

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 3, 2020 AGENDA

Subject:	Type:	Submitted By:
COMPREHENSIVE PLAN AMENDMENT TO INCORPORATE REDEVELOPMENT PLAN FOR THE 84 TH STREET REDEVELOPMENT AREA – AMENDMENT No. 2	◆ RESOLUTION ◆ ORDINANCE ◆ RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and an Ordinance has been prepared to approve an amendment to the Comprehensive Development Plan (“Comprehensive Plan”) to incorporate Redevelopment Plan for the 84th Street Redevelopment Area - Amendment No. 2 (“Amendment No. 2”) into the Comprehensive Plan.

FISCAL IMPACT

Funds are budgeted.

RECOMMENDATION

Approval.

BACKGROUND

The Comprehensive Plan, which is the general plan for development of the City as a whole, was amended in 2013 and 2016 to incorporate the *Redevelopment Plan for the 84th Street Redevelopment Area* (“Initial Redevelopment Plan”) and *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 1* (the Initial Redevelopment Plan, as amended by Amendment No. 1, is referred to in this council report as “Redevelopment Plan”); and the Redevelopment Plan continues as part of the current Comprehensive Plan.

Earlier in the meeting agenda, an additional proposed amendment to the Redevelopment Plan, titled “Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 2” (“Redevelopment Plan Amendment No. 2”) is presented to among other things provide further specification with respect to certain improvements of the mixed use redevelopment project and public improvement redevelopment project, including the indoor/outdoor event center and public improvements, and related redevelopment plan provisions. A proposed Ordinance is presented for the City Council to amend the current Comprehensive Plan to incorporate Redevelopment Plan Amendment No. 2 into it.

The Planning Commission after notice and public hearing on February 20, 2020 voted unanimously to recommend City Council approval of an amendment to the current Comprehensive Plan to incorporate Redevelopment Plan Amendment No. 2, subject to, among other things, City Council adoption of Amendment No. 2. Such recommendation of the Planning Commission is on file with the Agency and City Council pursuant to a Certificate of the Chairman of the Planning Commission.

ORDINANCE NO.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AMEND SECTION 1 OF ORDINANCE NO. 1379 CODIFIED IN SECTIONS 151.01 AND 151.02 OF THE LA VISTA MUNICIPAL CODE TO INCORPORATE AMENDMENT NO. 2 OF THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA INTO THE COMPREHENSIVE DEVELOPMENT PLAN; TO REPEAL SECTION 1 OF ORDINANCE NO. 1379 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY CONFLICTING ORDINANCES OR PARTS THEREOF AS PREVIOUSLY ENACTED; AND TO PROVIDE FOR SEVERABILITY AND FOR THE EFFECTIVE DATE HEREOF.

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

WHEREAS, Ordinance No. 1379 dated February 4, 2020 amended, repealed and replaced Sections 1 and 2 of Ordinance No. 1367 codified in Municipal Code Sections 151.01 and 151.02 and incorporating the La Vista Comprehensive Plan, Updated December 2018, in their entirety with, and adopted, revised Sections 151.01 and 151.02 and thereby the City of La Vista Comprehensive Plan, Updated December 2018, as amended February 4, 2020, ("Comprehensive Plan") 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, in addition to other specified Appendices; and

WHEREAS, an amended comprehensive development plan, titled "City of La Vista Comprehensive Plan, Updated December 2018, as amended March 3, 2020" and incorporating therein the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, in addition to other specified Appendices, is presented with this Ordinance as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1379 and the Comprehensive Plan, and adopt the City of La Vista Comprehensive Plan, Updated December 2018, as amended March 3, 2020.

NOW THEREFORE, the following are approved, conditioned on City Council approval of Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area:

SECTION 1. Amendment of Section 1 of Ordinance No. 1379 codified in Municipal Code Sections 151.01 and 151.02. Section 1 of Ordinance No. 1379, codified in Municipal Code Sections 151.01 and 151.02, is hereby amended, repealed and replaced in its 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 March 3, 2020, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, 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 and general plan for development of the City as a whole. 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 March 3, 2020, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1

to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No, 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, 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, general plan for development of the city as a whole, and the successor and replacement of the City of La Vista Comprehensive Plan, Updated December 2018, as amended February 4, 2020, or any other previously adopted comprehensive development plan or amendment thereto."

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. Section 1 of Ordinance No. 1379 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 3RD DAY OF MARCH, 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

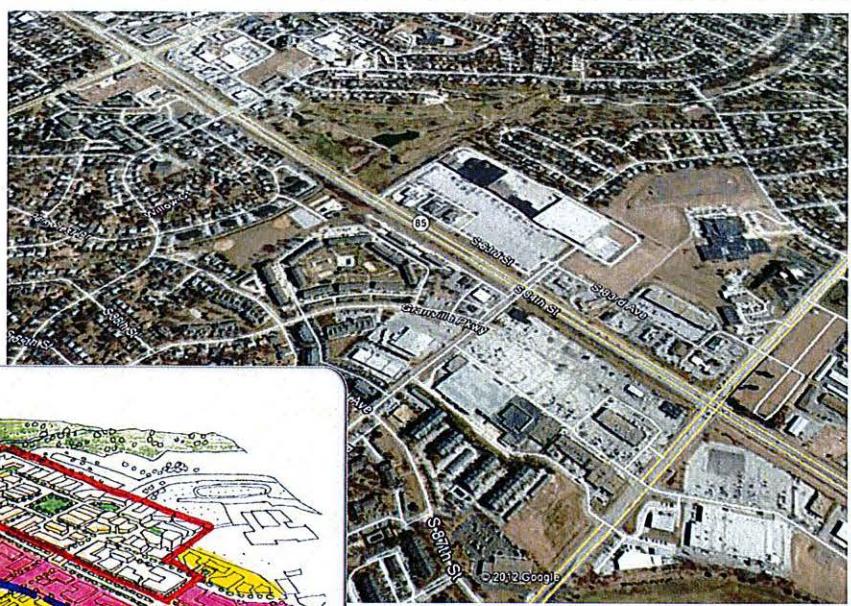
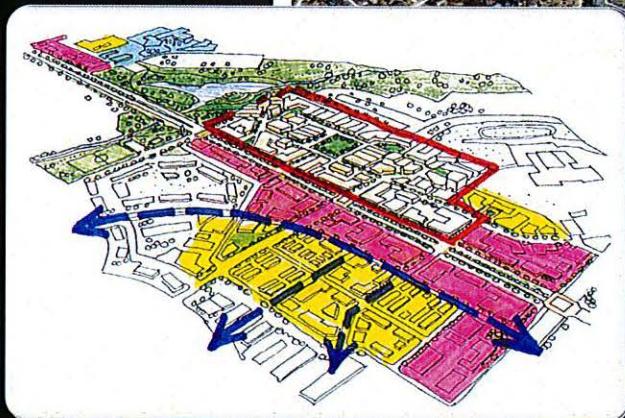
EXHIBIT A



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LA VISTA

COMPREHENSIVE PLAN
UPDATED DECEMBER 2018
AS AMENDED MARCH 3, 2020



Redevelopment Plan

“84TH Street Redevelopment Area”

La Vista, Nebraska

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

*Lincoln, Nebraska*402-464-5383*

JULY, 2013

Appendix E-1

City of La Vista

**Redevelopment Plan
“84th Street Redevelopment Area”**

Amendment No. 1

Appendix E-2

City of La Vista

**Redevelopment Plan
“84th Street Redevelopment Area”**

Amendment No. 2