

ITEM D

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 19, 2014 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR PRELIMINARY PUD, LOTS 4 & 15, SOUTHPORT WEST (PROPOSED LOTS 1-5, SOUTHPORT WEST REPLAT 5) (NW OF WESTPORT PKWY.)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution has been prepared to approve the preliminary planned unit development (PUD) for approximately 15 acres located northwest of Westport Parkway.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider the preliminary planned unit development application by Southport West Partners, LLC, on approximately 15 acres currently platted as Lots 4 and 15, Southport West (to be replatted as Lots 1 thru 5, Southport West Replat 5), generally located northwest of Westport Parkway.

The properties are currently zoned C-3 PUD, Highway Commercial/Office Park District Planned Unit Development, with the Gateway Corridor Overlay District. The applicant has requested approval of a preliminary PUD plan to allow for the development of five commercial lots. Approval will allow for the applicant to proceed with the replatting (proposed Lots 1 thru 5, Southport West Replat 5) and submittal of the final PUD plan to City Council (anticipated in September).

A detailed staff report is attached. Please note review comment #4 on page 3 of the report, which is also discussed in item #1 of the review letter dated July 18, 2014 (attached to the report). These address the option for a future road connection to the lot to the south.

The Planning Commission held a public hearing on July 17, 2014, and unanimously recommended approval of the preliminary PUD plan to City Council contingent on the satisfactory resolution of issues noted by staff in the review letters.

RESOLUTION NO. 14

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF THE PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR LOTS 4 AND 15, SOUTHPORT WEST (TO BE REPLATTED AS LOTS 1 THRU 5, SOUTHPORT WEST REPLAT 5), A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a preliminary planned unit development plan for Lots 4 and 15, Southport West (to be replatted as Lots 1 thru 5, Southport West Replat 5); and

WHEREAS, the City Planner and the City Engineer have reviewed the preliminary planned unit development plan; and

WHEREAS, on July 17, 2014, the La Vista Planning Commission held a public hearing and reviewed the preliminary PUD plan and recommended approval subject to satisfactory resolution of issues noted in the review letters.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the preliminary Planned Unit Development (PUD) plan for Lots 4 and 15, Southport West (to be replatted as Lots 1 thru 5, Southport West Replat 5), located in the SW 1/4 of Section 18, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska, generally located northwest of Westport Parkway be, and hereby is, approved subject to the resolution of the following item:

1. Future connectivity to the south provided for by a stubbed out road to within 10 feet of the southern boundary utilizing heavy pavement and a downward grade near 5% from the southern edge of the intersecting roadway.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2014.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2014-PUD-04

FOR HEARING OF: August 19, 2014
Report Prepared on: August 14, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Dean T. Hokanson
11213 Davenport Street, Suite 300
Omaha, NE 68154

B. PROPERTY OWNER:

Southport West Partners, LLC
11213 Davenport Street, Suite 300
Omaha, NE 68154

C. LOCATION: Northwest of Westport Parkway

D. LEGAL DESCRIPTION: Lots 4 and 15 Southport West

E. REQUESTED ACTION(S): Approval of Preliminary PUD Plan for Lots 4 and 15 Southport West.

F. EXISTING ZONING AND LAND USE: C-3 – Highway Commercial/Office Park District, PUD – Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District); Lots 4 and 15 Southport West are vacant.

G. PURPOSE OF REQUEST: Preliminary PUD Plan.

H. SIZE OF SITE: 15.459 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is relatively flat with a gradual slope to the south. It is currently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Multi-Tenant Office Building, C-3 PUD with the Gateway Corridor District; Lot 16 Southport West
- 2. East:** Cabela's Retail Inc., C-3 PUD with the Gateway Corridor District; Lot 1 Southport West Replat One
- 3. South:** Vacant/Agricultural, C-3 PUD with the Gateway Corridor District; Lot 1 Southport West
- 4. West:** Vacant/Agricultural, R-3 PUD, High Density Residential, Planned Unit Development; Lot 2 Bella La Vista

C. RELEVANT CASE HISTORY:

1. This property was platted and zoned with the development of the Southport West subdivision.

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 (Overlay District)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
4. Ordinance No.1013 – Standards and conditions for development under the final planned unit development plan for Southport West
5. Section 3.08 of the Subdivision Regulations – Replots

III. ANALYSIS

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

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The main access points for the properties will be via common access drive connections to Westport Parkway.
2. A traffic study was provided stating that warrants would not be met as a result of this project to require a traffic signal at the intersection of Westport Parkway/126th Street and West Giles Road. The City Engineer has reviewed this study and concurs with the finding.
3. Previous traffic studies have acknowledged that continued development in the Southport West and Southport East subdivisions will result in demand for three traffic lanes eastbound and westbound on Giles Road from the BNSF railroad bridge to the I-80 ramps and that intersection improvements will also be needed in this area.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Westport Parkway.
2. The sanitary sewage from this development flows downstream into the city of Omaha's Stonybrook outfall sewer. Therefore, a portion of the tract sewer connection fee that will be collected from this property at the time of building permits will have to be remitted to the City of

Omaha in accordance with the WSA between La Vista and Omaha.

3. Stormwater management fees will be collected at the time of building permit and will be remitted to the Papillion Creek Watershed Partnership in accordance with the recently updated Interlocal Cooperation Agreement.

IV. REVIEW COMMENTS:

1. With approval of the Preliminary PUD Plan, the applicant will also need to have the Final PUD Plan and Replat approved in order to commence the development process.
2. Ordinance No. 1013 regarding standards for a planned unit development in Southport West establishes a 50-foot setback from buildings to property lines (this exceeds the standard C-3 setback requirements). This setback dimension has not been met in several locations. A note has been provided on the PUD plan for this development which states: "REQUIRED 50' BUILDING SETBACK PER EXISTING P.U.D. ORDINANCE IS MET AT FRONTAGE OF I-80 AND WESTPORT PARKWAY. INTERNAL SETBACKS WILL MEET THE UNDERLYING C-3 ZONING DISTRICT."
3. Exhibit C to Ordinance No. 1013, the Southport West Design Guidelines, requires a 10-foot wide green space along all interior property lines. This has not been provided between Lots 1 and 2 however the requirement for 25% overall green space is compliant throughout the project.
4. Based on staff's request, the applicant has provided information within the grading plan regarding a "POSSIBLE ACCESS WAY TO FUTURE DEVELOPMENT" to the south. Though the proposed Preliminary PUD plan does not show a drive stub to the south, staff's recommendation is that the stub should be included in a manner as depicted in the attached Exhibit "A" to this report. Also attached to the staff report is Exhibit "B" which shows that the lot immediately south has limited access points and any future development cannot connect to Interstate 80. Additionally, the property has limited access to Giles Road.
5. A "CENTER IDENTIFICATION SIGN" is shown along the westerly line of proposed Lot 3 abutting I-80. Ordinance No. 1013 provides the maximum size and height allowed for this sign. The applicant has indicated they may request a future amendment to Ordinance No. 1013 to provide for a larger sign.
6. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP) for any development in the subject area. A permit will be required through the Permix website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance

Agreement have been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using an extended detention basin to serve both lots is acceptable.

V. STAFF RECOMMENDATION - Preliminary PUD Plan:

Approval of the Preliminary PUD Plan for Lots 4 and 15 Southport West, contingent on the satisfactory resolution of issues noted by staff in the attached review letter.

VI. PLANNING COMMISSION RECOMMENDATION – Preliminary PUD Plan:

The Planning Commission held a public hearing on July 17, 2014 and unanimously recommended approval of the Preliminary PUD Plan to City Council, conditional on the satisfactory resolution of the issues noted in the review letters.

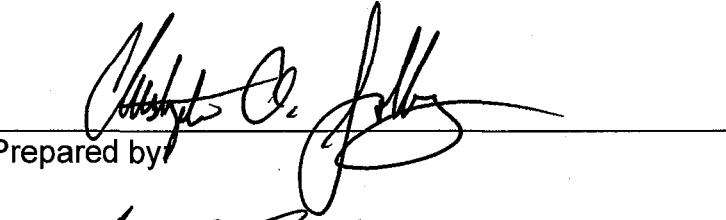
VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Review report from City Planner
3. Preliminary PUD Site Plan Maps

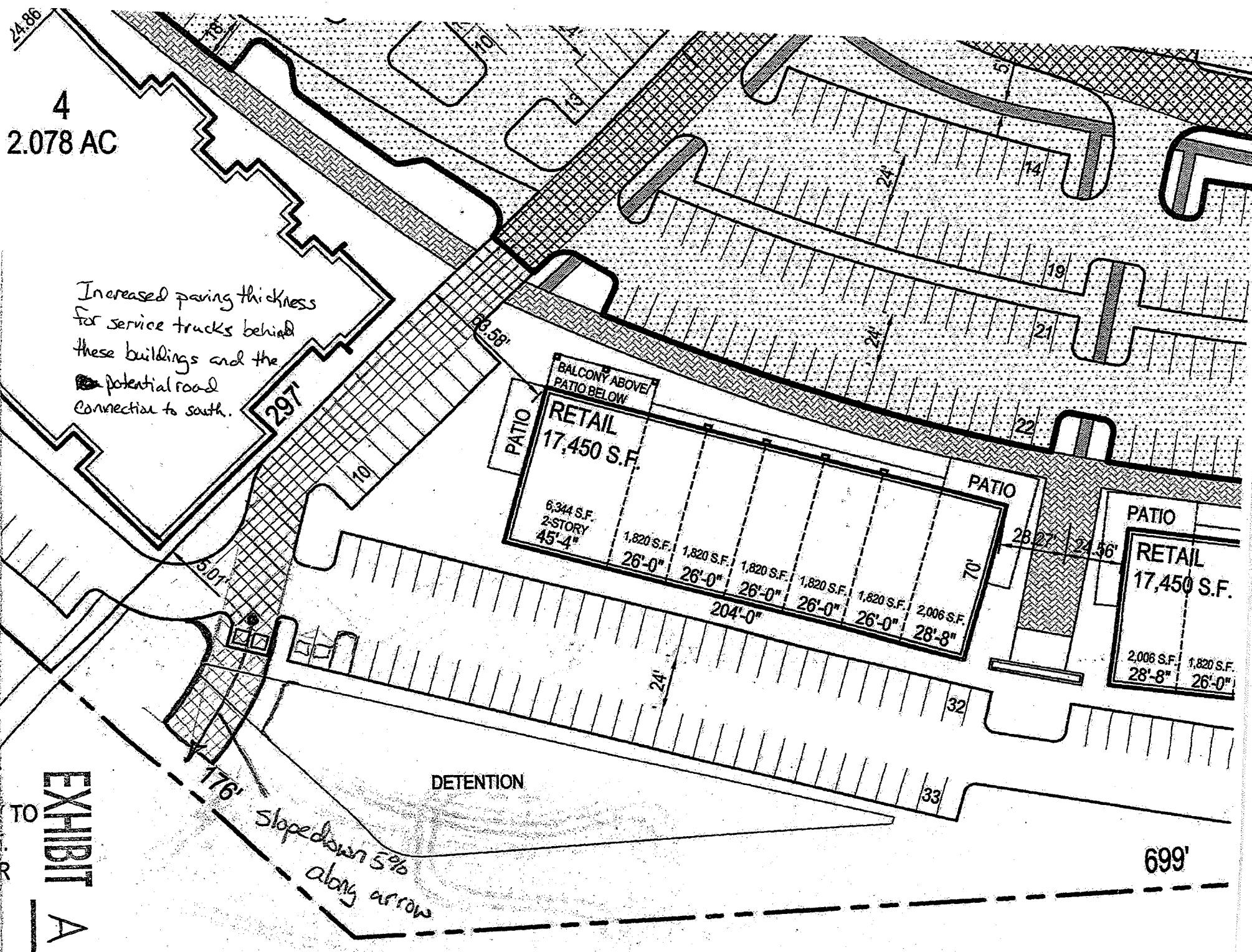
VII. COPIES OF REPORT SENT TO:

1. Jason Thiellen, E & A Consulting Group
2. Patrick Morgan, Slaggie Architects, Inc.
3. Dean Hokanson, Southport West Partners
4. Public Upon Request

Prepared by


Community Development Director

8-14-14
Date





Access Concerns

Legend

— No Access Or Limited Access

Southport West Replat 5

August 14, 2014
CAS

EXHIBIT B

La Vista



Vicinity Map

Southport West Replat 5

7/9/2014

CAS



July 18, 2014



Jason Thielen
E & A Consulting Group, Inc.
330 North 117th Street
Omaha, NE 68154

RE: Preliminary PUD, Replat – 3rd Review
Shoppes at Southport West

Mr. Thielen:

Staff has reviewed the revised documents that you provided to the City for the above-referenced application on July 30, 2014. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Preliminary PUD and the Subdivision Regulations for the Preliminary Plat and Final Plat, staff has the following comments:

Preliminary/Final PUD Review

1. Future connectivity to the south needs to at least remain as an option for future use if seen as applicable at the time of development review for the southern property. A stubbed out road to within 10 feet of the southern boundary utilizing heavy duty pavement (7" PCC or 10" ACC per the crosshatch on the legend) would achieve this without fully committing to the connection. A downward grade near 5% from the southern edge of the intersecting roadway behind the southern buildings should be applied. A conceptual sketch of this has been attached.
2. The Preliminary Utilities Exhibit needs to be revised to extend the proposed sanitary sewer line along the southern portion of the proposed development all the way into Lot 4.

Final Plat

3. The signature block for the Surveyor's Certification needs to have the language revised to include the following wording "this plat meets or exceeds the **Minimum Standards for Surveys**" adopted by the Nebraska State Board of Examiners for Land Surveyors" in accordance with Section 10.02 of the Subdivision Regulations as revised February 4, 2014. Please revise the first paragraph of the Surveyor's Certificate to read:

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 Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

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

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

"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 will be set (or have been set) at all lot corners, angle points and at the ends of all curves within the subdivision to be known as Southport West Replat Five, being a replat of Lots 4 and 15, Southport West, a subdivision located in the SW1/4 of Section 18, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska."

4. Please revise Note 8 to read:

"The existing access points on Westport Parkway not utilized with this site plan will be vacated. No more than 3 access points to Westport Parkway will be permitted for this platting."

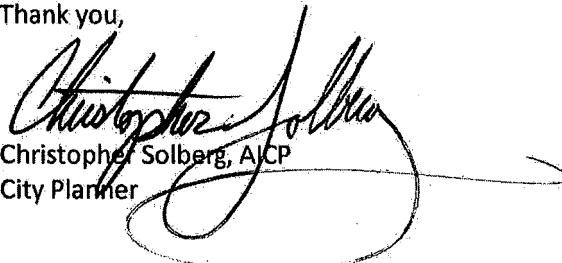
5. In relation to the note above regarding extension of the sewers on the Preliminary Utilities Exhibit, the sanitary sewer easement will need to be extended as well to cover the extension of the sewer line.

While some revisions in the preliminary drainage study were made, a detailed review of drainage and post construction storm water management measures will take place at the time of building/parking lot permit and grading permit reviews and may require additional changes.

In order for the Preliminary PUD to be considered for review at the August 19, 2014 City Council meeting, revised Preliminary PUD documents will need to be provided for City Council packets. Please submit 12 full-size and 12 ledger-size (11"x17") revised PUD documents by August 13, 2014 to ensure that the application stays on track for the review of the Preliminary PUD by City Council on the 19th of August. Although the plat will not be reviewed at the August 19th meeting, please submit 4 copies of the Preliminary Plat and the Final Plat for review in relation to this letter by staff at this time as well.

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

Thank you,


Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer

