

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**OCTOBER 20, 2009 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
ZONING MAP AMENDMENT — LA VISTA CIVIC CENTER PLAT (NE OF 83 <sup>RD</sup> & PARK VIEW BLVD.)	◆ RESOLUTION ◆ ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A public hearing has been scheduled and an ordinance has been prepared to amend the Official Zoning Map for an area being replatted as the La Vista Civic Center from “R-3” High Density Residential to “C-2” General Commercial for the purpose of creating a consistent district for the City Hall complex. The property is generally located northeast of 83<sup>rd</sup> Street and Park View Blvd.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

A public hearing has been scheduled to consider an amendment to the Official Zoning Map from R-3 to C-2 for proposed Lot 1, La Vista Civic Center, located in the W ½ of the NW ¼ of Section 14, T-14-N, R-12-E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The property is the current location of La Vista City Hall, the Recreation Center, the District 1 Fire Station, and the City-owned vacant property to the west of City Hall. The property is currently split with two different zoning designations; the west area zoned C-2 and the east area zoned R-3. This amendment has been proposed by city staff to create a consistent district for the La Vista Civic Center. The amendment will not create any non-conforming uses or structures.

The Planning Commission held a public hearing on September 17, 2009 and recommended approval to the City Council as the zoning map amendment is consistent with existing land uses and the Comprehensive Plan.

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 September 17, 2009, the La Vista Planning Commission conducted a public hearing on the matter of rezoning the tract of land set forth in Section 2 of this ordinance and reported to the City Council that it recommended the zoning of said tract be changed from "R-3" High Density Residential to "C-2" General Commercial. On October 20, 2009, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed change in zoning is 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 property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the La Vista 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 Section 3.02 of the La Vista Zoning Ordinance, the following described tract of land is hereby rezoned from "R-3" High Density Residential to "C-2" General Commercial, and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning of the following described tract of land "C-2" General Commercial.

Lot 1, La Vista Civic Center, located in the W ½ of the NW ¼ of Section 14, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

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 from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2009.

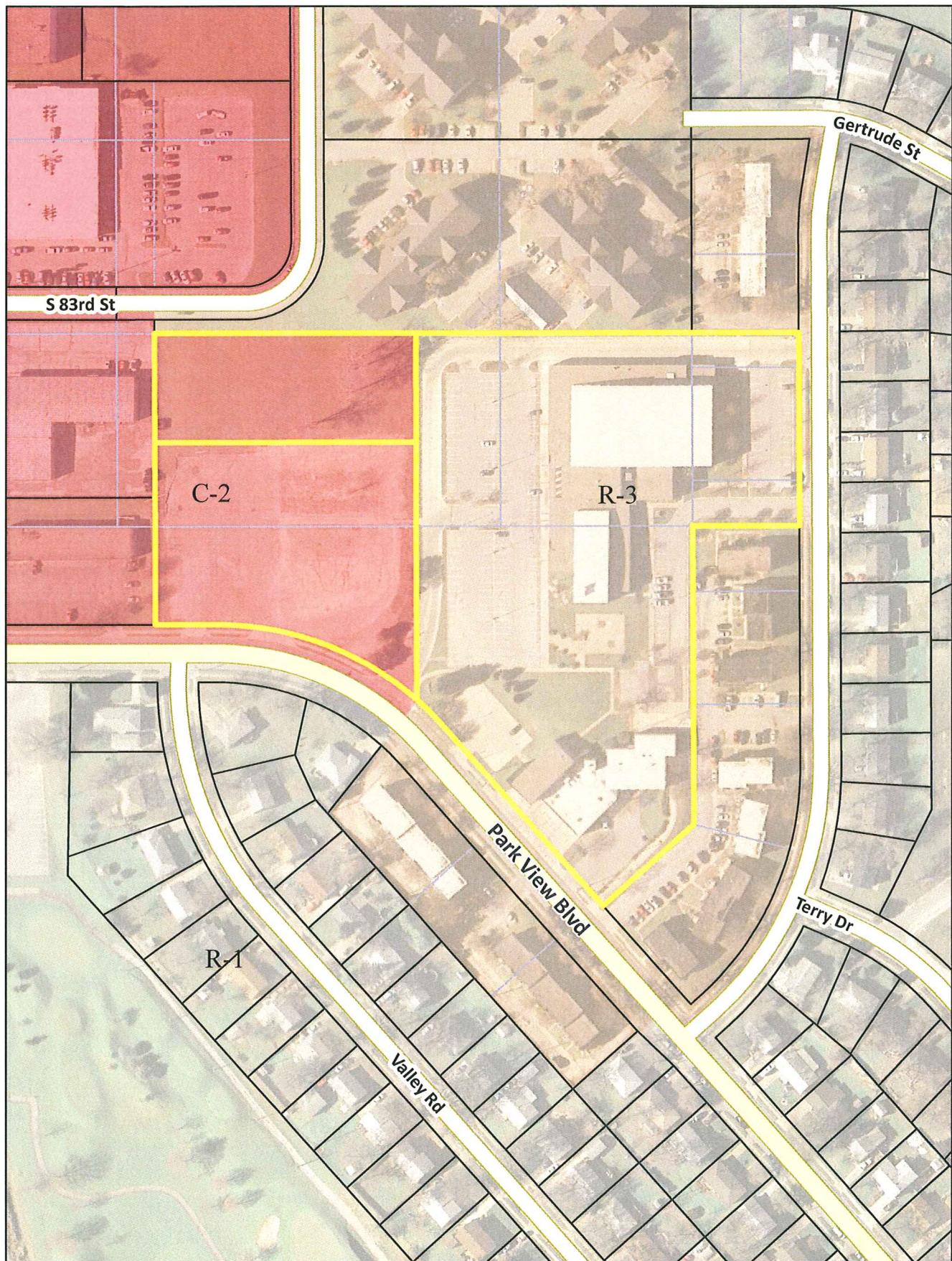
CITY OF LA VISTA

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

ATTEST:

\_\_\_\_\_  
Pamela A. Buethe, CMC  
City Clerk

# Vicinity Map



0 100 200  
Feet

**Legend**  
Parcels  
La Vista Civic Center