



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

**PLANNING COMMISSION AGENDA
FEBRUARY 16, 2023 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – December 1, 2022***
- 3. *Old Business***
- 4. *New Business***
 - A. *Replat – Centech Business Park Replat 7 – Walnut Acres, LLC***
 - i. Staff Report — Cale Brodersen, Associate City Planner**
 - ii. Recommendation**
- 5. *Adoption of the 2023 Schedule of Planning Commission Hearings / City of La Vista Review Schedule***
- 6. *Nominating Committee Formation***
- 7. *Comments from the Floor***
- 8. *Comments from the Planning Commission***
- 9. *Comments from Staff***
- 10. *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, DECEMBER 1, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, December 1, 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: Gayle Malmquist, Patrick Coghlan, Harold Sargus, Kevin Wetuski, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale, Mike Circo, and Kathleen Alexander

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician; 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 Joint Planning Commission & City Council Workshop November 14,2022

Motion: Wetuski moved, seconded by Malmquist, to **approve** the November 14, 2022, minutes.

RESULT:	Motion carried 5-0-2
MOTION BY:	Wetuski
SECONDED BY:	Malmquist
AYES:	Coghlan, Sargus, Krzywicki, Malmquist, Wetuski
NAYS:	None
ABSTAINED:	Gahan, Partridge
ABSENT:	Dale, Circo, Alexander

Approval of Meeting Minutes from November 17, 2022

Motion: *Gahan* moved, seconded by *Coghlans*, to **approve** the November 17, 2022, minutes.

RESULT:	Motion carried 4-0-2
MOTION BY:	Malmquist
SECONDED BY:	Coghlans
AYES:	Coghlans, Alexander, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Gahan, Circo
ABSENT:	Wetuski, Dale, Sargus, Krzywicki

3. Old Business

None.

4. New Business

A. Comprehensive Plan Amendments – Revised Future Land Use Plan and Future Land Use Map – City of La Vista

i. **Staff Report – Bruce Fountain, Community Development Director:** Fountain provided a recap of the joint workshop that the Planning Commission had with City Council regarding the future land use plan and market analysis. He gave an overview of the plan and showed the changes to the future land use map that are suggested by the plan.

ii. **Public Hearing: Sargus Opened the Public Hearing**

Dean Hokanson spoke about the lower Southport West property that he owns, and said that he is happy that multi-family housing is being considered as a potential option for that site. He said that his only concern with the plan is the potential of only allowing a lower-density project, which will not work economically for his partners. He stated that he is currently under contract with a multi-family housing developer that is interested in the site and feels that a higher-density project would be better for the overall Southport development. He also asked for clarification on the definition of Urban-Commercial.

Sargus closed the Public Hearing.

Fountain said the Urban-Commercial land use designation in the plan showed the density as being 12 plus, meaning that it could accommodate 12 units per acre or greater. It's setting 12 as the lower end and can go higher, depending on the project and development. He discussed the need identified in the plan for missing middle housing and that La Vista currently has a lack of housing choice and variety. We have more than our share of typical suburban apartment complexes, so we are looking for

something different, such as townhomes and condominiums and other types of missing middle housing options. He said the density will depend on what the overall project brings together, but that it could allow for higher density provided that it is not the typical suburban multi-family development.

Krzywicki referenced the packet that was sent out to Planning Commissioners that included the RDG presentation. He mentioned that it showed that in the last several years, an overwhelming number of the residential units that have been approved have been multifamily. He also discussed the balance of residential units in the City that are owner-occupied versus renter-occupied, and that La Vista has the highest percentage of nonowner-occupied residential in the area. He concluded that focusing on housing diversity, as discussed in the plan, could allow for more opportunities to develop owner-occupied housing.

Fountain said that the plan does not dictate whether newly constructed residential units must be for sale or for rent. City staff can encourage the development of homeownership opportunities, but it's not something that can be regulated. He said the most important part is providing a variety of choices for housing. The demographic data shows that La Vista's population is aging, and a lot of people don't have an option for where to live in La Vista outside of their large home, so different housing options would allow for them to stay in La Vista, simultaneously opening up those single-family houses for new families.

Partridge said that he looks at the Land Use Plan through the lens of being the youngest member of the Commission, as someone who is starting a family, and as someone who has a lot of experience living in the large multi-unit apartment complexes. He expressed his excitement that the City is looking at those missing middle options for housing that would provide attractive housing options for people at all stages of their lives.

iii. **Recommendation:** Coghlan moved, seconded by Malmquist, to recommend **approval** of the proposed amendments to the City's Comprehensive Plan including a revised Future Land Use Plan and a revised Future Land Use Map.

RESULT:	Motion carried 7-0
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki
NAYS:	None
ABSTAINED:	None
ABSENT:	Dale, Circo, Alexander

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Wetuski said that this is his last meeting as a Planning Commission member before beginning his first term as a City Council member, and wanted to thank everyone.

1. Comments from Staff

2. Adjournment

Sargus adjourned the meeting at 6:54 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

AGENDA ITEM 4A

**Replat—Centech Business Park Replat 7—
Walnut Acres, LLC**



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

CASE NUMBERS: PRP23-0001;

FOR HEARING ON: FEBRUARY 16, 2023
REPORT PREPARED ON: FEBRUARY 7, 2023

I. GENERAL INFORMATION

A. APPLICANT(S):

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

B. PROPERTY OWNERS:

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

C. LOCATION: 7769 S 133rd Street, generally located between Chandler Road and Centech Road off S 133rd Street.

D. LEGAL DESCRIPTION: Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

E. REQUESTED ACTION(S): Approval of a replat to combine Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3.

F. EXISTING ZONING AND LAND USE: I-1 Light Industrial Zoning District. Both properties are currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to combine the two properties to allow for the construction of a 29,000 square foot industrial building. No building user has been identified at this time.

H. SIZE OF SITE: Approximately 2.68 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	Industrial	I-1 Light Industrial	Millard Sprinkler
East	Industrial	I-1 Light Industrial	Vacant Property/Cell Tower
South	Industrial	I-1 Light Industrial	Dr. Pepper Snapple Group
West	Industrial	I-1 Light Industrial	Vacant Property

B. RELEVANT CASE HISTORY:

1. On October 30, 2015, Lot 24 Centech Business Park was split into Lots 1 and 2 Centech Business Park Replat 3 with an administrative plat. Per Section 3.08.01 of La Vista's Subdivision Regulations, properties previously created through an administrative plat must be subsequently subdivided or combined through a formal replat process.

C. APPLICABLE REGULATIONS:

1. Section 5.13 of the City of La Vista Zoning Ordinance – I-1 Light Industrial Zoning District
2. La Vista Subdivision Regulations

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for industrial development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this site will be maintained through 2 driveways that will connect directly to S 133rd Street.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirement for flex space for industrial uses is one space per 3,000 square feet of gross floor area, Per Section 7.06 of the La Vista Zoning Ordinance. For the proposed 29,000 square foot building, this requirement would equate to 10 parking stalls. The current

proposed site plan depicts 32 parking stalls, well above the initial required amount. Another review of conformance with the parking requirements will be conducted at time of building permit application, to incorporate any proposed office (or other use types) that may increase the off-street parking requirements.

IV. REVIEW COMMENTS

- A. A full Post Construction Stormwater Management Plan, inclusive of a drainage study, will need to be submitted and reviewed prior to issuance of a building permit. As more than 1 acre of land will be disturbed, a grading permit will also be required for this project.
- B. The easements referenced as the 5' Side Yard Utility Easements that bisect the proposed Lot 1 Centech Business Park Replat 7 in the Preliminary Plat will need to be vacated as proposed on the Final Plat as to ensure the absence of utilities within the proposed buildable area of the lot. Easements will need to be vacated prior to the recording of the Final Plat, or at a minimum, commitments need to be obtained from such utility providers that easements will be released immediately upon recording of the Final Plat.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3, being replatted as Lot 1 Centech Business Park Replat 7, as the replat is consistent with La Vista's Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

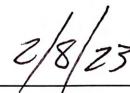
- A. Vicinity Map
- B. Review letter
- C. Preliminary Plat
- D. Paving, Grading, & Utility Exhibit

VII. COPIES OF REPORT SENT TO:

- A. Victor Pelster, Walnut Acres, LLC
- B. Jeff Darnish, Cornerstone Surveying
- C. David Harnisch, E&A Consulting
- D. Public Upon Request



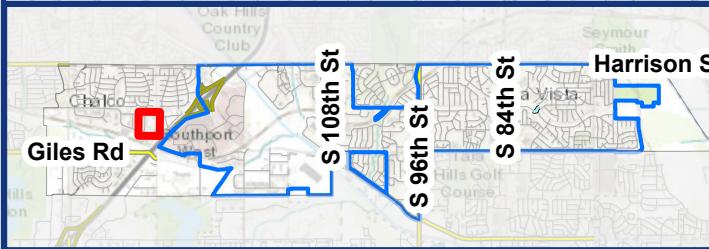
Prepared by: Associate Planner


Community Development Director
2/8/23

Date



Vicinity Map - Centech Business Park Replat 7



Legend

- Property Lines
- Replat Boundary





January 31, 2023

Walnut Acres, LLC
Attn: Victor Pelster
9808 S 148th Street
Omaha, NE 68136

RE: Replat – Centech Business Park Replat 7 – Initial Review Letter
7769 S 133rd Street

Mr. Pelster

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Per Section 3.03.02, please include the proposed grades on the preliminary plat, with contours at intervals of five feet or less.
2. Per Section 3.03.12, please include all easements for public utility and right-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3. Per Section 3.03.20, please provide copies of the following: sanitary sewer plan, surface storm drainage plan, street profile plan inclusive of proposed street improvements (if applicable), and a post-construction storm water management plan.
4. Per Section 3.05.11, if there are no mortgage holders for this property, please provide a statement to that effect from a title company. If there is a mortgage holder for this property, a lien holder title block must be included on the final plat, as per Section 3.05.18.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 **P**
402.331.4375 **F**

Community Development
8116 Park View Blvd.
402.593.6400 **P**
402.593.6445 **F**

Library
9110 Giles Rd.
402.537.3900 **P**
402.537.3902 **F**

Police
7701 S. 96th St.
402.331.1582 **P**
402.331.7210 **F**

Public Works
9900 Portal Rd.
402.331.8927 **P**
402.331.1051 **F**

Recreation
8116 Park View Blvd.
402.331.3455 **P**
402.331.0299 **F**

5. Per Section 3.05.16, please provide a block/space for the Certificate of County Register of Deeds.
6. Per Section 3.08.03.2, the side lot line easement between Lot 25 Centech Business Park and Lot 1 Centech Business Park Replat 3 will need to be released with any telecom and/or utility provider that may be within the easement. Easements will need to be released prior to recording of the Replat. These 5' utility easements should also be removed from the plat document once released by the utility providers.
7. The final plat document has been submitted to Sarpy County Public Works for review, and additional, potential revisions to the plat document may be forthcoming.

Please resubmit 2 paper copies of the revised preliminary and final plats, and other requested plans (along with an electronic copy) and any other supporting documentation to the City for further review. Dates for Planning Commission and City Council meetings will be determined based upon your resubmittal. To be considered for the February 16th Planning Commission meeting, we would need a complete resubmittal no later than 12:00pm next Monday, February 6th to allow for further review and packet preparation. If you have any questions regarding these comments, please feel free to contact me at any time.

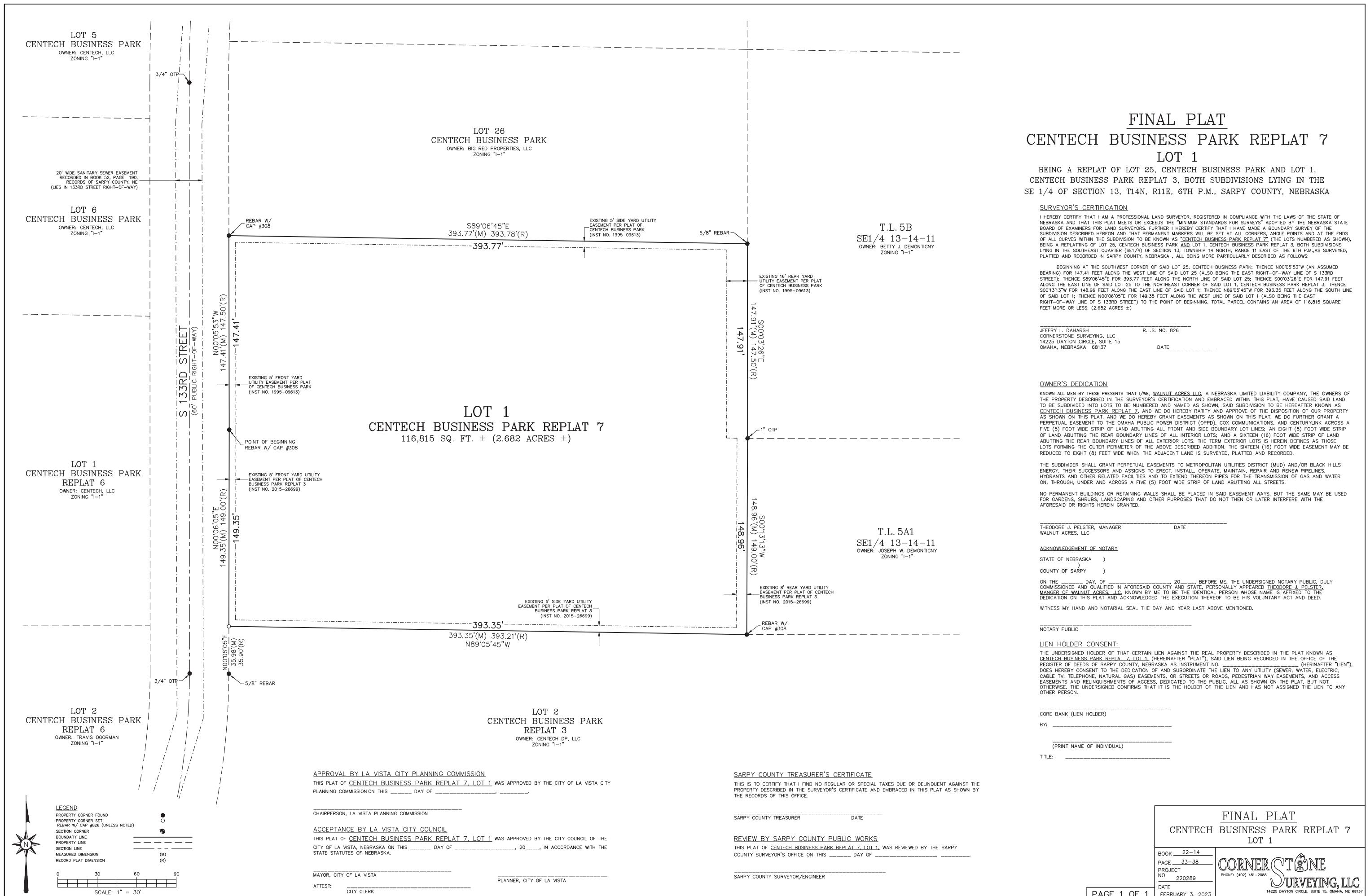
Thank you,

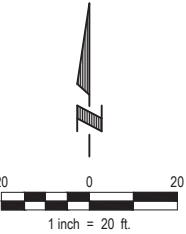
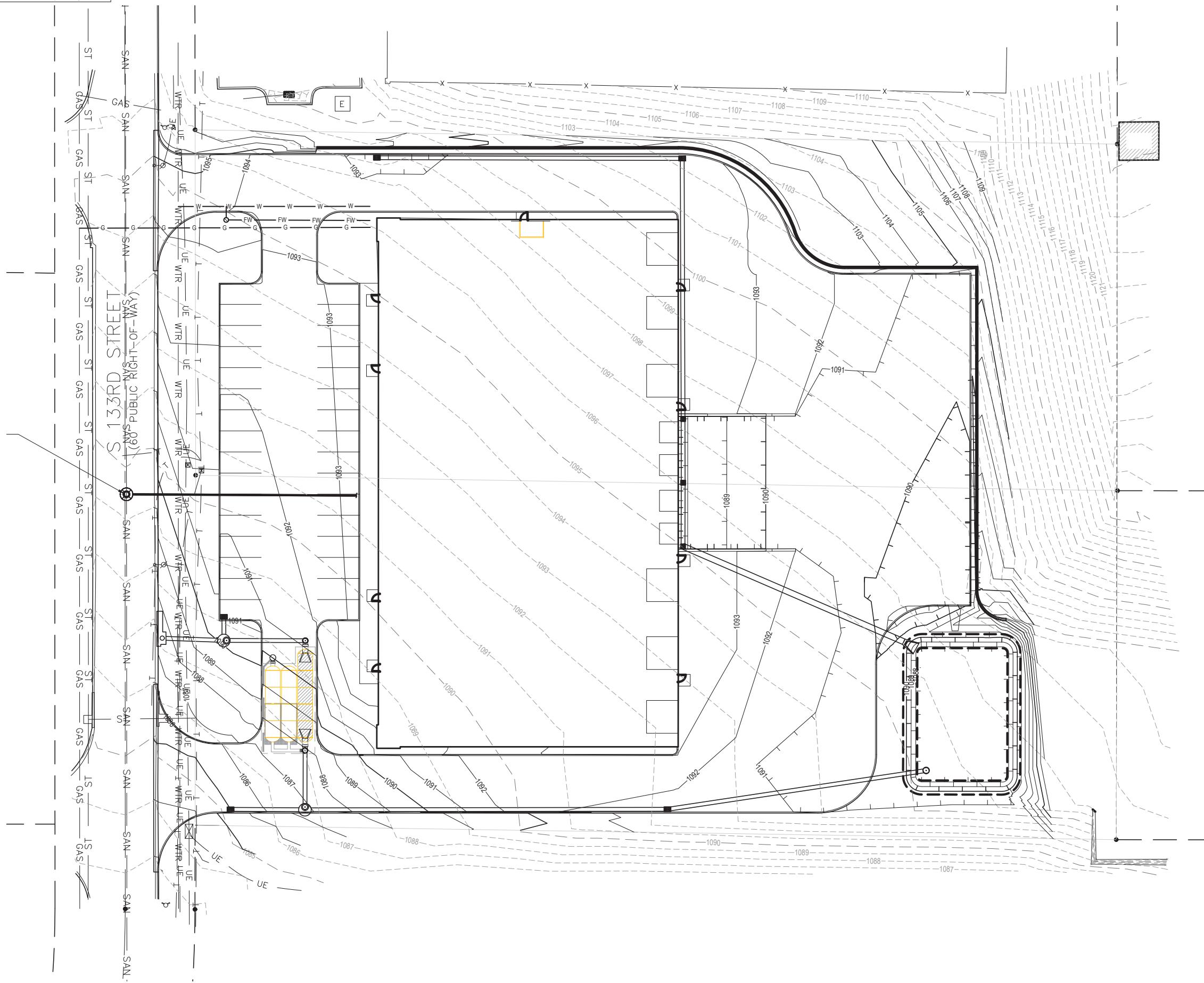


Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6405

cc:

Jeff Darnish, Cornerstone Surveying
David Harnisch, E & A Consulting Group, Inc.
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista





E & A CONSULTING GROUP, INC.
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Jeremy J. Wright 2/6/2023 10:28 AM K:\Projects\2022\321\p01\Engineering\CAD Files\Civil Site\STM & SAN - CanTech - 000.dwg

Proj No:	Revisions		
	Date	Date	Description
P2022.32.001	2/6/23		
Designed By:	JW		
Drawn By:	JW		
Scale:	A SHOWN		
Street:	1 of 1		

GRADING & UTILITIES EXHIBIT

LOTS 1 & 25

CENTECH

E & A CONSULTING GROUP, INC.

Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Environmental & Field Services

E & A CONSULTING GROUP, INC.

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18909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.5399
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State of NE Certificate of Authorization #CA0008

AGENDA ITEM 5

**2023 Schedule of Planning Commission Hearings/
City of La Vista Review Schedule**

2023 Review Schedule



For All Applications Requiring Public Hearings

Application Submittal Deadline	Final Revision & Publication Deadline	Planning Commission Meeting	City Council* Meeting
November 21, 2022	December 12, 2022	January 5, 2023	February 7, 2023
December 5, 2022	December 26, 2022	January 19, 2023	February 21, 2023
December 19, 2022	January 9, 2023	February 2, 2023	March 7, 2023
January 2, 2023	January 23, 2023	February 16, 2023	March 21, 2023
January 13, 2023	February 6, 2023	March 2, 2023	April 4, 2023
January 30, 2023	February 20, 2023	March 16, 2023	April 18, 2023
February 17, 2023	March 13, 2023	April 6, 2023	May 2, 2023
March 6, 2023	March 27, 2023	April 20, 2023	May 16, 2023
March 20, 2023	April 10, 2023	May 4, 2023	June 6, 2023
April 3, 2023	April 24, 2023	May 18, 2023	June 20, 2023
April 17, 2023	May 8, 2023	June 1, 2023	July 5, 2023
May 1, 2023	May 22, 2023	June 15, 2023	July 18, 2023
May 15, 2023	June 5, 2023	July 6, 2023	August 1, 2023
June 5, 2023	June 26, 2023	July 20, 2023	August 15, 2023
June 19, 2023	July 10, 2023	August 3, 2023	September 5, 2023
July 3, 2023	July 24, 2023	August 17, 2023	September 19, 2023
July 17, 2023	August 7, 2023	September 7, 2023	October 3, 2023
August 7, 2023	August 28, 2023	September 21, 2023	October 17, 2023
August 21, 2023	September 11, 2023	October 5, 2023	November 7, 2023
September 1, 2023	September 25, 2023	October 19, 2023	November 21, 2023
September 18, 2023	October 6, 2023	November 2, 2023	December 5, 2023
October 2, 2023	October 23, 2023	November 16, 2023	December 19, 2023
October 16, 2023	November 6, 2023	December 7, 2023	January 2, 2024
November 6, 2023	November 27, 2023	December 14, 2023**	January 16, 2024
November 20, 2023	December 11, 2023	January 4, 2024	February 6, 2024
December 4, 2023	December 22, 2023	January 18, 2024	February 20, 2024
December 18, 2023	January 8, 2024	February 1, 2024	March 5, 2024
December 29, 2023	January 22, 2024	February 15, 2024	March 19, 2024

Notes:

1. A pre-application meeting with city staff is required prior to the submission of any application.
2. All required submittal information must be received prior to being published for public hearing.
3. All submittal deadlines and meeting dates may be subject to change.
4. Insufficient submittals may delay hearing dates.
5. * This is the earliest date possible for the City Council hearing. City Council hearings will be determined based on the Planning Commission's action and the completion of all requirements prior to scheduling.
6. **The second December meeting has been moved to the second week due to the Holidays.