



**CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343**

**PLANNING COMMISSION AGENDA
NOVEMBER 19, 2020 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – October 15, 2020***
- 3. *Old Business***
- 4. *New Business***
 - A. *Comprehensive Plan Future Land Use Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.***
 - i. Staff Report – Christopher Solberg, AICP
 - ii. Public Hearing
 - iii. Recommendation
 - B. *Zoning Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.***
 - i. Staff Report – Christopher Solberg, AICP
 - ii. Public Hearing
 - iii. Recommendation
- 5. *Comments from the Floor***
- 6. *Comments from the Planning Commission***
- 7. *Comments from Staff***
- 8. *Adjournment***

The public is welcome and encouraged to attend all meetings. If special accommodations are required please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under "comments from the floor". Comments should be limited to five minutes. We ask for your cooperation in order to provide for an organized meeting.



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343

PLANNING COMMISSION MINUTES
OCTOBER 15, 2020 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, October 15, 2020 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, Patrick Coghlan, John Gahan, Mike Circo, and Josh Frey. Members absent were: Jason Dale and Harold Sargus. Also, in attendance were Bruce Fountain, Community Development Director; Jeff Calentine, Deputy Director of Public Works; Meghan Engberg, Permit Technician; and Pat Dowse, 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 Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – October 1, 2020

Malmquist moved, seconded by *Krzywicki*, to approve the October 1st minutes. **Ayes: Krzywicki, Gahan, Wetuski, Alexander, Coghlan, Frey, and Malmquist. Nays: None. Abstain: Circo. Absent: Dale and Sargus. Motion Carried, (7-0-1)**

3. Old Business

None.

4. New Business

A. One- & Six-Year Road Plan

- i. **Staff Report – Jeff Calentine:** Calentine presented the history of the One- and Six-Year Road Plan and how traditionally it is submitted to the Board of Classification and Public Roads in the Spring, but that the passage of LB82 last Spring changed this process for the future. He said that by the time LB82 was passed last year, they had already created the One and Six Plan, so they just went through with their normal process and did the public hearing and presented to the Commission as was routine. Calentine said that the process this year changed a little bit, especially considering the impacts of COVID-19. He said that when they started doing their One and Six Plan, the CIP process was very much up in the air as far as what projects they were

going to do now versus in the future, what funding was going to look like, and what revenue sources were going to look like for the City, so they held off on the One and Six until they had more information.

Calentine said that in the future they will continue to do the One- and Six- Plan like they traditionally have done, but what LB 82 did was remove a lot of the hoops they had to jump through to send that to the Board of Public Road and Classifications. So, although they must keep a copy and follow the One- and Six- Plan, they don't have to submit all the documentation to the Board, they just need to submit a compliance resolution that the City Council must approve.

Calentine said that tonight, he is just here to ask or see what the Commission's thoughts are on them wanting him or Public Works to continue to bring the One- and Six-Year Road Plan to them for review, which is the same thing that will be in the CIP documentation that is presented to them in the fall during the normal budgeting process. He said that he is willing to come in the Spring or whenever they get the One- and Six-Year Plan done and present that to them additionally if they would like. He said that they are not required to do so statutorily any more as part of this Legislative Bill. He said that all the stuff he presented to them in the CIP is exactly what's in the One- and Six-Year Plan. He said that he had just wanted to wait until the third reading of the budget before submitting the compliance letter to make sure projects weren't getting shuffled around or changed.

Circo asked how much change could occur during the 6-month process.

Calentine said that with the One- and Six-Year what they really care about is that the upcoming fiscal year stays consistent with what was presented.

Krzywicki said that it's good for the Commission to see it, even if they don't take any action on it.

Krzywicki brought up the letter they received and said that there was a recommendation to recommend approval and asked if the Commission needed to approve anything.

Calentine said that there is no formal process that statutorily requires them to take any action on this.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

Wetuski closed the Public Hearing as no members of the public came forward.

iii. **Recommendation:** Malmquist moved, seconded by Circo, to recommend approval of the One- and Six-Year Street Improvement Compliance Letter. **Ayes: Krzywicki, Gahan, Wetuski, Alexander, Coghlan, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Sargus. Motion Carried, (8-0)**

5. Comments from the Floor

No members of the public were present.

6. Comments from the Planning Commission

None

7. Comments from the Staff

Fountain mentioned that when he was at the county, staff at every Planning Commission meeting would give an update on previous applications and what their status was, if the City Council had approved them with conditions, etc., and asked if that is something they would like as well.

Planning Commission members agreed that they would like to receive updates.

Krzywicki asked if there has been any action or any interest in the land between Costco and Giles.

Fountain said that there hasn't been interest in the big parcels, but that they are having a meeting on Monday about the smaller parcels by Embassy Suites.

Krzywicki asked if Starbuck's and Chili's had announced opening dates yet.

Fountain said that Starbuck's was aiming for January and that Chili's hasn't said for sure, but that he believed it was somewhere around there as well. He also mentioned that the permits for Building 10 have been picked up and dirt work is now being started.

8. Adjournment

Wetuski adjourned the meeting at 6:43 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date

AGENDA ITEM 4A

**Comprehensive Plan Future Land Use Map
Amendment—Portion of Lot 1 Harrison Hills—
Streck, Inc.**



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

CASE NUMBERS: PCPA20-0001;

FOR HEARING OF: NOVEMBER 19, 2020
REPORT PREPARED ON: NOVEMBER 10, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th Street and Emiline Street.

D. LEGAL DESCRIPTION: Lot 1 Harrison Hills.

E. REQUESTED ACTION(S): Approval of an amendment to the Future Land Use Map of the Comprehensive Plan of the City of La Vista, re-designating approximately 3.03 acres of the northeast corner of Lot 1 Harrison Hills as High-Density Residential from Industrial.

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 Future Land Use Map amendment request is currently vacant.

G. PURPOSE OF REQUEST: To allow for the development of multi-family housing units (apartments).

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. This amendment will designate this property for high-density residential use, allowing the zoning map amendment and subsequent planning actions to take place to allow for the proposed development.
3. This proposal is compatible with surrounding land-use patterns, as directly to the east are Lots 1-4 Harrison Hills Replat 2 which contain the Harrison Hills Apartments. These four lots are designated as High-Density Residential in the Future Land Use Map, and are zoned R-3 High-Density Residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this property would be through Emilie Street, which connects to the arterial Harrison Street through intersections at 115th, 117th, and 118th Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development. However, development applications will need to analyze impacts to the traffic signals on Harrison Street.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD ordinance for this area as amended.

F. LANDSCAPING:

1. The landscaping for any developments on this 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 this Comprehensive Plan Future Land Use Map amendment and the subsequent Zoning Map Amendment, applications and approval of the following items will need to occur for any multifamily residential 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 – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

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

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map

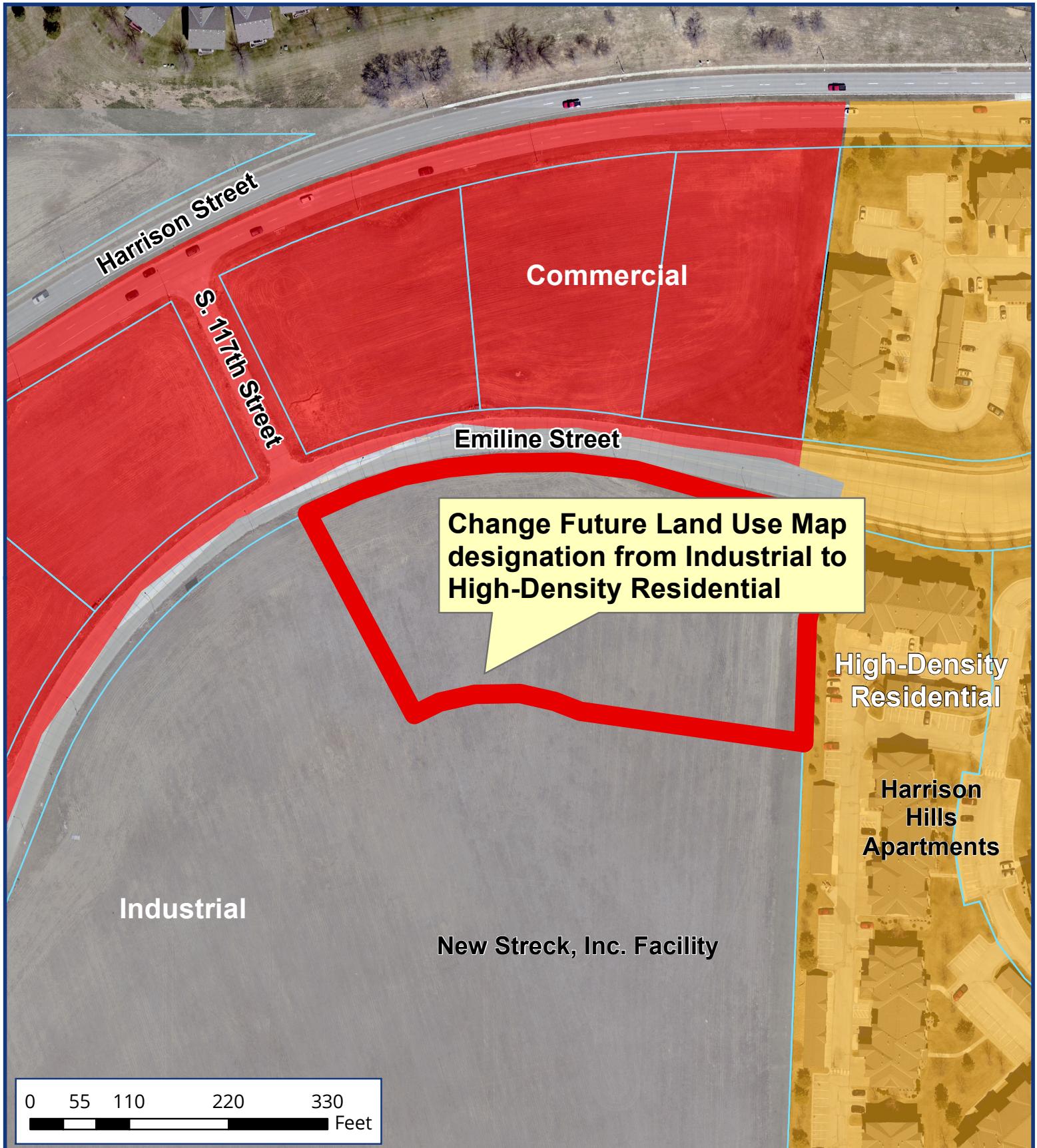
VII. COPIES OF REPORT SENT TO:

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

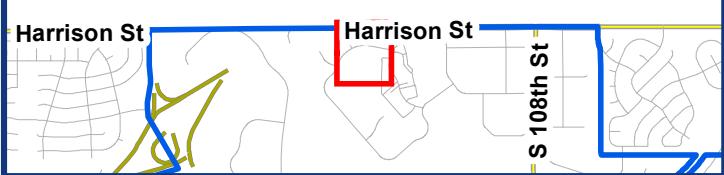
Prepared by: Deputy Community Development Director

Community Development Director

11/12/2020
Date



Vicinity Map



Comprehensive Plan Amendment Portion of Lot 1 Harrison Hills

11/12/2020



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 109th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th 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
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West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

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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.
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III. ANALYSIS

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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

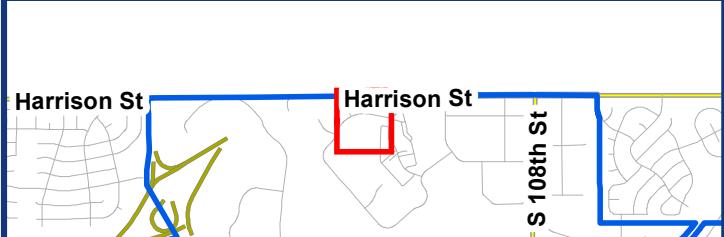

Prepared by: Deputy Community Development Director


Community Development Director


11/12/2020
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,

Caleb Brodersen
Assistant Planner
City of La Vista
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

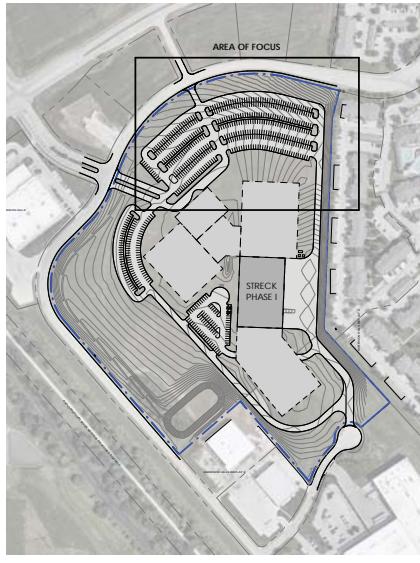
Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

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



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

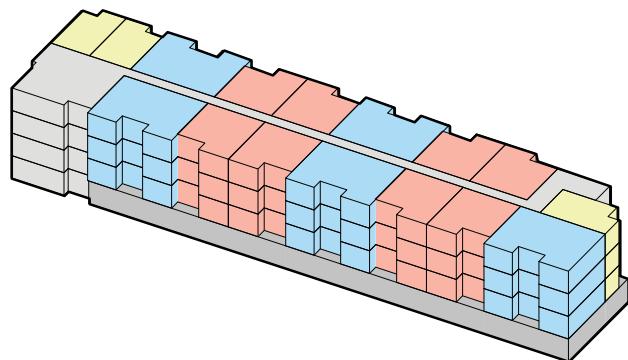
121 STALLS

UNIT STATISTICS:

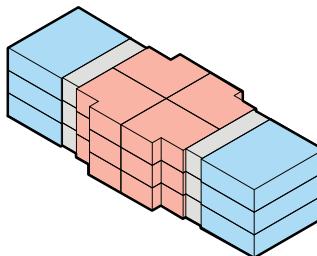
	STUDIO	1-BED	2-BED	TOTAL UNITS
FIRST LEVEL	5	14	9	28
SECOND LEVEL	5	14	9	28
THIRD LEVEL	5	14	9	28
TOTAL	15 (18%)	42 (50%)	27 (32%)	84 TOTAL UNITS

BUILDING STATISTICS:

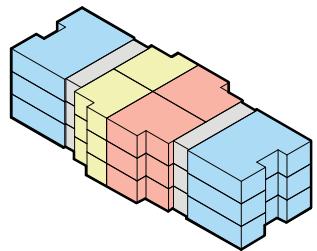
CLUBHOUSE	2,700 GSF
BUILDING A	64,000 GSF
BUILDING B	18,300 GSF
BUILDING C	17,100 GSF
TOTAL	102,100 GSF



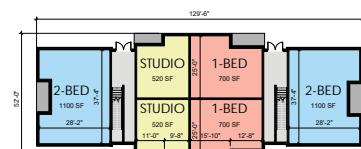
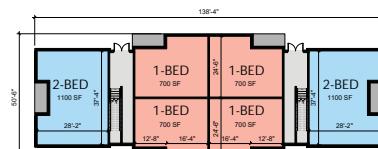
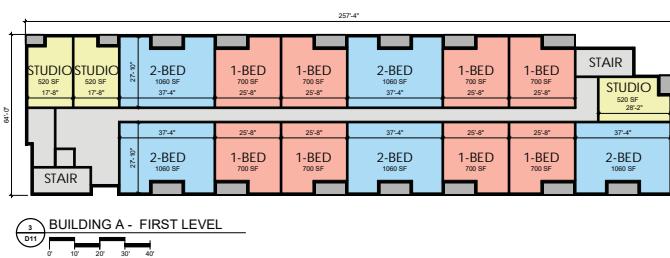
BUILDING A - AXON

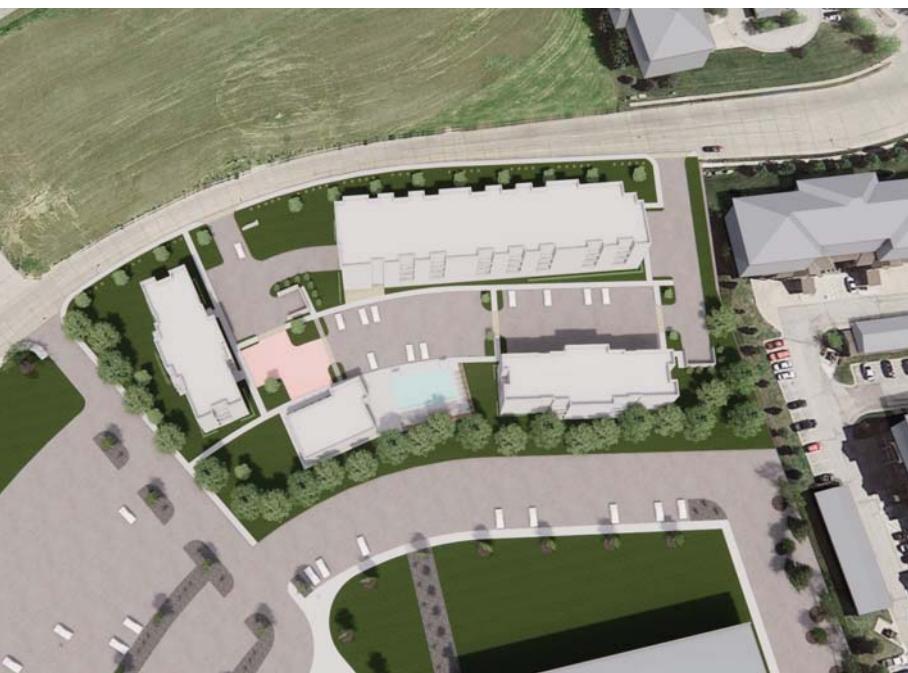


BUILDING B - AXON



BUILDING C - AXON





Issue Date: 9/30/2020
Project Number: 20084
Design Phase: Programming

BURLINGTON CAPITAL - STRECK HOUSING

OPTION 8 RENDERINGS

HBA
HOLLAND BASHAM ARCHITECTS