



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JULY 6 AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 6, 2023, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

PRESENT: Gayle Malmquist, Harold Sargus, Mike Krzywicki, Patrick Coghlan, Kathleen Alexander, Jason Dale, John Gahan, Josh Frey

ABSENT: Mike Circo

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Associate City Planner; Lydia McCasland, Permit Tech; and Pat Dowse, City Engineer

Call to Order

The meeting was called to order by Chair Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

1. Approval of Meeting Minutes from June, 15, 2023

Motion: Malmquist moved, seconded by Krzywicki, to **approve** the June 15, 2023, minutes.

RESULT:	Motion carried 6-0-2
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Krzywicki, Alexander, Sargus, Malmquist, Frey, Coghlan,
NAYS:	None
ABSTAINED:	Dale, Gahan
ABSENT:	Circo

2. Old Business

None.

3. New Business

A. Planned Unit Development – REV Development – Lots 5 & 6 Southport East

i. Staff Report – Christopher Solberg, Deputy Community Development Director:

Solberg introduced the development proposal and explained that the four applications being reviewed tonight (PUD site plan and zoning overlay, conditional use permits for two hotels, and a replat of lots 5 & 6 Southport East) are all in relation to the same development. He stated that city staff worked with the developer to ensure conformance with all of the City's regulations, and that they are just starting the design review process for the two hotels.

Staff recommended approval of the PUD site plan and zoning overlay for a commercial development on Lots 5 and 6 Southport East, to be replatted as Lots 1-3 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the PUD request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. Public Hearing: Derek Zimmerman, General Counsel representing REV Development, introduced himself and described the development which will include two hotels and a retail building. Zimmerman mentioned that a user has not yet been identified for the retail building and that it will be developed in the future. He stated that they plan to start construction on the two hotels this year [2023].

Chair Sargus opened the Public Hearing.

Krzywicki moved, seconded by Gahan to close the public hearing.

RESULT:	Motion carried 8-0
MOTION BY:	Krzywicki
SECONDED BY:	Gahan
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

Chair Sargus closed the Public Hearing.

Dale asked if either hotel would have event space. Zimmerman replied that the Residence Inn will have a conference center space, but that the Holiday Inn would not have a formal event space.

- iii. **Recommendation:** *Krzywicki* moved, seconded by *Frey* to recommend **approval** of the PUD site plan and zoning overlay for a commercial development on Lots 5 and 6 Southport East, to be replatted as Lots 1-3 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the PUD request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 8-0
MOTION BY:	Krzywicki
SECONDED BY:	Frey
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

B. Conditional Use Permit for Holiday Inn Express Hotel – REV Development – Lots 5 & 6 Southport East

- i. **Staff Report – Christopher Solberg, Deputy Community Development Director:** Solberg showed the Planning Commission the site plan for the development and identified the location for the proposed Holiday Inn on the northernmost lot. Solberg also showed the Planning Commission the preliminary exterior building elevations.

Staff recommended approval, of the Conditional Use Permit for a hotel on parts of Lots 5 and 6 Southport East, to be replatted as Lot 1 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Public Hearing:**

Chair Sargus opened the Public Hearing.

Coghlan moved, seconded by Frey to close the public hearing.

RESULT:	Motion carried 8-0
MOTION BY:	Coghlan
SECONDED BY:	Frey
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

Chair Sargus closed the Public Hearing.

Krzywicki asked if any of the parking on the retail lot was going to be developed with the first phase of the development for overflow parking in case events were held at the hotel and simultaneously all of the rooms were booked up.

Zimmerman said that the parking provided on each lot exceeds the amount required, but that they do intend to build some of the parking on the lot for the future retail building along with the construction of the first phase, in order to have some overflow parking.

- iii. **Recommendation:** Malmquist moved, seconded by Frey to recommend **approval** of the Conditional Use Permit for a hotel on parts of Lots 5 and 6 Southport East, to be replatted as Lot 1 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 8-0
MOTION BY:	Malmquist
SECONDED BY:	Frey
AYES:	Coghlan, Dale, Gahan, Kryzwicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

C. Conditional Use Permit for a Residence Inn Hotel – REV Development – Lots 5 & 6 Southport East

- i. **Staff Report – Christopher Solberg, Deputy Community Development Director:**

Solberg identified the location for the proposed Residence Inn Hotel on the site plan for the Planning Commission, and he showed the exterior building elevations.

Staff recommended approval of the Conditional Use Permit for a hotel on parts of Lots 5 and 6 Southport East, to be replatted as Lot 2 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Ordinance.

ii. **Public Hearing:**

Chair Sargus opened the Public Hearing.

Gahan moved, seconded by Alexander to close the public hearing.

RESULT:	Motion carried 8-0
MOTION BY:	Gahan
SECONDED BY:	Alexander
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

Chair Sargus closed the Public Hearing.

- iii. **Recommendation:** Krzywicki moved, seconded by Frey recommend **approval** of the Conditional Use Permit for a hotel on parts of Lots 5 and 6 Southport East, to be replatted as Lot 2 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 8-0
MOTION BY:	Krzywicki
SECONDED BY:	Frey
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

D. Southport East Replat Fifteen - REV Development – Lots 5 & 6 Southport East

i. Staff Report – Christopher Solberg, Deputy Community Development Director:

Staff recommended approval of the Replat of Lots 5 and 6 Southport East, to be replatted as Lots 1-3 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. Recommendation:** Coghlan moved, seconded by Malmquist recommend **approval** of the Replat of Lots 5 and 6 Southport East, to be replatted as Lots 1-3 Southport East Replat 15, contingent upon satisfactory resolution of any remaining issues as required by the Community Development Director or City Engineer prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESULT:	Motion carried 8-0
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Coghlan, Dale, Gahan, Krzywicki, Alexander, Sargus, Malmquist, Frey
NAYS:	None
ABSTAINED:	None
ABSENT:	Circo

4. Comments from the Floor

None.

5. Comments from the Planning Commission

None.

6. Comments from the Staff

Fountain updated the Commission on the applications that they recently reviewed for a housing development in Mayfair, and let them know that they were approved by City Council.

Fountain disclosed that Austin Partridge has resigned his position as a Planning Commission member as he is moving away from La Vista.

Fountain introduced the newest team member of the Community Development Department, Lydia McCasland, who has replaced Meghan Engberg as the Permit Technician.

7. Adjournment

Chairman Sargus adjourned the meeting at 6:48 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date