



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
NOVEMBER 16, 2017-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, November 16th, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Harold Sargus, Mike Circo, Jason Dale, and Jackie Hill. Members absent were: John Gahan, Tom Miller and Kathleen Alexander. Also in attendance were Chris Solberg, City Planner; Pam Buethe, City Clerk; and John Kottmann, City Engineer.

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.

1. Call to Order

The meeting was called to order by Chairman Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – September 21, 2017

Krzywicki moved, seconded by Wetuski to approve the September 21, 2017 minutes with corrections. **Ayes: Krzywicki, Malmquist, Dale, Circo, Sargus, Hill, and Wetuski. Nays: None. Abstain: None. Absent: Gahan, Miller and Alexander. Motion Carried. (7-0)**

3. Old Business

None.

4. New Business

A. Public Hearing for an Amendment to the Planned Unit Development (PUD) Site Plan and Ordinance – Lot 14A and 15A Southport East Replat Eight and Lots 1-4 Southport East Replat Nine – The Lund Company

i. Staff Report – Chris Solberg: Solberg stated that the Lund Company is requesting for a planned unit development site plan amendment to allow for expansion of the existing Securities America building and off-site parking for property northwest and southwest of the Southport Parkway and Eastport Parkway intersection. Staff recommends approval of the PUD Site Plan for an office development with off-site parking, contingent on satisfactory amendments to the existing ingress/egress easement and the finalization of adjustments to the PUD plan set or PUD ordinance

as required by city staff prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and Zoning Ordinance.

ii. **Applicant Presentation:** Jerry Kelly, from the Lund Company came up and spoke on behalf of the applicant. He mentioned that he and his partners have ownership of Lots 14A and 15A in Southport East Replat Eight, and purchased Lot 3 of Southport East Replat Nine last spring. He said that about 10 years ago they did a build to suit for the Securities America, which was roughly around 82,000 square feet and at the time felt that the building would be large enough for them long term. Securities America has been growing substantially and about a year and a half ago approached him and his partners and said that were projecting long term planning and really needed space for 800-850 employees and would need roughly 144,000 square feet of office space. Kelly said that he and his partners were concerned because they didn't want to be left with a vacant 82,000 square foot building. They then met with city staff and expressed that they only way they would be able to keep them as tenants would be to expand the building on the same site. They purchased Lot 3 about a year and a half ago to be able to do the expansion and add the parking that would be needed. Mr. Kelly then showed renderings of the proposed plan for the expansion to the commission. He mentioned that they are looking at breaking ground in the spring.

iii. **Public Hearing: Malmquist opened the public hearing.**

Malmquist asked what Securities America does

Kelly said that they do financial investments and are financial advisers. He said that they have offices throughout the country and this location is the headquarters back of house.

Malmquist closed the Public Hearing.

Malmquist asked if most of the earlier issues had been addressed.

Solberg said that they have worked through most of the issues with the PUD Site Plan as well as the Design Review with the representatives from the Lund Company and HDR. He said that there are just a few remaining issues that need to be taken care of and that is why they are on the report. Solberg said that with the Planning Commission submittal, that was the latest version of it, they just haven't had time to review it since that latest version.

Hill brought up the easement agreement and that it was found that a satisfactory financial guaranty was needed to provide for a west driveway access and left turn bay on Southport Parkway and that there is a draft letter for credit, she asked if they had received the original on that yet and since there were multiple owners on the PUD if they had received that letter stating their approval of the application.

Solberg said that they have received sign-offs from both of the adjoining lot owners within the PUD earlier in the week, however, the Planning Commission packets had already been sent out. He then said that as far as the easement, they have the easement agreement in place and they do have a draft of the letter of credit, but they are not requiring for that to be in hand with the city until it's time for City Council approval.

- iv. **Recommendation – PUD Amendment:** *Hill* moved, seconded by *Circo* for approval of the office development with off-site parking, contingent on satisfactory amendments to the existing ingress/egress easement and the finalization of adjustments to the PUD plan set or PUD ordinance as required by city staff prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and Zoning Ordinance. **Ayes: Krzywicki, Malmquist, Dale, Circo, Sargus, Hill, and Wetuski. Nays: None. Abstain: None. Absent: Gahan, Miller and Alexander. Motion Carried. (7-0)**

B. Public Hearing for an Amendment to the Planned Unit Development (PUD) Ordinance, Southport West – Brixmor Property Group Inc.

- i. **Staff Report – Chris Solberg:** Solberg mentioned that they should have a memo on their desks with a letter behind it detailing the applicant's desire to table the action. Staff is recommending that they open the public hearing for the action and continue the public hearing until the next meeting.
- ii. **Applicant Presentation: Applicant was not present.**
- iii. **Public Hearing: Malmquist opened the public hearing.**
- iv. **Recommendation – PUD Amendment:** *Krzywicki* moved, seconded by *Circo* to continue the public hearing to the December 14th meeting. **Ayes: Krzywicki, Malmquist, Dale, Circo, Sargus, Hill, and Wetuski. Nays: None. Abstain: None. Absent: Gahan, Miller and Alexander. Motion Carried. (7-0)**

5. Comments from the Floor

There were students from Creighton Business Law in the audience.

Malmquist explained to them the role of the Planning Commission.

6. Comments from the Planning Commission

Malmquist mentioned that commission member Hill has tendered her resignation and that this will be her last meeting. Hill has decided that she would like to do volunteer opportunities with disaster relief services.

Hill explained what she will be doing.

Members of the commission thanked her for her service.

Krzywicki asked what the status of the application for storage unit development from an earlier meeting was.

Solberg said that they have applied for a final plat, which is the next step of their process. City Council approved the preliminary plat and the conditional use permit. He said that they should see the final plat in either December or January's meeting. He said that once they get done with the final plat and subdivision agreement approvals then they will be able to move forward.

7. Comments from Staff

Solberg mentioned that they had their first public meeting on the streetscape plan and it was very well attended. He said that they had 200 people in the council chambers, doors had to be opened and they had chairs all the way out to the back wall. They got some really good input and the crowd was very happy. He mentioned that the consultants will be back December 5th and 6th and will have more of a concrete plan moving forward for the streetscape plan in 84th St. They will then present the plan to the steering committee, have one more public meeting in January, and will then start the approval process.

Circo mentioned seeing a lot of landscaping being done on Thompson Creek and asked if that was going to continue.

Kottmann said that that is probably phase 2 of 3 to get some planting work done. The city was able to get some grants and also matched funds to get this done. He said that they have another equal amount to do to get all the way down 72nd Street. He said that in about a year or so they should be pretty much under control and hope to get a trail built someday.

Krzywicki mentioned that his wife had taken some photos of some power boxes that are near the street on the Thompson Creek graded area between 75th and 72nd Streets that have been in disrepair for quite a while and said that she had mentioned it to someone at the city a few months ago and nothing has been done.

Kottmann said that he may have taken that call and he contacted the utility companies a couple of times about that. He said that their first time response was simply tape the thing together and they have not had very good success in getting them to be concerned about their facilities.

8. Adjournment

Malmquist adjourned at 7:33 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date