

AGENDA ITEM 4A

**Comprehensive Plan Future Land Use Map
Amendment—Lots 3 and 4 Echo Hills Replat Four
and associated ROW—West Management, LLC**



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

CASE NUMBERS: PCPA22-0001;

FOR HEARING ON: MARCH 3, 2022

REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNER:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 3 and 4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Future Land Use Map of La Vista's Comprehensive Plan to redesignate the property for future high-density residential use from the existing commercial designation.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. SIZE OF SITE: Approximately 2.88 acres.

II. BACKGROUND INFORMATION

A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	High-Density Residential	R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District).	Echo Park Apartments
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.
3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking

garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.

4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application would change the designation to allow the property to be rezoned as R-3 High Density Residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes “based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities.”
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

CI. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5.

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.
2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density

Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the PUD application staff report. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.

3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT:

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, PUD site plan amendment, Conditional Use Permit amendment, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map – La Vista Comprehensive Plan Future Land Use Map Amendment

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



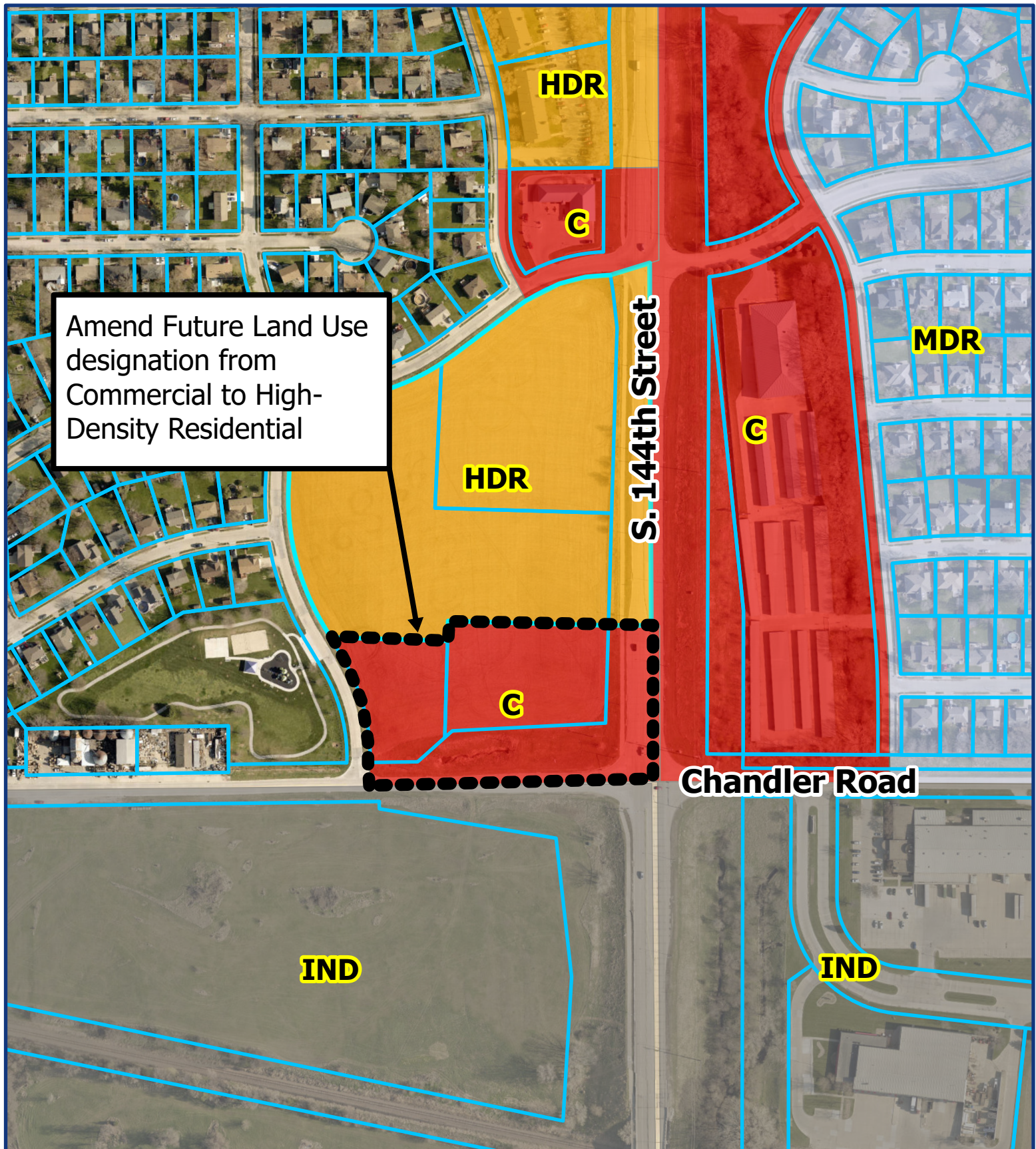
Prepared by: Assistant Planner



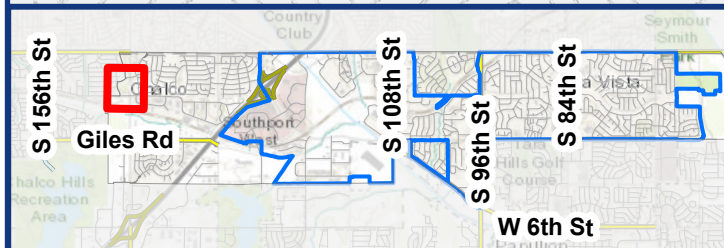
Deputy Community Development Director

2/24/2022

Date



Future Land Use Map Amendment - West Management, LLC



Legend

- TaxParcel
- Proposed Amendment Area

