

Section 5.17 GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)

5.17.01 Intent:

The City of La Vista has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Gateway Corridor District has been established in order to implement the policies developed in the Future Land Use Plan portion of the Comprehensive Development Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and interior street development. The purpose for regulating these issues is to provide for a cohesive and properly developed entrance into the City of La Vista from the Interstate corridor. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction which will also aid in the protection of past and future investment in the corridor.

Within the Gateway Corridor Overlay District there is a sub-area secondary overlay centered on the intersection of 96th and Giles Road (see Official Zoning map). The purpose of this secondary overlay evolves around a partnership between the City of La Vista and Metropolitan Community College which have made a significant investment in the community with the new La Vista Public Library / MCC Sarpy Center. The City's desire is that this ~~district~~ be the standard of quality for all ~~multi-family, industrial, and commercial building~~ projects within this geographic region. See Section 5.17.06 for special design criteria for this sub-area.

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Deleted: Commercial

Deleted: Building

5.17.02 Purpose:

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of La Vista's environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

5.17.03 Geographic Area:

The Gateway Corridor Overlay District extends ~~generally from 132nd Street to 108th Street and from Harrison Street to West Giles Road / Giles Road, roughly following close to West Giles Road, Giles Road, and Interstate 80.~~ If a site is partially covered by said overlay district, then the entire portion of the site facing the Gateway Corridor is to be covered by these regulations. For a ~~geographically~~ defined area, see the Official Zoning Map.

Deleted: to the east from the intersection of Interstate 80 and Giles Road and the interchange of Interstate 80 and 126th Street and Harrison Road.

Deleted: The district includes this entire area and continues to the intersection of 96th and Giles Road, extending approximately one-quarter (1/4) mile on each side of the centerline of Giles Road.

The sub-area secondary overlay -area occurs within all developments that front on the 96th Street and Giles Road corridors including:

- Giles Road Corridor – from 90th Street to 108th Street.
- 96th Street Corridor – from Harrison Street to Cornhusker Road

If a site is partially covered by said sub-area secondary overlay district, then the entire portion of the site facing 96th and/or Giles Road is to be covered by these regulations. See Section 5.17.06 for special design criteria for this geographic area. ~~For a geographically defined area, see the Official Zoning Map.~~

Deleted: The sub-area shall extend away from the centerline of each street for approximately one-quarter (1/4) mile.

5.17.04 Criteria for Application:

5.17.04.01 All developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar shall be required to meet the zoning requirements for a Planned Unit Development (PUD). The PUD process and rezoning shall be in conjunction with Preliminary and Final Plat review and approval.

5.17.04.02 All developments consisting of one principal building with single or mixed uses shall comply with the design criteria of this section.