

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 20, 2012 AGENDA

| Subject: | Type: | Submitted By: |
|---|---|--|
| AMENDMENTS TO THE COMPREHENSIVE PLAN — FUTURE LAND USE MAP & CHAPTER 9, ANNEXATION PLAN | ◆ RESOLUTION (2) ORDINANCE RECEIVE/FILE | ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR |

SYNOPSIS

A public hearing has been scheduled and two resolutions have been prepared to amend the Comprehensive Plan by adopting a new Future Land Use Map and an update to Chapter 9, Annexation Plan.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled and resolutions prepared to consider the following amendments to the Comprehensive Plan:

(1) Adoption of a new Future Land Use Map

After the expansion of the City's 2-mile extraterritorial jurisdiction (ETJ), the official Future Land Use Map is required to be amended to include those areas incorporated into the ETJ through the expansion. Staff has reviewed the current Future Land Use Map of Sarpy County and has developed amendments to the City's Future Land Use Map which are consistent.

On February 16, 2012, by a vote of 7-0, the Planning Commission recommended approval of the adoption of the new Future Land Use Map.

(2) Update to Chapter 9, Annexation Plan

As part of their annual strategic planning process, the Mayor and City Council identified the need to annually review the City's Annexation Plan. It is also an Action Strategy of the Comprehensive Plan to conduct an annual review of the Comprehensive Plan that includes the Annexation Plan as Chapter 9.

Based on this review, staff identified the following modifications:

- Removal of SID 82 (Crossroads Industrial Park) and SID 239 (Giles Corner), as well as the Performance Auto area as they have been annexed.

- Moving of SID 195 (Mayfair, Mayfair 2nd Addition) from 5-10 year consideration to 1-5 years.
- Designation of areas along 66th Street for consideration in the 1-5 year timeline.

On February 16, 2012, by a vote of 7-0, the Planning Commission recommended approval of the amendments to the City of La Vista Comprehensive Plan, Chapter 9, Annexation Plan.

I:\Administration\BRENDA\COUNCIL\12 Memos\Update Comp Plan - FLUM & Annex Plan.Doc

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, IN SUPPORT OF AMENDING THE FUTURE LAND USE MAP PORTION OF THE COMPREHENSIVE PLAN.

WHEREAS, after the expansion of the City of La Vista's 2-mile extraterritorial jurisdiction (ETJ), the official Future Land Use Map is required to be amended to include those areas incorporated into the ETJ through the expansion; and

WHEREAS, the Planning Commission has recommended approval of a request for the adoption of the new Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map is appropriate and consistent with the land use policies of the Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of La Vista, Nebraska, hereby directs the City Administrator to prepare the necessary amendment to the Future Land Use Map of the Comprehensive Plan that includes the expansion of the City's 2-mile ETJ.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2012.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, IN SUPPORT OF AMENDING CHAPTER 9, ANNEXATION PLAN, OF THE COMPREHENSIVE PLAN

WHEREAS, the Comprehensive Plan currently has an Annexation Plan in Chapter 9 which includes a narrative section, a chart and a map; and

WHEREAS, amendments are proposed to update the Plan based on an annual review; and

WHEREAS, the Planning Commission has recommended approval of the amendments to Chapter 9, Annexation Plan; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of La Vista, Nebraska, hereby directs the City Administrator to have prepared the necessary amendment to Chapter 9, Annexation Plan, of the Comprehensive Plan.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2012

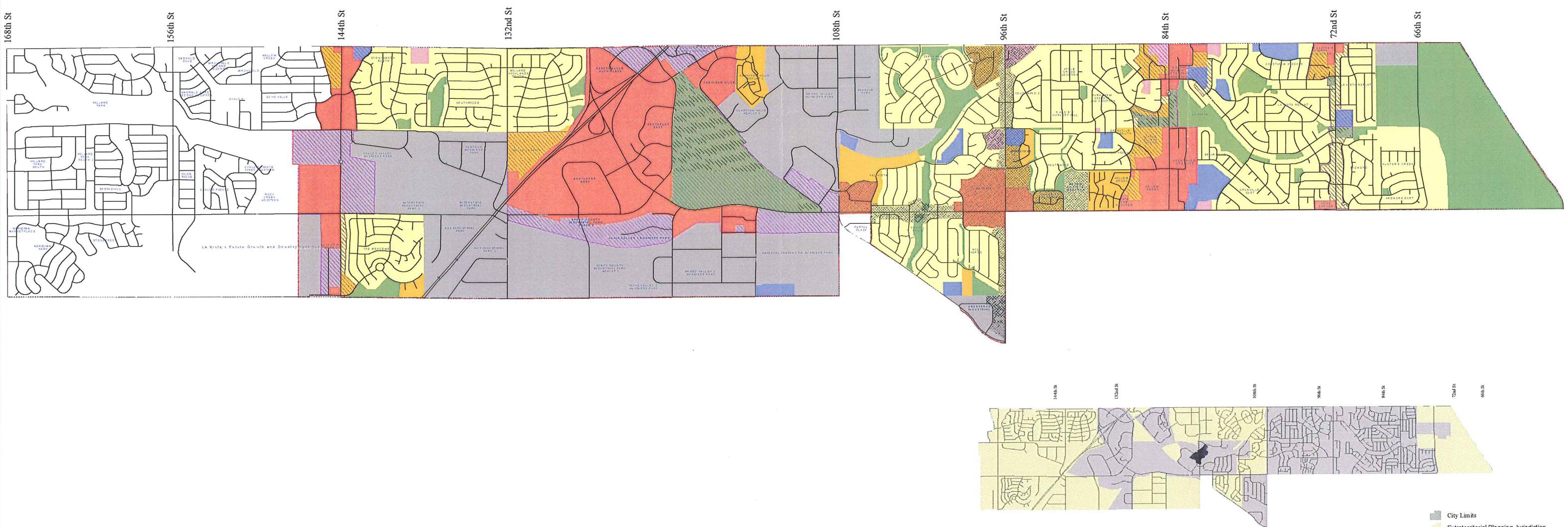
CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

Future Land Use Map



| MAP REVISIONS | | | | | |
|---------------|----------------|-----------|---------------|----------------|-----------|
| REVISION DATE | RESOLUTION NO. | SIGNATURE | REVISION DATE | RESOLUTION NO. | SIGNATURE |
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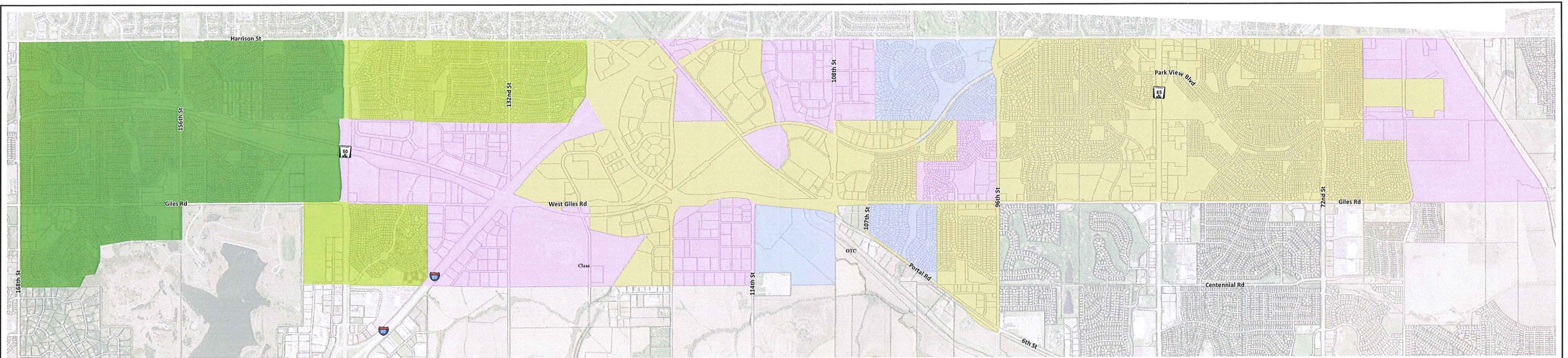
* The floodplain depicted on this map is approximate. For exact floodplain and floodway locations please refer to the appropriate Flood Insurance Rate Map.

THIS MAP PREPARED IN ACCORDANCE WITH THE
DRAWINGS, SURVEYS, AND INFORMATION PROVIDED BY
FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE ACCURACY
OF THIS MAP OR THE INFORMATION USED TO PREPARE
THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.

Future Land Use

- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public
- Quasi - Public
- Parks and Recreation
- Gateway Corridor
- Special Corridor

| Future Land Use Map City of La Vista | |
|---|---|
| March 8, 2012 Drawn By: CAS |  |
| 0 0.25 0.5 Miles | 1 |



CITY OF LA VISTA ANNEXATION PLAN

February 27, 2012



**City of La Vista
Annexation Summary
FY12**

| General Description | Jurisdiction | | Year Platted | SID # | Tax Levy /\$100 | 2012 Valuation | Tax Revenue Generated | Long-Term Debt FY11 Audit Principal Only | Debt to Valuation Ratio | Tax Revenue at COLV Levy | Current Population | Build-Out Population | Cash On-Hand 6/30/2011 |
|------------------------|--------------|----------------------------|--------------|-------|-----------------|----------------|-----------------------|--|-------------------------|--------------------------|---------------------|----------------------|------------------------|
| La Vista | | | | | | | | | | | | | |
| One - Five Year | | | | | | | | | | | | | |
| 108th & Harrison | 1 | Oakdale/Brookvalley | 1971 | 59 | 0.260000 | 1,059,337,658 | 5,826,357 | 59,190,000 | 5.59% | 5,826,357 | 17,401 ¹ | | |
| 96th & Giles | 2 | Mayfair | 1998 | 195 | 0.505000 | 42,544,254 | 214,848 | 1,550,000 | 3.64% | 233,993 | 511 | 560 | 404,191 |
| 126th & Giles | 3 | | 1998 | | | 2,008,985 | - | - | 0.00% | 11,049 | | | |
| 126th & Giles | 3a | | 1998 | | | 109,856 | - | - | 0.00% | 604 | | | |
| 136th & Giles | 3b | | 1990 | | | 13,439,269 | - | - | | 73,916 | | | |
| 132nd & Giles | 3c | Unplatted | | | | 13,700,000 | - | - | 0.00% | 75,350 | | | |
| 136th & Giles | 3d | | 1995 | 172 | 0.619999 | 47,556,975 | 294,853 | 1,900,000.00 | 4.00% | 261,563 | | | 342,300 |
| I-80 & Sapp Brothers | 3e | | 1993 | 163 | 0.410234 | 40,854,727 | 167,600 | 1,735,000.00 | 4.25% | 224,701 | | | 246,713 |
| 144th & Chandler | 3f | Chalco Valley Bus Park | 1991 | | | 17,704,127 | - | - | 0.00% | 97,373 | | | |
| 132nd & Chandler | 3g | Bella La Vista | | | | 186,617 | - | - | 0.00% | 1,026 | | | |
| Port Grace & Eastport | 4 | Sod Farm | Unplatted | | | 134,522 | - | - | 0.00% | 740 | | | |
| 118th & Harry Anderson | 5 | I-80 Business Park-2nd Add | 2001 | | | 378,738 | - | - | 0.00% | 2,083 | | | |
| 66th Street | 6 | | | | | 2,220,090 | - | - | 0.00% | 12,210 | | | |

Five-Ten Year

| | | | | | | | | | | | | | |
|-----------------|---|----------------|------|-----|----------|-------------|---------|-----------|--------|---------|-----|------|-----------|
| 96th & Harrison | 1 | Cimarron Woods | 2004 | 237 | 0.610000 | 107,099,560 | 653,307 | 6,035,000 | 5.63% | 589,048 | 766 | 2382 | 2,363,330 |
| 100th & Giles | 2 | Portal Ridge | 2006 | 276 | 0.900000 | 27,018,148 | 243,163 | 5,074,579 | 18.78% | 148,600 | 101 | 696 | 1,155,694 |
| 114th & Giles | 3 | | 2004 | | | 34,392,366 | - | - | 0.00% | 189,158 | | | |

¹ Population estimate.

² Look @ 132nd interchange timing,cost, implications - 2013 bid letting (short term) \$2.9M (10% City share & 10% County share)

³ Look @ funding for 66th Street Improvements

⁴ In accordance with the Subdivision agreement can not annex until 12/31/19.

* Count in progress

**City of La Vista
Annexation Summary
FY12**

| General Description | Jurisdiction | Year Platted | SID # | Tax Levy /\$100 | 2012 Valuation | Tax Revenue Generated | Long-Term Debt FY11 Audit Principal Only | Debt to Valuation Ratio | Tax Revenue at COLV Levy | Current Population | Build-Out Population | Cash On-Hand 6/30/2011 |
|---|------------------------------|--------------|-------|-----------------|----------------|-----------------------|--|-------------------------|--------------------------|----------------------------|----------------------|------------------------|
| Ten - Fifteen Year | | | | | | | | | | | | |
| SE 132nd & Harrison | Millard Highland South | 1976 | 104 | 0.440005 | 122,378,738 | 538,473 | 1,410,000.00 | 1.15% | 673,083 | 3760 | 3760 | 808,590 |
| SE 138th & Harrison | Southridge | 1985 | 133 | 0.530000 | 38,614,446 | 204,657 | 1,120,000.00 | 2.90% | 212,379 | 821 | 821 | 369,876 |
| SE Hwy 50 & Harrison | Stonybrook South | 1977 | 111 | 0.540002 | 63,008,742 | 340,248 | 835,000.00 | 1.33% | 346,548 | 974 | 974 | 242,702 |
| E of Hwy 50 S of Giles | The Meadows | 1972 | 65 | 0.585012 | 64,786,566 | 379,009 | 975,000.00 | 1.50% | 356,326 | 1587 | 1587 | 291,375 |
| 144th & Giles | Lakeview South II | | 48 | 0.100000 | 5,909,714 | 5,910 | 975,000.00 | 16.50% | 32,503 | | | |
| 144th & Giles | Tax Lot 4 23-14-11 | Unplatted | | | 114,160 | - | - | 0.00% | 628 | | | |
| Fifteen + Years | | | | | | | | | | | | |
| Hwy 50 & Harrison | Willow Creek | 1974 | 96 | 0.434439 | 38,164,173 | 165,800 | 225,000.00 | 0.59% | 209,903 | * | * | 272,802 |
| SW 144th & Harrison | Echo Hills | 1975 | 68 | 0.597590 | 25,873,943 | 154,620 | 330,000.00 | 1.28% | 142,307 | * | * | 148,678 |
| 156th & Harrison | Emerald Oaks/Birchfield | 1992 | 156 | 0.520000 | 64,761,966 | 336,762 | 3,030,000.00 | 4.68% | 356,191 | * | 1150 | 627,506 |
| Kearny Ave&Chandler | Chalco Industrial Park/Other | 1887 | | | 6,381,985 | - | - | 0.00% | 35,101 | | | |
| NE 156th & Giles | Rock Creek | 1974 | 92 | 0.728631 | 29,095,642 | 212,000 | 600,000.00 | 2.06% | 160,026 | Included with Chalco Point | | 139,688 |
| NE 156th & Giles | Rock Creek Apts/Vacant | 2000 | | | 26,331,142 | - | - | 0.00% | 144,821 | Included with Chalco Point | | |
| 156th & Giles | Chalco Point | 1994 | 165 | 0.700000 | 17,318,017 | 121,226 | 970,000.00 | 5.60% | 95,249 | * | 1046 | 162,123 |
| 156th & Giles | Giles Ridge | 2001 | 225 | 0.900002 | 26,757,266 | 240,816 | 2,880,000.00 | 10.76% | 147,165 | * | 457 | 955,797 |
| 159th & Giles | Springhill Ridge | 2003 | 233 | 0.700000 | 78,506,995 | 549,549 | 5,150,000.00 | 6.56% | 431,788 | 1751 | 1751 | 688,782 |
| 159th & Giles | Springhill Ridge Apts | 2003 | | | 6,957,347 | - | - | 0.00% | 38,265 | | | |
| SW 156th & Harrison | Millard Park | 1994 | 162 | 0.800000 | 136,583,050 | 1,092,664 | 7,370,000.00 | 5.40% | 751,207 | * | 312 | 756,193 |
| SE 168th & Harrison | Millard Park South | 2000 | 216 | 0.750000 | 91,615,486 | 687,116 | 6,155,000.00 | 6.72% | 503,885 | * | 951 | 768,505 |
| 168th & Giles | Stonecrest | 2004 | 257 | 0.950000 | 74,611,734 | 708,811 | 5,960,000.00 | 7.99% | 410,365 | | | 1,123,485 |
| Total Valuation and revenue at La Vista's valuation | | | | 0.550000 | 2,460,848,821 | \$13,534,669 | | | | | | |
| Total Valuation and revenue at SID's valuation | | | | | | \$7,660,852 | | | | | | |
| Total Debt in SID's | | | | | | | \$56,664,579 | | | | | |
| Total Population | | | | | | | | | 27,672 | 33,848 | | |

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