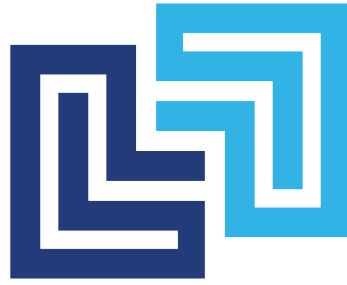


AGENDA ITEM 3A

Comprehensive Plan Future Land Use Map Amendment – ETJ Extension

MEMO



TO: Planning Commission

FROM: Christopher Solberg, AICP, Deputy Community Development Director

DATE: 10/26/2023

RE: Amendment to the City of La Vista Comprehensive Plan – Future Land Use Map

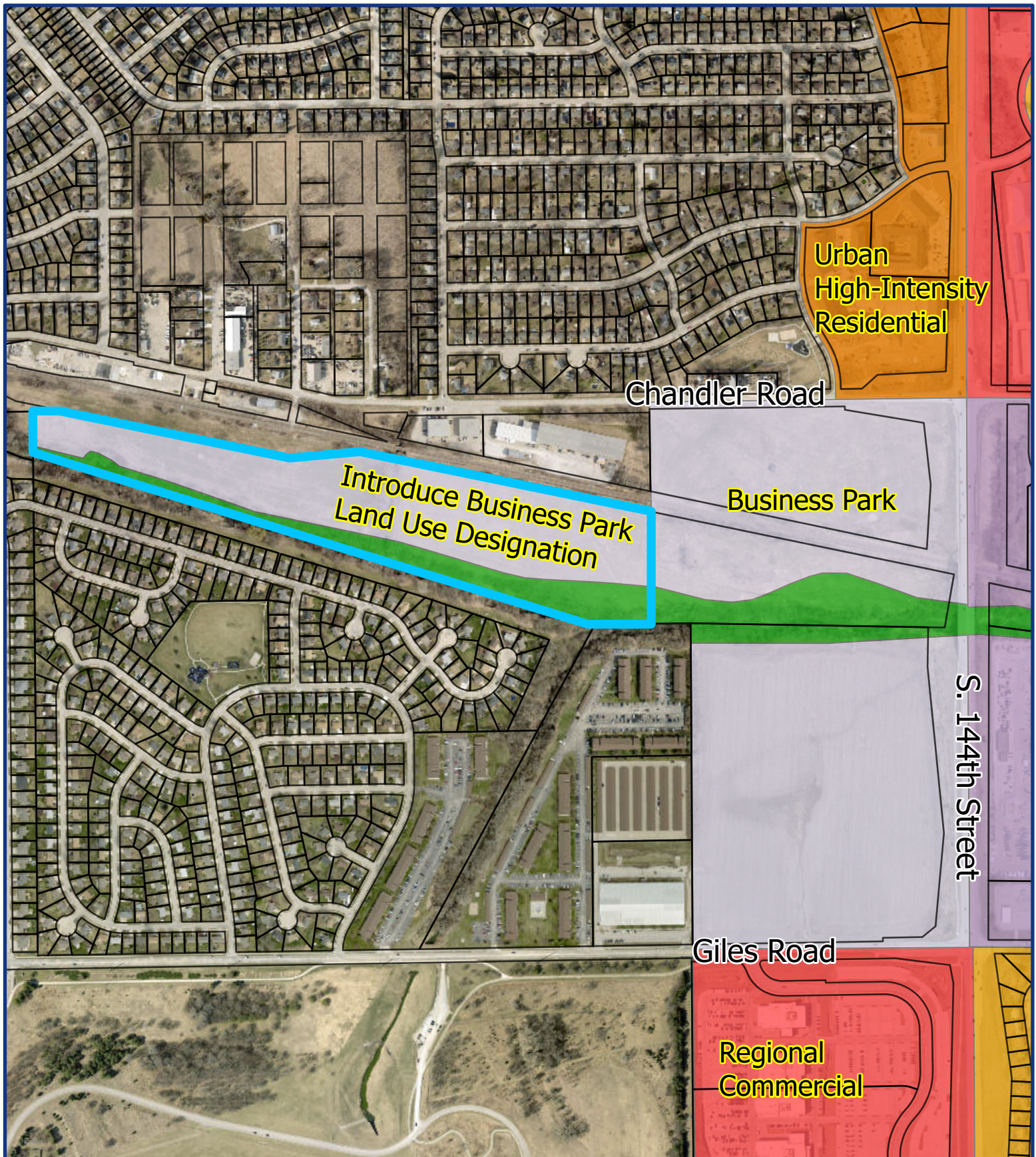
After the expansion of the City's Extraterritorial Jurisdiction (ETJ), the official Future Land Use Map is required to be amended to include those areas incorporated into the ETJ through the expansion.

The current Future Land Use Map of Sarpy County depicts this area as Industrial. However, based on discussions at the October 19, 2023 Planning Commission meeting and additional internal analysis, staff is recommending designating this property as Business Park. The Business Park use in the City's Future Land Use Map allows for the zoning districts of C-3 Highway Commercial/Office Park and I-1 Light Industrial.

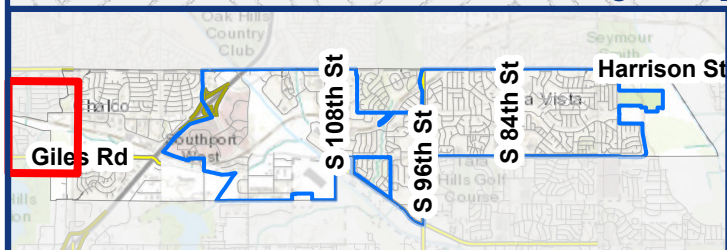
Additionally, staff is recommending the extension of the Parks and Open Space use along the southern edge of the subject area. The proposed Parks and Open Space use is an extension of the use from the east side of 144th Street and follows the floodway boundary depicted in the updated FEMA Flood Map for this area that is in the midst of the approval process.

STAFF RECOMMENDATION:

Staff recommends the adoption of the amendment to the City of La Vista Future Land Use Map.



Vicinity Map: Future Land Use Map Amendment

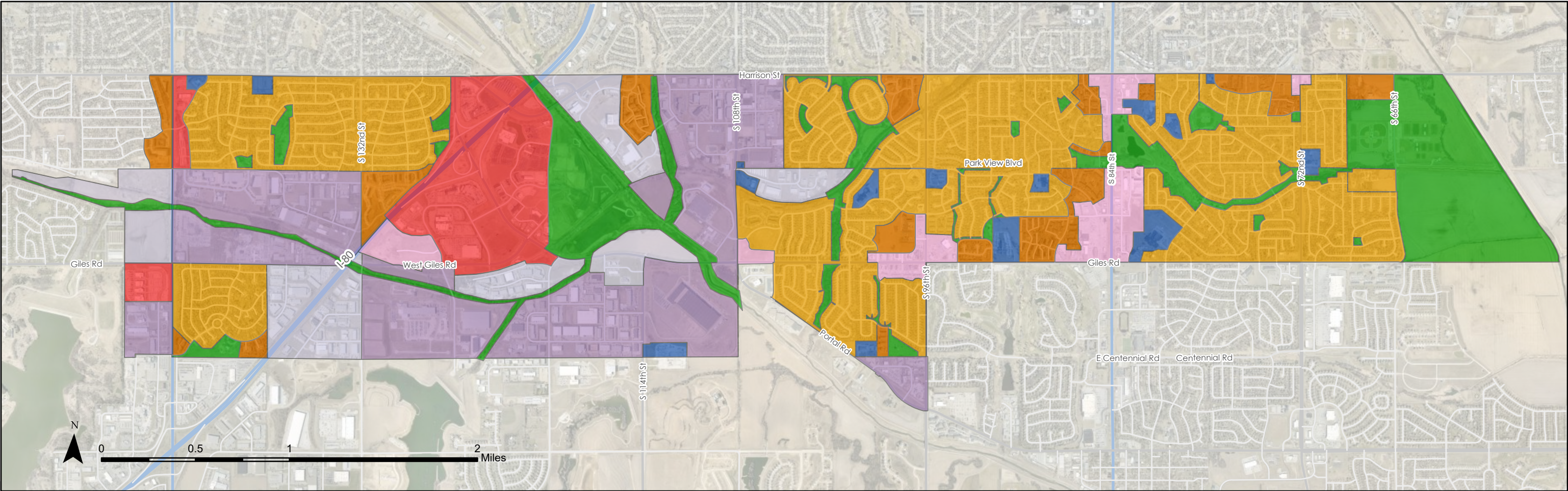


Legend


- Property Lines
- Amendment Boundary/Impacted Area



Future Land Use Map



LEGEND

- | | |
|---|--|
|  Business Park |  Regional Commercial |
|  Industrial |  Urban High Intensity Residential |
|  Park & Open Space |  Urban Medium Intensity Residential |
|  Public |  Urban Commercial |

Amended: _____

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.