



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: 2014-SUB-07

FOR HEARING OF: Aug 21, 2014  
Report Prepared on: Aug 14, 2014

**I. GENERAL INFORMATION**

**A. APPLICANT:**

State Steel of Omaha, Inc.  
P.O. Box 3224  
Sioux City, IA 51102

**B. PROPERTY OWNER:**

State Steel of Omaha, Inc.  
P.O. Box 3224  
Sioux City, IA 51102

**C. LOCATION:** Southwest of the intersection of 134<sup>th</sup> St. and Centech Road.

**D. LEGAL DESCRIPTION:** Lots 15 and 19A, Centech Business Park.

**E. REQUESTED ACTION(S):** Replat of Lots 15 and 19A, Centech Business Park to proposed Lot 1, Centech Business Park Replat One.

**F. EXISTING ZONING AND LAND USE:** I-2 – Heavy Industrial; 19A – Industrial Use (State Steel); Lot 15 – Vacant

**G. PURPOSE OF REQUEST:** Combine two lots into one for the purpose of a building addition.

**H. SIZE OF SITE:** 10.57 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** State Steel of Omaha's operational facility is currently located here. The property is mostly flat with a slight downgrade to the southwest. The western part of the property is located in a floodplain.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** DJ's Enterprise, I-1 Light Industrial; Lots 12-14 & 43 Centech Business Park
2. **East:** Gross Point Holdings, LLC, I-1 Light Industrial; Lot 23A Centech Business Park
3. **South:** Enterprise Properties, Inc., I-2 Heavy Industrial; Tax Lot 6A2A 13-14-11
4. **West:** Team Enterprise, LLC, I-1 Light Industrial; Lots 30 & 31 Centech Business Park. Nebco, Inc., I-

**C. RELEVANT CASE HISTORY:**

1. None

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
2. Section 3.07 of the Subdivision Regulations – Replats

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates the area for industrial uses.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**

1. The main access points for the property will be via drive connections to Centech Road.
2. It was determined by the City Engineer that the existing traffic study would not have to be amended for the proposed actions.

**D. UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Centech Road.

**IV. REVIEW COMMENTS:**

1. In accordance with Article 3.03.13 the floodplain/floodway limits need to be shown. It appears that much of the proposed building area is located in an existing floodplain. The applicant will need to demonstrate compliance with Papillion Creek Watershed Stormwater Management Policies-Policy Group #5 for Floodplain Management. This has a 25% floodway fringe filling limitation.
2. A draft subdivision agreement will be required. This will address the tract sewer connection fee, the storm water management fee, and identification of private costs for relocation of existing sewers that are proposed to accommodate the building expansion. The agreement will also need to identify the relocation of the existing PCSMP facility. Any existing subdivision agreement with Sarpy County for Centech Business Park needs to be provided to aid in the process of preparing/reviewing a subdivision agreement for this platting.
3. The proposed separate easement instrument for the relocated sewers needs to be provided prior to this item going to the City Council. A copy of the existing sewer easement Instrument No. 95-09613 needs to be provided.

4. The notations about existing sewer easements across the property between Centech Road and the sewer easement parallel to the south property line being in favor of SID 111 need to be reviewed. These easements may be in favor of SID 172 (Centech Business Park). The proposed easement will also need to address the major storm drainage path. Refer to comments on the proposed sewer relocation plans. This issue must be addressed before City Council review.

## **V. STAFF RECOMMENDATION – Replat:**

Approval of Centech Business Park Replat One contingent upon resolution of items noted in the staff report.

## **VII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Preliminary Plat Map
3. Final Plat Map

**VIII. COPIES OF REPORT SENT TO:**

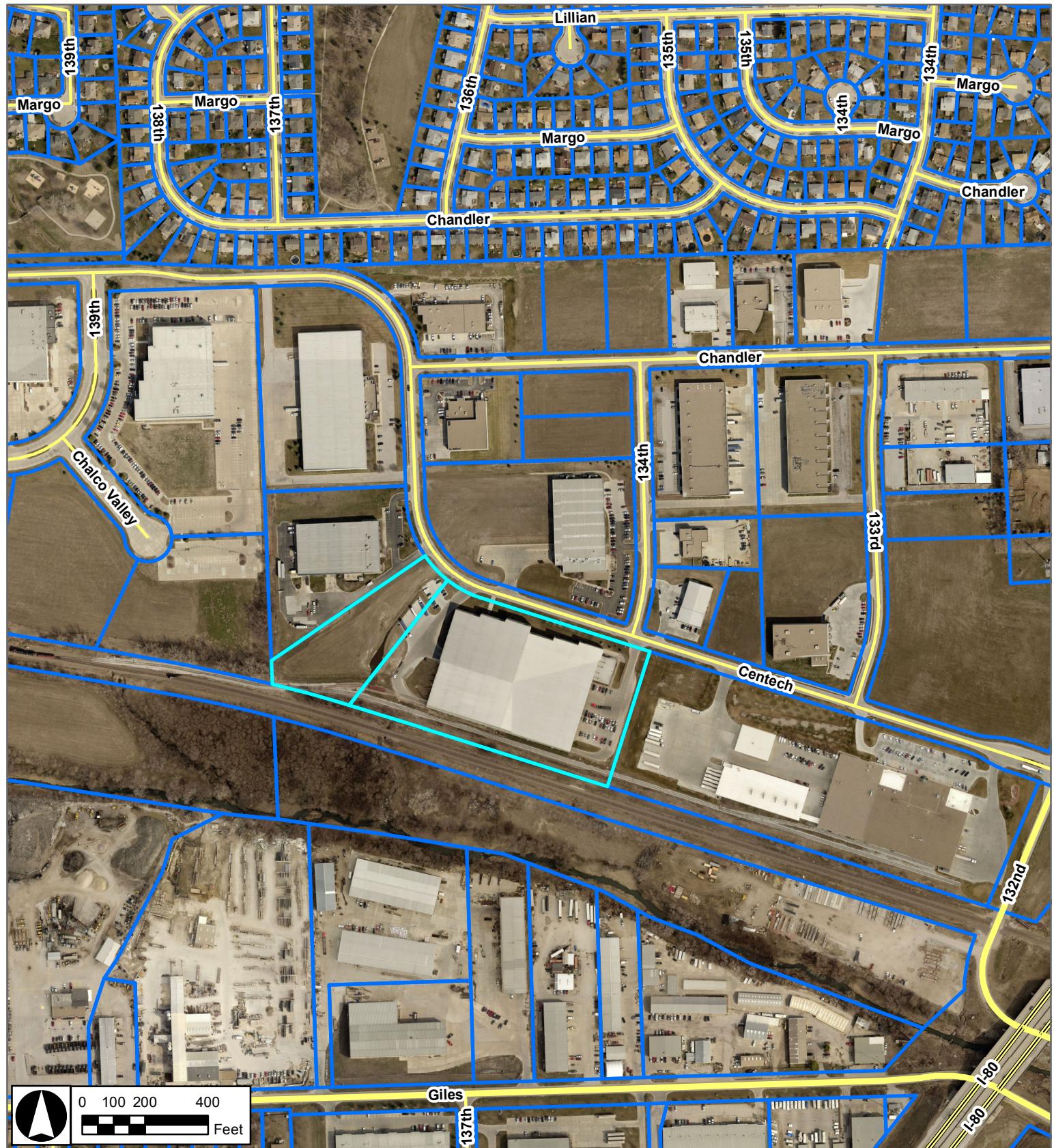
1. Jason Thiellen, E&A Consulting Group
2. David Bernstein, State Steel of Omaha
3. Public Upon Request

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Prepared by:

## Community Development Director

Date

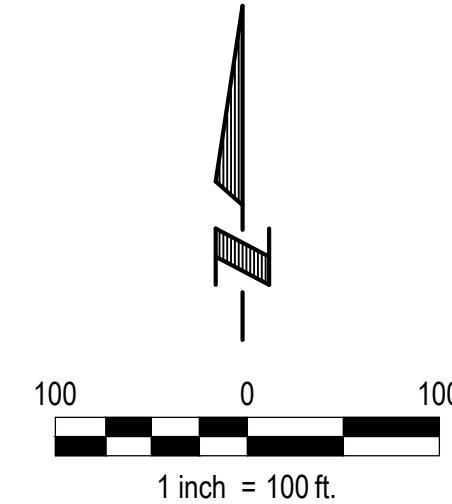


## Vicinity Map

### Centech Business Park Replat 1

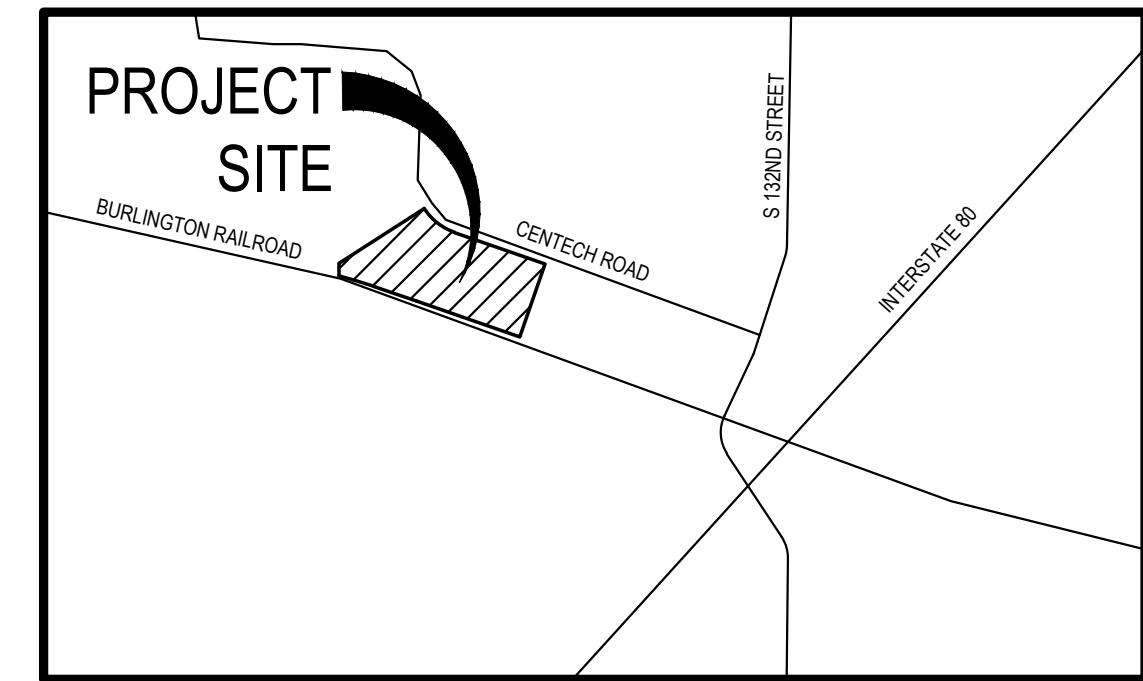
8/14/2014  
CSB



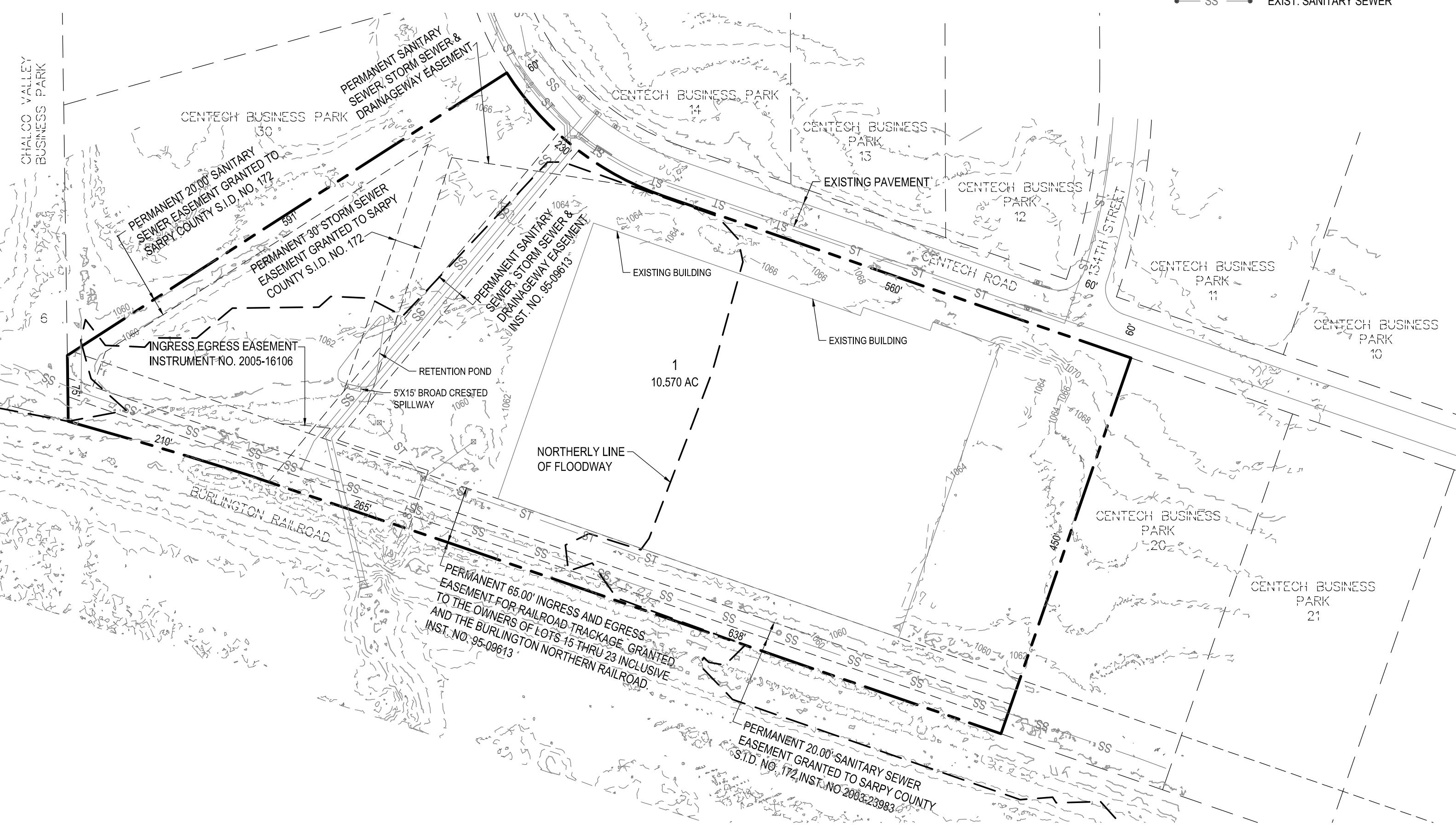


#### LEGEND

- Boundary Line
- Easements
- Floodway Line
- 1120 — Exist. Major Contours
- 1122 — Exist. Minor Contours
- ST • Exist. Storm Sewer
- SS • Exist. Sanitary Sewer



VICINITY MAP



#### LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLAT OF LOT 15 CENTECH BUSINESS PARK, A SUBDIVISION LOCATED IN LOCATED IN THE SE1/4 OF SECTION 13, AND ALSO LOT 19A SAID CENTECH BUSINESS PARK ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 460.445 SQUARE FEET OR 10.570 ACRES, MORE OR LESS.

#### DEVELOPER

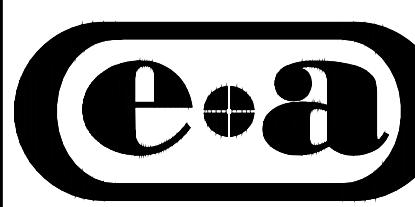
STATE STEEL OF OMAHA INC.  
P.O. BOX 3224  
SIOUX CITY, IA. 51102

#### ZONING:

EXISTING: I-1 LIGHT INDUSTRIAL  
PROPOSED: I-1 LIGHT INDUSTRIAL

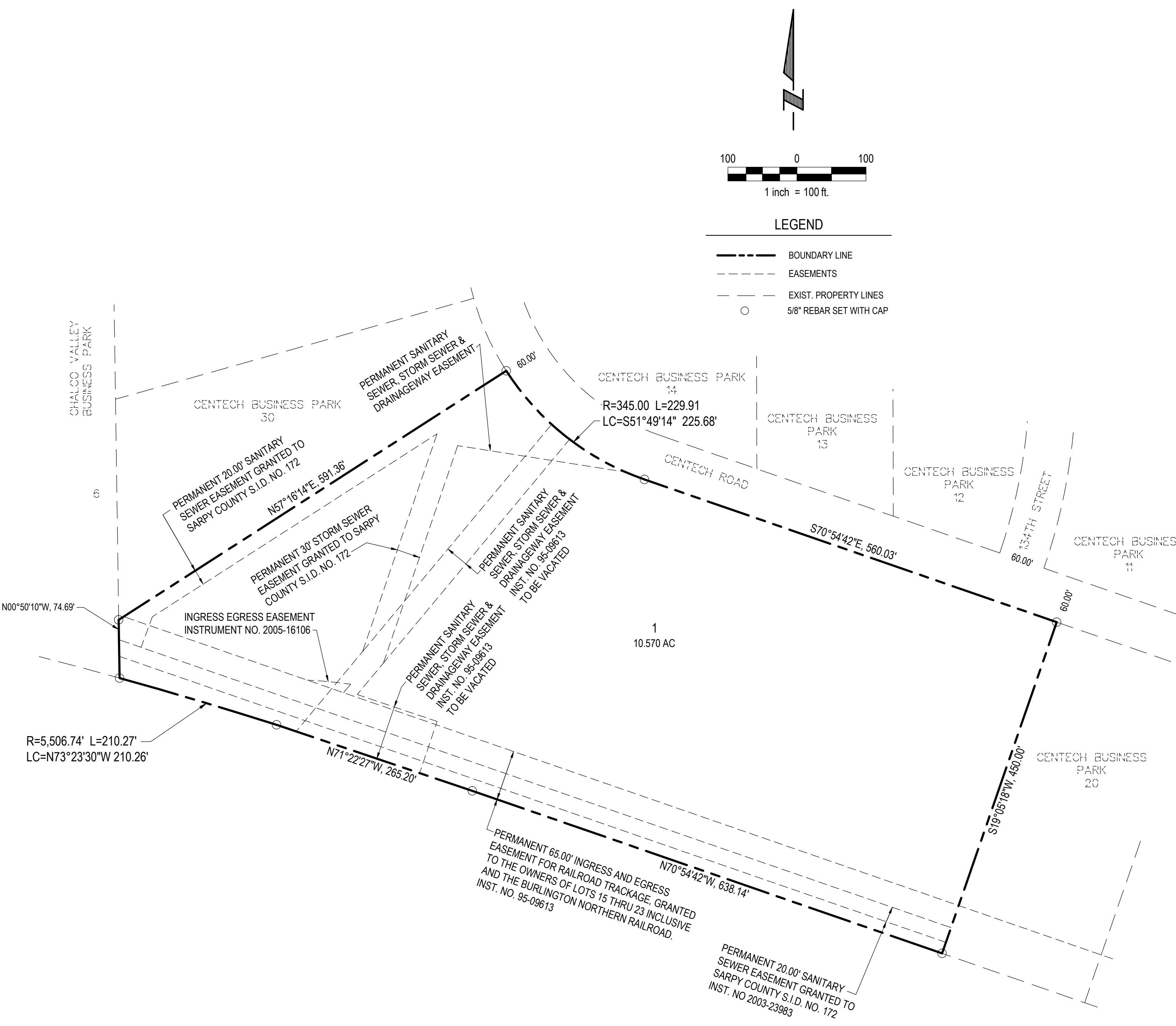
#### NOTES:

1. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
2. PROPOSED GRADES WILL BE PROVIDED AS PART OF THE BUILDING PERMIT AND PCSMP APPLICATIONS.

Proj No: P2003.207.013	Revisions		
Date: 07/07/2014	⑥	Date	Description
Designed By: JMT	07/30/14	PLAT RESUBMITTAL	
Drawn By: TRF3	08/13/14	PLAT RESUBMITTAL	
Scale: 1"=100'			
Sheet: 1 of 1			
PRELIMINARY PLAT		CENTECH BUSINESS PARK REPLAT ONE LA VISTA, NEBRASKA	
 <b>e+a</b> <i>Engineering Answers</i>		<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services	
330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599 www.eacg.com			

# CENTECH BUSINESS PARK REPLAT ONE

**LOT 1**  
A TRACT OF LAND BEING A REPLAT OF LOT 15 CENTECH BUSINESS PARK, A SUBDIVISION LOCATED IN LOCATED IN THE SE 1/4 OF SECTION 13, AND ALSO LOT 19A SAID  
CENTECH BUSINESS PARK ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STATE STEEL OF OMAHA INC. THE OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HERAFTER KNOWN AS CENTECH BUSINESS PARK REPLAT ONE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HERIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

STATE STEEL OF OMAHA INC.

DAVE BERNSTEIN  
PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A  
NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVE BERNSTEIN, PRESIDENT OF STATE  
STEEL OF OMAHA INC. WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS  
AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT  
AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

## NOTES:

1. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

## SURVEYOR'S CERTIFICATE

I 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 MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS CENTECH BUSINESS PARK REPLAT ONE BEING A REPLAT OF LOT 15 CENTECH BUSINESS PARK, AND ALSO LOT 19A SAID CENTECH BUSINESS PARK ALL LOCATED IN THE NW 1/4 OF THE SE 1/4 AND ALSO THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 460,445 SQUARE FEET OR 10.570 ACRES, MORE OR LESS.

JASON HEADLEY LS-604

DATE

## APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF CENTECH BUSINESS PARK REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

## ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF CENTECH BUSINESS PARK REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST  
CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

## COUNTY TREASURER'S CERTIFICATE

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.

DATE \_\_\_\_\_ COUNTY TREASURER \_\_\_\_\_

## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF CENTECH BUSINESS PARK REPLAT ONE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

330 North 117th Street Omaha, NE 68154  
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www.eacg.com

CENTECH BUSINESS PARK REPLAT ONE  
LA VISTA, NEBRASKA

FINAL PLAT

Proj. No.	P2003-20713	Revisions
Date:	07/07/2014	Date
Designed By:	JAT	Description
Drawn By:	FR3	PLAT RESUBMITTAL
Sheet:	1 of 1	PLAT RESUBMITTAL