

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
NOVEMBER 21, 2023 AGENDA**

Subject:	Type:	Submitted By:
ZONING MAP AMENDMENT	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and an ordinance prepared to amend the City of La Vista Zoning Map.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

Following the expansion of the City's Extraterritorial Jurisdiction (ETJ) and the amendment to the official Future Land Use Map, the official Zoning Map must be amended to include those areas incorporated into the ETJ through expansion.

The zoning of this property as I-1 would be considered a "downzoning" from Sarpy County's current zoning designation of IGM General Manufacturing District. The list of allowed uses within the I-1 District, as a whole, is more restrictive than the current IGM District. This will reduce the potential impact on neighboring properties.

Copies of Sections 5.13 (I-1 Light Industrial) and 5.14 (I-2 Heavy Industrial) of the La Vista Zoning Ordinance, along with the IGM General Manufacturing District, have been included in your packet for review.

On November 2, 2023, the Planning Commission recommended an amendment to the official Zoning Map of the City of La Vista.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Map Amendment. On November 2, 2023, the La Vista Planning Commission conducted public hearings on the matter of assigning a zoning classification to a portion of Tax Lot 19 lying South of the railroad right-of-way in the South ½ of 14-14-11; and on the matter of adjusting the geographic area of the Gateway Corridor Overlay District, all as identified on the revised Official Zoning Map proposed and presented with this Ordinance. On November 21, 2023, the City Council held a public hearing on said proposed amendments to the Official Zoning Map and found and determined that said proposed changes are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, were duly given pursuant to Section 3.02.01 of the Zoning Ordinance. The City Council hereby approves said proposed amendments to the Official Zoning Map as set forth in Section 2 of this ordinance.

Section 2. Amendment of the Official Zoning Map. Pursuant to applicable law, including Article 3 of the Zoning Ordinance, the portion of Tax Lot 19 laying south of the railroad right-of-way in the South ½ of 14-14-11 shall be assigned a zoning classification and the geographic area of the Gateway Corridor Overlay District shall be adjusted as shown on the attached Exhibit "A".

The amended version of the Official Zoning Map of the City of La Vista presented as Exhibit "B" is hereby adopted and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is the Official Zoning Map referred to in Article 3 Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

Section 3. Effective Date. This ordinance shall be in full force and effect upon the date of passage, approval and publication as provided by law.

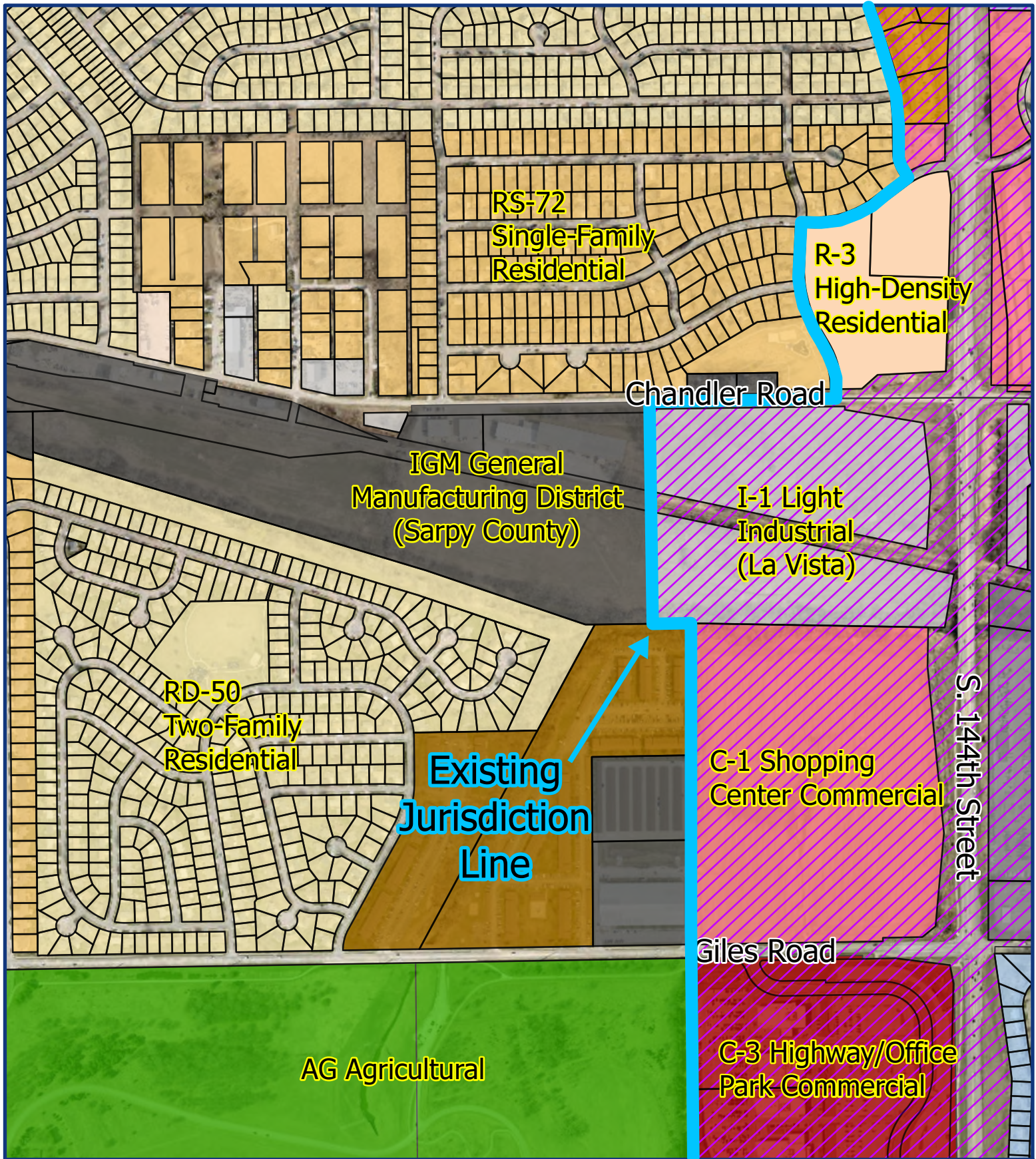
PASSED AND APPROVED THIS 21ST DAY OF NOVEMBER 2023.

CITY OF LA VISTA

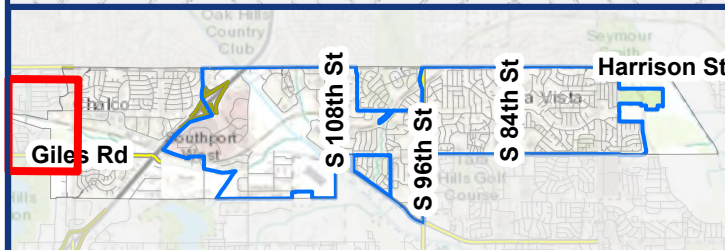
Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, MMC
City Clerk



Vicinity Map: Existing Zoning



Legend

- Jurisdiction line between Sarpy County and La Vista
- Gateway Corridor Overlay District (GWC)



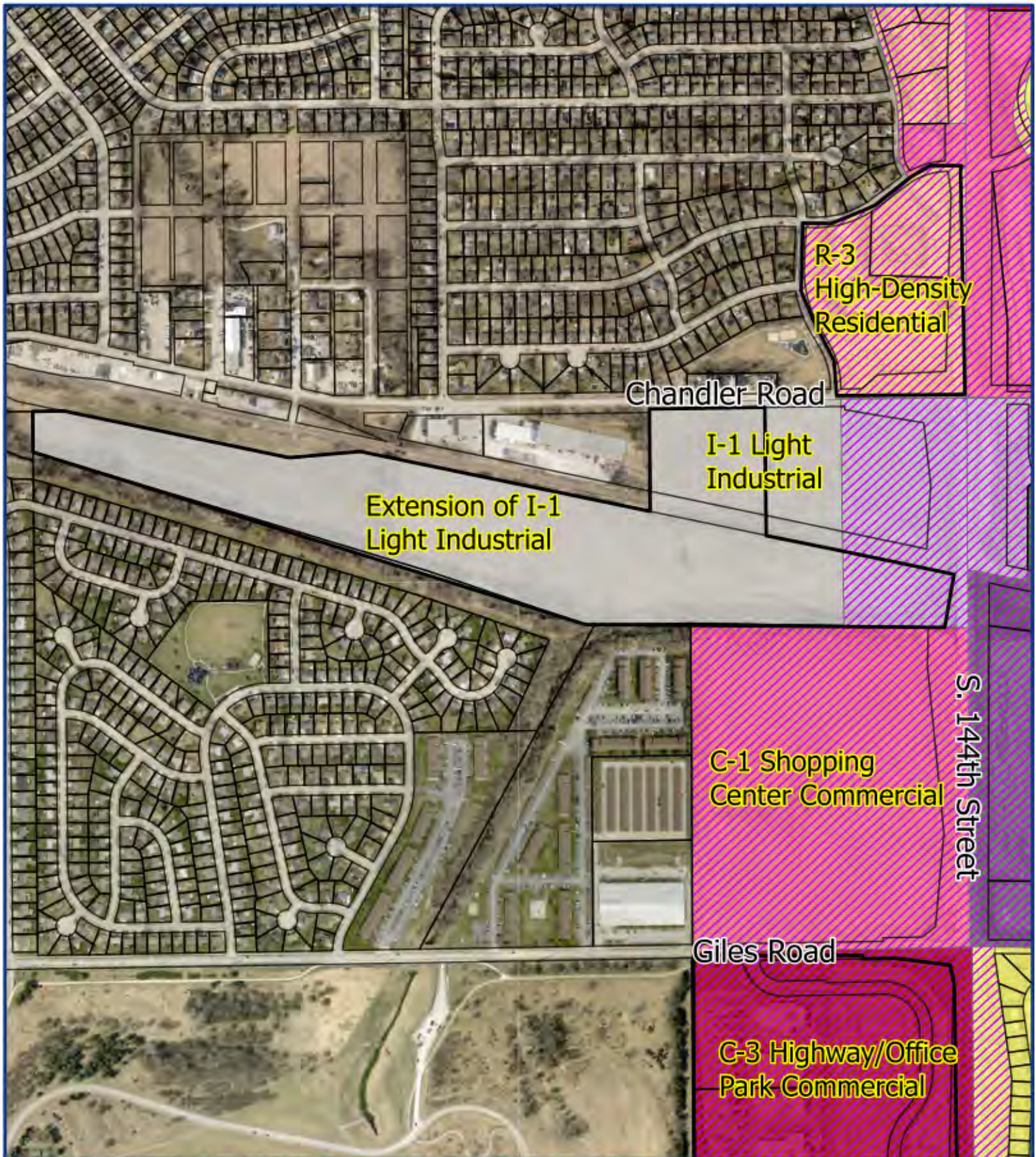




Exhibit A

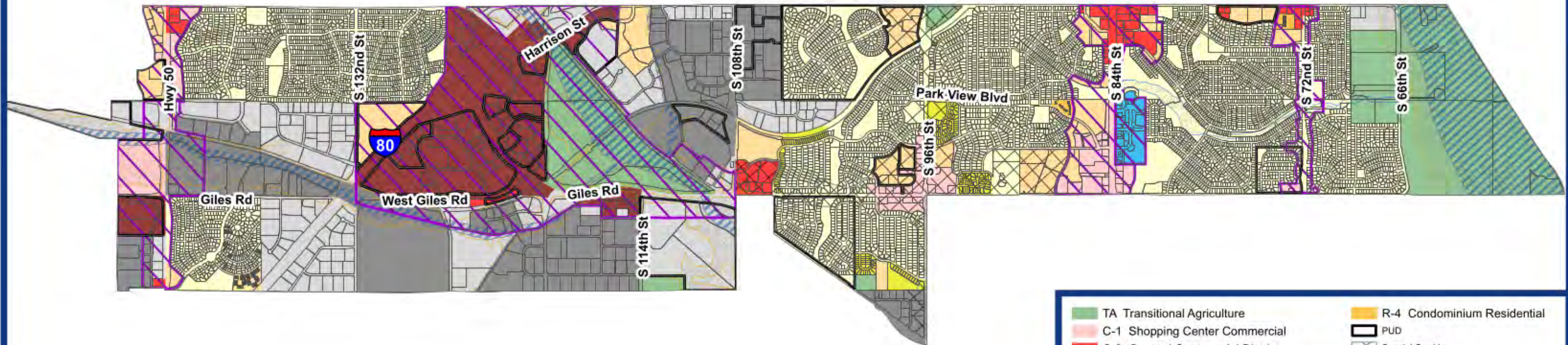
Vicinity Map: Proposed Zoning Related to ETJ Extension



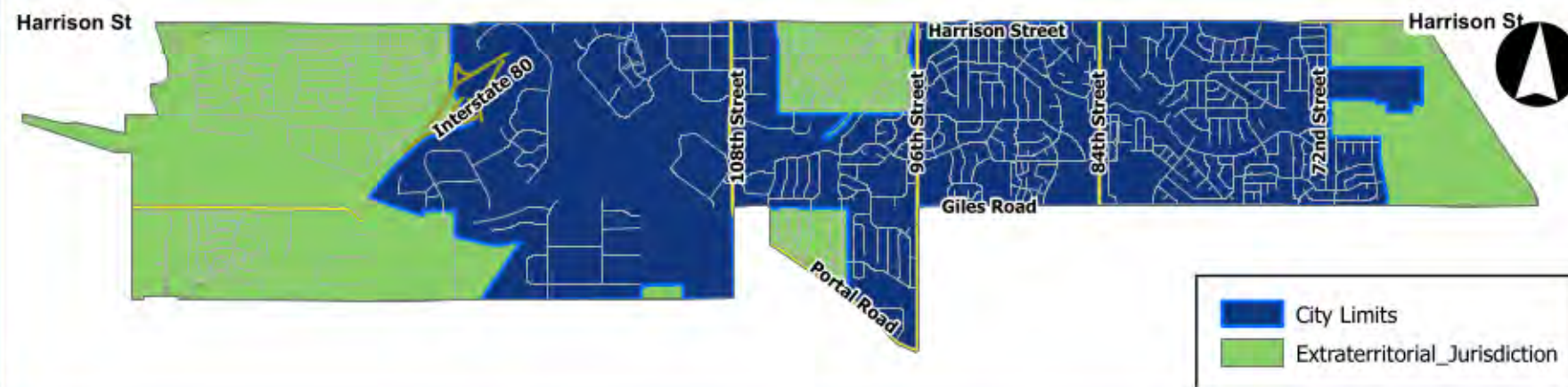
Legend

-  Gateway_Corridor
-  PUD





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



10/26/2023
Drawn By: CB



City of La Vista
Official Zoning Map
Adopted December 18, 2018
Updated November 21, 2023
Ordinance Number _____

Exhibit B