

# CHAPTER 4

## LAND USE AND DEVELOPMENT

### *INTRODUCTION*

The **Land Use and Development** Chapter of this Comprehensive Plan identifies the land use development patterns which have occurred in La Vista since the adoption of the last Comprehensive Plan and examine **future land use development opportunities and requirements and the utilization of land in and around the community**. Chapter 2 identified the **goals, policies and action strategies associated with land use development** to provide guidance to the city with its future land use administration and practices. In this chapter, a discussion of the **environmental and physical characteristics** of the community of La Vista precedes a description and analyses of **existing and future land use** conditions in the city. The final section of this chapter discusses proposed "subarea" development recommendations and the environmental impact of future development activities in La Vista.

Proper land use practices can protect the natural resources and be a complement to the built environment. The natural environment of the community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices. In La Vista, the major development constraints are associated with the Papillion Creek floodplain to the east, Ralston city limits to the north and Papillion city limits to the south. The greatest opportunities for growth are to the west of 96th Street.

The **proposed future land use** concentrates on the use of land in La Vista and its respective two-mile planning jurisdiction during the **1997 to 2007 planning period**. Special attention is given to the identification of future residential, public, parks and recreational, commercial and industrial land uses.

### *SUBAREA DEVELOPMENT*

A detailed discussion of **Subarea development** is provided to assist the city in identifying areas within and adjacent to the City of La Vista as having the greatest need and potential for development and redevelopment during the planning period. **Each of the Subareas are discussed regarding existing conditions, proposed general land use and needed public improvements.**

### *LOCATION*

The City of La Vista is located in east central Nebraska, within the City of Omaha metropolitan area. Omaha is located north of La Vista. The communities of Ralston and Papillion border La Vista to the north and south, respectively. The City of Bellevue is located to the east of La Vista. The major transportation route through the community has traditionally been 84th

Street. The east-west arterials for La Vista is Harrison Street and Giles Road, which are also the north and south corporate limits.

Access to Interstate 80 is available at the intersection of 84th Street and "L" Street, approximately two miles to the north. Recent access is provided at approximately 132nd Street and Harrison Street, nearly two and one-half miles to the west.

Due to La Vista's relatively short existence as an incorporated community and generally a bedroom community to the Omaha metropolitan area, La Vista presents a different character than communities of similar size. Because of this, development opportunities will be related to its existing conditions.

## ***THE NATURAL ENVIRONMENT***

### ***SOILS***

The soils in La Vista and its environs are classified into one soil group, or association. That association is the Marshall-Ponca association. Specific soil classifications, or series, further delineate the soil characteristics. There are approximately 11 major soil series located in the La Vista planning jurisdiction. The U. S. Department of Agriculture, Natural Resources Conservation Service conducted the field soils survey and developed the boundaries of the soil types.

#### ***Marshall-Ponca Association***

This association comprises all of the land area for the City of La Vista. General characteristics of this association are deep, well-drained, nearly level to moderately steep silty soils on loess uplands. It is found mainly on uplands that have alternating divides and drainageways.

**Illustration 4.1** shows the typical soil patterns and underlying material for the Marshall-Ponca association.

### **MARSHALL-PONCA ASSOCIATION**

Typical pattern of soils and underlying material.

#### **Illustration 4.1**

This association is located mainly on upland bluffs which are dissected by many drainage ways and gullies. The soils formed in silty loess deposited by wind. The environs that comprise the City of La Vista contain various forms of the Marshall series. There are also areas of Colo, Judson and Ida, as well as gullied land and cut and fill. **Illustration 4.2** delineates each of these soil series.

The Marshall series consists of deep, well drained, nearly level to moderately steep soils on

uplands. Generally, the surface layer is silty clay loam about 16 inches thick. The subsoil is friable silty clay loam about 23 inches thick. The underlying material is light, yellowish-brown silty clay loam that reaches a depth of 60 inches. Permeability is moderate, and available water capacity is high. The specific soils of the series that are located in the corporate limits of La Vista are:

Marshall silty clay loam, 0 to 1 percent slopes - located on loess covered uplands;

Marshall silty clay loam, 3 to 7 percent slopes - located on broad ridgetops of the uplands;

Marshall silty clay loam, 3 to 7 percent slopes, eroded - found on narrow ridgetops of the uplands;

Marshall silty clay loam, 7 to 11 percent slopes - deep, silty soil found on the lower hillsides or is adjacent to and in the upper ends of drainageways;

Marshall-Ponca silty clay loam, 7 to 11 percent slopes, eroded - this soil type is found above the moderately steep areas that border entrenched drainageways in the uplands;

Marshall-Ponca soils, 11 to 17 percent slopes - found adjacent to entrenched drainageways in the uplands;

Marshall-Ponca soils, 11 to 17 percent slopes, eroded - located on the sides of entrenched drainageways in the uplands.

There is one soil in this area that is a member of the Colo series. That is the Colo and Kennebec soils (0 to 1 percent slopes). These soils are found on the bottom lands along the Big Papillion Creek and its tributaries. This soil generally displays a dark, silty clay loam from the surface to a depth of 29 inches. The underlying material is very dark grayish-brown light silty clay loam about 11 inches thick. The deepest layer is silt loam in the upper part and sandy loam in the lower part.

Permeability of this soil is moderately slow and available water capacity is high. Occasional flooding and wetness are the main hazards.

## **ILLUSTRATION 4.2**

A very small portion of the La Vista environs contains Ida silt loam, 7 to 17 percent slopes, eroded. A member of the Ida Series, this soil is found on ridgetops and sides of drainageways. The surface of this soil is a dark brown, calcareous silt loam approximately 5 inches thick. The underlying material contains 4 inches of very friable, grayish-brown, calcareous silt loam. The next 54 inches is brown, calcareous silt loam. This soil has rapid runoff and thus water erosion is a main concern. Permeability is moderate and available water capacity is high. Organic matter content and nitrogen content are both low.

The Judson series, and specifically the Judson silt loam, 3 to 7 percent slopes, are found in this

area on colluvial foot slopes in upland drainageways, at the base of slopes, and above bottom lands. The surface soil is very dark brown silt loam about 26 inches thick. The subsoil is very dark gray silt loam about 11 inches thick. The next 60 inches is dark brown silty clay loam.

Permeability for this soil is moderate and available water capacity is high. Runoff amounts are medium and water erosion is a main concern. Gully erosion along drainageways is common and flooding may occur occasionally in large fans during heavy rains. Organic content of this soil is high.

Finally, small areas of cut and fill land and gullied land exist. Cut and fill land are areas that have been leveled or reshaped for urban uses. The age of the Soil Survey for Sarpy County (1975) will not show development since that time. Much of this area has since been developed and thus cut and fill land comprise a much larger percentage than what is indicated on **Illustration 4.2**. Gullied lands exist in drainageways that have been severely cut by water erosion. The current status of this type is unknown due to post-survey development and consequent storm water drainage projects.

Although many land formation changes have occurred since the publication of the soil survey and thus changing the character of the surface layer, soil information is still useful for numerous reasons. In many cases, the underlying material has not been altered and the survey examines each soil type for suitability factors, vegetation types and various development activities. A complete listing of these factors as well as an analysis of soil properties can be found in the Soil Survey for Douglas and Sarpy Counties.

## ***WATERSHEDS***

The topography and terrain for the City of La Vista is consistent with the general region of eastern Nebraska. The terrain consists of rolling hills, regions of bottom lands and regions of uplands. La Vista is located in the Missouri River drainage basin on a regional scale, but contains segments of the Big Papillion, the West Papillion, and South Papillion Creeks. Because of these three watersheds, surface water drainage flows in various directions across the community.

### ***Papillion Creek Watersheds***

The watershed divide occurs at the high-point in the city, an elevation of approximately 1,190 feet, which is estimated to be 3,700 feet west of 84th Street and 1,200 feet south of Harrison Street. From this point, surface water generally flows east to the Big Papillion Creek and south to the West Papillion Creek. The extreme western portion does experience some surface water flows towards the West Papillion Creek, depending upon either east or west orientation to the creek. Additionally, the southwestern area drains to the north-northeast into the South Papillion Creek.

The U.S. Department of Housing and Urban Development, Federal Insurance Administration commissioned the Flood Insurance Study in 1995 for Sarpy County, including the City of La Vista, to investigate the existence and severity of flood hazards. The study consists of detailed

engineering graphics, tables and text. The city should refer to the study for official hydraulic analysis.

The study outlined the flood plain management applications to guide future land use and the city's flood plain ordinance, which prohibits building in areas declared as the 100 Year Flood Hazard Zone. Flood plain and flood hazard areas are delineated in the city's official flood plain map. **Illustrations 4.3a and 4.3b** depicts an approximation of the 100 Year Flood Hazard Zone. No flood protection structures exist or are planned for the subject watershed. As the community continues to grow, future development within the floodway and flood plain should be discouraged and only allowed through the supervision of local regulations. The citizen's protection against flooding is the responsibility of the local government and its officials. The effect of high water or flooding can be lessened by planned open space within the designated flood plain, maintenance of the floodway and the application of design standards to reduce run-off.

## **FLOOD HAZARD MAP**

### **ILLUSTRATION 4.3A**

### ***ILLUSTRATION 4.3B***

### ***GROUNDWATER***

Groundwater resources in La Vista are not relied upon for any major consumptive or non-consumptive use. This is partly due to La Vista's proximity to Omaha and its accessibility to service from the Metropolitan Utilities District. Also, groundwater resources are not as plentiful in this region as the principal aquifer is composed mostly of fine-grained material, primarily glacial till, which produces low yields. The depth to the top of the principal aquifer varies depending upon topography.

Groundwater flow in this region traditionally follows elevation contours. Therefore, groundwater flow is generally to the east-southeast as it migrates towards the Missouri River.

Although groundwater is not presently being utilized for consumption, localized protection to ensure its quality would be beneficial. Local protection will ultimately enhance the environmental conditions down-flow of La Vista. Creating storm water runoff standards, urban landscaping standards, and other local controls will aid in groundwater quality protection.

### ***WETLANDS***

Wetlands perform vital functions for ecological and human environments. Wetlands provide important habitat for various species, contain unique vegetation that maintains the biodiversity and natural hydrologic aspects of a region, and creates commercial and recreational opportunities for human use.

Wetlands are protected under Section 404 of the Federal Clean Water Act which is administrated by the U. S. Army Corps of Engineers and the U. S. Environmental Protection Agency. Section 404 makes discharging dredged or fill materials into waters of the United States, which includes wetlands, illegal without obtaining a permit.

The United State Fish and Wildlife Service has performed a National Wetlands Inventory of wetlands in many areas of the United States. One has been performed for the area which contains La Vista's planning jurisdiction.

Most of the wetlands in the La Vista planning jurisdiction are located adjacent the Big Papillion Creek and its tributaries. The majority of the wetlands are classified as intermittent streambed semi-permanently flooded wetlands. The National Wetlands Inventory maps for this region approximately locate the various wetland types.

While development pressures in the exact areas of wetlands will be low due to their proximity to intermittent and annually flowing water systems, care must be taken in the development of watersheds so as to not inadvertently impact wetlands. Implementation of Best Management Practices (BMPs) will aid in reducing erosion potential causing sedimentation and stormwater runoff which can also carry contaminants detrimental to wetlands.

## *CLIMATE*

The climate of the La Vista area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 10.2° F in January and maximum of 88.5° F in July. The average annual mean temperature is approximately 51° F. La Vista's average annual precipitation consists of 29.93 inches of rain and 28.2 inches of snowfall.

## *THE BUILT ENVIRONMENT*

The built environment of La Vista is characterized by its districts, paths, edges, nodes and landmarks. The combination of these items create a sense of place and image for the citizens and patrons of La Vista. The natural terrain enhances the built environment by providing a varying and aesthetic base for urban development.

The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district with the paths, thus, giving the neighborhoods distinct boundaries.

La Vista's major transportation corridors through the community are 72nd and 84th Streets as the north-south routes, and Giles and Harrison Streets as the east-west routes. Recent improvements to 96th Street will enhance this corridor as a growth area. **Designating the proper land use adjacent to these routes is essential.**

Commercial development has been established as the primary land use adjacent to 84th Street.

Much of the existing land use east of 84th Street is primarily single family residential. Residential land use is targeted to increase along the 96th Street corridor. Industrial development is targeted for the 108th Street corridor. Expanding outward from this industrial uses will be areas of commercial. Single family residential areas should be buffered from higher intensity land uses. Commercial development is proposed for area around 120th Street and Giles Road. The community should take advantage of the development opportunities associated with each of these transportation corridors to help achieve the goals, policies and action strategies in this plan. Land use is important within the neighborhood districts, as well. Transportation systems in each neighborhood should meet the residents' daily needs. Compatible land uses need to exist in order to create a safe and friendly living environment.

### ***LAND USE ANALYSIS***

**Existing Land Use** in La Vista's corporate city limits are identified in **Table 4.1** and **Illustrations 4.4a and 4.4b**. **Table 4.2** compares the results of the 1971, 1985 and 1991 Comprehensive Plan updates with the 1997 Plan update.

**Table 4.1** identifies the **existing land use in La Vista**, per land use type and acres per 100 people. **The total area within the City of La Vista is approximately 1,117 acres.**

**TABLE 4.1  
EXISTING LAND USE  
LA VISTA, NEBRASKA  
1997**

<u>Land Use</u>	<u>Acreage</u>	<u>Percent</u>	<u>Existing Acres per 100 People</u>	<u>Planning Standard</u>
Vacant/Agriculture	38.6	3.5%	0.32	NA
Parks/Recreation	122.9	11.0%	1.03	2.0
Public/Quasi-Public	67.0	6.0%	0.56	2.8
Streets/Alleys	201.1	18.0%	1.68	4.5
Residential	597.6	53.5%	4.99	10.0
• Single Family	497.1	44.5%	4.15	7.5
• Multifamily	100.5	9.0%	0.84	2.0
• Mobile Home	0.0	0.0%	0.00	0.5
Commercial	67.5	6.0%	0.56	2.4
Industrial	22.3	2.0%	0.19	2.3
<u>Railroad R.O.W.</u>	<u>0.0</u>	<u>0.0%</u>	<u>0.00</u>	<u>NA</u>
<b>TOTAL</b>	<b>1,117.0</b>	<b>100.0%</b>	<b>9.33</b>	<b>34.0</b>

Source: Hanna:Keelan Associates, P.C., 1997



## GENERALIZED EXISTING LAND USE MAP

### ILLUSTRATION 4.4a

(No Changes)

## GENERALIZED EXISTING LAND USE

### ILLUSTRATION 4.4b

(No Changes)

The following provides a general profile of existing land use in La Vista:

#### *VACANT/AGRICULTURAL*

*Vacant and/or Agricultural* land in La Vista equals an estimated 38.6 acres, or approximately 3.5 percent of the total platted city area. This is a decrease in acreage since the 1991 Comprehensive Plan Update. A large number of lot infills have attributed to this reduction.

#### *PARKS/RECREATION*

A variety of parks and open space comprise La Vista's recreation opportunities. As of 1997, an estimated 122.9 acres of land was developed as parks, which equates to 1.03 acres per 100 people.

#### *PUBLIC/QUASI-PUBLIC*

*Public/Quasi-Public* land acreage in La Vista totals an estimated 67 acres, or 6 percent of the total platted community area. This land classification includes parks, public offices, various community buildings and schools. This land use classification equals an estimated 0.56 acres per 100 people.

#### *RESIDENTIAL*

*Residential* land usage consists of an estimated 53.5 percent of the total platted area. This equals 4.99 acres of residential land per 100 persons.

*Single Family* land usage calculates to an estimated 44.5 percent of the total city land area. This total equals 4.15 acres per 100 people.

*Multifamily* land usage in La Vista equals an estimated 100.5 acres, or 9 percent of the community's total land area. This total is .84 acres per 100 people.

*Mobile Homes* that were in existence as of the 1990 Census have since been removed.

#### *COMMERCIAL*

*Commercial* land usage in La Vista totals an estimated 67.5 acres. This amount equals 0.56 acres per 100 people.

***INDUSTRIAL***

*Industrial Land Use.* The total acreage of classified industrial land is 22.3 acres within the corporate limits. Industrial acres per 100 people total 0.19.

**Table 4.2** compares the **results of the 1997 land use field analysis** with that of the three previous comprehensive plans for La Vista.

***LAND USE COMPARISONS***

<b>TABLE 4.2 COMPARISON OF EXISTING LAND USE CALCULATIONS LA VISTA, NEBRASKA 1971-1997</b>				
<u>Land Use Type</u>	<u>1971</u>	<u>1985</u>	<u>1991</u>	<u>1997</u>
Residential	176.60	512.59	523.53	597.6
Commercial	4.41	50.64	54.47	67.5
Industrial	0.00	15.76	15.76	22.3
Public/Quasi-Public	22.88	61.40	64.06	67.0
Parks/Recreation	18.89	104.92	104.92	122.9
<u>Streets, Alleys &amp; RR</u>	<u>111.95</u>	<u>193.91</u>	<u>193.91</u>	<u>201.1</u>
<b>Total Developed Area</b>	<b>334.65</b>	<b>939.22</b>	<b>956.65</b>	<b>1,072.3</b>
<u>Vacant/Agriculture</u>	<u>175.20</u>	<u>144.22</u>	<u>126.79</u>	<u>38.6</u>
<b>Total Incorporated Area</b>	<b>509.85</b>	<b>939.22</b>	<b>1,083.44</b>	<b>1,117.0</b>
Source: 1971, 1985, 1991 Comprehensive Plans Hanna:Keelan Associates, Field Survey 1997				

***SUMMARY STATEMENT***

The City of La Vista has developed in a manner acceptable to the majority of local residents. Development of new subdivisions in La Vista has historically been completed by a Sanitary Improvement District (S.I.D.) process. New subdivisions are only annexed when 100 percent complete. As such, the community has very little sizable vacant land areas and the majority of

new construction projects must be located outside the corporate limits. The primary new land use developments, in recent years, have included residential and commercial development. Additional industrial development has recently been concentrated in the Brook Valley Industrial Area.

Planning for land use development in La Vista is somewhat of a difficult task, due to several factors. These factors include space limitations due to its shared boundaries to the north with the City of Ralston and the south with the City of Papillion, the Big Papillion Creek to the east and the western boundary of Interstate 80 corridor. In addition, natural features such as steep topography and floodplain further reduce developable acres within the planning jurisdiction.

These impediments to land use development can only be addressed by a commitment of the community to (1) expand infrastructure beyond current corporate city limits for annexation into the community and nearby developed areas and (2) expand community efforts to mitigate natural hazards by providing growth in non- sensitive areas.

**This analysis of the existing land use situations in La Vista revealed a densely developed core community. Compared to existing land use planning standards, land use ratios for La Vista are low. This can be attributed to the fact that there is little vacant land in the corporate limits. By this respect, a balanced approach to future development is recommended for the future development of the planning jurisdiction.**

### ***FUTURE LAND USE PROFILE***

The City of La Vista, has proposed a goal of at least a **2.1 percent annual growth in population** during the planning period 1997 to 2007. This goal will produce a total estimated **increase of over 2,500 + persons**. If met, this growth will require the creation of additional jobs, housing and the availability of developable land area. This growth will require special consideration be given to the identification of potential residential, commercial, planned open space and industrial land use acres.

Future annexation should take place in the non-agricultural land use districts identified in **Illustrations 4.5a and 4.5b**, Generalized Future Land Use Plan. These tracts could be annexed at a point- in-time when in conformance with and meeting the criteria of Nebraska's State Statues that address annexation.

A certain amount of open space/parks and recreation will also be needed in each district to provide an overall functional community land use system. To develop the community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable (developable) vacant land within the corporate limits of La Vista. **There presently exists an estimated 38 acres of vacant land within the corporate limits.**

The strategic development of infill lots and other vacant land areas within the corporate limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, water and sewer systems.

**Illustrations 4.5a and 4.5b** identifies the proposed Generalized Future Land Use Plan for the city's existing corporate limits and the extra-territorial planning jurisdiction. The following describes the future land use needs of these areas.

### ***RESIDENTIAL***

Future residential development in and around the City of La Vista should be of a high priority to the community during the planning period. An estimated **375-425 acres** will be needed for housing development, if the city makes a conscious effort to provide additional housing options to all income sectors.

The **Generalized Future Land Use Map** identifies the newly designated residential areas in and around La Vista for both low and medium-to-high densities. These designations will allow developers the option of providing a variety of housing types for families, singles, older adults and special populations. The following narrative provides a description of the future residential land use compositions for the community.

- **Single family** development should occur in established neighborhood and new subdivision areas, both within and in close proximity to the city. Development and redevelopment efforts should focus on infill of vacant lots within the corporate limits and the proposed areas adjacent the western portion of La Vista in proximity to 96th Street.
- **Multifamily** development should also occur during the planning period. The development of additional units in higher densities allow for a variety of housing types to provide the availability of choice in the housing market. Special emphasis should be given to encourage a variety of independent, assisted living and congregate housing types for persons in the 55+ age groups. Future areas of multiple family land uses are recommended to be utilized as "Buffering Mechanisms" to lessen the effects of commercial and industrial uses upon single family neighborhoods. **Illustrations 4.5a and 4.5b** identify areas for development or redevelopment of multifamily housing.

### ***PARKS AND RECREATION***

An estimated 123.9 acres of land in the City of La Vista is currently used for parks and recreation. This acreage represents about 1 acre of park land per 100 people in the community. A city with a population of approximately 12,000 people should strive to provide at least 2 acres of park land per 100 people. Active and passive park areas should also be utilized as buffers between land use types that could be in conflict with one another (commercial adjacent single family uses). La Vista has recently expanded recreation opportunities with the La Vista Sports Complex, however, as the community continues to grow through the ten year planning period, additional areas such as these will be needed to adequately serve current and future residents.

The flood plain of the West Papillion Creek is identified in the Future Land Use Plan for recreational development. Linear trails systems and natural reserve area are encouraged to help the community provide a full range of recreational opportunities.

Future land uses in terms of park and recreation has devised a concept by which existing and future park and recreation lands are to be linked by linear trails systems. As the community grows and expands its corporate limits, areas containing floodplains (100 year flood plain) are recommended to be utilized as hiker/biker recreational and nature trails.

### ***PUBLIC/QUASI-PUBLIC***

**Future public/quasi-public land uses** in La Vista will be primarily comprised of additional acreage to accommodate the new La Vista Public Library, to be located at approximately Giles Road and 90th Plaza. Also proposed at the same location is the New Sarpy Center. The future facility would serve both entities with shared meeting and classrooms. Residents of southern Omaha metropolitan area communities such as La Vista, Ralston, Millard, Bellevue and Papillion would be served by this southern "campus" of the Metro Community College.

The Papillion-La Vista School District is in need of an additional high school and two new elementary schools. A recent school bond issue was unsuccessful. However, the need for additional educational facilities still exists. The likelihood of school development within the ten year planning period is very high. As such, future residential subdivisions should consider the reservation of "open space" as possible school sites. Ample vacant land is located to the west of La Vista's current corporate limits in proximity to 96th Street. As this area is identified as a residential growth area, it is ideally suited for any future school.

Growth and development of the City of La Vista in terms of residential land uses, will primarily be focused to the west of the current corporate limits. Throughout the ten year planning period, projected growth rates indicate that the current fire station should be able to provide service to future residences. However, commercial and industrial development along 120th Street and west to the Interstate 80 corridor may necessitate a second fire station. An ideal location may be in the area of 108th and Giles Road which could also serve residential areas to the east.

A need for expanded facilities for the Police Station has also been considered by the City of La Vista. If the current facility cannot be expanded to meet future needs, then a new, larger facility should be developed. La Vista's population would not, however, necessitate two separate facilities

### ***COMMERCIAL***

La Vista's future commercial land use areas are anticipated to include the existing facilities along the 84th Street corridor, as well as in close proximity to Interstate 80 and east of 108th Street. Expansion of commercial areas are provided for in the Future Land Use Plan, **Illustrations 4.5a and 4.5b**. One of the primary growth areas for commercial uses is located east and southeast of the Oakdale Business Park. Proposed uses in these locations are primarily professional office development with some general commercial areas along Harrison and 108th Streets. These commercial uses are proposed as a means of buffering the industrial area from residential uses to the east and southeast.

The other primary areas identified as future commercial growth areas are concentrated in the

region just east of Interstate 80, along 126th Street and Giles Road, as well as along Harrison Street west of the Brook Valley Business Park.

Secondary neighborhood commercial areas are proposed at the northwest, northeast and southwest corners of 96th Street and Giles Road, the southwest corner of 72nd and Harrison Streets (between 66th and 72nd Streets) and at the northwest corner of 72nd Street and Giles Road.

The subarea concept discussed in this chapter will identify and prioritize the future commercial development and redevelopment areas. Although local and state economic incentives are available for several commercial districts, future development will proceed as the market dictates.

## ***INDUSTRIAL***

The existing land use analysis identified a need for additional industrial lands, as noted in **Table 4.1**. Brook Valley and Oakdale Business Parks, as well as the industrial area at 96th Street and Cornhusker Road were not included in the analysis due to the fact that these locations are beyond La Vista's corporate limits. Industrial lands identified in the Future Land Use Plan, **Illustrations 4.5a and 4.5b**, designate approximately 960 acres of land outside of La Vista's current corporate limits as industrial. The future industrial growth areas will assist the community in diversifying its growth and development, as well as expanding its tax base and employment opportunities.

La Vista's current land use configuration is such that very few, if any, land uses are in conflict with one another. The existing business parks and industrial areas have encouraged the development of "light" industrial businesses. These locations are ideally suited to be buffered from residential areas with commercial land uses and the natural topography of the land.

Desirable transportation corridors are adjacent to the majority of present and future industrial districts.

The current industrial tracts within the planning jurisdiction that are in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to develop as "light" industry. This use is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the community. Nearly all of the existing industrial uses are of the light industrial type. As the City of La Vista grows westward, these existing and future areas are recommended to be buffered with commercial land uses and open space, trails and park land.

## ***SUBAREA DEVELOPMENT CONCEPTS***

The potential implementation of the proposed Future Land Use Plan can best be achieved by the identification and development of specific **Subareas**. The recognition of Subareas will allow for detailed concept land use planning and implementation and the eventual development of required infrastructure. A total of **four** subareas have been identified for the City of La Vista

(see **Illustration 4.6**). The subareas are located in the western half of La Vista's extra-territorial planning jurisdiction. These Subareas include regions outside the existing corporate limits.

**Illustration 4.6 and the following narrative provide a graphic description and discussion of existing conditions, future general land use and needed public improvements for each proposed Subarea.**

### ***SUBAREA A -***

**Existing Conditions:** Subarea A is located along the western corporate limit line of La Vista and extends west to approximately a diagonal line between 96th and Harrison Streets and 108th Street and Giles Road. Additionally, the area south of Giles Road between 96th Street and Portal Road is also included in Subarea A. The transportation corridors that serve the region are Harrison and 96th Streets and Giles and Cornhusker Roads. The Burlington Northern Railroad bisects the extreme northern portion of the subarea, potentially the source of noise and limited access to residential development.

Vacant agricultural land is the predominant existing land use type, with three farm residences and a church located around the perimeter. The natural topography ranges from gently sloping in the 96th Street area east to the corporate limits to steeply sloping drainage ways to the west. Existing underground utilities, water and sewer mains are currently available along Harrison Street and Giles Road.

**Proposed General Land Use:** Future land uses in Subarea A are identified as primarily residential. An area for commercial uses is identified at the intersection of 96th Street and Giles Road. This is to provide potential convenience services to the residential subarea. A linear green space/future trails system is proposed along the western and northern boundaries of the commercial uses to buffer low density single family areas beyond. This linear green space/trails buffer is also connected to a proposed community wide trails system. Generally, the natural topography in the area of high density residential uses are also compatible to the needs of level or gently sloping terrain for residential development types.

**Planned Public Improvement:** All portions of Subarea A will require the extension of water and sanitary sewer mains to adequately serve new development. Metropolitan Utilities District (M.U.D.) has water mains in place along Giles Road and Harrison Street that could provide service to this subarea. Sanitary service is more of a problem west of 96th Street, as the nearest interceptor sewer main would be the Cornhusker Road line to the extreme southwest. Areas east of 96th Street are generally able to be serviced by extensions from main lines within La Vista corporate limits. As such, growth and development patterns in Subarea A should begin adjacent to the existing corporate limits and progressively extend to the west. Projections on population increases and the corresponding acreage needed for residential development, during the ten-year planning period, indicate that La Vista needs approximately 425 acres for residential development. This amount of acreage is three times the amount of actual land needed, in order to provide current and future residents a choice of location and to keep the cost of available lots at a reasonable price. Subarea A contains approximately 700 acres of land. Nearly 50 percent of the total should be designated as "Urban Reserve", targeted for residential

development beyond the ten year planning period.

### ***SUBAREA B -***

**Existing Conditions:** Located at the extreme southwest corner of La Vista's extra-territorial planning jurisdiction, Subarea B is bound by the Interstate 80 and Giles Road on the north, the 100-year Flood Plain boundary of the Papillion Creek on the east and planning jurisdiction lines on the south and west. Transportation corridors that serve the subarea are Giles Road and 114th, 120th and 126th Streets. Connections from Giles Road and 126 Street beyond the Subarea provide access to Interstate 80.

Vacant agricultural land uses comprise nearly the entirety of the subarea with an electrical substation and a farm dwelling in the southeast corner. Gently sloping terrain falls into nearly level ground in close proximity to the Papillion creeks.

**Proposed General Land Use:** Subarea B is recommended as a future industrial use region. Land located north of Subarea B, in Subarea C, is identified as commercial land uses. As Subarea C and the industrial area east of 120th Street, south of Giles Road, develop, the combined attraction of jobs, services and major transportation corridors would be conducive to future development of this western La Vista area.

**Planned Public Improvements:** As the region is presently vacant agricultural land, development would require an extension of all appropriate infrastructure. Access to water service by M.U.D., for example, would require an extension from approximately 108th and Giles Road. Industrial uses are ideally suited in this subarea due to direct access to Interstate 80 by Giles Road which is directly adjacent the northern boundary of the subarea. Lastly, the flood plain of the Papillion Creek and its tributaries provide a venue by which natural open and planned recreation spaces can greatly enhance the area.

### ***SUBAREA C -***

**Existing Conditions:** Located to the southeast of Interstate 80, Subarea C is ideally suited for land use types that need direct access to major transportation corridors. The region is bounded on the northeast by the flood plain of the West Papillion Creek, on the south by the Giles Road and on the west by an extended line of the north/south line of 126th Street. The subarea is bisected with 126th Street. The southern portion is separated from the rest of the subarea by the Burlington Northern and Sante Fe Railroad, which is traversed by a bridge on 126th Street at Giles Road.

**Proposed General Land Use:** The entirety of Subarea C is identified in the Future Land Use Plan, as commercial land use. Highway commercial uses are recommended in close proximity to Interstate 80; with professional office uses located in the remaining portions. The West Papillion Creek flood plain area to the northeast offers the potential for rest stop recreational opportunities as well as scenic development potential to proposed office park uses. As with Subarea B, this region is equally limited by a lack of publicly supplied water.



**Planned Public Improvements:** The entire subarea is served with a variety of major road corridors. Collector and possible "frontage" streets would be the only required transportation development to serve the area. A main sanitary sewer line exists along the north side of the South Papillion Creek that would only require feeder lines from the remaining area. As water mains are not in close proximity, extension to Subarea C would be limiting in terms of cost and time to develop.

### ***SUBAREA D -***

**Existing Conditions:** Subarea D is located between Harrison Street and Giles Road, with the West Papillion Creek as the western border and roughly a diagonal line between 96th and Harrison Streets and 108th Street and Giles Road on the east. Primary transportation corridors serving the subarea are Harrison and 108th Streets and Giles Road. The Burlington Northern Railroad bisects the region, separating the north from the south.

Current land uses in the subarea consist of industrial, vacant agricultural and commercial properties. Developed parcels are centered about 108th Street in the Oakdale and Brook Valley business parks. Throughout the past few years, existing businesses have expanded their facilities and many new businesses have located in the business parks. Access to Interstate 80, one mile to the west, the Burlington Northern Railroad and the Omaha Metropolitan Region lends this subarea as a very attractive development area.

**Proposed General Land Use:** Future land uses in Subarea D identify a continuation of the business parks development with an expansion of professional office park commercial areas to the west and east of the existing business parks. Commercial areas to the east, southeast and south of the Oakdale Business Park are intended to serve as a buffer between the light industrial uses and residential uses in the adjacent Subarea A. Similarly, the commercial area to the west of Brook Valley is proposed due to the areas access to Interstate 80 and views to the valley of the West Papillion Creek below and future developing areas to the southwest. A mixture of general and professional office commercial types are proposed in this western portion of Subarea D to provide services to Interstate 80 travelers, as well as to encourage attractive development at the gateway to the City of La Vista.

**Planned Public Improvements:** Existing development in the Brook Valley and Oakdale Business Parks have completed all infrastructure services. However, individual vacant lots will still require service lines to connect to main line water and sanitary sewers. Vacant areas targeted for future commercial development will require an extension of water and sewer main lines to serve these proposed areas. Access to all required infrastructure is within close distances along Harrison Street and the adjacent business parks in the center of Subarea D.

## ***ENVIRONMENTAL ASSESSMENT***

This **land use plan** should serve as a **guide** to the development of the city and its surrounding area. The plan is not intended to dictate changes to the community, but rather evaluate existing conditions and recognize ongoing changes. In addition, the plan is designed to allow change to occur in an orderly manner which will ensure that the best interests of La Vista be achieved.

The following environmental assessment will evaluate the environmental impacts of the implementation of this land use plan. It will also detail any unavoidable adverse impacts to the environment. Two alternatives will be evaluated for comparison to the proposed Plan. Finally, actions to mitigate potential adverse environmental impacts will be discussed.

### ***EXISTING ENVIRONMENTAL CONDITIONS***

In order to gain a perspective on potential environmental impacts that the alternatives could have on the environment, it is necessary to first evaluate the existing conditions of the environment. La Vista is a relatively young community and as a result, issues that have negatively effected the environment of older communities have been avoided. This is in part due to age and increased knowledge about human consequences on natural resources. La Vista has been responsible in its development and interaction with the natural environment.

### ***OPEN SPACE***

**La Vista has three major watersheds in its planning jurisdiction.** Because of this, there has been the opportunity to maintain ample open space within floodplain regions as well as other open space. This aids in the ability of surface infiltration of precipitation by the reduction of impervious services. The result is a natural means of stormwater management.

### ***WATER QUALITY***

It is difficult to quantify the effect human activity in La Vista has on surface water quality due to its location within the metropolitan area. Stream quality in La Vista is impacted by upstream activities and thus determining La Vista's impact to the system is difficult to single out.

### ***AIR QUALITY***

There are numerous state monitoring sites for various air quality standards throughout the Omaha metropolitan area. The nearest site to La Vista is located in Millard at 132nd and "Q" Streets. This site monitors airborne particulates and data from 1993 to present indicate that this site is approximately 40 percent less than the standard level.

### ***SUBSURFACE QUALITY***

Some land use activities present the potential for negative impacts to subsurface conditions. Some have already been identified. There is one underground storage tank removal and one surface spill of petroleum products that are currently awaiting an investigation to determine potential impacts. There are Resource Conservation and Recovery Act sites or Superfund clean-up sites.

### ***POTENTIAL ENVIRONMENTAL IMPACTS***

The La Vista Land Use Plan anticipates continued growth and expansion community-wide. This will result in the expansion of the local population by 2,534 persons by 2007. If the community continues to grow as hoped, nearly all of the land use activities envisioned will have the potential for some type of impact to the natural environment.

The natural topography and decrease of permeable open space are the two most critical environmental aspects that could be affected due to new development. Maintaining appropriate levels of open space and proper stewardship of natural drainage ways and drainage basins is the responsibility of the City. The reduction of open space and conversion to impervious surfaces will have a detrimental effect on adequate storm water runoff and surface water infiltration.

Other local environmental impacts associated with community growth are increased levels of carbon monoxide and other suspended particulates due to increased number of automobiles and residuals from residents, businesses, and industry. Noise pollution could potentially increase as result of increased human activity.

An increased demand on the water resources and water usage of the area will also be experienced as a result of community growth.

Natural resources will also be affected in more indirect means as a result of community growth. Increased amounts of non-reusable resources, such as fossil fuels and construction materials (lumber, metals) will be needed to create and sustain community growth.

### ***IRREVERSIBLE ADVERSE IMPACTS***

Environmental impacts associated with this land use plan include the use of non-renewable resources. Increased amounts of energy will be required, which correlates to the consumption of fossil fuels. Construction materials, including lumber and various metals and steel, will also be consumed as a result of new developments. Finally, the loss of vegetation and wildlife habitat is unavoidable as a result of conversion of open space/agricultural land to developed land.

### ***ACTIONS TO MITIGATE ENVIRONMENTAL IMPACTS***

Most of the environmental impacts for the proposed land use plan can be reduced or eliminated by implementing sound planning and construction practices. The following ideologies or practices will reduce the potential of the previously listed environmental impacts:

- Recognition of local environmental characteristics;
- Land use design utilizing the natural topography;
- Maintenance of open space to allow for surface water penetration;
- Proper mixing and separation of land uses to minimize the adverse effects of noise, odor, and air pollution as well as reduce the effect of undesirable visual qualities;

- Develop and implement design standards to reduce the effects of storm water runoff, air, noise, and water quality;
- Design with nature to utilize sun angles and topography to minimize energy requirements;
- Encourage energy saving features to be included on new developments;
- Landscape appropriately to effectively influence area microclimates for the purposes of energy conservation as well as providing wildlife habitat;
- Develop, implement, and maintain a current zoning ordinance and subdivision regulations for land use controls in relation to lot size, land use, and land intensity;
- Where possible, utilize existing infrastructure to minimize the need for the use of additional raw materials.

These are general actions that will minimize the environmental impacts of the future Land Use Plan, **Illustration 4.5a and b**. The future development of La Vista is intended to minimize the short-term demands on the environment and increase the long-term benefits of the limited resources.