



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JUNE 2, 2016-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, June 2nd, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Kevin Wetuski, Kathleen Alexander, Jason Dale, and Harold Sargus. Members absent were: Jackie Hill, Mike Circo, and Tom Miller. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Ann Birch, Community Development Director; and John Kottmann, City Engineer.

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.

1. Call to Order

The meeting was called to order by Chairman Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – April 21, 2016

Krzywicki moved, seconded by Alexander, to approve the April 21st, minutes. **Ayes:** Krzywicki, Alexander, Gahan, Wetuski, Malmquist, and Sargus. **Nays: None.** **Abstain: Dale.** **Absent: Hill, Circo, and Miller.** **Motion Carried. (6-0-1)**

3. Old Business

4. New Business

Commission member Krzywicki recused himself from agenda items 4A & 4B due to a conflict of interest.

A. Public Hearing for Zoning Map Amendment – City Ventures, LLC

- I. Staff Report – Chris Solberg:** Solberg states that La Vista City Centre LLC is proposing a conditional rezoning of Lots 1-7 Brentwood Crossing, Lots 8B, and 8C Brentwood Crossing Replat No. 1, Lots 8A1, 8A2, 8A3, and 8A4 Brentwood Crossing Replat No 2(proposed lots 1-17 and Outlots A-C of La Vista City Centre) and portions of Tax Lot 12, 14-14-12, to be rezoned from C-1 Shopping Center Commercial District with the Gateway Corridor Overlay District to a Mixed Use City Centre District for the purpose of redevelopment. Staff recommends approval of the rezoning, conditional on the recording of the Final Plat, Subdivision Agreement and Redevelopment Agreement, as the Rezoning request is consistent with the Comprehensive Plan and the Zoning Regulations.

ii. **Public Hearing- Opened by Gayle Malmquist**

Chris Erickson from the development company, City Ventures, also known as La Vista City Centre LLC, came up and spoke. He thanked everyone for their time. He said that this project started for them when they got a hold of the Vision 84 Project. He stated that it's a plan that lines up very closely with what they are trying to accomplish as a development company as far as responsible mixed use development, urban infill focused projects.

They were also at the time able to make some inroads with the current owner, although it did take a pretty substantial amount of negotiation at that time to get this project under contract. They were successful in that effort late last year.

For the last 6 months they have been working on development plans for the city. Erickson said that they have worked very hard to listen to the community through the Vision 84 Plan as they were developing their documents. He feels that their plan aligns pretty well with the Vision 84 Plan and somewhat even inspired by it. He also feels that this is a fiscally responsible project as well because there is a pent up demand that they will fulfill, but it also gives them the ability to build as they sign leases, so it's also a financially sustainable plan.

He then went over the plans with everyone, noting that the images presented were also the same pictures that were in the newspaper. He wants to provide a sense of place for the community with the transition from the park to the site. Erickson talked about them holding their first public meeting last night with the owners who live within 300 feet of the proposed project. He said that there was good dialogue with those who attended, and they are listening to and coming up with solutions for concerns that were voiced. He said that they want to be good neighbors, especially during the construction phase.

Chris Erickson then explained the plans with everyone and what would be built where and changes to the entrance. He discussed the existing tenants that are there. He said that they have had extensive talks with First National Bank, but at this point they have not negotiated or created a successful relocation of their site. It is something that they hope to get done.

Erickson then talked about the existing Chili's and how the new road will split those two lots, so it will not impact either one of those buildings. They have had pretty extensive talks with both the operating tenant and the building owner of Chili's. City Ventures, with this purchase agreement, will have ownership of the land underneath the existing building. The Chili's will likely stay for a period of time, as well as the existing McDonald's and Car Wash.

No one from the public came forward to speak during the public hearing.

Malmquist closed the Public Hearing.

iii. **Recommendation:** Sargus moved, seconded by Wetuski to approve the rezoning, conditional on the recording of the Final Plat, Subdivision Agreement and Redevelopment Agreement, as the Rezoning request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** Alexander, Gahan,

Wetuski, Malmquist, and Sargus. Nays: None. Abstain: None. Absent: Hill, Circo, and Miller. Motion Carried. (6-0)

B. Preliminary Plat – La Vista City Centre – City Ventures, LLC

- i. Staff Report – Chris Solberg:** Solberg states that the applicant, City Ventures LLC, is requesting a Preliminary Plat for a replat of Lots 1-7 Brentwood Crossing, Lots 8B and 8C Brentwood Crossing Replat No. 1, Lots 8A1-8A4 Brentwood Crossing Replat No. 2, and portions of Tax Lot 12, 14-14-12 into Lots 1-17 and Outlots A-C of La Vista City Centre.

In order to complete this replatting process, the applicant needs to request a waiver of Section 4.24 of the Subdivision Regulations to reduce the minimum horizontal centerline radii for local streets from 200 feet to 100 feet. This waiver request was submitted through their response letter received by the City on April 26, 2016. A copy of the letter has been attached for review.

Staff's recommendation on the waiver of Section 4.24 of the Subdivision Regulations is to recommend approval of the waiver as it is needed to meet the design for a City Centre district portrayed within the Vision 84 Plan.

Staff's recommendation on the Preliminary Plat is approval of La Vista Centre Preliminary Plat contingent upon approval of the waiver request as the replatting of the lots is consistent with the Comprehensive Plan and the Subdivision Regulations.

- ii. Public Hearing – opened by Gayle Malmquist**

Chris Erickson came up and spoke in regards to the waiver. He displayed the map and showed what turning radii and curbs would be affected. He feels that this will be safer and slow down traffic for the pedestrian nature of the center. This is also to turn your eye to the different elements that they're trying to create to make this a place that is very different than anywhere else that exists in this market. He then showed what curves the waivers are for.

Sargus asked for clarification on Section 4.24, as the part he read was talking about pavement thickness and not curb radius.

Erickson said that they are seeking a waiver on the curb radius.

Malmquist asked if there was any issue with public safety.

Erickson said that he didn't feel like there is.

Kottmann said Section 4.24 has a couple of items in there. One of them is the centerline horizontal curve radius regulations that specify a 200' minimum. That section also talks about pavement thickness. The final pavement thickness hasn't been totally finalized, so that may or may not be a waiver item at a future point. The 100' radius proposed is consistent with the Nebraska Board of Classifications that allows a 100' minimum radius in urban situations at low speeds, which is our situation here.

Erickson said that the intention is to slow people down, so it makes it a pedestrian focused zone.

Malmquist closed the Public Hearing.

- iii. **Recommendation – Request for Waiver: Section 4.24 of the Subdivision Regulations:** *Gahan* moved, seconded by *Alexander* for approval of the request for the waiver of Section 4.24 of the Subdivision Regulations as flexibility in the horizontal centerline radii is needed to meet the design for a City Centre district portrayed within the Vision 84 Plan. **Ayes: Alexander, Gahan, Wetuski, Malmquist, and Sargus. Nays: None. Abstain: None. Absent: Hill, Circo, and Miller. Motion Carried. (6-0)**
- iv. **Recommendation – Preliminary Plat:** *Gahan* moved, seconded by *Sargus* for approval of the La Vista City Centre Preliminary Plat contingent upon approval of the waiver request as the replatting request is consistent with the Comprehensive Plan and the Subdivision Regulations. **Ayes: Alexander, Gahan, Wetuski, Malmquist, and Sargus. Nays: None. Abstain: None. Absent: Hill, Circo, and Miller. Motion Carried. (6-0)**

5. Comments from the Floor

None.

6. Comments from Planning Commission

None.

7. Comments from Staff

Solberg introduced the new intern, Josh Charvat to everyone.

8. Adjournment

Meeting adjourned by Malmquist.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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