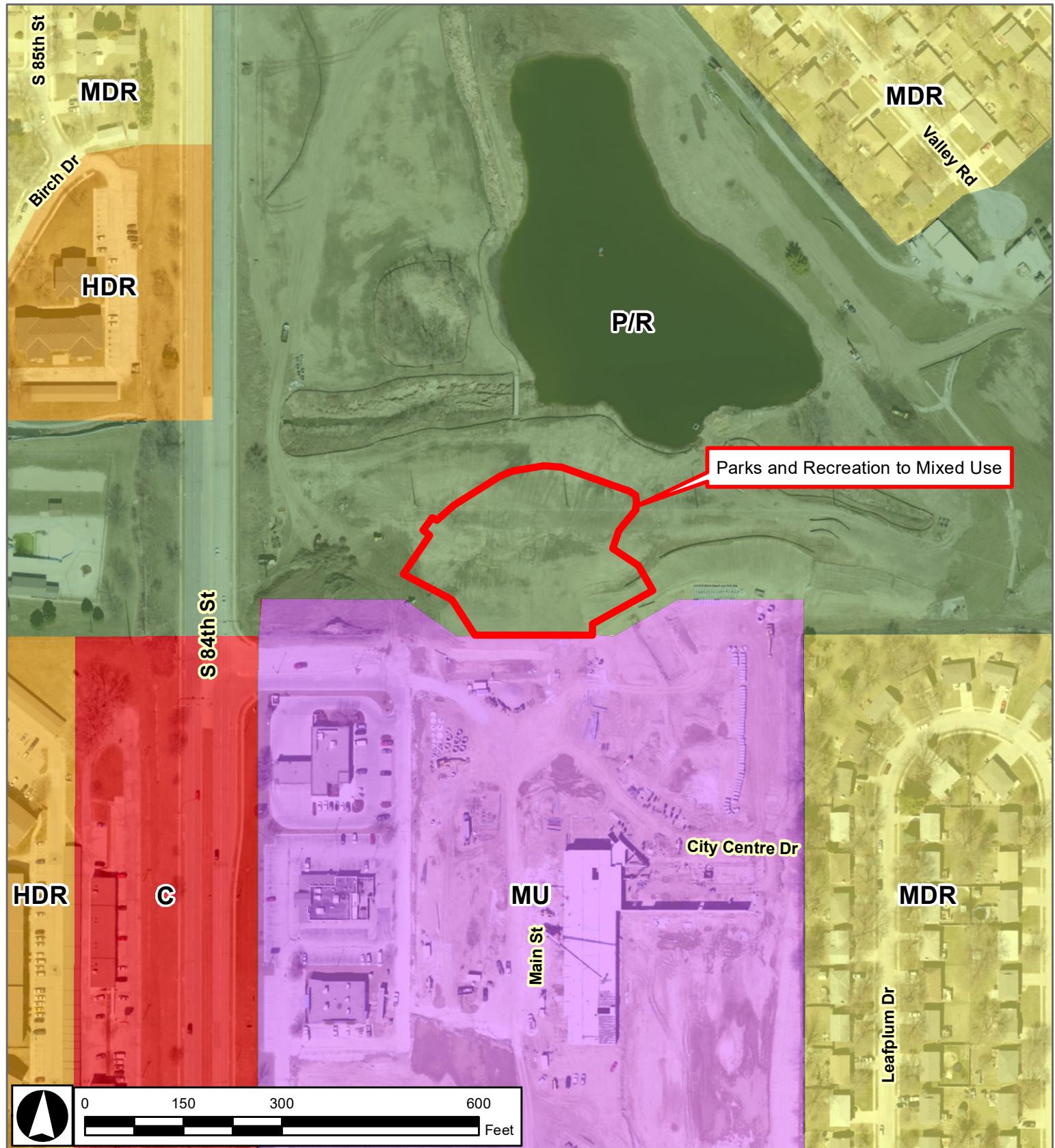
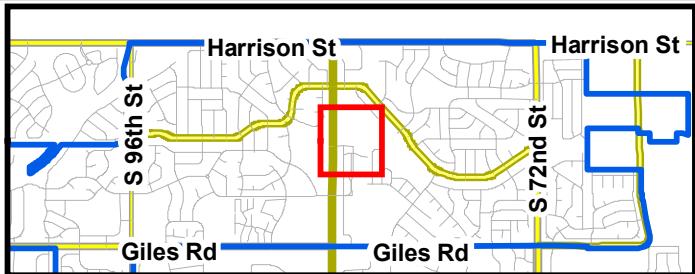


AGENDA ITEM 3A

**Comprehensive Plan Amendment -
Future Land Use Map**



Project Vicinity Map



La Vista City Centre Theater FLU Map Amendment

7/9/2019

CAS





CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: CPA 19-0001

FOR HEARING OF: August 15, 2019
Report Prepared on: August 5, 2019

I. GENERAL INFORMATION

A. APPLICANT:

La Vista City Centre LLC
P.O. Box 428
Boys Town, NE 68010

B. PROPERTY OWNERS:

PT of Tax Lot 12, 14-14-12:
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

C. LOCATION: North of the intersection of Main Street and City Centre Drive.

D. LEGAL DESCRIPTION: Portions of Tax Lot 12 14-14-12
(Proposed to be platted as portions of Lot 3 of La Vista City Center Theater).

E. REQUESTED ACTION(S): Comprehensive Plan Amendment
(Future Land Use Map) for portions of proposed Lot 3 La Vista City Centre Theater from Parks and Recreation to Mixed-Use.

F. EXISTING ZONING AND LAND USE:

R-1, Single-Family Residential, and FF/FW Flood Plain District
(Overlay District); open recreation space. (proposed to be rezoned to entirely MU-CC, Mixed Use City Centre District).

G. PURPOSE OF REQUEST:

1. Comprehensive Plan Amendment (Future Land Use Map) to modify the future land use of the lots listed in the request from Parks and Recreation to Mixed-Use for the purpose of redevelopment.

H. SIZE OF SITE: 3.22 Acres

II. **BACKGROUND INFORMATION**

- A. **EXISTING CONDITION OF SITE:** The land has a significantly increasing downward slope to the north.
- B. **GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**
 - 1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space
 - 2. **East:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
 - 3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
 - 4. **West:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a FF/FW Flood Plain District (Overlay District); Open Recreation Space.
- C. **RELEVANT CASE HISTORY:**
 - 1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.
 - 2. On March 19, 2019 City Council adopted a full update to the La Vista Comprehensive Plan. This update designated the La Vista City Centre development as "Mixed-Use" and the area north of it as "Parks and Recreation" within the Future Land Use Map.
- D. **APPLICABLE REGULATIONS:**
 - 1. Chapter 3 of the La Vista Comprehensive Plan – Future Land Use Map
 - 2. Section 5.06 of the Zoning Regulations – R-1 Single-Family Residential
 - 3. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
 - 4. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District

III. **ANALYSIS**

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates areas north of the existing La Vista City Centre plat area as Parks and Recreation and will need to be redesignated for Mixed Use prior to redevelopment.
- B. **OTHER PLANS:** This area was identified in *A Vision Plan for 84th Street* as a possible location for an amphitheater that adjoins into Civic Center park, "a regional destination for the entire community."

This area has also been designated as blighted and substandard and in need of redevelopment. An amendment to the *84th Street Redevelopment Plan* to add the northern portion of the La Vista City Centre Theater plat to the specific redevelopment area is anticipated.

C. TRAFFIC AND ACCESS:

1. The proposed La Vista City Center Theater Preliminary Plat includes the dedication of additional right-of-way along City Centre Drive. This allows for right-of-way access to the two lots included in this request.
2. The access point at 84th Street and Summer Drive has been converted to a temporary construction entrance. Existing access to City Centre Drive is from Main Street, with connections to 84th Street and Giles Road through the internal road system. The development plan also proposes the connection of City Center Drive to 84th Street in the near future.

Sidewalk and trail connections will be made at the time of development for each of the parcels involved in the plat.

3. A technical memorandum regarding traffic has been provided to update the previous traffic impact study performed by Olsson in August 2016 for the La Vista City Centre project. This memorandum was compiled to assess the traffic impacts associated with the proposed land use change on the north end of the La Vista City Centre project.

Staff review of the technical memorandum concluded that the infrastructure that exists and that has been designed and nearing completion in La Vista City Centre is sufficient for the smaller entertainment events. That is based on the prediction in the memo that up to 400 persons in 200 vehicles would be arriving during the PM peak hour, which will overlap with the typical PM peak demand of the corridor.

For the large outdoor events (estimated at 15 per year) and the larger indoor events (estimated at 130 per year), an event traffic management plan needs to be prepared and needs to be part of the Conditional Use Permit for the proposed event center. If the anticipated traffic for events overlapping with peak hour traffic on 84th Street is greater than the predicted in the technical memorandum, then the conditional use permit will need a provision allowing for starting times to be delayed as to offset traffic demand from the peak hour in the corridor.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. Applicant intends to develop the proposed Lot 3 with an Event Center use. Development of such use will require the rezoning of portions of the property north of the existing La Vista City Centre plat boundary within this Preliminary Plat to the MU-CC, Mixed Use-City Center zoning district. Areas already zoned FF/FW Flood Plain District (Overlay District) would remain zoned with that overlay. A conditional use permit will then need to be approved by City Council to allow for the use.

To complete the rezoning, this Comprehensive Plan amendment will be necessary to re-designate the areas of this Preliminary Plat that are north of the original La Vista City Center plat area from Parks and Recreation to Mixed Use prior to City Council review of the rezoning request.

V. STAFF RECOMMENDATION – Comprehensive Plan Amendment:

Staff recommends approval of Comprehensive Plan Amendment, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Revised Future Land Use Map

VII. COPIES OF REPORT SENT TO:

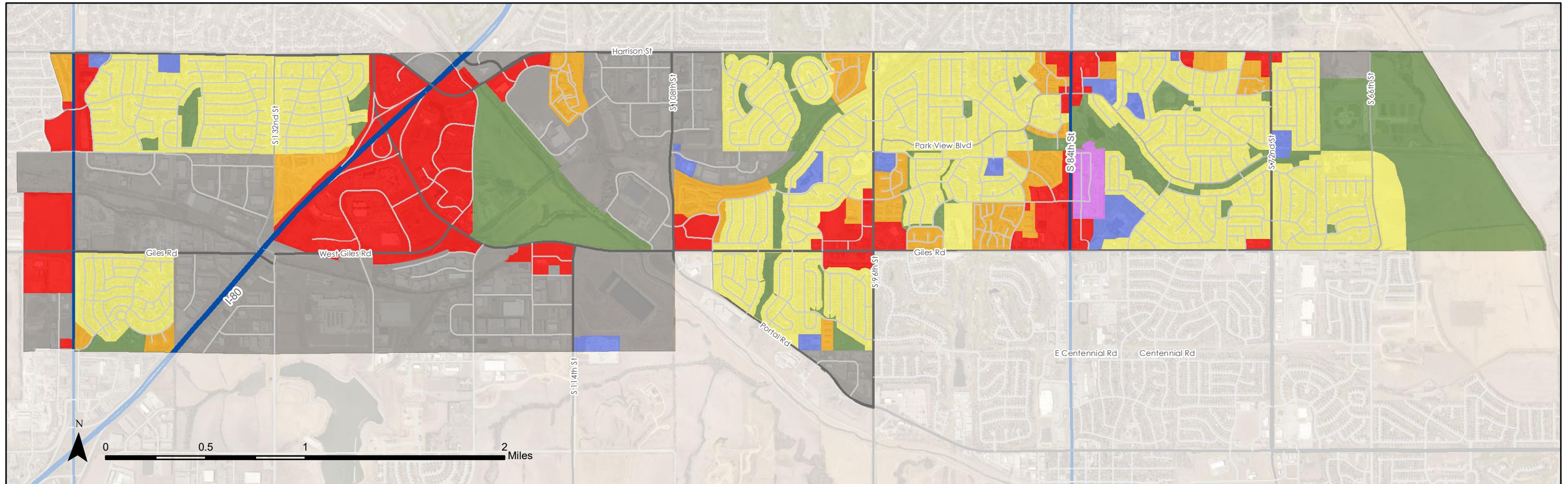
1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request

Prepared by:

Community Development Director

Date

Future Land Use Map



LEGEND

Medium Density Residential	Industrial
High Density Residential	Public
Mixed-Use	Parks and Recreation
Commercial	

Amended: 9/17/2019

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE ACCURACY OF THIS MAP CAN NOT BE GUARANTEED. THIS IS NOT A SCALED PLAT.