

AGENDA ITEM 4F

**Zoning Map Amendment – Lot 16 Southport East
and associated ROW – TKA Properties, LLP**



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBERS: PRZ25-0002;

FOR HEARING OF: JANUARY 8, 2026
REPORT PREPARED ON: DECEMBER 30, 2026

I. GENERAL INFORMATION

A. APPLICANT:

FJJB Law
11440 W. Center Road
Omaha, NE 68144

B. PROPERTY OWNER:

TKA Properties, LLC
17225 Burt Street
Omaha, NE 68118

C. LOCATION: Eastport Parkway, between Harrison Street and Interstate 80.

D. LEGAL DESCRIPTION: Lot 16 Southport East.

E. REQUESTED ACTION(S): Zoning Map Amendment (Rezoning) from From C-3 Highway Commercial / Office Park with a Gateway Corridor Overlay (Overlay District) to Mixed-Use Commercial Flex (MU-CF) with a Gateway Corridor Overlay (Overlay District)/

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), The property is currently developed as an overflow lot for the Baxter dealership.

G. PURPOSE OF REQUEST: Zoning Map Amendment to allow for the rezoning of the aforementioned parcels.

H. SIZE OF SITE: Approximately 3.06 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently developed as an overflow parking lot for the Baxter dealership. It is relatively flat with a gradual downward slope to the northeast.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
Northwest	Regional Commercial	I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District).	Storage One (Mini-storage)
Northeast	Business Park	I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District).	Progressive Insurance
Southwest	Regional Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District).	Kiewit
Southeast	Regional Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District.	Commercial Strip Mall

C. RELEVANT CASE HISTORY:

1. The plat for Southport East was recorded on September 19, 2001.
2. On July 5, 2011 City Council approved a Conditional Use Permit Amendment to allow Automobile Display, Sales, Service and Repair on Lot 4 Performance Auto Plaza and Lot 16 Southport East. The lot has since been used as an overflow parking lot for Performance Auto/Baxter Auto.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District.
2. Section 5.20 of the Zoning Regulations – Mixed-Use Commercial Flex (MU-CF)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for Regional Commercial development.
2. In a separate action staff is proposing a change to the Future Land Use Plan to change the use for this property from Commercial to Business Park.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to the property will be provided through connections to Eastport Parkway.

D. UTILITIES:

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

E. PARKING REQUIREMENTS:

1. Parking requirements will be determined at the time of development and will be based on the minimum requirements as listed within the Zoning Ordinance.

F. LANDSCAPING:

1. The landscaping for this site will need to comply with the requirements of the Zoning Ordinance and of the Southport East Design Guidelines.

IV. REVIEW COMMENTS:

- A. The Mixed-Use Commercial Flex (MU-CF) Zoning District is a new district that will be introduced in a separate action earlier in the agenda.
- B. Developments on Lot 16 Southport East are required to abide by the Southport East Design Guidelines.
- C. Applicant has been made aware that development on this property will require FAA approval prior to the issuance of a building permit due to the proximity of the Millard Airport.
- D. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT:

Staff recommends approval of the Zoning Map Amendment to rezone Lot 16 Southport East and Associated ROW from C-3 Highway Commercial / Office Park with a Gateway Corridor Overlay (Overlay District) to Mixed-Use Commercial Flex, contingent on the approval of related Comprehensive Plan amendments and Zoning Ordinance amendments, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

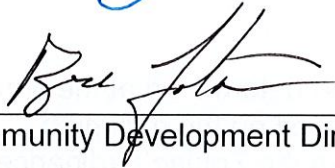
- A. Vicinity Map
- B. Review & Response Letter
- C. Draft Zoning Map

VIII. COPIES OF REPORT SENT TO:

- A. Larry Jobeun, FJJB Law
- B. Mickey Anderson, TKA Properties, LLC
- C. Public Upon Request



Prepared by: Deputy Community Development Director

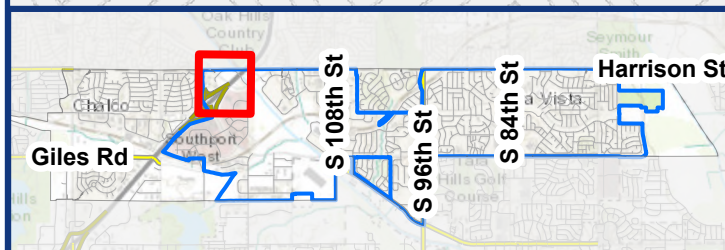


Community Development Director

12/31/25
Date



Vicinity Map: Existing Zoning



Legend

— Rezoning Area





December 8, 2025

Larry Jobeun
FJJB Law
11440 W. Center Road
Omaha, NE 68144

RE: Zoning Map Amendment Request
Lot 16 Southport East
TKA Properties, LLC

Mr. Jobeun,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Comprehensive Plan and the Zoning Ordinance the City has the following comments:

1. The subject property lies within the Regional Commercial designation in the La Vista Future Land Use Map. However, the City is planning to amend the Future Land Use Map to include all properties north of Harrison Street in this area to the Business Park designation. This amendment is necessary as the I-1 Light Industrial Zoning District is not considered compatible with the current Regional Commercial designation. However, it is compatible with the Business Park designation planned for the area. Staff plan to bring forward this amendment in conjunction with your application for a zoning map amendment.
2. The existing driveway/approach will need to be evaluated and potentially modified to accommodate the turning movements and dimensions of a proposed design vehicle associated with future industrial use. Any redevelopment or change in site access should ensure that the driveway meets standards for radii, sight distances, slopes, etc. New MUTCD-compliant signage may be evaluated as needed in the future.
3. All developments on this property will need to be reviewed by Papillion's Fire Plan Reviewer as part of the building permit approval process. This is noted due to site constraints that may have an effect on the provision of adequate fire access.
4. Development on this lot will be required to abide by the Southport East Design Guidelines. Although the guidelines are geared to commercial development, any industrial uses and users on this lot will still need to abide by the Guidelines as written. Please ensure the architect for the proposed development understands this requirement.

The zoning map amendment request will be placed on the January 8, 2026 agenda for the Planning Commission for review, and the January 20, 2026 City Council agenda if no additional Planning Commission public hearings are required. If you have any questions, please feel free to contact me at any time.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

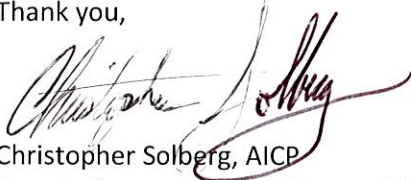
Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

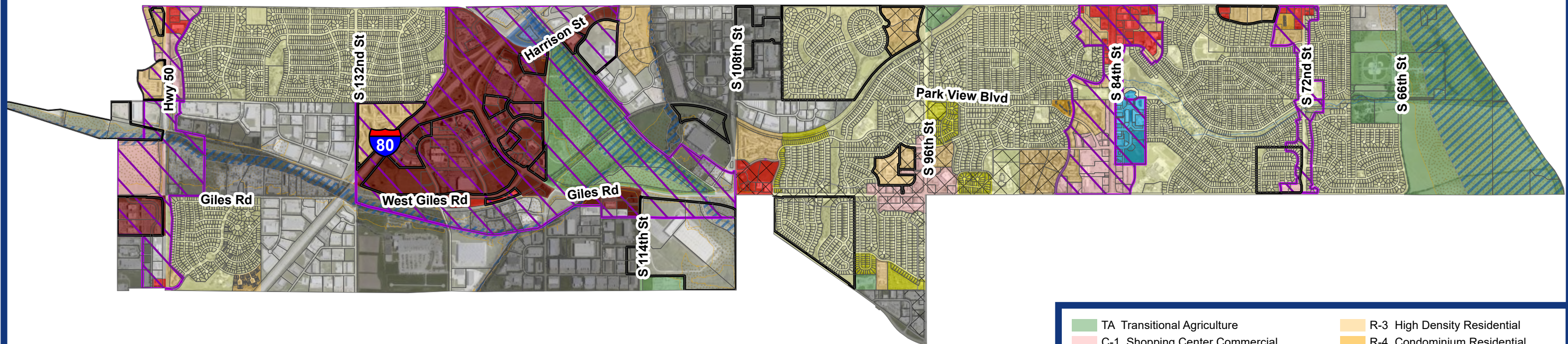
Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

Thank you,

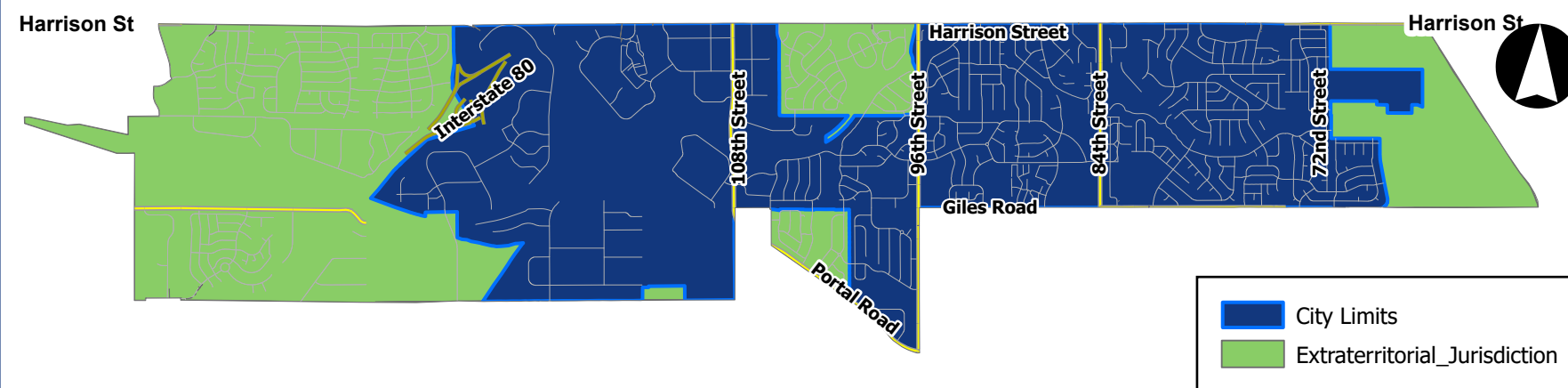
A handwritten signature in dark ink, appearing to read "Christopher Solberg", written over a horizontal line.

Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 593-6402

cc: Mickey Anderson, TKA Properties, LLC
Bruce Fountain, Community Development Director; City of La Vista
Cale Brodersen, Senior Planner, City of La Vista



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|---|--|
| TA Transitional Agriculture | R-3 High Density Residential |
| C-1 Shopping Center Commercial | R-4 Condominium Residential |
| C-2 General Commercial District | MU-CF Mixed Use Commercial Flex |
| C-3 Highway Commercial/Office Park District | PUD |
| MU-CC Mixed Use City Centre | Special Corridor |
| I-1 Light Industrial | Gateway Corridor |
| I-2 Heavy Industrial | FW |
| R-1 Single-Family – Residential | A - 100-Year Flood Zone |
| R-2 Two-Family – Residential | AE - 100-Year Flood Zone, Detailed Study |
| | 500-Year Flood Zone |



12/31/2025
Drawn By: CB



City of La Vista
Official Zoning Map
Adopted December 18, 2018
Updated February 3, 2026
Ordinance Number ____