

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
OCTOBER 2, 2007 AGENDA**

| <b>Subject:</b>   | <b>Type:</b>                              | <b>Submitted By:</b>                           |
|---|---|--|
| ZONING TEXT AMENDMENT —<br>GATEWAY CORRIDOR OVERLAY<br>DISTRICT | RESOLUTION<br>◆ ORDINANCE<br>RECEIVE/FILE | ANN BIRCH<br>COMMUNITY DEVELOPMENT<br>DIRECTOR |

**SYNOPSIS**

The public hearing was continued from the August 21, 2007 City Council meeting and an ordinance has been prepared to consider an amendment to Section 5.17 of the Zoning Ordinance pertaining to the Gateway Corridor District (Overlay District).

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approve.

**BACKGROUND**

The public hearing was continued from the August 21, 2007 City Council meeting to consider a proposed zoning text amendments to Sections 5.17.01 and 5.17.03 of the Zoning Ordinance pertaining to the Gateway Corridor District (Overlay District). The hearing on this amendment was continued so that the adoption of this amendment would coincide with the adoption of the updated Zoning Map.

The proposed changes were drafted to clarify the types of projects which are intended to be included (multi-family, commercial and industrial) in the Gateway Corridor District, and to change the description of the boundary of the district so that the description coincides with the new Zoning Map.

***Section 5.17 GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)*****5.17.01 Intent:**

The City of La Vista has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Gateway Corridor District has been established in order to implement the policies developed in the Future Land Use Plan portion of the Comprehensive Development Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and interior street development. The purpose for regulating these issues is to provide for a cohesive and properly developed entrance into the City of La Vista from the Interstate corridor. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction which will also aid in the protection of past and future investment in the corridor.

Within the Gateway Corridor Overlay District there is a sub-area secondary overlay centered on the intersection of 96<sup>th</sup> and Giles Road (see Official Zoning map). The purpose of this secondary overlay evolves around a

partnership between the City of La Vista and Metropolitan Community College which have made a significant investment in the community with the new La Vista Public Library / MCC Sarpy Center. The City's desire is that this ~~project-district~~ be the standard of quality for all multi-family, industrial, and Commercial-commercial Building building projects within this geographic region. See Section 5.17.06 for special design criteria for this sub-area.

#### **5.17.02 Purpose:**

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of La Vista's environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

#### **5.17.03 Geographic Area:**

The Gateway Corridor Overlay District extends generally ~~to the east from the intersection of Interstate 80 and Giles Road and the interchange of Interstate 80 and 126<sup>th</sup> Street and Harrison Road. The district includes this entire area and continues to the intersection of 96<sup>th</sup> and Giles Road, extending approximately one-quarter (1/4) mile on each side of the centerline of Giles Road from 132<sup>nd</sup> Street to 108<sup>th</sup> Street and from Harrison Street to West Giles Road/Giles Road, roughly following close to West Giles Road, Giles Road, and Interstate 80.~~ If a site is partially covered by said overlay district, then the entire portion of the site facing the Gateway Corridor is to be covered by these regulations. For a geographically defined area, see the Official Zoning Map.

The sub-area secondary overlay -area occurs within all developments that front on the 96th Street and Giles Road corridors including:

- Giles Road Corridor – from 90th Street to 108th Street.
- 96th Street Corridor – from Harrison Street to Cornhusker-Portal Road

~~The sub-area shall extend away from the centerline of each street for approximately one-quarter (1/4) mile.~~ If a site is partially covered by said sub-area secondary overlay district, then the entire portion of the site facing 96<sup>th</sup> and/or Giles Road is to be covered by these regulations. See Section 5.17.06 for special design criteria for this geographic area. For a geographically defined area, see the Official Zoning Map.

The Planning Commission held a public hearing on July 19, 2007, and recommended approval.



**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND SECTION 5.17 OF ORDINANCE NO. 848 (ZONING ORDINANCE); TO REPEAL SECTION 5.17 OF ORDINANCE NO. 848 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; 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. Amendment of Section 5.17. Section 5.17 of Ordinance No. 848 is hereby amended to read as follows:

**Section 5.17 GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)**

**5.17.01 Intent:**

The City of La Vista has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Gateway Corridor District has been established in order to implement the policies developed in the Future Land Use Plan portion of the Comprehensive Development Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and interior street development. The purpose for regulating these issues is to provide for a cohesive and properly developed entrance into the City of La Vista from the Interstate corridor. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction which will also aid in the protection of past and future investment in the corridor.

Within the Gateway Corridor Overlay District there is a sub-area secondary overlay centered on the intersection of 96<sup>th</sup> and Giles Road (see Official Zoning map). The purpose of this secondary overlay evolves around a partnership between the City of La Vista and Metropolitan Community College which have made a significant investment in the community with the new La Vista Public Library / MCC Sarpy Center. The City's desire is that this *district* be the standard of quality for all *multi-family, industrial, and commercial building* projects within this geographic region. See Section 5.17.06 for special design criteria for this sub-area.

**5.17.02 Purpose:**

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of La Vista's environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

**5.17.03 Geographic Area:**

The Gateway Corridor Overlay District extends generally *from 132<sup>nd</sup> Street to 108<sup>th</sup> Street and from Harrison Street to West Giles Road/Giles Road, roughly following close to West Giles Road, Giles Road, and Interstate 80*. If a site is partially covered by said overlay district, then the entire portion of the site facing the Gateway Corridor is to be covered by these regulations. For a *geographically* defined area, see the Official Zoning Map.

The sub-area secondary overlay -area occurs within all developments that front on the 96th Street and Giles Road corridors including:

- Giles Road Corridor – from 90th Street to 108th Street.

- 96th Street Corridor – from Harrison Street to *Portal* Road

If a site is partially covered by said sub-area secondary overlay district, then the entire portion of the site facing 96<sup>th</sup> and/or Giles Road is to be covered by these regulations. See Section 5.17.06 for special design criteria for this geographic area. *For a geographically defined area, see the Official Zoning Map.*

SECTION 2. Repeal of Section 5.17 as Previously Enacted. Section 5.17 of Ordinance No. 848 as previously enacted is hereby repealed.

SECTION 3. 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, 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 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

SECTION 5. This ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED THIS 2<sup>ND</sup> DAY OF OCTOBER 2007.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

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