

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 3, 2020 AGENDA**

Subject:	Type:	Submitted By:
ZONING MAP AMENDMENT – CITY CENTRE EVENT CENTER – PORTION OF PROPOSED LOT 3, LA VISTA CITY CENTRE REPLAT 4	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and resolution prepared for Council to consider an application for a Zoning Map Amendment for portions of Tax Lot 12 14-14-12 (Proposed to be platted as portion of Lot 3 of La Vista City Center Replat 4) from R-1 Single-Family Residential to Mixed Use-City Centre for the purpose of redevelopment. Generally located north of the intersection of Main Street and City Centre Drive.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by La Vista City Centre, LLC for a Zoning Map Amendment, for portions Tax Lot 12 14-14-12 (Proposed to be platted as portion of Lot 3 of La Vista City Center Replat 4) from R-1 Single-Family Residential to Mixed Use-City Centre for the purpose of redevelopment.

A detailed staff report is attached.

The Planning Commission held a public hearing on February 20, 2020, and unanimously voted to recommend approval of the Zoning Map Amendment, subject to such modifications or conditions, if any, as the City Administrator determines necessary or appropriate, 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.

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 February 20, 2020, the La Vista Planning Commission conducted a public hearing on the matter of rezoning a portion of Tax Lot 12 14-14-12, the tracts of land set forth in Section 2 of this ordinance, and reported to the City Council that it recommended approval of the zoning of said tracts be changed from "R-1" Single Family Residential to "MU-CC" Mixed Use – City Centre for a portion of Tax Lot 12 14-14-12, otherwise known as a portion of the proposed Lot 3 La Vista City Centre Replat 4. On March 3, 2020, 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, a portion of Tax Lot 12 14-14-12, otherwise known as a portion of the proposed Lot 3 La Vista City Centre Replat 4 in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 14, Range 12 East of the 6th P.M., Sarpy County, Nebraska, is hereby rezoned from "R-1" Single Family Residential to "MU-CC" Mixed Use – City Centre 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, subject to such modifications or conditions, if any, as the City Administrator determines necessary or appropriate, 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, 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 3RD DAY OF MARCH 2020.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk