

## **AGENDA ITEM 4C**

**Public Hearing for Zoning Map Amendment  
(Rezoning) - Lot 1 Harrison Hills—  
CBRE | MEGA**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PRZ-17-0002

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 118<sup>th</sup> Street and Emilie Street.

**D. LEGAL DESCRIPTION:** Lot 1 Harrison Hills

**E. REQUESTED ACTION(S):**

1. Zoning Map Amendment (Rezoning) from C-3 with a Gateway Corridor District (Overlay District) to I-1 Light Industrial with a Gateway Corridor District (Overlay District) and PUD – Planned Unit Development 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:** Zoning Map Amendment to allow for the rezoning of Lot 1 Harrison Hills to I-1 PUD, Light Industrial Planned Unit Development and Gateway Corridor District, for the purpose of industrial development.

**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
2. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
3. Section 5.15 of the Zoning Regulations – PUD – Planned Unit Development District (Overlay District)
4. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan currently shows commercial land uses. A preceeding agenda item proposes the amendment of the Future Land Use Map to change the use type from commercial to industrial.

**B. OTHER PLANS:** Not applicable.

**C. TRAFFIC AND ACCESS:**  
1. Access to the lot is provided through frontages along 114<sup>th</sup> Street and Emilie Street.  
The rezoning itself will not require a traffic study. However, a traffic study will be required in relation to the PUD site plan approval request prior to development.

**D. UTILITIES:**  
1. The property has access to sewer, water, gas, power and communication utilities.

**IV. REVIEW COMMENTS:**

1. The proposed rezoning to I-1 PUD, Light Industrial Planned Unit Development and Gateway Corridor District, is adjacent to the Light Industrial zoning to the south of the subject property.
2. The current Gateway Corridor District, combined with the proposed Planned Unit Development (PUD) Overlay District, will aid in providing a good transition from the proposed Light Industrial

zoning to the commercial and multi-family zoning to the north and east of the subject property.

**V. STAFF RECOMMENDATION – Amendment to the Zoning Map (Rezoning):**

Staff recommends approval of the amendment to the Zoning Map (Rezoning) from C-3 Highway Commercial / Office Park with a Gateway Corridor Overlay (Overlay District), to I-1 Light Industrial with a Gateway Corridor District (Overlay District) and a Planned Unit Development (PUD) Overlay District, as depicted in the Zoning Map Amendment Exhibit, as the request is consistent with the Zoning Ordinance and the Comprehensive Plan.

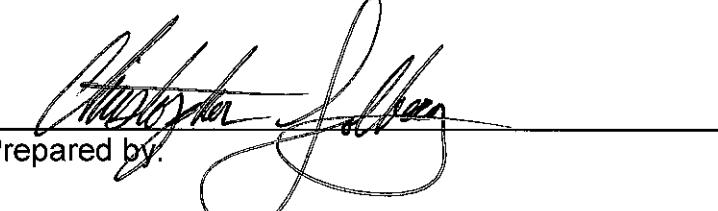
**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Staff Review Letters
3. Applicant Response Letter
4. Zoning Map Amendment Exhibit

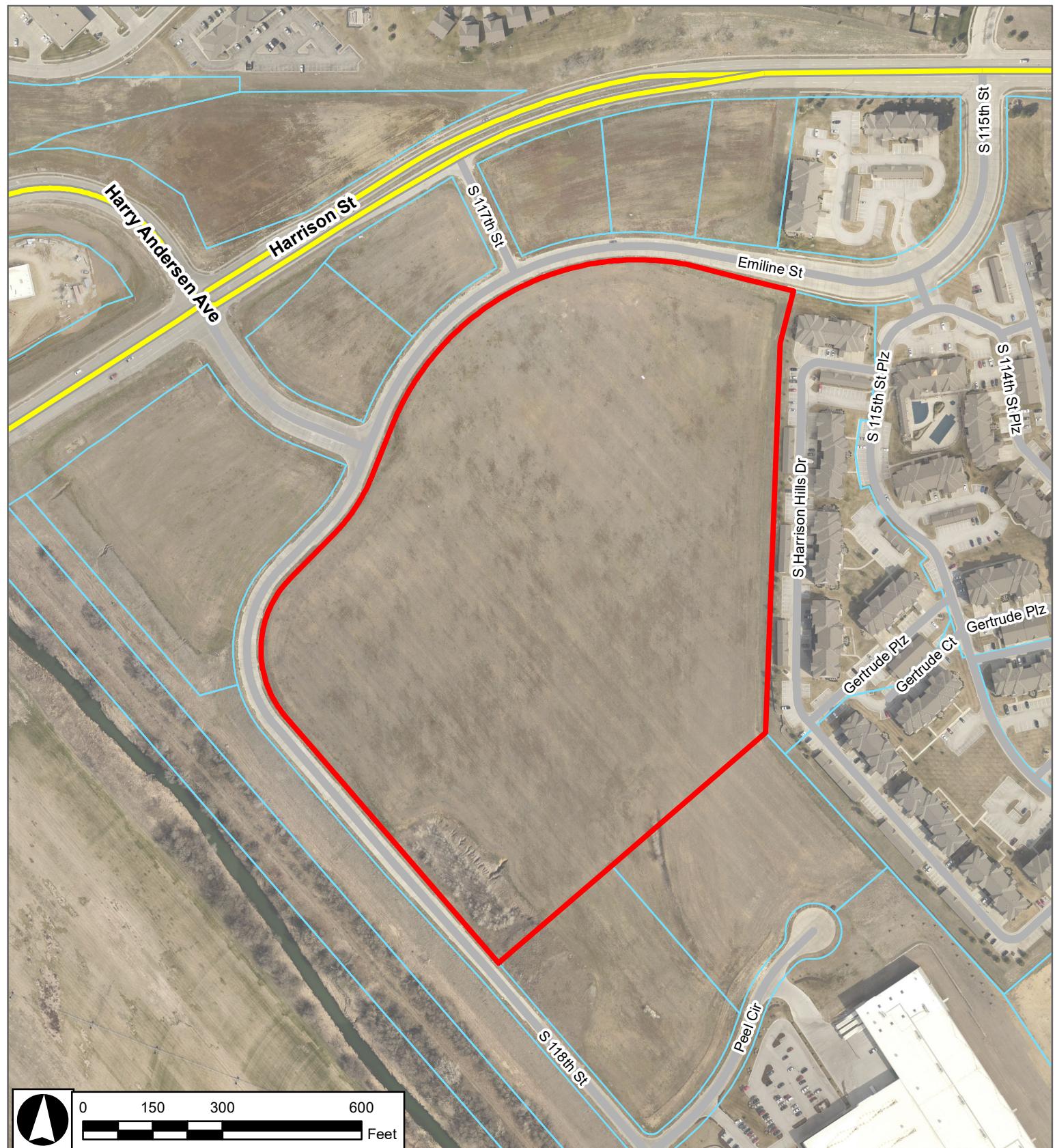
**VII. COPIES OF REPORT SENT TO:**

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

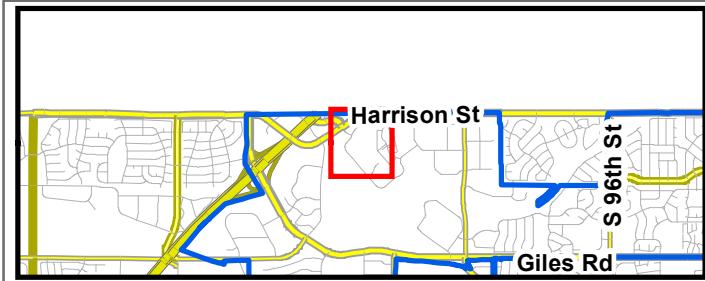
Prepared by:

  
Am. Brink  
Community Development Director

4-13-17  
Date



## Project Vicinity Map



## Lot 1 - Harrison Hills

4/12/2017

JMC





March 27, 2017

Sam Garden  
CBRE-MEGA  
11213 Davenport Street  
Omaha, NE 68154

RE: Future Land Use Map Amendment, Zoning Map Amendment  
Lot 1 Harrison Hills

Mr. Garden,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Comprehensive Plan and the Zoning Ordinance the City has the following comments:

Future Land Use Map Amendment

1. City staff will prepare the necessary documentation regarding the request to amend the Future Land Use Map to designate Lot 1 Harrison Hills as Industrial.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Buildings & Grounds**  
8112 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

[www.cityoflavista.org](http://www.cityoflavista.org)  
[info@cityoflavista.org](mailto:info@cityoflavista.org)

Zoning Map Amendment

2. The application lists the proposed rezoning from C-3 Highway Commercial/Office Park District to I-1 Light Industrial District. However the current zoning includes a Gateway Corridor District (Building Design Review Overlay District) in addition to the base C-3 zoning. This overlay district would need to be added to your rezoning request of the new base zoning of I-1.
3. Due to the possible impacts of industrial development upon adjoining commercial and residential properties, the City will only be in favor of an I-1 zoning designation with the Gateway Corridor District and with the addition of a Planned Unit Development (PUD) overlay district.

This requires the development and approval of site plan prior to construction.

4. The zoning regulations would require a 30 foot buffer with screening where the proposed I-1 zoning abuts residential (R-3) zoning. The proposed site driveway with a 25 foot setback notation does not comply.
5. A traffic study based on the proposed development needs to be provided for consideration of the rezoning request. A copy of the recent Restaurant Depot traffic study on Lot 2 Harrison Hills can be provided for the application's reference.

The study should address the intersections of 118th and Harrison (changes to existing signalization and adequate turn bays), 118th and Emilie (for any changes to stop controls), and 115th and Harrison (examination of signal warrants and adequate turn bays).

6. Existing sewer utilities are adequate for either zoning classification.

Please submit revised documentation by March 30, 2017 as our internal publication deadline for the April 20, 2017 Planning Commission meeting is March 31, 2017. Resubmittals should be comprised of 4 full size copies (along with electronic copies) of the revised documents.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP  
City Planner

Attachment

cc: Ann Birch, Community Development Director  
John Kottmann, City Engineer  
Dawn Danley, DLR Group



March 30, 2017

Mr. Christopher Solberg  
City Planner  
City of La Vista  
La Vista, NE

RE Future Land Use Map Amendment, Zoning Map Amendment, Lot 1 Harrison Hills

Dear Mr. Solberg,

The letter is in response to your letter dated March 27, 2017 regarding our rezoning application. The following is our response to each of the comments and requests included in your letter.

Future Land Use Map Amendment

1. Acknowledged.

Zoning Map Amendment

2. A revised application is enclosed which includes the revisions to include the Gateway Corridor District.
3. A revised application is enclosed which includes the revisions to include the Planned Unit Development overlay district.
4. A revised site plan is enclosed which addresses the revised buffer requested.
5. As confirmed in our phone conversation on March 29, 2017 and via the attached email, we acknowledge that a traffic study will be a requirement of the PUD site plan application process and that nothing is required at this time to complete the rezoning application approval process.
6. Acknowledged.

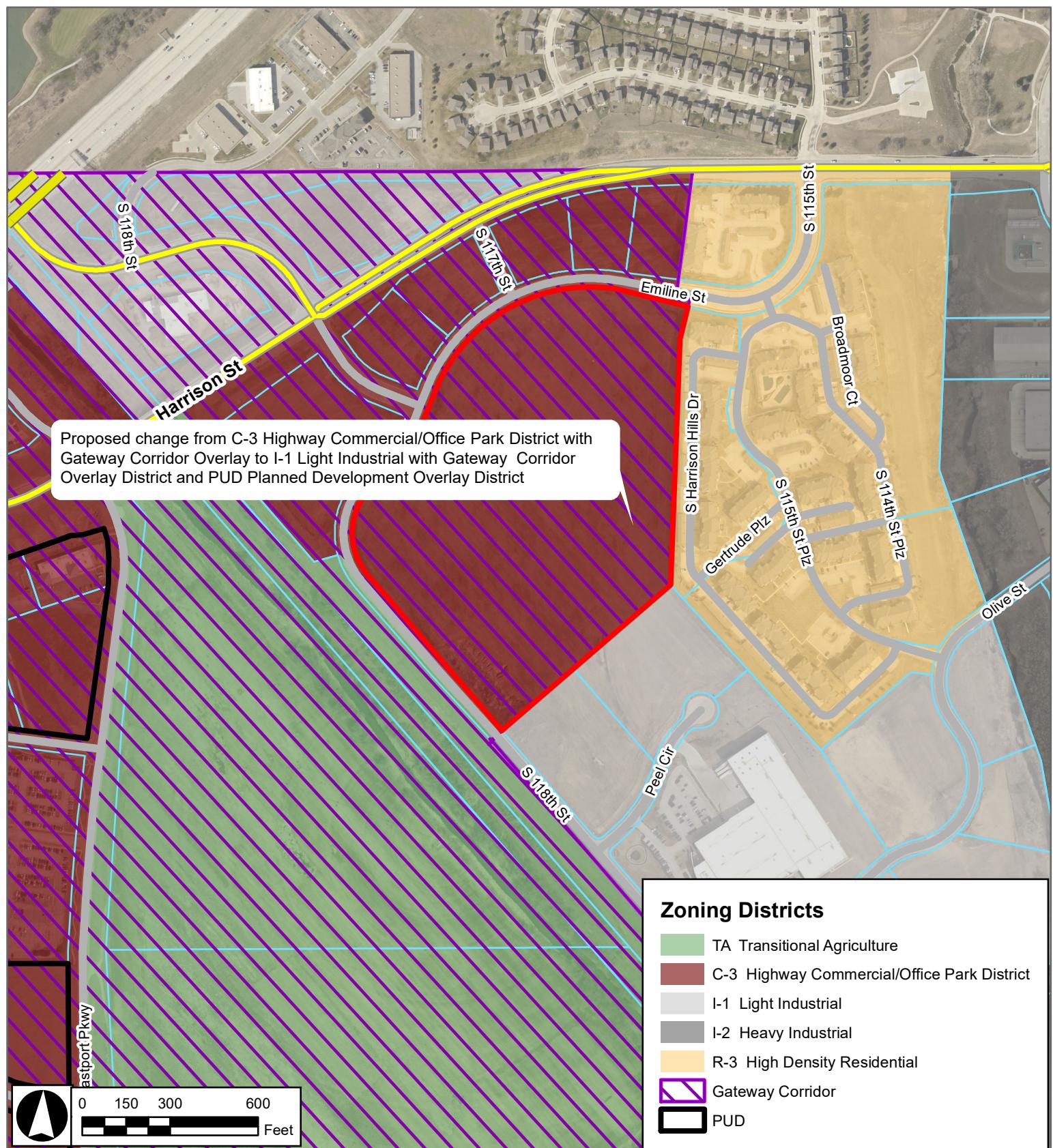
Please contact me at 402-321-1007 or [sgarden@cbre-mega.com](mailto:sgarden@cbre-mega.com) if you have any questions.

Sincerely,

Sam Garden  
Director, Project Management

Attachments: Rezoning Application  
Revised Site Plan  
Email confirmation of traffic study requirements

Cc: Dawn Danley, DLR Group



## Zoning Map Amendment Exhibit



### Lot 1 Harrison Hills

4/12/2017

JMC

