

AGENDA ITEM 4B

**Public Hearing for Final PUD Site Plan – Cutchall
Property Management, LLC**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2016-PUD-03

FOR HEARING OF: April 21, 2016
Report Prepared on April 8, 2016

I. GENERAL INFORMATION

- A. APPLICANT:** Cutchall Property Management, LLC
- B. PROPERTY OWNER:** Michael J. McDermott & John L. Hoich
- C. LOCATION:** Western corner of McDermott Plaza and Eastport Parkway
- D. LEGAL DESCRIPTION:** Lot 10, Southport East Replat Six
- E. REQUESTED ACTION(S):** Planned Unit Development (PUD) Site Plan to allow for a fast food establishment with drive thru.
- F. EXISTING ZONING AND LAND USE:**
C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District) with a PUD zoning overlay; the property is currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a restaurant with drive thru.
- H. SIZE OF SITE:** 0.95 Acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground that is relatively flat.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Commercial strip center; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 2. **West:** Runza; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 3. **South:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 4. **East:** American National Bank; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

- C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 1045) that covers this property was approved on August 17, 2007. It allows for 10-foot setbacks (front, side, and rear) and a 55-foot maximum building height, among other regulations and guidelines.

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses. The proposed commercial use is consistent with the Future Land Use Map.

- B. **OTHER PLANS:** N/A

- C. **TRAFFIC AND ACCESS:**

1. A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated a sit down restaurant on this parcel. The proposed trip generation for the fast food establishment is marginally higher than what was assigned in the original traffic study.

Two of the current uses on the east side of the Eastport Parkway/McDermott Plaza intersection have lower traffic impacts than the uses listed for those parcels within the traffic study. This helps to offset some of the limited traffic impacts of this development.

Based on this information, it was concluded that no additional traffic-related changes would be necessary based on the impacts of this development.

2. The property will have access to McDermott Plaza which is a private roadway that exists from Eastport Parkway to South 123rd Plaza.

- D. **UTILITIES:** All utilities are available to the site.

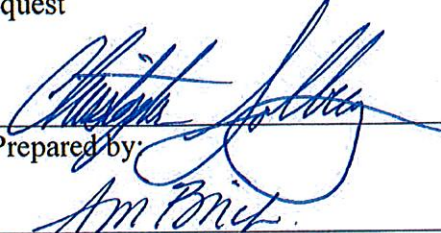
- E. **PARKING REQUIREMENTS:**

1. Zoning regulations require one space per 150 sq. feet of gross floor area, plus five stacking spaces for the drive through window. The proposed 1,608 sq. ft. building would require 11 parking stalls; 1 of these stalls would be required to be handicapped accessible. The PUD Site Plan depicts a total of 28 parking stalls and includes the required number of accessible stalls. No additional parking is anticipated to be needed.

VII. COPIES OF REPORT TO:

1. Greg Cutchall, Cutchall Property Management, LLC; Applicant
2. Michael S. McDermott; Property Owner
3. Brad Blakeman, Blackeman Engineering; Engineer
4. Public Upon Request

Prepared by:

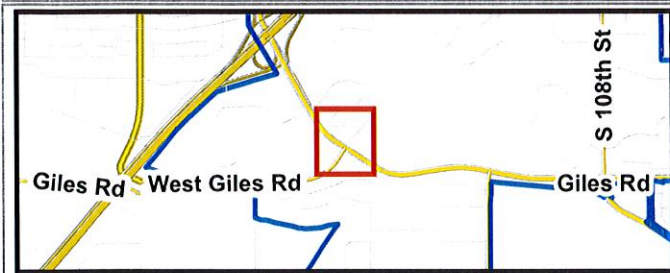

Community Development Director


Date

4-13-16



Project Vicinity Map



Southport East - PUD - Sonic

4-13-2016
JMC





March 16, 2016

Brad Blakeman
Blakeman Engineering
10423 Hansen Ave
Omaha, NE 68124

RE: PUD Site Plan - Initial Review
Lot 10, Southport East Replat Six - Sonic

Mr. Blakeman,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Planned Unit Development (PUD), the City has the following comments:

City Engineer

PUD

1. To address Article 5.15.04.03 the applicant needs to provide estimates of the weekday, PM peak hour traffic that will be generated by this facility.
2. The proposed sidewalk feature at the intersection of Eastport Parkway and McDermott Plaza is setback further from Eastport than the feature on the opposite side of the street. This is due to an electrical vault that prevents matching the location. The alternative location and layout is acceptable, however, additional sidewalk easement will be required in order to accommodate the revised location.
3. In regards to Article 5.15.05.02.1, the proposed 74 contour is missing and is needed to help identify the proposed drainage pattern.
4. In regards to Article 5.15.05.04, there needs to be some notation on C1.1 as to the type of storm water quality and detention system that is proposed. The notes on this sheet about storm sewer data also need to include the proposed 2-year peak flow in post-developed conditions. At this stage it would be acceptable to state that the flow will be limited to the pre-developed condition value if the detention system has not been fully designed yet.

Southport East Replat Six PUD

5. The green space along Eastport Parkway (formerly 120th Street) needs to comply with the requirements set forth on Page 6-1 of these regulations. This

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

www.cityoflavista.org
info@cityoflavista.org

means 20 feet of landscaped and bermed greenspace. The plan scales 15 feet from parking lot drive aisle to right-of-way line.

Fire Marshall

No Comments

City Planner

PUD

1. Building setbacks are properly dimensioned and the proposed development meets the required building setbacks.
2. Drive-thru stacking design is illogical based on the location of the entrance and the path that an automobile would need to take to align with initial menu board. Recommend removal of the seventh stacking space and adjusting the striping accordingly. The initial menu board would be moved west as well.
3. Remove and replace references to "PUD-1" zoning district with "PUD" zoning district. Although the Southport East Replat Six PUD references a "PUD-1" district, this district has since been renamed within the Zoning Ordinance.
4. The proposed monument sign will need to be reviewed in conformance with the sight triangle standards as per Section 2.20 of the Zoning Ordinance.

Southport East Replat Six PUD

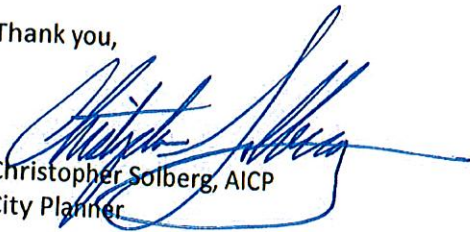
1. The PUD plan set is currently under review by the City's third-party architect for compliance with the Southport East Design Guidelines. A separate review letter will be provided upon receipt by the City.
2. Building elevations are not required as part of the PUD Site Plan approval process, please remove from the next submittal package.
3. The landscaping plan, as printed, lacks legibility. Please make changes to the landscaping plan to improve the legibility of the document.
4. Prior to submission for a building permit, an application for design review approval, through the Southport East Design Guidelines, will need to be submitted. Be advised that the design review process has recently averaged roughly three months per review. Please take this into consideration as a minimum in your development timeline.
5. All light fixtures will need to meet the requirements of the Southport East Design Guidelines, not the Gateway Corridor Overlay District as noted on the plans. Parking lot fixtures will need to conform Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines.
6. Design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

The applicant should be aware that there are private protective covenants that were recorded against the property that should be reviewed.

In order for the PUD Site Plan to be considered for review at the April 21, 2016 Planning Commission meeting, revised documents will need to be provided for further review. Please submit 4 full size copies (along with electronic copies) of the revised documents by March 28, 2016 to ensure that the application stays on track for the review by Planning Commission.

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
File

City Review comments dated March 16, 2016 responses

Project PUD Site Plan, Lot 10, Southport East Replat 6, LaVista, NE

CITY ENGINEER

1. Per traffic studies done at several Sonic of similar size and nature traffic counts are anticipated as follows: 24 total AM peak hour (12 in and 12 out), 112 MD peak hour (56 in and 56 out), 104 PM peak hour (52 in and 52 out) trips.
2. Sonic will provide additional sidewalk easement to accommodate sidewalk at intersection of McDermott Plaza and Eastport Parkway. A note has been added to drawings regarding this and final limits of easement area to be determined at time of Construction Drawing review stage.
3. The 74 contour is on the curb all around the building and on retaining wall. Added a "74" on curb for clarity and wall was deleted.
4. Added notes regarding type of storm sewer detention and quality system planned and added note about post construction flows proposed. (Pre-2year condition maintained)
5. Revised to 20'.

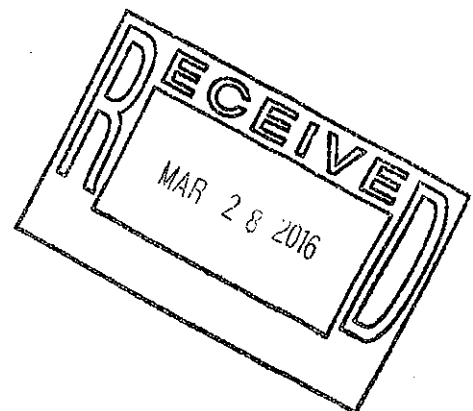
City Planner/PUD

1. Noted.
2. Removed 2 stacking stalls and restriped. The menu board noted on submittal is actually a initial preview menu board and the actual ordering station and final menu board are shown at the 5th car in stacking lane. We removed the preview menu board and relabeled the final menu board only for clarity. Complied.
3. Complied. Removed references to PUD-1.
4. Monument sign to be permitted separately. Added note that it will conform to required standards.

City Planner/SPE Replat 6 PUD

1. Noted
2. Removed building elevations from submittal. Complied.
3. We feel landscape plan is legible but have enhanced some features to make it more so. Complied.
4. Noted.
5. Revised light note to read "Southport East Design Guidelines"
6. Sign will be permitted separately and noted on this drawing.

Brad Blakeman
402-933-5777
Blakeman Engineering
03/22/2016



March 28, 2016

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

RE: Sonic Restaurant - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's PUD submittal package dated March 7, 2016. For tracking purposes I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Southport East Design Guidelines.

Civil/Site Drawings:

1. Site Grading and Storm Sewer Plan C1.1, Site Paving and Utilities Plan C2.1, and Landscape Plan C3.1:
 - a. Sheet C2.1 appears to demonstrate the perimeter green space required at both the public street frontages, but dimensions aren't provided. Please provide a fully dimensioned plan at the next submittal.
 - b. Sheet C2.1 refers to a masonry block trash enclosure with gates. The Guidelines specify a required Trash Screen design (refer to Appendix R). Please submit design details at next review.
 - c. Segmental retaining walls indicated will be required to match the color and quality of the base of the building.
 - d. The Guidelines specify specific Exterior Pole Mounted Luminaires and colors (refer to Appendix H & I). Parking lot lighting locations are shown and noted on Sheet C2.1, but not clearly scheduled or demonstrated. It is assumed all lighting will comply with the Guidelines and product data sheets will be submitted at the next review.
 - e. All roof top and/or ground mounted HVAC equipment shall be screened from view from public right-of-ways by permanent architectural screens constructed from materials integrated with the overall building design.
 - f. Refer to Appendix P for Site Furnishings required at the circular corner streetscape.

April 13, 2016

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

RE: Sonic Restaurant - Design Review #2

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's revised PUD submittal package received April 7, 2016. For tracking purposes I have noted any deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Southport East Design Guidelines.

Civil/Site Drawings:

1. Site Grading and Storm Sewer Plan C1.1, Site Paving and Utilities Plan C2.1, and Landscape Plan C3.1:
 - a. Sheet C2.1, dimensions have been added to satisfactorily demonstrate the perimeter green space required at both of the public street frontages.
 - b. Sheet C2.1 refers to a "MASONRY BLOCK TRASH ENCLOSURE WITH GATES IN ACCORDANCE WITH CITY GUIDELINES". This is acceptable as this stage of review and will be reviewed in detail during the Design Review. The Guidelines specify a required Trash Screen design (refer to Appendix R).
 - c. Segmental retaining walls indicated will be required to match the color and quality of the base of the building. This will be reviewed in detail during the Design Review.
 - d. Sheet C2.1, notes have been expanded regarding parking lot lighting locations to represent they will be "...IN ACCORDANCE WITH THE SOUTHPORT EAST DESIGN GUIDELINES, APPENDIX I & H". This is acceptable at this stage of review and product data sheets will be reviewed during the Design Review.
 - e. All roof top and/or ground mounted HVAC equipment shall be screened from view from public right-of-ways by permanent architectural screens constructed from materials integrated with the overall building design. This will be reviewed during the Design Review.
 - f. Sheet C2.1, notes have been expanded regarding Site Furnishings required at the circular corner streetscape to represent they will be "...IN ACCORDANCE WITH APPENDIX P OF THE SOUTHPORT EAST

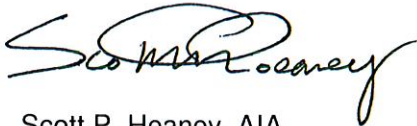
- DESIGN GUIDELINES". This is acceptable at this stage of review and product data sheets will be reviewed during the Design Review.
- g. Sheet C3.1, Plant Schedule, tree and plant types have been satisfactorily revised to match the Southport guidelines. The layout and varieties have been well placed to compliment the circular corner streetscape element, bermed areas, and serpentine sidewalks.

Please feel free to contact me regarding additional clarifications or questions.

(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS

A handwritten signature in black ink, appearing to read "Scott P. Heaney". The signature is stylized with a large, looping "S" and a cursive "P".

Scott P. Heaney, AIA
Architect, Associate

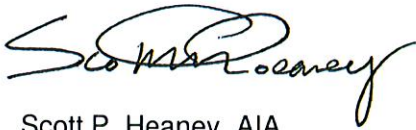
- g. Sheet C3.1, Plant Schedule, lists several non-compliant selections. Specific plants not on the approved list are: Skyline Honeylocust, Autumn Blaze Maple, Columnar Blue Spruce, Dwarf Burning Bush, Karl Foerster Grass, Happy Returns Daylily, and Lil' Trudy Catmint. Refer again to the Guidelines for landscaping strategies along streetscapes, property lines, and Appendix F and G. for approved Street Tree and Plant Lists.

Please feel free to contact me regarding additional clarifications or questions.

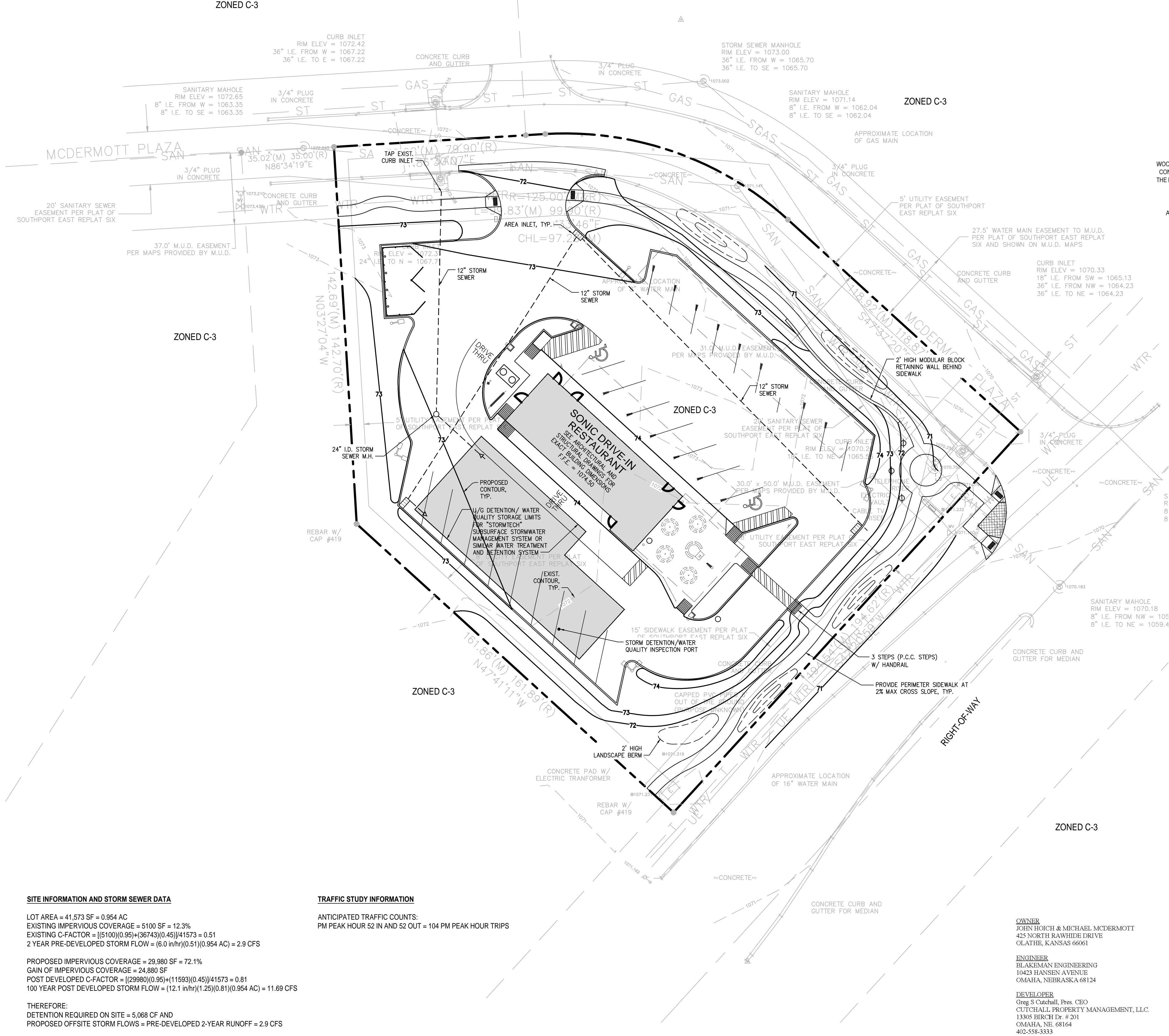
(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS

A handwritten signature in black ink, appearing to read "Scott P. Heaney". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott P. Heaney, AIA
Architect, Associate



SITE INFORMATION AND STORM SEWER DATA

LOT AREA = 41,573 SF = 0.954 AC
EXISTING IMPERVIOUS COVERAGE = 5100 SF = 12.3%
EXISTING C-FACTOR = $[(5100/0.95) + (36743/0.45)]/41573 = 0.51$
2 YEAR PRE-DEVELOPED STORM FLOW = $(6.0 \text{ in/hr}) / (0.51) / (0.954 \text{ AC}) = 2.9 \text{ CFS}$

PROPOSED IMPERVIOUS COVERAGE = 29,980 SF = 72.1%
GAIN OF IMPERVIOUS COVERAGE = 24,880 SF
POST DEVELOPED C-FACTOR = $[(29980/0.95) + (11593/0.45)]/41573 = 0.81$
100 YEAR POST DEVELOPED STORM FLOW = $(12.1 \text{ in/hr}) / (1.25) / (0.954 \text{ AC}) = 11.69 \text{ CFS}$

THEREFORE:
DETENTION REQUIRED ON SITE = 5,068 CF AND
PROPOSED OFFSITE STORM FLOWS = PRE-DEVELOPED 2-YEAR RUNOFF = 2.9 CFS

TRAFFIC STUDY INFORMATION

ANTICIPATED TRAFFIC COUNTS:
PM PEAK HOUR 52 IN AND 52 OUT = 104 PM PEAK HOUR TRIPS

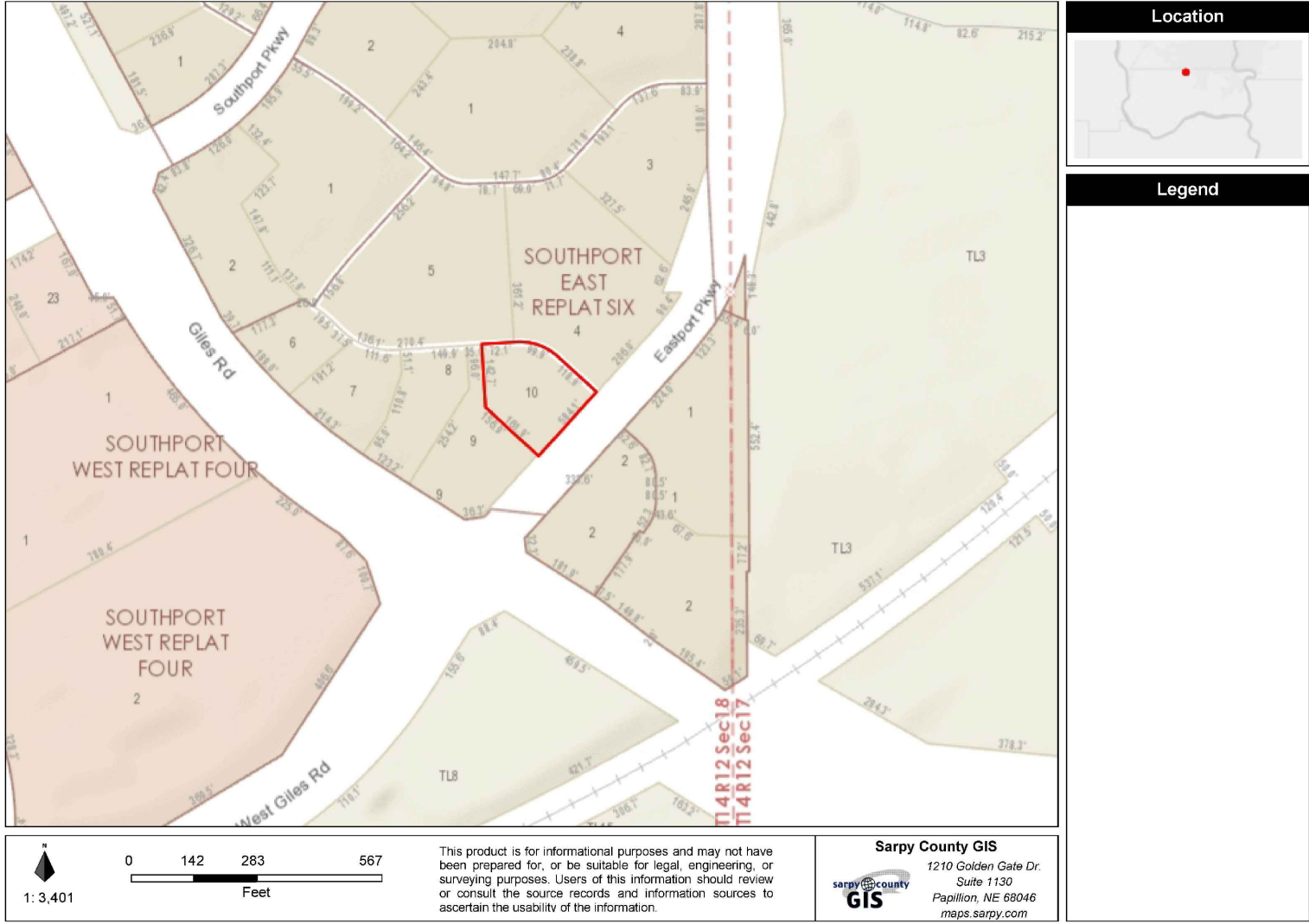
SITE GRADING AND STORM SEWER PLAN
SCALE: 1" = 20'-0"

- LEGEND**
- 1276 — EXISTING CONTOUR
 - 1276** — PROPOSED CONTOUR
 - X — SILT FENCE

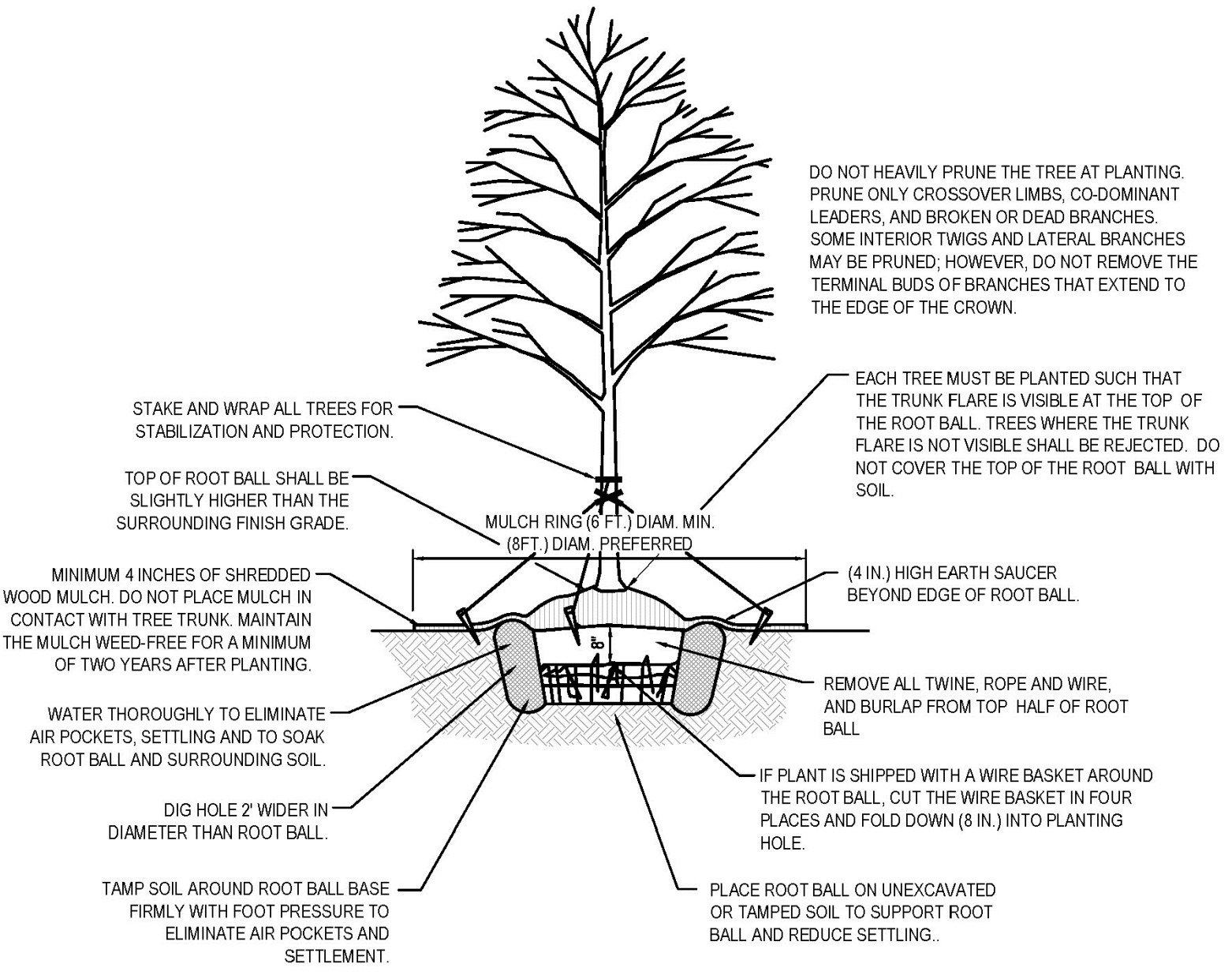
OWNER
JOHN HOICH & MICHAEL MCDERMOTT
425 NORTH RAWHIDE DRIVE
OLATHE, KANSAS 66061

ENGINEER
BLAKEMAN ENGINEERING
10423 HANSEN AVENUE
OMAHA, NEBRASKA 68124

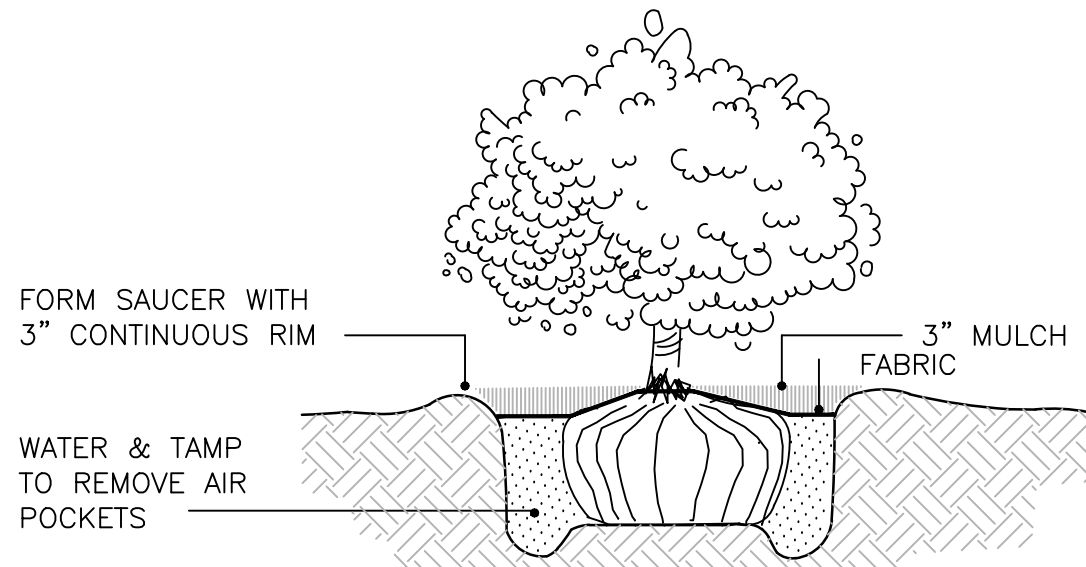
DEVELOPER
Greg S. Cutchall, Pres. CEO
CUTCHALL PROPERTY MANAGEMENT, LLC
13305 BIRCH Dr. # 201
OMAHA, NE 68164
402-558-3333



VICINITY MAP
SCALE: NONE



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE



SHRUB PLANTING DETAIL
NO SCALE

- NOTES:**
1. REMOVE BURLAP AND TILES FROM TOP 1/3 OF BALL.

BLAKEMAN ENGINEERING

10423 HANSEN AVE.
OMAHA, NE 68124
PH. 402.933.5777
BLAKEMANENGINEERING@COX.NET



FINAL PUD
SONIC DRIVE-IN
12059 MCDERMOTT PLAZA
SOUTHPORT EAST REPLAT SIX, LOT 10
LAVISTA, SARPY COUNTY, NEBRASKA

BLAKEMAN ENGINEERING © 2016

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF BLAKEMAN ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR EXCERPTED FROM, WITHOUT EXPRESS WRITTEN PERMISSION OF BLAKEMAN ENGINEERING. UNAUTHORIZED DISCLOSURE OR CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.

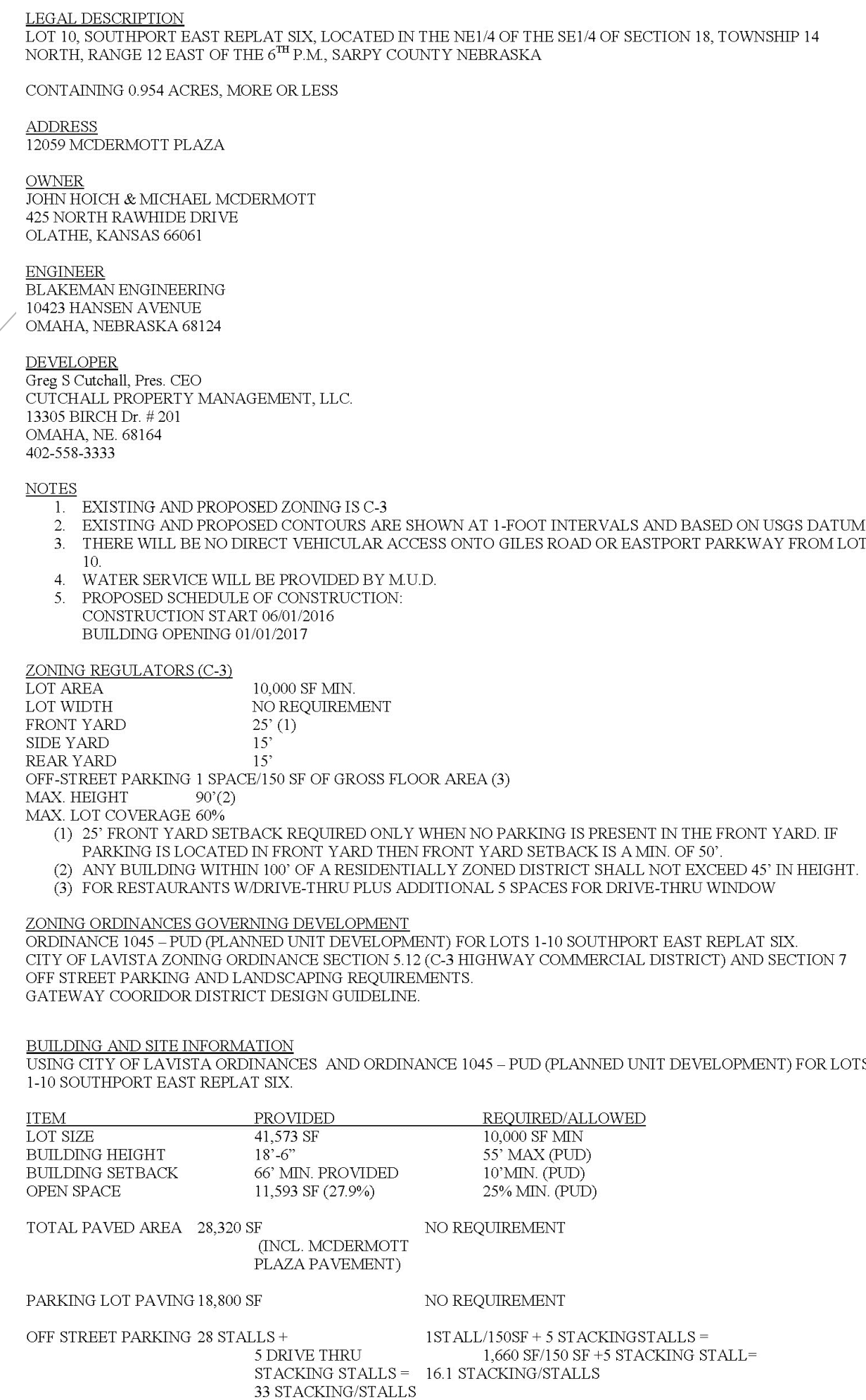
REVISIONS:

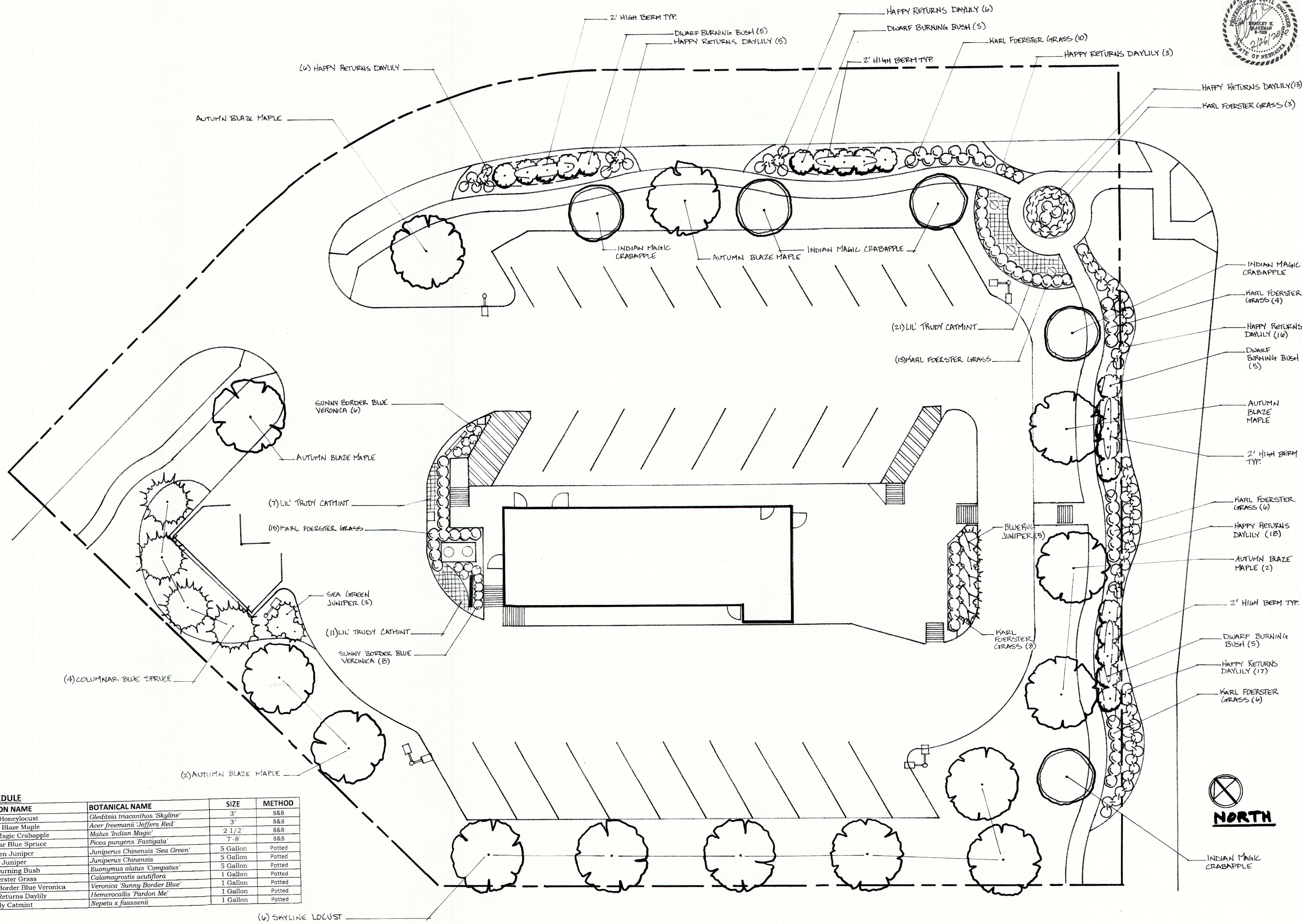
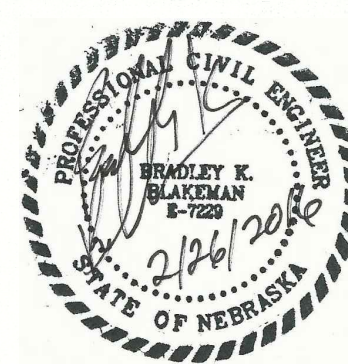
DRAWN BY: JSP
CHECKED BY: BKB
ISSUED: P.U.D. PACKAGE
DATE: 3-7-2016

SHEET NO:

C1.1

C2.1





PLANT SCHEDULE				
QTY	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
6	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	3"	B&B
8	Autumn Blaze Maple	<i>Acer freemanii 'Jeffers Red'</i>	3"	B&B
5	Indian Magic Crabapple	<i>Malus 'Indian Magic'</i>	2 1/2"	B&B
4	Columnar Blue Spruce	<i>Picea pungens 'Fastigata'</i>	7'-8"	B&B
3	Sea Green Juniper	<i>Juniperus Chinensis 'Sea Green'</i>	5 Gallon	Potted
5	Bluerug Juniper	<i>Juniperus Chinensis</i>	5 Gallon	Potted
20	Dwarf Burning Bush	<i>Euonymus alatus 'Compatus'</i>	5 Gallon	Potted
67	Karl Foerster Grass	<i>Calamagrostis acutiflora</i>	1 Gallon	Potted
14	Sunny Border Blue Veronica	<i>Veronica 'Sunny Border Blue'</i>	1 Gallon	Potted
84	Happy Returns Daylily	<i>Heemerocallis 'Pardon Me'</i>	1 Gallon	Potted
39	Lil' Trudy Catmint	<i>Nepeta x faassenii</i>	1 Gallon	Potted

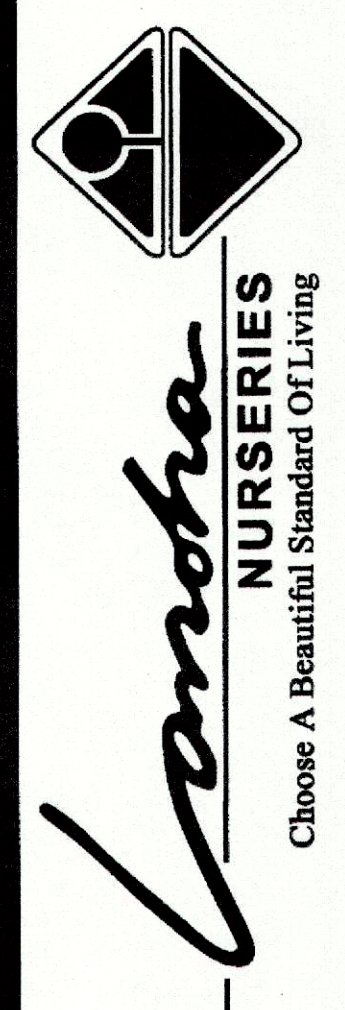
Designed for: SONIC DRIVE-IN

192nd & WEST CENTER ROAD

OMAHA NEBRASKA 68130

(402) 289-4103

FAX 289-2080



Address: LAVISTA, SARY COUNTY, NE

Telephone:

Date: 3-1-2016

Scale: 1" = 10'-0"

Designed by: John Schuch

Comments:

This Landscape Plan remains the property of LANOHA NURSERIES. The payment of the landscape design fee does not permit the implementation of any portion of the design or plant materials selection without the written permission of LANOHA NURSERIES. © Copyright 2004