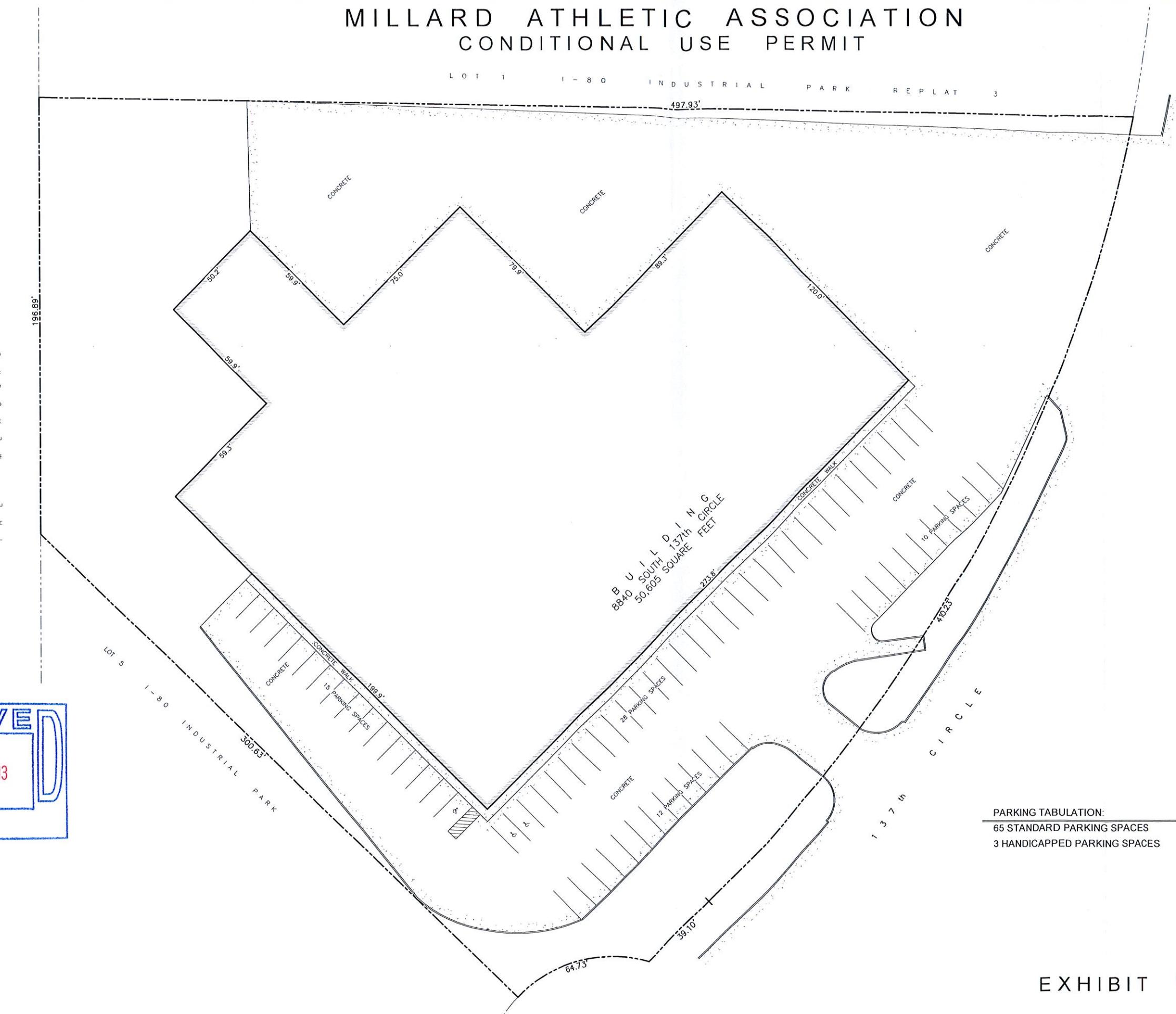


EXHIBIT "A"



185'-O-

100

Proposed Floor Plan

proose
EAT: $1/32" = 1"-0"$

MAA Next Level Training Facility

August 6, 2013

40,000 sf

EXHIBIT A-1



Millard Athletic Association (MAA) is a Nebraska non-profit youth organization founded and incorporated on February 15, 1940.

At the time of filing the Articles of Incorporation, the General Nature of Business for MAA included:

...To lease, own, control and manage grounds for giving public exhibitions of baseball and other field games and entertainments of all kinds, manage and control a baseball club and other clubs for playing field games, and giving entertainments, and to such other business as it may engage in under the laws of the State of Nebraska.

Today, Millard Athletic Association provides baseball, softball, football and cheerleading for the area's youth between the ages 4 – 18 and offers multiple levels of play from recreational up to national level competitive teams serving over 5,000 participants annually.

Our programs are designed for young children and teens to involve themselves in recreational sport activities in order to promote sportsmanship, fair play, and to educate participants on the importance of involving themselves in positive and healthy physical activity.

The mission of Millard Athletic Association is:

... To provide the highest quality youth sports programs that serve players of all abilities in the metro area. Athletic competition helps young people grow in confidence, loyalty, teamwork, sportsmanship and skill. MAA is a not for profit, volunteer organization committed to promoting an appreciation for the programs offered, through quality coaching, ethical conduct and parental involvement.

For over 70 years thanks to our volunteers, members and staff, MAA continues to be "The Place To Play".



On July 7, 2013, MAA announced to its membership the MAA Next Level training program that was designed to provide training, instruction and knowledge enabling MAA members to take their game to the Next Level by developing both the mental and physical side of the game.

On August 2, 2013, MAA entered into a lease agreement for partial use (approximately 80%) of the building located at 8840 South 137th Circle, which would be used as the Next Level Training Facility. Upon receipt of MAA's Conditional Use Permit from the City of La Vista, the facility would become the new primary home for MAA's Next Level training and indoor practices for its baseball, football and softball teams.

The planned Next Level Training Facility will be approximately 40,000 square feet which will include 4 open area practice fields, 10 batting lanes and 3 pitching tunnels.

MAA will provide scheduled block times for teams to utilize practice areas and will also provide class based instruction for players, coaches and parents to further develop their skills and understanding of all related aspects of their sport.

The anticipated primary hours of operation will be 6:00pm – 10:00pm, Monday – Friday and 8:00am – 10:00pm Saturday and Sunday. MAA does anticipate some extended day hours during certain times of the year or on a limited or short term basis for special classes or offerings.

MAA anticipates limited staff on-site for the management of the facility. During operational hours, MAA will have 1-2 staff members on-site.

During peak use, MAA anticipates its participation numbers at the facility to be 75–90 athletes, coaches and instructors.

With MAA's history of running athletic leagues for over 70 years, MAA is versed at scheduling and will continue to use staggered start/end times to ensure proper flow in and out of the facility for the benefit of MAA's members and neighbors.

MAA's cenant in the building, Omaha Fastener operates from 7:30am – 4:30pm, Monday – Friday, so MAA anticipates having minimal, if any, cross traffic. Omaha Fastener, a nuts and bolts provider, employees 6 individuals and has periodic walk in customers with some incoming and outgoing deliveries during their business hours.

The most recent traffic study, done at 132nd and Giles, showed a total traffic count of 8,600, which was traced as: North 4,400, South 6,400, East 0 and West 6,400.



September 6, 2013

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: Conditional Use Permit Application-Second Review
Millard Athletic Training-Lot 4, I-80 Industrial Park
8840 South 137th Circle
Proposed Indoor Recreation in I-1 Zoning

Chris:

I have reviewed the additional materials provided in the August 29, 2013 letter from Abrahams, Kaslow & Cassman, LLP which were provided to address comments regarding their initial submittal. My comments on the additional materials are:

1. I concur with their parking demand calculations and the site plan provided illustrates sufficient parking.
2. The full size site plan provided is satisfactory.
3. The Technical Memorandum dated August 28, 2013 and prepared by E&A Consulting Group, Inc. is satisfactory. This analysis shows that the additional traffic estimated to be generated by the proposed indoor recreation use may change the Level of Service on the northbound approach (137th Circle) from "C" to "D" during the PM peak hour. Level of Service "D" is not unusual for the peak hours in urban areas. The analysis is pretty conservative in assuming a large percentage of the traffic will overlap the normal PM peak hour. In regards to the examination of traffic signal warrants at the 137th Circle and Giles Road intersection, the Peak Hour Warrant is not met with the proposed additional traffic from this use. However, since the traffic volumes with this proposed use are getting close to meeting the Peak Hour Warrant, this request should be the last conversion of an industrial building on this cul de sac to a higher traffic generating use under a Conditional Use Permit as long as all the approved indoor recreation facilities remain in operation.

I recommend approval of the Conditional Use Permit subject to an inclusion of a stipulation in the permit that there shall be no parking on 137th Circle or any adjoining

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

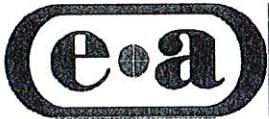
Public Works
9900 Cornhusker Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.

properties for the activities allowed in this permit. Please feel free to contact me if you have questions about my comments.

John M. Kottmann
John M. Kottmann
City Engineer

Cc file



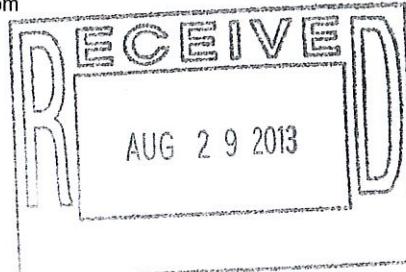
E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

Technical Memorandum

330 NORTH 117TH STREET
OMAHA, NE 68154-2509

www.eacg.com

PHONE: 402.895.4700
FAX: 402.895.3599



Date: August 28, 2013

To: City of La Vista

From: Jeff Elliott, P.E.

RE: Millard Athletic Association Sports Facility – Traffic Impact Analysis

E&A Consulting Group has completed the Traffic Impact Analysis (TIA) for the Millard Athletic Association Sports Facility expansion. The TIA evaluates the impacts of the facility expansion on the roadway network, particularly at the facility access intersection at W. Giles Road and 137th Circle. The facility is located at 8840 South 137th Circle in La Vista, Nebraska. The purpose of this memorandum is to summarize the findings of the capacity and level of service analysis and the traffic signal warrants analysis performed for the existing access intersection.

Background

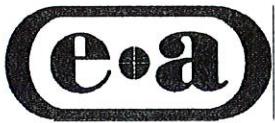
E&A Consulting Group prepared a Traffic Impact Study for the Nebraska Impact Volleyball Club in December, 2009. The analysis was prepared for a facility with four volleyball courts, which would function as a practice facility for volleyball teams during the weekday evening hours and would hold tournaments during the weekends, mostly on Sundays.

The results of the analysis showed the weekday PM peak Level of Service (LOS) at the intersection of W. Giles Road and 137th Circle was adequate and only minor impacts on operation delay would be experienced. The critical northbound approach would operate at LOS C. Signal warrant analysis was also performed for the same intersection. The analysis indicated that the intersection did not warrant signalization with the traffic generated by the volleyball facility.

Existing Conditions

The W. Giles Road and 137th Circle intersection provides the only access to the facility. This intersection is currently unsignalized with stop control on the 137th Circle (northbound) approach. Within the study area, W. Giles Road is a two-lane minor arterial that runs east-west. The speed limit along W. Giles Road is 45 mph. The northbound approach provides a shared left /right-turn lane; the westbound approach provides a shared through /left-lane; and the eastbound approach provides a shared through /right lane.

In order to estimate current traffic volumes, the 2009 existing traffic counts utilized on the original traffic impact study, prepared in December 2009, were grown using a growth factor of 1.5% per year. This growth factor comes from the latest Traffic Growth in the Omaha Metro Area report from



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the Metropolitan Area Planning Agency (MAPA). The calculated 2013 traffic volumes are presented in the attached figure.

Proposed Conditions

The proposed facility will be approximately 40,000 square feet. It will include four open area practice fields, ten batting lanes and three pitching tunnels. Usually the ITE Trip Generation Handbook is the industry standard for estimating traffic generation characteristics for various development types. However, there is no specific data in the latest handbook for a facility like the one proposed at the Millard Athletic Association Sports Facility expansion. With the purpose of estimate the amount of traffic to be generated by the proposed facility, detailed club information was used, including schedules, hours of operations, staff, and participant numbers.

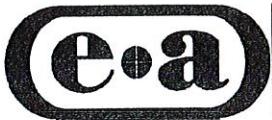
It was determined that during the peak use of the facility there would be approximately 90 individuals that would be using the courts. This number includes players, coaches, and staff. To be conservative in the analysis, it was assumed that each one of these individuals would generate a trip entering the complex during the peak hour (90 trips entering). Assuming that 20% of the total individuals would remain in the facility (coaches, staff, and some parents who will wait at the facility) and 80% would leave after dropping the athletes off, it was anticipated that approximately 72 trips would be exiting the facility during the peak hour.

For the analysis of the P.M. peak hour, a total of 162 trips are estimated to be generated by the proposed athletic facility.

The trips generated by the proposed athletic club were distributed based upon projected traffic patterns and engineering judgment. The attached figure displays the overall trip distribution for the study area and the assignment of the trips generated by the proposed facility expansion during the P.M. peak period. Finally, the projected 2013 traffic volumes are combined with the traffic generated by the athletic facility to produce the expected total traffic volumes. Total traffic for the P.M. peak hour is also presented in the attached figure.

Capacity and Level of Service Analysis

Capacity analysis methodology is based on the concepts and procedures of the 2010 Highway Capacity Manual (HCM). The primary result of capacity analysis is the assignment of Level of Service (LOS) to traffic facilities. The concept of LOS is defined as a qualitative measure describing the operational conditions within the traffic stream and their perception by motorists and/or passengers. Six levels of service are defined for unsignalized intersections. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.



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Levels of service for all movements at the intersection were determined using Synchro 8, a traffic analysis package that implements the methods of the 2010 HCM.

Based on the analysis, under current conditions, without the facility, the intersection would operate at LOS C on the critical northbound approach with a delay of 19.7 seconds during the PM peak period. The westbound approach would operate at LOS A with a delay of 8 seconds. The eastbound approach would operate at LOS A with 0 seconds of delay.

This intersection with the proposed expansion would operate at acceptable LOS D on the critical northbound approach with a delay of 34.9 seconds. The westbound approach would operate at LOS A with a delay of 8.3 seconds. The eastbound approach would operate at LOS A with 0 seconds of delay during the PM peak period.

Synchro 8 summary LOS output reports of the analysis are attached to this memorandum.

Signal Warrant Analysis

Signal warrants were examined at the unsignalized intersection of W. Giles Road and 137th Circle based on the latest Manual on Uniform Traffic Control Devices (MUTCD). Typically, traffic signalization is warranted based on a complete review of traffic volume information including pedestrians, crash experience, and traffic progression. The preliminary need for signalization was evaluated based on the peak hour volume warrant (Warrant 3). The peak hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of one (1) hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

The intersection of W. Giles Road and 137th Circle does not meet the MUTCD peak hour warrant. PM Peak volume: 849 vph on the major street v/s 242 vph on the minor approach. The signal warrant analysis figure is also attached.

Queue Length Analysis

A queue review was conducted for the total traffic scenario. Synchro software was used to determine the expected vehicle queue lengths. The purpose for this analysis is to determine if new generated trips create situations where left turning vehicle queue up and block through traffic.

Based on the analysis, the anticipated queue length on 137th Circle would be 125 feet during the PM peak hour. It is equivalent to approximately five vehicles. On the westbound approach the expected queue would be 8 feet (less than one vehicle). There would not be significant queues at this intersection with the proposed facility expansion.



Technical Memorandum

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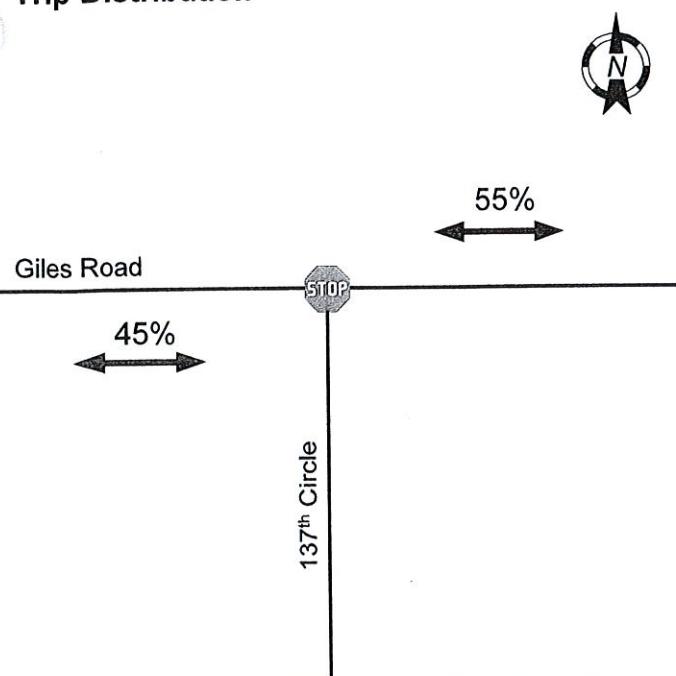
PHONE: 402.895.4700
FAX: 402.895.3599

Conclusions

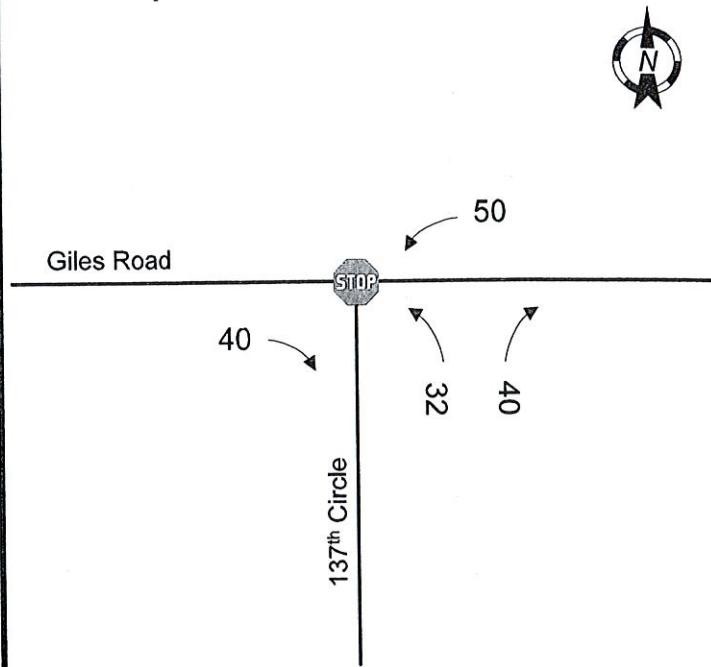
Based on the results of the traffic impact analysis, E&A Consulting Group offers the following conclusions:

- The Millard Athletic Association Sports Facility is located at 8840 South 137th Circle in La Vista, Nebraska.
- The proposed facility will consist of 40,000 square feet. It will include four open area practice fields, ten batting lanes and three pitching tunnels.
- The access to the facility is via W. Giles Road and 137th Circle intersection.
- The proposed facility will generate approximately 162 new trips during the weekday PM peak hour.
- With the new trips, the intersection of W. Giles Road and 137th Circle would operate acceptably at LOS D. It will satisfy the LOS Criteria of D or better during the PM peak period.
- The existing infrastructure, lane configurations, and traffic control at the intersection of W. Giles Road and 137th Circle will provide for adequate traffic operations during the PM peak period at this intersection upon the expansion of the Millard Athletic Association Sports Facility.
- It is E&A Consulting Group opinion that the proposed athletic facility will not adversely affect the safety and welfare of the community from a traffic engineering perspective.

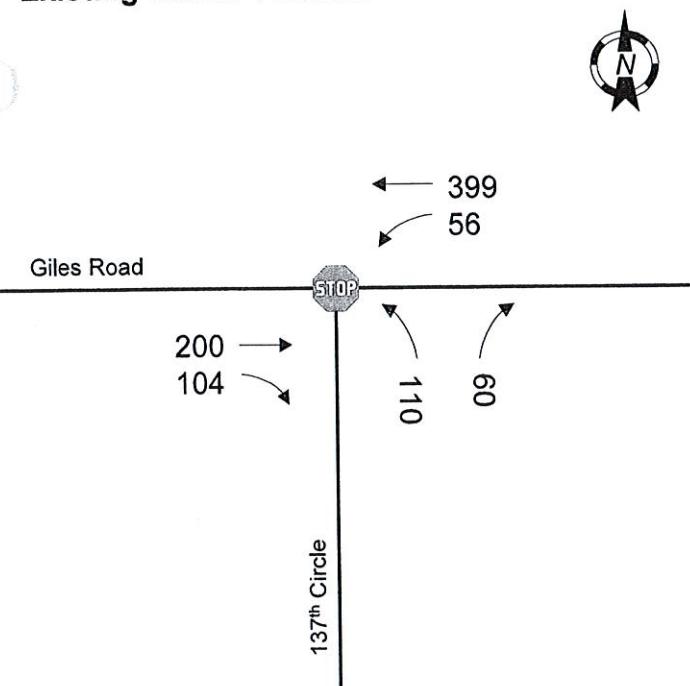
Trip Distribution



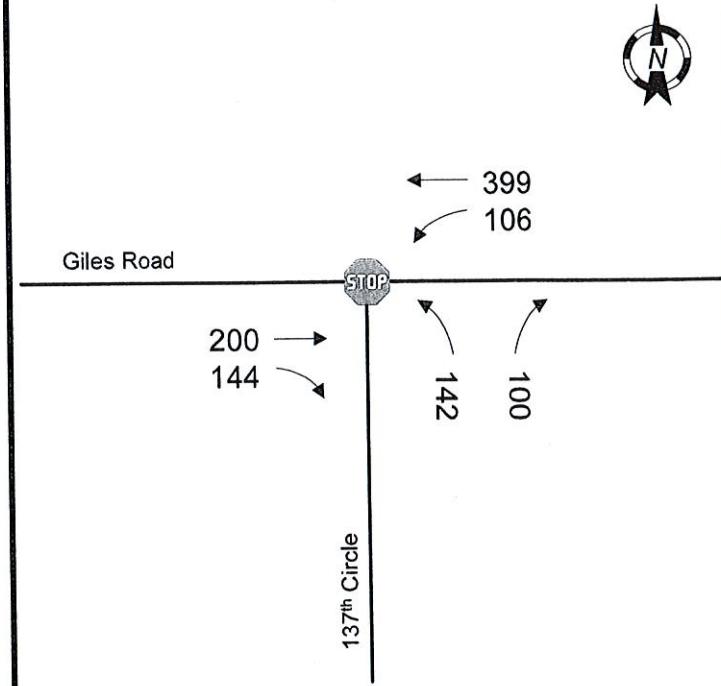
Site Trips



Existing Traffic Volumes



Total Traffic Volumes



Legend:

	Unsignalized Intersection
X	PM Peak Trips

Intersection

Intersection Delay, s/veh 4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	200	104	56	399	110	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	208	108	58	416	115	62

Major/Minor	Major1	Major2	Minor1	
Conflicting Flow All	0	0	317	0
Stage 1	-	-	-	263
Stage 2	-	-	-	532
Follow-up Headway	-	-	2.218	-
Pot Capacity-1 Maneuver	-	-	1243	-
Stage 1	-	-	-	781
Stage 2	-	-	-	589
Time blocked-Platoon, %	-	-	-	-
Mov Capacity-1 Maneuver	-	-	1243	-
Mov Capacity-2 Maneuver	-	-	-	335
Stage 1	-	-	-	781
Stage 2	-	-	-	553

Approach	EB	WB	NB
HCM Control Delay, s	0	1	19.7
HCM LOS			C

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	419	-	-	1243	-
HCM Lane V/C Ratio	0.423	-	-	0.047	-
HCM Control Delay (s)	19.7	-	-	8.039	0
HCM Lane LOS	C			A	A
HCM 95th %tile Q(veh)	2.056	-	-	0.148	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Intersection

Intersection Delay, s/veh 8.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Vol, veh/h	200	144	106	399	142	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	208	150	110	416	148	104

Major/Minor	Major1	Major2	Minor1	
Conflicting Flow All	0	0	358	919
Stage 1	-	-	-	283
Stage 2	-	-	-	636
Follow-up Headway	-	-	2.218	3.518
Pot Capacity-1 Maneuver	-	-	1201	301
Stage 1	-	-	-	765
Stage 2	-	-	-	527
Time blocked-Platoon, %	-	-	-	-
Mov Capacity-1 Maneuver	-	-	1201	265
Mov Capacity-2 Maneuver	-	-	-	265
Stage 1	-	-	-	765
Stage 2	-	-	-	464

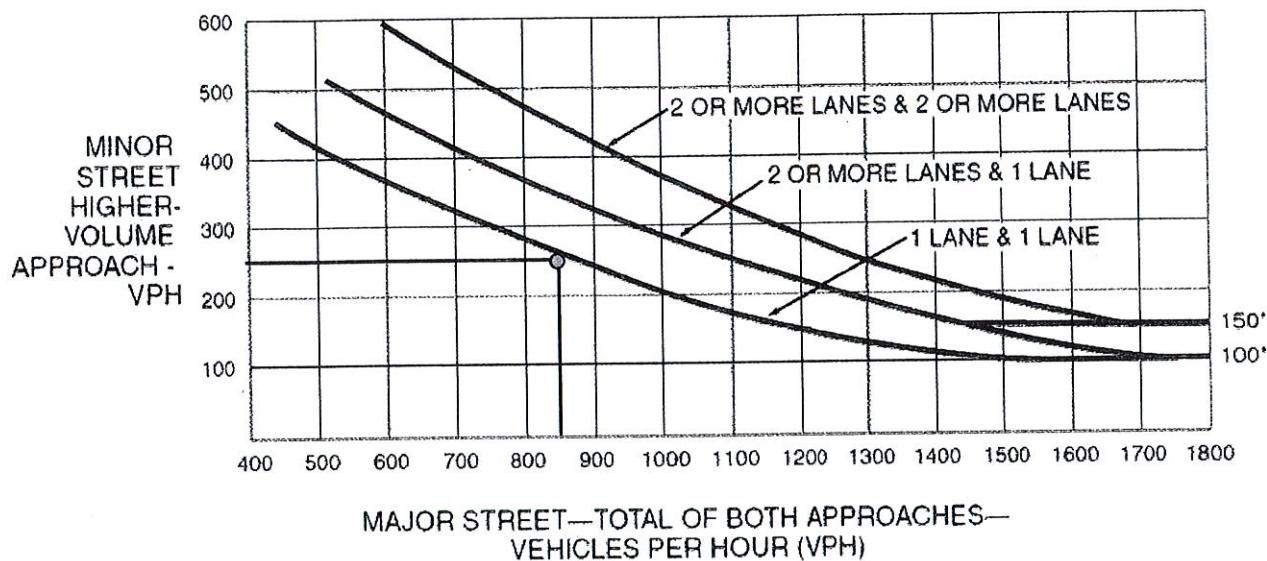
Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	34.9
HCM LOS			D

Minor Lane / Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	362	-	-	1201	-
HCM Lane V/C Ratio	0.696	-	-	0.092	-
HCM Control Delay (s)	34.9	-	-	8.301	0
HCM Lane LOS	D			A	A
HCM 95th %tile Q(veh)	5.035	-	-	0.303	-

Notes

~ : Volume Exceeds Capacity; \$: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Figure 4C-3. Warrant 3, Peak Hour



Major Road = 849 vph

Minor Approach = 242 vph

The intersection does not meet the peak hour warrant.