



**CITY OF LA VISTA  
8116 PARK VIEW BOULEVARD  
LA VISTA, NE 68128  
P: (402) 331-4343**

**PLANNING COMMISSION MINUTES  
NOVEMBER 19, 2020 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, November 19, 2020 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Patrick Coghlan, Mike Circo, Jason Dale, and Josh Frey. Members absent were: John Gahan, Kathleen Alexander, and Harold Sargus. Also, in attendance were Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. 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 Chairman Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – October 15, 2020**

*Malmquist* moved, seconded by *Frey*, to approve the October 15<sup>th</sup> minutes. **Ayes: Krzywicki, Gahan, Wetuski, Circo, Coghlan, Frey, and Malmquist. Nays: None. Abstain: Dale. Absent: Alexander, Gahan, and Sargus. Motion Carried, (7-0-1)**

**3. Old Business**

None.

**4. New Business**

**A. Comprehensive Plan Future Land Use Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.**

**i. Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Streck, Inc, is requesting a Comprehensive Plan Amendment to change the Future Land Use Map of the Comprehensive Plan to allow for high-density residential in a portion of Lot 1 Harrison Hills, generally located south of the intersection of S. 117<sup>th</sup> St. and Emiline St.

Solberg said that this is just the first step in a multi-step process before the applicant can get to the point of construction for a multi-family housing complex. Staff

recommends 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 Plat and Subdivision Agreement.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

Zach Reinhardt, with Burlington Capital spoke on behalf of the applicant. He showed the Commission a rendering of the proposed development and gave a brief overview. He said that there will be 84 units spread between 3 buildings. Reinhart said that this is for an employer assisted housing project that Streck is looking to use to help their employees, to provide a recruiting and retention tool, and to provide affordable housing for their workforce. He then invited the Commission to ask any questions they may have.

Krzywicki asked if this would be exclusively for employees.

Reinhardt said it would not, but that there would be a preference for Streck employees.

Krzywicki asked if a resident ceased to be employed with Streck, Inc., would they still be able to live there, or would they be evicted.

Reinhardt said that they would be allowed to remain, they would just no longer receive the employer-subsidy.

Frey mentioned that this project seemed to be taking a lot of parking spots away from the previously approved site plan, and asked if this would be an issue.

Reinhardt said that they are currently working through plans to relocate the displaced parking to another part of the site, but they do not feel it will have a significant impact on the parking.

Krzywicki asked if when land is rezoned from industrial or commercial to high-density residential, does the city keep or get statistics about what the occupancy rates are for apartments in the city.

Solberg said that they could talk to the Sarpy housing authority to see if there are occupancy rates for multi-family housing. He said the percentage of multi-family housing in La Vista is around 46%.

Krzywicki clarified that he was not talking about the units, he was talking about the occupancy rate. He said that the reason he was asking is because if we are moving land from one use to another, he would like to know if there a legitimate need for apartments if the occupancy was low.

Solberg said they considered that when they reviewed the application. He said that the most important aspect of this is that this is workforce housing, as it is subsidized by the applicant business. This project would provide affordable housing and workforce housing, which is a goal within the Comprehensive Plan. He said that most of the apartments that have been developed recently in La Vista have been on the higher end cost-wise, so we felt the best decision would be to take the opportunity to have new affordable housing in La Vista.

**Wetuski closed the Public Hearing as no members of the public came forward.**

- iii. **Recommendation:** Malmquist moved, seconded by Dale, 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 plat and subdivision agreement. **Ayes: Krzywicki, Dale, Wetuski, Coghlan, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Alexander, Dale and Sargus. Motion Carried, (7-0)**

**B. Zoning Map Amendment – Portion of Lot 1 Harrison Hills – Streck, Inc.**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the applicant, Streck, Inc., is requesting a zoning map amendment for a portion of Lot 1 Harrison Hills from Light Industrial, PUD (Overlay District), and Gateway Corridor (Overlay District) to R-3 High Density Residential, PUD, and Gateway Corridor (Overlay District).

Staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final plat and subdivision agreement.

- ii. **Public Hearing; Wetuski opened the Public Hearing.**

**Wetuski closed the Public Hearing as no members of the public came forward.**

iii. **Recommendation:** Malmquist moved, seconded by Frey, to recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Comprehensive Plan Future Land Use Map and approval and recording of the final plat and subdivision agreement. **Ayes: Krzywicki, Dale, Wetuski, Coglan, Circo, Frey, and Malmquist. Nays: None. Abstain: None. Absent: Alexander, Dale and Sargus. Motion Carried, (7-0)**

## 5. Comments from the Floor

No members of the public were present.

## 6. Comments from the Planning Commission

None

## 7. Comments from the Staff

Fountain said that the Conditional Use Permits that the Commission approved during the summer and fall have all been approved by the City Council. He also mentioned that on Tuesday night, the Council had approved the third reading of the annexation of the Oriental Trading Company site and that will all be finalized by the end of the year.

Brodersen let the Commission know that the next meeting date is December 10<sup>th</sup>.

## 8. Adjournment

Wetuski adjourned the meeting at 6:42 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date