

## **AGENDA ITEM 4 B**

**ZONING MAP AMENDMENT**

**TAX LOTS 6B AND 13**

**PROPOSED LOT 1 GARY & DEBBIE PINK ADDITION 2**

**PLANNING COMMISSION MEETING**

**NOVEMBER 18, 2010**



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

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CASE NUMBER:

FOR HEARING OF: November 18, 2010  
Report Prepared on: November 11, 2010

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Jeremy Fritz, Garden Fresh Vegetables

**B. PROPERTY OWNER:**

Gary L and Deborah A Pink

**C. LOCATION:**

South of West Giles Road, west of Westport Parkway.

**D. LEGAL DESCRIPTION:**

Tax Lots 6B and 13 in the NE ¼ of Section 19, T14N R12E of the 6<sup>th</sup> PM, Sarpy County, Nebraska

**E. REQUESTED ACTION(S):**

Rezone of property to C-2 – General Commercial District

**F. EXISTING ZONING AND LAND USE:**

C-3 – Highway Commercial / Office Park District, Vacant

**G. PURPOSE OF REQUEST:**

Development of an indoor farmers' market.

**H. SIZE OF SITE:**

6.32 acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Generally flat although gradually slopes up to the crest of a hill on the west end of the property; grass covered. Equipment and other items associated with Ping Grading are stored on the site.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Vacant – C-3
2. **East:** Vacant – C-3
3. **South:** Agricultural/Industrial – I-1/I-2
4. **West:** Vacant – I-1

**C. RELEVANT CASE HISTORY:** This property was rezoned from I-1 to C-3 on January 17, 2006.

**D. APPLICABLE REGULATIONS:**

1. Section 5.11 – C-2 General Commercial District

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map designates this property as commercial.

**B. OTHER PLANS: N/A**

**C. TRAFFIC AND ACCESS:**

1. The property has access to West Giles Road through two access points along the northern edge of the property.
2. Additional traffic improvements may be required upon development of the lots.

**D. UTILITIES:**

All utilities are available to the site.

**IV. REVIEW COMMENTS:**

1. The administrative plat creating the lot to which the rezoning will apply needs to be ready to record prior to the City Council taking action on the rezoning. If the rezoning is not approved, then the administrative plat would not need to be recorded.
2. There will be no significant change in impact on existing infrastructure such as utilities and roads as a result of this rezoning.

**V. STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning of Tax Lots 6B and 13 in the NE ¼ of Section 19, T14N R12E of the 6<sup>th</sup> PM, Sarpy County, Nebraska, as it is consistent with the Comprehensive Plan.

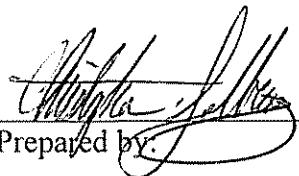
**VI. PLANNING COMMISSION RECOMMENDATION:**

**VII. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Rezoning Drawing – TD2
3. City Engineer's Report

**VII. COPIES OF REPORT SENT TO:**

1. Jeremy Fritz, Garden Fresh Vegetables
2. Gary and Deborah Pink
3. Dennis Hoth, CB Richard Ellis/MEGA
4. Public Upon Request

  
\_\_\_\_\_  
Prepared by: \_\_\_\_\_

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Community Development Director

Date



October 29, 2010

Mr. Christopher Solberg  
City Planner  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Application to Rezone from C-3 to C-2  
Part of Tax Lot 6B, SE ¼, Section 18, T14N, R12E  
Garden Fresh Vegetables

Chris:

I have reviewed the application you provided from Jeremy Fritz requesting rezoning from C-3 to C-2 on a portion of existing Tax Lot 6B. I offer the following comments for your consideration:

1. The administrative plat creating the lot to which the rezoning will apply needs to be ready to record prior to the City Council taking action on the rezoning. If the rezoning is not approved, then the administrative plat would not need to be recorded.
2. There will be no significant change in impact on existing infrastructure such as utilities and roads as a result of this rezoning.
3. The Site Plan needs to be revised to utilize the existing drive approaches on West Giles Road.

Subject to the comments noted above, I do not have objections to the proposed rezoning.

Please feel free to contact me if you have questions about my recommendations.

*John M. Kottmann*  
John M. Kottmann  
City Engineer

Cc file

City Hall  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
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Community Development  
8116 Park View Blvd  
p: 402-331-4343  
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Fire  
8110 Park View Blvd.  
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f: 402-331-0410

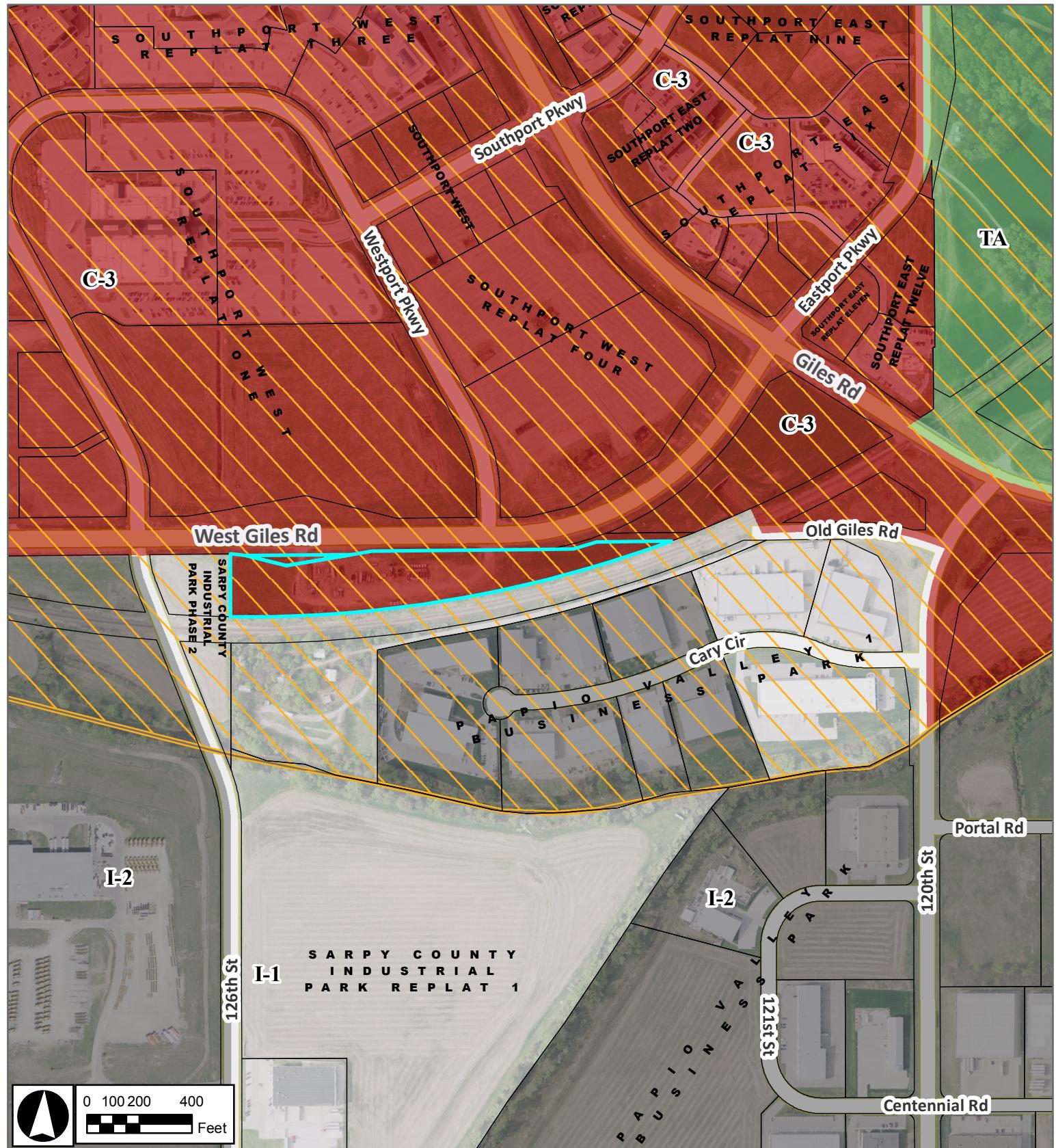
Golf Course  
8305 Park View Blvd.  
p: 402-339-9147

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 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



## Vicinity Map

TA	I-2	Gateway Corridor
C-1	R-1	
C-2	R-2	
C-3	R-3	
I-1	R-4	

**Rezoning: Tax Lot 6B and 13  
NE 1/4 of Section 19, T14N R12E**

November 11, 2010

CAS

La Vista

LEGAL DESCRIPTION

TAX LOTS 6B AND 13 IN THE NE 1/4 OF SECTION 19, T14N  
R12E OF THE 6th PM, SARPY COUNTY, NEBRASKA.



thompson, dressen & dorner, Inc.  
10835 Old Kount Rd  
Omaha, NE 68154  
p 402 330 8860 f 402 330 5868  
td2cs.com

Survey Type  
REZONING DRAWING

Client Name  
CITY OF LAVISTA

Description  
TAX LOTS 6B AND 13  
IN THE NE 1/4 OF  
SECTION 19-14-12,  
SARPY COUNTY



No.	Description	MM-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: 1042-117  
Drawn By: MRS  
Reviewed By: CED  
Date: 11/8/2010  
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SHEET 1 OF 1

