

## **AGENDA ITEM 4D**

**Public Hearing for Zoning Map Amendment - Tax  
Lot 14 19 - 14 - 12 and part of Tax Lot 8 18 - 14 - 12 -  
Pink Investments LLC**



**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: 2016-ZMA-01

FOR HEARING OF: February 18, 2016

Report Prepared on: February 9, 2016

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Pink Investments LLC  
4920 S. 66<sup>th</sup> Plaza  
Omaha, NE 68177

**B. PROPERTY OWNER:**

Pink Investments LLC  
4920 S. 66<sup>th</sup> Plaza  
Omaha, NE 68177

**C. LOCATION:** Southwest of the intersection of Giles Road and West Giles Road.

**D. LEGAL DESCRIPTION:** Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12

**E. REQUESTED ACTION(S):** Rezoning of Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12 to match the proposed lot lines of Lots 2-4 of Gary and Debbie Pink No. 3.

**F. EXISTING ZONING AND LAND USE:**

Lot 2 Gary & Debbie Pink No. 2: C-2 General Commercial with a Gateway Corridor Overlay (Overlay District); Vacant  
Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12: C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant

**G. PURPOSE OF REQUEST:** Rezoning of Tax Lot 14 19-14-12 and Tax Lot 8 18-14-12 to match the proposed lot lines of Lots 2-4 of Gary and Debbie Pink No. 3.

**H. SIZE OF SITE:** 9.19 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property is currently vacant. The land has a gradual downward slope towards the southwest.

**B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**

1. **North:** Southport West, C-3 PUD Highway  
Commercial / Office Park District with a  
Planned Unit Development Overlay (Overlay

2. **East:** District) and a Gateway Corridor Overlay (Overlay District); Vacant American National Bank and Summer Kitchen; C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District); Bank and Restaurant
3. **South:** Papio Valley Business Park; I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Light Industrial uses.
4. **West:** Lot 2 Gary & Debbie Pink No. 2; C-2 General Commercial with a Gateway Corridor Overlay (Overlay District); Vacant

**C. RELEVANT CASE HISTORY:**

1. On January 4, 2011 the City approved of the rezoning of Lots 1 & 2 of Gary and Debbie Pink No. 2 from C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District) to C-2 General Commercial with a Gateway Corridor Overlay (Overlay District)

**D. APPLICABLE REGULATIONS:**

1. Section 5.11 of the Zoning Regulations – C-2 General Commercial District
2. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District
3. 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 designates the area for commercial uses.

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

**C. TRAFFIC AND ACCESS:**

1. One access point exists along West Giles Road at the intersection of West Giles Road and South 125<sup>th</sup> Street. An access easement, dedicated via the plat, will allow internal circulation between the lots.

**D. UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along West Giles Road.

**IV. REVIEW COMMENTS:**

1. The proposed rezoning is intended to match the zoning districts with the lot lines of the proposed Replat - Gary and Debbie Pink No. 3. Lots 1, 2, and 3 will be zoned C-2 General Commercial with a Gateway Corridor District (Overlay District), Lot 4 will be zoned C-

3 Highway Commercial / Office Park District with a Gateway  
Corridor Overlay (Overlay District).

**V. STAFF RECOMMENDATION – Rezoning:**

Approval of the Zoning Map Amendment as the request is consistent with the City of La Vista Comprehensive Plan and the City of La Vista Zoning Regulations.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Rezoning Map submitted by applicant
3. Proposed City of La Vista Zoning Map

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

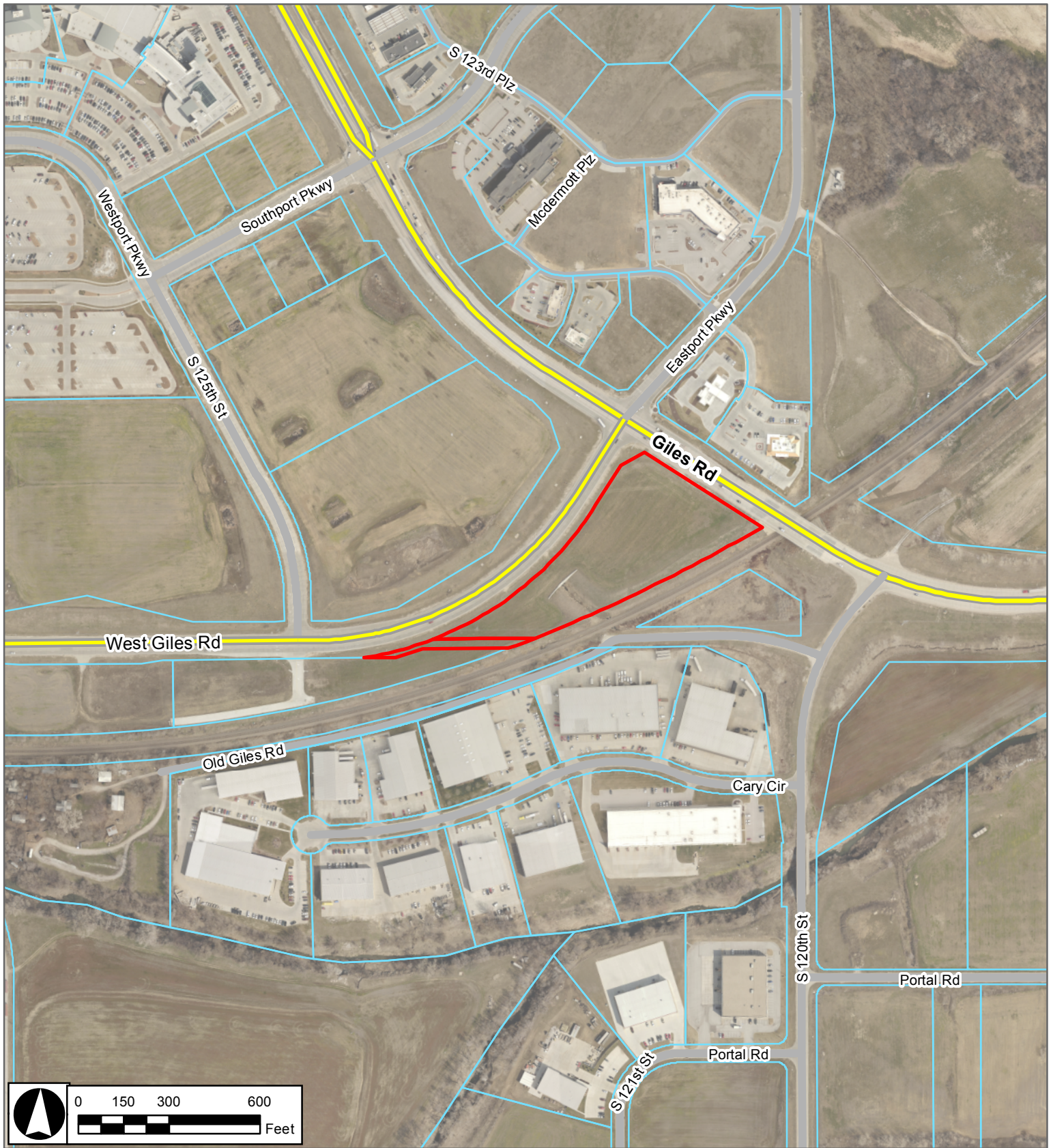
1. Dean A. Jaeger, Thompson, Dreessen and Dorner, Inc.
2. John Pink, Pink Investments, LLC
3. Public Upon Request

Prepared by:

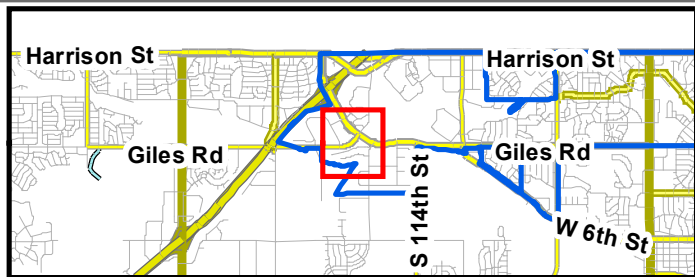
  
  
Community Development Director

2-11-16  
Date





## Project Vicinity Map



**2016-ZMA-01**

02-18-2016  
CSB





# GARY & DEBBIE PINK NO. 3

LOTS 1 THROUGH 4, INCLUSIVE

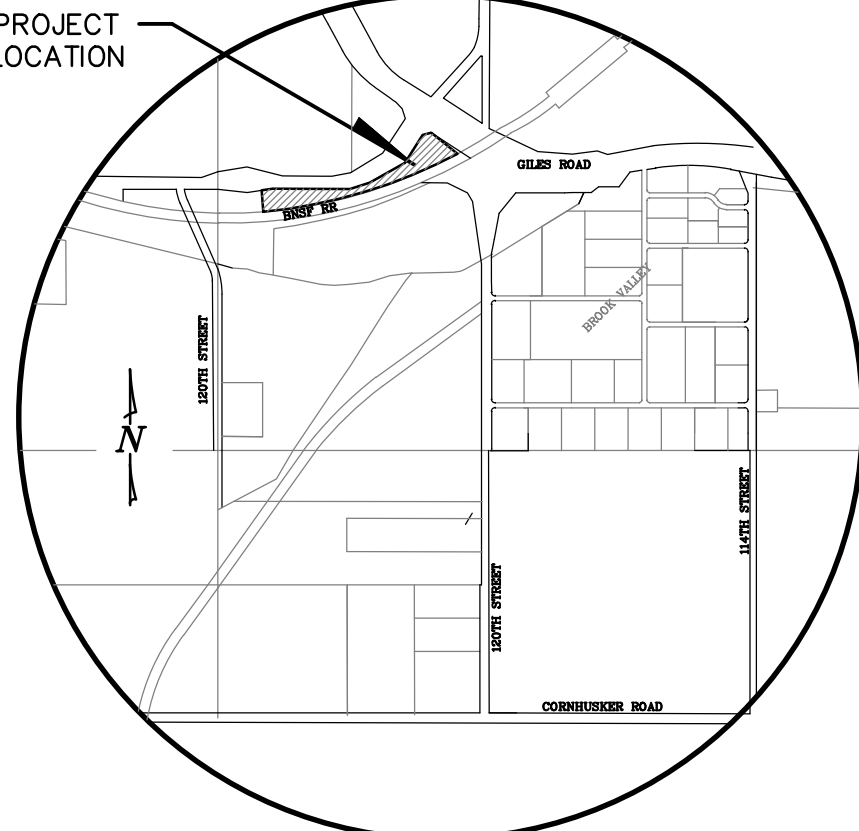
BEING A REPLATTING OF LOT 2, GARY AND DEBBIE PINK NO. 2 TOGETHER WITH A  
PLATTING OF TAX LOT 14 LYING IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 19, T14N,  
R12E AND TAX LOT 8 LYING IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 18, T14N,  
R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA,

ZONING (EXISTING)

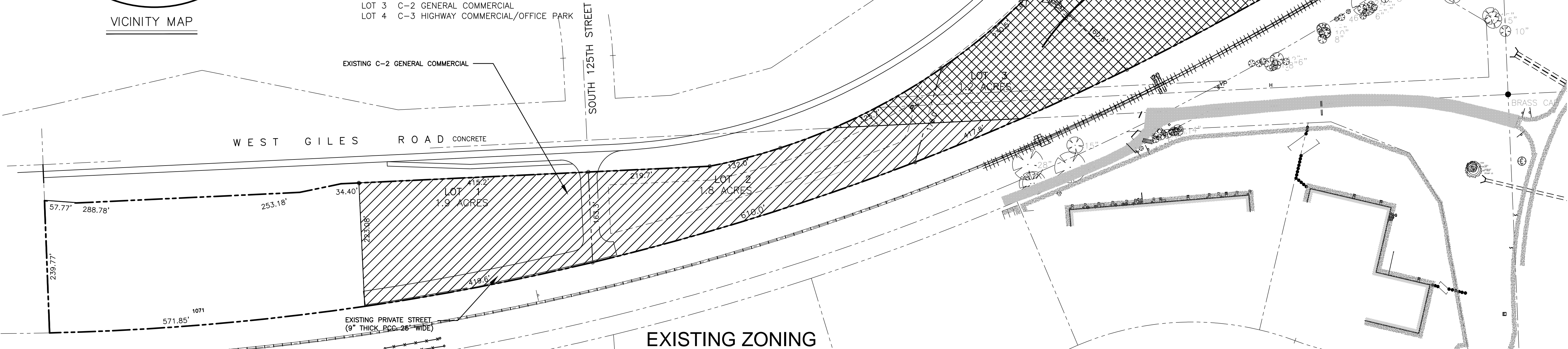
LOT 1 C-2 GENERAL COMMERCIAL  
 LOT 2 C-2 GENERAL COMMERCIAL & C-3 HIGHWAY COMMERCIAL/OFFICE PARK  
 LOT 3 C-2 GENERAL COMMERCIAL & C-3 HIGHWAY COMMERCIAL/OFFICE PARK  
 LOT 4 C-3 HIGHWAY COMMERCIAL/OFFICE PARK

## ZONING (PROPOS

LOT 1	C-2	GENERAL	COMMERCIAL
LOT 2	C-2	GENERAL	COMMERCIAL
LOT 3	C-2	GENERAL	COMMERCIAL
LOT 4	C-3	HIGHWAY	COMMERCIAL/OFFICE PARK

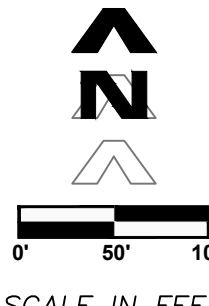
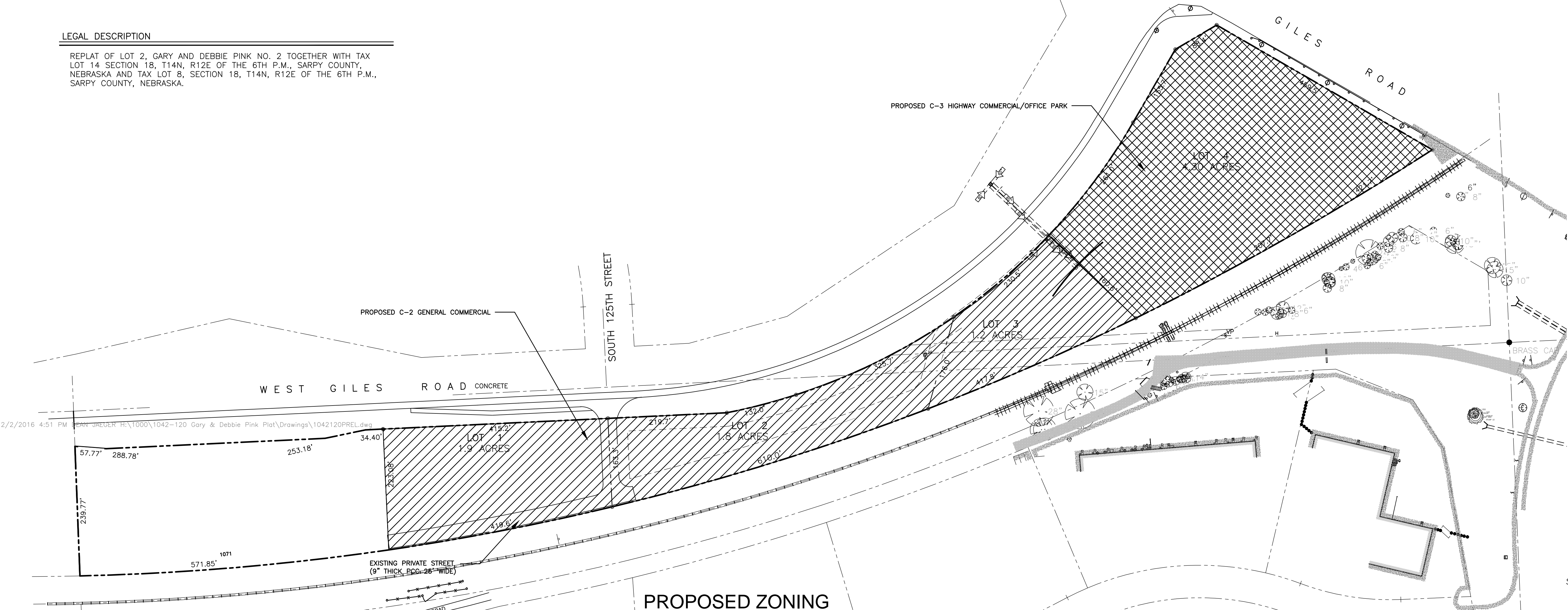


VICINITY MAP



## LEGAL DESCRIPTION

REPLAT OF LOT 2, GARY AND DEBBIE PINK NO. 2 TOGETHER WITH TAX  
LOT 14 SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY,  
NEBRASKA AND TAX LOT 8, SECTION 18, T14N, R12E OF THE 6TH P.M.  
SARPY COUNTY, NEBRASKA.



thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)

Project Name

Gary and Debbie  
Pink No. 3

Client Name

Pink Investments, LLC  
4920 S. 66TH PLAZA  
OMAHA, NE 68117  
PH: 402-592-1034

Professional Services

[illegible]

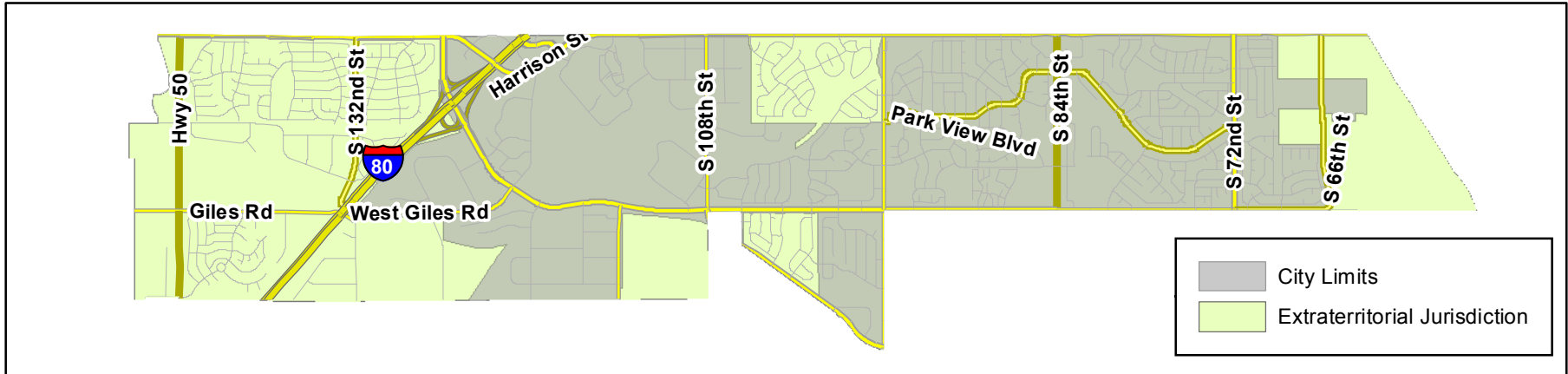
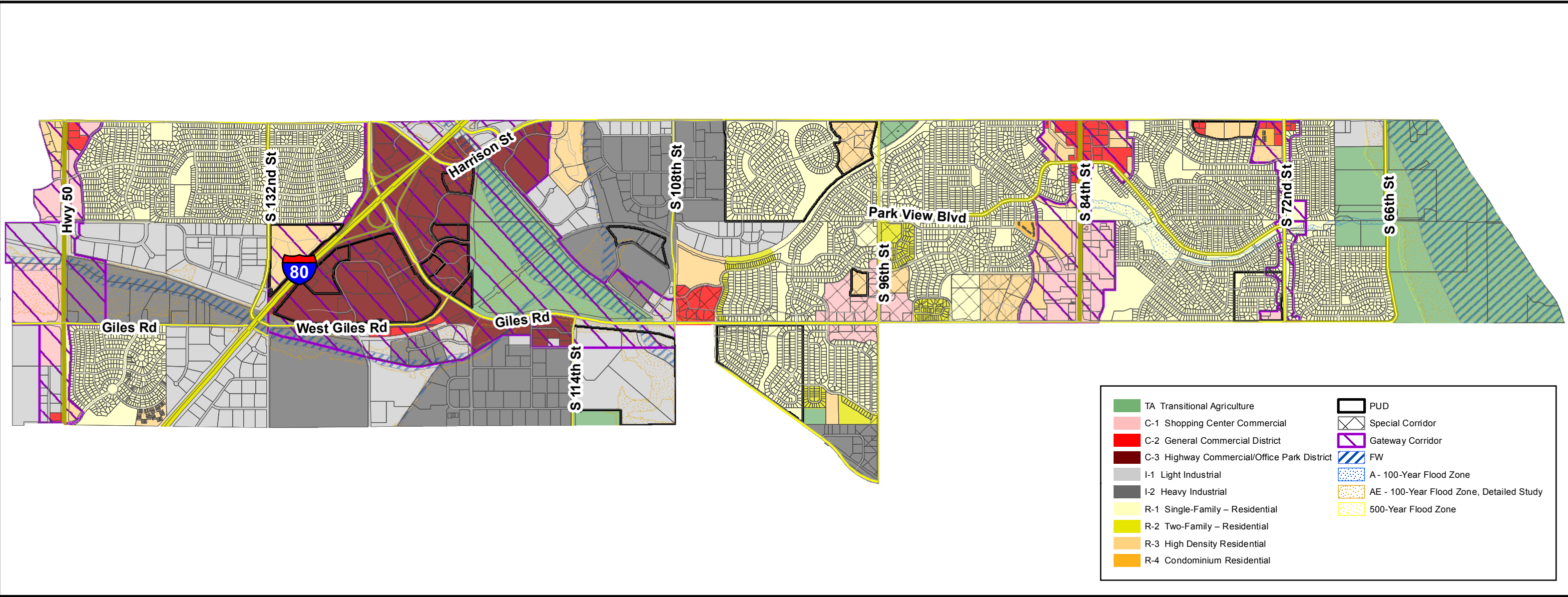
Drawn By: JJP      Reviewed By: DAJ  
Job No.: 1042-120      Date: 1-4-16

Sheet Title


## Zoning Map

Sheet Number


# Z1.0



**City of La Vista**  
**Official Zoning Map**  
**Adopted 03/15/2016**  
**Ordinance Number \_\_\_\_\_**



5-14-2015  
 Drawn By: CSB



**La Vista**