

**AGENDA ITEM 4B**

**Zoning Map Amendment—Portion of Lot 1 Harrison  
Hills—Streck, Inc.**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PRZ20-0001;

FOR HEARING OF: NOVEMBER 19, 2020  
REPORT PREPARED ON: NOVEMBER 9, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** 11725 S 118<sup>th</sup> Street; Generally located south of the intersection of S. 117<sup>th</sup> Street and Emiline Street.

**D. LEGAL DESCRIPTION:** Lot 1 Harrison Hills.

**E. REQUESTED ACTION(S):** Approval of an amendment to the Official Zoning Map of the City of La Vista, rezoning approximately 3.03 acres of the northeast corner of Lot 1 Harrison Hills from I-1 Light Industrial, GWC, PUD to R-3 High-Density Residential, GWC, PUD.

**F. EXISTING ZONING AND LAND USE:** I-1 Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District). The portion of Lot 1 Harrison Hills affected by the zoning map amendment request is currently vacant.

**G. PURPOSE OF REQUEST:** To allow for the development of 84 multi-family housing units (apartments) to be utilized as workforce housing, when feasible, for employees working in Streck's new facility on Lot 1 Harrison Hills.

**H. SIZE OF SITE:** Approximately 3.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the south and to the west;

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

**C. RELEVANT CASE HISTORY:**

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.

**D. APPLICABLE REGULATIONS:**

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing adjacent to their facility will aid in their ability to provide

affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial use. Prior to Planning Commission and City Council consideration of this Zoning Map Amendment, review and a decision on the proposed Future Land Use Map amendment must first occur.

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

**C. TRAFFIC AND ACCESS:**

1. The proposed development on the northeast corner of Lot 1 Harrison Hills would have two driveway connections on to Emiline Street. Additionally, pedestrian connections would be made directly to the new Streck facility.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**E. PARKING REQUIREMENTS:**

1. The minimum parking requirement of the Zoning Ordinance for the proposed development would be 111 stalls. The proposal includes 121 stalls and would meet La Vista's minimum requirements.
2. Of the 121 proposed parking stalls, 42 would be included in a parking garage under building A of the site plan attached to this staff report.

**F. LANDSCAPING:**

1. The landscaping for the site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Landscaping will be evaluated through review of the Planned Unit Development Site Plan Amendment and the building design review.

**IV. REVIEW COMMENTS:**

- A.** Beyond the Comprehensive Plan Future Land Use Map amendment and this Zoning Map Amendment, applications and approval of the following will need to occur for this development prior to the issuance of building permits and start of construction:

1. Planned Unit Development Site Plan Amendment;
2. Conditional Use Permit for multiple-family dwellings;
3. Replat;
4. Subdivision Agreement;
5. Building Design Review.



**V. STAFF RECOMMENDATION – REZONING**

Staff recommends approval of Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final replat and subdivision agreement.

**VI. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review Letters
- C. Proposed Site Plan

**VII. COPIES OF REPORT SENT TO:**

- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Rynearson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request

  
\_\_\_\_\_  
Prepared by: Deputy Community Development Director

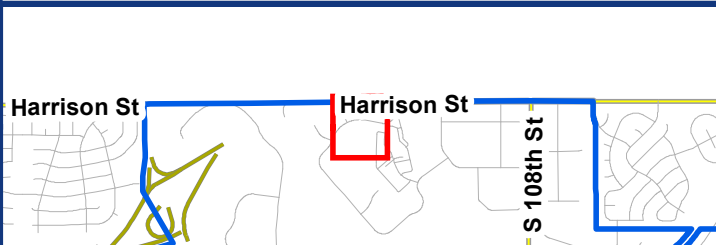
  
\_\_\_\_\_  
Community Development Director

  
\_\_\_\_\_  
Date





### Vicinity Map



## Zoning Map Amendment Portion of Lot 1 Harrison Hills

11/12/2020







October 19, 2020

Burlington Capital  
Attn: Zach Reinhardt  
1004 Farnam Street, STE 400  
Omaha, NE 68102

RE: Rezoning & Comprehensive Plan FLUM Amendment Requests  
Portion of Lot 1 Harrison Hills  
Streck Multi-Family Housing

Mr. Reinhardt,

We have reviewed the documents submitted for the above-referenced applications. Based on the elements for consideration set forth in the applicable sections of the Comprehensive Plan and the Zoning Ordinance the City has the following comment:

1. Please revise the "Proposed Zoning" section of your application supplement to include the PUD and Gateway Corridor Overlay District zoning, as depicted in the attached.

Please submit the updated plan digitally. The Comprehensive Plan Future Land Use Map Amendment and the Rezoning requests will be placed on the November 19, 2020 agenda for the Planning Commission for review, and the December 15, 2020 City Council agenda if no additional Planning Commission public hearings are required. If you have any questions, please feel free to contact me at any time.

Thank you,

A handwritten signature in blue ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc: Constance Ryan, Streck, Inc.  
Caleb Snyder, Lamp Rynearson  
Christopher Solberg, Deputy Community Development Director; City of La Vista  
Bruce Fountain, Community Development Director; City of La Vista

Enclosure

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

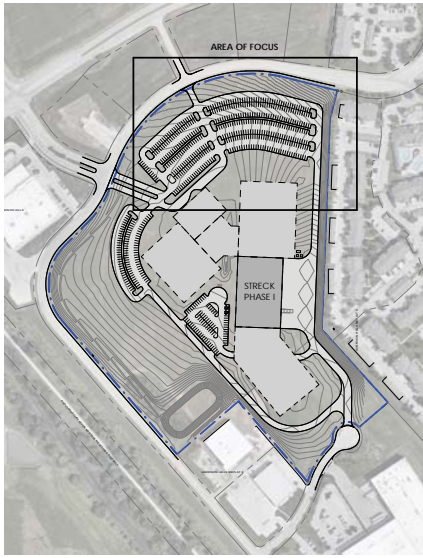
**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F



1 KEY PLAN  
D11 NOT TO SCALE



2 SITE PLAN  
D11

### LOT STATISTICS:

102,100 SF / 3.03 ACRES

CURRENT ZONING: I-1 LIGHT INDUSTRIAL, PUD, & GWC OVERLAY DISTRICT

PROPOSED ZONING:

R-3 HIGH DENSITY RESIDENTIAL, PUD, & GWC OVERLAY DISTRICT

### PARKING:

TOTAL STALLS

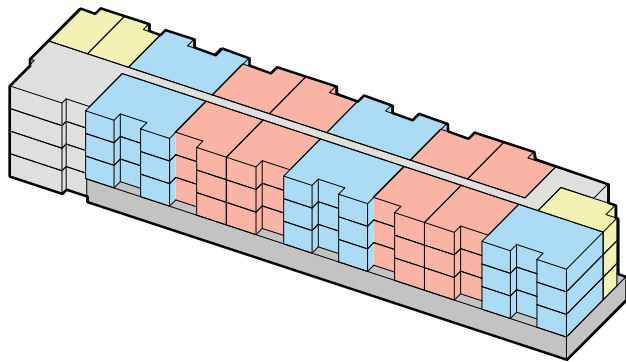
REQUIRED	UNITS	TOTAL STALLS
1 STALL / STUDIO	15	15
1 STALL / 1-BED	42	42
2 STALL / 2-BED	27	54
TOTAL REQUIRED	84 UNITS	111 STALLS
TOTAL PROVIDED		121 STALLS

### UNIT STATISTICS:

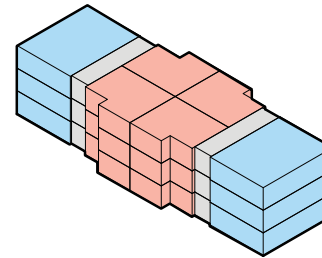
	STUDIO	1-BED	2-BED	TOTAL UNITS
FIRST LEVEL	5	14	9	28
SECOND LEVEL	5	14	9	28
THIRD LEVEL	5	14	9	28
TOTAL	15 (18%)	42 (50%)	27 (32%)	84 TOTAL UNITS

### BUILDING STATISTICS:

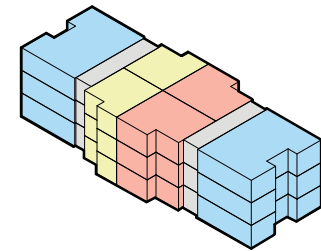
CLUBHOUSE	2,700 GSF
BUILDING A	64,000 GSF
BUILDING B	18,300 GSF
BUILDING C	17,100 GSF
TOTAL	102,100 GSF



4 BUILDING A - AXON  
D11



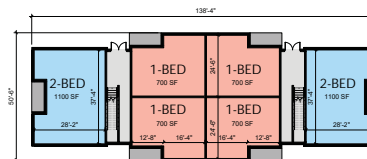
5 BUILDING B - AXON  
D11



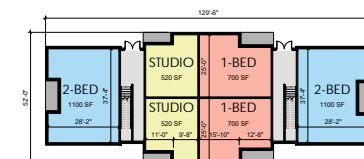
6 BUILDING C - AXON  
D11



3 BUILDING A - FIRST LEVEL  
D11



5 BUILDING B - FIRST LEVEL  
D11



7 BUILDING C - FIRST LEVEL  
D11



