



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2015-ZMA-03
2015-CPA-01

FOR HEARING OF: May 28, 2015
Report Prepared on May 13, 2015

I. GENERAL INFORMATION

- A. APPLICANT:** Nelson Construction & Development
- B. PROPERTY OWNER:** L & B Properties, LLC
- C. LOCATION:** Southwest corner of Brentwood Drive and South 97th Plaza
- D. LEGAL DESCRIPTION:** Lot 2, Mayfair 2nd Addition Replat Five
- E. REQUESTED ACTION(S):** Amendment to the Future Land Use Map of the Comprehensive Plan from Commercial to High Density Residential; and Zoning Map Amendment from C-1 to R-3 PUD High Density Residential Planned Unit Development with the Gateway Corridor District (Overlay District)
- F. EXISTING ZONING AND LAND USE:**
C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District); vacant.
- G. PROPOSED USES:** The rezoning would allow for Nelson Construction & Development to apply for a Planned Unit Development (PUD) and Conditional Use Permit (CUP) to operate a nursing care and assisted living facility.
- H. SIZE OF SITE:** 6.29 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Lot is currently vacant. The property has a drastic slope away from the adjoining streets down to a relatively flat area with a gradual slope to the south that covers the majority of the lot.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Single family residential subdivision; R-1 Single Family Residential District

2. **East:** Commercial strip centers; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)
3. **South:** Primrose School of La Vista; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)
4. **West:** Lot 11A, Mayfair 2nd Addition Replat One (Vacant); C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

1. N/A

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 5.15 of the Zoning Regulations – Planned Unit Development District
4. Sections 9.01 and 9.02 of the Zoning Regulations – Amendments
5. Chapter 4 of the Comprehensive Plan – Land Use and Development

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for commercial uses, requiring the amendment to the Future Land Use Map to allow for the rezoning of the property.
2. The proposed amendment will meet Action Strategy #12 of the Housing and Residential Areas category of the Community Goals, Policies and Action Strategies Chapter of the Comprehensive Plan, which states:

Encourage the development of additional owner and renter occupied housing types, including single family, multiple family for low- to moderate income families, persons with disabilities and the elderly, to meet existing and future needs of all La Vista residents. Emphasis on owner occupied housing development is the preferred choice of the community and its residents.

La Vista has only one nursing care and assisted living facility. The proposal would provide an additional option for residents.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from proposed egress / ingress to Brentwood Street and South 97th Plaza. The traffic impacts from a high-density residential use are expected to be less intensive than most commercial uses.

E. UTILITIES: All utilities are available to the site.

F. PARKING REQUIREMENTS: N/A. Reviewed at time of PUD and CUP application.

G. LANDSCAPING: N/A. Reviewed at time of PUD and CUP application.

IV. REVIEW COMMENTS:

1. Upon approval of the Comprehensive Plan and Zoning Map amendments, the applicant will need to apply for Planned Unit Development (PUD) and Conditional Use Permit (CUP) approval to construct and operate a nursing care and assisted living facility.
2. As the subject property is within the Gateway Corridor District, any development on the property will need to go through the City's building and site design approval process.

V. STAFF RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT:

Staff recommends approval of the amendment to the Future Land Use Plan map of the Comprehensive Plan from a commercial land use to a high density residential land use.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the amendment of the Zoning Map from C-1 to R-3 PUD with the Gateway Corridor District.

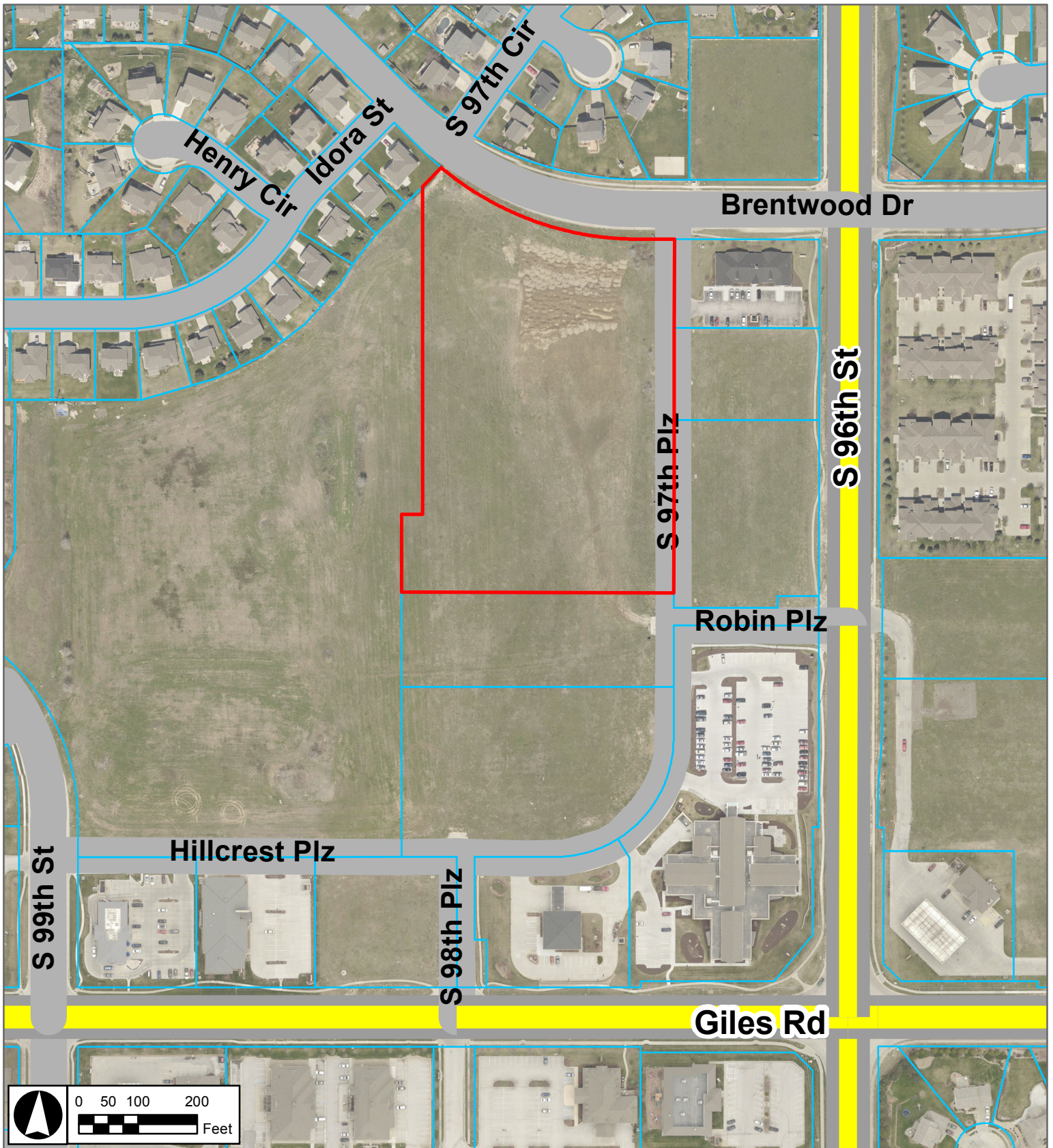
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Draft Future Land Use Map
3. Draft Zoning Map

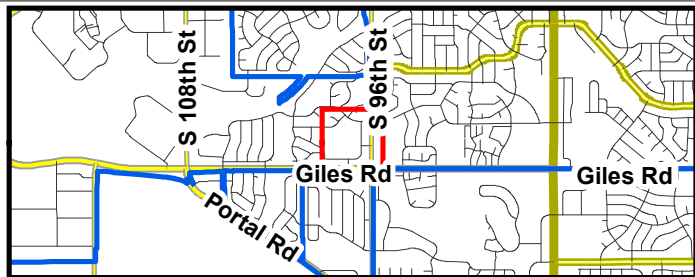
VII. COPIES OF REPORT TO:

1. Ryan Young, Nelson Construction & Development
2. Douglas L. Lash, L & B Properties, LLC
3. Scott Hunt, Olsson Associates
4. Public Upon Request


Prepared by _____
 5-14-15
Community Development Director Date



Project Vicinity Map

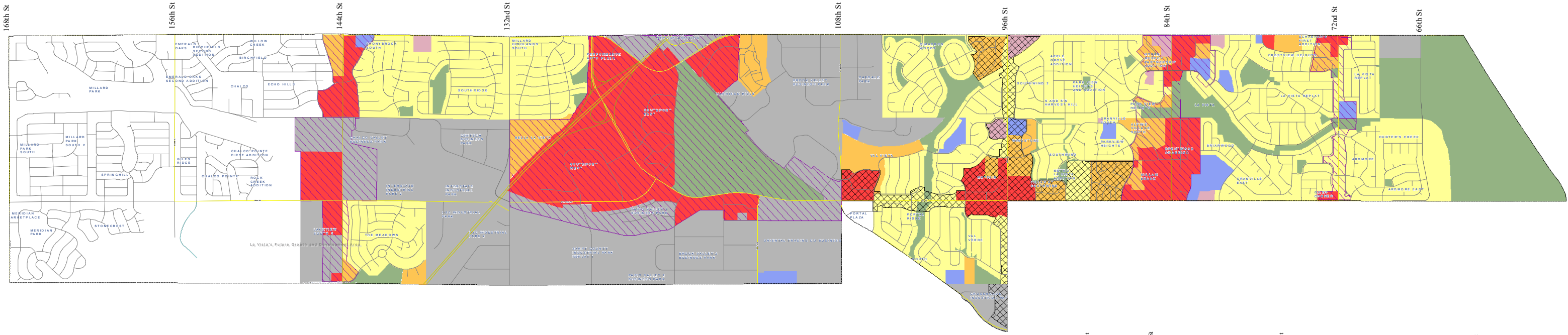


Good Neighbor Senior Living

5-8-2015
CSB



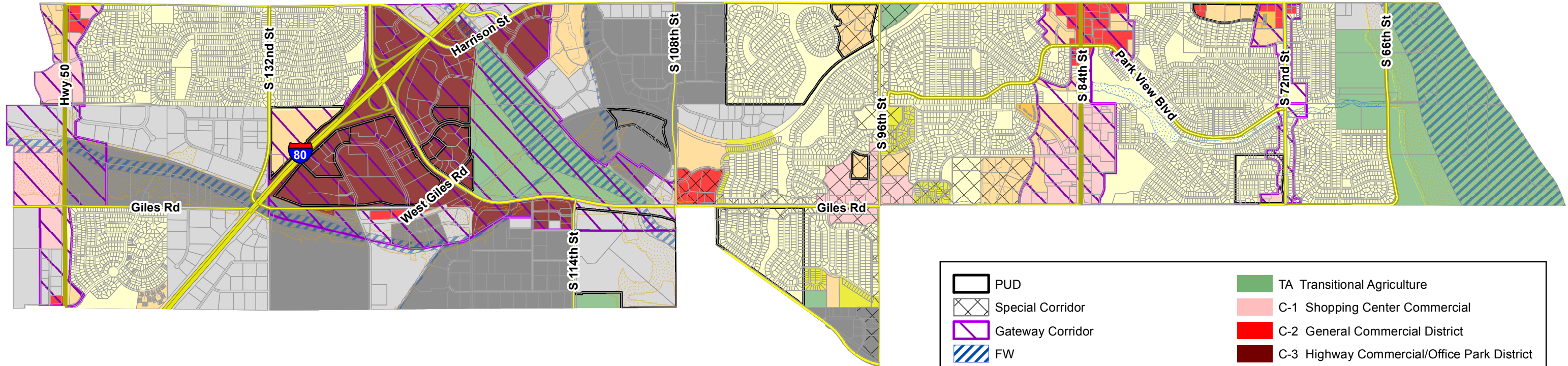
City of La Vista, NE - Future Land Use Map
Adopted 6-16-2015
Resolution # _____



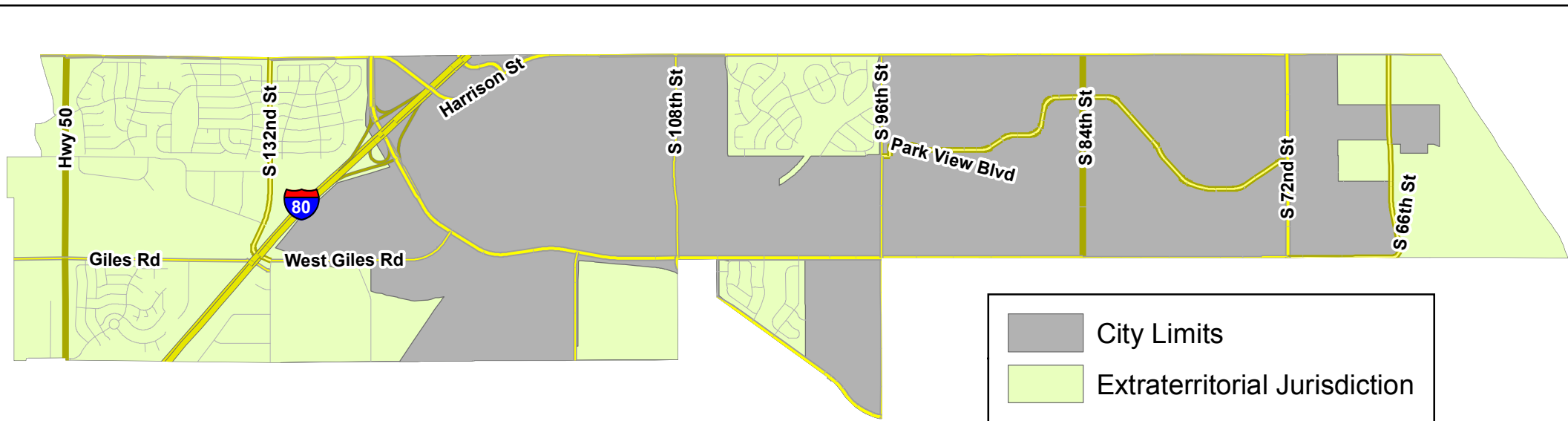
- Future Land Use**
- Medium Density Residential
 - High Density Residential
 - Commercial
 - Industrial
 - Public
 - Quasi - Public
 - Parks and Recreation
 - Gateway Corridor
 - Special Corridor

- Floodplain / Floodway Overlays**
- 500-Year Flood Zone
 - 100-Year Flood Zone
 - 100-Year, Detailed Study
- * THE FLOODPLAIN DEPICTED ON THIS MAP IS APPROXIMATE. FOR EXACT FLOODWAY AND FLOODPLAIN LOCATIONS, PLEASE REFER TO THE APPROPRIATE FLOOD INSURANCE RATE MAP.
- N
- 0 0.25 0.5 1
Miles

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENDITIES. THE ACCURACY OF THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.



PUD	TA Transitional Agriculture
Special Corridor	C-1 Shopping Center Commercial
Gateway Corridor	C-2 General Commercial District
FW	C-3 Highway Commercial/Office Park District
A - 100-Year Flood Zone	I-1 Light Industrial
AE - 100-Year Flood Zone, Detailed Study	I-2 Heavy Industrial
500-Year Flood Zone	R-1 Single-Family – Residential
	R-2 Two-Family – Residential
	R-3 High Density Residential
	R-4 Condominium Residential



City of La Vista
Official Zoning Map
Adopted / /
Ordinance Number

5-14-2015
Drawn By: CSB