

**CITY OF LA VISTA  
MAYOR AND CITY COUNCIL REPORT  
AUGUST 19, 2025 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ZONING MAP AMENDMENT PICK UP STICKS PROPERTIES, LLC LOT 2 BROOK VALLEY II BUS. PK RPLT THREE	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSOCIATE CITY PLANNER

### **SYNOPSIS**

A public hearing has been scheduled and ordinance prepared to consider an application for the rezoning of Lot 2 Brook Valley II Business Park Replat Three from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District for the purpose of developing an industrial building generally located northeast of the intersection of S. 117<sup>th</sup> Street and Cary Street.

### **FISCAL IMPACT**

None.

### **RECOMMENDATION**

Approval.

### **BACKGROUND**

Pick Up Sticks Properties, LLC is seeking to construct a 23,800 square foot industrial building on Lot 2 Brook Valley II Business Park Replat Three to house both their contracting business and an indoor recreational facility for Beyond All Stars Cheerleading, for which they have also applied for a Conditional Use Permit. In order to construct an industrial building and allow for permitted and permitted conditional industrial land uses on the property, Pick Up Sticks Properties, LLC is seeking to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District.

The properties immediately to the east and west of this property are currently zoned I-1 Light Industrial, and the the property to the south is zoned I-2 Heavy Industrial. The Future Land Use Map of the La Vista Comprehensive Plan designates this property as Business Park, for which commercial or light industrial zoning districts are listed as compatible. Additionally, this property would remain in the Gateway Corridor Overlay District to ensure that the building constructed would fit in appropriately with the design of the existing and potential future commercial development to the north. For these reasons, staff find this rezoning request appropriate for this location.

The Planning Commission held a public hearing on July 17, 2025, and voted to recommend approval of the Zoning Map Amendment as the request is consistent with the La Vista Comprehensive Plan. A detailed staff report is attached.

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; 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. Approval of Rezoning. On July 17, 2025, the La Vista Planning Commission conducted a public hearing on the matter of the zoning map amendment for Lot 2 Brook Valley II Business Park Replat Three, the tract of land set forth in Section 2 of this ordinance, and reported to the City Council that it recommended approval of the zoning map amendment which includes the zoning of said tracts be changed from C-3 Highway Commercial/Office Park District & Gateway Corridor District (Overlay District) to I-1 Light Industrial & Gateway Corridor District (Overlay District) for Lot 2 Brook Valley II Business Park Replat Three. On August 19, 2025, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed changes in zoning are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, written notice to adjacent property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the Zoning Ordinance. The City Council hereby approves said proposed changes in zoning as set forth in Section 2 of this ordinance.

Section 2. Amendment of the Official Zoning Map. Pursuant to Article 3 of the Zoning Ordinance, Lot 2 Brook Valley II Business Park Replat Three in the NW ¼ of Section 20, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, is hereby rezoned from C-3 Highway Commercial/Office Park District & Gateway Corridor District (Overlay District) to I-1 Light Industrial & Gateway Corridor District (Overlay District) and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning as described above and displayed in the attached Zoning Map Exhibit, hereby incorporated into this Ordinance by reference.

The amended version of the official zoning map of the City of La Vista is hereby adopted, and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is the official zoning map referred to in Article 3 Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

Section 3. Effective Date. This ordinance shall be in full force and effect upon the date passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 19TH DAY OF AUGUST 2025.

CITY OF LA VISTA

\_\_\_\_\_  
Douglas Kindig, Mayor

ATTEST:

\_\_\_\_\_  
Rachel D. Carl, CMC  
City Clerk



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBER: PRZ25-001;

FOR HEARING OF: AUGUST 19, 2025  
REPORT PREPARED ON: JULY 18, 2025

**I. GENERAL INFORMATION**

- A. APPLICANT:**  
Pick Up Sticks Properties, LLC  
Attn: Myles McKeever  
4716 S. 180<sup>th</sup> Street  
Omaha, NE 68135
- B. PROPERTY OWNER:**  
Pick Up Sticks Properties, LLC  
Attn: Myles McKeever  
4716 S. 180<sup>th</sup> Street  
Omaha, NE 68135
- C. LOCATION:** Parcel #011595796, located northeast of the intersection of S. 117<sup>th</sup> Street and Cary Street.
- D. LEGAL DESCRIPTION:** Lot 2 Brook Valley II Business Park Replat Three.
- E. REQUESTED ACTION(S):** Approval of a Zoning Map Amendment to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District.
- F. EXISTING ZONING AND LAND USE:** The property is currently zoned C-3 Highway Commercial/Office Park District and the property is currently vacant and undeveloped. The property is designated in the Future Land Use Map of the Comprehensive Plan for Business Park development.
- G. PURPOSE OF REQUEST:** To allow for the construction of a multi-tenant industrial building. The owner proposes to include space in the proposed industrial building for an Indoor Recreational Facility to house Beyond All Stars Competitive Cheerleading (which requires a conditional use permit) in addition to a bay for a contractor business.
- H. SIZE OF SITE:** 91,040 square feet (2.09 acres).

## **II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the north and to the east.

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

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
North	Business Park	C-3 Highway/Office Park Commercial District with a Gateway Corridor District Overlay	Multi-tenant commercial building; Olsson, Hausmann Construction, Revolution Wraps, and Tint Revolution Businesses
East	Business Park	I-1 Light Industrial District with a Gateway Corridor District Overlay	Multi-tenant industrial building; Access Systems and Craftsman Window Coverings Businesses
South	Industrial	I-2 Heavy Industrial	The Brenmar Company industrial warehouse
West	Industrial	I-1 Light Industrial District	Multi-tenant industrial building; Productivity and Omnicare businesses

**C. RELEVANT CASE HISTORY:**

1. N/A

**D. APPLICABLE REGULATIONS:**

1. Section 5.13 of the Zoning Regulations – Light Industrial
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Section 9.01 of the La Vista Zoning Ordinance – Amendments

## **III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map designates this property for Business Park development, with which commercial and light industrial zoning districts and development are compatible. This proposal to rezone the property to light industrial is consistent with the comprehensive plan.

**B. OTHER PLANS:** N/A.

**C. TRAFFIC AND ACCESS:**

1. The property is proposed to have two access driveways to the site; one off of S. 117<sup>th</sup> Street and one off of Cary Street.

**D. UTILITIES:**

1. The property has access to all necessary utilities.

**IV. REVIEW COMMENTS:**

- A.** Considering that the properties to the east and west of this property are currently zoned I-1 Light Industrial, and that the property to the south is zoned I-2 Heavy Industrial, in addition to the fact that this property would remain in the Gateway Corridor Overlay District to ensure that the building constructed would still fit in appropriately with the commercial development to the north, staff find this rezoning request appropriate for this location.

**V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

Staff recommends approval of the Zoning Map Amendment for Lot 2 Brook Valley II Business Park Replat Three to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial District & Gateway Corridor Overlay District as the request is consistent with La Vista's Comprehensive Plan.

**VI. PLANNING COMMISSION RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning Commission held a public hearing and reviewed the application on July 17, 2025 and voted to recommend approval of the Zoning Map Amendment for Lot 2 Brook Valley II Business Park Replat Three to rezone the property from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial District & Gateway Corridor Overlay District as the request is consistent with La Vista's Comprehensive Plan.

**VII. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Rezoning Request Letter
- C. Proposed, Revised Official Zoning Map

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

- A. Myles Mckeever, Pick Up Sticks Properties, LLC
- B. Mike Milburn, RoofRite Exteriors, LLC
- C. Public Upon Request

*Cal Brooks*

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Prepared by: Associate City Planner

*Joe A. Fortin*

*7-18-25*

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Community Development Director

Date



Proposed Rezoning from C-3 Highway Commercial/Office Park District & Gateway Corridor Overlay District to I-1 Light Industrial & Gateway Corridor Overlay District

Giles Road

Lot 2 Brook Valley II Business Park Replat Three

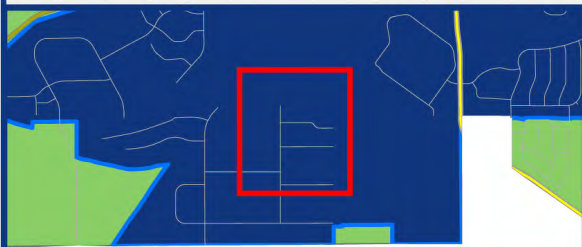
Cary Street

S. 117th Street

S. 114th Street

0 115 230 460 690 Feet

## Vicinity Map: Proposed Rezoning - Pick Up Sticks Properties, LLC



### Legend

#### Zoning Districts

- TA Transitional Agriculture
- C-3 Highway Commercial/Office Park District

- I-1 Light Industrial
- I-2 Heavy Industrial
- PUD
- Gateway Corridor



We are formally requesting a zoning change for Lot 2 in Brook Valley II Business Park. Our primary goal with this change is to broaden the appeal of the additional space on the property, which will not be utilized by the cheerleading gym. By rezoning, we hope to attract a wider range of businesses and contractors.

Furthermore, I am personally interested in having the option to relocate my roofing and restoration company to this specific space in the future. My company is currently based in Lincoln, and I am exploring the possibility of opening an additional branch in the Omaha area. Having the appropriate zoning for this property would greatly facilitate that potential expansion.

Thanks,

Myles

**Best Regards!**



Myles McKeever

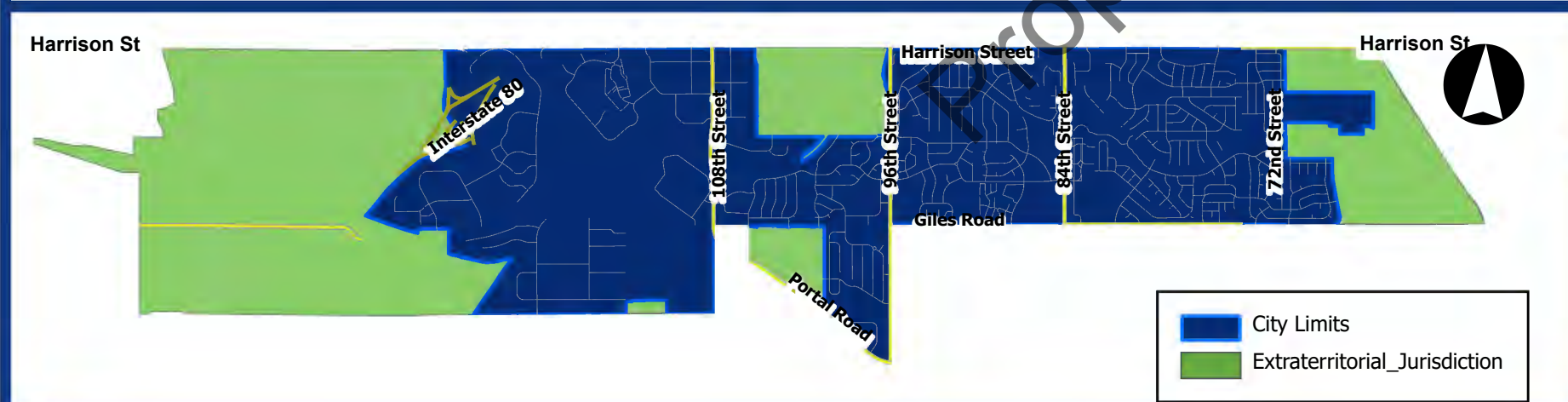
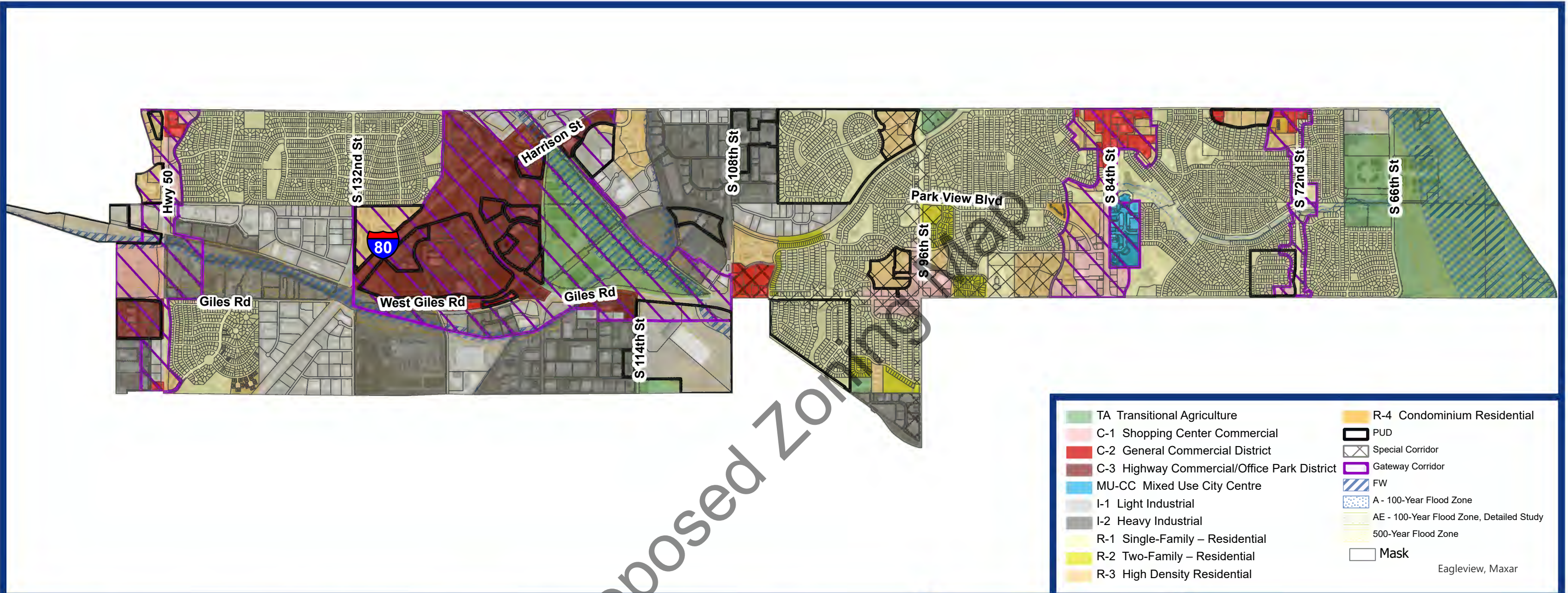
**Chief Executive Officer / Founder**

Cell: 402.889.6233

Office: 402.430.9538

[myles@roofriteexteriors.com](mailto:myles@roofriteexteriors.com)





7/1/2025  
Drawn By: CB

**LA VISTA**

**City of La Vista**  
**Official Zoning Map**  
**Adopted December 18, 2018**  
**Updated August 5, 2025**  
**Ordinance Number \_\_\_\_\_**