

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JANUARY 18, 2011 AGENDA

Subject:	Type:	Submitted By:
ANNEXATIONS — SID # 239 (GILES CORNER), SID # 82 (CROSSROADS INDUSTRIAL PARK) & ADJOINING MISC. LOT, PERFORMANCE AUTO PLAZA & ATTIC STORAGE, PORTIONS OF SID #59 (BROOK VALLEY II BUSINESS PARK) & ADJOINING STREET ROWs	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared stating that the City of La Vista is considering the annexation of the following property:

(1) SID # 239

- Giles Corner: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80A, 80B, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, Outlots A, B, C, D and E
- Giles Corner Replat 1: Lots 1, 2, 3, 4, and 5

(2) SID #82

- Crossroads Industrial Park: Lots 1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17

(3) Tax Lot 10B in the SE ¼ 21-14-12

(4) Performance Auto Plaza & Attic Storage

- Tax Lot 1B, 1C and 2 in the NE ¼ 18-14-12
- Performance Auto Plaza: Lots 2A, 3 and 4

(5) Part of SID # 59

- Tax Lot 1A1A1A in the SE ¼ 17-14-12 and 2B in the SW ¼ 17-14-12
- Brook Valley II Business Park: Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11B, 12, 13, Lots 14A and 14B, Replat of Lot 14, Lots 15, 16A, 16B, 17A, 17B, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and vacated Virginia Street lying west of 114th Street and east of 117th Street
- Brook Valley II Business Park Replat One: Lot 1
- Brook Valley II Business Park Replat 2: Lots 1 and 2

(6) And Any Adjoining Street Rights-of-Way

FISCAL IMPACT

	<u>Assessed Valuation</u>	<u>Net Debt</u>
SID #239	\$ 18,669,234	\$ 780,380
SID #82	\$ 4,895,605	\$ 99,558
Performance Auto & Attic Storage	\$ 9,948,965	\$ ---
Part of SID #59	\$ 39,769,413	\$ 893,648

Additional detail can be found in the annexation plan.

RECOMMENDATION

Approval.

BACKGROUND

On September 21, 2010, the Council adopted an amendment to Chapter 9 of the Comprehensive Plan, which provides a detailed annexation plan. The areas proposed for annexation are identified within the plan, on the SID Summary spreadsheet, as areas 1a, 1b, 1c 1d and 1e.

A detailed annexation plan has been prepared and is attached for your review. With the adoption of the resolution, the proposed public hearing dates to consider this annexation are scheduled for the Planning Commission on February 17, 2011, and City Council on March 15, 2011.

The City Clerk and planning staff will be mailing notices of the Planning Commission public hearing to utility companies, the SID Clerks, fire districts, school districts, and owners of the property within the area proposed for annexation according to statutory requirements and the City's Annexation Plan.

The following areas being considered for annexation are comprised of the following:

- SID #239 (Giles Corner) — 101 developed single family lots, 1 developed commercial lot, 12 vacant lots, and 5 outlots. Estimated population is 292.
- SID #82 (Crossroads Industrial Park) — 17 developed industrial lots and 1 vacant industrial lot; no residential lots. Estimated population is 0.
- Miscellaneous Lot — 1 commercial lot. Estimated population is 0.
- Performance Auto & Attic Storage — 4 developed commercial lots and 2 unbuildable lots. Estimated population is 0.
- Part of SID #59 (Brook Valley II Business Park) — 18 developed industrial lots and 24 vacant lots; no residential lots. Estimated population is 0
- Any adjoining street rights-of-way.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA STATING THAT THE CITY OF LA VISTA IS CONSIDERING THE ANNEXATION OF SID NO. 239, GILES CORNER, SID NO. 82, CROSSROADS INDUSTRIAL PARK, SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; TAX LOT 10B LOCATED IN SECTION 21, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; TAX LOTS 1B, 1C AND 2 LOCATED IN SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; LOTS 2A, 3 AND 4, PERFORMANCE AUTO PLAZA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; PART OF SID NO. 59, BROOK VALLEY II BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND TAX LOTS 1A1A1A AND 2B2 LOCATED IN SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; AND PORTIONS OF ANY ADJOINING STREET RIGHT-OF-WAY; DESCRIBING BOUNDARIES OF THE LAND PROPOSED FOR ANNEXATION; APPROVING AND ADOPTING A PLAN FOR EXTENDING CITY SERVICES TO THE LAND PROPOSED FOR ANNEXATION, AND MAKING THE PLAN AVAILABLE FOR INSPECTION; PROVIDING FOR A PUBLIC HEARING DATE, TIME AND LOCATION ON THE PROPOSED ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE OF SUCH HEARING AND OF THE MAP DRAWN TO SCALE DELINEATING THE LAND PROPOSED FOR ANNEXATION; AND PROVIDING FOR NOTICE TO UTILITY COMPANIES, SID CLERKS, FIRE DISTRICTS, AND LANDOWNERS OF THE PROPERTY WITHIN THE PROPOSED AREA, AND PROVIDING FOR THE DELIVERY OF A COPY OF THIS RESOLUTION TO ANY SCHOOL DISTRICT WITHIN THE AREA PROPOSED TO BE ANNEXED, AND TO THE PLANNING COMMISSION FOR RECOMMENDATION.

WHEREAS, the City of La Vista desires to annex certain land, and

WHEREAS, the Nebraska Revised Statutes, Section 16-117 requires the City Council to adopt a resolution stating that the City is considering the annexation of land and a plan for extension of City services to said land.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of La Vista, Nebraska as follows:

1. The City of La Vista is considering the annexation of SID No. 239, Giles Corner, SID No. 82, Crossroads Industrial Park, subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska; Tax Lot 10B located in Section 21, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; Tax Lots 1B, 1C and 2 located in Section 18, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; Lots 2A, 3 and 4, Performance Auto Plaza, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; part of SID No. 59, Brook Valley II Business Park, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and Tax Lots 1A1A1A and 2B2 located in Section 17, T14N, R12E of the 6TH P.M., Sarpy County, Nebraska; and portions of any adjoining street right-of-way; describing boundaries of the land proposed for annexation, more particularly described as follows:

LOTS 1 THROUGH 79, 80A, 80B, 81 THROUGH 96, 103 THROUGH 115, OUTLOTS A, B, C, D, AND E, GILES CORNER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC

STREETS LYING WITHIN SAID GILES CORNER;

TOGETHER WITH LOTS 1 THROUGH 5, GILES CORNER REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 1A, 1B, 2A, 2B, 3 THROUGH 17, CROSSROADS INDUSTRIAL PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND ALL PUBLIC STREETS LYING WITHIN SAID CROSSROADS INDUSTRIAL PARK;

TOGETHER WITH TAX LOT 10B, LYING WITHIN THE SE $\frac{1}{4}$ OF SECTION 21, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH TAX LOT 1B, TAX LOT 1C, TAX LOT 2, LYING WITHIN THE NE $\frac{1}{4}$ OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 2A, 3 AND 4, PERFORMANCE AUTO PLAZA, A SUBDIVISION IN SAID SARPY COUNTY, NEBRASKA, AND ALL OF 124TH CIRCLE RIGHT-OF-WAY LYING WITHIN SAID PERFORMANCE AUTO PLAZA, PART OF EASTPORT PARKWAY RIGHT-OF-WAY, HARRISON STREET RIGHT-OF-WAY, GILES ROAD RIGHT-OF-WAY, AND NEBRASKA INTERSTATE 80 RIGHT-OF-WAY;

TOGETHER WITH TAX LOT 1A1A LYING WITHIN THE SE $\frac{1}{4}$ OF SECTION 17, T14N, R12E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;

TOGETHER WITH TAX LOT 2B2 LYING WITHIN THE SW $\frac{1}{4}$ OF SAID SECTION 17;

TOGETHER WITH LOTS 1 THROUGH 7, 9, 10, 11B, 12, 13, LOTS 14A AND 14B, REPLAT OF LOT 14, 15, 16A, 16B, 17A, 17B, 18, 19, 20, 22 THROUGH 37, VACATED VIRGINIA STREET LYING WEST OF 114TH STREET AND EAST OF 117TH STREET, BROOK VALLEY II BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOT 1, BROOK VALLEY II BUSINESS PARK REPLAT ONE, A SUBDIVISION IN SAID SARPY COUNTY, NEBRASKA;

TOGETHER WITH LOTS 1 AND 2, BROOK VALLEY II BUSINESS PARK REPLAT 2, A SUBDIVISION IN SAID SARPY COUNTY, AND ALL PUBLIC STREETS LYING WITHIN SAID BROOK VALLEY II BUSINESS PARK AND SAID BROOK VALLEY BUSINESS PARK REPLATS ONE AND 2,

TOGETHER WITH ALL OF 114TH STREET RIGHT-OF-WAY ADJOINING SAID BROOK VALLEY II BUSINESS PARK.

2. That the plan of the City for the extension of City services to the above land proposed for annexation, as presented at this meeting, and incorporated herein by this reference, be and the same hereby is, adopted and approved, subject to any changes by the City Council after public hearings on the proposed annexation and recommendations from the Planning Commission, and is available for inspection during regular business hours in the office of the City Clerk, located at 8116 Park View Boulevard, La Vista, Nebraska.
3. That a public hearing on the proposed annexation at which the City Council shall receive testimony from any interested persons shall be held on the 15th day of March, 2011, at the

hour of 7:00 p.m. in the Council Chambers of the City of La Vista located at 8116 Park View Boulevard, La Vista, Nebraska.

4. That a copy of this Resolution and a map drawn to scale and delineating the area proposed to be annexed shall be published in the official newspaper of the City at least once not less than ten (10) days preceding the date of the public hearing.
5. That a copy of this Resolution be mailed by first class mail following its passage to the school board of any school district in the land proposed for annexation.
6. That required notices will be provided to utility companies, SID Clerks, fire districts, school districts, and owners of the property as required by applicable statutes.
7. That a copy of this Resolution be forwarded to the Planning Commission for recommendation following its passage.

PASSED AND APPROVED THIS 18TH DAY OF JANUARY 2011.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk