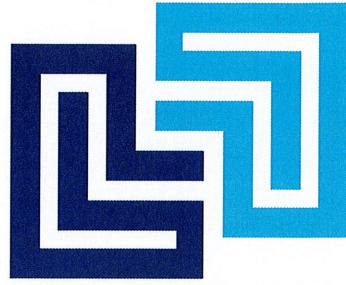


## **AGENDA ITEM 4D**

**Amendment to La Vista's Comprehensive Plan  
Chapter 3 – Future Land Use Plan and Future Land  
use Map, and Appendix K - La Vista Land Use Plan**

# MEMO



**TO:** Planning Commission

**FROM:** Cale Brodersen, AICP, Senior City Planner

**DATE:** 12/29/2025

**RE:** Comprehensive Plan Amendments related to the addition of the Mixed-Use Commercial Flex Zoning District and an amendment to the Future Land Use Map designations for Lot 16 Southport East and Tax Lots 1B & 1C (18-14-12)

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Staff proposes a series of amendments to La Vista's Comprehensive Plan to facilitate the establishment of the Mixed-Use Commercial Flex (MU-CF) Zoning District and to amend the future land use designation for Lot 16, Southport East, and Tax Lots 1B and 1C (18-14-12) from Regional Commercial to Business Park. The proposed amendments include revisions to the Zoning and Future Land Use Plan sections of Chapter 3, as well as updates to the La Vista Land Use Plan adopted as Appendix K. Proposed redlines are included for review.

These amendments are necessary to implement the accompanying zoning text amendments presented under the following agenda item, which establish the MU-CF Zoning District. The MU-CF district is intended to respond to increasing market demand for flexible, hybrid buildings that can accommodate a mix of commercial, service, office, and light industrial users within a single, well-designed development. This zoning concept aligns with the La Vista Land Use Plan adopted in 2022.

The proposed Future Land Use Map amendment for Lot 16, Southport East, and Tax Lots 1B and 1C (18-14-12) more accurately reflects existing site conditions, development potential, and compatibility with surrounding uses. The Business Park designation supports a range of employment-oriented uses and provides flexibility by allowing zoning under the C-3, I-1, or proposed MU-CF districts.

Staff finds that the proposed Comprehensive Plan amendments are consistent with the goals, policies, and intent of the La Vista Comprehensive Plan and the La Vista Land Use Plan, and are necessary to support evolving development patterns and employment opportunities within the community.

STAFF RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Amendments as presented.

Ale Brodersen

Prepared by: Senior City Planner

Bee Johnson

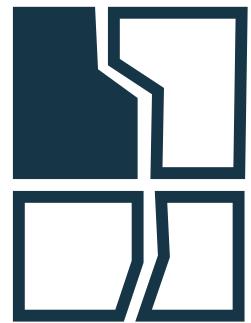
Community Development Director

12/31/25

Date

**Proposed Comprehensive Plan**  
**Amendments:**

**Redlined Amendments in  
Chapter 3**



# ZONING

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The City currently uses **13** ~~42~~ zoning districts and 3 zoning overlay districts to regulate land uses and to ensure consistency and reliability in development standards.

The most prevalent zoning category is Single-Family Residential, which encompasses 36% of the land area within the City and the planning jurisdiction. The Light and Heavy Industrial areas together count for another 30%, and are generally found west of 108th Street. Commercial centers are highlighted in shades of red and are generally located along major arterials or key intersections. The least developed land is found within the Transitional Agriculture areas, due to floodplain restrictions on development.

Sources on “best practices” in planning suggest that a minimum of 15% of a community’s land inventory should be preserved for employment purposes; La Vista has double that recommended ratio. Whereas flexibility is imperative in any land use plan, public officials must evaluate all land use requests in the context of not only the individual property owners’ interests, but the impact of these requests on the community.

The Gateway Corridor Overlay District covers land uses on most of La Vista’s major north-south arterials, including 72nd Street, 84th Street, 144th Street, and the I-80 Interchange at Southport. A sub-area secondary overlay along 96th and Giles is indicated as the Special Corridor.

These Overlays are intended to provide additional guidance to the appearance of buildings, landscaping, signs and level of maintenance.

## Highlights

- Medium-density residential is the City’s most dominant land use.
- 84th Street and Civic Center Park remain a major focus of City efforts to revitalize a declining commercial area into a higher-density, mixed-use district with a vibrant pedestrian environment.
- There are still 237 acres of commercial land available for development.



Insert Zoning map  
as an 11x17 fold out



# FUTURE LAND USE PLAN

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The Future Land Use Plan represents the long-term vision for growth based on the character and location of existing development and the community's desired future. The plan maximizes relationships among residential, commercial, industrial, public facilities, and parks and recreation amenities. To protect La Vista's high quality of life, the plan proposes a diversified mix of uses that is supported by the market and responsive to changes in demographics and economic opportunities.

## LAND USE PLAN VS. ZONING

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The Future Land Use Map and descriptions in this chapter, as well as the goals and policy statements, help direct development patterns and infrastructure improvements citywide to achieve the vision.

Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site. The general recommendations of the future land use plan form the basis for specific zoning and land development code regulations.

# La Vista Land Use Plan

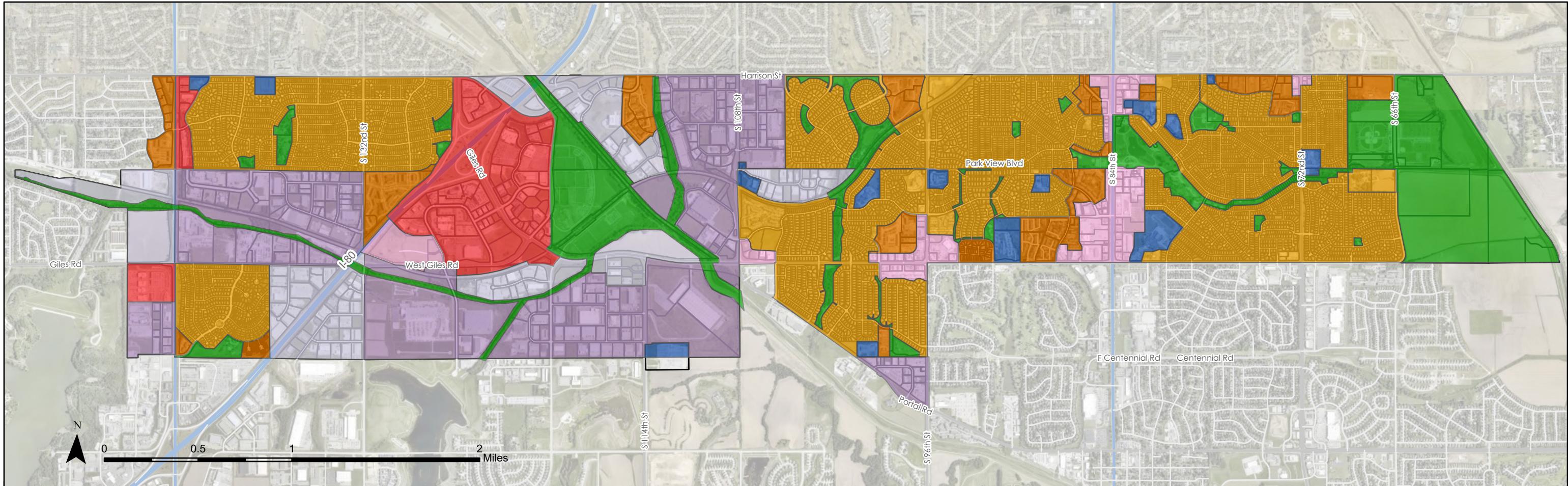
In March of 2022, La Vista contracted with RDG Planning and Design, in partnership with Gruen & Gruen Associates, to prepare a Land Use Plan and Market Study to identify land use types that reflect the goals of the City's Comprehensive Plan and ultimately provide a proper mix of land uses relative to the current economic conditions and market trends.

Their work in preparing the Land Use Plan included on-going consultation with a staff technical committee, interviews with numerous key stakeholders and subject matter experts including the City Council and Planning Commission, and a design workshop which created development ideas and scenarios for some key "opportunity sites." The study also reflects the understanding that La Vista's growth area is limited and identifies proper land use choices that will be needed for long-term economic and community sustainability. Priorities for potential future redevelopment areas are also identified.

This revised land use plan and associated Future Land Use Map were reviewed and Adopted by the La Vista City Council on December 20, 2022 and **revised on February 3, 2026**. The complete La Vista Land Use Plan is incorporated into the La Vista Comprehensive Plan and is attached as Appendix H.



# Future Land Use Map



## LEGEND

Business Park	Regional Commercial
Industrial	Urban High Intensity Residential
Park & Open Space	Urban Medium Intensity Residential
Public	Urban Commercial

Amended: 2-03-2026

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.

# LAND USE CATEGORIES

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The La Vista Land Use Plan utilizes an intensity-based approach to land use designation. Descriptions for the various land use categories in the plan are listed below. For more information on each category, including specifics on uses, form, compatibility, suggested intensity, and potential zoning, please refer to the complete La Vista Land Use Plan attached in the appendices.

## URBAN MEDIUM INTENSITY RESIDENTIAL (UM)

Neighborhoods with medium-density housing and easily accessed neighborhood commercial services. As compared to denser areas, UM has more space and separation of uses, with farther distances between destinations and fewer shared amenities.

## URBAN HIGH INTENSITY RESIDENTIAL (UH)

These areas improve economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. Higher-density mix of housing including multifamily, commercial, office, and service uses.

## REGIONAL COMMERCIAL (RC)

Areas characterized by major community and regional commercial development that are both large in scale and have high traffic impact. Typically located near intersections of arterial streets.

## URBAN COMMERCIAL (UC)

These areas improve economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. In La Vista, many of these areas are developed and have opportunities for redevelopment. Redevelopment should create integrated uses and address preferences for walkable urban areas.

## BUSINESS PARK (BP)

Areas preserved for larger business development are essential to the region's economic stability and future growth. These areas maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange.

## INDUSTRIAL (I)

Areas intended to accommodate industrial uses. These areas acknowledge existing uses and protect areas to maximize clustering for specialization, synergy, and transportation efficiency. Uses may be difficult to integrate with less intensive uses due to negative impacts from heavy traffic, noise, or odors.

# LAND USE CATEGORIES

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## PUBLIC (P)

To provide space for educational, institutional, assembly, and other public uses, including hospitals, major campuses, cemeteries, and major utilities.

## PARK & OPEN SPACE (PO)

Areas intended to remain undeveloped and natural or recreational in character.

**Proposed Comprehensive Plan**  
**Amendments:**

**Redlined Amendments to the  
La Vista Land Use Plan  
adopted as Appendix K.**

# LA VISTA

LAND USE PLAN

ADOPTED DECEMBER 20, 2022

UPDATED FEBRUARY 3, 2026

**RDg...**

PLANNING • DESIGN



## Form

Form relates to how the developments in the land use categories are laid out, including the street pattern, the type of infrastructure required, how buildings relate to each other (e.g. - are buildings close together or separated?), and the relation of buildings to the street. Form also includes the scale of the buildings - the length, width and number of stories. The degree to which the buildings in an area are similar to each other in terms of these "form" characteristics impacts the perceptions of compatibility, and therefore market value.

# CAVEATS TO THE FUTURE LAND USE MAP

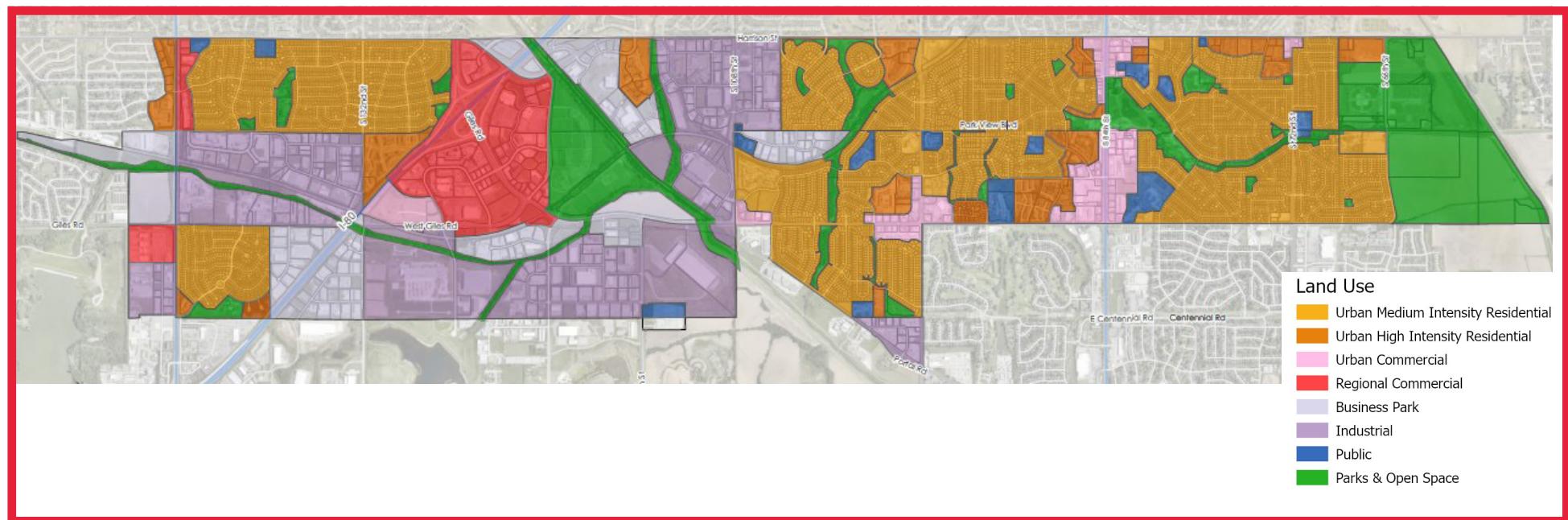
The development concept and future land use map are based on economic trends, environmental analysis, and public input. The amount of land that is planned should be more than the projected need, in order to provide market flexibility, avoid creating a false land shortage, and provide long-term planning.

Three important points about the Future Land Use Map:

**1. Property Owners Initiate.** The Future Land Use map depicts new land uses for privately owned properties. The transition of these properties from their current use to the depicted use is expected to occur slowly over time in response to market demands, as property owners voluntarily sell, develop, or change the use of their land.

**2. Generalized Map.** The Future Land Use map should be interpreted generally and is not intended to provide the specificity or the rigidity of a zoning map or engineering document. The map should provide guidance for the zoning map through an informed prediction and planning process.

**3. Basis for Land Use Decisions.** The Comprehensive Plan Future Land Use map shall provide the basis for decisions of the Planning Commission, the City Council, and private developers. The map is a critical part of the approval process for development proposals and zoning decisions.



# Business Park (BP)

## DESCRIPTION

Areas preserved for larger business development are essential to the region's economic stability and future growth. These areas maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange.

## USES:

Centers with major office and business uses, such as technology and research centers, corporate headquarters, and lower intensity industries. Non-office uses should be limited to services or commercial uses that are needed to support the primary employment generators. Multi-family may be appropriate when integrated as part of a holistic development or workforce housing that incorporates the above mentioned uses or in support of area businesses (e.g.: Streck Laboratories).

## FORM:

Require a higher standard for urban design, access, and other factors. Transportation improvements shall enhance connectivity, efficiency, and capacity. Signage and landscaping shall be held to a high standard due to the high visibility of these areas in La Vista. Increased stormwater runoff due to larger impervious coverage shall be mitigated on site through best management practices.

## COMPATIBILITY:

Adjacent and internal development should not compromise the viability of employment lands. Incompatible uses such as lower density residential or elementary schools shall not be located within BP areas.

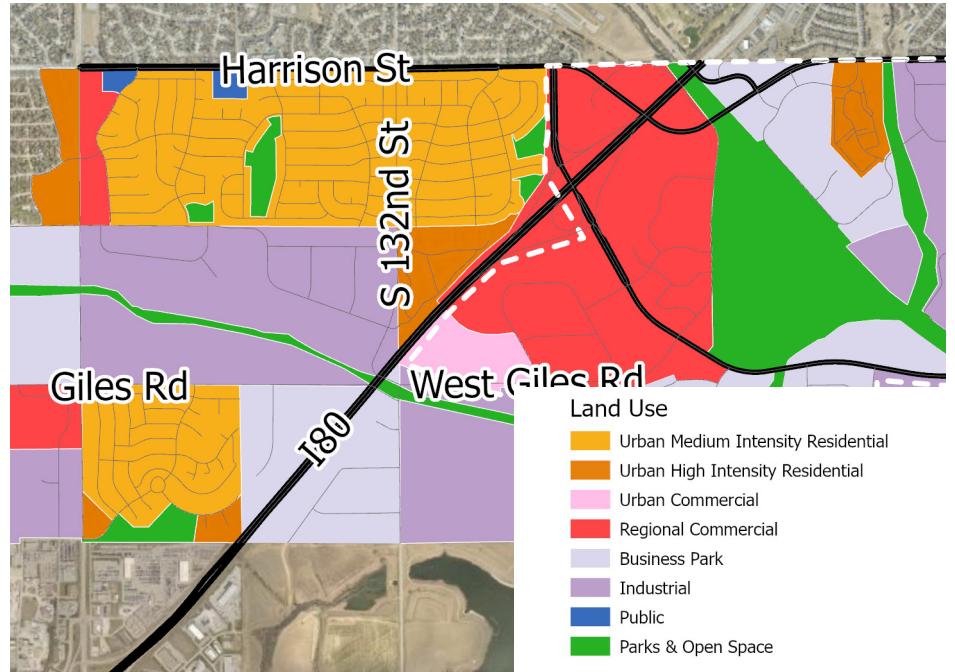
- » Development abutting a BP boundary shall be held to higher design standards to ensure compatibility between BP uses and possible adjacent residential or regional commercial uses.
- » In cases where transportation infrastructure has been installed with the purpose of providing capacity to BP areas, any proposed rezone or subdivision outside of the BP area must not reduce the transportation capacity of the BP area below the level intended.
- » Outdoor storage would not be permitted in these areas and any visual impacts (loading docks and dumpsters) shall be screened.

## SUGGESTED INTENSITY (DU/A):

- » Not Applicable

## POTENTIAL ZONING

- » C-3
- » I-1
- » MU-CF
- » Use of the PUD with new developments and redevelopment sites to ensure a mix of uses



# Industrial (I)

## DESCRIPTION

Areas intended to accommodate industrial uses. These areas acknowledge existing uses and protect areas to maximize clustering for specialization, synergy, and transportation efficiency. Uses may be difficult to integrate with less intensive uses due to negative impacts from heavy traffic, noise, or odors.

## USES

These areas have a wide range of existing uses, including manufacturing, warehousing, distribution, and office/industrial flex space. Depending on the zoning district, uses in these areas can vary in size and aesthetic standards may be less stringent.

## FORM:

Industrial areas should be developed with consideration of the following factors:

- » Freeway and rail access
- » Proximity to existing employment centers
- » Compatibility of neighboring land uses
- » Brownfield status
- » Impact of added employee/truck traffic to the level of service of roadways in the surrounding area and impact on the non-industrial uses along those roadways

## COMPATIBILITY:

Development within Industrial areas will be similar in nature, so compatibility is less difficult to manage. However, because many of La Vista's industrial areas are also highly visible, the following shall be considered.

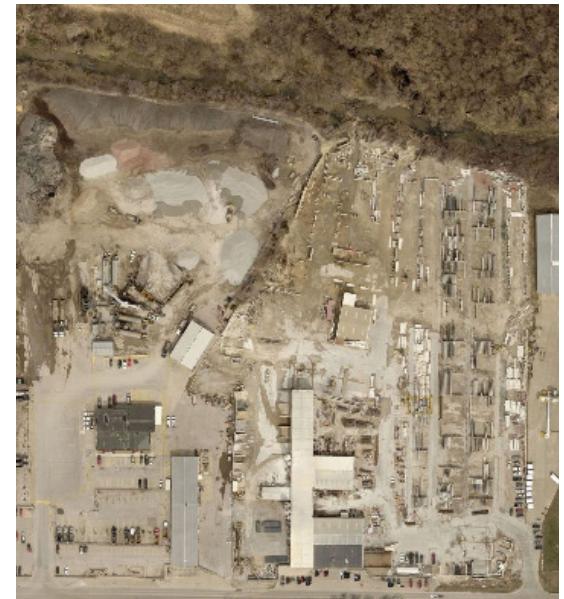
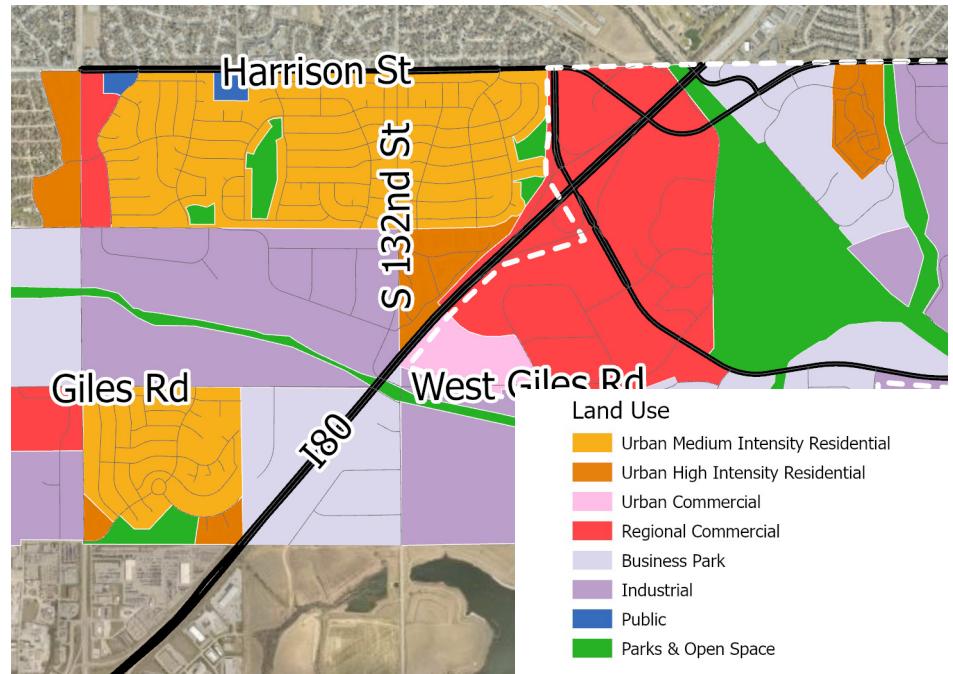
- » Design standards including land buffers, architectural and site design standards, and other appropriate standards implemented through PUDs or new codes or guidelines.
- » Operational standards that consider traffic, noise, lighting, and air quality.
- » Screening of permitted outdoor storage areas visible from any street or adjoining neighborhood to mitigate negative environmental impacts.

## SUGGESTED INTENSITY (DU/A):

- » Not Applicable

## POTENTIAL ZONING

- » I-2
- » I-1
- » MU-CF



# Public (P)

## DESCRIPTION

To provide space for educational, institutional, assembly, and other public uses, including hospitals, major campuses, cemeteries, and major utilities.

## USES:

- » Educational: Public, private and parochial institutions at K-12 and post-secondary level, or trade/business schools and their accessory uses.
- » Institutional and Assembly: Community or cultural facilities, religious institutions, public health care or human services facilities and their accessory uses.
- » Government

## FORM:

Public facilities shall be held to the same standard for site design and connectivity as any private enterprise of similar intensity.

## COMPATIBILITY:

Civic uses may be permitted in a number of different areas, including residential areas.

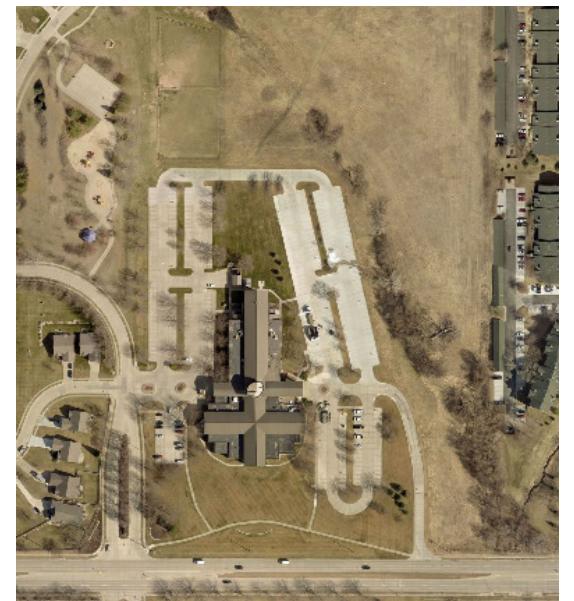
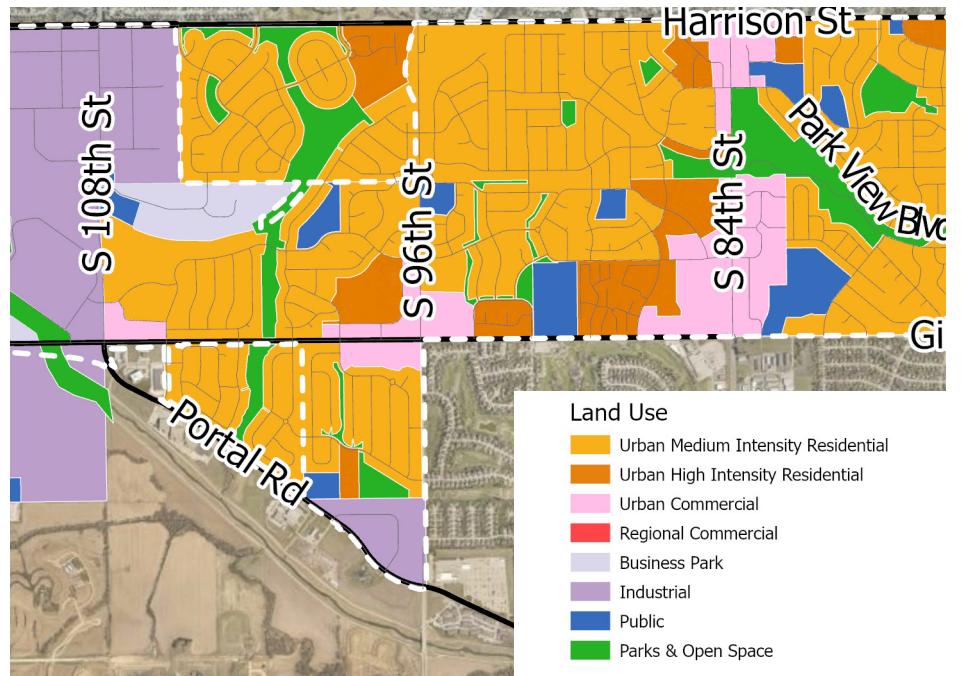
Maintenance, operating facilities and public works yards should generally be located in industrial areas. Individual review of proposals requires an assessment of operating characteristics, project design, and traffic management. Industrial operating characteristics should be controlled according to same standards as industrial uses.

## SUGGESTED INTENSITY (DU/A):

- » Not Applicable

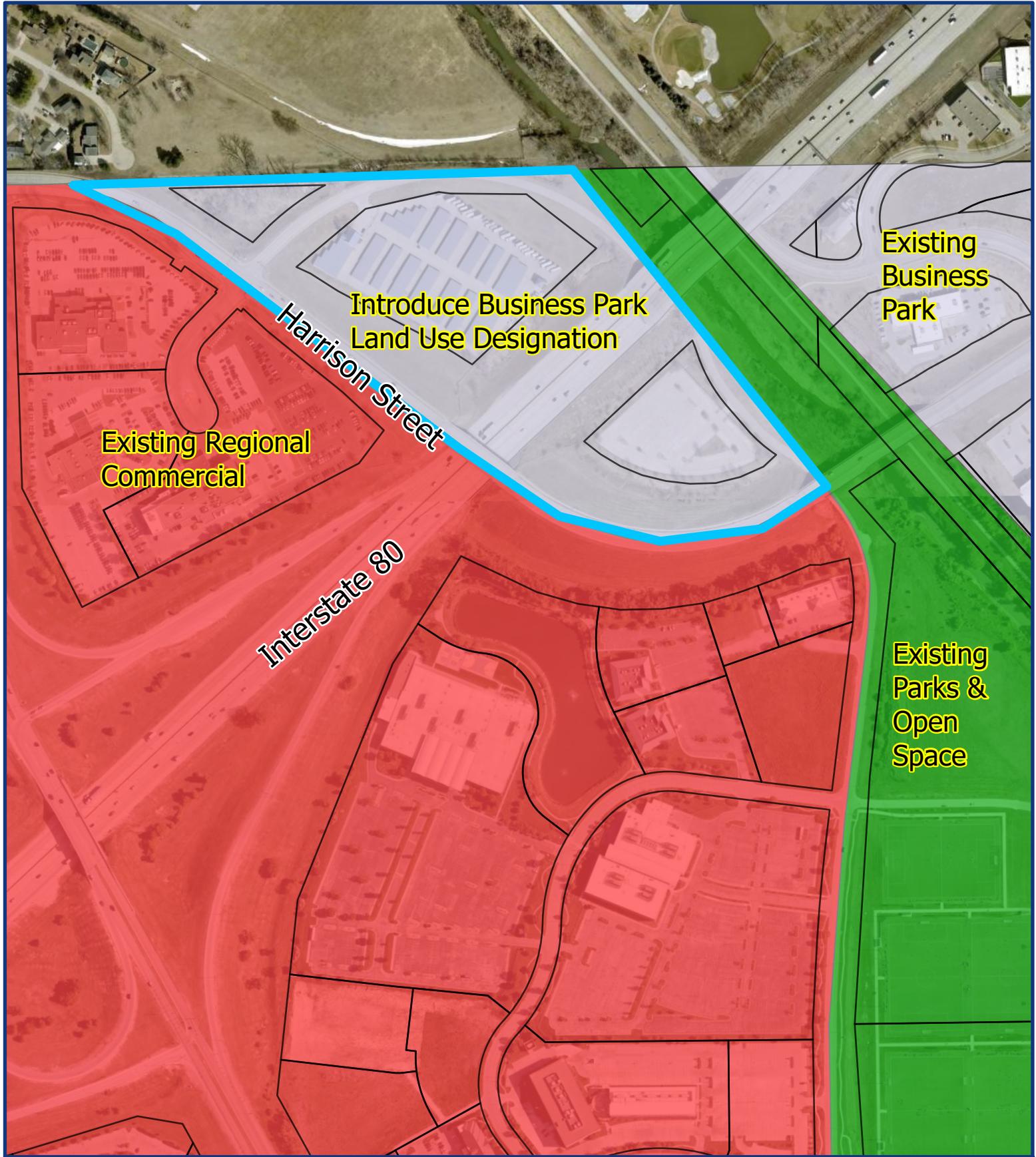
## POTENTIAL ZONING

- » Almost any zoning district as long as intensity of use matches
- » Higher intensity uses with negative impacts related to heavy traffic, noise or smell would be zoned I-1 or I-2

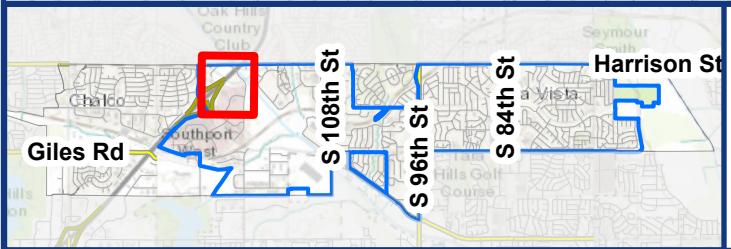


**Proposed Comprehensive Plan**  
**Amendments:**

**Future Land Use Map Area of  
Proposed Change**



**Vicinity Map: Future Land Use Map Amendment**



## Legend

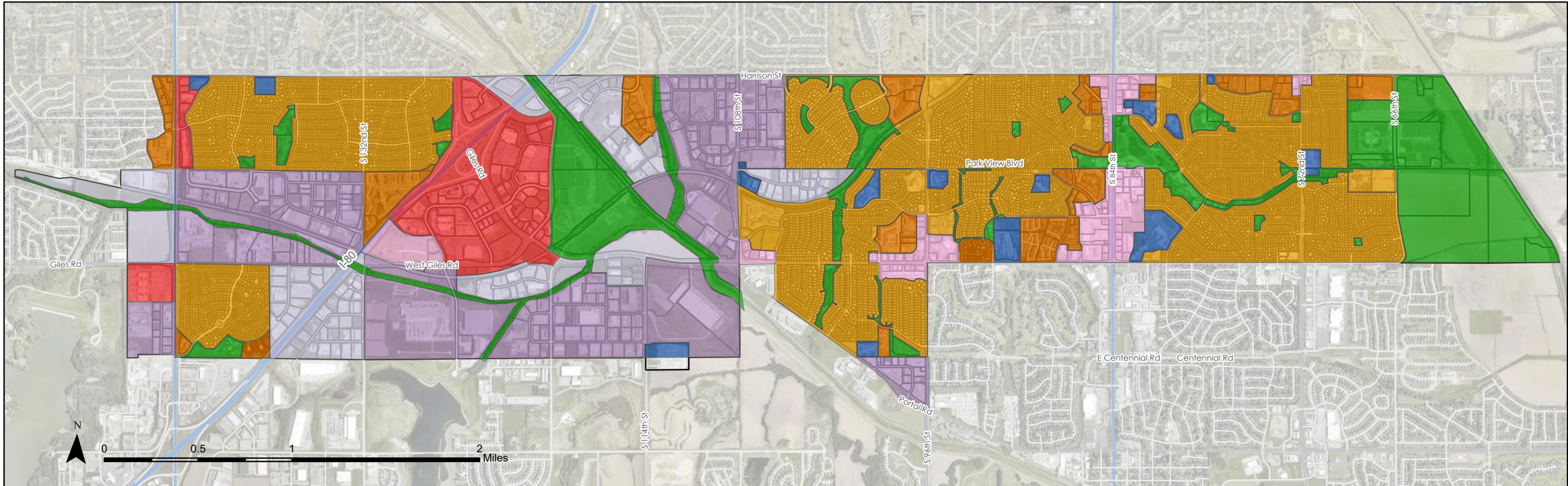
- Property Lines
- Amendment Boundary/ Impacted Area



**Proposed Comprehensive Plan**  
**Amendments:**

**Proposed, Revised Future  
Land Use Map**

# Future Land Use Map



## LEGEND

Business Park	Regional Commercial
Industrial	Urban High Intensity Residential
Park & Open Space	Urban Medium Intensity Residential
Public	Urban Commercial

Amended: 2-03-2026

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