

**CITY OF LA VISTA
PLANNING COMMISSION MINUTES
JULY 20, 2006**

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, July 20, 2006 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Malmquist, Rizzo, Gahan, Andsager, Horihan, and Carcich. Excused: Roarty and Hewitt. Also in attendance was David Potter, Planner.

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 Chairperson Krzywicki at 7:00 p.m. A copy of the agenda and staff report was made available to the public.

2. Approval of Meeting Minutes of June 15, 2006

Carcich motioned to approve the minutes of June 15, 2006. Malmquist seconded. Ayes: Carcich, Malmquist, Horihan, Andsager, and Krzywicki. Nays: None. Rizzo and Gahan abstained. Motion carried.

3. Old Business

None.

4. New Business

4A. An amendment to a Final P.U.D. Plan (Ordinance) for Southport West (Lots 1-4, 15-16, 19-20, 23-27, and Outlots A&B), Southport West Replat One (Lots 1-3), and Southport West Replat Two (Lots 1-3) located in parts of the SE ¼ and SW ¼ of Section 18, T-14-N, R-12-F, of the 6th P.M., Sarpy County, Nebraska, generally located at Southport Parkway and Giles Road.

i. Staff Report: A public hearing was continued from the May 18, 2006 meeting to consider amendments to the final P.U.D. plan for approximately 150 acres zoned C-3 PUD-1 and I-2 PUD-1 and known as Southport West, generally located at 126th Street and Giles Road. The application is consistent with the comprehensive plan and compatible with surrounding developments.

An application has been made to amend the current Planned Unit Development (P.U.D.) Plan which was approved by the City Council on December 21, 2004. The most recent proposed Final P.U.D. Plan is designed to compensate for project demands concerning height, setback, use limitations, parking requirements, etc. According to the La Vista Zoning Ordinance, the intent of the PUD-1 District is to encourage the creative design of new living and retail areas, as distinguished from subdivisions of standard lot sizes, in order to permit such creative design in buildings, open space, and their inter-relationship while protecting the health, safety and general welfare of existing and future residents of surrounding neighborhoods.

Staff is in the process of reviewing the application for an amendment to the Final P.U.D. Plan and will need additional time to provide a recommendation based upon rezoning and replat applications. A copy of the proposed P.U.D. Plan will be distributed for your review prior to action being taken.

Staff recommends continuation of the hearing until the next meeting.

Potter said that the staff report remains the same with a couple of changes. Southport West is slowly evolving. The PUD plan is one of the most elaborate within the city because it deals with reductions, setbacks, and restrictions on use, as well as design guidelines. There have been replats, rezoning, and the land itself has changed and needs now to be incorporated into the PUD. Design guidelines have been massaged and incorporated throughout all the area. This complete package must be decided upon over the next month.

Carcich motioned to continue the public hearing until the next meeting. Rizzo seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Horihan, Andsager, and Krzywicki. Nays: None. Motion carried.

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Gahan asked if the city or a contractor had concreted the drainage ditch near the swimming pool. Potter said the work had been performed by the city continuing work on a grant allocated for the drainage at the golf course site. It acts as a stabilization for the erosion there.

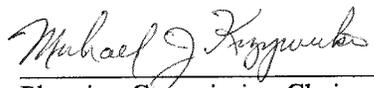
Horihan asked about the grading and the new streets at the northeast corner of 108th and Giles. Potter said this was Val Vista Replat One and the street is a private ingress/egress access that has been handled through the subdivision agreement amendment by way of a common maintenance agreement.

7. Adjournment: Carcich motioned to adjourn. Rizzo seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Horihan, Andsager, and Krzywicki. Nays: None. Motion carried. Meeting adjourned at 7:07 p.m.

Reviewed by Planning Commission: John Gahan



Recording Secretary



Planning Commission Chair

8-17-2006

Approval Date