

CITY OF LA VISTA
PLANNING COMMISSION MINUTES
APRIL 19, 2007

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, April 19, 2007 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Andsager, Rizzo, Horihan, Carcich, and Gahan. Also in attendance were City Engineer John Kottman, Community Development Director Ann Birch, and City Planner Marcus Baker.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Chairperson Krzywicki at 7:00 p.m. A copy of the agenda and staff report was made available to the public.

2. Approval of Meeting Minutes – March 15, 2007

Carcich motioned to approve the minutes of March 15, 2007. Rizzo seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried.

3. Old Business

None.

4. New Business

A. An amendment to the PUD Plan for Lots 1-10, Southport East Replat Six, located in Section 18, T-14-N, R12-E, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. **Staff Report:** The public hearing was continued from the March 15th meeting to consider amendments proposed by staff to the PUD Plan for Southport East Replat Six. The original PUD Plan was drafted by the developer of Replat Six, however as staff has worked with the plan several provisions have been noted which conflict with the Southport East Design Guidelines. In general, the sections of the plan governing setbacks, landscaping and signage have been revised; other revisions are proposed for the sake of simplicity, consistency of language, or were unnecessary (such as some of the definitions).

A new application has recently been received for a replat and PUD site plan amendment for a portion of this area. This request is preliminarily scheduled for the May 17th Planning Commission meeting. In order to avoid multiple amendments to the PUD plan for this area, staff is recommending this draft be continued to the May 17th meeting so that it may be reviewed for consistency with the new replat and site plan.

Staff recommends continuance to the May 17, 2007 Planning Commission meeting.

ii. **Public Hearing:** Continued from last meeting.

iii. **Recommendation:** Rizzo motioned to recommend continuance to the May 17, 2007 Planning Commission meeting. Carcich seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried.

B. An amendment the PUD Plan for Lots 1-3, Southport East Replat Seven, located in Section 18, T-14-N, R-12-E, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. **Staff Report:** The public hearing was continued from the March 15th meeting to consider amendments proposed by staff to the PUD Plan for Southport East Replat Seven. The original PUD Plan was drafted by the developer of Replat Seven however as staff has worked with the plan several provisions have been noted which conflict with the Southport East Design Guidelines. In general, the sections of the plan governing setbacks, landscaping and signage have been revised; other revisions are proposed for the sake of simplicity, consistency of language, or were unnecessary (such as some of the definitions).

The draft of the proposed amendments was mailed to the property owner(s) and comments have been received. Staff has reviewed the comments and incorporated several additional changes which are noted by yellow hi-lighting. Page 4 has been revised and proposes to exempt Appendix E in the design guidelines.

Kottman clarified that the current design guidelines for this property would not have required the 25% green space in this PUD. In affect, what is being said is that this PUD desires the 25% green space and would in lieu give up on the location of providing it along the property line. It would be an exchange in affect.

Krzywicki stated that an earlier deletion was the removal of the requirement for minimum tree and shrub requirements. Birch stated that it is still in affect and is found in the Southport East design guidelines.

Staff recommends approval of the proposed PUD amendments to the City Council as the PUD Plan complies with the intent of the Zoning Ordinance.

Ron Smith, President of RS Land Development was present to say he had met with the city and all that was discussed was in the documents.

ii. **Public Hearing:** Rizzo motioned to close the public hearing at 7:11 p.m. Carcich seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried.

iii. **Recommendation:** Gahan motioned to recommend approval of the proposed PUD amendments to the City Council as the PUD Plan complies with the intent of the Zoning Ordinance. Andsager seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried.

This item will tentatively be scheduled to appear on the City Council of May 15, 2007.

C. Updated Future Land Use Map for the City of La Vista.

i. **Staff Report:** A public hearing was continued from the March 15, 2007 Planning Commission meeting due to some delays in finalizing the map. Enclosed is a final draft of the new Future Land Use Map for the City of La Vista and the two-mile extraterritorial jurisdiction.

Staff is amending their recommendation to continue pending any additional revisions or comments received after reviewing the final draft map.

ii. **Public Hearing:** Continued from last meeting. Horihan commented that a trail network noted in the Park and Rec Master Plan should be added from Cimarron Woods, through Val Vista to Portal Ridge. This is not shown as park space on the Future Land Use Map. Birch indicated that it would be added.

iii. **Recommendation:** Carcich motioned to recommend continuance to the May 17, 2007 Planning Commission meeting. Horihan seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried.

D. Updated Zoning Map for the City of La Vista.

i. **Staff Report:** A public hearing was continued from the March 15, 2007 Planning Commission meeting due to some delays in finalizing the map. Enclosed is a final draft of the new Zoning Map for the City of La Vista and the two-mile extraterritorial jurisdiction.

Staff is amending their recommendation to continue pending any additional revisions or comments received after reviewing the final draft map.

ii. **Public Hearing:** Continued from last meeting. Krzywicki asked if the Gateway Corridor ended on the zoning map about 100th Street and Giles? Birch said it becomes a sub-district along 96th Street and becomes a Giles Road sub-area. Horihan asked for an explanation. Birch said Giles Road sub-area has additional requirements in the code, and is intended to be supplemental to the design standards.

iii. **Recommendation:** Gahan motioned to continue to the May 17, 2007 Planning Commission meeting. Horihan seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Motion carried.

5. Comments from the Floor.

Kryzwicki acknowledged two students from Creighton University who attended the meeting. They reported that attending a Planning Commission meeting was part of an assignment for one of their classes.

6. Comments from the Planning Commission.

Gahan asked if there was an update on a new business for the previous WalMart location. A discussion was held about the location, who owns, what can be brought in, how it is affecting other businesses in the area, and possibilities for a new business in the location.

The shut down of Long's business was also discussed. The city shut down the business as it did not meet a number of codes and ordered to clean up. The State Fire Marshall has issued an order to pull the tank, with a deadline of October 2007. The City is investigating all options to gain compliance.

Rizzo asked about the previous bakery at 84th and Giles. Community Development Director Birch stated there has been some interest, but nothing conclusive at this time.

7. Adjournment

Carcich motioned to adjourn. Kryzwicki informed the Planning Commission that they had received a resignation notice from Steve Roarty, due to business restraints. A replacement, living within the City limits is needed, and if anyone knows of someone who is interested – have them contact the City to have an application sent out. Rizzo seconded. Ayes: Andsager, Gahan, Carcich, Rizzo, Horihan, and Krzywicki. Nays: None. Motion carried. Meeting adjourned at 7:30 p.m.

Reviewed by Planning Commission: John Gahan

A handwritten signature in black ink, appearing to read "John Gahan".

Recording Secretary

Planning Commission Chair

Approval Date