

AGENDA ITEM 4D

**Public Hearing for Zoning Map Amendment – Lot 8
Val Vista Replat Four – Torco Enterprises, Inc.**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-ZMA-04

For Hearing of: September 15, 2016
Report Prepared on: September 7, 2016

I. GENERAL INFORMATION

A. APPLICANT:

Torco Enterprises, Inc.
10305 Chandler Circle
La Vista, NE 68128

B. PROPERTY OWNER:

Torco Enterprises, Inc.
10305 Chandler Circle
La Vista, NE 68128

C. LOCATION: Northeast of the intersection of Chandler Road and Chandler Circle.

D. LEGAL DESCRIPTION: Lot 8, Val Vista Replat Four

E. REQUESTED ACTION(S): Rezoning of Lot 8, Val Vista Replat Four from I-1 Light Industrial to I-2 Heavy Industrial

F. EXISTING ZONING AND LAND USE:

I-1 Light Industrial, Facilities for Heavy Construction Contractors

G. PURPOSE OF REQUEST: Rezoning of Lot 8, Val Vista Replat Four from I-1 Light Industrial to I-2 Heavy Industrial to allow for the current non-conforming use as a Facilities for Heavy Construction Contractors.

H. SIZE OF SITE: 3.68 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property has one building with associated parking. The land is relatively flat with an increasing downward slope towards the eastern lot line.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** Cimarron Woods, R-1 Single-Family Residential; Single-family houses
2. **East:** Outlot E, Val Vista Industrial Park; I-1 Light Industrial; Vacant (outlot)
3. **South:** Val Vista Industrial Park; I-1 Light Industrial; Various light industrial uses.

4. **West:** Val Vista Industrial Park; I-1 Light Industrial; Various light industrial uses.

C. RELEVANT CASE HISTORY:

1. On May 20, 2016 the Chief Building Official supplied the applicant with a letter informing the owner of the property's non-conformance with the Zoning Regulations. A copy of this letter is attached to the report.

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
2. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District

III. ANALYSIS

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

The proposed rezoning does not comply with the following goals and priorities listed within the Comprehensive Plan:

1. Land Use and Physical Features – Policy #1: Establish and maintain land use development patterns and densities that conform with the desires and needs of the residents.
2. Land Use and Physical Features – Policy #6: Promote land uses which maintain and provide a safe and sanitary environment, free of air, water, and noise pollution.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. One access point exists from Chandler Circle.

D. UTILITIES:

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

IV. REVIEW COMMENTS:

1. The applicant commenced the current use of the property (Facilities for Heavy Construction Contractors) without first requesting zoning approval of the use from the Planning Department.
2. The property is directly adjacent to the Cimarron Woods neighborhood on the north. Activity associated with the use of the property as a facility for a heavy construction contractor has generated complaints from the neighborhood, resulting in an enforcement notice to the property owner.
3. In addition to the current zoning non-conformance, the applicant's property is also in non-compliance with Sections 5.13.06.03, 5.13.06.04 and 7.05.03 of the Zoning Ordinance. A letter was sent

to the property owner regarding these issues on May 20, 2016. A copy of this letter is attached to the report.

4. Considerations for rezoning of the property must include an analysis of all permitted uses of the I-2 Heavy Industrial District, and the potential impacts of these uses on the adjoining residential neighborhood to the north.
5. The term "spot zoning" is a descriptive term applied to any rezoning that results in a small piece of land, such as a single lot, having a different zoning designation than surrounding parcels. A rezoning of this type can be challenged legally if it conveys benefits to one land owner without considering the general welfare of others, and if it is not consistent with the Comprehensive Plan.

V. STAFF RECOMMENDATION – Rezoning:

Staff recommends denial of the Zoning Map Amendment as the request is not consistent with the City of La Vista Comprehensive Plan and may be consistent with the definition of illegal spot zoning if approved.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map Depicting Changes to City of La Vista Zoning Map
2. May 20, 2016 letter to Torco Enterprises, Inc.

VII. COPIES OF REPORT SENT TO:

1. Brian Torczon, Torco Enterprises, Inc.
2. Doug Dressen, Thompson, Dreessen and Dorner
3. Public Upon Request

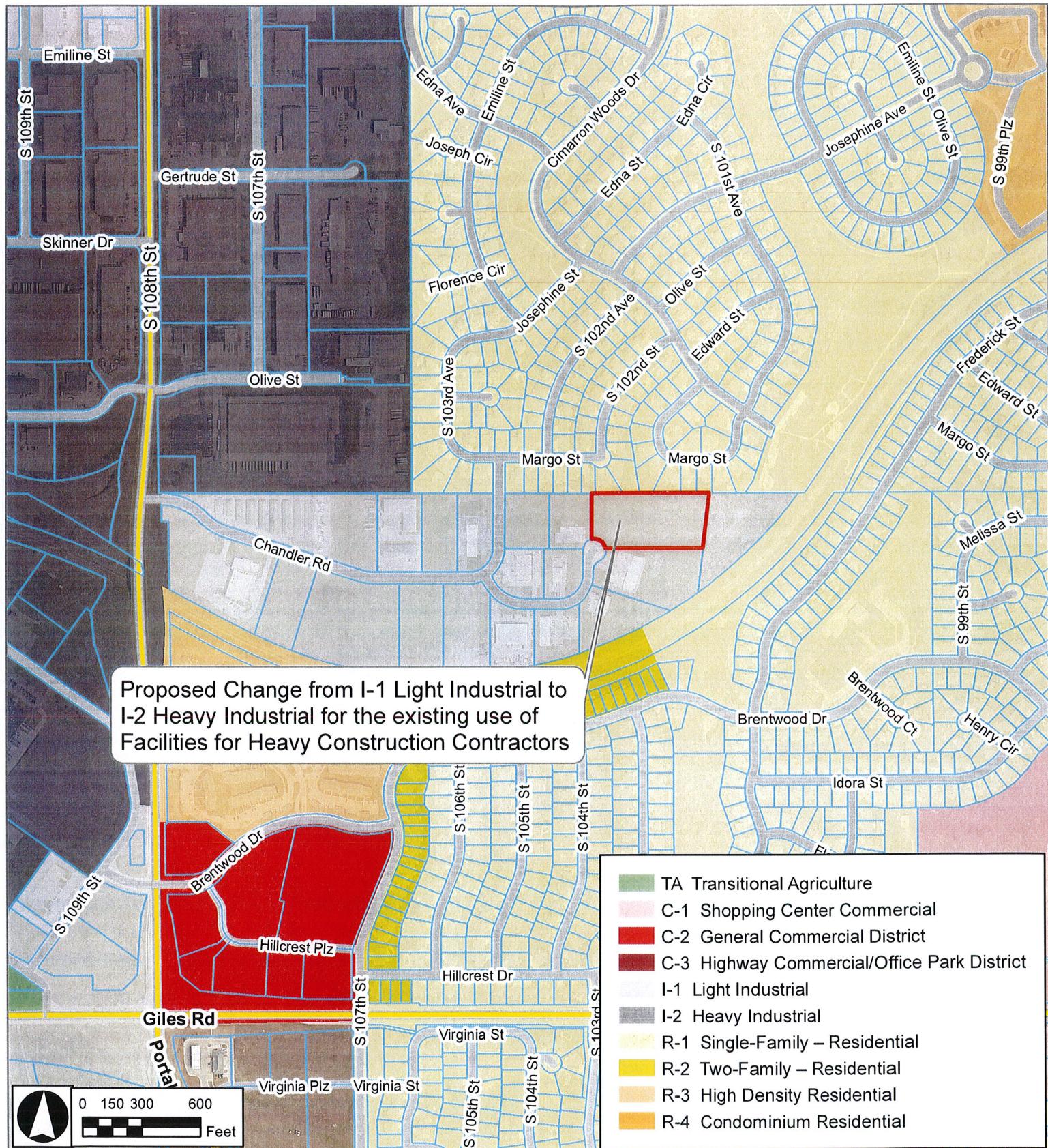
Prepared by:


Amie Pach

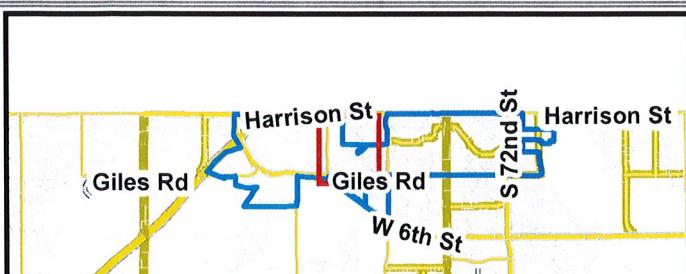
9-8-16

Community Development Director

Date



Project Vicinity Map



Val Vista Industrial Park Zoning Map Amendment Proposed I-1 to I-2

9-7-2016



May 20, 2016

Mr. Brian Torczon
Torco Enterprises, Inc
10305 Chandler Circle
La Vista NE 68128

RE: Violation of Zoning Code-Lot 8 Val Vista Replat Four

Mr. Torczon

In response to two citizen complaints, the Community Development Director and I have visited 10305 Chandler Circle to inspect potential violations of the City of La Vista's Zoning Code.

We have found that Torco Enterprises, Inc. to be in violation of the following:

The use of the property as: *Facilities for heavy construction contractors*. This use is not permitted within the I-1 Light Industrial District.

Section 5.13.06.03 Use Limitations (in I-1 Zoning District)

No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.

Section 4.13.06.04

No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noises or vibrations, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling. (Ordinance No. 1053, 1-15-08)

Section 7.05.03

All parking spaces for residential, commercial, industrial, public, or quasi-public uses shall be paved with asphalt or concrete.

Failure of Torco Enterprises, Inc to comply with these regulations shall be subject to the enforcement remedies provided by law. If the violations have not been corrected

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

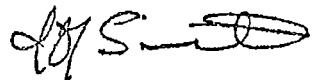
Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

within sixty (60) days from the date of this letter, the City shall take other lawful actions as is necessary to remedy the violation including removal of any such violations. This also may include a fine of \$100 per day for each and every day of non-compliance per violation.

If you have any questions regarding this matter, please contact myself or Chris Solberg at 402-331-4343.

Sincerely,



Jeff Sinnott
Chief Building Official

CC: Christopher Solberg-City Planner