

AGENDA ITEM 4D

**Public Hearing for Zoning Map Amendment - Tax
Lot 14 19 - 14 - 12 and part of Tax Lot 8 18 - 14 - 12 -
Pink Investments LLC**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2016-ZMA-01

FOR HEARING OF: February 18, 2016
Report Prepared on: February 9, 2016

I. GENERAL INFORMATION

A. APPLICANT:

Pink Investments LLC
4920 S. 66th Plaza
Omaha, NE 68177

B. PROPERTY OWNER:

Pink Investments LLC
4920 S. 66th Plaza
Omaha, NE 68177

C. LOCATION: Southwest of the intersection of Giles Road and West Giles Road.

D. LEGAL DESCRIPTION: Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12

E. REQUESTED ACTION(S): Rezoning of Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12 to match the proposed lot lines of Lots 2-4 of Gary and Debbie Pink No. 3.

F. EXISTING ZONING AND LAND USE:

Lot 2 Gary & Debbie Pink No. 2: C-2 General Commercial with a Gateway Corridor Overlay (Overlay District); Vacant
Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12: C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant

G. PURPOSE OF REQUEST: Rezoning of Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12 to match the proposed lot lines of Lots 2-4 of Gary and Debbie Pink No. 3.

H. SIZE OF SITE: 9.19 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently vacant. The land has a gradual downward slope towards the southwest.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** Southport West, C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay

District) and a Gateway Corridor Overlay (Overlay District); Vacant

2. **East:** American National Bank and Summer Kitchen; C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District); Bank and Restaurant

3. **South:** Papio Valley Business Park; I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Light Industrial uses.

4. **West:** Lot 2 Gary & Debbie Pink No. 2; C-2 General Commercial with a Gateway Corridor Overlay (Overlay District); Vacant

C. RELEVANT CASE HISTORY:

1. On January 4, 2011 the City approved of the rezoning of Lots 1 & 2 of Gary and Debbie Pink No. 2 from C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District) to C-2 General Commercial with a Gateway Corridor Overlay (Overlay District)

D. APPLICABLE REGULATIONS:

1. Section 5.11 of the Zoning Regulations – C-2 General Commercial District
2. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. One access point exists along West Giles Road at the intersection of West Giles Road and South 125th Street. An access easement, dedicated via the plat, will allow internal circulation between the lots.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along West Giles Road.

IV. REVIEW COMMENTS:

1. The proposed rezoning is intended to match the zoning districts with the lot lines of the proposed Replat - Gary and Debbie Pink No. 3. Lots 1, 2, and 3 will be zoned C-2 General Commercial with a Gateway Corridor District (Overlay District), Lot 4 will be zoned C-

3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District).

V. STAFF RECOMMENDATION – Rezoning:

Approval of the Zoning Map Amendment as the request is consistent with the City of La Vista Comprehensive Plan and the City of La Vista Zoning Regulations.

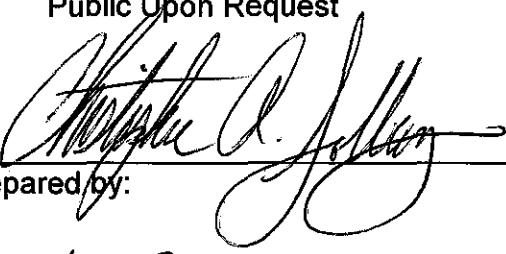
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Rezoning Map submitted by applicant
3. Proposed City of La Vista Zoning Map

VII. COPIES OF REPORT SENT TO:

1. Dean A. Jaeger, Thompson, Dreessen and Dorner, Inc.
2. John Pink, Pink Investments, LLC
3. Public Upon Request

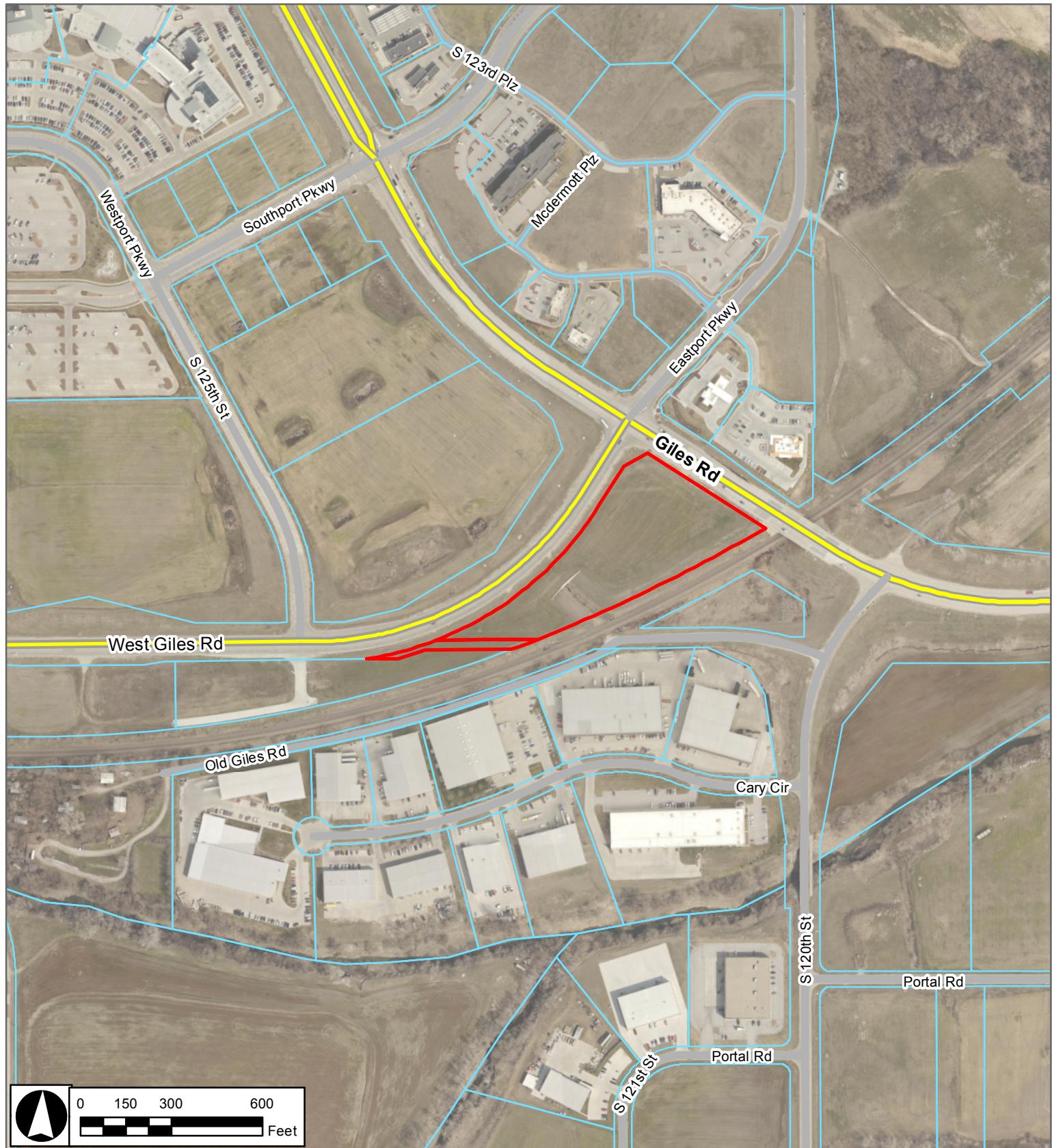
Prepared by:


John Pink

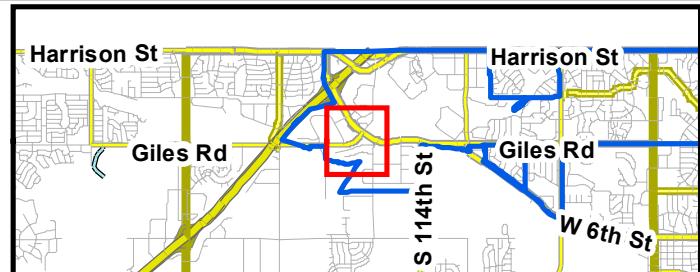
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Community Development Director

Date



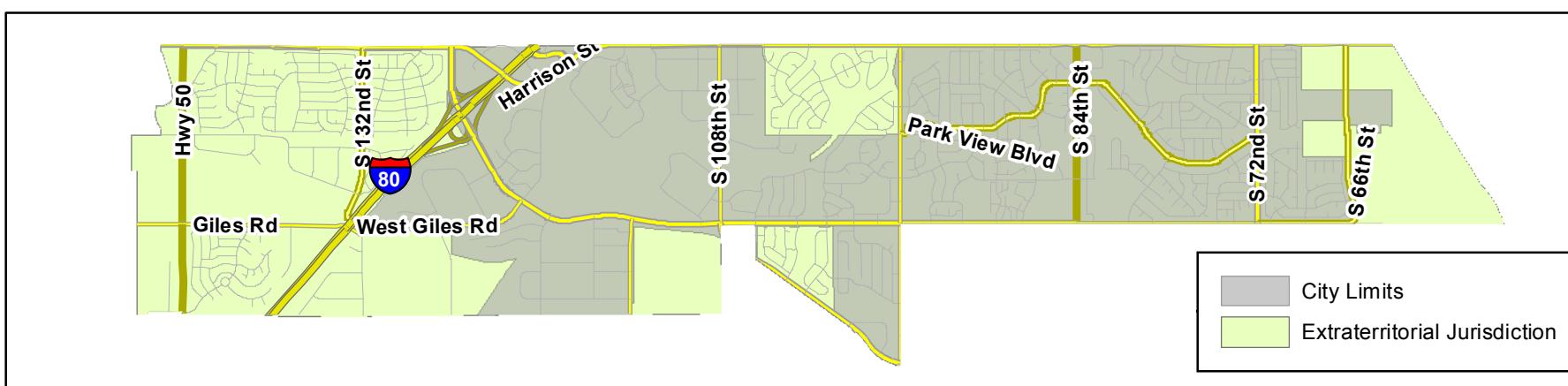
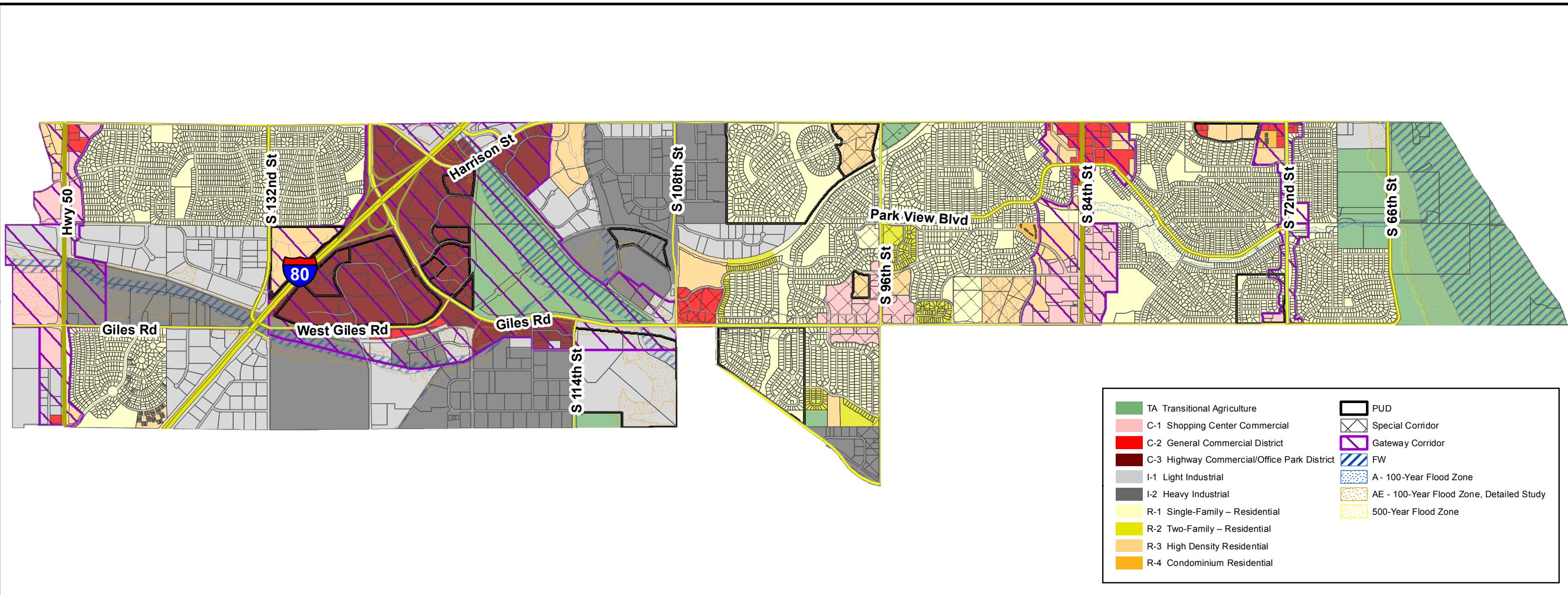
Project Vicinity Map



2016-ZMA-01

02-18-2016
CSB





**City of La Vista
Official Zoning Map
Adopted 03/15/2016
Ordinance Number _____**

5-14-2015	Drawn By: CSB