

CITY OF LA VISTA
PLANNING COMMISSION MINUTES
AUGUST 21, 2008

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, August 21, 2008, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Carcich was absent. Also in attendance was John Kottman, City Engineer, Marcus Baker, City Planner and Ann Birch, Community Development Director

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Krzywicki at 7:00 p.m. Copies of the agenda and staff report were made available to the public.

2. Approval of Meeting Minutes – July 17, 2008

Malmquist motioned to approve the minutes of July 17, 2008, as presented. Horihan seconded the motion. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None. Hewitt abstained. Motion carried.

3. Old Business

A. Revisions to City of La Vista Zoning Ordinance – Section 2.02 Definitions

i. Staff Report: Revisions have been made to the definition section of the Zoning Ordinance to eliminate words or phrases that appear nowhere else in the code; to add definitions to uses that are elsewhere in the code; and to revise content for definitions that are in need of clarity, rewriting, and/or updating.

The American Planning Association's Planning Advisory Service has been utilized to help determine appropriate wording for definitions.

All staff revisions have been submitted, so a final draft will be ready for review on the September Planning Commission Agenda.

Staff recommended continuance of the proposed revisions with any added changes, if applicable.

Malmquist recommended continuance to the September meeting. Hewitt seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None.

4. New Business

A. Amendments to the Capital Improvement Plan

Staff Report: Rita Ramirez, Assistant City Administrator, provided a review of the 2009 Capital Improvement Plan (CIP) for the members of the Planning Commission.

Hewitt asked what "CDBG" referred to in the Plan. This is in reference to Community Development Block Grants.

Krzywicki asked if the intent was for the Planning Commission to make a recommendation tonight or if they were allowed more time to review before doing so. Ramirez responded the intent is to present the CIP to the Council at their next meeting during the final budget hearing.

ii. Public Hearing: Gahan motioned to open public hearing. Horihan seconded. Ayes: Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist, Hewitt and Gahan. Nays: None. Public hearing opened at 7:10 p.m.

Horihan motioned to close the public hearing. Hewitt seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None. Public hearing closed at 7:11 p.m.

Malmquist commented on the clarity and explanation of the product.

Krzywicki asked if there was anyone who is responsible for reviewing the priority of the numbers to ensure that the scoring is done per the requirements on the check sheet. Ramirez said the evaluation sheet follows the criteria outlined in the CIP policies and tends to average out. There is ultimately a lot of input through various stages of the prioritization process.

Circo asked if unfinished low priority items got carried over into the next year again as low priority? He further asked about the means of getting those projects eventually done. Ramirez said these are decisions of council members with recommendation from staff to fund all the projects. Then prioritization begins based on funds available.

Krzywicki asked if the committee's deliberations and each person's scoring sheets were tracked to determine the averages. Ramirez keeps track of these independent of the software they use for the process. Krzywicki asked if this information could be made available in the future. Ramirez said this is possible. She further noted that there is a running five year history.

iii. Recommendation: Circo motioned to recommend approval of the Capital Improvement Plan as submitted to council. Malmquist seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None. Motioned carried.

This item will tentatively appear on the City Council agenda of September 2, 2008.

B. Nebraska Indoor Karting Conditional Use Permit (CUP)

i. Staff Report: Nebraska Indoor Karting, Derek Petit, has requested consideration to open an indoor recreational facility as conditionally permitted in the I-2 Zone District at 8843 S 137 Circle. The property is currently an I-1 Light Industrial zone and contains one existing building which houses flex bays of miscellaneous industrial uses. The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses

The conditional use permit would allow for indoor recreation, specifically indoor kart racing, outdoor laser tag, birthday parties and a video game room. Retail sales are also proposed as an accessory use.

Access to the property would be from an existing drive to S. 137 Circle. The main access currently serves Lot 6. Lot 7, the subject property, shares this access to the main parking area in front. A secondary access does provide access to the back of the building. No sidewalks exist for pedestrian traffic. The city engineer is requesting a new traffic impact study be completed to amend the existing study previously done for the intersection of S. 137 Circle and West Giles Road.

Parking requirements would follow the minimum needed for a recreational facility. Twenty-four spaces currently exist on the site. The applicant reports that up to 40 more spaces may be striped if needed. *Note: the proposed minimum parking requirement for a recreation facility is one space per four occupants.* Parking needs to be adequate for the proposed use on the premises. Any approved parking areas would need to be paved and striped. Shared parking with Lot 6 may be a possibility.

The kart track is proposed to run inside and outside; however, it will be on the interstate side of the building so noise should not be louder than the existing ambient decibel levels. The existing buildings will also provide a noise buffer between the use and the residential area to the west. The building will have an air exchange system to deliver five changes of air per hour.

Staff recommends continuance of the Conditional Use Permit for Nebraska Indoor Karting until the following information can be reviewed by City Staff and Planning Commission:

1. The applicant shall demonstrate that the business can provide the necessary number of parking spaces without negatively impacting the parking required for future or existing tenants on the premises or Lot 6.
2. A landscape plan shall be submitted to the City of La Vista for review and approval. This plan shall show existing and proposed landscaping. Proposed landscaping shall be installed per approved plan.
3. An easement shall be recorded to guarantee access across Lot 6 to Lot 7.
4. A new traffic impact study shall be completed to revise the existing study done for the intersection at S. 137 Circle and West Giles Road.
5. A new site development plan needs to be submitted delineating the areas inside and outside of the building for the proposed uses. The site development plan shall also show areas designated for parking with parking spaces shown on the plan.

ii. Public Hearing: Malmquist motioned to open public hearing.

Horihan seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None. Public hearing opened at 7:26 p.m.

Andsager motioned to close the public hearing. Horihan seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None.

The applicant was not present for questions and has not been heard from regarding their application in the past two weeks.

Krzywicki was confused as to what the outdoor use of the facility would be and the draft of the conditional use permit does not make reference to allowing outdoor recreational uses and may therefore need to be modified from specifically mentioning indoor uses. Also, the hours of operation were a possible concern depending upon what was going to be done outside. Outside activities up to midnight on the week-end could be a noise problem, even though there is a buffer. Parking too is a concern as staff has already pointed out. Krzywicki felt that newer developed areas seem to have more of an issue with parking problems lately and suggests caution when making parking recommendations.

Circo, too, had parking concerns in mind since there are two conference rooms inside in addition to the recreational uses. Baker said parking was an issue mentioned to the applicant and a revised plan has not been submitted to the city.

Malmquist felt that staffs comments alone warranted continuation of the hearing and that the hearing should be re-opened this evening in order for a continuation to be made possible.

iii. Gahan motioned to re-open public hearing. Horihan seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None. Public hearing re-opened at 7:31 p.m.

iv. Hewitt motioned to continue the public hearing on this conditional use permit until there is a response from the applicant addressing the staffing issues. Malmquist seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nays: None.

C. Southwind Expansion – Rezoning, Comprehensive Plan Amendment, and Preliminary PUD.

This item has been withdrawn from consideration at this time.

5. Comments from the Floor

None

6. Comments from the Planning Commission

Gahan commented on a visit to the new Culvers location on Sunday about 1 p.m. and it appeared that the employees were parking on both sides of the street which is bottle necking traffic flow. Baker commented that staff too had noticed this; however, the street they are parking on is a private street within that subdivision and the city has little authority there, but the city will look into any possibilities.

Krzywicki commented that he had been to the La Vista Convention Center a few times and the parking situation there is just crazy. He has heard people within Cabela's mention that when a convention is going on Cabela's customers cannot park close to the store. He wondered if when the new hotel is completed if that would free up parking.

Malmquist commented that she had always found parking when going to Cabela's and could not understand why someone going to the convention center would even consider parking at Cabela's.

Baker reminded the commission that the parking lot in front of Cabela's is a city lot for public parking.

Gahan asked if the proposed theatres would have parking exclusive to their patrons. Baker said that it is likely that the theatres and some retail uses will share parking on those properties.

Baker said that council had approved the following four items: code revisions involving minimum parking requirements were approved; Conditional Use Permits for Dogtopia and Omaha Gymnastics were approved; and revisions to the industrial code regarding mini-storage were approved.

Baker said they hoped to have the bus tour for the members of Planning Commission sometime in September or October. A tour date will be decided upon later.

Birch said the council had authorized the city to advertise proposals to prepare an 84th Street Redevelopment Vision Plan which was the number one goal of the city council strategic plan. The hand-out provided to the Planning Commission tonight will be used to advertise for prospective consultants. Copies will be mailed August 28th to interested firms.

The recent citizen survey results reflected many comments regarding the 84th Street appearance and vacant properties. A formal envisioning process will take place by a hired consultant. The first sheet within this ad explains what the 84th Street area is and La Vista in general with an explanation of what we are trying to achieve, the main goal being a highly interactive community. The city staff is asking for the consultant proposals in a variety of ways to include: key stake holders, community surveys, and workshops. A working group will be formed to include persons from the different city boards and commissions. It is hoped that these people will encourage participation from the community as a whole. The current official city website will also have a project page in order for citizens and interested parties to watch the process unfold.

The city has provided the consultants with a draft scope of work on what the city is trying to achieve. Also, in tonight's packets there is information on the visioning process. And, as well a Commissioners Newsletter that talks about streets as building blocks to the community and how a sense of place can be created. Both of these items should prove interesting and helpful as this project gets started. Contact Ann Birch or Marcus Baker if there are any questions regarding this 84th Street project.

Gahan shared information from an article in a national paper that the retailer, Steve and Barry's would be closing 100 of its 270 nationwide location. The ones' staying open would be those that receive high foot traffic. An assumption would be that this might be within shopping malls.

Hewitt suggested that the Planning Commission return and the city re-use the manila envelopes in which their packets are mailed to help the environment.

Krzywicki also suggested that both sides of a page be used when creating packets, etc. so that less paper can be used.

7. Adjournment

Malmquist motioned to adjourn. Horihan seconded. Ayes: Hewitt, Krzywicki, Alexander, Circo, Andsager, Horihan, Malmquist and Gahan. Nay: None. Motioned carried. Nays: None. Meeting was adjourned at 7:50 p.m.

Reviewed by Planning Commission: John Gahan

Sharon L. Dennis
Recorder

Planning Commission Chair

Approval Date

\\\Lvdcfp01\users\Community Development\MBaker\plancomm\minutes\2008\minutes 8 21 08 doc