

AGENDA ITEM 4D

**Public Hearing regarding an amendment to the City
of La Vista Comprehensive Plan – Page 4.20 –
Narrative under “Commercial”, Chapter 4: Land Use
and Development**

Memorandum



To: Planning Commission
From: Christopher Solberg, City Planner
Date: 4/14/2016
Re: Amendment to the Comprehensive Plan – Chapter 4: Land Use and Development

In 2010, the City Council adopted *A Vision Plan for 84th Street* which included an extensive public process resulting in a master plan which identifies that the vision for 84th Street is the creation of a downtown for the community. Numerous references throughout the plan called for a mixed use city center. Step 7 of the “Next Steps” section of the plan also noted the need to identify action items, such as rezoning of the property. Staff, in review of *A Vision Plan for 84th Street*, have concluded at a mixed use district is necessary for the proper implementation of the plan.

In order to incorporate mixed-use zoning into the City of La Vista Zoning Ordinance, an amendment to the City of La Vista – Comprehensive Plan 2007 is necessary. Chapter 4: Land Use and Development profiles the land uses within the planning jurisdiction. The attached amendments to this chapter are consistent with the need for mixed-use redevelopment along the 84th Street corridor.

RECOMMENDATION:

Staff recommends approval of the amendment of the City of La Vista Comprehensive Plan 2007 – Chapter 4: Land Use and Development.

facilities for the Police Station has also been considered by the City of La Vista. If the current facility cannot be expanded to meet future needs, then a new, larger facility should be developed. La Vista's population would not, however, necessitate two separate facilities

A need for expanded
COMMERCIAL

La Vista's future commercial land use areas are anticipated to include the existing facilities along the 84th Street corridor, as well as in close proximity to Interstate 80 and east of 108th Street. Expansion of commercial areas are provided for in the Future Land Use Plan, **Illustrations 4.5a and 4.5b**. One of the primary growth areas for commercial uses is located east and southeast of the Oakdale Business Park. Proposed uses in these locations are primarily professional office development with some general commercial areas along Harrison and 108th Streets. These commercial uses are proposed as a means of buffering the industrial area from residential uses to the east and southeast.

Redevelopment activities in the 84th Street corridor, especially the City Center area, are identified as mixed-use redevelopment as detailed within A Vision Plan for 84th Street.

The other primary areas identified as future commercial growth areas are concentrated in the region just east of Interstate 80, along 126th Street and Giles Road, as well as along Harrison Street west of the Brook Valley Business Park.

Secondary neighborhood commercial areas are proposed at the northwest, northeast and southwest corners of 96th Street and Giles Road, the southwest corner of 72nd and Harrison Streets (between 66th and 72nd Streets) and at the northwest corner of 72nd Street and Giles Road.

The subarea concept discussed in this chapter will identify and prioritize the future commercial development and redevelopment areas. Although local and state economic incentives are available for several commercial districts, future development will proceed as the market dictates.