



204 N. McKenna Ave
Gretna, NE 68028
402-332-3336 ph
402-332-5631 fax
www.gretnane.org

The Planning Commission meeting will be held in person with social distancing requirements being practiced. The Planning meeting will be available to be watched via Zoom. Please note that those watching the meeting by Zoom will not be able to make comments for any public portion of the meeting. Zoom is for listening purposes only. The Zoom meeting information is:

CITY OF GRETNA PLANNING COMMISSION AGENDA

November 23, 2021 – 6:30 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/86120356430?pwd=SXNXMUg5a0k4cm15Y1R2VkszWnNSdz09>

Meeting ID: 861 2035 6430

Passcode: 146012

Or

Dial by your location

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

Meeting ID: 861 2035 6430

1. CALL MEETING TO ORDER

A) Public Announcement: Current Copy of the Open Meeting Act is posted on back wall of the City Council Chambers

B) Roll Call: Jim Foley Josh Dethlefsen
 Jeff Johnson Doug Clark
 Jordan Stabenow Mandy Homan
 Susan Horst Nathan Munger Alt.

2. CONSENT AGENDA ITEMS

A) Approval of the Agenda

B) Approval of October 26, 2021 meeting minutes

3. PUBLIC HEARINGS

A) John Lapointe, New Potato Creek Holdings, LLC 3708 West Swann Ave. Suite 200, Tampa, Florida 33609

Requests: Approval of a conditional use permit for an automated tunnel car wash with associated parking and infrastructure.

Description: Lot 4 Wicks Southpointe, at 16170 Stevens Pointe Circle, Gretna, Sarpy County, NE. Generally located west of I- 80 and south of Hwy. 370.

Staff comments
Presentation by Applicant
Public Hearing

B) 192nd & Cypress, LLC.11205 South 150th Street, Ste 100, Omaha, NE 68138

Requests: Approval of a Revised Preliminary Plat, Final Plat and Rezone from MUC Mixed Use Commercial, GC General Commercial, R-2 Medium Density Residential and TA Trans Ag to MUC Mixed Use Commercial, GC General Commercial and R-2 Medium Density Residential.

Description: Lots 1 through 9, Inclusive, and outlots A and B as Aspen Creek Replat 5, being a replatting of Lots 358, 364 and Outlot K, Aspen Creek a part of the SW $\frac{1}{4}$ of Section 29, T-14-N, R-11-E, of the 6th PM., Sarpy County, NE. Generally located north of Highway 370 and east of 192nd Street.

Staff comments
Presentation by Applicant
Public Hearing

C) Hy-Vee, Inc. c/o Andrew Reich, 5820 Weston Parkway, West Des Moines, IA, 50266

Requests: Approval of a conditional use permit to operate a Hy-Vee Grocery Store, which is classified as a large box retail in the MUC Mixed Use Commercial zone.

Description: Existing Lot 358, including additional ground platted as Lot 1 Aspen Creek Replat 5, Sarpy County, NE. Generally located north of Highway 370 and East of 192nd Street.

Staff comments
Presentation by Applicant
Public Hearing

D) Charleston Homes LLC, 3803 N. 153rd Street, Omaha, NE 68116

Requests: Approval of a rezone from R-3 High Density Residential to R-4 Highest Density Residential for Highland Pointe Subdivision.

Description A tract of land located in all of Lots 1 thru 116, Lots 152 thru 195, and Outlots A thru E, Highland Pointe. A subdivision located in part of the NE ¼ of Section 25, T-14-N, R-10-E, of the 6th PM. Sarpy County NE. Generally located north of Lincoln Road and west of Highway 6/31.

Staff comments
Presentation by Applicant
Public Hearing

E) MDC Pflug Partners, LLC, 11550 I Street, Suite 200, Omaha, NE 68137

Requests: Approval of an application for a final plat for a subdivision to be known as Cheyenne Ridge.

Description: A tract of land located in part of the SW1/4 of the NW ¼ and all of the SE1/4 of the NW ¼ of section 27, T-14-N, R-11-E, of the 6th PM. Sarpy County, NE. Generally located near S 168th Street and south of Cornhusker Road.

Staff comments
Presentation by Applicant
Public Hearing

F) Knight Land Company, LLC 1303 S 72nd Street, Ste. 209, Omaha, NE 68124

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag and MUC Mixed Use Commercial to R-4 Highest Density Residential and MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2

Description: A tract of land being part of the NW ¼ of the SE ¼, along with part of the NE ¼ of the SE ¼, along with SE ¼ or the SE ¼, and also part of the SW ¼ of the SE ¼ all located in Section 30, T-14-N, R-11-E, of the 6th PM. Sarpy County, NE.

Staff comments
Presentation by Applicant
Public Hearing

4. CURRENT BUSINESS

5. ADJOURNMENT

Applications, plans, and misc. information submitted by the applicants have been included in this Packet. Originals are available for your review in the Planning Office.

NOTE – Agenda may be revised before November 23, 2021