

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

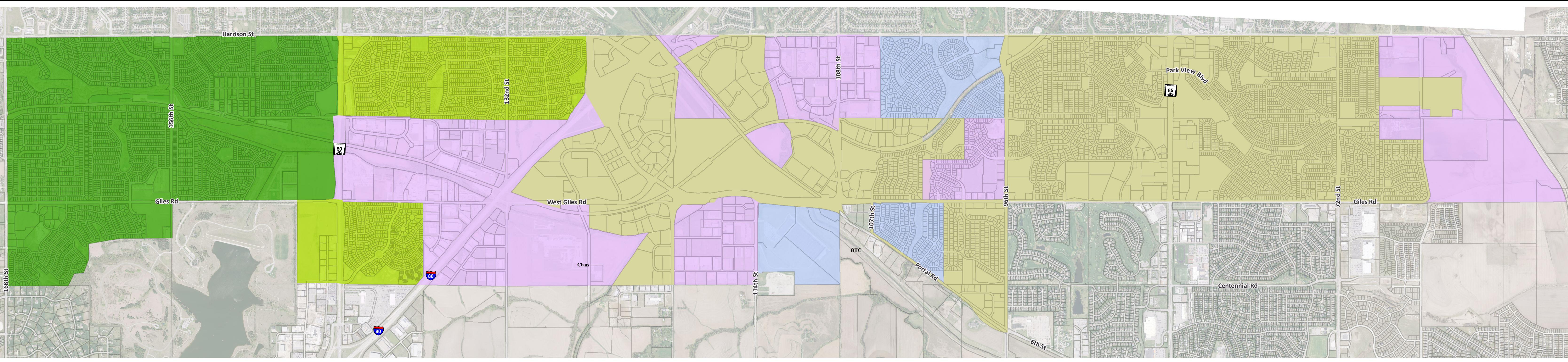
As part of their annual strategic planning process, the Mayor and City Council identified the need to annually review the City's Annexation Plan. It is also an Action Strategy of the City of La Vista Comprehensive Plan to conduct an annual review of the Comprehensive Plan that includes the Annexation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



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> | | | | | | | | | | | | | |
| 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 | | | |
| <i>Five-Ten Year</i> | | | | | | | | | | | | | |
| 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

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| 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 | | |

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