

AGENDA ITEM 4A

**Comprehensive Plan Future Land Use Map
Amendment – 8001 S. 132nd Street and associated
ROW – Steve LaHood**

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AGENDA ITEM 4B

**Zoning Map Amendment – 8001 S. 132nd Street
and associated ROW – Steve LaHood**



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

CASE NUMBERS: PCPA21-0001 & PRZ21-0001; FOR HEARING ON: JANUARY 6, 2022
REPORT PREPARED ON: DECEMBER 28, 2021

I. GENERAL INFORMATION

A. APPLICANT(S):

Steve LaHood
15939 Yates Street
Omaha, NE 68116

B. PROPERTY OWNER:

Steve LaHood
15939 Yates Street
Omaha, NE 68116

C. LOCATION: 8001 S. 132nd Street, Omaha, NE 68138; located southeast of the intersection of S. 132nd Street and Centech Plaza.

D. LEGAL DESCRIPTION: Tax Lot 6B 18-14-12

E. REQUESTED ACTION(S): Approval of an amendment to the Future Land Use Map of La Vista's Comprehensive Plan to designate the property for future industrial use; and approval of a zoning map amendment to rezone the property from R-3 High-Density Residential and Gateway Corridor District (Overlay District) to I-1 Light Industrial and Gateway Corridor District (Overlay District).

F. EXISTING ZONING AND LAND USE: R-3 High-Density Residential and Gateway Corridor District (Overlay District). This property contains an abandoned pumphouse previously owned and operated by Metropolitan Utilities District (MUD).

G. PURPOSE OF REQUEST: Mr. LaHood seeks to convert the existing structure (old MUD pumphouse) into an artist studio space (a place to paint and store his artwork) by adding a second story to the structure, bringing it into compliance with building and life safety codes, and constructing some additional site improvements.

H. SIZE OF SITE: Approximately 0.05 acres.

II. BACKGROUND INFORMATION

A. 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	High-Density Residential	R-3 High-Density Residential and Gateway Corridor District (Overlay District).	Andover Pointe Apartments
East	High-Density Residential	R-3 High-Density Residential and Gateway Corridor District (Overlay District).	Andover Pointe Apartments Property; Interstate 80
South	High-Density Residential	R-3 High-Density Residential and Gateway Corridor District (Overlay District).	Andover Pointe Apartments Property; Interstate 80
West	Industrial	I-1 Light Industrial	Centech Business Park (industrial park)

B. RELEVANT CASE HISTORY:

1. The applicant purchased the property from MUD in March of 2020.
2. The applicant obtained variances from La Vista's Board of Adjustment (BOA) on September 22, 2021 for several zoning requirements that would allow for construction activities to occur on the lot. These granted variances are noted in the site plan on page 6 of the development proposal presentation attached to this staff report as "Exhibit C". The granted variances include the following:
 - a. Allowing for a reduction in the minimum front yard setback from 60 feet (where parking would be present) to 27 feet on the north side, and from 35 feet to 10 feet on the west side, to match the current setbacks for the existing structure (Section 5.13.05.01);
 - b. Allowing for a reduction in the minimum side yard setback from 30 feet to 3 feet on the south side of the property, and from 30 feet to 22 feet on the east side, to match the current setbacks for the existing structure (Section 5.13.05.01);

- c. Allowing for a reduction in the minimum lot width for the I-1 Light Industrial District from 100 feet to 50 feet (Section 5.13.05.01) so that the property can be replatted as a legal lot;
- d. Allowing for a reduction in the minimum lot area for the I-1 Light Industrial District from 10,000 square feet to 2,500 square feet (Section 5.13.05.01) so that the property can be replatted as a legal lot if the property is rezoned to I-1 Light Industrial, as proposed;
- e. Waiver from Section 5.13.06.01 which requires that no parking or drives be located within 30 feet of a residential district, to allow for a place for parking on this lot. As the property is surrounded by residentially zoned land on the north and east sides (the only two sides with sufficient space to park a vehicle), and due to the small lot size, no parking of vehicles would be allowed without a variance from this requirement;
- f. Waiver from Section 7.17.03.02 which requires a landscaped area of 15 feet from the property line along all street frontages. This variance was granted for the north and west sides of the property. On the west side of the property there is only 10 feet between the property line and the existing structure, and on the north side of the property there is not sufficient room for both the 15 foot landscaping buffer and space to park a vehicle;
- g. Waiver from Section 7.17.03.03 which requires a landscaped area of 10 feet from the property line along all side yards. This variance was granted for the south side of the property. The existing structure is only setback 3 feet from the south side property line, so there is not sufficient room for the 10 foot landscaping buffer.

C. APPLICABLE REGULATIONS:

- 1. Section 5.13 of the City of La Vista Zoning Ordinance – I-1 Light Industrial Zoning District
- 2. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the La Vista Comprehensive Plan designates this property for high-density residential development. Prior to City Council consideration of the 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. This property will have driveway access to Centech Plaza. As Centech Plaza is a private drive, the applicant was required to obtain an ingress/egress easement from Edward Rose Development Company, LLC (the owners of the adjacent property and access drive). This easement was granted and recorded on May 10, 2021.

D. UTILITIES:

1. The property will have access to all necessary utilities. Exact locations for all utilities will be determined through the future replat process.

E. PARKING REQUIREMENTS:

1. All development activity will need to meet the minimum parking requirements of the underlying zoning district.

IV. REVIEW COMMENTS:

A. Pending approval of these applications for a Future Land Use Map amendment and Zoning Map amendment, the following subsequent steps would need to occur for Mr. LaHood to make the improvements and utilize the property as intended:

1. Separate preliminary and final plats to make the lot a legal lot of record (which must occur to allow for the construction activities);
2. The proposed exterior improvements would need to be approved through the City's design review process as this lot sits within the City's Gateway Corridor Overlay District; and
3. Additional items would be required for the building permit, including an engineering report for the existing structure and items relating to utilities and stormwater.

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.

VI. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the 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.

VII. ATTACHMENTS TO REPORT:

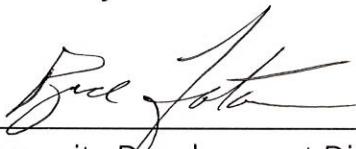
- A. Vicinity Map – Comprehensive Plan Future Land Use Map Amendment
- B. Vicinity Map – Zoning Map Amendment
- C. Development Proposal Presentation

VIII. COPIES OF REPORT SENT TO:

- A. Steve LaHood
- B. Public Upon Request



Prepared by: Assistant Planner

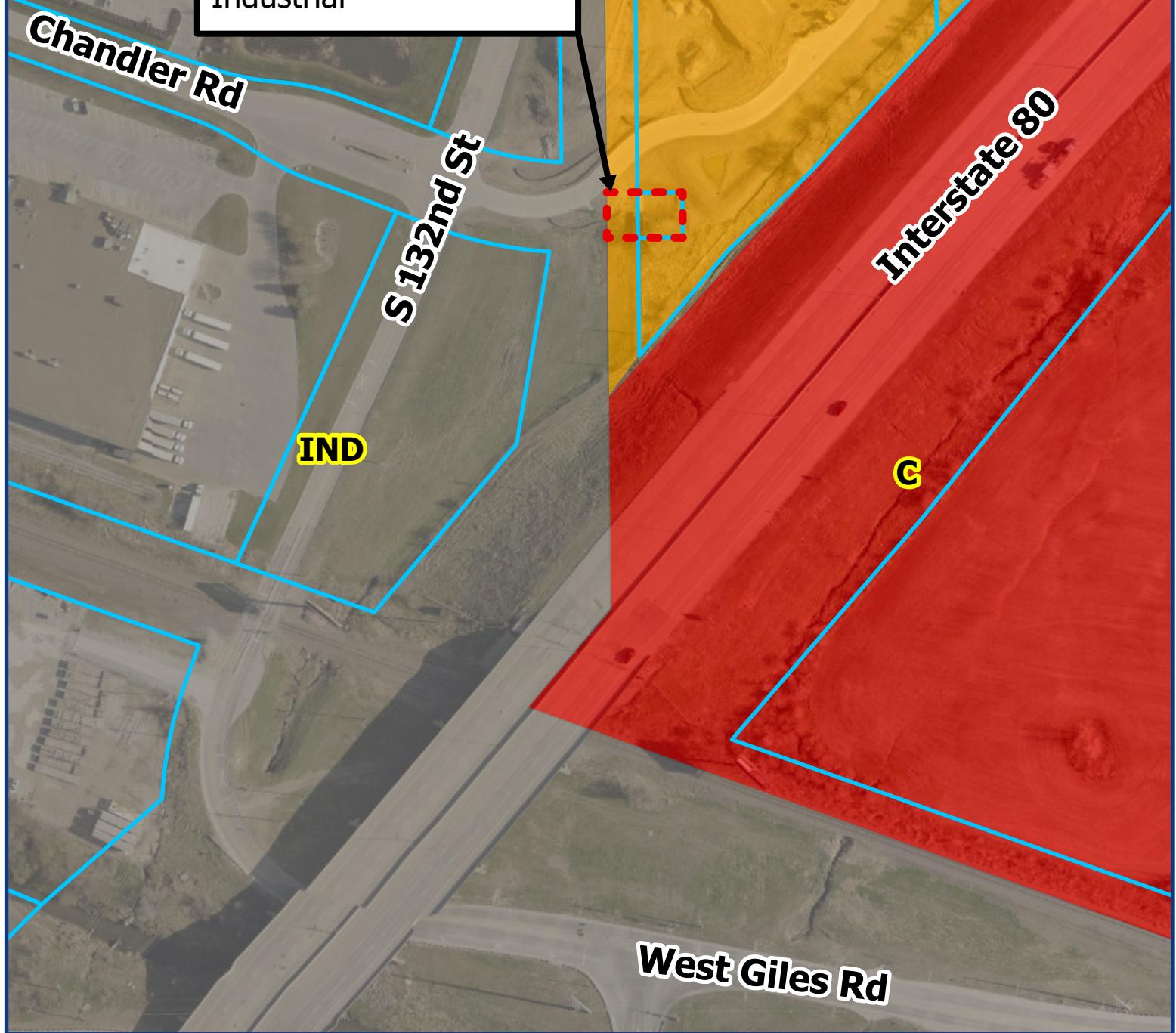


12/29/21

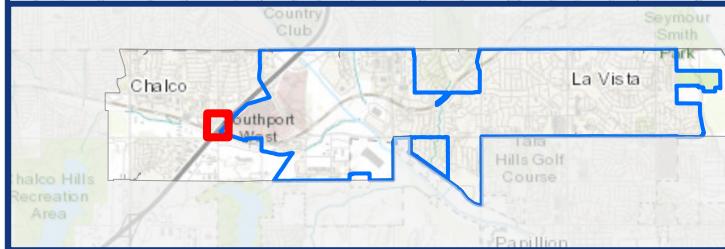
Community Development Director

Date

Amend Future Land Use designation from High-Density Residential to Industrial



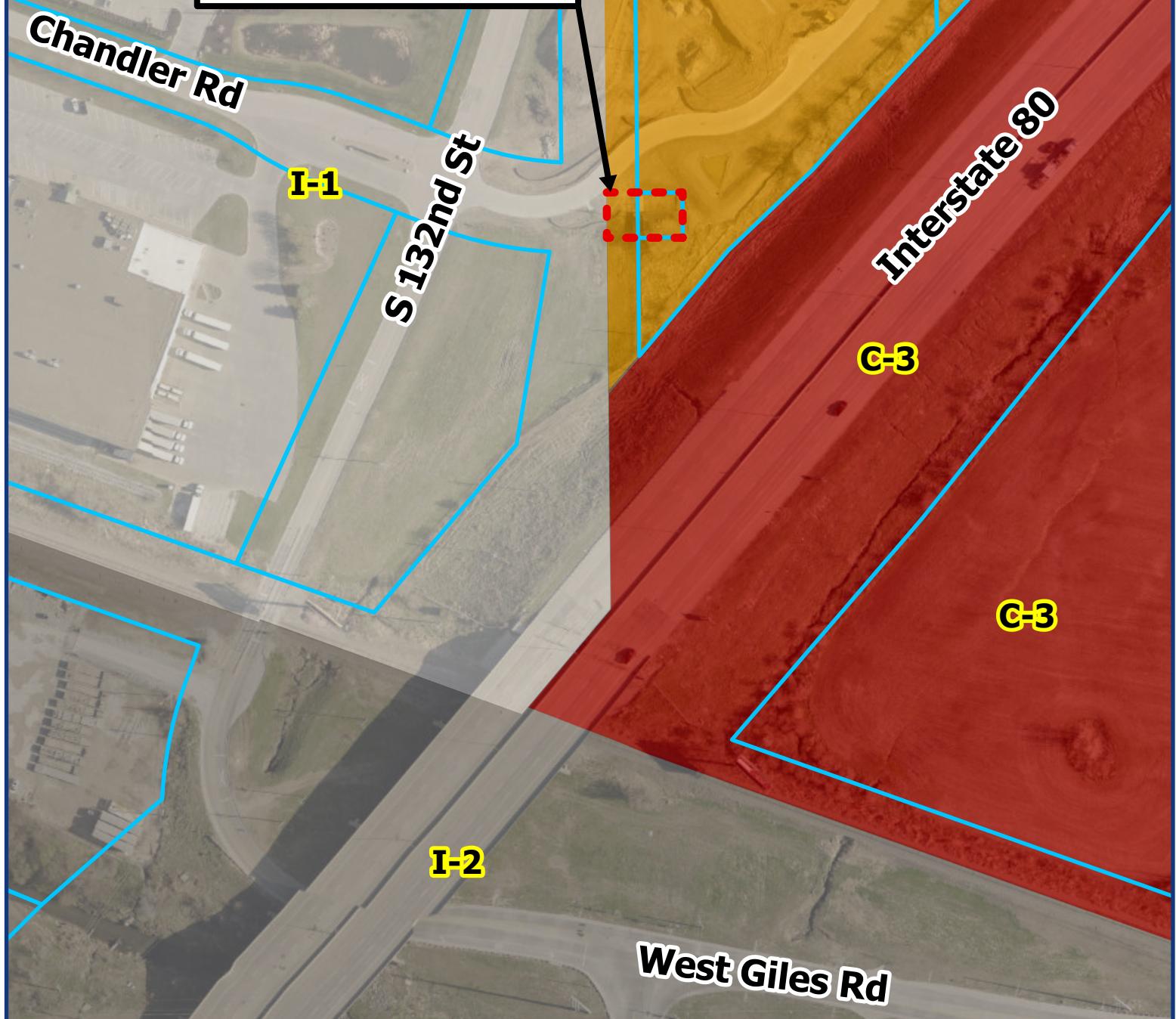
Future Land Use Map Amendment - Steve LaHood App. Exhibit



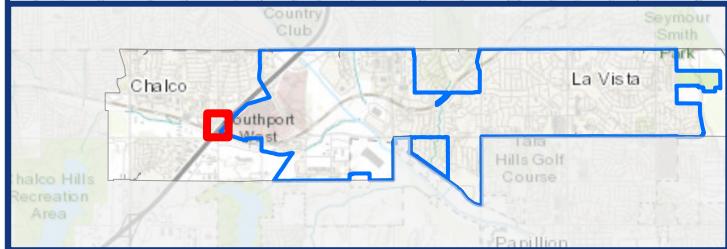
Legend

- La Vista Parcels
- Proposed Amendment Area

Rezone from R-3 High-Density Residential to I-1 Light Industrial



Zoning Map Amendment - Steve LaHood Application Exhibit



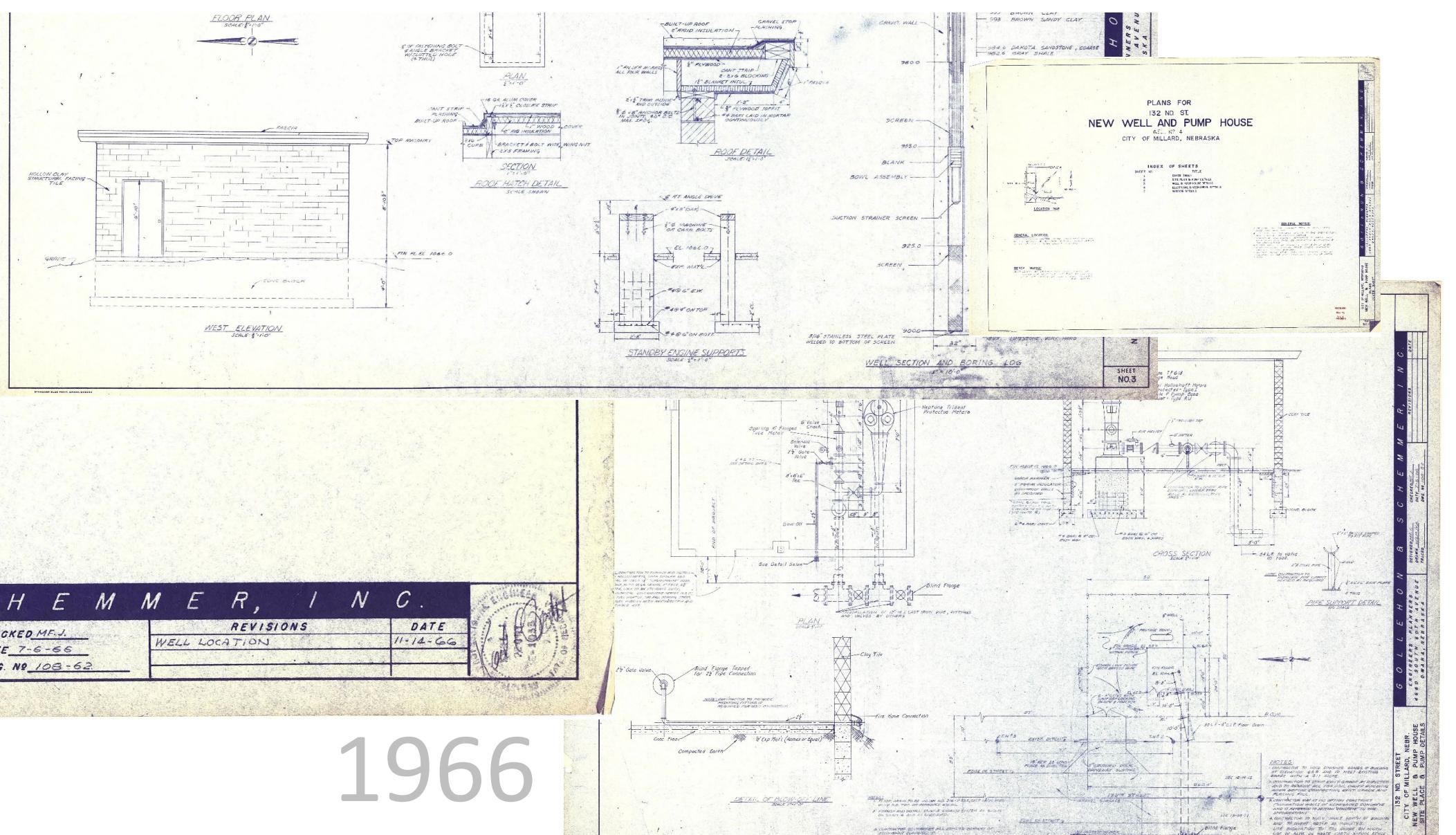
Legend

- La Vista Parcels
- Proposed Rezoning Area

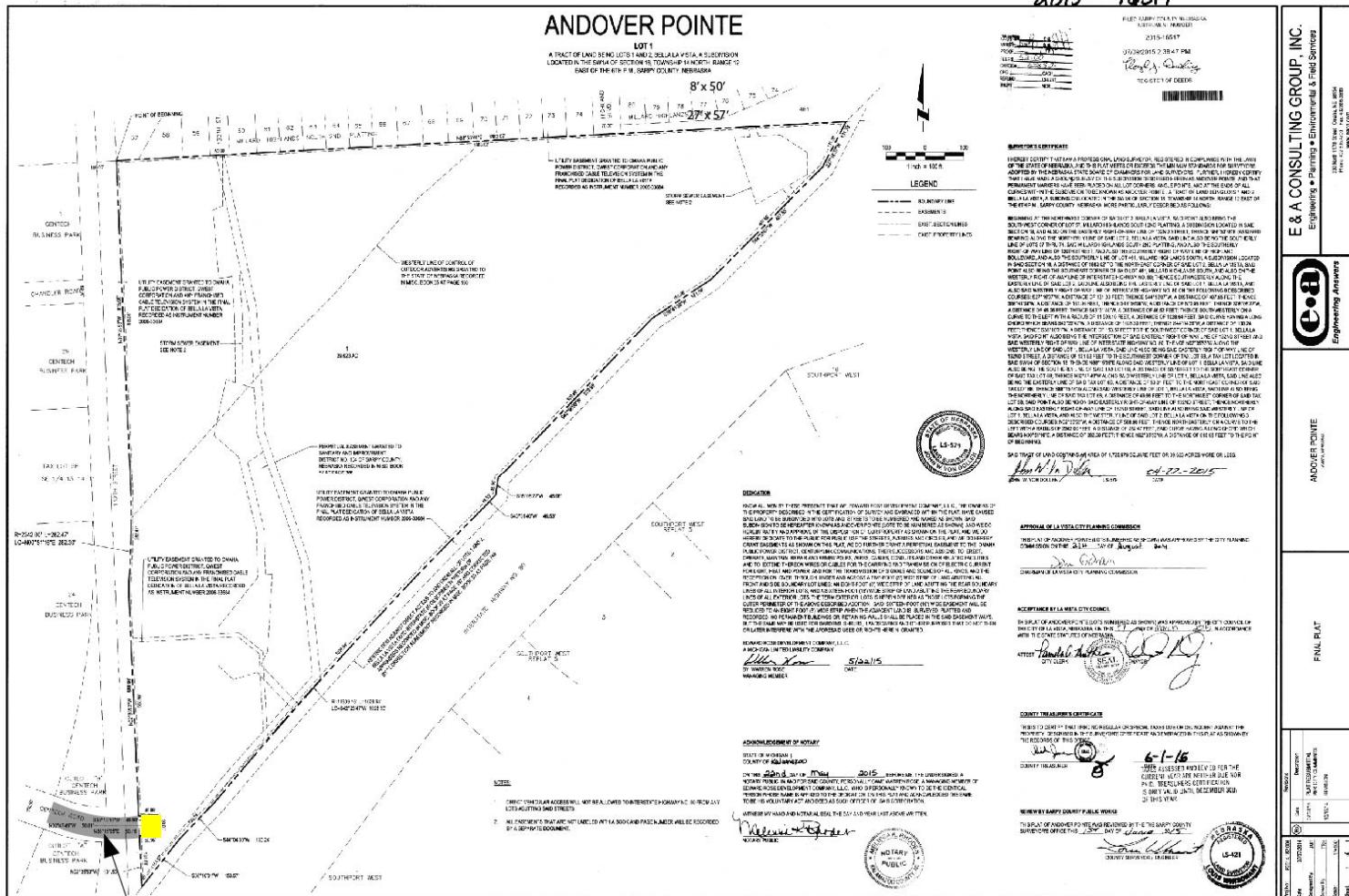


Proposed Renovation/Addition

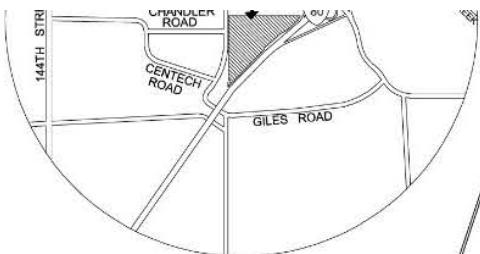
Well House



Context/Location



Area of easement



CENTECH ROAD

S 132nd Street

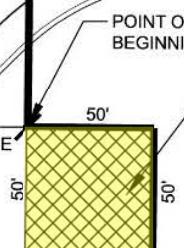
OUTLOT B

OUTLOT A

Access
Easement
Area

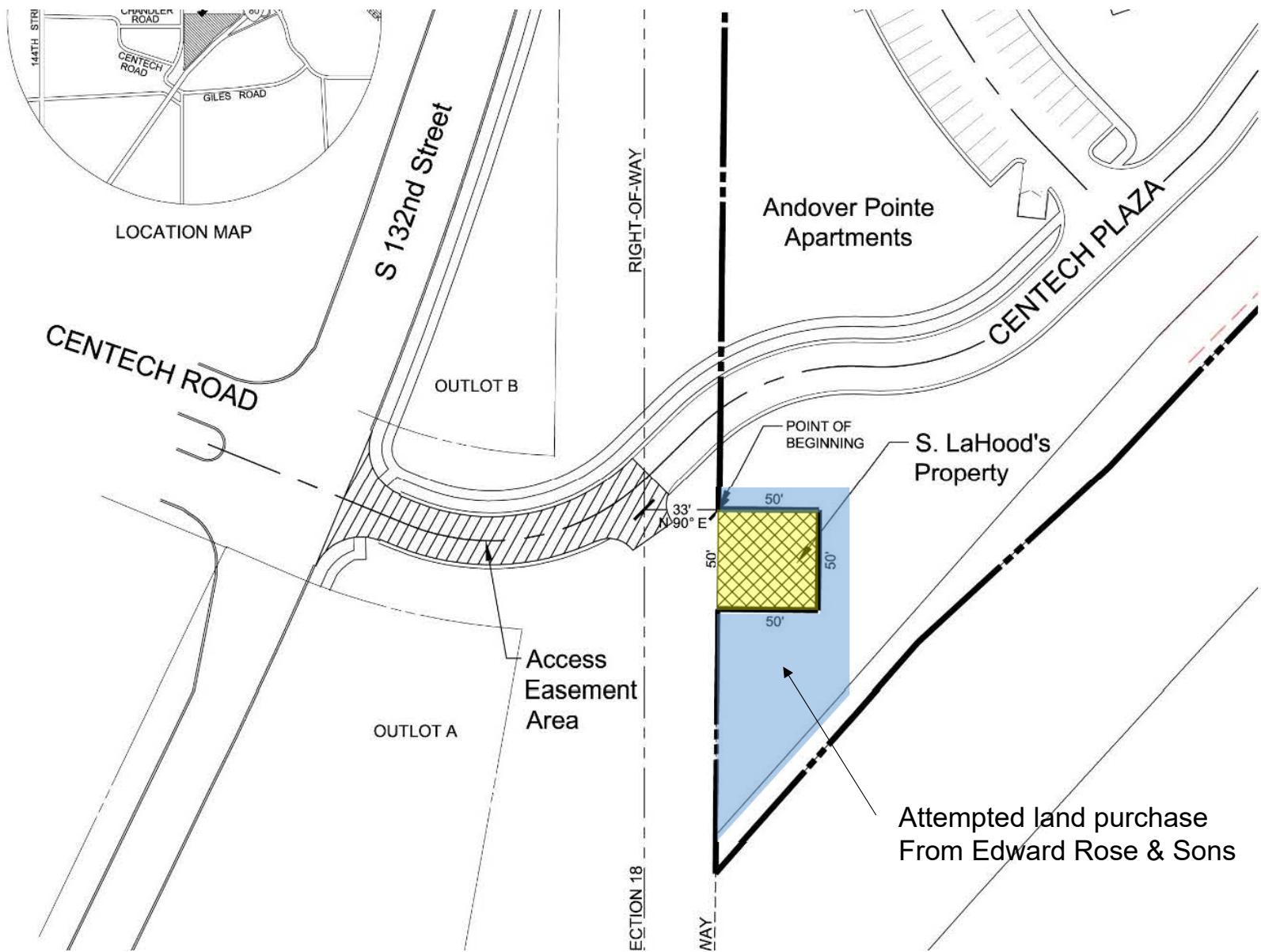
RIGHT-OF-WAY ECTION 18 NAY

Andover Pointe
Apartments



S. LaHood's
Property

CENTECH PLAZA



Variances Received by the La Vista Board of Adjustment

- Building setbacks - 35' (or 60') front yard setbacks and 30' side yard setback

- Lot width minimum - 100 ft.

- Lot area of 10,000 sq ft.

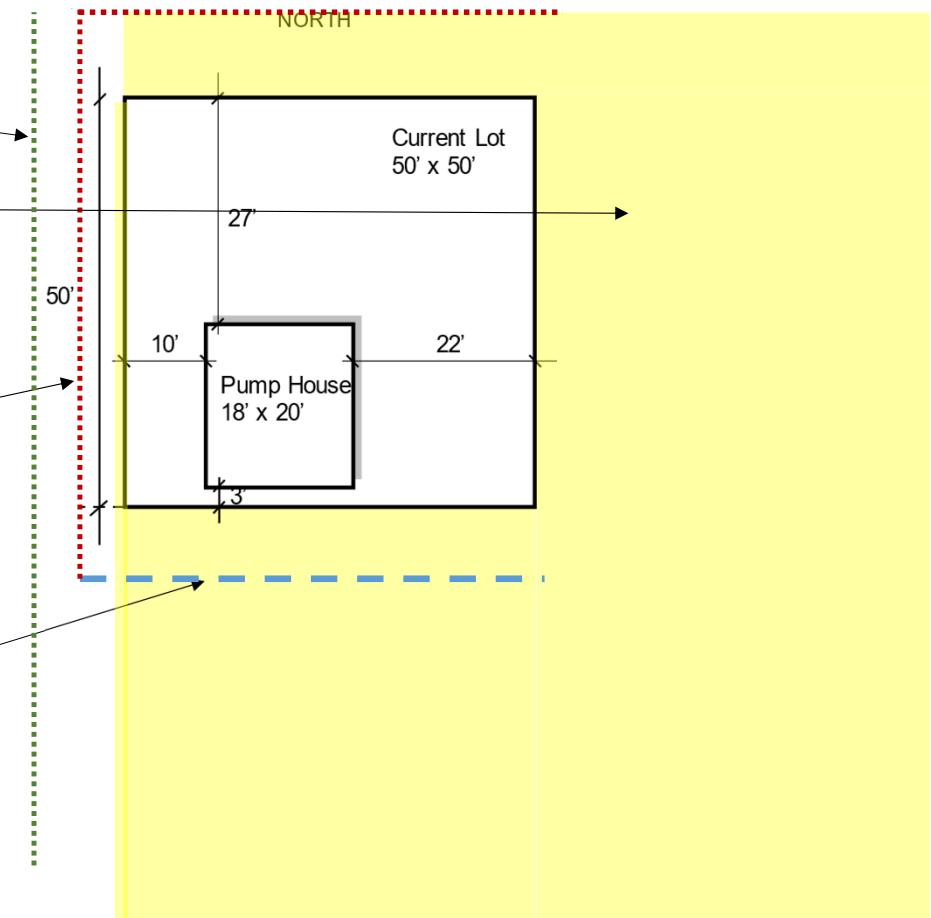
- Section 5.13.06.01. Parking no closer than (30) feet

- Section 7.17.03.02

Required landscaped area of 15' from the property line along all street frontages (variance necessary for west side and north side).

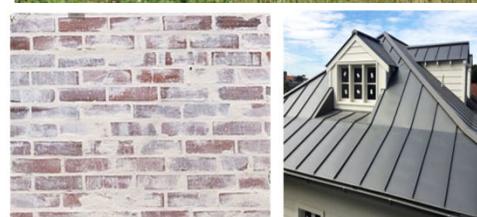
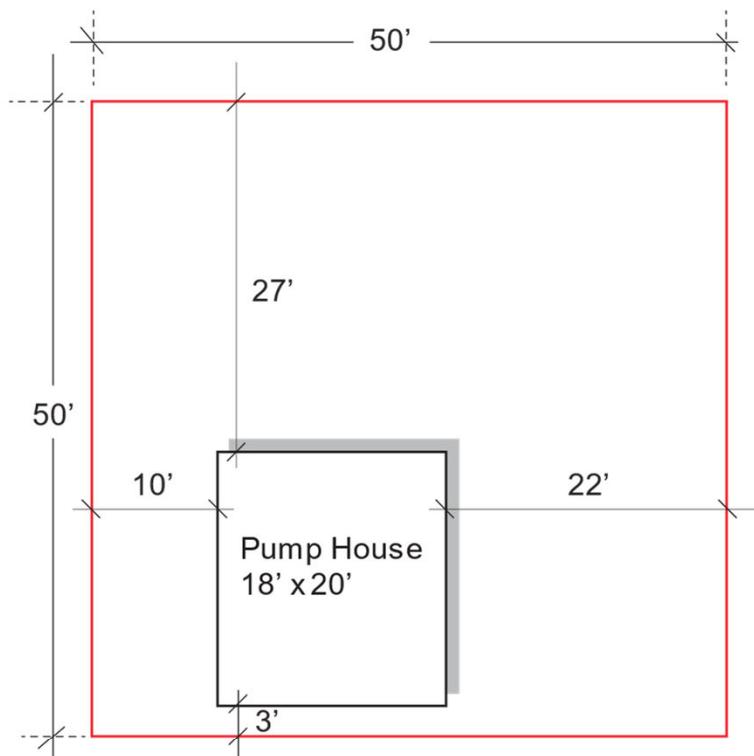
- Section 7.17.03.03

Required landscaping area of 10' from the property line along all side yards (variance necessary for the south side)

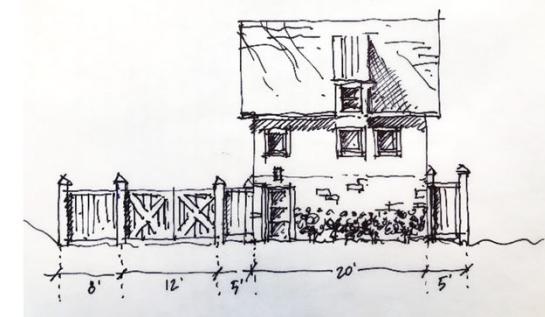


Existing Condition

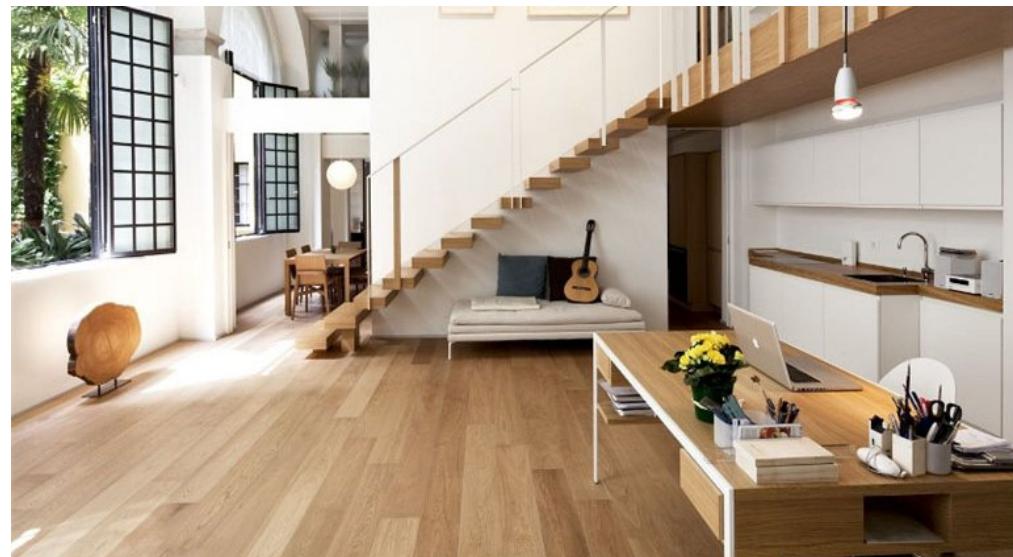




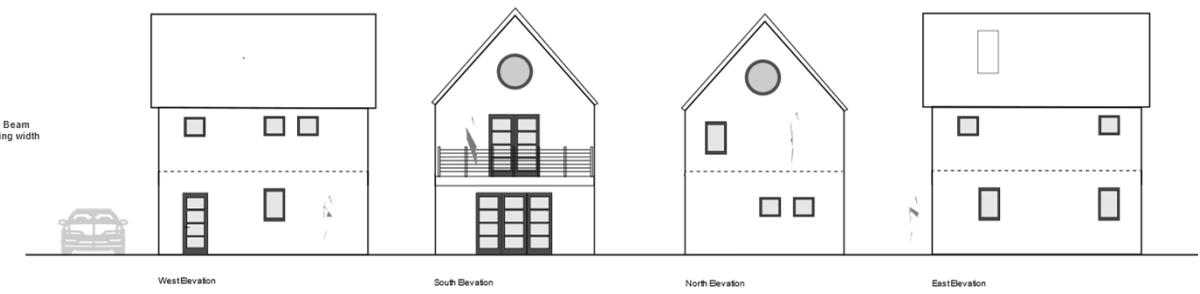
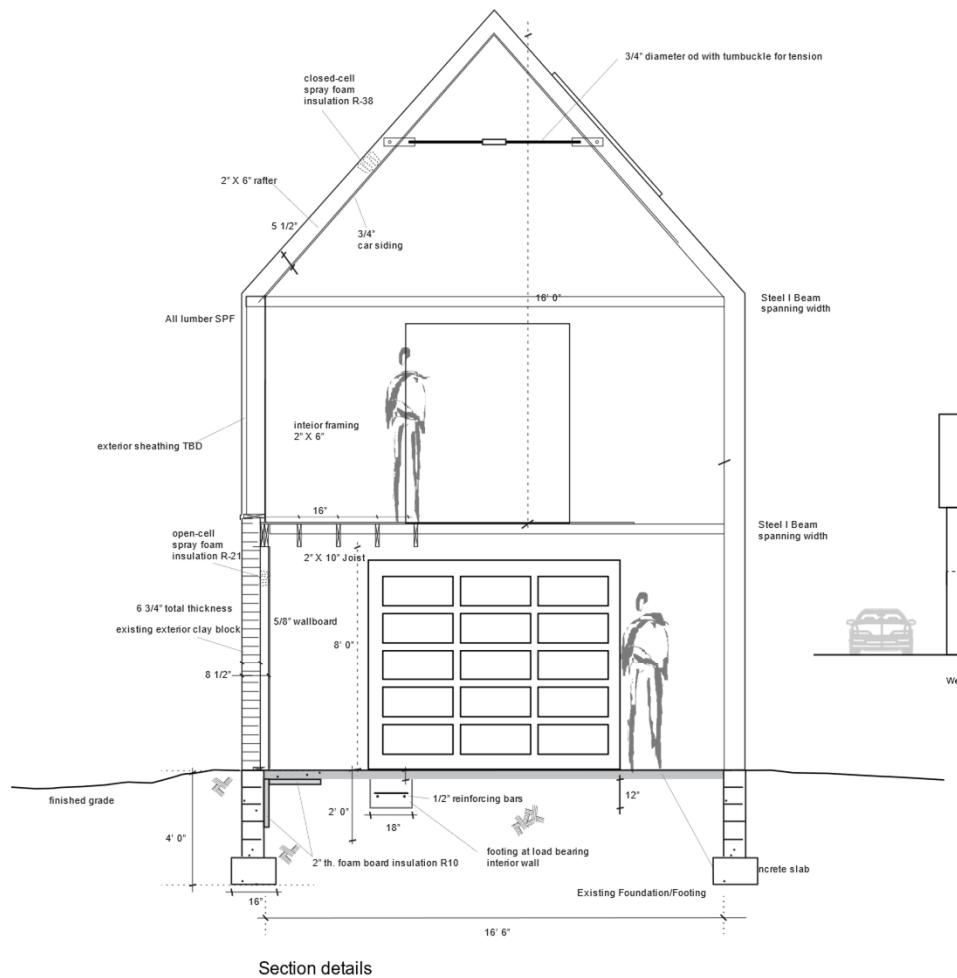
Concept materials/scale

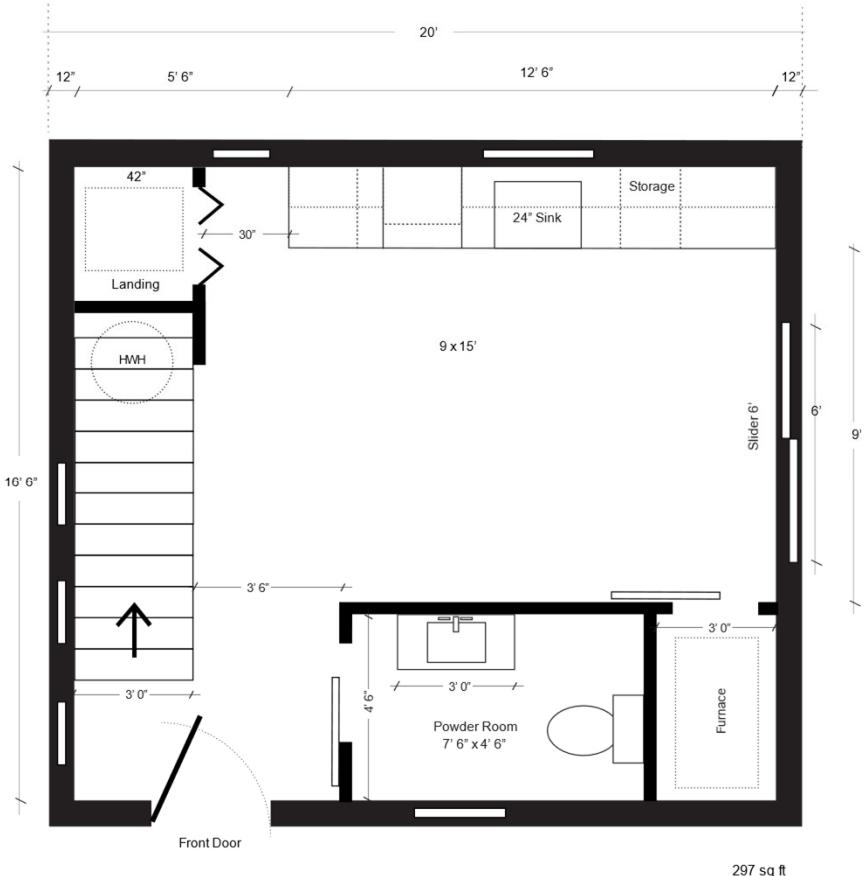




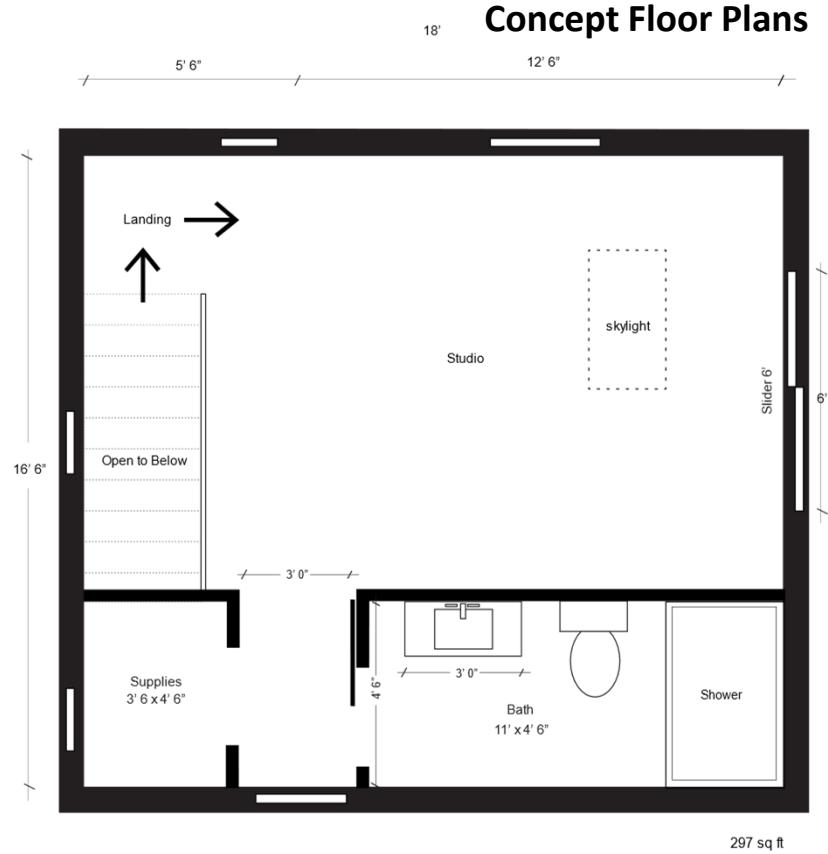


Concept Elevations/details





Ground



Level 2

Concept Floor Plans