

AGENDA ITEM 4A

**Planned Unit Development Amendment—Lots 1
through 4 Echo Hills Replat Four —West
Management, LLC**



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBERS: PPUD20-0003;

FOR HEARING ON: SEPTEMBER 3, 2020
REPORT PREPARED ON: AUGUST 25, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Brett West
West Management, LLC
3042 Sheridan Blvd
Lincoln, NE 68502

B. PROPERTY OWNER:

Vandelay Investments, LLC
PO BOX 22151
Lincoln, NE 68542

C. LOCATION: Northwest of the intersection of Chandler Road and 144th Street (Highway 50).

D. LEGAL DESCRIPTION: Lots 1 through 4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Planned Unit Development Site Plan for Lots 1 through 4 Echo Hills Replat Four.

F. EXISTING ZONING AND LAND USE: R-3 – High-Density Residential, Gateway Corridor District (Overlay District), and Planned Unit Development for Lots 1 and 2 Echo Hills Replat Four, and C-1 – Shopping Center Commercial District, Gateway Corridor District (Overlay District), and Planned Unit Development for Lots 3 and 4 Echo Hills Replat Four.

G. PURPOSE OF REQUEST: Allow for changes in the number of provided parking stalls and the stall configurations in the previously approved PUD Site Plan.

H. SIZE OF SITE: Approximately 12.4 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes downward to the south and to the east; the site is currently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future</u> <u>Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
Northeast	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Tornado Car Wash
Northwest	Low-Medium Density Residential	RS-72 – Single Family Residential	Echo Hills Neighborhood
East	Commercial	C-1 Shopping Center Commercial, Gateway Corridor Overlay District	Dino's Storage
South	Industrial	I-1 Light Industrial, Gateway Corridor Overlay District	Vacant Lot
West	Low-Medium Density Residential	RS-72 – Single Family Residential	Echo Hills Neighborhood

C. RELEVANT CASE HISTORY:

1. On February 4, 2020 the City Council of the City of La Vista approved a Planned Unit Development Site Plan for Lot 3 Echo Hills (later replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development.
2. The City Council also approved the following relating to the Echo Hills development: Comprehensive Plan Future Land Use Map amendment, rezoning, preliminary and final plats, conditional use permits for the assisted living and memory care facility and the apartments, and the subdivision agreement.
3. Building permits have been issued for the Assisted Living and Memory Care facility on Lot 1 Echo Hills Replat Four, and for apartment buildings #1 and #2 on Lot 2 Echo Hills Replat Four. A building permit application has been received by the Community Development Department for apartment building #3 on Lot 2, but building permits cannot be issued as submitted without approval of this PUD Site Plan amendment, as it deviates from the existing PUD Site Plan regarding parking stall numbers and configuration.
4. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of

parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.

5. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
6. Staff determined that any additional changes to the parking must be reviewed by the Planning Commission and City Council. Based on this determination, the applicant has applied for an amendment to the PUD Site Plan due to additional proposed changes to the parking layout.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial
3. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
4. Section 7.09 of the Zoning Regulations – Off-Street Parking Design Criteria.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. This proposal is consistent with the Future Land Use Map of the Comprehensive Plan, which designates Lots 1 and 2 Echo Hills Replat Four for high-density residential development and Lots 3 and 4 Echo Hills Replat Four for commercial development.

B. OTHER PLANS:

1. N/A.

C. TRAFFIC AND ACCESS:

1. The changes included in this PUD Site Plan amendment have no known impacts to the traffic and access in or around the site.

D. UTILITIES:

1. The changes included in this PUD Site Plan amendment have no known impacts to the utilities servicing the site.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Lot 2	Multi-Family	283	312
Lot 3	Commercial	104 + Employees	124
Lot 4	Commercial	21	23

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking.
3. The proposed number of provided off-street parking stalls for Lot 2, Lot 3, and Lot 4 meet the required minimums per the La Vista Zoning Ordinance.
4. The applicant has requested approval of alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The proposed dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6"). The Underground Parking Garage Exhibit, attached to this report, shows these stall dimensions and a sample turning diagram.

F. LANDSCAPING:

1. The changes included in this PUD Site Plan amendment have no known impacts to the landscaping for the site.

IV. REVIEW COMMENTS:

- A. Section 7.09.03 of the La Vista Zoning Ordinance allows for the use of alternative minimum parking dimensions and configurations for compact car spaces with approval from the Planning Commission and City Council upon recommendation of the City Engineer. While

the City allows for the use of compact parking stalls, the City does not currently have any published standards for compact stall dimensions. Staff researched surrounding communities and found that the City of Omaha has adopted standard compact parking stall layout dimensions in their Zoning Ordinance (Table 55-740(2)) that Planning Staff and the City Engineer deem appropriate.

B. Omaha's standards include the following for 90 degree parking stalls: 16' parking space depth, 8' curb length (width), and 20' drive aisle width. The proposed compact parking stall dimensions for the spaces in the underground garage of apartment building #3 exceed all of the standard compact stall dimensions for the City of Omaha, as displayed in the table below:

Dimension	<u>City of Omaha Compact Stall Dimensions</u>	<u>Proposed Dimensions for Apartment Bld. #3</u>
Width	8'	9'
Depth	16'	17' minimum
Drive Aisle	20'	22'-4"

While some of the parking stalls in the underground garage will exceed the depth of a standard stall (19'-6" as compared to 18'), they still must be considered compact because vehicles accessing them must use a drive aisle width that is considered compact. The City of Omaha limits the percentage of compact parking stalls for any one facility to 40% of the total stalls, per Section 55-737 of their Zoning Ordinance. For Lot 2 Echo Hills Replat Four, which will contain the four apartment buildings, 29% of the total parking stalls would be considered compact if the alternative dimensions are approved and all 91 underground stalls are considered compact. The percentage of compact stalls for the entire development, which can utilize shared parking through the PUD, would be approximately 17%.

C. As a private garage that will contain reserved stalls that will be leased by tenants, the property manager and developer will have more control in allowing only vehicles that will properly be able to access and fit the compact parking stalls in the underground garage.

D. The City Engineer recommends approval of the proposed alternative compact stall dimensions, considering that all 91 stalls in the underground garage for apartment building #3 are classified as compact, as denoted on the PUD Site Plan attached to this report.

V. STAFF RECOMMENDATION – PUD SITE PLAN AMENDMENT:

Staff recommends approval of the Planned Unit Development Site Plan Amendment, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. City of Omaha Off-Street Parking Standards
- C. PUD Site Plan
- D. Underground Parking Garage Exhibit

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Public Upon Request

Cale Brodersen

Prepared by: Assistant Planner

Brett J. Johnson

Community Development Director

8/26/2020

Date



Vicinity Map - Planned Unit Development Site Plan Amendment

**Lots 1-4 Echo Hills Replat Four
West Management, LLC**

8/26/2020 CB



City of Omaha Off-Street Parking Standards

Select Sections from Article XIV. ("Off-Street Parking and Loading Regulations") of Omaha's Zoning Ordinance, Chapter 55 of the Omaha, Nebraska Code of Ordinances

Sec. 55-737. - Compact car parking.

- (a) Each parking facility may provide a maximum of 40 percent of its spaces for compact cars.
- (b) Dimensions for compact spaces are set forth in section 55-740, "Off-street parking design standards."
- (c) Compact spaces shall be located in groups of five or more contiguous spaces, be appropriately identified by markings, and be located in a manner affording the same convenience as standard stalls.

(Code 1980, § 55-737)

Sec. 55-740. - Off-street parking design standards.

- (a) *Standards.* This section establishes minimum standards for the design, construction and maintenance of off-street parking areas.
- (b) *Dimensions.*
 - (1) Standard parking stalls must comply with minimum dimensions specified in Table 55-740(1) and Figure 55-740 (following this section). The standard size parking stall shall be at least nine feet wide and 18 feet long.

TABLE 55-740(1). STANDARD PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (feet)	Parking Space Depth (feet)	Drive Aisle Width (feet)
0°	21	8	12
45°	12.7	19	13
60°	10.4	20	16
75°	9.3	19.7	22
90°	9.0	18	24

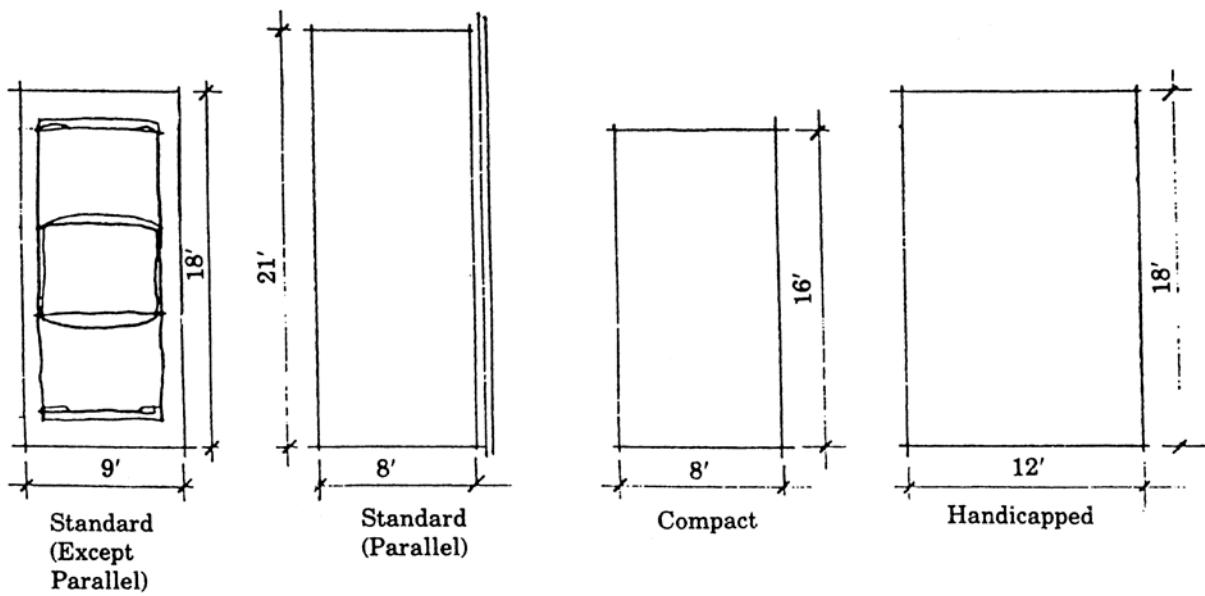
(2) Compact parking stalls as required by section 55-737 shall be eight feet in width and 16 feet in depth. These stalls shall comply with minimum dimensions specified in Table 55-740(2) and Figure 55-740.

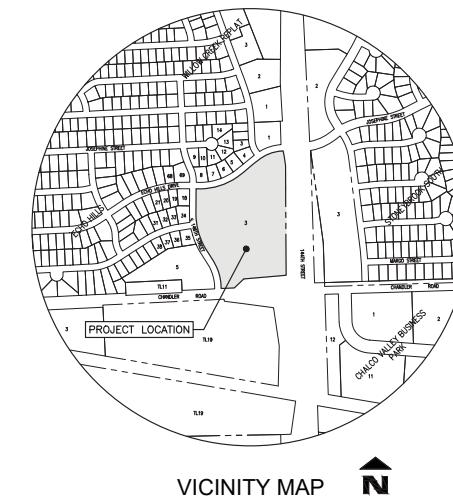
TABLE 55-740(2). COMPACT PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (B) (feet)	Parking Space Depth (A) (feet)	Drive Aisle Width (C) (feet)
0°	19	8	11
45°	11.3	17	11
60°	9.2	17.9	14
75°	8.3	17.5	17.5
90°	8	16	20

Figure 55-740. Off-street Parking Design Standards

Parking Stall Sizes





LEGAL DESCRIPTION

ECHO HILLS REPLAT 4, LOTS 1-4, BEING A REPLATTING OF
LOT 3, ECHO HILLS, A SUBDIVISION IN SARPY COUNTY,
NEBRASKA.

LEGEND

	PROPOSED P.C.C. PAVEMENT
	PROPOSED P.C.C. SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
	PARCEL BOUNDARY
	PROPOSED LOT LINES
	BUILDING SETBACK
	LANDSCAPE SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED SIDEWALK EASEMENT
	PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ECHO HILLS.
	UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
	EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, RECORDED AS INSTRUMENT NO. 98-0243 OF THE SARPY COUNTY RECORDS.

SITE KEY NOTES

- A. TRASH ENCLOSURE LOCATION
- B. MONUMENT SIGN LOCATION
- C. DRIVE THRU SIGN LOCATION
- D. PROPOSED ADA STALLS
- E. PROPOSED POOL LOCATION
- F. PROPOSED FENCE LOCATION
- G. PROPOSED SPEED HUMP
- H. PROPOSED SPEED TABLE & PEDESTRIAN CROSSING

BUILDING HEIGHT

LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1	ASSISTED LIVING	2	35'
	MEMORY CARE	1	20'-24'
2	BUILDING 1	3	45' MAX
	BUILDING 2	3	45' MAX
	BUILDING 3	3	45' MAX
	BUILDING 4	3	45' MAX
3	RETAIL	1	20'-24'
4	RETAIL	1	20'-24'

SITE STATISTICS

LOT NUMBER	PROPOSED ZONING	LOT SIZE (SF/AC)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
LOT 1	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	165,737 SF / 3.805 AC	61,216	37	122,432 SF	38,500	99,716	60 %	65,548	40 %
LOT 2	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	251,191 SF / 5.767 AC	81,500	32	237,900 SF	95,657	177,157	70 %	73,127	30 %
LOT 3	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	77,327 SF / 1.775 AC	9,600	12	9,600 SF	46,100	55,700	72 %	20,528	27 %
LOT 4	C-1 (PUD) GATEWAY CORRIDOR DISTRICT	48,233 SF / 1.107 AC	5,240	11	5,240	19,170	24,410	51 %	23,725	49 %

PARKING SUMMARY

LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1	60 ASSISTED CARE UNITS & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	82
2	210 UNITS	105 COVERED	49 STANDARD COVERED
-	-	-	91 COMPACT UNDERGROUND
-	283 BEDROOMS	283	312
3	10,400 SF (INCLUDES OUTDOOR SEATING)	104 + EMPLOYEE	124
4	4,200 SF	21	23

PHASING INFORMATION

PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 1	ASSISTED LIVING
PHASE 2	LOT 2	MULTI-FAMILY
PHASE 3	LOT 3	COMMERCIAL
PHASE 4	LOT 4	COMMERCIAL

Drawn By: TDV
Job No : 2142-102

Reviewed By: JAD
Date: 11.04.19

Sheet Title

PUD Site Plan

Sheet Number

C1.0

PARKING GARAGE SUMMARY	
	PROVIDED STALLS
COMPACT STALL (9' x 17')	63
STANDARD STALL (9' x 18')	25
HANDICAP STALL (9' x 18')	2
TOTALS =	90 SPACES

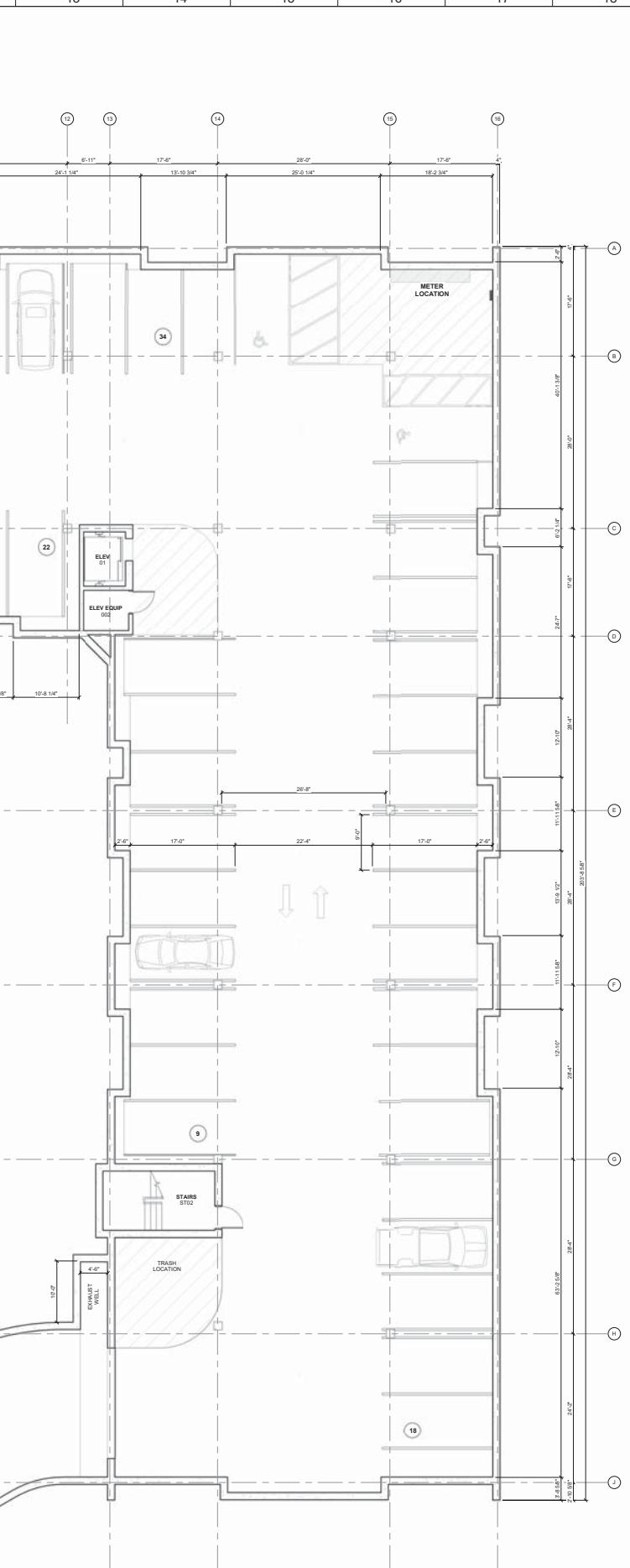
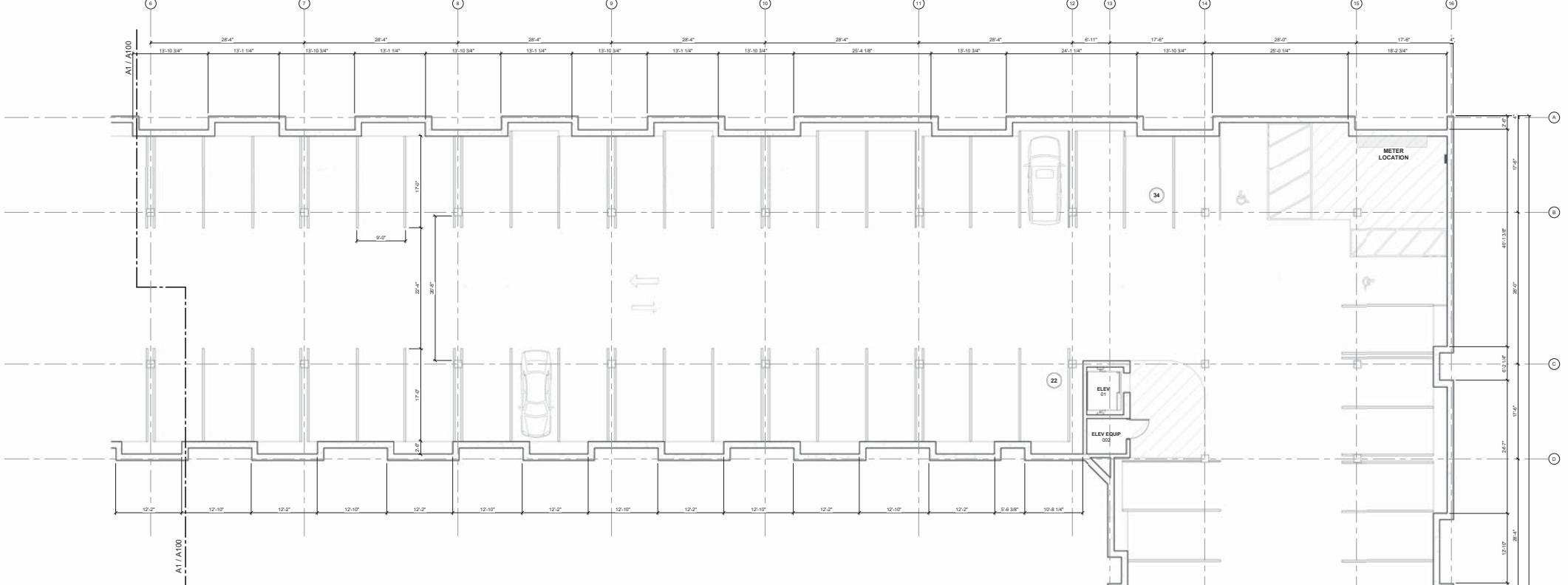
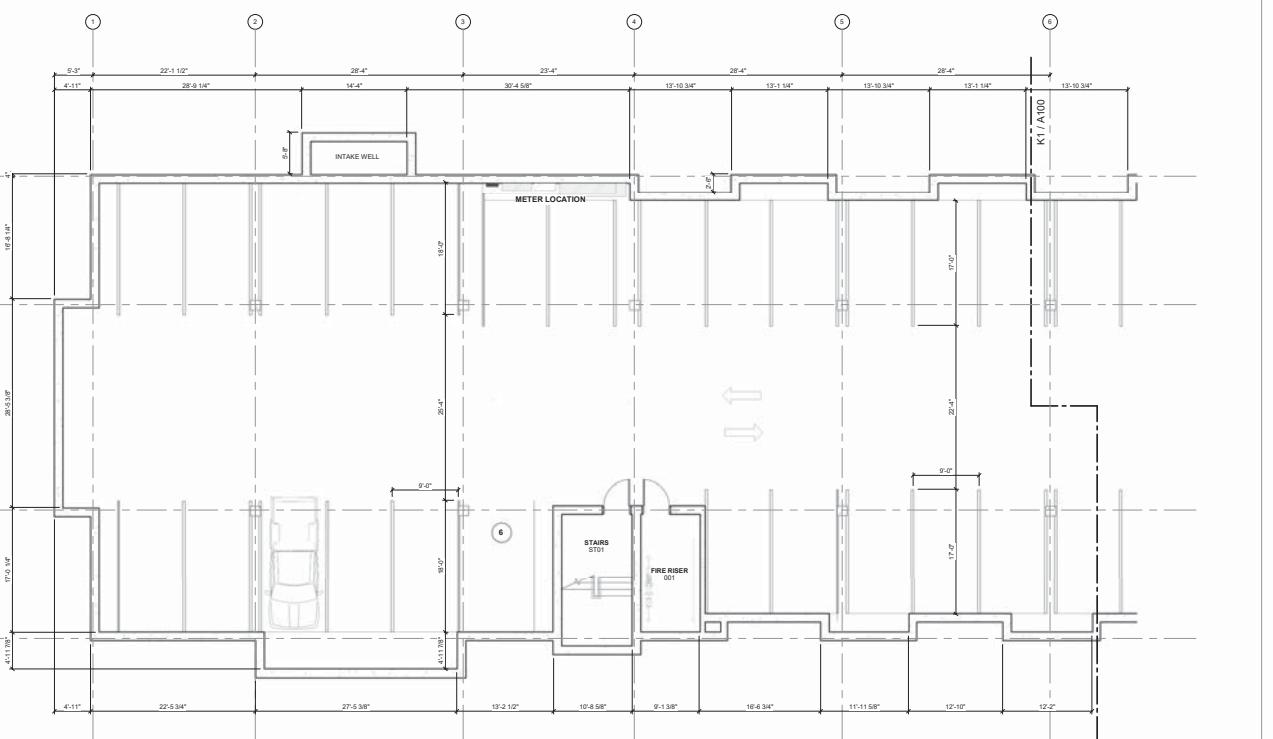
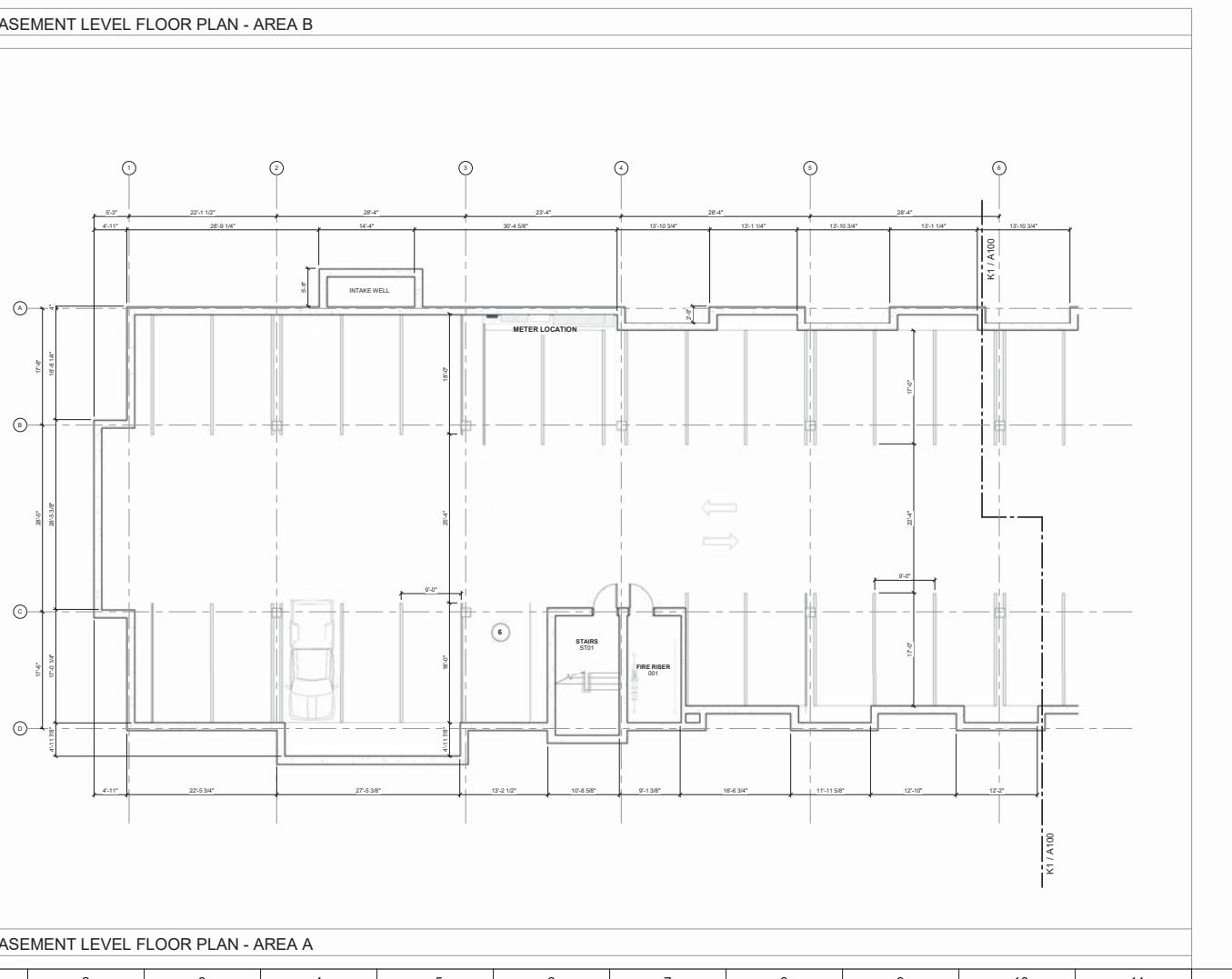
DESIGN ARCHITECT
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Author
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PROJECT CONSULTANTS		PERCENT REVIEW	
MECHANICAL, ELECTRICAL Engineering Resources, Inc. 925 1/2 10th Street, Suite 200 Des Moines, IA 50302 402/270-1273	STRUCTURAL ENGINEER Structural Design Group, Inc. 1000 1/2 10th Street, Suite 100 Des Moines, IA 50302 402/436-7788	NOT TO BE USED FOR CONSTRUCTION	

Echo Hills Apartments

Building 3 - 90 Units

Building 3 - 90 Units



A100





Echo Hills Apartments

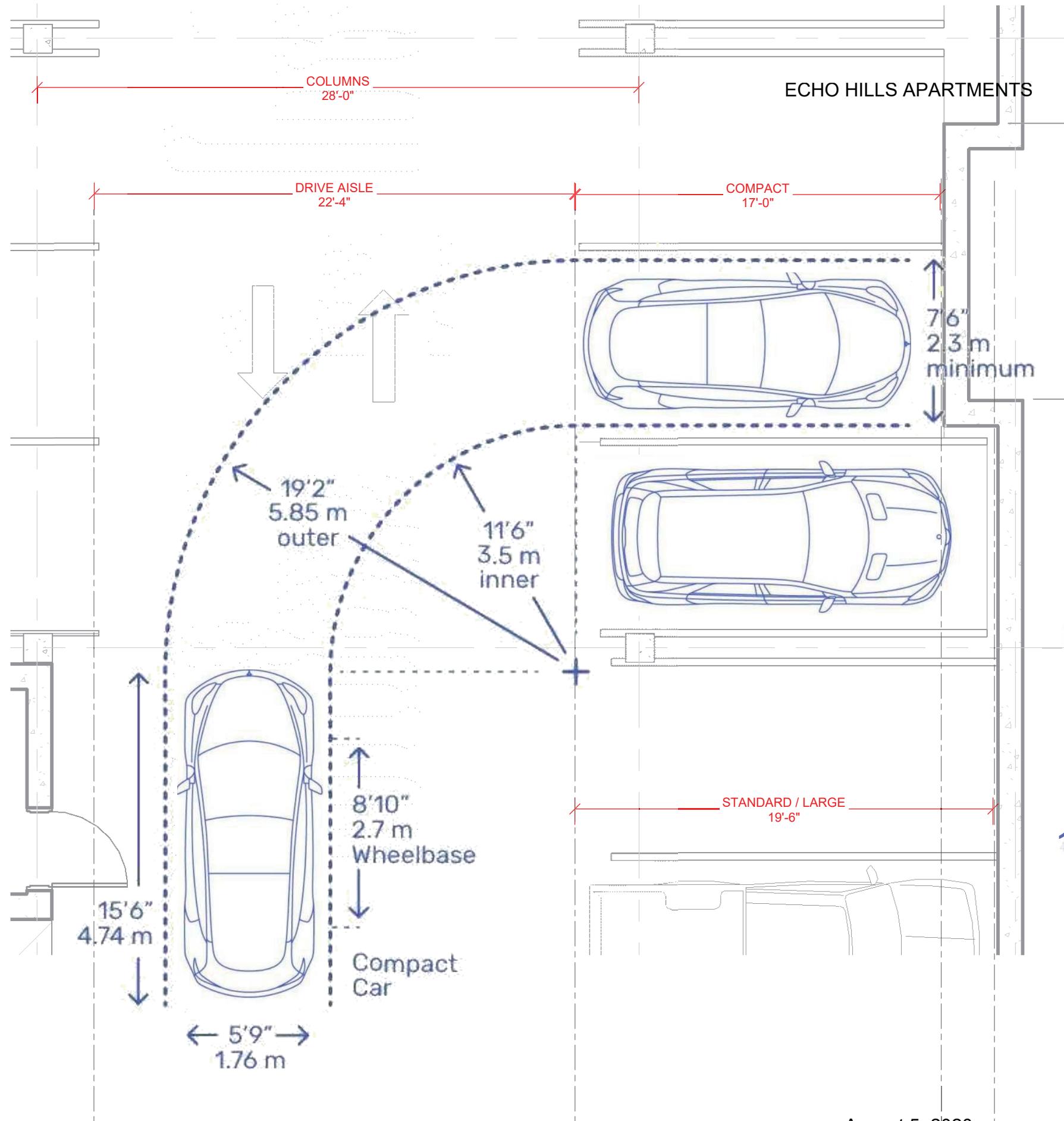
Building 3 - 90 Units

SINCLAIR hillie architects 700 Q St., Lincoln, NE 68508 T: 402.476.7331 F: 402.476.6341	SHA PROJECT NO. 20022
Second Floor Plan - Area A & B	

A102

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DESIGN ARCHITECT: RODGER H. HACHETTE XXX	REVISIONS:
DRAWN BY: A. LUTHER	
checked	8/8/2020
checked	2020-08-05



August 5, 2020

PARKING EXHIBIT: TURNING DIAGRAM FOR COMPACT VEHICLES / SPACES

