

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 20, 2009 AGENDA**

Subject:	Type:	Submitted By:
ZONING MAP AMENDMENT — BROOK VALLEY BUSINESS PARK (S OF HARRISON, 108 TH – 109 TH ST.)	RESOLUTION ◆ ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and an ordinance has been prepared to amend the Official Zoning Map for an area of Brook Valley Business Park from “I-2” Heavy Industrial to “I-1” Light Industrial for the purpose of creating a consistent I-1 District along Harrison Street. The property is generally located south of Harrison between 108th and 109th Streets.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an amendment to the Official Zoning Map from I-2 to I-1 for Lots 1 & 2, Brook Valley Business Park Replat 2, and Lots 12 & 13B, Brook Valley Business Park, located in the NE ¼ of Section 17, T-14-N, R-12-E of the 6th P.M., Sarpy County, Nebraska. The property is in the Brook Valley Business Park and is generally located on the south side of Harrison Street between 108th and 109th Streets. The current I-2 zoning designation is not consistent with other property abutting Harrison Street in this vicinity. This amendment has been proposed by city staff to create a consistent light industrial district abutting Harrison Street west of 108th Street. The amendment will not create any non-conforming uses or structures; setback requirements are identical.

The Planning Commission held a public hearing on September 17, 2009 and recommended approval to the City Council as the zoning map amendment is consistent with existing land uses and the Comprehensive Plan.

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 September 17, 2009, the La Vista Planning Commission conducted a public hearing on the matter of rezoning the tract of land set forth in Section 2 of this ordinance and reported to the City Council that it recommended the zoning of said tract be changed from "I-2" Heavy Industrial to "I-1" Light Industrial. On October 20, 2009, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed change in zoning is 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 property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the La Vista 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 Section 3.02 of the La Vista Zoning Ordinance, the following described tract of land is hereby rezoned from "I-2" Heavy Industrial to "I-1" Light Industrial, and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning of the following described tract of land "I-1" Light Industrial.

Lots 1 & 2, Brook Valley Business Park Replat 2, and Lots 12 & 13B, Brook Valley Business Park, located in the NE ¼ of Section 17, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

The amended version of the official zoning map of the City of La Vista is hereby adopted 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 from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2009.

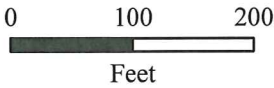
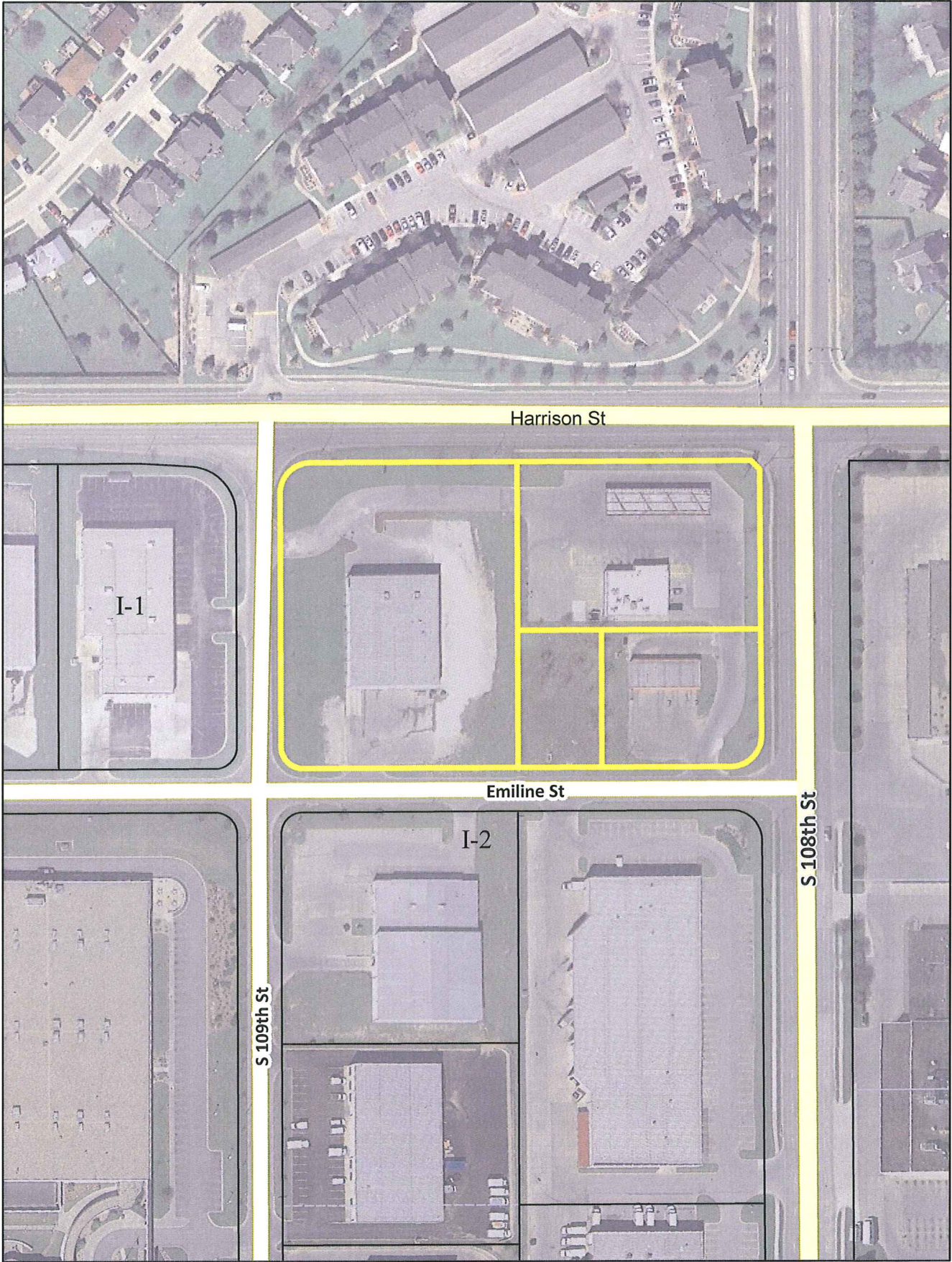
CITY OF LA VISTA

Douglas Kindig, Mayor


ATTEST:

Pamela A. Bueth, CMC
City Clerk

Vicinity Map



Legend

-  Parcels
-  Brook Valley Business Park Subject Parcels