

CITY OF LA VISTA
PLANNING COMMISSION MINUTES
OCTOBER 15, 2009

The Planning Commission meeting of the City of La Vista was convened at 7 p.m. on Thursday, October 15, 2009, at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Krzywicki, Malmquist, Kramolisch, Horihan, Gahan, Hewitt, and Alexander. Absent: Andsager, Circo and Nielsen. Also in attendance was Marcus Baker, City Planner and John Kottmann, City Engineer.

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 7:05 p.m. Copies of the agenda and staff report were made available to the public.

2. Approval of Meeting Minutes – September 17, 2009

Gahan motioned to approve the minutes of September 17, 2009. Kramolisch seconded the motion. Ayes: Krzywicki, Malmquist, Kramolisch, Horihan, Alexander, Gahan and Hewitt. Nays: None. Motion carried.

3. Old Business

None

4. New Business

A. Continuation of the Public Hearing regarding the Harrison Heights Final PUD, Final Plat and conditional Use Permit for proposed senior apartments within Lot 13 and Lot 14 of Crestview Heights Subdivision

i. Staff Report: Baker pointed out in a general summary that City Council had approved the rezoning, preliminary plat and preliminary PUD on August 4, 2009. Presented tonight is the final plat and final PUD with a conditional use permit for Lot 4, which is senior apartments.

The applicant has submitted the revised detail colored elevation drawings for the architectural design review with, very minor details yet to work on. The applicants did an excellent job working with the architectural design review with their project and assuring that the buildings are coordinated and will be one cohesive development between the residential and commercial buildings.

The four minor items detailed in the staff report:

1. Light fixtures are not yet compliant. Downward shining lights that match the style of the Gateway Corridor District are required on buildings and for parking lot lighting.
2. Garages need to add battens, where indicated, for better architectural detail.

3. Louvers need to be painted to match the color of the adjacent building material's color.
4. Some landscaping from the Harrison Street side needs to be relocated to the Gertrude Street side to provide better screening of the commercial uses from the existing residential area.

In addition, to avoid parking problems, the Final PUD needs to limit Lots 1, 2 and 3 of Harrison Heights to no more than 25% of the combined gross floor area of the three commercial buildings for use as an A-2 occupancy (i.e. restaurant, nightclubs, bars.)

Planning Staff recommends approval of the Conditional Use Permit for Lot 4, Final PUD Plan and Final Plat of Harrison Heights Subdivision with the following conditions:

1. All remaining architectural design revisions, as described herein, shall be made prior to City Council's review.
2. All remaining revisions to the landscape plan, as described herein, shall be made prior to City Council's review.
3. Lots 1, 2 and 3 of Harrison Heights shall be limited to no more than 25% of the combined gross floor area of the three commercial buildings for use as an A-2 occupancy (i.e. restaurant, nightclubs, bars.)
4. All parking for Lots 1-5 shall be on-site parking only with no parking overflowing onto Gertrude Street.

Malmquist asked if there were no parking signs on Gertrude Street. Baker said that City Staff had not required the applicant to install signs, but if needed, Public Works could install signs in the future.

Kramolisch approves of the elderly housing, however, disapproves of the proposed commercial, because the city is trying to revitalize the 84th Street corridor and bring new commercial businesses to that corridor. Krzywicki said the rezoning had already been approved, so the commercial zoning was already a moot point.

Krzywicki was concerned that bars or restaurants in this location would be incompatible with the adjacent senior living due to the noise and overflow parking potential. He asked if those uses could be prohibited entirely.

Baker responded that night clubs and taverns would be required to be reviewed further by the City with a conditional use permit in the C-2 commercial district. Any restaurant would likely be a café style or "made to order" restaurant since it would be in a tenant bay. Therefore, parking demand should be less than a large restaurant.

Krzywicki requested staff obtain feedback on the Ralston bar located in the strip area at 72nd Street and Harrison before this application goes to City Council. The City of Ralston tried to put some limits on the percentage of sales from liquor because there were some issues. Gahan thought the issues were related to loud music from the bar that generated complaints from the residents to the west.

Krzywicki felt that such restrictions should be written into the PUD plan since you can make that more restrictive than city ordinance.

Malmquist asked if the light fixtures presented were those preferred by staff. Baker confirmed the fixtures in their packets were compliant with the design guidelines.

Horihan pointed out that the post construction stormwater plan conflicted with the written amounts. Kottmann stated this was a typographical error and should read as 8992 and would be corrected before permitting.

Motions are needed for recommendations on the Conditional Use Permit (multi-family development on Lot 4), Final Plat and Final PUD Plan.

No public comments were received.

Hewitt moved to close the public hearing. Malmquist seconded. Ayes: Krzywicki, Malmquist, Alexander, Hewitt, Gahan, Kramolisch, and Horihan. Nays: None. Hearing closed at: 7:20 pm.

iii. Recommendation: Malmquist motioned to recommend approval to City Council of the CUP for Lot 4, the final PUD plan and the final plat of Harrison Heights subdivision with the four conditions as stated in the staff report. Hewitt seconded. Ayes: Krzywicki, Gahan, Alexander, Hewitt, Malmquist, and Horihan. Nays: Kramolisch. Motion carried.

This project is scheduled to appear on the November 17, 2009 City Council agenda.

5. Comments from the Floor

None

6. Comments from the Planning Commission


Malmquist commented on the nice turn out for the Marv Carcich street dedication.

Krzywicki thanked Marcus Baker, Planner, for his service to the city and help with the Planning Commission while he has been here. Baker stated that it had been a pleasure working with the commission.

7. Adjournment

Horihan motioned to adjourn. Hewitt seconded. Ayes: Krzywicki, Malmquist, Kramolisch, Gahan, Horihan, Alexander and Hewitt. Nay: None. Motioned carried. Meeting was adjourned at 7:24 p.m.

Reviewed by Planning Commission: John Gahan


Recorder

Planning Commission Chair

Approval Date