



CITY OF LA VISTA
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COPY

PLANNING COMMISSION MINUTES
DECEMBER 14TH, 2017-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, December 14th, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Harold Sargus, Mike Circo, Jason Dale, John Gahan, and Tom Miller. Members absent were: Kevin Wetuski and Kathleen Alexander. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; and John Kottmann, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. 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 Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – November 16, 2017

Krzywicki moved, seconded by Circo to approve the November 16, 2017 minutes. **Ayes: Krzywicki, Malmquist, Dale, Circo, and Sargus. Nays: None. Abstain: Gahan and Miller. Absent: Alexander and Wetuski. Motion Carried. (5-0-2)**

3. Old Business

Public Hearing for an Amendment to the Planned Unit Development (PUD) Ordinance, Southport West – Brixmor Property Group Inc.

- i. **Staff Report – Chris Solberg:** Solberg stated that Brixmor Property Group has requested that the public hearing for the Southport West PUD Amendment be continued to the next meeting. Based on this request, staff recommends that the Planning Commission takes testimony if anyone in attendance wishes to speak, and then vote to continue the public hearing to the January 18th Planning Commission meeting.
- ii. **Recommendation:** Circo moved, seconded by Krzywicki to keep the hearing open and continue to the next Planning Commission meeting. **Ayes: Krzywicki, Malmquist, Dale, Circo, Gahan, Miller, and Sargus. Nays: None. Abstain: None. Absent: Alexander and Wetuski. Motion Carried. (7-0)**

4. New Business

A. Public Hearing for a Conditional Use Permit (CUP) for a Convenience Store with Limited Fuel Sales – Lot 3 Brook Valley II Business Park – QuikTrip Corporation

- i. Staff Report – Chris Solberg:** Solberg stated that the applicant, QuikTrip Corporation, is applying on behalf of Gordo 79 LLC, the property owner of Lot 3 Brook Valley II Business Park, for a conditional use permit to allow the applicant to operate a convenience store with limited fuel sales. Staff's recommendation is for approval of the Conditional Use Permit, contingent on the finalization of the design review process, as well as the resolution comments #2 and #3 in Review Comments above, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. Applicant Presentation:** Erik Eckhart came up and spoke on behalf of the applicant. He apologized for not having a digital presentation, but he did verify that the members had a copy of the site plan in front of them. He said that this will be their first project within the city of La Vista and is very excited for the opportunity to be able to develop here. He also said that this is his first project since being promoted into the Real Estate Department. He mentioned that what they are looking at doing is building an updated version of their Model 3 store, which is a slightly smaller version of what they are building today. It is a 4,800 square foot building that will have 6 fueling stations with 12 available pumping stations. The business will operate 24 hours a day, 7 days a week. He said that he understood that this building is in the Gateway Corridor District and that they intend to meet the design guidelines in this corridor. He then brought up Comment #3 and that it said that there was a requirement for a designated right of way on both sides of 117th Street and wanted to note that they only own one side of that street, so dedicating anything on the other side of the lot may be a challenge for them. He then offered to answer any questions.
- iii. Public Hearing: Malmquist opened the public hearing.**

Malmquist asked about the right of way issue.

Solberg said that he had a discussion with one of the representatives for Gordo 79 LLC a couple of days ago about that issue and he does know the owner of the other side of that lot and is going to work with the owner because a development agreement is going to have to take place to work that out.

Malmquist brought up that for right now they are talking about the Conditional Use Permit and asked if development agreement will be in addition to that or done if they recommend approval of the CUP.

Solberg said that they'll recommend approval of the CUP with the contingencies to straighten that stuff out before City Council approval.

Eckhart said that he understood that, he just wanted to let them know, in case there was any misunderstanding, that they do not own that lot. They are aware of the right of way issue.

Malmquist closed the Public Hearing.

- iv. **Recommendation – Conditional Use Permit:** Sargus moved, seconded by Dale to recommend approval of the Conditional Use Permit, contingent on the finalization of the design review process, as well as the resolution comments #2 and #3 in Review Comments above, as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes: Krzywicki, Malmquist, Dale, Circo, Gahan, Miller, and Sargus. Nays: None. Abstain: None. Absent: Alexander and Wetuski. Motion Carried. (7-0)**

B. Oakdale Park Storage Final Plat – 3D Self Storage – La Vista, LLC

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, 3D Self Storage – La Vista, LLC is requesting a Final Plat on behalf of Colonial Press property owner, for Tax Lot 8A1A EXC PT for ROW and Tax Lot 8A1B 16-14-12 and Lot 26 Oakdale Park Final Plat of 2 lots. Staff's recommendation is for approval of the Final Plat, contingent on the resolution of the issues listed within the Review Comments prior to City Council reviews, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations.
- ii. **Applicant Presentation:** Lucas Weatherly came up and spoke on behalf of the applicant. He showed the commission a presentation that was a continuation of what they were shown the last time they were there for the CUP. He said that they have no issues meeting the contingencies that were in the Staff Report. He said that they have already started on working with staff on the Subdivision Agreement and Sanitary Sewer service agreements, as well as Rotella on their storm sewer connection agreement. He mentioned that they have had a few additional meetings with those guys and they have a draft agreement in place with them, at least verbally, and the attorneys are going through the paperwork right now. They are still putting together the exhibits for those, but that they should be submitted within a week or two. He then offered to answer any questions that the commission may have.
- iii. **Recommendation – Final Plat:** Miller moved, seconded by Gahan to recommend approval of the Final Plat, contingent on the resolution of the issues listed within the Review Comments prior to City Council review, as the request is consistent with the Comprehensive Plan and the Subdivision Regulations. **Ayes: Krzywicki, Malmquist, Dale, Circo, Gahan, and Miller. Nays: Sargus. Abstain: None. Absent: Alexander and Wetuski. Motion Carried. (6-1)**

5. Comments from the Floor

No members of the public came forward.

6. Comments from the Planning Commission

Krzywicki mentioned since this is the last meeting of the year, that they would try to determine who the nominating committee officers for next year should be.

Malmquist said that that is done in January.

Krzywicki said that he thought maybe they could pick who is going to do it to give someone a turn to be on the nominating committee.

Malmquist said that they will do it in January.

Gahan said that he noticed in the project on 84th Street that he noticed that First National is going up and that there appears to be a 2nd building going up as well and asked what it was.

Solberg showed them a rendering and said that it's the first of the mixed use buildings that is going up. He said that it's an "L" shaped building with the first story being commercial office/retail space and the upper 4 stories being apartments.

Gahan said that he noticed the old golf course, turning into the park, and that he can see more of the contour of the park. He asked if they are almost done moving the dirt.

Kottmann said that the lake excavation, which will 5 times bigger than the pond that was there previously, is nearly complete. He said that they are hoping to be done within a week and then they will be able to do the final shaping of the lake. He mentioned that they are currently starting on design phase 2 of the park improvements, mainly the trails around the lake, irrigation and some lighting so there is at least some usable facility there by the end of next year.

7. Comments from Staff

Solberg said that the Streetscape Plan is ongoing and that they have had more advisory committee meetings. In the last week or so, they have been working on getting it honed down to one final concept design and that they are going to be coming back in January and have another public meeting and will then work their way towards the approval process. It will then be on to the phased implementation of that.

8. Adjournment

Malmquist adjourned at 7:26 P.M.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date