

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
MARCH 19, 2024 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
COMPREHENSIVE PLAN AMENDMENT TO INCORPORATE REDEVELOPMENT PLAN FOR THE 84 <sup>TH</sup> STREET REDEVELOPMENT AREA – AMENDMENT NO. 3	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and an Ordinance has been prepared to approve an amendment to the Comprehensive Development Plan (“Comprehensive Plan”) to incorporate Redevelopment Plan for the 84th Street Redevelopment Area - Amendment No. 3 (“Amendment No. 3”) into the Comprehensive Plan.

**FISCAL IMPACT**

Funds are budgeted.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The Comprehensive Plan, which is the general plan for development of the City as a whole, was amended in 2013, 2016 and 2020 to incorporate the *Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area* (“Initial Redevelopment Plan”), *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 1*, and *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 2* (the Initial Redevelopment Plan, as amended by Amendments No. 1 and 2, is referred to in this council report as “Redevelopment Plan”); and the Redevelopment Plan continues as part of the current Comprehensive Plan.

Earlier in the meeting agenda, an additional proposed amendment to the Redevelopment Plan, titled “Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 3” (“Amendment No. 3”) is presented at this meeting among other things to modify certain minimum requirements with respect to private improvements to be constructed within the Mixed Use Redevelopment Project Area and allow additional multiple family residential space instead of retail uses for a portion of the street level of the building on Lot 14, La Vista City Centre as provided in the Third Amendment to Subdivision Agreement incorporated into Redevelopment Plan Amendment No. 3, and to modify certain Design Standards as provided in the Third Amendment to Redevelopment Agreement incorporated into such Amendment No. 3. A proposed Ordinance is presented for the City Council to amend the current Comprehensive Plan to incorporate Redevelopment Plan Amendment No. 3 into it.

The Planning Commission after notice and public hearing on February 29, 2024 voted unanimously to recommend City Council approval of an amendment to the current Comprehensive Plan to incorporate Redevelopment Plan

Amendment No. 3, subject to, among other things, City Council adoption of Amendment No. 3. Such recommendation of the Planning Commission is on file with the Agency and City Council pursuant to a Certificate of the Chairman of the Planning Commission.

CERTIFICATE  
CITY OF LA VISTA  
PLANNING COMMISSION

The undersigned Chairman of the City of La Vista Planning Commission hereby certifies as follows:

The Planning Commission at its duly called, noticed and convened meeting on February 29, 2024 at which a quorum was present received from the La Vista Community Development Agency ("Agency") proposed Amendment No. 3 to the Redevelopment Plan "84<sup>th</sup> Street Redevelopment Area" as previously amended ("Redevelopment Plan Amendment No. 3") for review and recommendations as to its conformity and conformity of the Redevelopment Plan as amended by Redevelopment Plan Amendment No. 3 with the general plan for the development of the City as a whole, as provided in the La Vista Comprehensive Plan. The Planning Commission, after notice and hearing, reviewed Redevelopment Plan Amendment No. 3 and approved a Resolution recommending to the Agency and governing body of the City of La Vista Redevelopment Plan Amendment No. 3 presented at the meeting as in conformity, and conformity of the Redevelopment Plan as amended by such Redevelopment Plan Amendment No. 3, with the La Vista Comprehensive Plan, subject to (i) exhibits satisfactory to the City Engineer, (ii) such modifications or conditions, if any, as the City Administrator or City Administrator's designee determines necessary or appropriate, (iii) making or performance of any required findings, actions or analysis under the Community Development Law or other applicable law to the satisfaction of the City Administrator or City Administrator's designee, (iv) City Council adoption of an amendment to the Comprehensive Plan to incorporate Redevelopment Plan Amendment No. 3 into the Comprehensive Plan, and (v) such further actions or approvals as the City Administrator or City Administrator's designee determines necessary or appropriate. Motion to approve said Resolution was made by Planning Commission Member Gayle Malmquist, which motion was seconded by Planning Commission Member John Gahan. After consideration, the roll was called and the following members voted in favor of the passage and adoption of said Resolution: Gayle Malmquist, Harold Sargus, John Gahan, Josh Frey, Mike Circo, Debra Dogba, Michael Kryzwicki. The following members voted against the same: (none). The following members were absent or did not vote: Kathleen Alexander, Patrick Coghlan. The passage of said Resolution having been


consented to by a majority of the members of the Planning Commission, the Chairman declared the Resolution duly passed and adopted.

The Planning Commission, after notice and hearing, also considered and approved a Resolution recommending that the City Council amend the La Vista Comprehensive Plan to incorporate Redevelopment Plan Amendment No. 3 into the Comprehensive Plan ("Comprehensive Plan Amendment"), in form and content satisfactory to the City Administrator or the City Administrator's designee, subject to (i) exhibits satisfactory to the City Engineer, (ii) such modifications or conditions, if any, as the City Administrator or City Administrator's designee determines necessary or appropriate, (iii) making or performance of any required findings, actions or analysis under the Community Development Law or other applicable law to the satisfaction of the City Administrator or City Administrator's designee, (iv) Agency recommendation and City Council adoption of Redevelopment Plan Amendment No. 3, and (v) such further actions or approvals as the City Administrator or City Administrator's designee determines necessary or appropriate. Motion to approve said Resolution was made by Planning Commission Member Gayle Malmquist, which motion was seconded by Planning Commission Member Josh Frey. After consideration, the roll was called and the following members voted in favor of the passage and adoption of said Resolution: Gayle Malmquist, Harold Sargus, John Gahan, Josh Frey, Mike Circo, Debra Dogba, Michael Kryzwicki. The following members voted against the same: (none). The following members were absent or did not vote: Kathleen Alexander, Patrick Coghlan. The passage of said Resolution having been consented to by a majority of the members of the Planning Commission, the Chairman declared the Resolution duly passed and adopted.

On this date, this Certificate and recommendations are hereby filed with the Agency and City Council.

DATED this 29th day of February, 2024.

CITY OF LA VISTA PLANNING COMMISSION

  
Chairman

## RESOLUTION NO 24-001

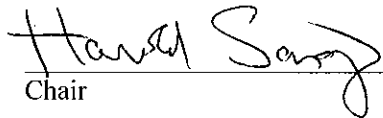
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VISTA, NEBRASKA RECOMMENDING THAT THE CITY OF LA VISTA CITY COUNCIL AMEND THE CITY OF LA VISTA COMPREHENSIVE PLAN TO INCORPORATE REDEVELOPMENT PLAN FOR THE 84<sup>TH</sup> STREET REDEVELOPMENT AREA - AMENDMENT NO. 3 INTO THE COMPREHENSIVE PLAN

NOW THEREFORE BE IT RESOLVED, that

1. An amendment to the City of La Vista Comprehensive Plan, as previously amended, ("Comprehensive Plan"), is proposed to incorporate "*Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 3*" into the Comprehensive Plan ("Comprehensive Plan Amendment"). The proposed *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 3* ("Redevelopment Plan Amendment No. 3") is presented at this meeting as a separate agenda item.
2. The Planning Commission, after notice and hearing, recommends that the City Council approve the Comprehensive Plan Amendment in form and content satisfactory to the City Administrator or the City Administrator's designee, subject to (i) exhibits satisfactory to the City Engineer, (ii) such modifications or conditions, if any, as the City Administrator or City Administrator's designee determines necessary or appropriate, (iii) making or performance of any required findings, actions or analysis under the Community Development Law or other applicable law to the satisfaction of the City Administrator or City Administrator's designee, (iv) Agency recommendation and City Council adoption of Redevelopment Plan Amendment No. 3, and (v) such further actions or approvals as the City Administrator or City Administrator's designee determines necessary or appropriate.

PASSED AND APPROVED THIS 29th DAY OF FEBRUARY, 2024.

CITY OF LA VISTA PLANNING COMMISSION

  
Chair

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

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA TO AMEND SECTION 1 OF ORDINANCE NO. 1502 CODIFIED IN SECTIONS 151.01 AND 151.02 OF THE LA VISTA MUNICIPAL CODE TO INCORPORATE AMENDMENT NO. 3 OF THE REDEVELOPMENT PLAN FOR THE 84<sup>TH</sup> STREET REDEVELOPMENT AREA INTO THE COMPREHENSIVE DEVELOPMENT PLAN; TO REPEAL SECTION 1 OF ORDINANCE NO. 1502 CODIFIED IN MUNICIPAL CODE SECTIONS 151.01 AND 151.02 AND ANY CONFLICTING ORDINANCES OR PARTS THEREOF AS PREVIOUSLY ENACTED; AND TO PROVIDE FOR SEVERABILITY AND FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AS FOLLOWS:

WHEREAS, Ordinance No. 1502 dated November 21, 2023 amended, repealed and replaced Sections 1 and 2 of Ordinance No. 1472 codified in Municipal Code Sections 151.01 and 151.02 and incorporating the La Vista Comprehensive Plan, Updated December 2018, as amended December 20, 2022, in their entirety with, and adopted, revised Sections 151.01 and 151.02 and thereby the City of La Vista Comprehensive Plan, Updated December 2018, as amended November 21, 2023, ("Comprehensive Plan") including and incorporating therein without limitation the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, as Appendices D, E-1 and E-2, respectively, in addition to other specified Appendices; and

WHEREAS, an amended comprehensive development plan, titled "City of La Vista Comprehensive Plan, Updated December 2018, as amended March 19, 2024, and incorporating therein the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D, E-1, E-2 and E-3, respectively, in addition to other specified Appendices, is presented with this Ordinance and incorporated herein by this reference; and

WHEREAS, the Mayor and City Council desire to amend Ordinance No. 1502 and the Comprehensive Plan, and adopt the City of La Vista Comprehensive Plan, Updated December 2018, as amended March 19, 2024, including without limitation all Appendices.

NOW THEREFORE, the following are approved, conditioned on City Council approval of Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area:

SECTION 1. Amendment of Section 1 of Ordinance No. 1502 codified in Municipal Code Sections 151.01 and 151.02. Section 1 of Ordinance No. 1502, codified in Municipal Code Sections 151.01 and 151.02, is hereby amended, repealed and replaced in its entirety with the following:

**"§ 151.01      COMPREHENSIVE PLAN ADOPTED.** In order to accommodate anticipated long-range future growth, the City of La Vista Comprehensive Plan,

Updated December 2018, as amended March 19, 2024, and including and incorporating therein, without limitation, the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No. 2 to the Redevelopment Plan for the 84th Street Redevelopment Area and Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D, E-1, E-2 and E-3, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, G and H, as presented and on file with the City Clerk and as may from time to time be amended, is adopted as and shall constitute the comprehensive development plan of the City of La Vista and general plan for development of the City as a whole. Three copies of the adopted plan and any amendments thereto shall be kept with enacting or amending ordinances on file with the City Clerk and available for inspection by any member of the public during office hours.

**§ 151.02      ADOPTION OF OFFICIAL LA VISTA COMPREHENSIVE PLAN**

**UPDATE.** The City of La Vista Comprehensive Plan, Updated December 2018, as amended March 19, 2024, received and recommended by the La Vista Planning Commission, and including and incorporating therein, without limitation, Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No, 1 to the Redevelopment Plan for the 84th Street Redevelopment Area, Amendment No, 2 to the Redevelopment Plan for the 84th Street Redevelopment Area, and Amendment No. 3 to the Redevelopment Plan for the 84th Street Redevelopment Area as Appendices D, E-1, E-2 and E-3, respectively, and further including and incorporating therein, without limitation, all other Appendices A, B, C, F, G and H as presented and on file with the City Clerk and as may from time to time be amended, is hereby adopted and shall constitute the official governing comprehensive development plan of the City, general plan for development of the city as a whole, and the successor and replacement of the City of La Vista Comprehensive Plan, Updated December 2018, as amended November 21, 2023, or any other previously adopted comprehensive development plan or amendment thereto."

**SECTION 2. Recitals.** Recitals at the beginning of this Ordinance and all documents, exhibits and appendices referenced in this Ordinance are incorporated into this Ordinance by such reference as if fully set forth herein.

**SECTION 3. Repeal.** Section 1 of Ordinance No. 1502 codified in Municipal Code Sections 151.01 and 151.02, and all other ordinances and any parts of ordinances as previously enacted that are in conflict with this ordinance or any part hereof are hereby repealed.

**SECTION 4. 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, sentence 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 5. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication by the City Clerk or any designee of the City Clerk in a legal newspaper in or of general circulation within the City, or in book, pamphlet or electronic form in accordance with applicable law.

PASSED AND APPROVED THIS 19TH DAY OF MARCH 2024.

CITY OF LA VISTA

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Douglas Kindig, Mayor

ATTEST:

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Pamela A. Buethe, MMC  
City Clerk



## **COMPREHENSIVE DEVELOPMENT PLAN**



L O O K O U T

LA VISTA

# COMPREHENSIVE PLAN

UPDATED DECEMBER 2018

AS AMENDED MARCH 19, 2024

The complete Comprehensive Development Plan and Appendices are available in the office of the City Clerk and will be available at the Council meeting for examination and copying by members of the public."

# **APPENDIX B.**

## **VISION 84 PLAN**



**Adopted: 4/20/2010**

**Resolution #: 10-046**

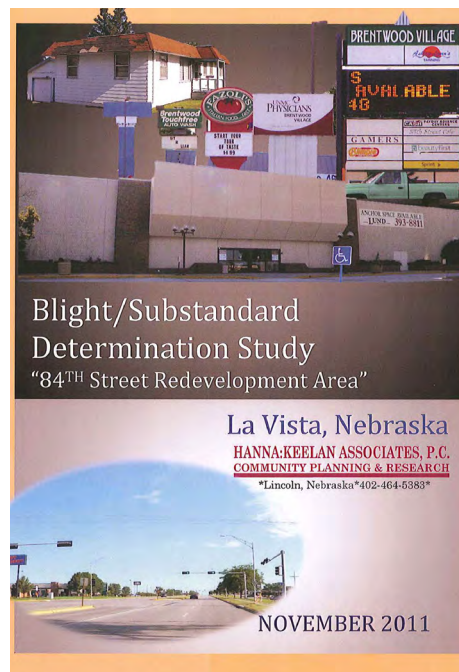
**Link: <http://www.cityoflavista.org/DocumentCenter/Home/View/2600>**

Complete Appendix available from City Clerk.

# APPENDIX C.

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# BLIGHT STUDY



Adopted: 2/7/2012

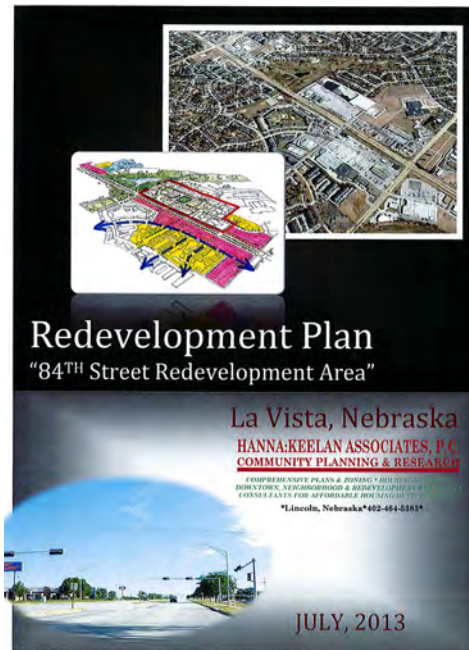
Resolution #: 12-011

Link: <http://www.cityoflavista.org/DocumentCenter/Home/View/3947>

Complete Appendix available from City Clerk.

# APPENDIX D.

## REDEVELOPMENT PLAN #1



Adopted: 7/16/2013

Resolution #: 13-065

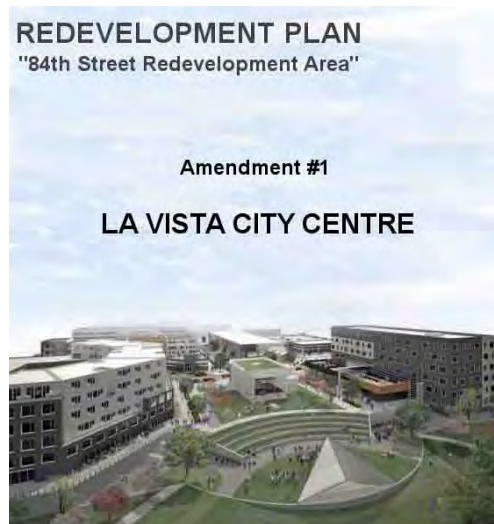
Link: <http://www.cityoflavista.org/DocumentCenter/View/6183>

Complete Appendix available from City Clerk.

# **APPENDIX E-I.**

# **REDEVELOPMENT PLAN**

# **AMENDMENT #1**



Adopted by La Vista City Council  
August 2, 2016

**Adopted: 8/2/2016**  
**Resolution #: 16-085**  
**Link: <http://www.cityoflavista.org/DocumentCenter/View/9556>**

Complete Appendix available from City Clerk.

# **APPENDIX E-2.**

## **REDEVELOPMENT PLAN**

### **AMENDMENT #1**



**Adopted: 3/3/2020**

**Ordinance#: 1382**

**Link: <http://www.cityoflavista.org/DocumentCenter/View/9556>**

Complete Appendix available from City Clerk.

# **APPENDIX E-3.**

## **REDEVELOPMENT PLAN**

### **AMENDMENT #3**



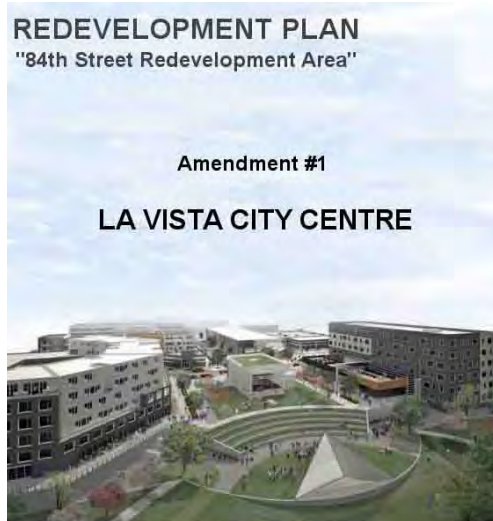
Proposed: 3/19/2024  
Ordinance #: \_\_\_\_\_  
Link: \_\_\_\_\_

Complete Appendix available from City Clerk.



# APPENDIX E.

## REDEVELOPMENT PLAN #2



Adopted by La Vista City Council  
August 2, 2016

Adopted: 8/2/2016  
Resolution #: 16-085  
Link: <http://www.cityoflavista.org/DocumentCenter/View/9556>

Complete Appendix available from City Clerk.

# APPENDIX F.

## CIVIC CENTER PARK MASTER PLAN



**Adopted: 6/18/2013**

**Resolution #: 13-057**

**Link: <http://www.cityoflavista.org/DocumentCenter/View/6107>**

Complete Appendix available from City Clerk.

# APPENDIX G.

# CORRIDOR 84 STREETScape PLAN



**Adopted: 8/21/2018**  
**Resolution #: 18-107**  
**Link: <http://www.cityoflavista.org/DocumentCenter/View/11759>**

Complete Appendix available from City Clerk.

# **APPENDIX H.**

# **LA VISTA LAND USE PLAN**



**Adopted: 12/20/2022**

**Ordinance #: 1472**

**Link: <https://www.cityoflavista.org/DocumentCenter/View/21729/Agenda-Item-B>**

Complete Appendix available from City Clerk.

# APPENDIX H.

## PARKS & RECREATION MASTER PLAN

### *LA VISTA PARK AND RECREATION MASTER PLAN*



**Adopted: December 3/4/2003**

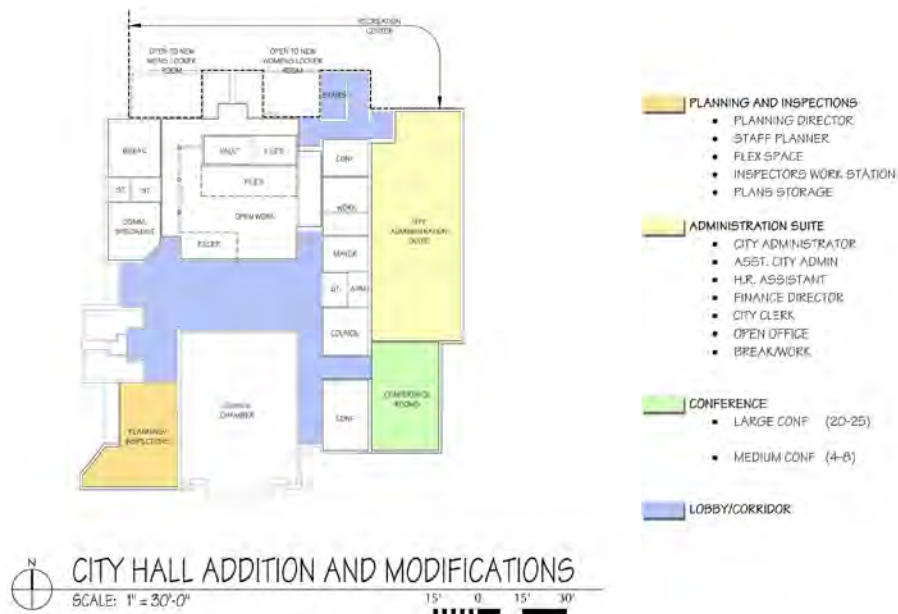
**Ordinance #: 901**

**Link: <http://www.cityoflavista.org/recreation>**

Complete Appendix available from City Clerk.

# APPENDIX H.

## MUNICIPAL FACILITIES PLAN



Adopted: October 2/3/2009

Resolution #: 09-009

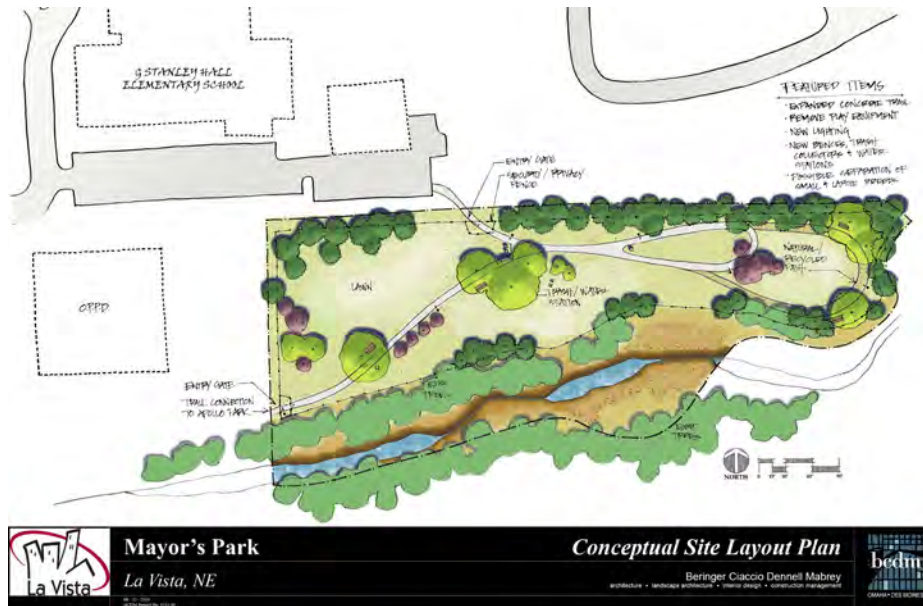
Link: <http://www.cityoflavista.org/DocumentCenter/View/5949>

Complete Appendix available from City Clerk.



# APPENDIX I.

## MINI PARKS PLAN



**Link: <http://www.cityoflavista.org/index.aspx?NID=933>**

Complete Appendix available from City Clerk.