

AGENDA ITEM 4B

ANNUAL REVIEW OF THE COMPREHENSIVE PLAN

PLANNING COMMISSION

FEBRUARY 21, 2013

Memorandum



To: Planning Commission
From: Christopher Solberg, City Planner
Date: 2/12/2013
Re: Annual Goals Review

As part of the annual Comprehensive Plan review, I have reviewed the Goals of the Comprehensive Plan and the City's progress in achieving these goals.

Comprehensive Plan Goals

1. *Plan and produce community based projects directed at improving the quality of life and creating a sense of community for all residents of La Vista.*

The Civic Center Park Plan is currently under development to improve the overall quality of life and sense of community for the residents. The City administered La Vista Daze for the third straight year and held the annual festival with great success. This activity, along with the numerous events regularly held by the City at the Community Center, Library and elsewhere in the City, helped to create a sense of community for residents.

2. *Foster the value of the community and encourage the development of local action to preserve and strengthen the City of La Vista.*

The City administered La Vista Daze for the third straight year and held the annual festival with great success. The Civic Center Park Plan, currently underway, has stirred interest in the redevelopment of the golf course into a park with regional impact, drawing interest from a large number of residents.

3. *Implement appropriate community and economic developments to enable an increase in the population of La Vista by an estimated 2.1 percent per year for the next ten years, or 2,534 people and 981 households.*

No current-year population estimate was provided for when the plan was developed in 1997. However, a census estimate for 1999 listed within the plan stated a projected population of 11,864. The most current Census estimate in 2011 concluded the population within the incorporated area to be 16,129. This represents a growth of 4,265, significantly higher than the goal.

4. *Provide all residents with access to a variety of safe, decent, sanitary housing types, including elderly and persons with disabilities.*

Single family construction continues to develop within several subdivisions in the City Limits and in the Extra-Territorial Planning Jurisdiction, though at a slower rate as there are fewer remaining available lots. Cimarron Terrace at 96th and Harrison have concluded construction on Phase II and will likely work towards Phase III in the next year. Additionally the plan for the development of Bella La Vista apartments near 132nd and Chandler has been approved by City Council.

5. *Stabilize and broaden the economic base to create and expand employment opportunities for all age categories. Establish an annual La Vista Visioning Program to focus on the annual creation of business and industrial types most appropriate for the community.*

A number of commercial and industrial entities opened their doors in La Vista in 2012 including, but not limited to, American National Bank at Southport, CVS, Alegent Clinic, Domino's, Hutong Sushi Grill, AccuQuilt, and Weitz Construction. The City worked with MAPA and the Nebraska Department of Economic Development on two Community Development Block Grants for new industry in the La Vista planning jurisdiction.

6. *Enhance the physical appearance and character of the community, with special emphasis on commercial corridors*

The Civic Center Park Plan process is currently underway, creating a plan to enhance the physical appearance and character of the center piece park of the community. Design review activities in other areas assisted with the physical appearance and character of Alegent Clinic, Progressive Claim Center, American National Bank, Beautiful Savior Lutheran Church, CVS, Divine Truth Christian Book Store, Performance Auto, Primrose Schools, Jimmy Johns, Wal-Mart Neighborhood Market and other potential developments.

7. *Strengthen relations with neighboring communities by teaming together to create a "quality of life initiative" to address the many needs, desires and activities of all segments of the population in and around the La Vista area.*

La Vista works with staff of surrounding communities on a regular basis. Community Development staff have occasional meetings with planners in other Sarpy County cities.

8. *Develop a land use plan which embodies the identified goals and policies and adopt a zoning ordinance and subdivision regulations to implement the land use plan and policies.*

Changes to the Zoning Ordinance over the past year reflect the City's desires to meet its goals and policies. Improvements to Sections 2.02, 5.12, 5.17, and 7.03 were approved by the Planning Commission and City Council.

9. *Ensure all of improved and expanded infrastructure systems in La Vista, for planned residential, commercial and industrial growth, meet the building and operational standards set forth by the City of La Vista.*

The La Vista Public Works Department continues to maintain and expand infrastructure systems to efficiently provide services to residential, commercial and industrial uses.

10. *Through citizen consensus, maintain the public facilities and recreational spaces and programs needed in La Vista.*

The Civic Center Park Plan process is currently underway, creating a plan to redevelop the City's golf course into a notable park attraction. The City also finalized the development of a master campus plan for City Hall and the surrounding property. A plan for the revitalization of the City's existing parks is complete as well. City staff are currently considering various fiscal options for the implementation of these plans.

Annexation

It is recommended that each year the City review the Annexation Plan. Changes to the Annexation Plan were last adopted in March 2012. Annexations of Giles Corner, Crossroads Industrial Park, and Performance Auto/Attic Storage were conducted in 2011, as depicted in the Annexation Plan. An updated Annexation Plan will be presented to the Planning Commission in 2013. Staff is considering the annexation of additional areas this year, as per the Annexation Plan.

2013 Action Items

The following action items serve as suggested priority projects for the City to work on in 2013.

1. Update the Annexation Plan within the City's Comprehensive Plan.
2. Completion of the 84th Street Redevelopment Plan.
3. Completion of the Civic Center Park Master Plan.
4. Continue to implement the Gateway Corridor Design Standards.
5. Develop improvements to the Zoning Ordinance, including the addition of a Mixed Use District within the 84th Street Corridor.
6. Completion of a comprehensive update of the Subdivision Regulations.
7. Preparation of design standards specifically for the 84th Street corridor.
8. Request proposals from qualified firms for a full update to the Comprehensive Plan to reflect changes since 1997, the 2010 Census and incorporate a chapter on Energy.
9. Continue work towards becoming an Economic Development Certified Community by Nebraska Department of Economic Development.
10. Continue to work to improve the quality of life for all citizens.