



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

**PLANNING COMMISSION AGENDA
MAY 19, 2022 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – May 5, 2022***
- 3. *Old Business***
- 4. *New Business***
 - A. *Land Use and Market Analysis Study – Planning Commission Work Session***
- 5. *Comments from the Floor***
- 6. *Comments from the Planning Commission***
- 7. *Comments from Staff***
- 8. *Adjournment***

The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under “comments from the floor”. Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, MAY 5, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, March 3, 2022, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

PRESENT: Mike Krzywicki, Gayle Malmquist, Harold Sargus, Jason Dale, Patrick Coghlan, and Kevin Wetuski

ABSENT: Kathleen Alexander, John Gahan, and Jason Dale

STAFF PRESENT: Bruce Fountain, Community Development Director; Cale Brodersen, Assistant Planner; Patti Anderson, Deputy City Clerk; and Pat Dowse, City Engineer.

1. Call to Order

The meeting was called to order by Chairman Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From April 7, 2022

Motion: *Krzywicki* moved, seconded by *Dale*, to **approve** the April 7th, 2022, minutes.

RESULT:	Motion carried 6-0
MOTION BY:	Krzywicki
SECONDED BY:	Dale
AYES:	Dale, Sargus, Malmquist, Krzywicki, Wetuski, Coghlan
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Alexander, Gahan

3. Old Business

None.

4. New Business

A. Planned Unit Development – Lots 23-26 Southport West and portions of Lot 1 Southport West Replat Four – Southport West Partners, LLC

- i. **Staff Report – Cale Brodersen, Assistant City Planner:** Brodersen said the request by Southport West Partners, LLC is for an amendment to an existing Planned Unit Development site plan in Southport West. The applicant and their partners are looking to develop a restaurant and entertainment venue on the west portion and a hotel on the east portion. The entire, larger parcel will be developed in 3 phases and tonight's requests are only related to the first phase.

Brodersen stated that the applications tonight are for the PUD Site Plan amendment, a replat to turn the five lots into four lots, and the Conditional Use Permit for the hotel. He discussed the parking requirements for this development and the opportunity to utilize the adjacent, City-owned parking lot during peak times. There will be improvements installed to direct people to the public parking lot and ensure safe crossing of pedestrians.

Staff recommends approval of the PUD Site Plan for a commercial development on proposed Lots 1-2 Southport West Replat Nine contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and Zoning Ordinance.

- ii. **Applicant Presentation:** Jeff Lake, on behalf of the applicant, delivered a presentation to the Commission showing a detailed plan of the three development phases. He then went over the entertainment component of the project and mentioned that by being provided the ability to use the City parking lot and shared parking through the PUD, they were able to attract the business being in La Vista.

Lake showed the Commission a renderings of the hotel and entertainment/restaurant venue.

Krzywicki asked what the peak attendance will be at the entertainment venue.

Lake said that he believed the parking count was for 300 and that the occupancy was around 500 seats. *Clarification of minutes*: the current proposed occupancy includes 597 indoor seats, and 500 outdoor/patio seats.

Krzywicki voiced concern about the off-street parking being across the street while there is parking right next to the hotel. He asked about the possibility that a large event could take away from the hotel parking.

Lake said there have been conversations about that and it will be addressed in a parking management plan. He said that the hotel parking lot does have more stalls than is required, but if it becomes a problem, they will work with the City to come up with the right solution.

Krzywicki asked if they would have the ability to, during the big events, put temporary signage on the islands to let people know there's hotel parking and to not park there. Lake said he feels that would be a good suggestion and would need to work out the details with city staff.

Sargus asked what time of day they would be expecting to hold larger events.

Lake said evenings and weekends would likely be the busiest times.

Sargus said that he had concerns for the safety of people trying to walk across the street and asked if anything is going to be done to ensure safety for those pedestrians.

Lake said they have talked about different solutions with staff.

Sargus asked how many major events would be planned to take place at the site.

Lake said at least 8-10 events a year.

Dale asked if the other building next to the entertainment venue was where the restaurant would be going.

Lake said the other building is the hotel and the entertainment venue is the restaurant.

Krzywicki asked how much of the necessary public improvements to make this go safely and efficiently would be paid for by the city versus the developer.

Fountain said that it's something that is still being reviewed through the subdivision agreement and will have those numbers available before going to City Council.

Krzywicki asked what the timeline for the development is.

Lake said the hotel won't be constructed right away and the entertainment venue/restaurant is doing some design work to accommodate the increase in construction prices, but that they hope to get started in the near future.

iii. Public Hearing: Sargus Opened the Public Hearing

Sargus closed the Public Hearing.

- iv. Recommendation:** Wetuski moved, seconded by Malmquist, to recommend **approval** of the PUD Site Plan for a commercial development on proposed Lots 1-2 Southport West Replat Nine contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 6-0.
MOTION BY:	Wetuski
SECONDED BY:	Malmquist
AYES:	Krzywicki, Coghlan, Wetuski, Sargus, Dale, Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Alexander, Circo, Gahan

B. Replat – Southport West Replat Nine – Southport West Partners, LLC

- i. **Staff Report – Cale Brodersen, Assistant Planner:** Brodersen said the application involves Lots 23-26 Southport West and Lot 1 Southport West Replat Four, to be replatted as Lots 1-4 Southport West Replat Nine.

Staff recommends approval of the Replat for Southport West Replat Nine, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

- ii. **Recommendation:** Krzywicki moved, seconded by Coghlan to recommend **approval** Southport West Replat Nine, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

RESULT:	Motion carried 6-0.
MOTION BY:	Krzywicki
SECONDED BY:	Coghlan
AYES:	Krzywicki, Sargus, Dale, Wetuski, Coghlan, Malmquist
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Alexander, Gahan

C. Conditional Use Permit – Hotel – Proposed Lot 2 Southport West Replat Nine – Cumming Investments, Inc.

i. Staff Report – Cale Brodersen, Assistant City Planner: Brodersen stated that staff recommends approval of the Conditional Use Permit, contingent upon approval of the related PUD Site Plan Amendment and Replat for Southport West Replat Nine, as well as the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Conditional Use Permit is consistent with the Comprehensive Plan and Zoning Ordinance

iii. Public Hearing: Sargus Opened the Public Hearing

Eric Williams from Olsson introduced himself and offered to answer any questions.

Sargus closed the Public Hearing.

iv. Recommendation: Malmquist moved, seconded by Wetuski to recommend **approval** of the Conditional Use Permit, contingent upon approval of the related PUD Site Plan Amendment and Replat for Southport West Replat Nine, as well as the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Conditional Use Permit is consistent with the Comprehensive Plan and Zoning Ordinance

RESULT:	Motion carried 6-0.
MOTION BY:	Malmquist
SECONDED BY:	Wetuski
AYES:	Dale, Krzywicki, Sargus, Malmquist, Wetuski, Coghlan
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Alexander, Coghlan

D. 2023-2027 Capital Improvements Plan – City of La Vista

i. Staff Report – Rachel Carl, Assistant to the City Administrator: Carl presented the CIP for FY 23-27. She said the goal of the Capital Improvement Plan is to develop a realistic construction plan that meets the needs of the City and aligns with our strategic priorities that have been set up by City Council. Carl talked about how the CIP was coordinated with the long-range financial plan.

Sargus asked how much money Metro was putting in for the library rotunda renovation project.

Carl said she was unsure about the percentage amount but could find out and let them know.

Krzywicki mentioned that in the past they received a different kind of report that would show how much money was to be paid by the City, County, State or Federal Government, and asked if that information was in this report.

Carl said it is not in the report.

Krzywicki asked if the report shows the dollar amounts that the City is responsible for.

Carl said that the amounts are listed, and the projects being talked about are the City's projects.

Krzywicki asked if a right turn lane at 84th and Giles was in the CIP.

Dowse said it was not.

Krzywicki asked if there was an appetite to look at improvement of traffic flow at the major intersections, like 84th and Giles, and to see about alleviating the backup that happens.

Dowse said the signal time at 84th and Giles is ran by the City of Omaha. He mentioned that there have been some traffic studies done for that intersection, but not specifically regarding the westbound right-turn lane.

ii. Public Hearing: Sargus Opened the Public Hearing.

Sargus closed the Public Hearing.

iii. Recommendation: Coghlan moved, seconded by Malmquist to recommend **approval** of the Capital Improvement Plan for years 2023-2027.

RESULT:	Motion carried 6-0.
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Dale, Krzywicki, Sargus, Malmquist, Wetuski, Coghlan
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo, Alexander, Coghlan

5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Fountain let the Commission know there will be a second meeting in May and that the consultants that are doing the Future Land Use Study and Market Analysis will be at that meeting to lead a work session with Commission members.

8. Adjournment

Sargus adjourned the meeting at 7:45 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date