



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2015-ZMA-02

FOR HEARING OF: May 28, 2015

Report Prepared on May 28, 2015

I. GENERAL INFORMATION

- A. APPLICANT:** Mobility Motoring LLC
- B. PROPERTY OWNER:** Balance Point Properties LLC
- C. LOCATION:** 7222 S 142nd Street, West of South 142nd Street and Edna Circle
- D. LEGAL DESCRIPTION:** Lot 1, Stonybrook South Replat II
- E. REQUESTED ACTION(S):** Zoning Map Amendment
- F. EXISTING ZONING AND LAND USE:**
C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District); multi-tenant commercial building.
- G. PROPOSED USES:** The rezoning would allow for Mobility Motoring LLC to apply for a Conditional Use Permit to operate a service station with minor automobile repair services.
- H. SIZE OF SITE:** 3.47 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Lot contains an existing multi-tenant commercial building. The property is mostly flat with a gradual downgrade to the south.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Walker Tire; C-2 General Commercial District and Gateway Corridor District (Overlay District)
 - 2. **East:** Single family residential subdivision; R-1 Medium Density Residential District
 - 3. **South:** Heartland Center for Reproductive Medicine; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

4. **West:** Willow Creek Apartments; R-3 High Density Residential and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

1. N/A

D. APPLICABLE REGULATIONS:

1. Section 5.11 of the Zoning Regulations – C-2 General Commercial District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Sections 9.01 and 9.02 of the Zoning Regulations – Amendments

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from proposed egress / ingress to South 142nd Street. Traffic impacts from this development are expected to be minor.

E. UTILITIES: All utilities are available to the site.

F. PARKING REQUIREMENTS: N/A. Reviewed at time of building permit application.

G. LANDSCAPING: N/A

IV. REVIEW COMMENTS:

1. Upon approval of the Zoning Map Amendment, the applicant will need to apply for a Conditional Use Permit to operate a service station with minor automobile repair services.
2. Other tenants in the building include; Mechanical Sales Inc. (business services) and Pittsburgh Paints (paint store). Both uses are permitted outright in the C-2 General Commercial District.

V. STAFF RECOMMENDATION:

Staff recommends approval of the Zoning Map Amendment request.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Letter from Applicant
3. Draft Zoning Map

VII. COPIES OF REPORT TO:

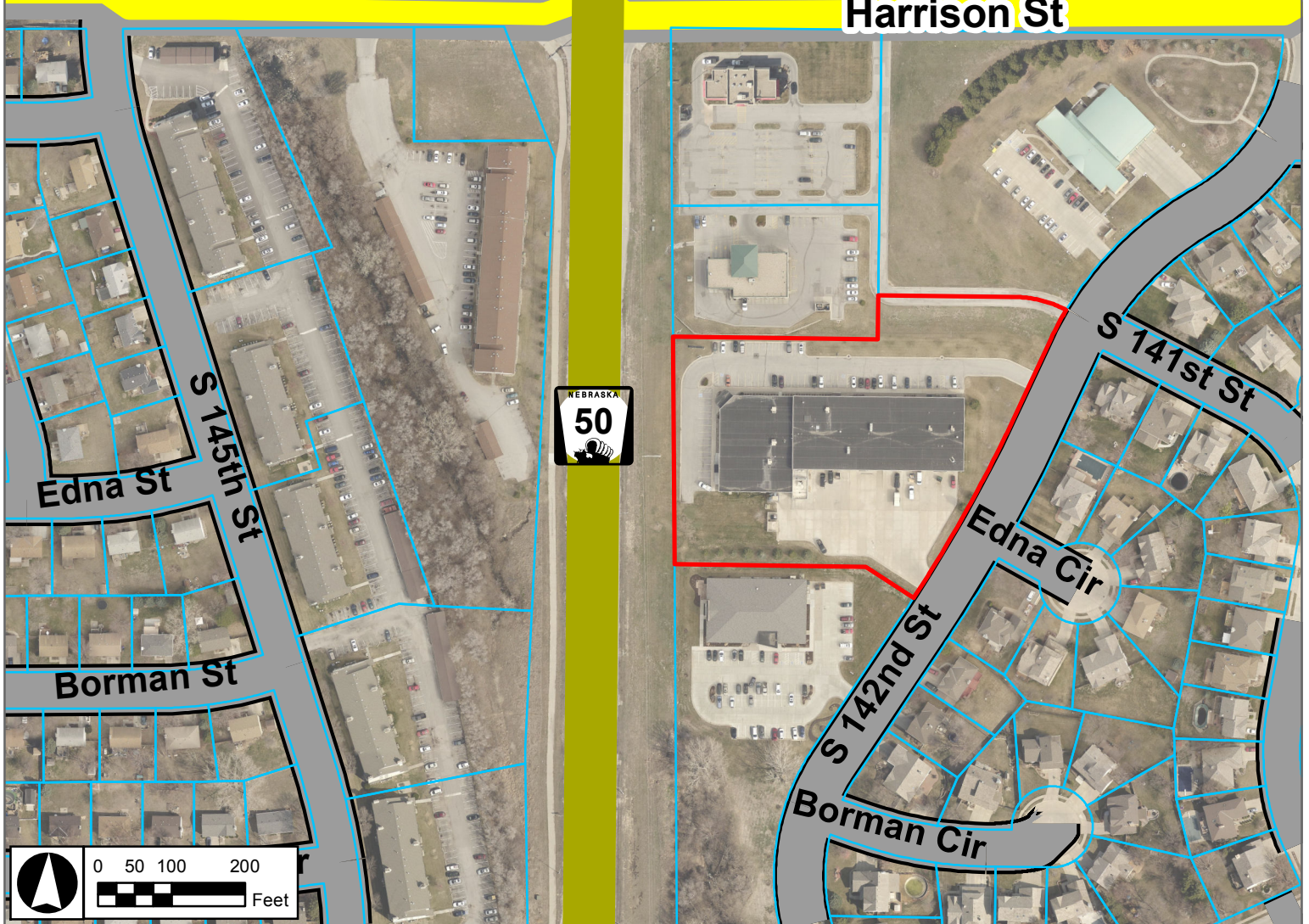
1. Kent Sullivan, Mobility Motoring, LLC
2. Mark Morris, Balance Point Properties, LLC
3. Public Upon Request


Prepared by _____
 5-14-15
Community Development Director Date

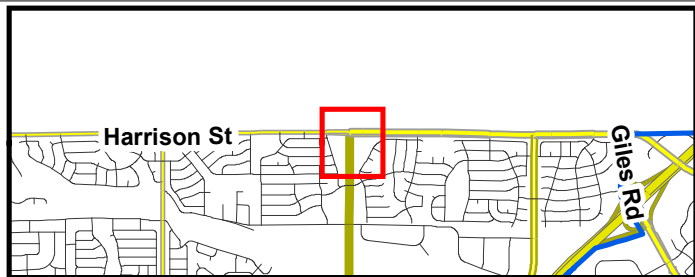


Harrison St

Harrison St



Project Vicinity Map



Mobility Motoring

5-8-2015
CSB





MOBILITY MOTORING

14450 Meadows BLVD Suite 2, Omaha, NE 68138

(402)884-3333

4/3/2015

Christopher Solberg
Lavista City Planner
8116 Park View Blvd
La Vista, NE 68128

RE: Request for Rezoning of 7222 South 142nd Street

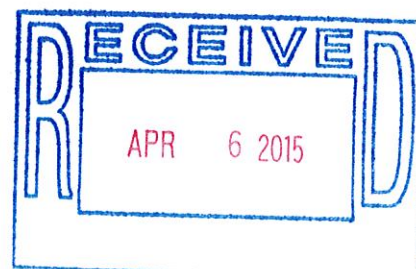
Dear Chris,

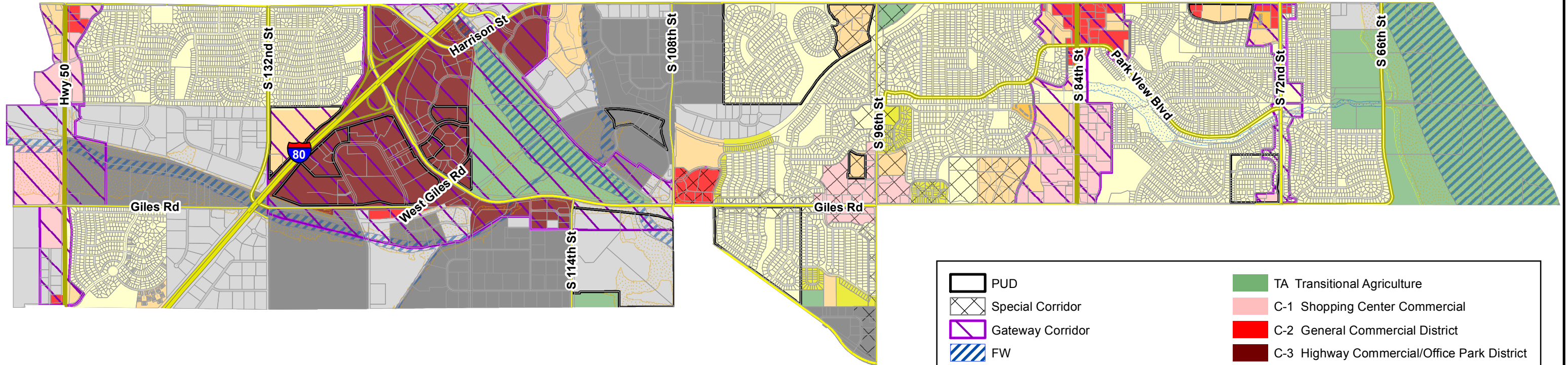
Mobility Motoring primarily serves the Eastern Nebraska population by providing automotive adaptive equipment for those with physical disabilities. Our products include items such as hand controls, wheelchair/scooter lifts, seating adaptations, lowered floor van conversions, and other modifications that make vehicles handicap accessible. We would like to be able to display, sell, and install these products all under one roof. Our current location forces us to display our lowered floor van conversions outdoors. Since we work with such a fragile consumer(some of whom are unable to properly maintain their own core body temperature), we strongly wish to change this by displaying our inventory indoors and out of the elements. Although our total retail mobility vehicle sales are less than 100/year, it is enough to require us to be licensed in the State of Nebraska as a used car dealer. We have no interest in offering non-adapted vehicles for sale and expect to keep our inventory(normally 10-15) indoors. We do not plan to change the exterior appearance of the proposed location other than the existing sign faces to reflect our business and the complete removal of the sawdust collection system utilized by a previous tenant. We consider ourselves good neighbors and take great pride in maintaining a clean and attractive environment. I invite you to stop by our current location any time to take a look at our operation and learn more about what we do.

I appreciate you taking the time to read through this and look forward to any comments or questions you may have.

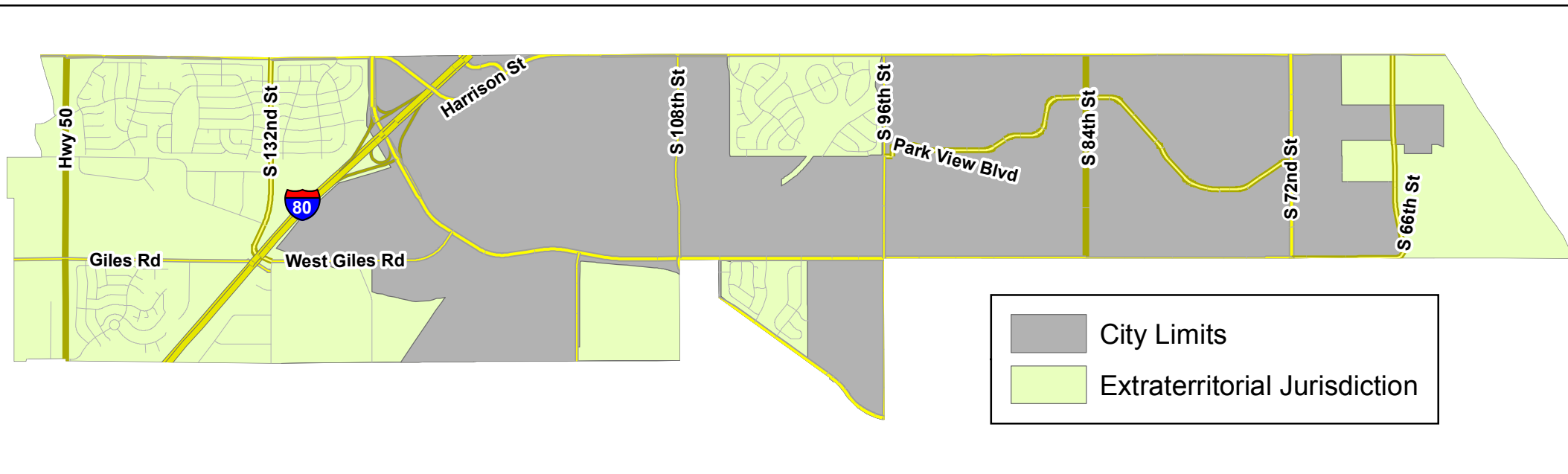
Sincerely,

Kent Sullivan
Mobility Motoring LLC





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|--|---|
| PUD | TA Transitional Agriculture |
| Special Corridor | C-1 Shopping Center Commercial |
| Gateway Corridor | C-2 General Commercial District |
| FW | C-3 Highway Commercial/Office Park District |
| A - 100-Year Flood Zone | I-1 Light Industrial |
| AE - 100-Year Flood Zone, Detailed Study | I-2 Heavy Industrial |
| 500-Year Flood Zone | R-1 Single-Family – Residential |
| | R-2 Two-Family – Residential |
| | R-3 High Density Residential |
| | R-4 Condominium Residential |



City of La Vista
Official Zoning Map
Adopted / /
Ordinance Number



5-14-2015
Drawn By: CSB

