



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343

PLANNING COMMISSION MINUTES
DECEMBER 8, 2011

The City of La Vista Planning Commission held a regular meeting on Thursday, November 17, 2011, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Krzywicki called the meeting to order at 7:00 p.m. with the following members present: Krzywicki, Malmquist, Gahan, Andsager, Nielsen, Hewitt, Circo and Alexander. Members absent were: Miller. Also in attendance were Christopher Solberg, City Planner and John Kottmann, Assistant Public Works Director/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

- a. The meeting was called to order by Chairman Krzywicki at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – November 17, 2011

- a. Circo moved, seconded by Malmquist to approve the November 17, 2011 minutes as submitted. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Miller.
Motion Carried. (8-0)

3. Old Business

4. New Business

A. Bella La Vista Preliminary PUD.

- i. **Staff Report:** Solberg stated the applicant Bella La Vista Housing Partners has applied to do a Preliminary Planned Unit Development for Lot 2 Bella La Vista generally located east of Chandler Road and 132nd Street. Staff pushed the project to do a Preliminary PUD due to the proposed lot lay out and the breakdown of the phasing in relation to the dedicated roadways necessary. It is staff's recommendation to approve of the Preliminary PUD for Lot 2 Bella La Vista subject to satisfactory resolution to the following prior to City Council review. These issues are listed as 1-4 on page three of your staff review.
- ii. **Public Hearing Opened:** Hewitt moved, seconded by Malmquist to open the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan,

Andsager and Alexander. Nays: None. Abstain: None. Absent: Miller.
Motion Carried. (8-0)

Mr. John Wyzgoski came forward to represent the applicant and explained he was there to address any questions.

Commissioner Hewitt asked to clarify for the record and the public that there had been a proposed development of this back in 2006 or 2007, but that this development was not the same one and that it is a different owner.

Mr. Wyzgoski said it is not the same development and is a different owner.

Commissioner Kryzwicki questioned if the requirements for approval had been reviewed.

Mr. Wyzgoski stated he had reviewed them many times.

Commissioner Kryzwicki questioned if he was okay with the requirements.

Mr. Wyzgoski stated he was okay with the requirements.

Commissioner Gahan questioned what the land to the south could be used for in the future.

Mr. Wyzgoski stated that the outlot is the third part of the future development and is zoned for multi-family and is the intention to develop as multi-family depending on the success of this development. He stated there is potential that it might be attractive to someone as the area to the south is zoned commercial development.

Mr. Jim Flahive came forward and stated he lives in the SID and said it was hard for him to determine what was being talked about. He questioned the area that was being discussed. He questioned what was going to be done for traffic for 750 apartments.

Mr. Wyzgoski stated there are not 750 apartments. The proposed project, Phase I, is seventy-two apartment units on a corner, the NW corner, of the property and abuts the SID to the north and carves out an extension of Chandler Road. Lot 2 is 144 units that would then be scheduled if Phase I is successful. Lot 2 we would come back in two to three years and come back for a conditional use permit again. Mr. Wyzgoski stated they had met with the SID board in an informal meeting a couple weeks ago to set up a date and time to inform them of this development. The public meeting is scheduled for January 3rd prior to the council meeting.

Mr. Mike Norris came forward and stated he was a resident of the SID and he was at the SID meeting when Mr. Wyzgoski presented the plans. Mr. Norris stated he had a number of concerns. He said the biggest concern was requiring them to provide access off of Highland Blvd. He said it has a major portion of the

traffic from the SID and there is only one stop sign before getting to Harrison. He said he can see people using it for a shortcut to by-pass stop lights and when they come over the hill they would be going quickly down the hill. He said there are a lot of kids in the neighborhood. He said they had talked about using a roundabout. He said it looks more like an island and that roundabouts are used for improving traffic flow, not for slowing people down. He suggested that no access be provided on Highland Blvd, but instead something safe and controls traffic. Mr. Norris discussed Sarpy County's future road plan for 132nd Street.

Mr. Terry Johnson came forward and said that he also lives in the SID and the side of his house is on 130th and lives on Margo Street. He said neighborhood traffic can be bad already in regard to speed and said that if 130th gets opened up to all these apartments it will be bad for the little kids and 132nd, the speed limit is 45, so something better be done about the speed limit on that street or there will be multiple accidents.

Mr. Krzywicki stated that staff said 130th not be connected to this development.

Mr. Johnson stated that the Highland access needs to be addressed and the 45 mile per hour speed limit on 132nd Street (should be reviewed as well).

Mr. Wygoski stated that the plans presented do show a connection on 130th Street. He said they are kind of at a catch twenty-two in discussion with the City's engineering department. He said they have been requested to have at least a cul-de-sac at that point for emergency vehicles. He said this issue has not yet been solved.

Commissioner Hewitt said that it would not be a major traffic area.

Mr. Norris questioned the recommendation of the staff regarding 130th Street.

Commissioner Krzywicki clarified the staff's recommendation.

Commissioner Hewitt stated the staff said that access 130th is not a requirement.

iii.

Public Hearing Closed: Malmquist moved, seconded by Gahan to close the public hearing. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Miller.
Motion Carried. (8-0)

Commissioner Hewitt asked John Kottman if lot 1 was developed now and lot 2 wasn't developed for three years would they need to do a new traffic study.

Mr. Kottman stated the traffic study would still be valid within that time frame.

Commissioner Malmquist stated she had some concern with not linking 130th Street. Traffic generated on that will likely be coming from the north through

the development rather than generating traffic from this development to the north through the subdivision. Commissioner Malmquist stated she was worried about safety and the need for emergency responders to get in and out and around and cluttering it up with a cul-de-sac that is visible but not a connection is a worry. Commissioner Malmquist stated that she thinks the connection to this development at 130th as well as Highland Blvd are very important elements to the connectivity and circulation of this development and its relationship to the existing residential uses to the north.

Commissioner Circo questioned, if staff says it is not necessary and the Planning Commission approves it, what happens down the road if a cul-de-sac is not feasible for them to do and they need to have access.

Commissioner Malmquist also questioned if the recommendation was accepted what would that do to perhaps connecting 130th.

Solberg stated that aspect would probably looked at during City Council in relation to the Planning Commission's recommendation to City Council. They will probably look at the Planning Commission's recommendation, get a report from staff over what has happened between now and then and make a decision at that point.

- iv. **Recommendation:** Malmquist moved, seconded by Hewitt to recommend approval of the Preliminary Planned Unit Development for Lot 2 Bella La Vista, subject to satisfactory resolution of items 1-4 with the addition of further discussion on item one with regard to the need of the connection of 130th Street. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Miller.
Motion Carried. (8-0)

5. Comments from the Floor
None.

Comments from the Planning Commission.

7. Adjournment

Malmquist moved, seconded by Hewitt, to adjourn. **Ayes:** Nielsen, Circo, Hewitt, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Miller.
Motion Carried. (8-0)

Reviewed by Planning Commission:

Recorder

Planning Commission Chair

Approval Date