

AGENDA ITEM 4 F

**AMENDMENT TO THE CITY OF LA VISTA
COMPREHENSIVE PLAN
CHAPTER 9 ANNEXATION PLAN**

Memorandum



To: Planning Commission

From: Christopher Solberg, City Planner

Date: 2/13/2012

Re: Amendment to the Comprehensive Plan – Chapter 9: Annexation Plan

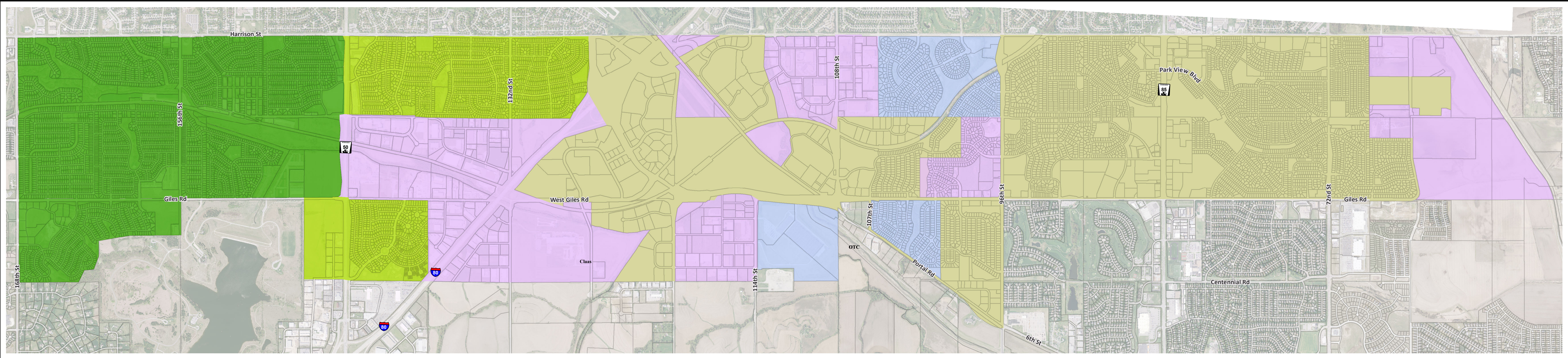
As part of their annual strategic planning process, the Mayor and City Council identified the need to annually review the City's Annexation Plan. It is also an Action Strategy of the City of La Vista Comprehensive Plan to conduct an annual review of the Comprehensive Plan that includes the Annexation Plan as Chapter 9.

Through staff's annual review of the Comprehensive Plan, it was identified that modifications to the Annexation Map were warranted. Modifications to the Annexation Map proposed include:

- Removal of SIDs 82 (Crossroads Industrial Park) and 239 (Giles Corner), as well as the Performance Auto area as they have been annexed.
- Moving of SID 195 (Mayfair) from 5-10 year consideration to 1-5 years.
- Designation of areas along 66th Street for consideration in the 1-5 year timeline.

RECOMMENDATION:

Staff Recommends the amendment of the City of La Vista Comprehensive Plan – Chapter 9: Annexation Plan.



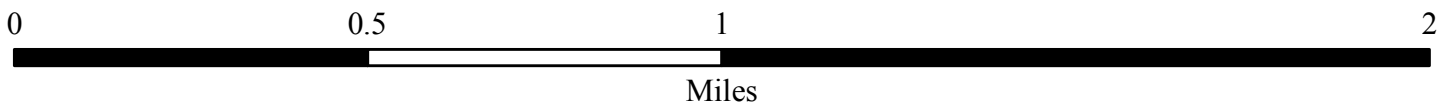
Legend

Annexation Areas 2012

- 1-5 Years
- 5-10 Years
- 10-15 Years
- 15+ Years

CITY OF LA VISTA ANNEXATION PLAN

February 27, 2012



**City of La Vista
Annexation Summary
FY12**

General Description		Jurisdiction	Year Platted	SID #	Tax Levy /\$100	2012 Valuation	Tax Revenue Generated	Long-Term Debt FY11 Audit Principal Only	Debt to Valuation Ratio	Tax Revenue at COLV Levy	Current Population	Build-Out Population	Cash On-Hand 6/30/2011
					<i>La Vista</i>	<i>0.550000</i>	<i>1,059,337,658</i>	<i>5,826,357</i>	<i>59,190,000</i>	<i>5.59%</i>	<i>5,826,357</i>	<i>17,401</i>	¹
One - Five Year													
108th & Harrison	1	Oakdale/Brookvalley	1971	59	0.260000	134,391,817	349,419	2,385,000	1.77%	739,155			1,398,300
96th & Giles	2	Mayfair	1998	195	0.505000	42,544,254	214,848	1,550,000	3.64%	233,993	511	560	404,191
126th & Giles	3	² Otte-Sarpy Ind Park	1998			2,008,985	-	-	0.00%	11,049			
126th & Giles	3a	² Omaha Dev Foundation	1998			109,856	-	-	0.00%	604			
136th & Giles	3b	² Interstate Industrial Park	1990			13,439,269	-	-		73,916			
132nd & Giles	3c	² Claas	Unplatted			13,700,000	-	-	0.00%	75,350			
136th & Giles	3d	² Centech Business Park	1995	172	0.619999	47,556,975	294,853	1,900,000.00	4.00%	261,563			342,300
I-80 & Sapp Brothers	3e	² I-80 Industrial Park	1993	163	0.410234	40,854,727	167,600	1,735,000.00	4.25%	224,701			246,713
144th & Chandler	3f	Chalco Valley Bus Park	1991			17,704,127	-	-	0.00%	97,373			
132nd & Chandler	3g	Bella La Vista				186,617	-	-	0.00%	1,026			
Port Grace & Eastport	4	Sod Farm	Unplatted			134,522	-	-	0.00%	740			
118th & Harry Anderson	5	I-80 Business Park-2nd Add	2001			378,738	-	-	0.00%	2,083			
66th Street	6	³ All Purpose UT				2,220,090	-	-	0.00%	12,210			
Five-Ten Year													
96th & Harrison	1	Cimarron Woods	2004	237	0.610000	107,099,560	653,307	6,035,000	5.63%	589,048	766	2382	2,363,330
100th & Giles	2	Portal Ridge	2006	276	0.900000	27,018,148	243,163	5,074,579	18.78%	148,600	101	696	1,155,694
114th & Giles	3	⁴ OTC Business Park	2004			34,392,366	-	-	0.00%	189,158			

¹ Population estimate.

² Look @ 132nd interchange timing, cost, implications - 2013 bid letting (short term) \$2.9M (10% City share & 10% County share)

³ Look @ funding for 66th Street Improvements

⁴ In accordance with the Subdivision agreement can not annex until 12/31/19.

* Count in progress

**City of La Vista
Annexation Summary
FY12**

General Description	Jurisdiction	Year Platted	SID #	Tax Levy /\$100	2012 Valuation	Tax Revenue Generated	Long-Term Debt FY11 Audit Principal Only	Debt to Valuation Ratio	Tax Revenue at COLV Levy	Current Population	Build-Out Population	Cash On-Hand 6/30/2011
Ten - Fifteen Year												
SE 132nd & Harrison	Millard Highland South	1976	104	0.440005	122,378,738	538,473	1,410,000.00	1.15%	673,083	3760	3760	808,590
SE 138th & Harrison	Southridge	1985	133	0.530000	38,614,446	204,657	1,120,000.00	2.90%	212,379	821	821	369,876
SE Hwy 50 & Harrison	Stonybrook South	1977	111	0.540002	63,008,742	340,248	835,000.00	1.33%	346,548	974	974	242,702
E of Hwy 50 S of Giles	The Meadows	1972	65	0.585012	64,786,566	379,009	975,000.00	1.50%	356,326	1587	1587	291,375
144th & Giles	Lakeview South II		48	0.100000	5,909,714	5,910	975,000.00	16.50%	32,503			
144th & Giles	Tax Lot 4 23-14-11	Unplatted			114,160	-	-	0.00%	628			
Fifteen + Years												
Hwy 50 & Harrison	Willow Creek	1974	96	0.434439	38,164,173	165,800	225,000.00	0.59%	209,903	*	*	272,802
SW 144th & Harrison	Echo Hills	1975	68	0.597590	25,873,943	154,620	330,000.00	1.28%	142,307	*	*	148,678
156th & Harrison	Emerald Oaks/Birchfield	1992	156	0.520000	64,761,966	336,762	3,030,000.00	4.68%	356,191	*	1150	627,506
Kearny Ave&Chandler	Chalco Industrial Park/Other	1887			6,381,985	-	-	0.00%	35,101			
NE 156th & Giles	Rock Creek	1974	92	0.728631	29,095,642	212,000	600,000.00	2.06%	160,026	Included with Chalco Point		139,688
NE 156th & Giles	Rock Creek Apts/Vacant	2000			26,331,142	-	-	0.00%	144,821	Included with Chalco Point		
156th & Giles	Chalco Point	1994	165	0.700000	17,318,017	121,226	970,000.00	5.60%	95,249	*	1046	162,123
156th & Giles	Giles Ridge	2001	225	0.900002	26,757,266	240,816	2,880,000.00	10.76%	147,165	*	457	955,797
159th & Giles	Springhill Ridge	2003	233	0.700000	78,506,995	549,549	5,150,000.00	6.56%	431,788	1751	1751	688,782
159th & Giles	Springhill Ridge Apts	2003			6,957,347	-	-	0.00%	38,265			
SW 156th & Harrison	Millard Park	1994	162	0.800000	136,583,050	1,092,664	7,370,000.00	5.40%	751,207	*	312	756,193
SE 168th & Harrison	Millard Park South	2000	216	0.750000	91,615,486	687,116	6,155,000.00	6.72%	503,885	*	951	768,505
168th & Giles	Stonecrest	2004	257	0.950000	74,611,734	708,811	5,960,000.00	7.99%	410,365			1,123,485
Total Valuation and revenue at La Vista's valuation				0.550000	2,460,848,821	\$13,534,669						
Total Valuation and revenue at SID's valuation						\$7,660,852						
Total Debt in SID's							\$56,664,579					
Total Population										27,672	33,848	

² Look @ 132nd interchange timing, cost, implications - 2013 bid letting (short term) \$2.9M (10% City share & 10% County share)

³ Look @ funding for 66th Street Improvements