

## **AGENDA ITEM 4D**

**Zoning Map Amendment—Part of Proposed Lot 3  
La Vista City Centre Replat 4—La Vista City Centre,  
LLC**



CITY OF LA VISTA  
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PRZ 19-0001

FOR HEARING OF: February 20, 2020  
Report Prepared on: January 28, 2020

**I. GENERAL INFORMATION**

**A. APPLICANT:**

La Vista City Centre LLC  
P.O. Box 428  
Boys Town, NE 68010

**B. PROPERTY OWNERS:**

PT of Tax Lot 12, 14-14-12:  
City of La Vista  
8116 Park View Blvd.  
La Vista, NE 68128

**C. LOCATION:** North of the intersection of Main Street and City Centre Drive.

**D. LEGAL DESCRIPTION:** Portion of Tax Lot 12 14-14-12 (Proposed to be platted as portion of Lot 3 of La Vista City Center Replat 4).

**E. REQUESTED ACTION(S):** Zoning Map Amendment for portions of proposed Lot 3 La Vista City Centre Replat 4 from R-1 Single-Family Residential to Mixed Use-City Centre.

**F. EXISTING ZONING AND LAND USE:**

Portions of proposed Lot 3 La Vista City Centre Replat :R-1, Single-Family Residential; vacant; unused.

**G. PURPOSE OF REQUEST:**

1. Zoning Map Amendment for portions of proposed Lot 3 La Vista City Centre Replat 4 from R-1 Single-Family Residential to Mixed Use-City Centre for the purpose of redevelopment.

**H. SIZE OF SITE:** 1.56 Acres

## II. **BACKGROUND INFORMATION**

A. **EXISTING CONDITION OF SITE:** The land has a significantly increasing downward slope to the north.

B. **GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**

1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
2. **East:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
4. **West:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor District (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.

## C. **RELEVANT CASE HISTORY:**

1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.
2. On September 17, 2019 City Council adopted an update to the La Vista Comprehensive Plan's Future Land Use Map to re-designate portions of the proposed Lot 3 La Vista City Centre Replat 4 from Recreational to Mixed Use.

## D. **APPLICABLE REGULATIONS:**

1. Chapter 3 of the La Vista Comprehensive Plan – Future Land Use Map
2. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
3. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District

## III. **ANALYSIS**

A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas within lot 3 of the proposed La Vista City Centre Replat 4 as Mixed Use.

B. **OTHER PLANS:** This area has also been designated as blighted and substandard and in need of redevelopment. A proposed amendment to the *84<sup>th</sup> Street Redevelopment Plan* would incorporate part of northern portion of the former City golf course into the mixed use redevelopment project area.

**C. TRAFFIC AND ACCESS:**

1. The proposed La Vista City Center Replat 4 Preliminary Plat includes the dedication of additional right-of-way along City Centre Drive. This allows for right-of-way access to the two lots included in this request.
2. The access point at 84<sup>th</sup> Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84<sup>th</sup> Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84<sup>th</sup> Street.

Sidewalk and trail connections will be made at the time of development for each of the parcels involved in the plat.

3. A technical memorandum regarding traffic has been provided to update the previous traffic impact study performed by Olsson in August 2016 for the La Vista City Centre project. This memorandum was compiled to assess the traffic impacts associated with the expanded land use proposed on the north end of the La Vista City Centre project.

Staff review of the technical memorandum concluded that the infrastructure that exists and that has been designed and nearing completion in La Vista City Centre is sufficient for the smaller events. That is based on the prediction in the memo that up to 400 persons in 200 vehicles would be arriving during the PM peak hour, which will overlap with the typical PM peak demand of the corridor.

For larger outdoor events (15 per year) and indoor events (estimated at 130 per year), it is recommended that an event traffic management plan be prepared and made part of the Conditional Use Permit for the proposed event center. The proposed permit also would provide for adjustment of event start times as needed if anticipated traffic for events overlapping with peak hour traffic on 84th Street is greater than the predicted in the technical memorandum.

**D. UTILITIES:**

1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

**IV. REVIEW COMMENTS:**

1. Applicant intends to develop the proposed Lot 3 La Vista City Centre Replat 4 with an Event Center use. Development of such use will require the approval of a conditional use permit by City Council to allow for the use after the approval of the rezoning.

**V. STAFF RECOMMENDATION – REZONING:**

Staff recommends approval of Zoning Map Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Revised Zoning Map

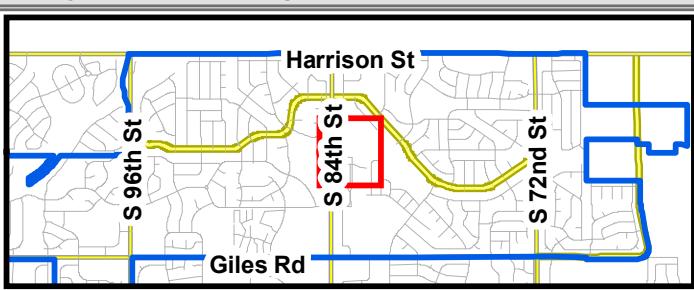
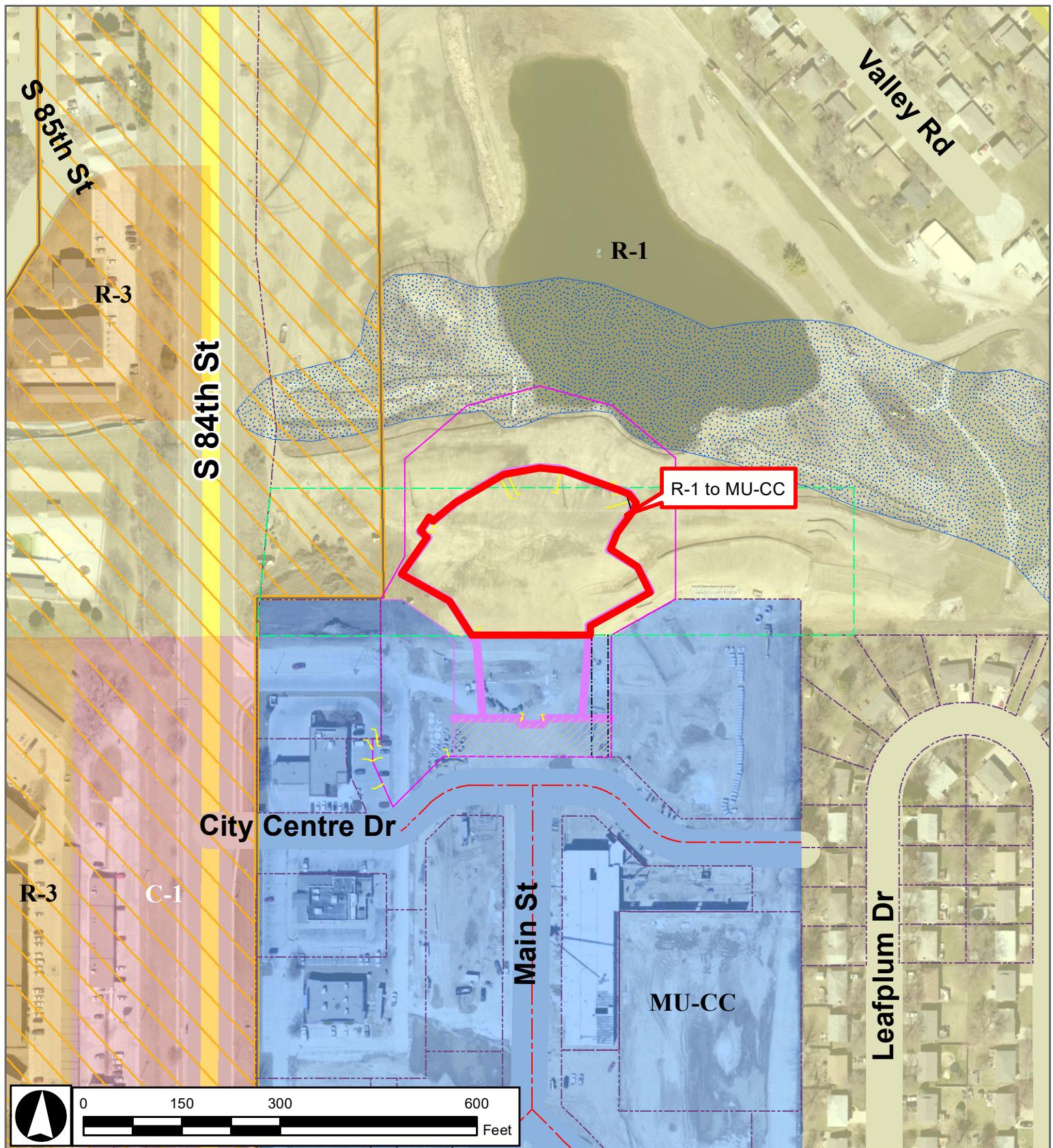
**VII. COPIES OF REPORT SENT TO:**

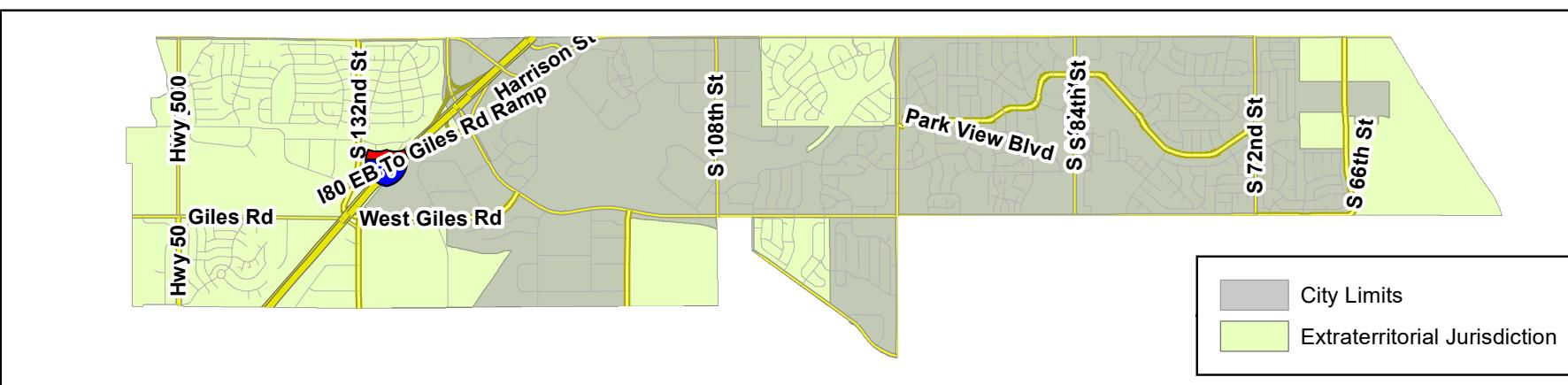
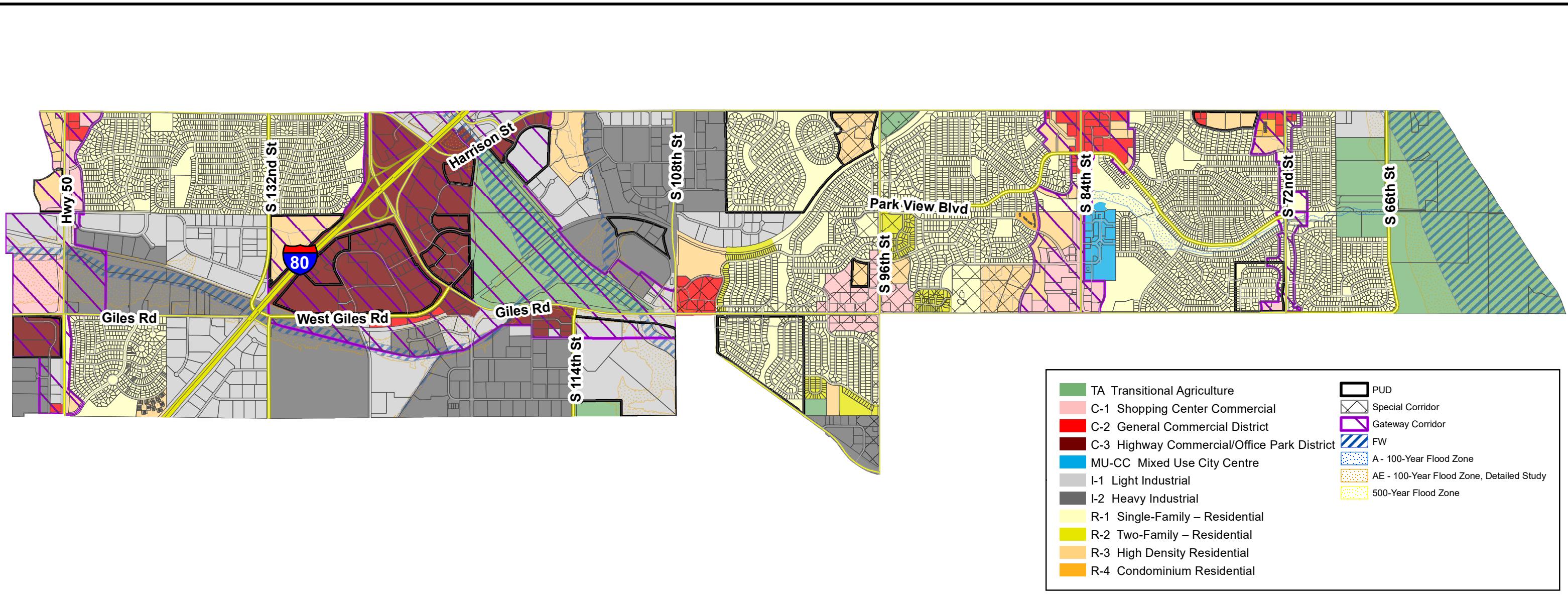
1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request

Prepared by:

Community Development Director

2/11/2020  
Date





**City of La Vista  
Official Zoning Map  
Adopted March 3, 2020  
Ordinance Number \_\_\_\_\_**

2-11-2020  
Drawn By: CB

