

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
DECEMBER 15, 2020 AGENDA

Subject:	Type:	Submitted By:
COMPREHENSIVE PLAN AMENDMENT – FUTURE LAND USE MAP – STRECK, INC. WORKFORCE HOUSING – PORTION OF LOT 1 HARRISON HILLS	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and ordinance prepared for Council to consider an application for an amendment to the Comprehensive Plan Future land Use Map to modify the future land use designation for approximately 3 acres on a portion of Lot 1 Harrison Hills from Industrial to High-Density Residential.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled and an ordinance prepared to amend the Comprehensive Plan (Future Land Use Map) to modify the future land use of approximately 3 acres of a portion of Lot 1 Harrison Hills from Industrial to High-Density Residential for the purpose of development.

The applicant intends to develop the site with 84 multi-family housing units to be used as workforce housing. Units rented to employees of Streck, Inc. will be subsidized by their employer. Prior to the issuance of building permits, the applicant will need to receive approvals for the following: zoning map amendment, replat, subdivision agreement, PUD amendment, conditional use permit, and building design review.

A detailed staff report is attached.

The Planning Commission held a public hearing on November 19, 2020, and unanimously voted to recommend approval of the 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 final replat and subdivision agreement.

ORDINANCE NO. ____

AN ORDINANCE TO AMEND SECTION 1 OF ORDINANCE NO. 1382 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 TO UPDATE THE COMPREHENSIVE DEVELOPMENT PLAN AND RELATED FUTURE LAND USE MAP; TO REPEAL SECTION 1 OF ORDINANCE NO. 1382 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY OTHER CONFLICTING ORDINANCES AS PREVIOUSLY ENACTED, TO PROVIDE FOR SEVERABILITY AND TO PROVIDE FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

WHEREAS, Ordinance No. 1382 dated March 3, 2020 amended Ordinance No. 1379 and the City of La Vista Comprehensive Plan, Updated December 2018, as amended February 2, 2020 and codified in Municipal Code Sections 151.01 and 151.02, and adopted the City of La Vista Comprehensive Plan, Updated December 2018, as amended March 3, 2020 ("Comprehensive Plan"), including and incorporating therein without limitation all Appendices; and

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1382 and the Comprehensive Plan and adopt the City of La Vista Comprehensive Plan, Updated 2018, as amended December 15, 2020, including without limitation all Appendices.

NOW THEREFORE, the following are approved, contingent on the approval and recording of the Final Plat and related Subdivision Agreement:

SECTION 1. Amendment of Section 1 of Ordinance No. 1382 codified in Municipal Code Sections 151.01 and 151.02. Section 1 of Ordinance No. 1382, codified in Municipal Code Sections 151.01 and 151.02, is hereby amended, repealed and replaced in its entirety with the following:

§ 151.01 COMPREHENSIVE PLAN ADOPTED. In order to accommodate anticipated long-range future growth, the City of La Vista Comprehensive Plan, Updated December 2018, as amended December 15, 2020, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is adopted as and shall constitute the comprehensive development plan of the City of La Vista and general plan for development of the City as a whole. Three copies of the adopted plan and any amendments thereto shall be kept with enacting or amending ordinances on file with the City Clerk and available for inspection by any member of the public during office hours.

§ 151.02 ADOPTION OF OFFICIAL LA VISTA COMPREHENSIVE PLAN UPDATE. The City of La Vista Comprehensive Plan, Updated December 2018, as amended December 15, 2020, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is hereby adopted and shall constitute the official governing comprehensive development plan of the City, general plan for development of the city as a whole, and the successor and replacement of the City of La Vista Comprehensive Plan,

Updated December 2018, as amended March 3, 2020, or any other previously adopted comprehensive development plan or amendment thereto."

SECTION 2. Recitals. Recitals at the beginning of this Ordinance and all documents, exhibits and appendices referenced in this Ordinance are incorporated into this Ordinance by such reference as if fully set forth herein.

SECTION 3. Repeal. Section 1 of Ordinance No. 1382 codified in Municipal Code Sections 151.01 and 151.02, and all other ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

SECTION 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication in book or pamphlet form or otherwise in accordance with applicable law.

PASSED AND APPROVED THIS 15TH DAY OF DECEMBER, 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

Attest:

Pamela A. Buethe, CMC
City Clerk



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

CASE NUMBERS: PCPA20-0001;

FOR HEARING OF: DECEMBER 15, 2020
REPORT PREPARED ON: DECEMBER 4, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Streck, Inc.
7002 S 109th Street
La Vista, NE 68128

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th Street and Emiline Street.

D. LEGAL DESCRIPTION: Lot 1 Harrison Hills.

E. REQUESTED ACTION(S): Approval of an amendment to the Future Land Use Map of the Comprehensive Plan of the City of La Vista, re-designating approximately 3.03 acres of the northeast corner of Lot 1 Harrison Hills as High-Density Residential from Industrial.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial, Planned Unit Development District (Overlay District), and Gateway Corridor District (Overlay District). The portion of Lot 1 Harrison Hills affected by the Future Land Use Map amendment request is currently vacant.

G. PURPOSE OF REQUEST: To allow for the development of multi-family housing units (apartments).

H. SIZE OF SITE: Approximately 3.03 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes gradually downward to the south and to the west;

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future</u> <u>Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

C. RELEVANT CASE HISTORY:

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing adjacent to their facility will aid in their ability to provide affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial use. This amendment will designate this property for high-density residential use, allowing the zoning map amendment and subsequent planning actions to take place to allow for the proposed development.
3. This proposal is compatible with surrounding land-use patterns, as directly to the east are Lots 1-4 Harrison Hills Replat 2 which contain the Harrison Hills Apartments. These four lots are designated as High-Density Residential in the Future Land Use Map, and are zoned R-3 High-Density Residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this property would be through Emilie Street, which connects to the arterial Harrison Street through intersections at 115th, 117th, and 118th Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development. However, development applications will need to analyze impacts to the traffic signals on Harrison Street.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD ordinance for this area as amended.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Landscaping will be evaluated through review of the Planned Unit Development Site Plan Amendment and the building design review.

IV. REVIEW COMMENTS:

A. Beyond this Comprehensive Plan Future Land Use Map amendment and the subsequent Zoning Map Amendment, applications and approval of the following items will need to occur for any multifamily residential development prior to the issuance of building permits and start of construction:

1. Planned Unit Development Site Plan Amendment;
2. Conditional Use Permit for multiple-family dwellings;

3. Replat;
4. Subdivision Agreement;
5. Building Design Review.

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 and subdivision agreement.

VI. PLANNING COMMISSION RECOMMENDATION – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

The Planning Commission held a public hearing on November 19, 2020 and voted unanimously to recommend approval of the 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 and subdivision agreement.

VII. ATTACHMENTS TO REPORT:

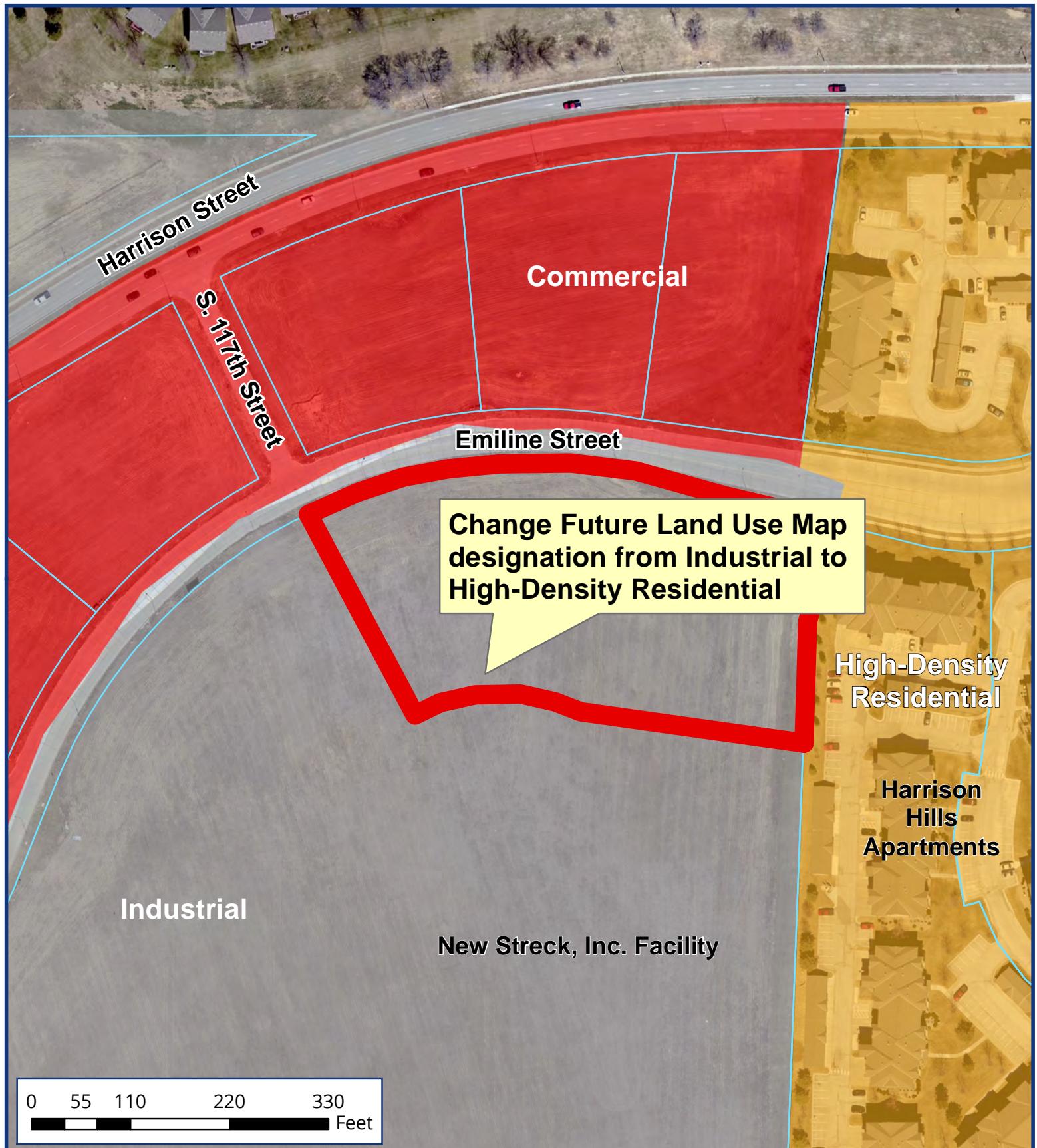
- A. Vicinity Map

VIII. COPIES OF REPORT SENT TO:

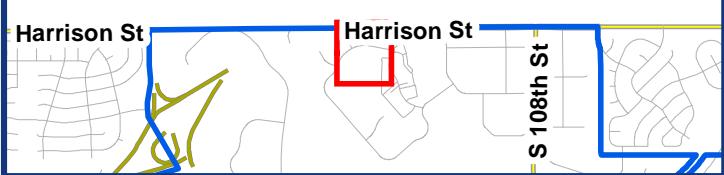
- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Rynearson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request


Prepared by: Deputy Community Development Director


Community Development Director



Vicinity Map

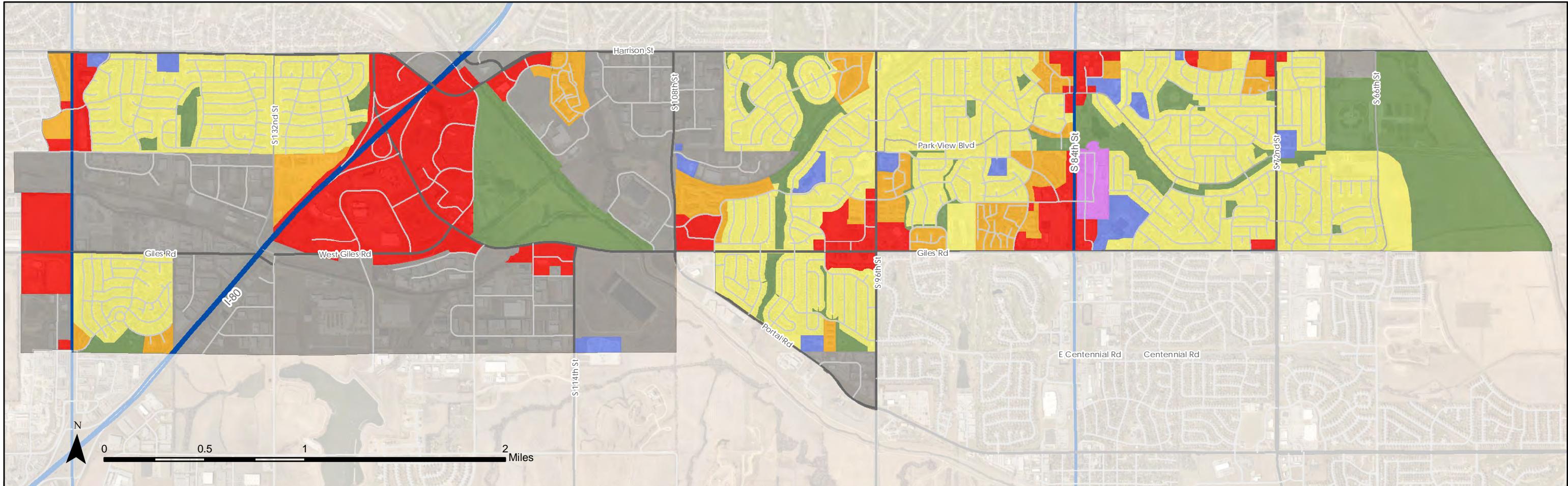


Comprehensive Plan Amendment Portion of Lot 1 Harrison Hills

11/12/2020



Future Land Use Map



LEGEND

Medium Density Residential	Industrial
High Density Residential	Public
Mixed-Use	Parks and Recreation
Commercial	

Amended: 12/15/2020

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE ACCURACY OF THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.