



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
SEPTEMBER 20 2018-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, September 20, 2018 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Tom Miller called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, John Gahan, Kathleen Alexander, and Harold Sargus. Members absent were: Mike Circo, Jason Dale, and Tom Miller. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; 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 Vice-Chair Wetuski at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – August 16, 2018

Krzywicki moved, seconded by *Gahan*, to approve the August 16th minutes with corrections.
Ayes: Krzywicki, Wetuski, Sargus, Gahan, Alexander and Malmquist Nays: None. Abstain: None. Absent: Circo, Dale, and Miller. Motion Carried, (6-0)

3. Old Business

None.

4. New Business

A. Planned Unit Development Amendment – Lot 2, Southport East Replat 9 – Premium Building Group

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, Advance Design and Construction, is requesting Planned Unit Development Site Plan amendment to allow for the development of a two-story office building on Lot 2 Southport East Replat Nine, generally located East of the Southport Parkway and South 123rd Plaza intersection. Staff’s recommendation is for approval of the PUD Site Plan for an office development contingent on satisfactory amendments to the recorded common area installation and maintenance agreement and the finalization of adjustments to the PUD plan set as required by city staff prior to City Council

approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Applicant Presentation:** Kyle Haase from E & A Consulting Group came up and spoke on behalf of the applicant. He said that the property that they are requesting the amendment to the PUD is Lot 2, Southport East Replat Nine. The property is approximately 1 ½ acres and is currently a vacant site. They are proposing an amendment to the PUD to allow for a two story, approximately 21,000 square foot office building. He said they have read the staff's comments and are willing to meet all of those requests prior to the City Council Meeting. Haase brought up that representatives from Advance Design and Construction were here as well tonight and were available to answer any questions they may have.

Krzywicki asked if there is shared parking space with other adjoining properties with their development.

Haase said no.

Krzywicki brought up the letter Solberg had sent out and asked about the four and a half stalls per 1,000 square feet unless there was other reasons to lower that and asked if he could explain what the other reasons for lowering it were.

Solberg said they requested a letter that details the uses that are in these 3 office sites that are in this building and the common number of employees at each of these offices to get a further breakdown of the amount of parking that they are planning to expect. He said that many times our parking minimums are overdone and so they took a look at that as well as an aspect within the current PUD ordinance that allows for a reduction in parking in a multi-tenant building and concluded that what they have is acceptable.

Krzywicki mentioned that the number of employees was around 82 and asked if these type of tenants have walk-in customers regularly or very infrequently that could add to the building number at any one time.

Mike Sassen came up and said that the tenants are insurance companies, so he doesn't suspect that they are going to get a lot of walk-ins. The tenants told him that a lot of their employees are out in the field at various times. He said that the tenants are all headquartered in other locations and said that there will be a very small number of employees there at any given time.

Sargus asked how many pages the application to amend was. He also brought up the fact the 51% of the surrounding property owners had to sign and asked how much information there was for them to go through.

Solberg said that there are only 3 other property owners on the PUD. He said that [the PUD that is being amended] is the PUD that actually went before Planning

Commission late last year in relation to the Securities America expansion, so it covers Securities America and 2 other property owners to the east of this lot.

Sargus asked if the other property owners see the whole application and wanted to know how much information they have.

Solberg said that they are just provided with the information from the applicant, they sign off, and if they have any questions, then they come to staff to ask before they sign off on anything.

Sargus asked for an idea of how many pages the application to amend the PUD was.

Solberg said there's the Planning and Zoning Application, which gives the basic information. You have the Site Plans for their proposed development, which includes a number of different Site Plans, which is included in the packet that is before them.

iii. Public Hearing – Wetuski opened the public hearing.

Wetuski closed the public hearing as no members of the public came forward.

- iv. Recommendation –Approval: Sargus moved, seconded by Malmquist to recommend approval for the PUD Site Plan for an office development contingent on satisfactory amendments to the recorded common area installation and maintenance agreement and the finalization of adjustments to the PUD plan set as required by city staff prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance. Ayes: Krzywicki, Wetuski, Sargus, Gahan, Alexander and Malmquist Nays: None. Abstain: None. Absent: Circo, Dale, and Miller. Motion Carried, (6-0)**

5. Comments from the Floor

No members of the public were present.

6. Comments from the Planning Commission

Sargus brought up the soccer fields and mentioned that there had been a lot of heavy grading equipment there and suddenly disappeared and asked for updates on what was going on.

Kottmann said that the City is not proceeding with any public infrastructure. He said that the nonprofit, private entity is doing some site preparation grading and they are currently working on sediment basin outlets and erosion control work. He said at this point, the City is waiting for

additional information from the nonprofit group in terms of financing information before the City proceeds with any public infrastructure.

Sargus said that he assumes we are getting closer to Winter and so were probably not going to see any more going on there possibly until Spring.

Kottmann said other than grading activity and erosion control and some temporary seeding, he's not anticipating any other significant construction being done.

7. Comments from Staff

Solberg said that the schematic Streetscape Plan was approved by City Council just recently, so they are now moving into the second phase of that in the near future. They are going to do final design for the entire area, but also final construction plans for the first phase after some costing is done.

Sargus asked if there has been any more discussion about the request that the road be turned over to the City from the State.

Solberg said that the request is in the hands of the State and have not yet returned a response, but they are expecting something relatively soon.

8. Adjournment

Wetuski adjourned the meeting at 7:16 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date