

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2013-SUB-06

FOR HEARING OF: December 19, 2013
Report Prepared on December 6, 2013

I. GENERAL INFORMATION

- A. APPLICANT:** City of La Vista
- B. PROPERTY OWNER:** City of La Vista
- C. LOCATION:** Southeast of Harvest Hills Drive and Valley View Drive
- D. LEGAL DESCRIPTION:** Lot 151, S & S's Harvest Hill and Lot 136 Apple Grove Addition, Sarpy County, Nebraska
- E. REQUESTED ACTION(S):** Replat to consolidate Lot 151, S & S's Harvest Hill and Lot 136 Apple Grove Addition.
- F. EXISTING ZONING AND LAND USE:**
R-1 Single-Family Residential; Parks and Recreation.
- G. PURPOSE OF REQUEST:** Consolidation of two lots into one outlot that incorporates the entire park into one lot.
- H. SIZE OF SITE:** 2.60 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The two lots involved are city park land. The topography is relatively flat with a gradual downward slope to the south.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. North:** Lots 122-124 Apple Grove Addition; R-1, Single-Family Residential
 - 2. East:** Lots 312-315 and 317, Park View Heights 2nd Addition; R-1, Single-Family Residential
 - 3. South:** Lot 150, S & S's Harvest Hill; R-1, Single-Family Residential
 - 4. West:** Lot 79, 87, 88, and 139, S & S's Harvest Hill and Lot 125 Apple Grove Addition; 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 Parks and Recreation uses.
- B. OTHER PLANS:** N/A
- C. TRAFFIC AND ACCESS:**
 - 1. Vehicular access is provided to the property through Valley View Drive or Harvest Hills Drive. On-street parking stalls are available near the intersection of Autumn Lane and Harvest Hills Drive.
- D. UTILITIES:**
 - 1. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. The application does not indicate any proposed grading or development at this time. Therefore, there will not be a need for a Post Construction Storm Water Management Plan or an erosion control/grading permit.
 - 2. The Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

IV. PRELIMINARY PLAT REVIEW:

- 1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of the preliminary plat. There are various items that do not pertain due to the nature of the platting. These include erosion control plans, grading plans, subdivision agreement, etc.

V. FINAL PLAT REVIEW:

1. The final plat was reviewed for compliance with Section 3.05 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting. There will be a need to request release of the side lot line easements along the common line between existing Lots 136 and 151. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. Staff understands that utility companies are not processing such release requests until there is evidence of approval of the replat by the City. Therefore, the releases may not be available until after Planning Commission and/or City Council approval.

VII. STAFF RECOMMENDATION:

Staff recommends approval of the Jaycee Park Replat.

VIII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map
4. City Engineer's Report

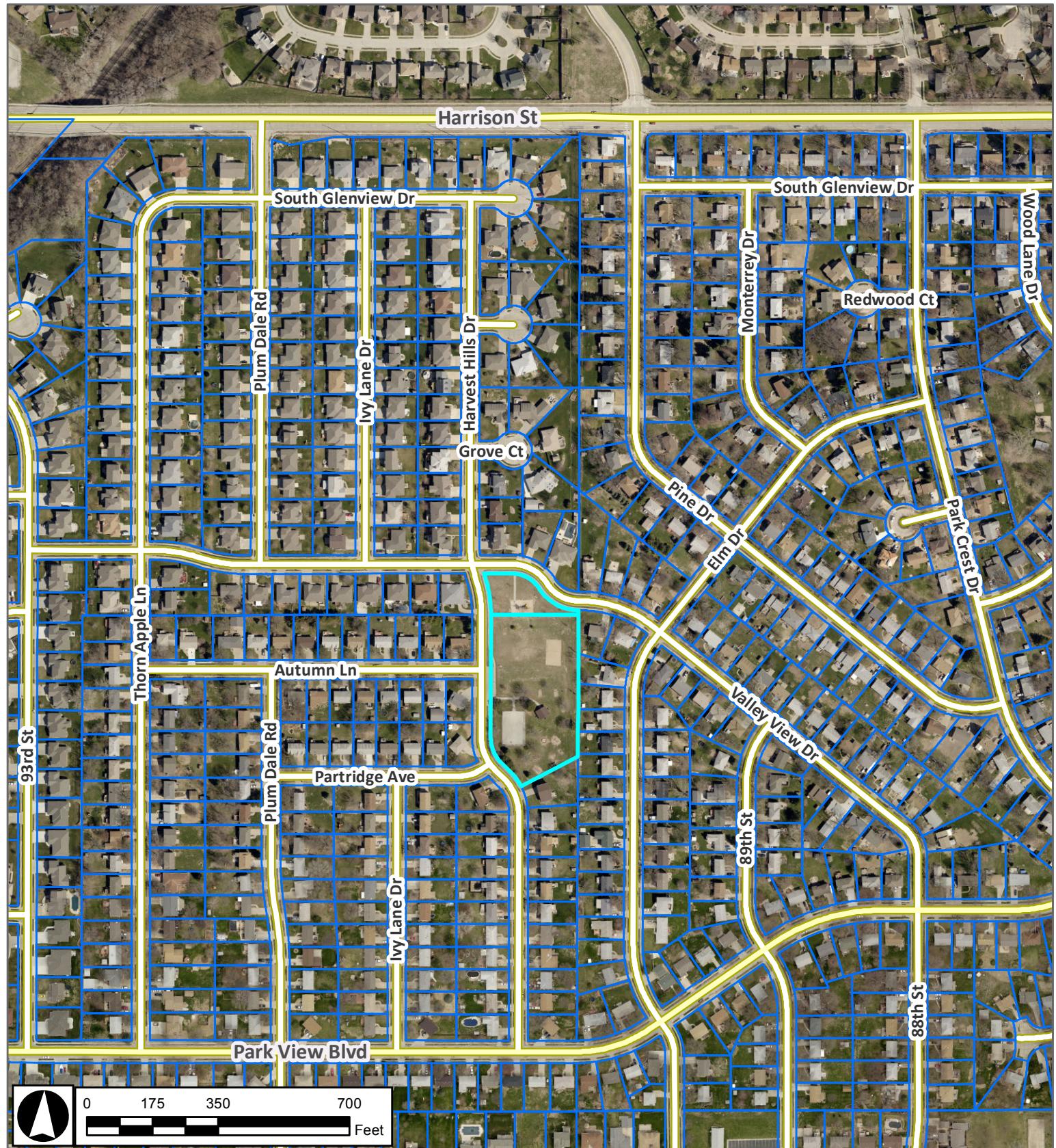
IX. COPIES OF REPORT TO:

1. Public Upon Request

Prepared by:

Community Development Director

Date



Vicinity Map

Jaycee Park Replat

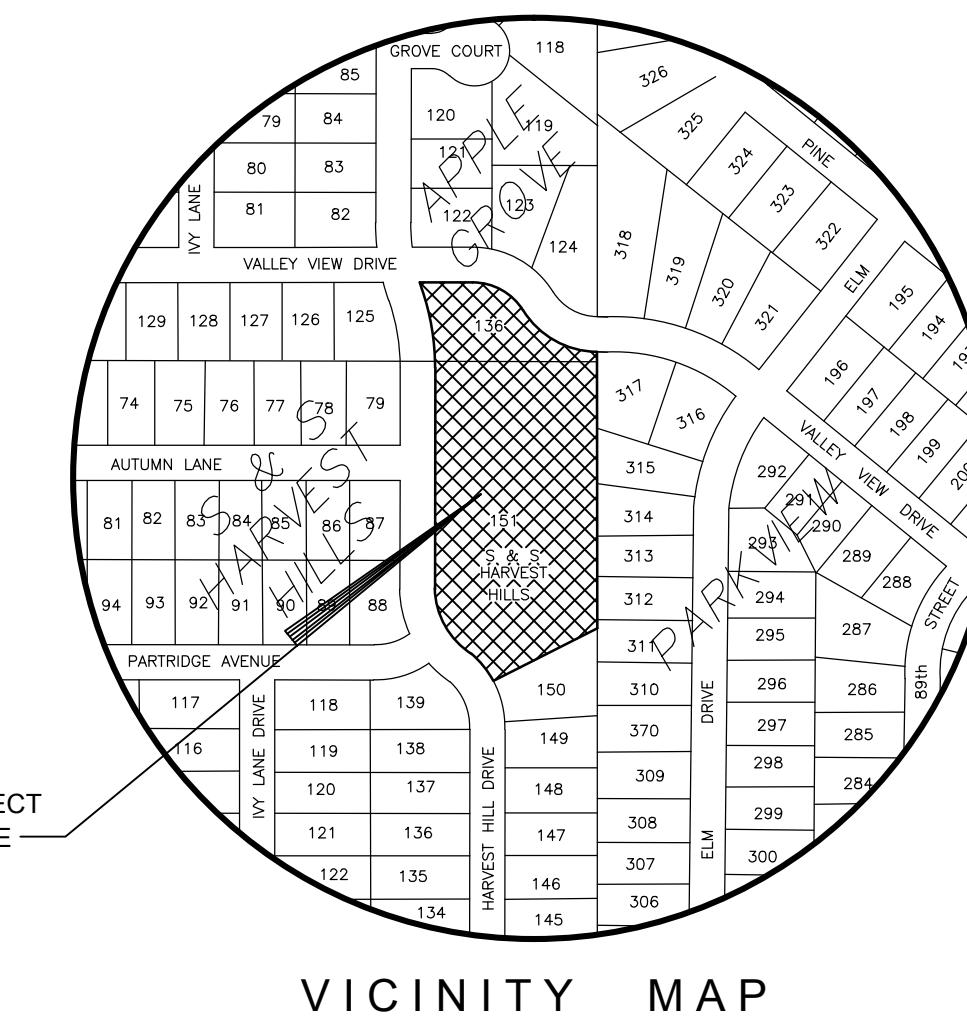
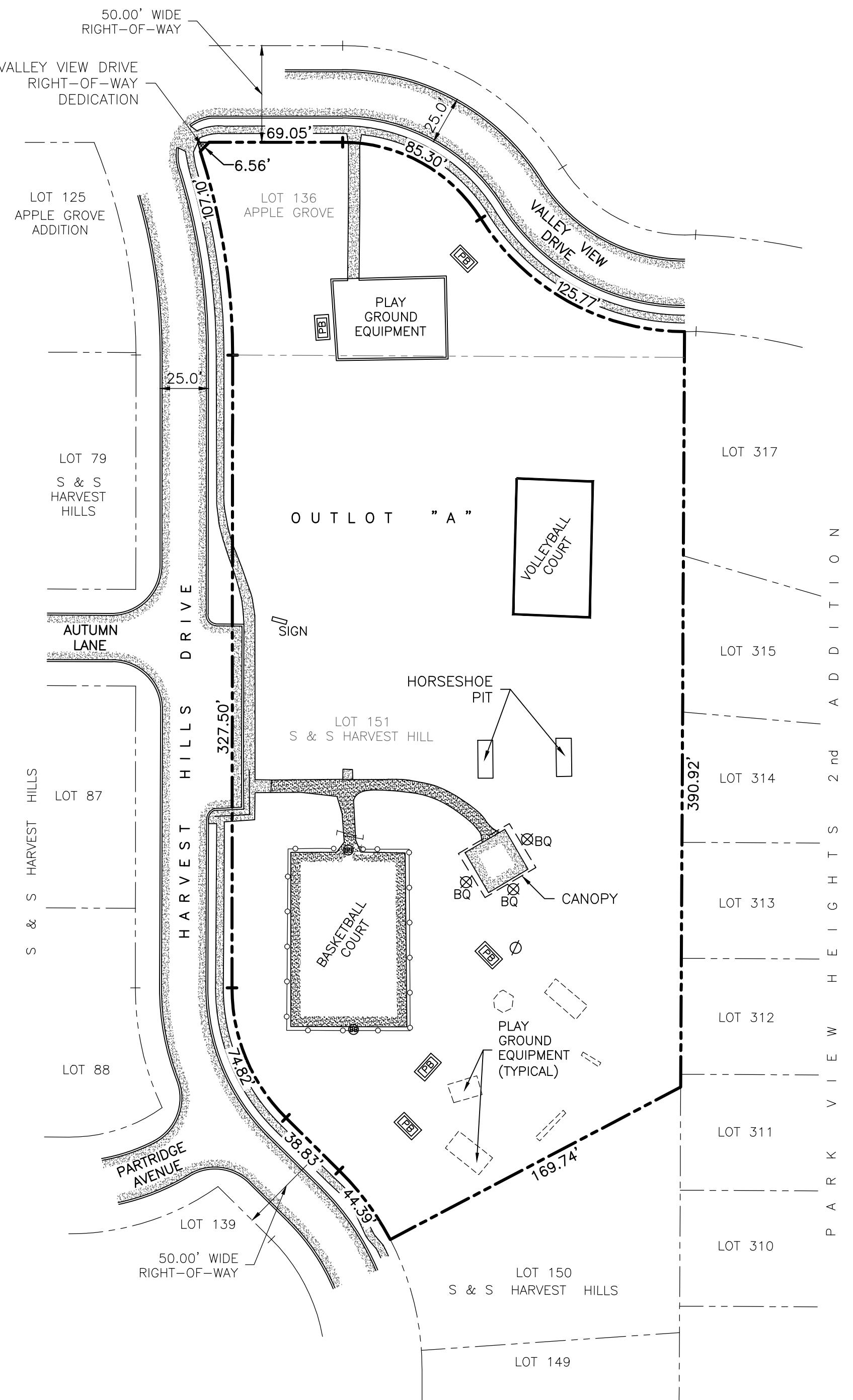
12/12/2013

CAS



JAYCEE PARK

OUTLOT "A"



JAYCEE PARK
OUTLOT "A"

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Client Name
CITY OF LA VISTA



0' 25' 50'



Revision Dates		
No.	Description	MM-DD-YY
01	REV. EAST LOT N.O.S.	12/06/2013
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Job No.: A171-399-4P
Drawn By: RJR
Reviewed By: JDW
Date: OCTOBER 24, 2013
Grid Book: 113
Pages: 25 & 26

Sheet Title
SARPY COUNTY
PRELIMINARY PLAT

Sheet Number
SHEET 1 OF 1

JAYCEE PARK
OUTLOT "A"

JAYCEE PARK

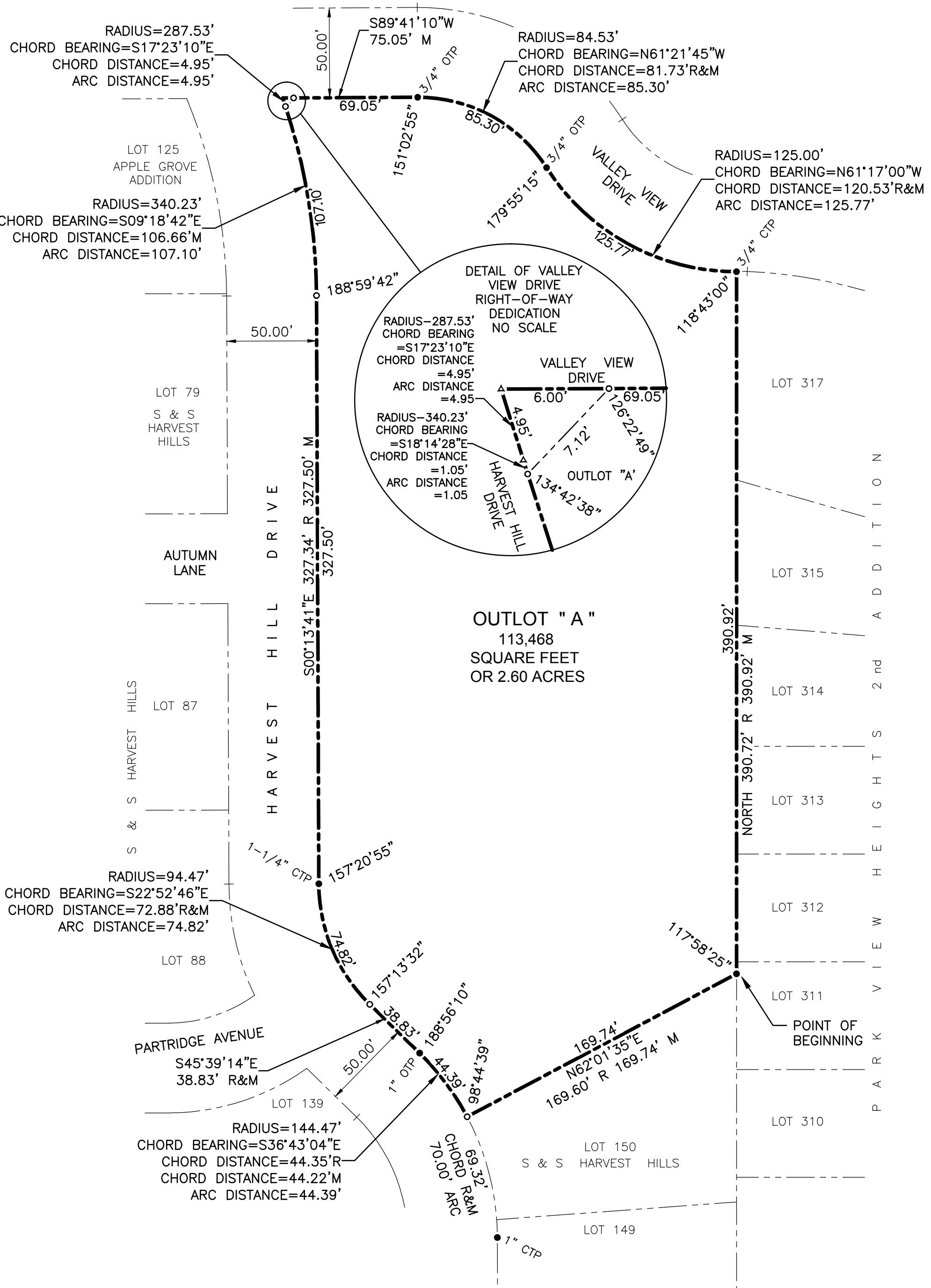
OUTLOT "A"

BEING A REPLATTING OF LOT 151, S & S'S HARVEST HILL AND LOT 136, APPLE GROVE ADDITION, BOTH SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

NOTE
ANGLES SHOWN ADJACENT TO CURVES
ARE MEASURED TO THE CHORD LINE
OF SAID CURVE.

LEGEND

- CORNERS FOUND
- CORNERS SET
(5/8" REBAR W/CAP #308)
- △ TEMPORARY POINT
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE





November 15, 2013

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

RE: Application for Replat-Initial Review
Jaycee Park

Chris:

I have reviewed the replat application drawings package that you sent to me requesting comments by Monday, November 18, 2013. The proposal would replat Lot 151, S&S's Harvest Hill and Lot 136, Apple Grove Addition into one lot to be known as Jaycee Park, Outlot "A". This plat was prepared by TD2 Engineering and Surveying at the request of the Community Development Department. A replat process was needed due to the determination that I made requiring a small piece of additional right-of-way dedication at the intersection of Valley View Drive and Harvest Hills Drive. The dedication is needed to provide space for ADA compliant curb ramps at some future date at this location. I offer the following comments:

1. The requirements of Article 3.03 of the Subdivision Regulations have been met concerning content of a preliminary plat. There are various items that do not pertain due to the nature of the platting. These include erosion control plans, grading plans, subdivision agreement, etc.
2. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit to be obtained through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. The application does not indicate any proposed grading or development at this time. Therefore, there will not be a need for a Post Construction Storm Water Management Plan or an erosion control/grading permit.
3. The Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is

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.
p: 402-331-3455
f: 402-331-0299

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required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application.

4. The final plat was reviewed for compliance with Section 3.05 of the Subdivision Regulations. Various items are not applicable due to the nature of the replatting. There will be a need to request release of the side lot line easements along the common line between existing Lots 136 and 151. Releases from the affected utility companies need to be obtained by TD2 prior to the final plat mylars being recorded. I understand that utility companies are not processing such release requests until there is evidence of approval of the replat by the City. Therefore, the releases may not be available until after Planning Board and/or City Council approval.

I recommend approval of the replat request.

Please feel free to contact me if you have questions about my recommendations.

John M. Kottmann
John M. Kottmann
City Engineer