

AGENDA ITEM 4B

**Public Hearing for Comprehensive Plan
Amendment: Future Land Use Map—Lot 1
Harrison Hills—CBRE|MEGA**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: CPA-17-0001

For Hearing of:
Report Prepared on:

April 20, 2017
April 5, 2017

I. GENERAL INFORMATION

A. APPLICANT:

CBRE|MEGA
11213 Davenport Street, Suite 300
Omaha, NE 68154

B. PROPERTY OWNER:

Harrison I-80, LLC
10855 West Dodge Road, Suite 270
Omaha, NE 68154

C. LOCATION: East of the intersection of S 118th Street and Emiline Street.

D. LEGAL DESCRIPTION: Lot 1 Harrison Hills

E. REQUESTED ACTION(S):

1. Comprehensive Plan Amendment – Amend Future Land Use Map from Commercial with a Gateway Corridor District (Overlay District) to Industrial with a Gateway Corridor District (Overlay District)

F. EXISTING ZONING AND LAND USE:

C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District); the property is currently vacant.

G. PURPOSE OF REQUEST: Future Land Use Map amendment to allow for the re-designation of Lot 1 Harrison Hills to an Industrial land use.

H. SIZE OF SITE: 26.22 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: This parcel is currently vacant. The land is relatively flat with a gradual slope to the south.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant
2. **East:** Harrison Hills Apartments; R-3 High Density Residential; Multi-family Residential

- 3. **South:** Harrison Hills Industrial; I-1 Light Industrial; Vacant.
- 4. **West:** Lot 2 Harrison Hills; C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant

C. RELEVANT CASE HISTORY:

- 1. N/A

D. APPLICABLE REGULATIONS:

- 1. Chapter 4 of the La Vista Comprehensive Plan 2007 – Future Land Use Plan

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan currently shows commercial land uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

- 1. Access to the lot is provided through frontages along 114th Street and Emiline Street.

D. UTILITIES:

- 1. The properties have access to sewer, water, gas, power and communication utilities.

IV. REVIEW COMMENTS:

- 1. The proposed change to industrial land uses is consistent with and adjacent to the Industrial land uses to the south of the subject property.
- 2. The current Gateway Corridor District (Overlay District), combined with a Planned Unit Development (PUD) Overlay District (see subsequent rezoning request) would aid in providing a transition from the Industrial uses south of the subject property to the commercial and multi-family zoning to the north and east of the subject property.

V. STAFF RECOMMENDATION – Amendment to the Comprehensive Plan – Future Land Use Map:

Staff recommends approval of the amendment to the Future Land Use Map of the Comprehensive Plan from Commercial with a Gateway Corridor Overlay (Overlay District), to Industrial with a Gateway Corridor District (Overlay District), as the request is consistent with the Comprehensive Plan.

VI. ATTACHMENTS TO REPORT:

- 1. Vicinity Map
- 2. Future Land Use Map Amendment Exhibit

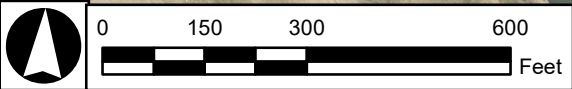
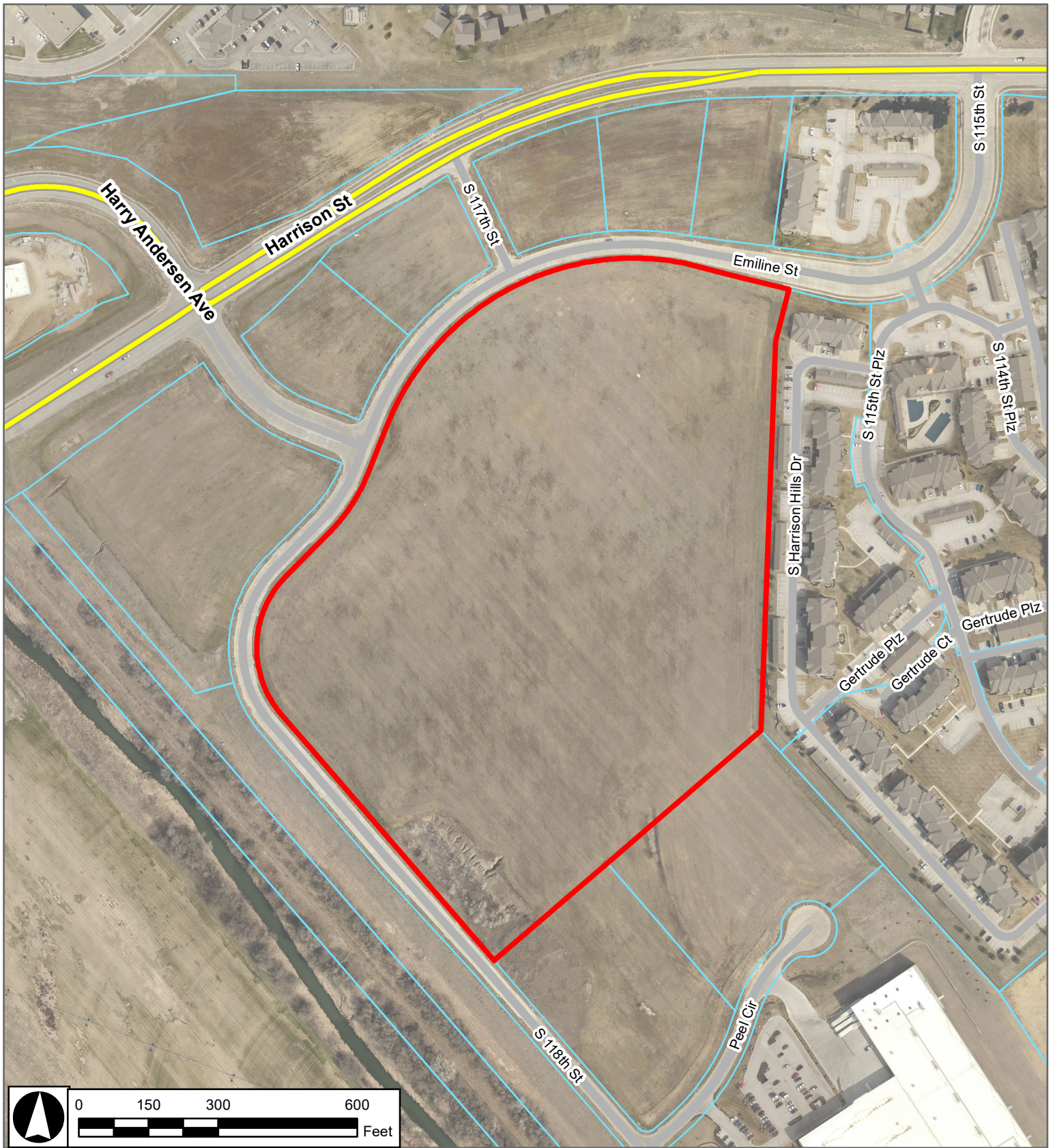
VII. COPIES OF REPORT SENT TO:

1. Sam Garden, CBRE|MEGA
2. Sal Carta, Harrison I-80 LLC
3. Dawn Danley, DLR Group
4. Public Upon Request

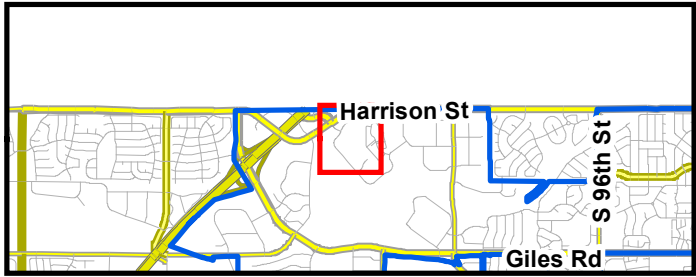
Prepared by:


Am Brich
Community Development Director

4-13-17
Date



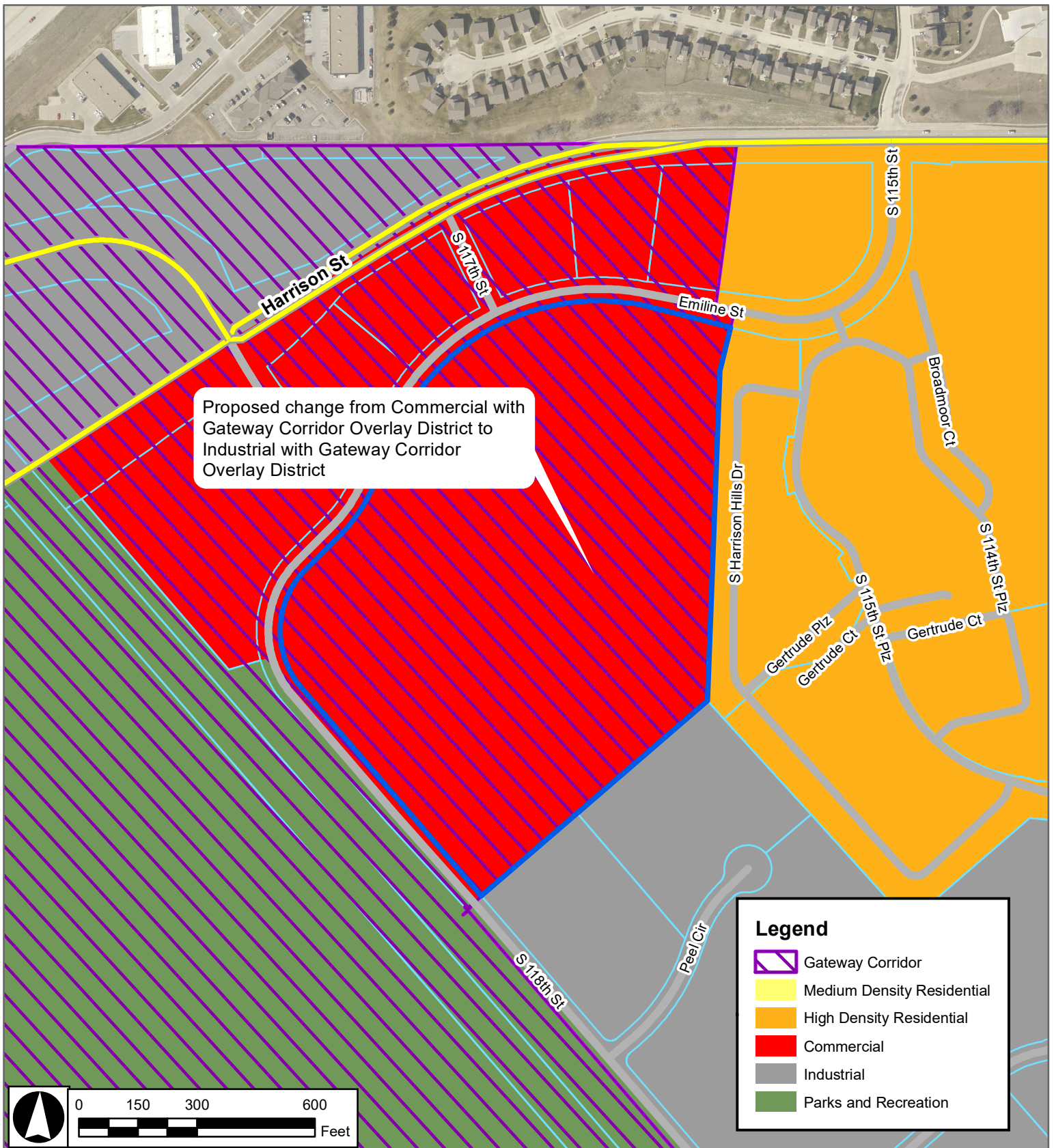
Project Vicinity Map



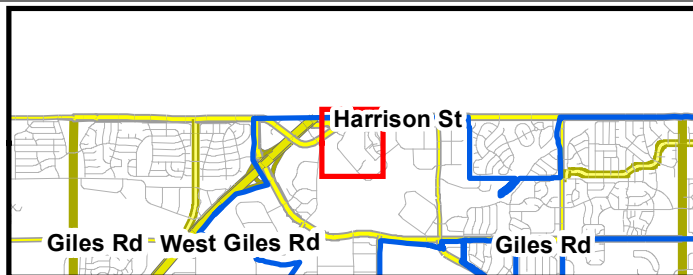
Lot 1 - Harrison Hills

4/12/2017
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Future Land Use Map Amendment Exhibit



Lot 1 - Harrison Hills

4/12/2017

JMC

