



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

THURSDAY, APRIL 20 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, April 20, 2023, 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, Josh Frey, Kathleen Alexander, Jason Dale, Harold Sargus, John Gahan, and Mike Krzywicki

ABSENT: Mike Circo, Patrick Coghlan, Austin Partridge

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg Deputy Community Development Director; Meghan Engberg, Permit Technician; Pat Dowse, City Engineer

Call to Order

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

1. Approval of Meeting Minutes from March 16, 2023

Motion: Malmquist moved, seconded by Gahan, to **approve** the March 16, 2023, minutes.

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

2. Old Business

None.

3. New Business

A. PUD Amendment – Lot 2 Woodhouse Place and Lots 1 & 2 Woodhouse Place Replat 2 - Woodhouse Auto Family

i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**

Solberg stated that the applicant, LB Southwest, LLC, is asking for an amendment to the PUD Site Plan and Ordinance for an automobile dealership to incorporate a small automotive leasing facility into the site plan and to incorporate the Automotive Rental/Leasing use as permitted within the PUD area.

Staff recommends approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

ii. **Public Hearing:** Rob Vanderveen gave a presentation to the commission and showed a site plan indicating where the car rental facility would be going.

Krzywicki asked if the car rental business would be sharing parking with the car dealership, stating that he had concerns about overflow parking. He mentioned that there are other places in La Vista that he has noticed are supposed to have shared parking, but that are still parking off-site.

Vanderveen said that the dealerships have ample parking to share with the proposed rental business.

Solberg mentioned that shared parking is part of the PUD.

Chair Sargus opened the Public Hearing.

Chair Sargus closed the Public Hearing as no members of the public came forward.

iii. **Recommendation:** Gahan moved, seconded by Dale to recommend **approval** of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

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

4. **Zoning Map Amendment – Lots 1-3 Mayfair 2nd Addition Replat Seven and Lot 2 Mayfair 2nd Addition Replat Three (northeast of the intersection of S 99th Street and Hillcrest Plaza) – Hubbell Development Services, Inc.**

i. Staff Report – Christopher Solberg, Deputy Community Development Director: Solberg stated the applicant, Hubbell Development Services, is requesting an approval of an amendment to the Official Zoning Map to rezone Lots 1-3 Mayfair 2nd Addition Replat Seven and Lot 2 Mayfair 2nd Addition Replat Three from C-1 Shopping Center Commercial and Gateway Corridor Overlay District (GWC) to R-3 High-Density Residential, Planned Unit Development Overlay District (PUD) and Gateway Corridor Overlay District (GWC). The applicant is seeking to construct a multifamily development consisting of a mixture of multi-family apartment buildings, multi-plex residential buildings, and townhome-style residential units. The site plan, unit counts, conditions of operation and other aspects of the proposed development will be analyzed during the review processes related to the required PUD, CUP, and Replat actions.

Staff recommends approval of the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a PUD Site Plan, Conditional Use Permit, and approval and recording of the final replat and subdivision agreement.

ii. Public Hearing: Trevor Veskerna and Josh Vickery of Hubbell Development Services gave a presentation to the commission and showed the site plan of the proposed development. Vickery spoke about how he hosted a neighborhood meeting where he was able to listen to and address concerns from surrounding residents and businesses.

Sargus opened the public hearing.

Todd Kathor owns the CPA business across from where the proposed apartments are located and has concerns about people using his parking lot. He asked if it would be possible to have the taller apartment buildings moved to the other side of the development. Mr. Kathor also mentioned a desire to include fencing around the development.

Kristin Schreck lives in the neighborhood behind the development and said that she is happy that a residential development will be going behind her house instead of a commercial one. She was appreciative of the fact that the one-story townhomes will be going behind her home, rather than the three-story apartments.

Krzywicki mentioned the percentage of rentals already in La Vista and that he understood that the developers would make more money off of rentals, but asked if it would be possible to develop more owner-occupied single-family residents.

Vickery noted that Hubbell does not intend to do owner-occupied units on this site.

Solberg mentioned that there are really no sites left in La Vista to develop large single-family owner-occupied subdivisions, but smaller areas in various parts of the city could be used for row housing developments. However, that is not what is proposed at this time.

Fountain said that there aren't many developers in the area who are building "for sale" condos or townhomes at this time. He also said that although the city is encouraging developers to build more diverse housing, including owner-occupied, we do regulate whether the units are owner occupied or rental. The main intent of the recently adopted City Land Use Plan was to encourage and require more choice of housing types being developed.

Frey asked if a traffic study would be done and if there would possibly be a stoplight added at 99th St. He mentioned that this intersection is becoming increasingly busy with the added businesses on both sides of Giles and currently the only stoplight to exit this area is on Brentwood.

Solberg said that a traffic study would be required as part of the approval process.

Sargus Closed the Public Hearing

iii. **Recommendation:** *Frey* moved, seconded by *Malmquist*, to recommend **approval of** the Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of the PUD Site Plan, Conditional Use Permit, and approval and recording of the final replat and subdivision agreement.

RESULT:	Motion carried 6-1
MOTION BY:	Frey
SECONDED BY:	Malmquist
AYES:	Coghlan, Malmquist, Dale, Sargus, Wetuski, Krzywicki, Alexander Gahan
NAYS:	
ABSTAINED:	None
ABSENT:	Circo, Coghlan, Partridge

5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Comments from the Staff

Fountain recognized and congratulated Chris Solberg for receiving recent awards from the NE APA Chapter, the Nebraska Planning & Zoning Association, and the National American Planning Association for his contributions to planning and his work on his blog "Rural Resurrection," Solberg presented Gayle Malmquist with the Loretta Ludemann Excellence in Planning by a Woman in the State of Nebraska Award. The Nebraska Planning and Zoning Association selected Gayle for this award for your long career of contributions to the planning profession and her volunteer service on Planning Commissions in La Vista and Sarpy County.

8. Adjournment

Chairman Sargus adjourned the meeting at 7:16 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair
