

## **AGENDA ITEM 5C**

**Annual Review of the Comprehensive Plan**

# Memorandum



**To:** Planning Commission  
**From:** Christopher Solberg, City Planner  
**Date:** 2/11/2014  
**Re:** Annual Goals Review

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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 recently completed Civic Center Park Plan was developed to improve the overall quality of life and sense of community for the residents. The City administered La Vista Daze for the fourth 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 fourth straight year and held the annual festival with great success. The recently completed Civic Center Park Plan 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, along with staff estimates for the areas annexed in 2013 concluded the population within the incorporated area to be 17,881. This represents a growth of 6,017, 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 96<sup>th</sup> and Harrison have concluded construction on Phase II and will likely work towards Phase III in the next year. Additionally there remains interest for the development of Bella La Vista apartments near 132<sup>nd</sup> and Chandler.

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 2013 including, but not limited to, WalMart Neighborhood Market, Mama's Pizza, Primrose Schools, Progressive Insurance Claim Center, Tire Centers LLC, Enersys, Valentino's, Conagra, Fat Brain Toys, and ADI.

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

The Civic Center Park Plan process was completed in 2013 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 Progressive Insurance Claim Center, La Vista Crossing, Bobcat of Omaha, Beautiful Savior Lutheran Church, Performance Auto, McDonald's, Mama's Pizza, Primrose Schools, Wal-Mart Neighborhood Market and other potential developments.

Staff also conducted a significant rewrite of the Gateway Corridor Design Guidelines and the enacting ordinance within the Zoning Ordinance. This, along with improvements to the application form,

were designed to make the process easier to understand and to enhance the physical appearance and character of the community.

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.*  
Throughout 2013 staff worked on a complete rewrite of the subdivision regulations. This fully improved set of regulations was approved by the Planning Commission in December and City Council this February.
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 was completed in 2013, creating a plan to redevelop the City's golf course into a notable park attraction. Plans for the revitalization of the City's existing parks are 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 2013. Annexations of Mayfair and portions of I-80 Business Park and the Sod Farm were conducted in 2013, as depicted in the Annexation Plan. Additionally, a lawsuit regarding the 2009 annexation of SID 59 was settled in 2013 and the SID was incorporated into the City Limits. An updated Annexation Plan will be presented to the Planning Commission at this meeting. Staff is currently not considering the annexation of additional areas this year.

## 2014 Action Items

The following action items serve as suggested priority projects for the City to work on in 2014.

1. Update the Annexation Plan within the City's Comprehensive Plan.
2. 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.
3. Continue work towards obtaining a Leadership Community designation by Nebraska Department of Economic Development.
4. Continue to implement the Gateway Corridor Design Standards.
5. Continue to work on the full revitalization of the 84<sup>th</sup> Street Corridor.
6. Develop improvements to the Zoning Ordinance, including the addition of a Mixed Use District within the 84<sup>th</sup> Street Corridor.
7. Preparation of design standards specifically for the 84<sup>th</sup> Street corridor.
8. Continue to work to improve the quality of life for all citizens.