



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

THURSDAY, DECEMBER 19 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, December 19, 2024, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notices 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: Amanda Brewer, John Gahan, Michael Krzywicki, Josh Frey, Kathleen Alexander, Mike Circo, Gayle Malmquist, Harold Sargus and Deborah Dogba

ABSENT: Patrick Coghlan

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Pat Dowse, City Engineer; and Lydia McCasland, Permit Technician.

1. Call to Order

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

2. Approval of Meeting Minutes – Joint Workshop - December 5, 2024

Motion: Frey moved, seconded by Sargus, to Table the December 5, 2024 minutes of the joint workshop until they are updated to include the discussion regarding the Active Mobility Plan.

RESULT:	Motion carried 9-0-0
MOTION BY:	Frey
SECONDED BY:	Sargus
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan

3. Approval of Meeting Minutes – Planning Commission - December 5, 2024

Motion: Frey moved, seconded by Dogba, to **approve** the December 5, 2024, minutes.

RESULT:	Motion carried 9-0-0
MOTION BY:	Frey
SECONDED BY:	Dogba
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghan

4. Old Business

There was no old business.

5. New Business

A. Proposed Amendment No. 4 to the Redevelopment Plan for the 84th Street Redevelopment Area

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg introduced the Proposed Amendment No. 4 to the Redevelopment Plan for the 84th Street Redevelopment Area and explained how the applicant is looking to construct a hotel southeast of Barmettler Drive and Main Street where the temporary event parking lot is located for the Astro Theater. Solberg explained that the applicant is looking to utilize TIF for this development, which requires an amendment to the existing Redevelopment Plan. He explained that the second item on this agenda will, if approved, incorporate the amendment into the Comprehensive Development Plan, and the third item on this agenda is a replat to split the property to prepare the hotel site for development. Solberg introduced the applicant, Chris Erickson with Nine Zero Properties.

Chris Erickson explained how TIF has been used in the development of City Centre, and that this next piece of the development is a SpringHill Suites hotel by Marriott.

Commissioner Gahan asked if there was going to be a restaurant inside of the hotel. Erickson stated that there was an option of having a dining establishment, but they were not looking to add that in the current plan as to energize guests to explore existing and future restaurants elsewhere in La Vista in City Centre.

Commissioner Circo asked how tall the hotel is going to be. Erickson confirmed that the hotel would be 4 stories.

Commissioner Sargus asked when the hotel is planned to be operational. Erickson stated that they are on track to open in the Summer of 2026.

Commissioner Frey asked if the applicant foresees the empty bays in City Center being filled before this project is completed. Erickson stated that leasing activity started slow, but that there has been a lot of activity and interest recently with the completion of the Astro Theater.

Commissioner Sargus asked where the market research says the hotel customers are going to come from. Erickson explained that this area is in a hotel desert as the closest hotel would be in Ralston, and that there are a lack of Marriott and Hilton brands in the area. He explained that the Astro operators have been reaching out about booking more corporate events, but that they would need a hotel nearby to accommodate them. Erickson further explained that because the SpringHill Suites also caters better to extended stay guests, they will hopefully also be able to cater to the needs of the Multi-Sport Complex.

Commissioner Frey asked what the parking difference would be between the old temporary parking lot and the new lot just built by the City. Erickson stated that they were not keeping track of how many cars were using the temporary event parking lot, but that he would guess between 40-100 vehicles. He stated that the new lot can accommodate 87 vehicles, but that they are observing that the parking garage was not being utilized to its full capacity so there should be sufficient parking to accommodate the venue.

Chair Alexander opened the Public Hearing.

Public Hearing:

Circo moved, seconded by *Gahan*, to close the public hearing.

RESULT:	Motion carried 9-0-0
MOTION BY:	Circo
SECONDED BY:	Gahan
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan

Chair Alexander stated that the motion to close the Public Hearing was approved.

Recommendation:

Sargus moved, seconded by *Malmquist* to recommend approval to the City Council for Proposed Amendment No. 4 to the Redevelopment Plan for the 84th Street Redevelopment Area

RESULT:	Motion carried 9-0-0
MOTION BY:	Sargus
SECONDED BY:	Malmquist
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan

B. Proposed Comprehensive Development Plan Amendment to Incorporate Proposed Amendment No. 4, as described in Agenda item 5A above, into the Comprehensive Development Plan

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg explained that an amendment to this redevelopment plan agreement also requires an amendment to the Comprehensive Development Plan, as the original agreement and each of the subsequent amendments were incorporated into the Comprehensive Plan.

Chair Alexander opened the Public Hearing.

Public Hearing:

Circo moved, seconded by Malmquist, to close the public hearing.

RESULT:	Motion carried 9-0-0
MOTION BY:	Circo
SECONDED BY:	Malmquist
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, argus, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan

Chair Alexander stated that the motion to close the Public Hearing was approved.

Recommendation:

Frey moved, seconded by Sargus to recommend approval to the City Council for the Comprehensive Development Plan Amendment to Incorporate Proposed Amendment No. 4 into the Comprehensive Development Plan.

RESULT:	Motion carried 9-0-0
MOTION BY:	Frey
SECONDED BY:	Sargus
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	
ABSTAINED:	None
ABSENT:	None
	Coghlan

C. Replat – La Vista City Centre Replat 6 – La Vista City Centre, LLC

Staff Report – Chris Solberg, Deputy Community Development Director: Solberg explained this application to replat the existing Lot 2 La Vista City Centre Replat 5 into two separate properties, one to be utilized for the development of the hotel, and the other to accommodate future development.

Commissioner Krzywicki asked about the parking requirements for the hotel if it were to be constructed outside of the MU-CC District. Solberg explained there is no off-street parking requirement in the MU-CC District, but if it were constructed outside of the District, the parking requirement of 1 stall per room.

Commissioner Sargus asked if there were plans for the other lot that will be split off. Erickson explained the current challenges with the office and retail markets and stated that what they are looking to do with the other lot is a mixed-use development that would likely be more heavily focused on residential to support the vitality of the rest of the City Centre development and the existing commercial buildings.

Commissioner Brewer asked what type of housing they are planning on building. Erickson explained that there are several different types they are considering that would fit within the urban style to be consistent with City Centre. He explained that they have not made any decisions yet, but will be bringing a proposal to the community to create diversity in housing and that they are excited about the possibilities.

Recommendation:

Malmquist moved, seconded by Frey to recommend approval to the City Council for Proposed Replat – La Vista City Centre Replat 6 – La Vista City Centre, LLC

RESULT:	Motion carried 9-0-0
MOTION BY:	Malmquist
SECONDED BY:	Frey
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	
ABSTAINED:	None
ABSENT:	None
	Coghlan

6. 2025 Schedule of Planning Commission Hearings / City of La Vista Review Schedule (Receive and File)

Recommendation:

Frey moved, seconded by Malmquist to receive and file the 2025 Schedule of Planning Commission Hearings / City of La Vista Review Schedule

RESULT:	Motion carried 9-0-0
MOTION BY:	Frey
SECONDED BY:	Malmquist
AYES:	Brewer, Gahan, Krzywicki, Frey, Alexander, Circo, Malmquist, Sargus, and Dogba
NAYS:	None
ABSTAINED:	None
ABSENT:	Coghlan

7. Comments from the Floor

No comments were made.

8. Comments from the Planning Commission

No comments were made.

9. Comments from the Staff

10. Adjournment

Chairman Alexander adjourned the meeting at 7:11 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date