



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JUNE 15 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, June 15, 2023, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

PRESENT: Gayle Malmquist, Harold Sargus, Mike Krzywicki, Patrick Coghlan, Kathleen Alexander

ABSENT: Josh Frey, Mike Circo, John Gahan, Austin Partridge, and Jason Dale

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Associate City Planner; and Pat Dowse, City Engineer

Call to Order

The meeting was called to order by Chair Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

1. Approval of Meeting Minutes from May 18, 2023

Motion: Malmquist moved, seconded by Krzywicki, to **approve** the May 18, 2023, minutes.

RESULT:	Motion carried 4-0-1
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Malmquist, Sargus, Krzywicki, Coghlan
NAYS:	None
ABSTAINED:	Alexander
ABSENT:	Frey, Circo, Gahan, Partridge, Dale

2. Old Business

None.

3. New Business

A. Planned Unit Development - Hubbell Development Services, Inc. – Lots 1-3 Mayfair 2nd Addition Replat Seven and Lot 2 Mayfair 2nd Addition Replat Three (northeast of the intersection of S 99th Street and Hillcrest Plaza)

- i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**
Solberg stated that the applicant, Hubbell Development Services, is seeking approvals for three applications, the Planned Unit Development, Conditional Use Permit, and Replat, to construct and operate a mixed residential development. He said the plans call for 180 apartments in 3, 3-story buildings, 6, 1-story 3-unit townhomes with attached garages, 6, 2-story 5-unit townhomes with detached garages, and 9, 2-story 4-unit townhomes with attached garages, in addition to a central clubhouse with a pool and stand-alone detached garage clusters, and pedestrian connections to the adjoining Mayfair commercial area.

Staff recommends approval of the PUD Site Plan and Ordinance, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a Conditional Use Permit, and approval and recording of the final replat and subdivision agreement.

- ii. **Public Hearing:** Doug Kellner with TD2, the engineer for the applicant, introduced himself, the project's architect, and the representative for the applicant present, and offered to answer questions.

Chair Sargus opened the Public Hearing.

Diane Nouss, a local resident who lives on Idora Street behind the proposed project, inquired about any plans for privacy screening such as walls, fences, or trees that may serve as a buffer from her property and this development. Nouss also inquired about whether the project would follow all current laws, codes, and guidelines, and she asked for clarification on what a conditional use permit is.

Bruce Fountain, Community Development Director, explained the difference between uses that are permitted outright in each of the different zoning districts, and uses that are permitted but only with an approved conditional use permit. He explained that through this permit, the City may perform a more in-depth review of the operations plan, and may institute specific requirements in order to lessen any potential negative impacts that a development may have on a surrounding area. Fountain also mentioned that this specific proposal does include buffered landscaping around the perimeter of the site, and that the site is laid out in such a way that the single-story buildings would be located up against the neighborhood, and the second story ones further away, then the larger apartment buildings being adjacent to the commercial development in Mayfair.

Nouss asked what the rear yard setback is for the proposed housing.

Josh Vickery with Hubbell Development Services presented the site plan in detail, and noted that the rear yard setback is 30 feet. He stated that there is extensive landscaping along the property and that it will comply with the requirements, but that there is no fencing proposed, as all of the ranch-style homes behind the development already have their own existing privacy fences.

Kellner showed the landscaping plan.

Krzywicki asked if the request for a reduced front yard setback has been granted or if it is still being reviewed. Solberg pointed out the PUD ordinance in the packet that would grant the allowance if approved by City Council. He pointed out the Cobalt units along Hillcrest Plaza on the site plan that need the allowance for the setback reduction.

Fountain addressed Nouss' final question and confirmed that the development would comply with all codes and regulations.

Chair Sargus closed the Public Hearing.

Krzywicki asked if this project has been reviewed yet for conformance with the stormwater guidelines. Pat Dowse, City Engineer, explained that a draft post-construction stormwater management plan has been reviewed through the preliminary design process that suggests they will meet the guidelines from the Papio Creek Watershed Partnership. He confirmed that final review and approval will take place as part of the building permit process.

- iii. **Recommendation:** Malmquist moved, seconded by Alexander to recommend **approval** of the PUD Site Plan and Ordinance, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a Conditional Use Permit, and approval and recording of the final replat and subdivision agreement.

RESULT:	Motion carried 5-0
MOTION BY:	Malmquist
SECONDED BY:	Alexander
AYES:	Malmquist, Sargus, Krzywicki, Coghlan, Alexander
NAYS:	None
ABSTAINED:	None
ABSENT:	Frey, Circo, Gahan, Partridge, Dale

**B. Conditional Use Permit for Multiple Family Dwellings - Hubbell Development Services, Inc.
– Lots 1-3 Mayfair 2nd Addition Replat Seven and Lot 2 Mayfair 2nd Addition Replat Three
(northeast of the intersection of S 99th Street and Hillcrest Plaza)**

- i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**
Solberg identified the proposed building elevations included in the draft conditional use permit and clarified that these will be updated with the final versions once the project completes the design review process, prior to the CUPs being recorded with the Sarpy County Register of Deeds.

Staff recommends approval of the Conditional Use Permit, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a PUD Site Plan and Ordinance, and the approval and recording of the final replat and subdivision agreement.

- ii. **Public Hearing:**

Chair Sargus opened the Public Hearing.

Chair Sargus closed the Public Hearing as no one came forward.

Krzywicki referred to the review letters and documentation included in the packet, and requested that staff summarize what variances the applicant was seeking from the existing design guidelines.

Solberg explained that the largest discrepancy was the masonry requirement of the Gateway Corridor Overlay District, which as intended for commercial development, required 51% or greater of the materials on each side of the building be masonry. Resulting from preliminary design discussions, staff are proposing providing an allowance for a reduction in the masonry on the three sides other than the front. The PUD language includes the changes, which would still require majority masonry on the front side, and a 3-foot high masonry facade on the side walls of the buildings, with no masonry requirement on the back. In return, staff have asked for some planar differentiation and additional architectural elements throughout the different building types. The PUD ordinance allows for this flexibility while still providing a high-quality building design for the area.

- iii. **Recommendation:** *Malmquist* moved, seconded by *Coghlan* to recommend **approval** of the Conditional Use Permit, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a PUD Site Plan and Ordinance, and the approval and recording of the final replat and subdivision agreement.

RESULT:	Motion carried 5-0
MOTION BY:	Malmquist
SECONDED BY:	Coghlan
AYES:	Malmquist, Sargus, Krzywicki, Coghlan, Alexander
NAYS:	None
ABSTAINED:	None
ABSENT:	Frey, Circo, Gahan, Partridge, Dale

C. Replat - Mayfair 2nd Addition Replat Eight - Hubbell Development Services, Inc. – Lots 1-3 Mayfair 2nd Addition Replat Seven and Lot 2 Mayfair 2nd Addition Replat Three (northeast of the intersection of S 99th Street and Hillcrest Plaza)

- i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**
Solberg noted that the replat consolidates the various lots so the development will be on one lot, and clarified that along with this replat application, Council will also be reviewing the subdivision agreement.

Staff recommends approval of the Replat, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a PUD Site Plan and Ordinance, Conditional Use Permit, and the approval and recording of the subdivision agreement.

- ii. **Recommendation:** Coghlan moved, seconded by Malmquist to recommend **approval** of the Replat, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a PUD Site Plan and Ordinance, Conditional Use Permit, and the approval and recording of the subdivision agreement.

RESULT:	Motion carried 5-0
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Malmquist, Sargus, Krzywicki, Coghlan, Alexander
NAYS:	None
ABSTAINED:	None
ABSENT:	Frey, Circo, Gahan, Partridge, Dale

4. Comments from the Floor

None.

5. Comments from the Planning Commission

6. Comments from the Staff

Fountain mentioned that the Hubbell Development applications are currently planned to be reviewed by City Council on July 5th, pending finalization of the subdivision agreement.

7. Adjournment

Chairman Sargus adjourned the meeting at 6:58 p.m.

Reviewed by Planning Commission:



Planning Commission Secretary

Planning Commission Chair

July 6, 2023