

**CITY OF LA VISTA
PLANNING COMMISSION MINUTES
AUGUST 17, 2006**

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, August 17, 2006 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Malmquist, Rizzo, Gahan, Andsager, Horihan, Carcich, 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 7:02 p.m. A copy of the agenda and staff report was made available to the public.

2. Approval of Meeting Minutes of July 20, 2006

Carcich motioned to approve the minutes of July 20, 2006. Rizzo seconded. Ayes: Carcich, Malmquist, Horihan, Gahan, Rizzo, Andsager, and Krzywicki. Nays: None. Roarty and Hewitt 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 July 20, 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 Southport Parkway and Giles Road. The application is consistent with the comprehensive plan and compatible with surrounding developments.

A proposal 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 has reviewed the proposed amendments to the Final P.U.D. Plan and finds they comply with the zoning and the intent in which Southport West was developed. A copy of the proposed P.U.D. Plan is included in your packet for your review.

Staff recommends approval of the proposed PUD amendments to City Council as the PUD Plan complies with the Zoning Ordinance.

ii. Public Hearing: Chairperson Krzywicki continued the public hearing opened at the previous meeting on July 20, 2006.

Krzywicki questioned if the city parking lot was exempt from taxes. Potter said that was already in place and that public parking is not included.

Potter, City Planner, stated there have been a lot of items under consideration recently, in part due to transfer of ownership. There may yet be a few changes on this item. The Cabela's project is well underway. The Embassy Suites and the conference center have gone through design review and it is hoped that their conditional use application will be under consideration at a special Planning Commission on September 7, 2006.

Hewitt brought up a few minor changes and asked who the city design review architect was. Potter answered that Bob Mabrey, with bcdm, is on retainer as the city design review architect.

Horihan asked what the distinction was between the two parcels on page 4 regarding the land use criteria. Potter said that parcel #1 is the hotel-conference center and that building will likely be over 75 feet tall and the set-back is in correlation to the height difference of the buildings.

Gahan asked for clarification of a "big box store". Potter said this is specific to Southport West. Cabela's fits the definition of a "big box retail". The square footage is arbitrary within that definition.

Roarty referenced the word "should" instead of "shall" being used several times throughout the document. Potter stated this wording allows for some design flexibility interpretation.

Rizzo motioned to close the public hearing. Hewitt seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Horihan, Gahan, Hewitt, Andsager, and Krzywicki. Nays: None. Hearing was closed at 7:22 p.m.

iii. Recommendation: Hewitt motioned to recommend approval of the proposed PUD amendments to City Council with minor correction as the PUD Plan complies with the Zoning Ordinance. Malmquist seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Hewitt, Roarty, Horihan, Andsager, and Krzywicki. Nays: None. Motion carried.

4B. A preliminary and final PUD Plan (Ordinance) for Lot 3, Southport East Replat Two located in part of the SE ¼ of Section 18, T-14-N, R-12-F, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. Staff Report: A public hearing has been scheduled to consider a preliminary and final P.U.D application for approximately 21 acres in Southport East, generally located in the northwest corner of Eastport Parkway and Giles Road. The application has been submitted by John Hoich.

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. Rezoning to a PUD-1 will allow for reduced setbacks, use restrictions, etc, and will promote an interesting campus design. The application is consistent with the comprehensive plan and compatible with surrounding developments.

Staff received revised applications last Tuesday and the city engineer and staff have not had adequate time to review the proposed plans. Staff recommends continuing the public hearing until the next meeting or until a review has been made. A complete application and proposed plan will be provided to you prior to such meeting.

Staff recommends continuation of the hearing until the next meeting.

4C: A replat application for Lots 1-10, Southport East Replat Six located in part of the SE ¼ of Section 18, T-14-N, R-12-F, of the 6th P.M., Sarpy County, Nebraska, generally located at Eastport Parkway and Giles Road.

i. Staff Report: A public hearing has been scheduled to consider a replat application of Lot 3, Southport East Replat 2 consisting of approximately 21 acres, generally located in the northwest corner of Eastport Parkway and Giles Road. The application has been submitted by John Hoich.

Staff received revised applications and plat last Tuesday afternoon and a number of the identified issues appear to have been addressed, however the city engineer and staff have not had adequate time to review said changes at the time of this report. Staff recommends continuing the public hearing until the next meeting or until a review has been made. A complete application and plat will be provided to you prior to such meeting.

Staff recommends continuation of the hearing until the next meeting.

4D: A replat application for Lots 1-4, Southport East Replat Seven located in parts of the SE ¼ of Section 18 and the SW ¼ of Section 17, T-14-N, R-12-F, of the 6th P.M., Sarpy County, Nebraska, generally located a Eastport Parkway and Giles Road.

i. Staff Report: A public hearing has been scheduled to consider a replat application of Lot 1, Southport East consisting of approximately 5.5 acres, generally located in the northeast corner of Eastport Parkway and Giles Road. The application has been submitted by Ron Smith with RS Land, Inc.

The applicant has received comments from the city engineer and staff regarding the proposed replat and has asked for a continuance so that the issues may be adequately addressed. Staff recommends continuing the public hearing to the next meeting or until the required items are addressed. A complete application and plat will be provided to you prior to such meeting.

Staff recommends continuation of the hearing until the next meeting.

ii. Public Hearings (Items 4B-D): Carcich motioned to open the public hearings on items 4B, C, and D until the next meeting. Rizzo seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Hewitt, Roarty, Horihan, Andsager, and Krzywicki. Nays: None. Motion carried.

Potter stated that a traffic study accomplished at Eastport Parkway and Giles Road is contributing to the hold up of these agenda items. The proposed uses in Southport East, to the northside of Giles Road, are generating additional turning lanes and a need of relocation of access points along Eastport Parkway.

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

5. Comments from the Floor

Phyllis Rizzo introduced her grand-daughter, Elizabeth Drew, who was visiting.

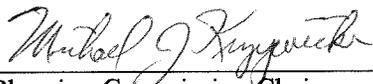
6. Comments from the Planning Commission

Potter stated that there would very likely be a special Planning Commission meeting on September 7, 2006. Krzywicki and Horihan indicated they would not be available to attend if a meeting were called on September 21st.

7. Adjournment: Hewitt motioned to adjourn. Rizzo seconded. Ayes: Carcich, Malmquist, Rizzo, Gahan, Horihan, Roarty, Hewitt, Andsager, and Krzywicki. Nays: None. Motion carried. Meeting adjourned at 7:32 p.m.

Reviewed by Planning Commission: John Gahan


Recording Secretary


Planning Commission Chair

9-7-2006
Approval Date

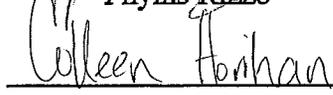
ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING

The undersigned members of the Planning Commission
of the City of La Vista, Nebraska, hereby acknowledge receipt of advance notice and the agenda of a meeting held
at 7:00 p.m. on August 17, 2006, at
City Hall

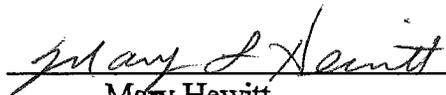
Dated this 17th day of August, 2006



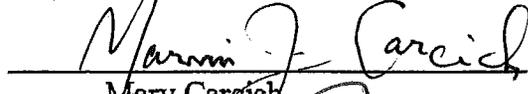
Phyllis Rizzo



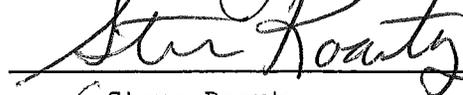
Colleen Horihan



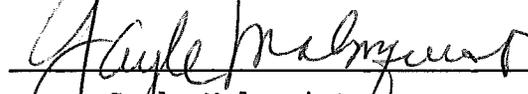
Mary Hewitt



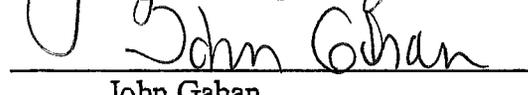
Marv Carcich



Steve Roarty



Gayle Malmquist



John Gahan



Michael Krzywicki



Jody Andsager

Erin Dumont (Alternate)