

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
SEPTEMBER 17, 2019 AGENDA

Subject:	Type:	Submitted By:
COMPREHENSIVE PLAN AMENDMENT — FUTURE LAND USE MAP PROPOSED REPLAT 4 LA VISTA CITY CENTRE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRIS SOLBERG SENIOR PLANNER

SYNOPSIS

A public hearing has been scheduled and an ordinance prepared to amend the Comprehensive Plan (Future Land Use Map) to modify the future land use of portions of proposed Lot 3 La Vista City Centre Replat 4 from Parks and Recreation to Mixed-Use for the purpose of redevelopment.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled and an ordinance prepared to amend the Comprehensive Plan (Future Land Use Map) to modify the future land use of portions of proposed Lot 3 La Vista City Centre Replat 4 from Parks and Recreation to Mixed-Use for the purpose of redevelopment. Applicant as part of the mixed use redevelopment project and plan desires to develop proposed Lot 3, La Vista City Centre Replat 4 with an Event Center. This Comprehensive Plan amendment would be necessary before any zoning related actions connected with such use. Additional requirements also would need to be satisfied. Council approval would be subject to satisfaction of all applicable requirements.

The Planning Commission held a public hearing on August 15, 2019, and unanimously recommended approval of the Comprehensive Plan Amendment to the City Council, subject to satisfaction of all applicable requirements.

A copy of the Comprehensive Plan is on file with the City Clerk.

ORDINANCE NO.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AMEND SECTIONS 1 AND 2 OF ORDINANCE NO. 1342 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 TO UPDATE THE COMPREHENSIVE DEVELOPMENT PLAN AND RELATED FUTURE LAND USE MAP; TO REPEAL SECTIONS 1 AND 2 OF ORDINANCE NO. 1342 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY OTHER CONFLICTING ORDINANCES AS PREVIOUSLY ENACTED, TO PROVIDE FOR SEVERABILITY AND TO PROVIDE FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

WHEREAS, Ordinance No. 1342 dated March 19, 2019 adopted the La Vista Comprehensive Plan, Updated December 2018, as codified in Municipal Code Sections 151.01 and 151.02; and

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1342, the La Vista Comprehensive Plan ("La Vista Comprehensive Plan, Updated 2018, as amended September 17, 2019").

NOW THEREFORE, the following are approved:

SECTION 1. Amendment of Sections 1 and 2 of Ordinance No. 1342 codified in Municipal Code Sections 151.01 and 151.02. Sections 1 and 2 of Ordinance No. 1342 codified in Municipal Code Sections 151.01 and 151.02 are hereby amended, repealed and replaced in their entirety with the following:

§ 151.01 COMPREHENSIVE PLAN ADOPTED. In order to accommodate anticipated long-range future growth, the City of La Vista Comprehensive Plan, Updated December 2018, as amended September 17, 2019, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D and E, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is adopted as and shall constitute the comprehensive development plan of the City of La Vista. Three copies of the adopted plan and any amendments thereto shall be kept with enacting or amending ordinances on file with the City Clerk and available for inspection by any member of the public during office hours.

§ 151.02 ADOPTION OF OFFICIAL LA VISTA COMPREHENSIVE PLAN UPDATE. The City of La Vista Comprehensive Plan, Updated December 2018, as amended September 17, 2019, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D and E, respectively, and further including and incorporating therein, without limitation, all other Appendices, A, B, C, F, and G, as presented and on file with the City Clerk and as may from time to time be amended, is hereby adopted, and shall constitute the official governing comprehensive development plan of the City and the successor and replacement of the Comprehensive Plan 2007 or any other previously adopted comprehensive development plan."

Any redevelopment or other actions with respect to proposed Lot 3, La Vista City Centre Replat 4, in accordance with revisions to the City of La Vista Comprehensive Plan, Updated December 2018, as amended September 17, 2019, shall be subject to satisfaction of all applicable requirements, including without limitation, notices, hearings, and approvals of redevelopment plan, redevelopment contract, and subdivision agreement amendments and applicable property conveyances.

SECTION 2. Recitals. Recitals at the beginning of this Ordinance and all documents, exhibits and appendices referenced in this Ordinance are incorporated into this Ordinance by such reference as if fully set forth herein.

SECTION 3. Repeal. Sections 1 and 2 of Ordinance No. 1342 codified in Municipal Code Sections 151.01 and 151.02, and all other ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

SECTION 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication in book or pamphlet form or otherwise in accordance with applicable law.

PASSED AND APPROVED THIS 17TH DAY OF SEPTEMBER, 2019.

CITY OF LA VISTA,

Douglas Kindig, Mayor

Attest:

Pamela A. Buethe, CMC
City Clerk



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: CPA 19-0001

FOR HEARING OF: September 17, 2019
Report Prepared on: August 29, 2019

I. GENERAL INFORMATION

A. APPLICANT:

La Vista City Centre LLC
P.O. Box 428
Boys Town, NE 68010

B. PROPERTY OWNERS:

PT of Tax Lot 12, 14-14-12:
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

C. LOCATION: North of the intersection of Main Street and City Centre Drive.

D. LEGAL DESCRIPTION: Portion of Tax Lot 12 14-14-12 (Proposed to be platted as portion of Lot 3 of La Vista City Centre Replat 4).

E. REQUESTED ACTION(S): Comprehensive Plan Amendment (Future Land Use Map) for portions of proposed Lot 3 La Vista City Centre Replat 4 from Parks and Recreation to Mixed-Use.

F. EXISTING ZONING AND LAND USE:

R-1, Single-Family Residential; open recreation space. (proposed to be rezoned to entirely MU-CC, Mixed Use City Centre District).

G. PURPOSE OF REQUEST:

1. Comprehensive Plan Amendment (Future Land Use Map) to modify the future land use of the area depicted in the request from Parks and Recreation to Mixed-Use for the purpose of redevelopment.

H. SIZE OF SITE: 3.22 Acres

II. **BACKGROUND INFORMATION**

- A. **EXISTING CONDITION OF SITE:** The land has a significantly increasing downward slope to the north.
- B. **GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**
 - 1. **North:** La Vista Civic Center Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
 - 2. **East:** La Vista Civic Center Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
 - 3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
 - 4. **West:** La Vista Civic Center Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
- C. **RELEVANT CASE HISTORY:**
 - 1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.
 - 2. On March 19, 2019 City Council adopted a full update to the La Vista Comprehensive Plan. This update designated the La Vista City Centre development as "Mixed-Use" and the area north of it as "Parks and Recreation" within the Future Land Use Map.
 - 3. On August 20, 2019 City Council approved of the Preliminary Plat for La Vista City Centre Replat 4.
- D. **APPLICABLE REGULATIONS:**
 - 1. Chapter 3 of the La Vista Comprehensive Plan – Future Land Use Map
 - 2. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
 - 3. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District

III. **ANALYSIS**

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas north of the existing La Vista City Centre plat area as Parks and Recreation and will need to be redesignated for Mixed Use prior to redevelopment.
- B. **OTHER PLANS:** This area was identified in *A Vision Plan for 84th Street* as a possible location for an amphitheater that adjoins into Civic Center park, "a regional destination for the entire community."

This area has also been designated as blighted and substandard and in need of redevelopment. An amendment to the *84th Street Redevelopment Plan* to add the northern portion of the La Vista City Centre Replat 4 plat to the specific redevelopment area is anticipated.

C. TRAFFIC AND ACCESS:

1. The approved La Vista City Center Replat 4 Preliminary Plat includes the dedication of additional right-of-way along City Centre Drive. This allows for right-of-way access to the two lots included in this request.
2. The access point at 84th Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84th Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84th Street in the near future.

Sidewalk and trail connections will be made at the time of development for each of the parcels involved in the plat.

3. A technical memorandum regarding traffic has been provided to update the previous traffic impact study performed by Olsson in August 2016 for the La Vista City Centre project. This memorandum was compiled to assess the traffic impacts associated with the proposed land use change on the north end of the La Vista City Centre project.

Staff review of the technical memorandum concluded that the infrastructure that exists and that has been designed and nearing completion in La Vista City Centre is sufficient for the smaller entertainment events. That is based on the prediction in the memo that up to 400 persons in 200 vehicles would be arriving during the PM peak hour, which will overlap with the typical PM peak demand of the corridor.

For the large outdoor events (estimated at 15 per year) and the larger indoor events (estimated at 130 per year), an event traffic management plan needs to be prepared and needs to be part of the Conditional Use Permit for the proposed event center. If the anticipated traffic for events overlapping with peak hour traffic on 84th Street is greater than the predicted in the technical memorandum, then the conditional use permit will need a provision allowing for starting times to be delayed as to offset traffic demand from the peak hour in the corridor.

D. UTILITIES:

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

IV. REVIEW COMMENTS:

1. Applicant intends to develop the proposed Lot 3, La Vista City Centre Replat 4 with an Event Center use. Development of such use will require the rezoning of portions of the property north of the existing La Vista City Centre plat boundary to the MU-CC, Mixed Use-City Centre zoning district. A conditional use permit will then need to be approved by City Council to allow for the use.

To complete the rezoning, this Comprehensive Plan amendment will be necessary to re-designate the areas that are north of the original La Vista City Centre plat area, specifically portions of Lot 3, La Vista City Centre Replat 4, from Parks and Recreation to Mixed Use prior to City Council review of the rezoning request.

V. STAFF RECOMMENDATION – Comprehensive Plan Amendment:

Staff recommends approval of Comprehensive Plan Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

VI. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public hearing on August 15, 2019 and unanimously voted to recommend approval of the proposed Comprehensive Plan Amendment, subject to satisfaction of all applicable requirements, including, without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Revised Future Land Use Map

VIII. COPIES OF REPORT SENT TO:

1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request

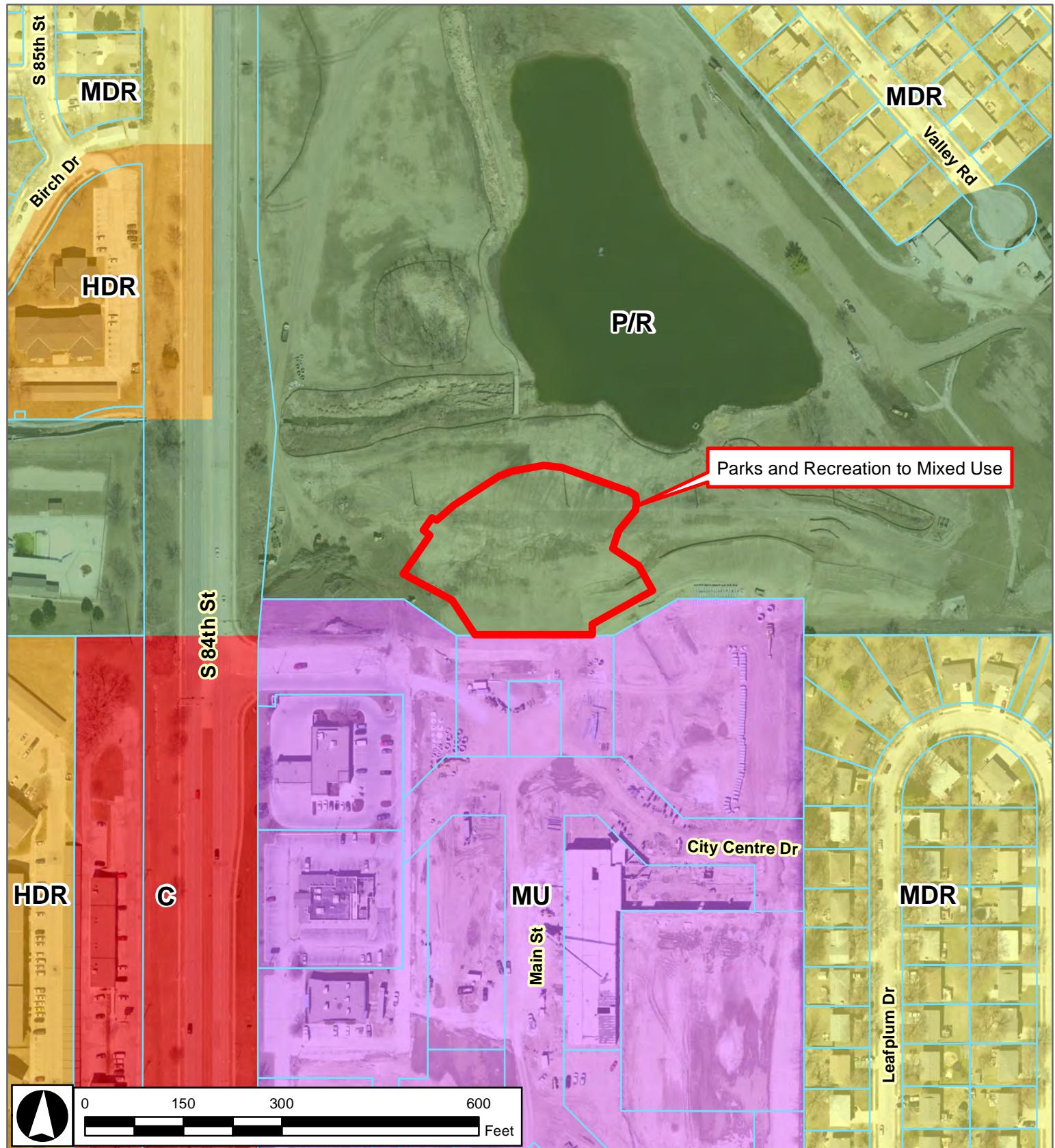
Prepared by:

Community Development Director

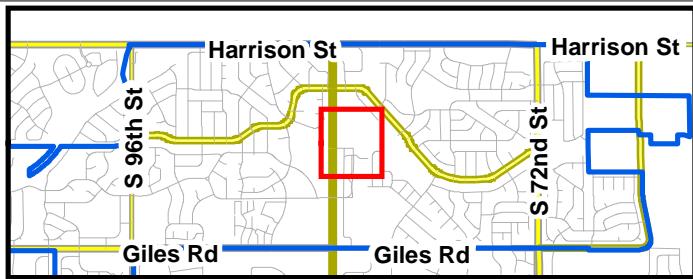
9/6/19

Date

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Project Vicinity Map



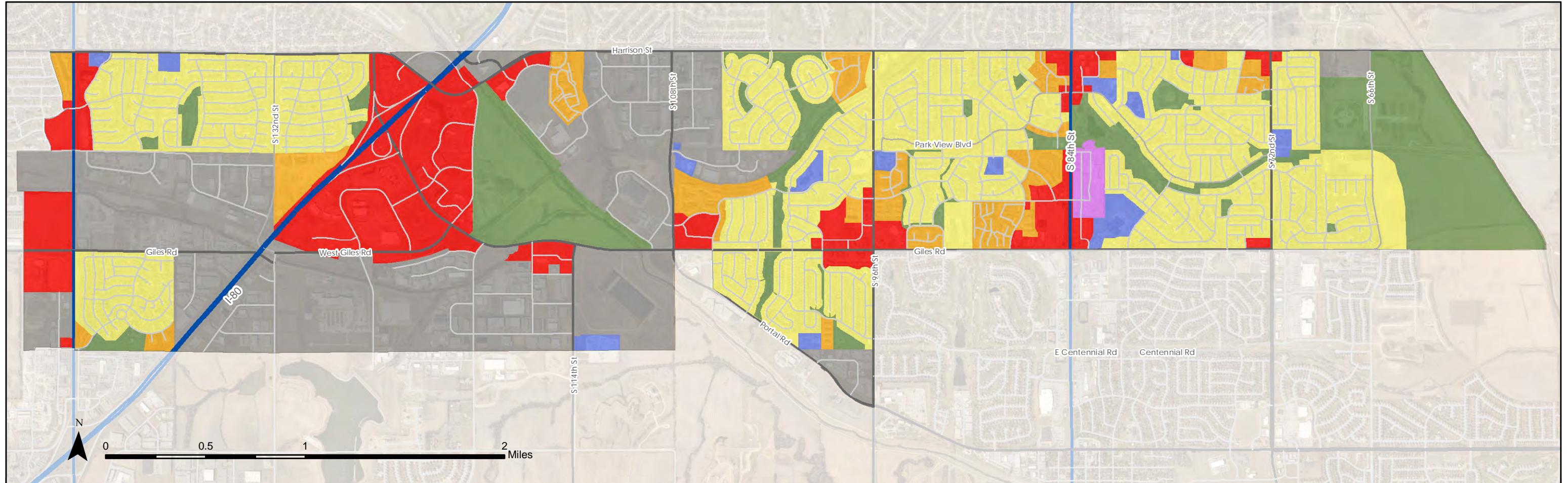
La Vista City Centre Replat 4 FLU Map Amendment

7/9/2019

CAS



Future Land Use Map



LEGEND

Medium Density Residential	Industrial
High Density Residential	Public
Mixed-Use	Parks and Recreation
Commercial	

Amended: 9/17/2019

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE ACCURACY OF THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.