

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 Emilie 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 Povich

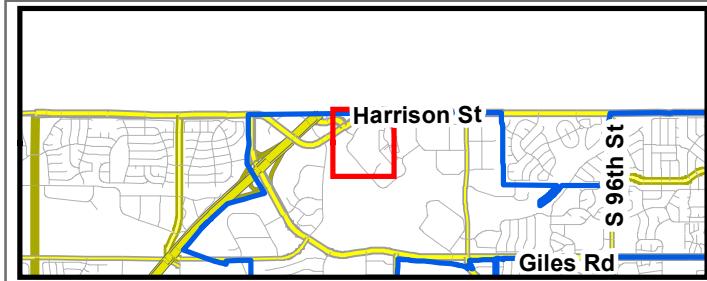
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Community Development Director

Date



Project Vicinity Map

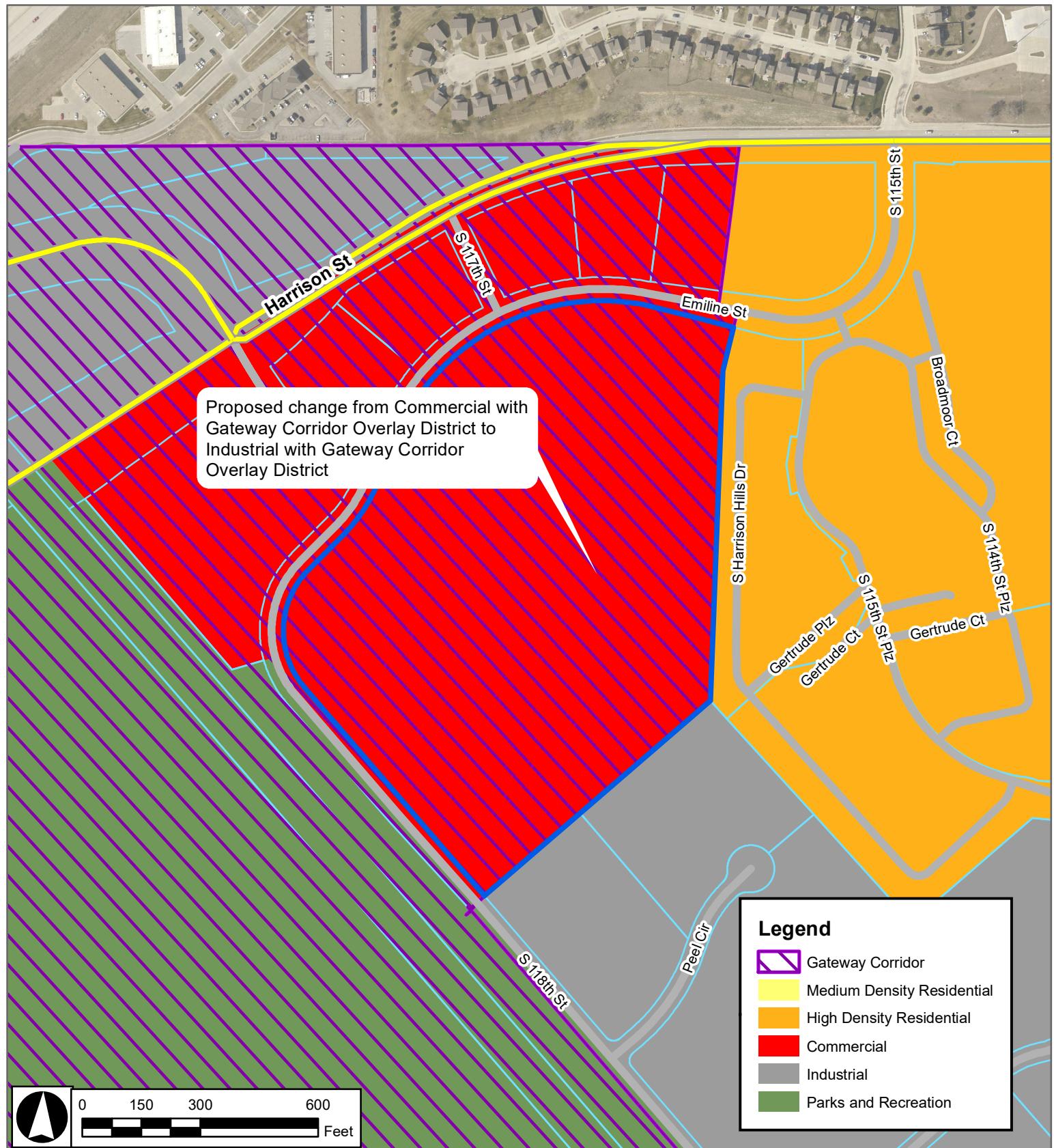


Lot 1 - Harrison Hills

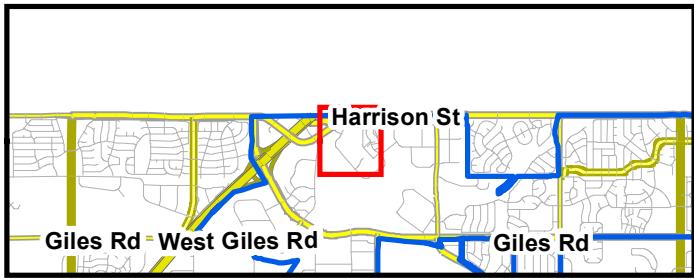
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Future Land Use Map Amendment Exhibit



Lot 1 - Harrison Hills

4/12/2017

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