

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING NOTICE
TUESDAY, JANUARY 27, 2026 - 6:30 P.M.
CITY OFFICE 204 N. MCKENNA AVE.
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, January 27, 2026, a meeting of the PLANNING COMMISSION of the City of Gretna, Nebraska, will be held at 6:30 P.M. at the City Office. The agenda for such meeting, which is kept continuously current, is available for public inspection at the Office of the City Clerk at the above address during normal business hours.

As part of the meeting, notice is hereby given that public hearings will be held for the purposes of:

- A)** Lisa Lourey
610 Devonshire Drive, Gretna, NE 68028
- Requests:** Approval of a Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District.
- Description:** Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198th Street and Devonshire Drive in the Covington 2 residential subdivision.
- B)** John Chamberlain
7900 College Boulevard, Suite 500, Overland Park, KS 66210
- Requests:** Approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.
- C)** MDC Linoma Industrial, LLC
11550 I Street, Suite 200, Omaha, NE 68137
- Requests:** Approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial.
- Description:** Located in Lot 2, Sanford Addition, a subdivision located in the Northeast ¼ of Section 22, and Lot 4, Gretna Hill Estates, a subdivision located in the Southeast ¼ of Section 15, all located in Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located at the intersection of South 234th Street and Highway 6.
- D)** Redwood USA, LLC
7007 East Pleasant Valley Road, Independence, OH 44131

Requests: Approval of a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1.

Description: Located in a part of the Southeast $\frac{1}{4}$ of Section 19, Township 14 North, Range 11 East of the 6th P.M., Sarpy County Nebraska. Generally located at the intersection of South 192nd Street and Cornhusker Road.

E) iCON Homes, LLC
22754 Sanctuary Ridge Drive, Omaha, NE 68022

Requests: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates.

Description: Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225th Street and Giles Road.

F) Greg & Alicia Zuger, Z Squared Holdings III, LLC
4625 South 218th Street, Elkhorn, NE 68022

Requests: Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211).

Description: Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

All interested parties are asked to attend to express any support or objections to these matters. Any written support or objections must be filed with the City Clerk **prior to January 27, 2025.**



Tammy L. Tisdall, CMC
City Clerk



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

The Planning Commission meeting is held in person. The Planning meeting is 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/87007894222?pwd=WXpaN2xXVW90TW8vOHVKeFpOSlo0Zz09>

Meeting ID: 870 0789 4222

Passcode: 788472

One tap mobile

+19292056099,,87007894222# US (New York)

+13017158592,,87007894222# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 870 0789 4222

Find your local number: <https://us02web.zoom.us/u/kmLCYeNRZ>

CITY OF GRETNA PLANNING COMMISSION AGENDA

1. CALL MEETING TO ORDER JANUARY 27, 2026

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

B) Roll Call: Nathan Munger Jim Foley
Susan Horst Mandy Nutter
Jeff Johnson Marlene Knight
Dustin Kowalewski Josh Bumgardner, Alternate

2. CONSENT AGENDA ITEMS

A) Approval of the Agenda

B) Approval of December 23, 2025 meeting minutes

3. PUBLIC HEARINGS

A) Lisa Lourey
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Description: Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198th Street and Devonshire Drive in the Covington 2 residential subdivision.

Staff Comments
Presentation by Applicant
Public Hearing

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Description: Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6.

Staff Comments
Presentation by Applicant
Public Hearing

4. CURRENT BUSINESS

A) The next regular Planning Commission meeting is Tuesday, February 24, 2026 at 6:30 P.M.

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 Building & Zoning Office.

NOTE – Agenda may be revised before January 27, 2026.

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
December 23, 2025**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, December 23, 2025. Acting Chairman Jim Foley called the meeting to order and announced that the Open Meetings Act and the agenda and materials for the meeting are posted at the back of the room. Roll call was taken. Present at the meeting were Acting Chairman Jim Foley and Commission Members Dustin Kowalewski, Jeff Johnson, Nathan Munger, Amanda Nutter, Susan Horst and Alternate Member Josh Bumgardner. Also in attendance were City Engineer Greg Perry, City Planner Reggie Wortman, Buildings and Assets Manager Kris Faris, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

The Planning Commission voted to approve the Consent Agenda, consisting of approval of the agenda and approval of the November 25, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Heimes Group, LLC
9144 S. 147th Street, Omaha, NE 68138

Request: Approval of the Annexation of Lots 1 – 16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, and Adjoining Portions of Platteview Road and South 214th Street Right-of-Ways, Sarpy County, Nebraska.

Staff comments were made by City Attorney Jeff Miller.

The applicant was represented by their attorney, Pat Sullivan.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed annexation.

Acting Chairman Jim Foley closed the public hearing.

Motion by Kowaleski, seconded by Munger, to approve the annexation of Lots 1 – 16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, and Adjoining Portions of Platteview Road and South 214th Street Right-of-Ways All voted in favor and the motion carried.

B) Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102

Request: Approval of a Conditional Use Permit to install a 45-foot tall double sided, double-legged pole sign for Dingman's Collision Center in the I-1 Light Industrial Zoning District.

Description: Lot 6A Gretna Business Park (Parcel #011571163).
Generally located at 20227 Husker Drive, near the intersection of Husker Drive and Patton Street.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Panagiotis with Omaha Neon Sign Company.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Acting Chairman Jim Foley closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve the Conditional Use Permit for Dingman's Collision Center to install a 45-foot tall double-legged, double-sided pole sign in the I-1 Light Industrial Zoning District.

C) Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102

Request: Approval of a Conditional Use Permit to install a 45-foot tall double sided, double-legged pole sign for Peterbilt in the HC Highway Commercial Zoning District.

Description: Lot 1 Wicks Southpointe Replat 3 (Parcel #011617309). Generally located at 11502 Wickersham Blvd., near the intersection of Highway 370 and Interstate 80.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Panagiotis with Omaha Neon Sign Company.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Acting Chairman Jim Foley closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve the Conditional Use Permit for Peterbilt to install a 45-foot tall double-legged, double-sided pole sign in the HC Highway Commercial Zoning District.

D) The Lerner Company
 10855 W. Dodge Road, Suite 270, Omaha, NE 68154

Request: Approval of a Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

Description: The Northeast ¼ of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located in the Southwest corner of the intersection of S. 192nd Street and Highway 370.

Staff comments were made by City Engineer Greg Perry.

The applicant was represented by their attorney, Larry Jobeun.

Acting Chairman Jim Foley opened the public hearing. Jim Schall of 11318 Northridge Drive spoke about concerns pertaining to access between the proposed Final Plat and the existing Northridge Estates neighborhood.

Acting Chairman Jim Foley closed the public hearing.

Motion by Kowaleski, seconded by Munger, to approve the Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

CURRENT BUSINESS

Jim Boerner of MAPA presented on the Federal Function Classification for 192nd Street from Schram Road to Capehart Road, Capehart Road from Highway 6 to the corporate limits, Capehart Road from corporate limits to 192nd Street and Capehart Road from 192nd Street to the corporate limits.

A motion was made to approve the Federal Function Classification by Johnson and was seconded by Munger. All voted in favor and the motion carried.

A motion was made Horst, seconded by Bumgarner, to nominate Nathan Munger as the new Chairman of the Planning Commission beginning in January of 2026. All voted in favor and the motion carried.

Acting Chairman Jim Foley stated that there will be a regular Planning Commission meeting on Tuesday, January 27, 2025, at 6:30 p.m.

ADJOURNMENT

Motion by Johnson, seconded by Kowaleski to adjourn at 7:03 p.m. All voted in favor and the motion carried.

Nathan Munger, Chairman



APPLICATION FOR A **CONDITIONAL USE PERMIT**

Applicant Name: LISA LOUREY Date: 18 AUG 2025

Address: 610 Devonshire Dr. Phone: 703-209-3524

City/State/Zip: Gretna NE 68028

Property Owner Name: LISA LOUREY Date: SINCE 1 APRIL 2018

Address: 610 Devonshire Dr Phone: 703-209-3524

City/State/Zip: Gretna NE 68028

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

to run my private acupuncture business from my house. I am a licensed Acupuncturist in Nebraska

Address of Property: 610 Devonshire Dr. Current Zoning: Single Family Residence

General Location: Covington 2, Gretna NE Lot Size/Sq Ft: 12219 sq ft. 46.8 x 36.5 x 129 x 82.7 x 21.5 x 13

Complete Legal Description Single Family Home Parcel # 011598380

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No Yes (If no, explain on back of sheet)
2. Will the use conform to all other applicable regulations and laws of any governmental jurisdiction?
No Yes (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No Yes (If no, explain on back of sheet)
4. Does the property currently have suitable ingress and egress to minimize traffic congestion on the public streets/roads?
No Yes (If no, explain on back of sheet)
5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?
No Yes (If no, explain on back of sheet)
6. Your signature below acknowledges that you have read, understand and agree to the "Criteria for a Conditional Use Permit Review" and all stipulations, requirements, regulations as set forth in this application.

Lisa Lourey
Signature of Applicant

18 Aug 2025
Date

Notes/Explanations for First Page:



I am an Acupuncturist licensed in Nebraska w/ an LLC as Heartland Orthopedic Acupuncture. I would like to use the front room of my house to see patients for Acupuncture treatment. I have one treatment table and, as such plan on seeing no more than 5 patients a day (at most). Parking is available in my driveway with no patient being seen after 6pm. Since I treat individually no more than one patient will be at my house at any given time, barring being accompanied by a spouse, friend or care giver. This will require no changes to my property other than construction of a ramp for handicap accessibility. ~~Handicap~~ Ramp; ADA accessible bathroom was completed w/ the assistance of a friend (Pictures enclosed)

Official Office Use Only

Date Accepted _____ By _____ Amt. Pd. _____ Receipt No. _____

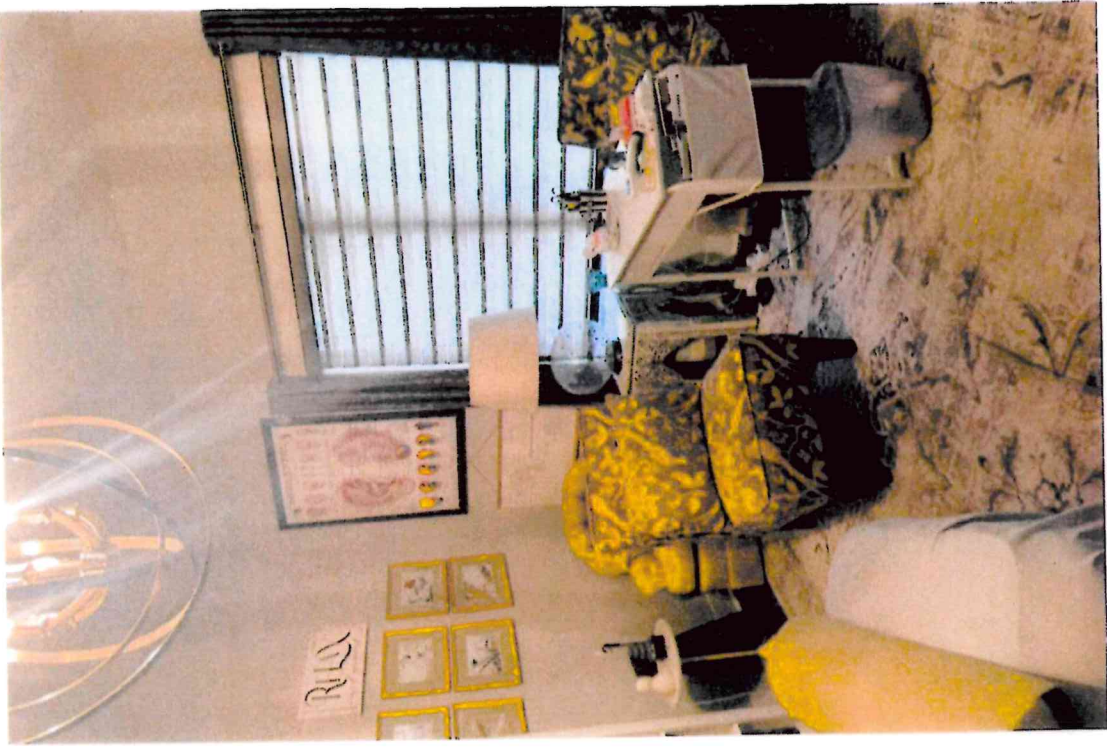
Date

- Conditional Use Permit is Approved with No Conditions or Contingencies _____
- ***Conditional Use Permit is Approved with Conditions _____
- Conditional Use Permit is Transferable _____
- Conditional Use Permit is Transferable upon Review/Renewal _____
- Conditional Use Permit is NOT Transferable _____
- Conditional Use Permit Denied _____

***Approved with the condition(s) of _____

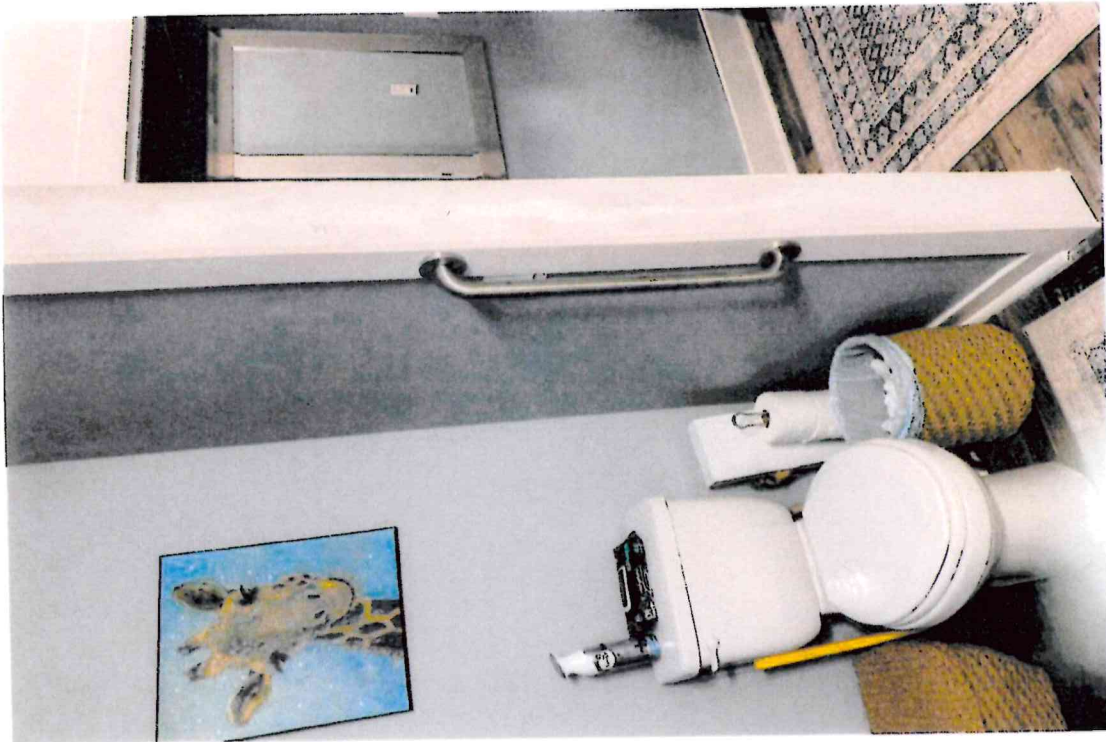
Signature of Official

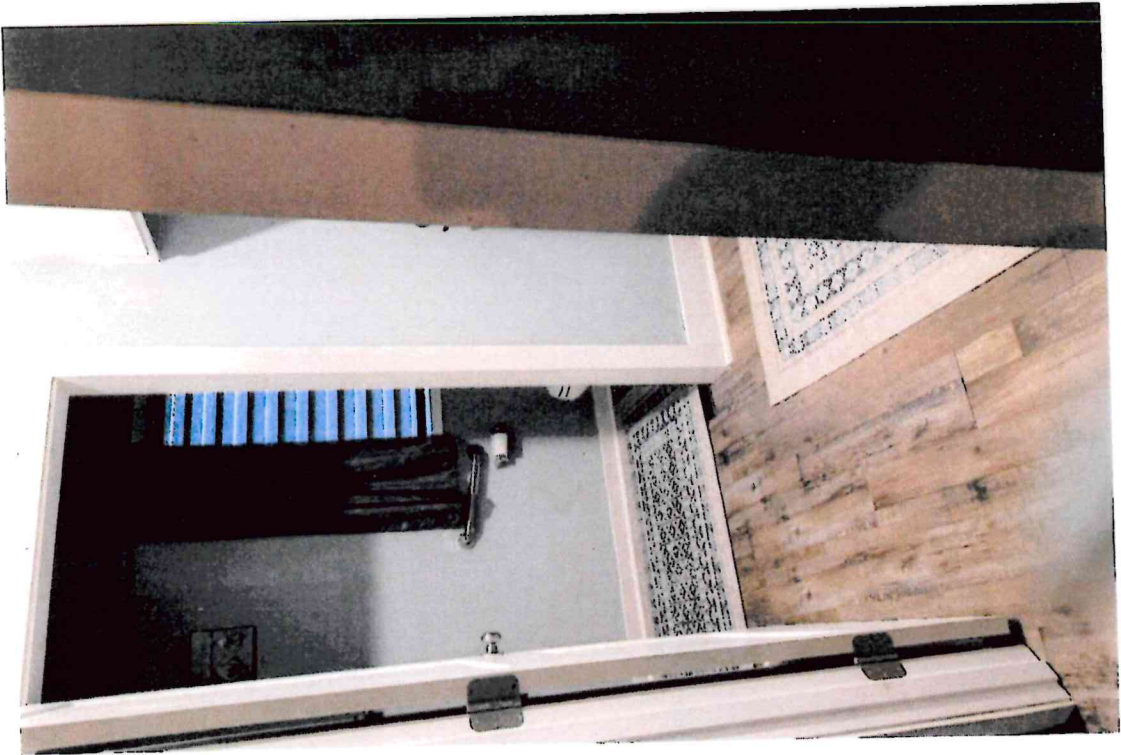
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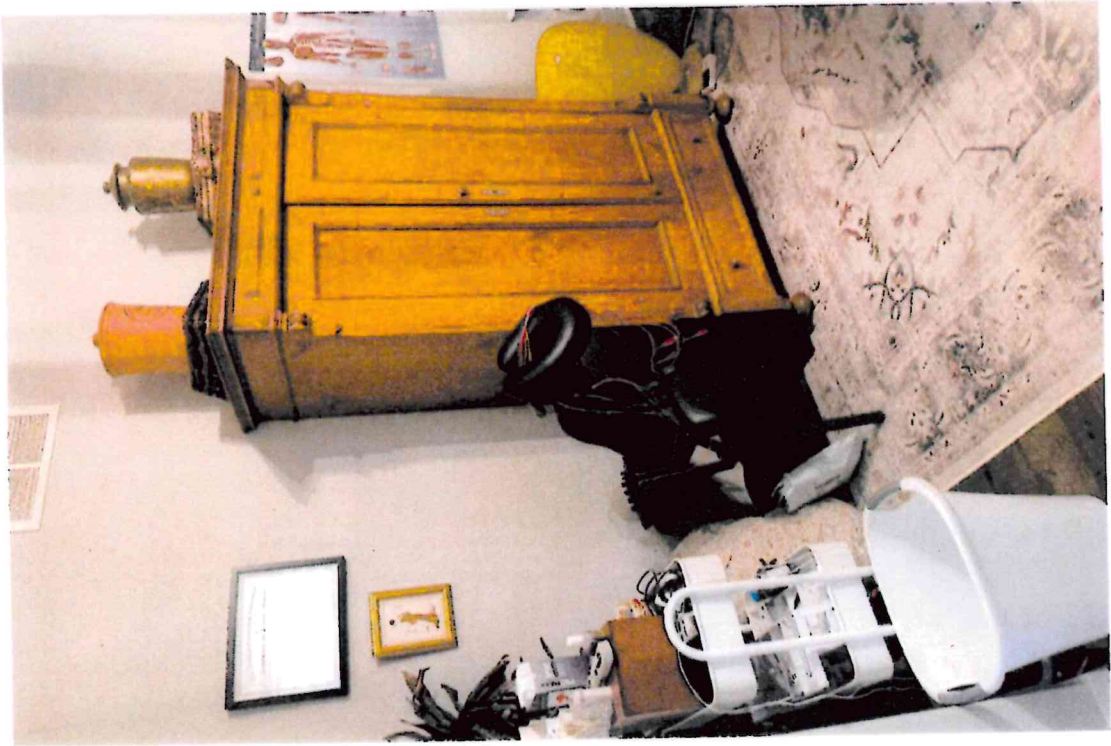
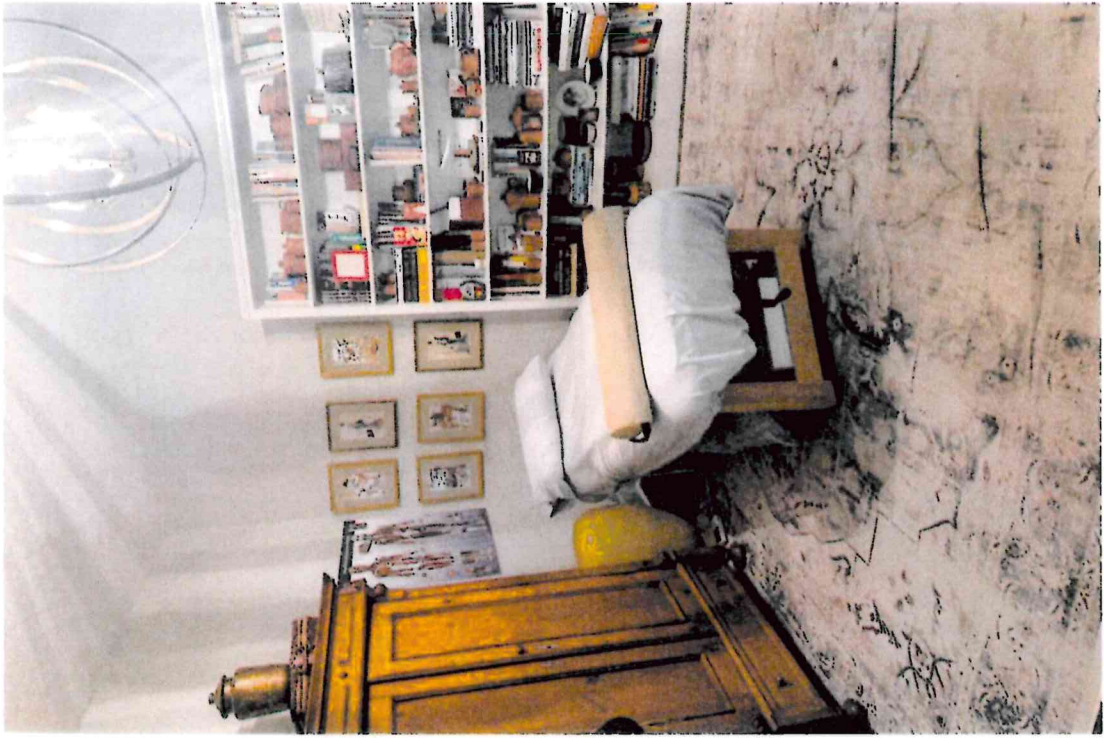


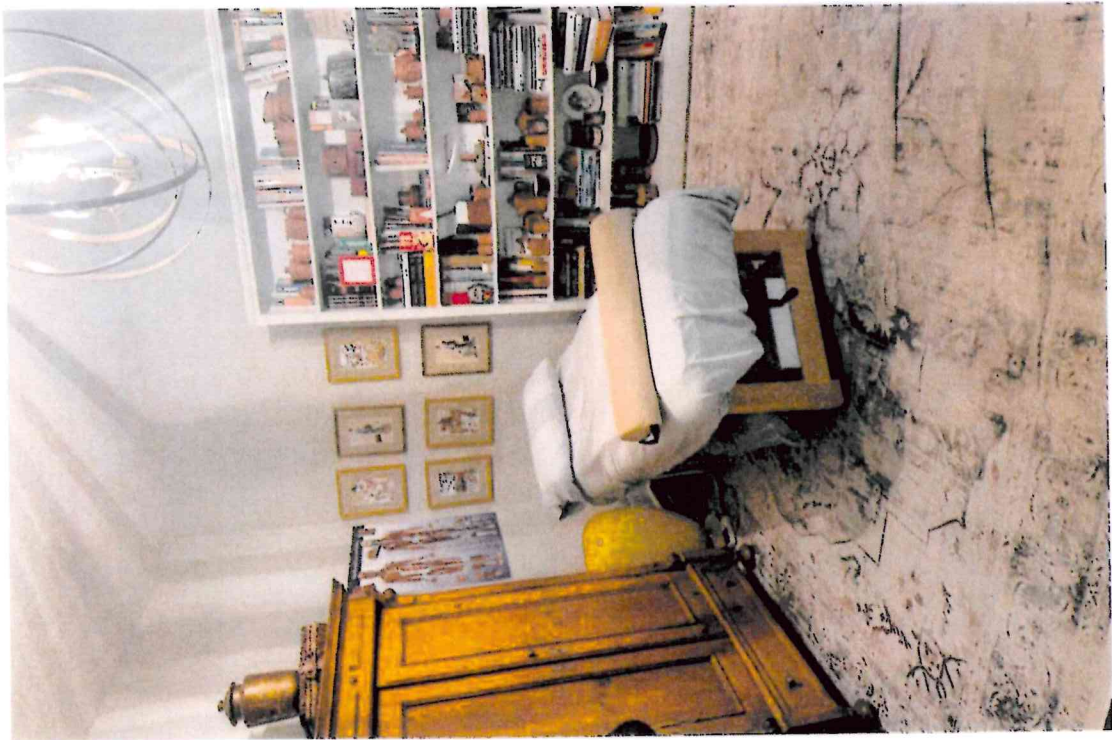


















Conditional Use Permit – Home Occupation I

I. General Information

- A. Applicant: Lisa Lourey, 610 Devonshire Drive, Gretna, NE 68028
- B. Property Owner: Lisa Lourey, 610 Devonshire Drive, Gretna, NE 68028
- C. Location: Generally located on the northwest corner of South 198th Street and Devonshire Drive.
- D. Legal Description: Covington 2, Lot 89
- E. Requested Action: Approval of a Conditional Use Permit for the property owner to operate an acupuncture business as a Home Occupation in the R-1 Low Density Residential zoning district.
- F. Zoning: Existing: R-1 Low Density Residential
Proposed: R-1 Low Density Residential
- G. Site Size: 0.28 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned R-1 Low Density Residential and has a single-family dwelling constructed. North, East, and West of the subject property are other single-family dwellings. South of the subject property is a detention basin for the neighborhood.
- B. General Neighborhood/Area Zoning:
North: R-1 Low Density Residential
South: R-1 Low Density Residential
East: R-1 Low Density Residential
West: R-1 Low Density Residential
- C. Applicable Regulations:
Section 5.09: R-1 Low Density Residential
Section 6: Conditional Use Permits
Section 8.07: Home Occupations

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The property is currently zoned R-1 Low Density Residential, where Home Occupations are a permitted accessory use. Home Occupations are defined as an “in-home” or “home based” business, industry, or service operating from a residential dwelling. Home Occupations are split into two categories: Home Occupation I and II. Acupuncture, which falls under Professional Medical Services, is a Home Occupation I which requires a Conditional Use Permit.

Per Section 8.07 of the City’s Zoning Ordinance; minimum standards are required for a home occupation:

- no external evidence of the home occupation,
- no more than 50 percent of the home can be used for the business,
- no more than one full-time employee,
- no retail sales,
- no exterior storage, offensive noises/odor/glare noticeable beyond the property line, and
- home occupation registration is required with the office of the City Clerk.

The Future Land Use Map shows the subject property as TN Traditional Neighborhood which “consists of detached and attached residential homes in walkable neighborhoods designed to conventional subdivision attributes.”

B. Traffic and Access:

The subject property can currently be accessed off of Devonshire Drive.

IV. Review Comments:

Staff had several comments pertaining to the ADA requirements for access into the home and bathroom accessibility. These ADA items will be addressed when an application for a building permit is submitted for the remodel; however, the applicant is aware of the requirements. The applicant is also responsible for acquiring proper licensing and other requirements outlined by the Department of Health and Human Services with the State of Nebraska. These stipulations will be conditions of the Conditional Use Permit .

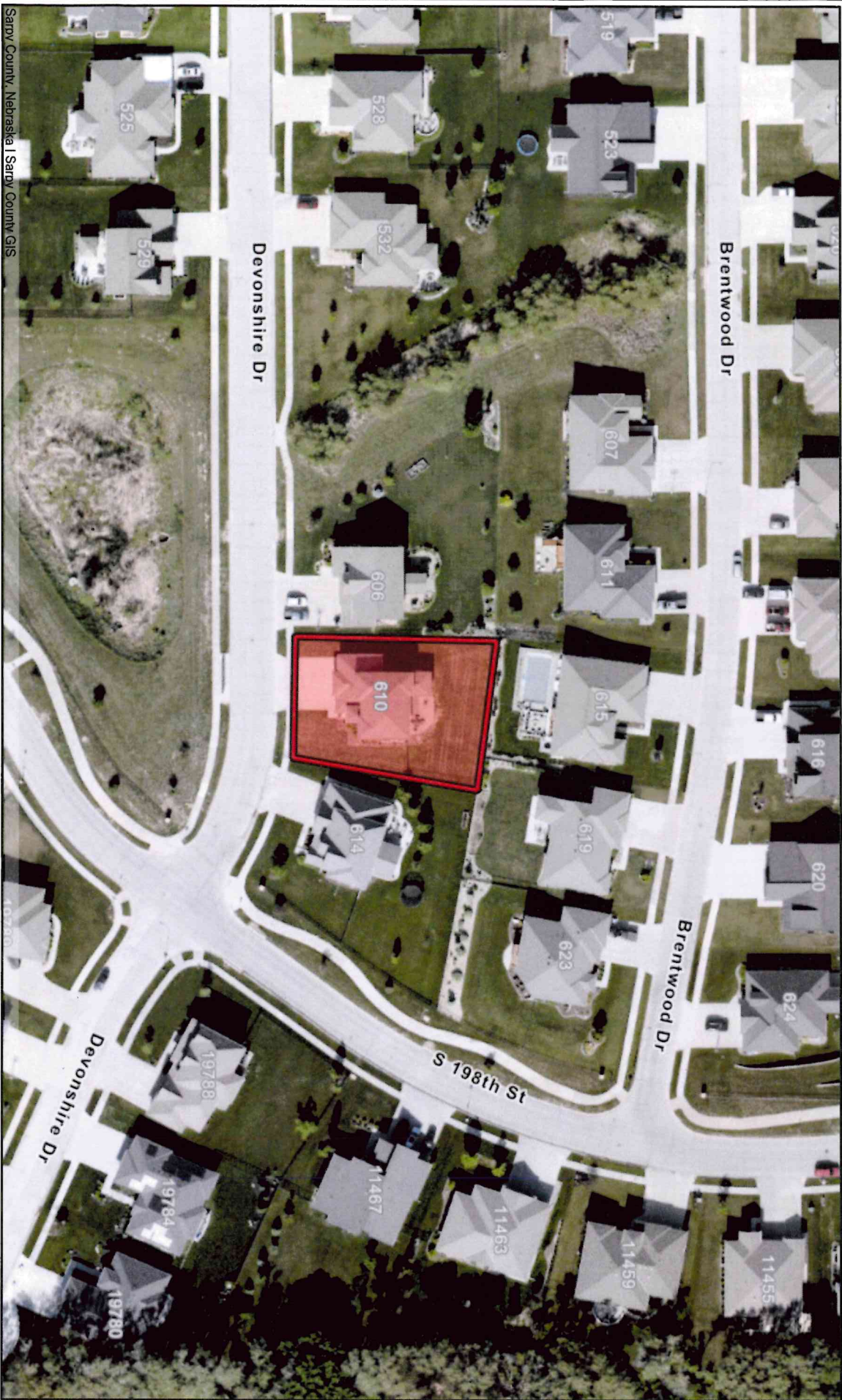
V. Recommendation:

Staff recommends approval of the Conditional Use Permit for an acupuncture office to operate out of the single-family dwelling located at 610 Devonshire Drive with the conditions identified.

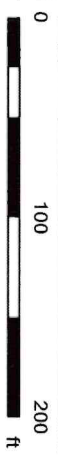
VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

Current Location: Acupuncture Home Occupation - CUP

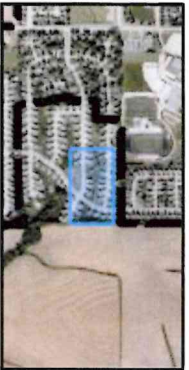


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1471

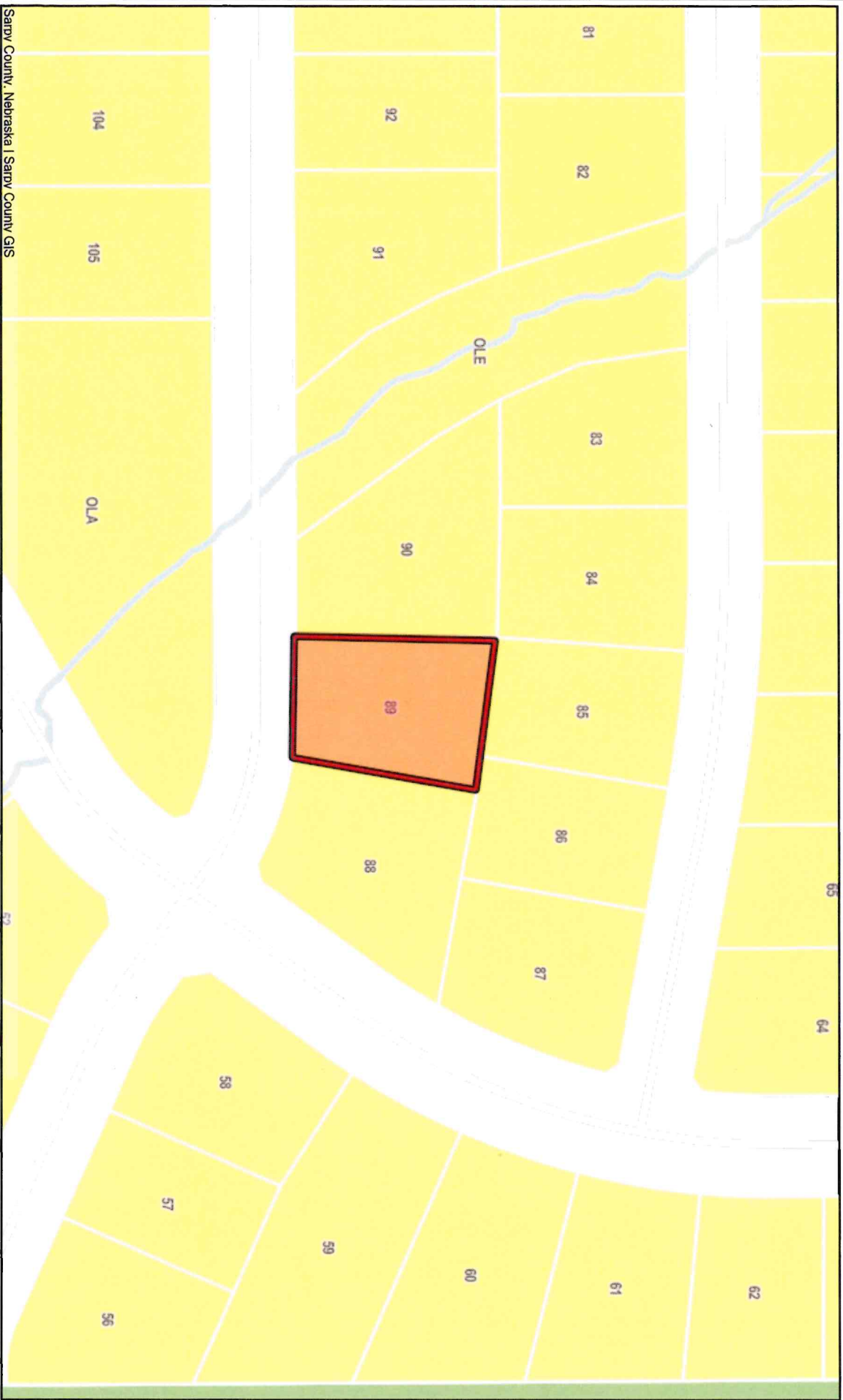
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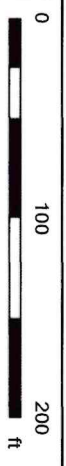
Notes



Current Zoning: Acupuncture Home Occupation - CUP

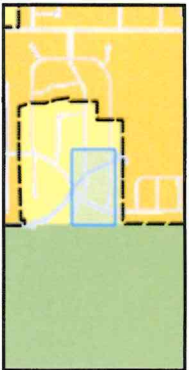


Sarpy County, Nebraska | Sarpy County GIS



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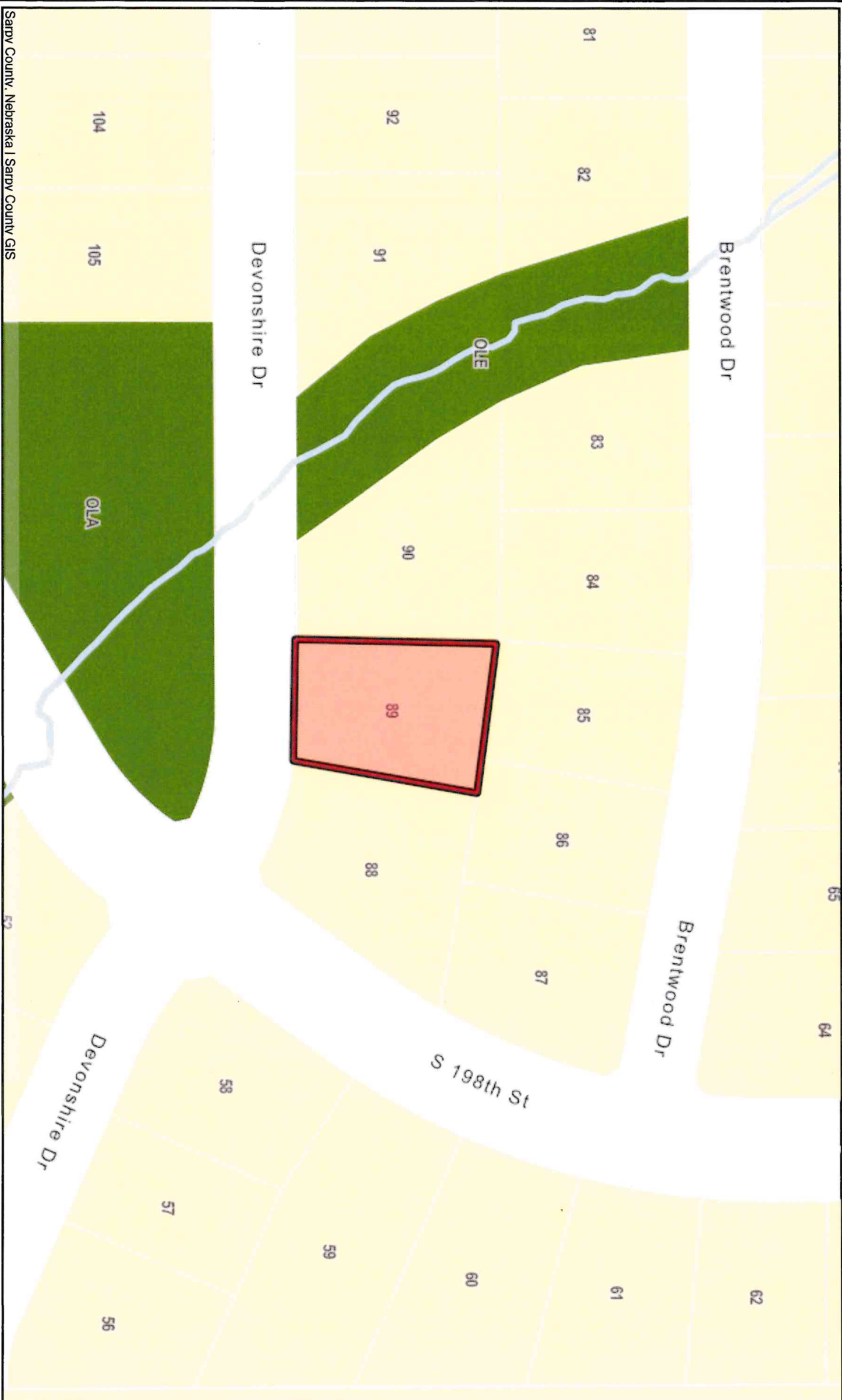
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Notes



Future Land Use: Acupuncture Home Occupation - CUP

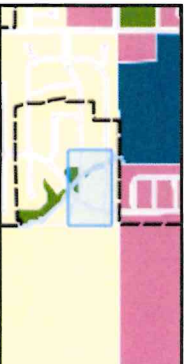


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 1471

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Notes





Proposed location of Acupuncture Home Occupation at 610 Devonshire Drive in Covington 2 facing West near the corner of Devonshire Drive and South 198th Street.

- zoning districts. Occupations defined as Home Occupation II are exempt from a conditional use permit. All home occupations (I and II) are required to have a Home Occupation Registration. Home occupations shall satisfy the standards set forth in Section 8.07 of these regulations.
- 2.3.247.1 HOME OCCUPATION I:** shall include art/craft making, seamstress services, professional offices (real estate/insurance/medical), multi-level marketing, vending services, service businesses (contracting/janitorial/mechanical), instruction (music), consulting, wholesale/catalogue sales, personal service (beauty/barber/massage/tattoo), shops, renting of rooms for residential purposes, and other similar uses. Such uses include on-site sales and services and may include an employee not residing on the premises.
- 2.3.247.2 HOME OCCUPATION II:** shall include home occupations in which an office in the home, including such things as a home phone, computer, etc. are used for telecommuting and/or in deriving other income or sales. This includes business offices for services such as construction, repair and cosmetic services/sales rendered at other locations, internet business, and other similar uses.
- 2.3.248 HOME OCCUPATION REGISTRATION** shall mean a no-fee registration provided to the owner/operator of a home occupation. Such registration shall include (but not limited to) the following:
- 2.3.248.1 Minimum standards for home occupations as provided in this ordinance.
- 2.3.248.2 A conditional use permit is required for Home Occupation I uses except childcare homes.
- 2.3.249 HOMEOWNERS ASSOCIATION** shall mean a private, nonprofit corporation or association of homeowners of properties in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.
- 2.3.250 HOSPICE** shall mean a facility serving as a medical and residential facility for end of life treatment, providing inpatient services and support services for families of the residents and patients.
- 2.3.251 HOTEL** shall mean a building or portion thereof, or a group of buildings, offering transient lodging accommodations on a daily rate to the general public and providing services associated with restaurants, meeting rooms, and recreational facilities. The word "hotel" includes motel, inn, automobile court, motor inn, motor lodge, motor court, tourist court, motorhotel.
- 2.3.252 HOUSE TRAILER** (see Dwelling: Mobile Home)
- 2.3.253 HOUSEHOLD PET** shall mean an animal that is customarily kept for personal use or enjoyment within the home. Household pet shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, fish, and rodents.
- 2.3.254 IMPERVIOUS SURFACE** shall mean a surface that has been compacted or covered with a layer of material making the surface highly resistant to infiltration by water, such as rock, gravel, or clay and conventionally surfaced streets, sidewalks, parking lots, and driveways.
- 2.3.255 INCIDENTAL USE** shall mean a use, which is subordinate to the main use of a premise.
- 2.3.256 INDUSTRY** shall mean the manufacture, fabrication, processing reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.
- 2.3.257 INFILL DEVELOPMENT** shall mean the construction of a building or structure on a vacant parcel located in a predominately built up area.
- 2.3.258 INFILL SITE** shall mean any vacant lot, parcel, or tract of land within developed areas of the City, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, and fire protection have already been constructed or are provided.
- 2.3.259 INOPERABLE MOTOR VEHICLE** shall mean any motor vehicle which: (1) Does not have a current state license plate; or, (2) Which may or may not have a current state license plate, but is disassembled or wrecked in part or in whole, or is unable to move under its own power, or is not equipped as required by Nebraska State Law for operation upon streets or highways. A vehicle which is wholly or partially dismantled shall not be considered inoperable when said vehicle is inside a completely enclosed building.
- 2.3.260 INTENSITY** shall mean the degree to which land is used referring to the levels of concentration or activity in uses ranging from uses of low intensity being agricultural and residential to uses of highest intensity

Section 5.09 R-1 Low Density Residential

5.9.1 Intent: The Low-Density Residential District is intended to permit single family residential developments and other compatible uses.

5.9.2 Permitted Uses:

The following principal uses are permitted in the R-1 District.

1. Single family dwellings.
2. Public and private schools.
3. Public Services.
4. Publicly owned and operated facilities.
5. Public recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pools.

5.9.3 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, hospice, other similar institutions, or philanthropic institutions.
2. Religious institutions.
3. Family Child Care Home II.
4. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

5.9.4 Permitted Accessory Uses:

The following accessory uses are permitted in the R-1 Single-Family Residential District:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
4. Parking for permitted uses as per Section 8.01 through 8.06.
5. Signs allowed in Section 7.01 through 7.04.
6. Home Occupations, as per Section 8.07.
7. Temporary buildings incidental to construction work where such building or structures are removed upon completion of work.
8. Family Child Care Home I
9. Landscaping as required by Section 9.03
10. Incidental public safety uses such as emergency sirens
11. Amateur radio towers and associated facilities, per Section 8.08

5.9.5 Height and Lot Requirements:

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard ² (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling (existing development ³)	10,000	80	25	7.5	25	15	35	35/50
Single-family Dwelling (future development ³)	10,000	80	25	7.5	25	25	35	35/50
Other Permitted and Conditional Uses	10,000	80	25	7.5	25	15	35	35/50
Accessory Buildings	-	-	50	8	5	15	17 ⁴	10 ¹

¹ Provided that the total area of all of the accessory structures does not exceed 720 square feet and the total lot coverage of all buildings does not exceed 50 percent.

² Future development shall be defined as all new subdivisions created after the date of passage of this Ordinance.

³ Existing development shall be defined as existing prior to the adoption of this ordinance and shall not include any replatting or lot splits done after the date of original adoption.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

-
- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

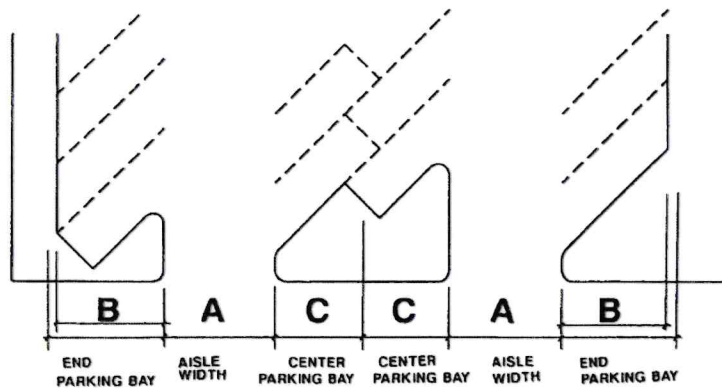
the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

- 8.5.6 Passenger Loading Zones shall provide an access aisle at least 60 inches (1525mm) wide and 20 feet (240inches) (6100mm) long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Section 8.06 Off-Street Parking Design Criteria

- 8.6.1 Standard parking stall dimensions shall not be less than 9 feet by 20 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

Parking Configuration			
	90-degree	60-degree	45-degree
Aisle Width (A)			
One-way traffic	----	18 feet	14 feet
Two-way traffic	24 feet	20 feet	20 feet
End Parking Bay Width (B)			
Without overhang	18 feet	20 feet	19 feet
With overhang	16 feet	18 feet	17 feet
Center Parking Bay Width (C)	18 feet	18 feet	16 feet



- 8.6.2 Minimum dimensions for a parallel parking space shall be nine feet by 23 feet
- 8.6.3 Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission and City Council upon recommendation of the Zoning Administrator and City Engineer

Section 8.07 Home Occupations

The following are the minimum standards required for a Home Occupation:

- 8.7.1 No external evidence of the home occupation with the exception of one unlighted nameplate of not more than two square foot in area attached flat against the building located on local or collector streets. However, four square feet in area may be attached flat against the building located on arterial streets.
- 8.7.2 Advertising displays and advertising devices displayed through a window of the building shall not be permitted.
- 8.7.3 No more than 50 percent of the home can be used for the home occupation. This percentage is inclusive of any detached accessory buildings used for Home Occupations.
- 8.7.4 Home occupations shall employ no more than one full-time or part-time employee on-site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by the non-resident employee.
- 8.7.5 Unless expressly permitted by a conditional use permit, no retail sales are permitted from the site other than incidental sales related to services provided.
- 8.7.6 No exterior storage is permitted.
- 8.7.7 Additional off-street parking may be required for the business.

- 8.7.8 If home occupation is for a business office for services rendered at another location then not more than two (2) business or employee vehicles parked on or adjacent to the home occupation property at any one time; provided only one said vehicle may be allowed to park on street right-of-way. Construction or maintenance equipment shall not be stored on the property other than in an enclosed garage; provided one (1) piece of equipment shall be counted as one (1) of the two (2) business or employee vehicles allowed. For the purpose of enforcement of the home occupation provisions of this ordinance, a piece of construction equipment parked on a trailer shall be counted as a single business vehicle. A trailer being pulled by another vehicle, however, shall be counted as two (2) vehicles. Personal vehicles of occupants of the residential dwelling shall not be included in the count of number of business or employee vehicles.
- 8.7.9 No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
- 8.7.10 Home Occupation Registration shall be required.
- 8.7.11 Conditional use permit is required, except for Home Occupation II uses and Family Child Care Home I.
- 8.7.12 Child Care Homes and Child Care Centers shall require a certificate signed by the State of Nebraska Fire Marshall.
- 8.7.13 All fees shall be paid in accordance with the Master Fee Schedule.
- 8.7.14 All activities within a home occupation must be able to operate on normal household utilities including electricity.
- 8.7.15 All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebr. R. R. S. 1943, Sec. §71-1902. All business related to Adult Care Centers shall be in accordance with all applicable state statutes.

Section 8.08 Wireless Communication Towers

8.8.1 Intent:

Based upon the Communications Act of 1934, as amended by the Telecommunications Act of 1996 (the Act) grants the Federal Communications Commission (FCC) exclusive jurisdiction over certain aspects of telecommunication services. This section is intended to regulate towers, telecommunications facilities and antennas in the City in conformance with the Act without prohibiting or tending to prohibit any person from providing wireless telecommunication service. Telecommunication facilities, towers and antennas in the City's jurisdiction, to protect residential areas and land uses from potential adverse impact of installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use / collocation of towers and other antenna support structures rather than the construction of additional single use towers, to avoid potential damage to property caused by towers, telecommunications facilities and antennas by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, repaired and removed when no longer used or are determined to be structurally unsound and to ensure that towers and antennas are compatible with surrounding landuses.

8.8.2 Definitions:

All terms in this Section which are not specifically defined herein shall be construed in accordance with the Communications Act of 1934, the Telecommunications Act of 1996 and the Rules and Regulations of the Federal Communications Commission (FCC). As used in this Section, the following terms shall have the following meanings:

1. **ANTENNA** shall mean a device, designed and intended for transmitting or receiving television, radio, or microwave signals, direct satellite service (including direct-to-home satellite service), and/or video programming services via multi-point distribution services.
2. **ANTENNA SUPPORT STRUCTURE** shall mean any building or structure other than a tower which can be used for location of telecommunications facilities.
3. **APPLICANT** shall mean any person that applies for a Tower Development Permit.
4. **APPLICATION** shall mean a process by which the owner of a tract of land within the zoning jurisdiction of the City submits a request to develop, construct, modify, or operate a tower upon such tract of land. The term application includes all written documentation, verbal statements, and representations, in whatever, formal forum, made by an applicant to the City concerning such request.

EUSTERWIEMANN/RUSSELL A
19789 DEVONSHIRE DR
GRETNA, NE 68028

SID # 303
2120 S 72ND ST STE 1200
OMAHA, NE 68124

COVINGTON 2 HOMEOWNERS
PO BOX 414
GRETNA, NE 68028

BOWMAN ANNIE & KYLE
620 BRENTWOOD DR
GRETNA, NE 68028

SNELLMAN-ALEXANDER/LISABET
604 BRENTWOOD DR
GRETNA, NE 68028

WEBERG/JAMES F & TRICIA J
526 BRENTWOOD DR
GRETNA, NE 68028

CANFIELD/CHARLIE M & SUSAN KAY
612 BRENTWOOD DR
GRETNA, NE 68028

JOHNSON TYLER A & NIKKI G
608 BRENTWOOD DR
GRETNA, NE 68028

BROWN ZACHARY & DANIELLE
616 BRENTWOOD DR
GRETNA, NE 68028

RIGGINS/TRICIA
615 BRENTWOOD DR
GRETNA, NE 68028

JACKSON/JOSEPH D & MONICA N
606 DEVONSHIRE DR
GRETNA, NE 68028

FEEKIN ALEXANDER W & KAELEE
611 BRENTWOOD DR
GRETNA, NE 68028

619 BRENTWOOD DR
GRETNA, NE 68028

COGSWELL TYLER E & KELSEY
532 DEVONSHIRE DR
GRETNA, NE 68028

TINSLEY/DONALD L & SOMMER M
623 BRENTWOOD DR
GRETNA, NE 68028

WHISLER BRYAN A & TAWN I L
523 BRENTWOOD DR
GRETNA, NE 68028

**BIGGERSTAFF/MARC JOSEF & ANN
ELIZABETH**
528 DEVONSHIRE DR
GRETNA, NE 68028

BROWN REALM LLC
519 BRENTWOOD DR
GRETNA, NE 68028

BEITING/JOEL & RACHEL
614 DEVONSHIRE DR
GRETNA, NE 68028

LOUREY/LISA S
610 DEVONSHIRE DR
GRETNA, NE 68028

JOHNSON KALAB & TERA
529 DEVONSHIRE DR
GRETNA, NE 68028

EICKHOFF/JEREMY J & MICHELLE M
607 BRENTWOOD DR
GRETNA, NE 68028

SID # 303
2120 S 72ND ST STE 1200
OMAHA, NE 68124



City of Gretna
Zoning Department
204 N. McKenna Ave
Gretna, NE 68028
402-332-3336

TEXT AMENDMENT APPLICATION

I Stan Beard, Jr. do hereby make an application to change the Zoning Code of the City of Gretna as herein requested.

APPLICANT:

PRINT NAME: Stan Beard, Jr. PHONE: 979-388-3237

ADDRESS: 327 FM 2004 Lake Jackson, TX. 77566
(Street, City, State, and Zip)

SIGNATURE: _____ DATE: 01-08-2026

APPLICANT'S REPRESENTATIVE:

PRINT NAME: John Chamberlin PHONE: 913-940-3650

ADDRESS: 7900 College Blvd, Suite 500, Overland Park, KS 66210
(Street, City, State, and Zip)

SIGNATURE: _____ DATE: 01-08-2026

1. Written Description of Request – Amending the text of the Zoning Ordinance is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor.

Amend/add a subsection to Section 7 of the City's Zoning Regulations to increase the allowable square footage to 600 square feet and allowable maximum height to 130 feet for pole signs located on lots that directly abut Interstate 80 Right-of-Way in the Good Life District under the following zoning districts: HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.

2. Reasons for proposed text amendment to the Zoning Ordinance

This proposed text amendment will allow for consistent signage opportunities for Good Life District users abutting Interstate 80 with what was previously allowed by Sarpy County and is now legal, non-conforming. Approval of this Zoning Text Amendment will also bring several pole signs currently existing in the area into conformance with City of Gretna zoning regulations.

3. Is this proposed text amendment consistent with the Comprehensive Plan adopted by the City of Gretna?

Yes

4. Does this text amendment conflict with any provisions / ordinances within the City of Gretna Municipal Code?

No

Application fee of \$300.00 for Text Amendment Request is required at the time this application is submitted to the City of Gretna

By signing this application below, I hereby attest to the truth and accuracy of all facts and information presented with this application. I understand that any incorrect information in this application may result in the application being deemed incomplete, which may increase the time needed to process this request.

Stan Beard Jr.
Printed Name

Signature

Telephone Number
979-388-3237
Date 01-08-2026

For Office Use Only

Received By: _____ Received Date: _____

Application Fee Paid Receipt Number: _____



210.664.3221 apexsigngroup.com

PRESENTATION DRAWING

Client:

Client's Location:

Sales Rep:

Project Manager:

PM Approval:

Date:

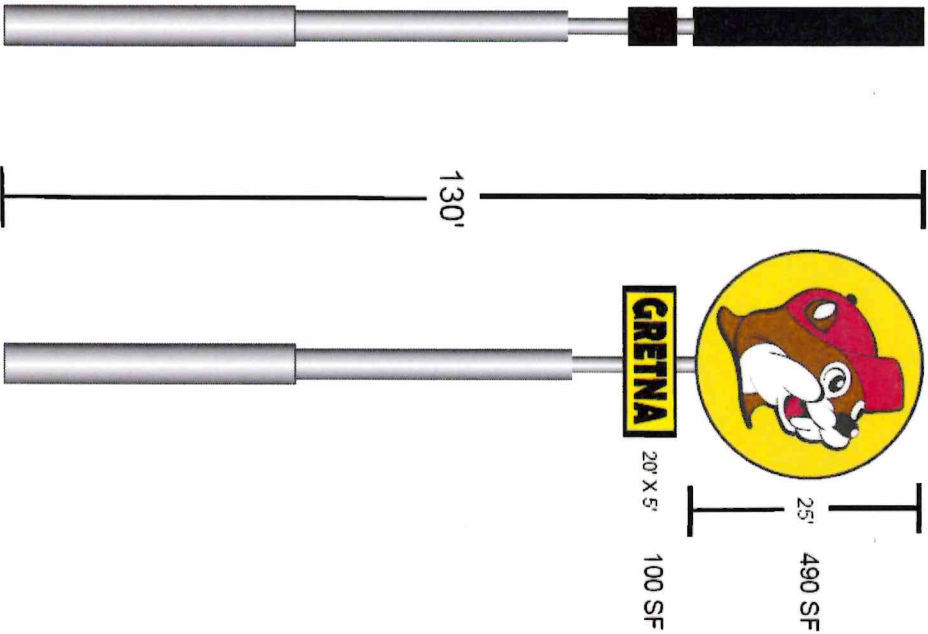
Drawn By:

Revision:

Work Order#

*THIS SIGN IS INTENDED TO BE INSTALLED IN A PUBLIC PLACE AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL ORDINANCES AND REGULATIONS OF THE SIGN.

THIS IS AN ORIGINAL UNREGISTERED DRAWING CREATED BY SMS SIGNS. IT IS THE PROPERTY OF SMS SIGNS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SMS SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IT IS TO BE USED REPRODUCED COPIED OR EXHIBITED IN ANY FASHION.



**OPPOSITE VIEW
LOGO FACES LEFT**

LOGO COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK □ WHITE

SCALE: 3/16" = 1'-0"



Zoning Text Amendment – Pole Signs in the Good Life District

I. General Information

- A. Applicant: Stan Beard, Jr., 327 FM 2004 Lake Jackson, TX 77566

II. Background Information

- A. Description of Request: The applicant is requesting to amend/add a subsection to Section 7 of the City's Zoning Regulations to increase the allowable square footage to 600 square feet and allowable maximum height to 130 feet for pole signs located on specific lots:
- That directly abut Interstate 80 Right-of-Way,
 - Are located in the Gretna Good Life District, and
 - Are zoned as: HC Highway Commercial, FX Flex Space, I-1 Light Industrial, or I-2 Heavy Industrial.
- B. Existing Conditions: Current Zoning Regulations allow for pole signs both single-legged and double-legged in the HC Highway Commercial, FX Flex Space, I-1 Light Industrial and I-2 Heavy Industrial zoning districts. Height requirements in all districts are currently 45 feet, and allowed square footage varies from 100 to 200 square feet. Current setbacks for pole signs are 20 feet along collector or arterial streets, 10 feet for all other streets, and 5 feet from interior property lines. All pole signs are allowed via a Conditional Use Permit.
- C. Applicable Regulations:
Section 7: Signs

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):
Parcels which abut Interstate 80 Right-of-Way and are located within the Gretna Good Life District fall into one of four districts defined in the Future Land Use map: Regional Commercial, Employment & Industry, Industrial & Flex, and Mixed-Use District. The Regional Commercial and Employment & Industry districts specifically call out enhanced wayfinding signage.

IV. Review Comments:

A number of considerations went into the parameters of this text amendment and include: Gretna is 1 of only 5 areas of the State with a Good Life District; Gretna's Good Life District encompasses properties along Interstate 80 (Kearney is the only other city with GLD property abutting an interstate); an objective of the GLD legislation is to attract visitors, especially those travelling; and with specific requirements, these signs will be limited to this area.

While reviewing the specific requirements, staff identified the need for a maximum setback to Interstate 80 Right-of-Way that should be established to keep these signs visible from and closely along the Interstate to ensure the travelling public has information in a timely manner. Additionally, it is suggested that based on the size of these signs, the cabinet of the sign should be allowed to overhang the setback but shall not overhang the property line or any utility easement. Finally, these signs must be located on the same property as that of the sign subject matter; otherwise it becomes classified as another type of sign that is regulated by others.

V. **Recommendation:**

Staff recommends approval of the Zoning Text Amendment as proposed.

VI. **Attachments to Report:**

- A. Applicant Information
- B. Proposed Ordinance Changes

Section 7.02 (7) Special Signage Conditions

The following special conditions apply to stand-alone ATM's, Coffee Kiosks and other Kiosks, and Pole Signs on dedicated lots in the Gretna Good Life District.

- A. Stand-alone ATM's may have the following:
 - One wall sign on each exterior wall provided each wall sign does not exceed 10 percent of the applicable exterior wall and the total shall not exceed 40 square feet in size.
 - Where a canopy is integrated into the ATM, a canopy sign may be placed on each face of the ATM, provided the overall height of the canopy and sign do not exceed 24 inches. In addition, the overall size of all canopy signs shall not exceed 40 square feet.
 - Directional signage shall be contained on the ATM, painted within a drive lane or in any curbing defining a drive lane.
 - All signs are subject to the required permitting process of this Ordinance.
 - Said signage may be incorporated with lighting plan and backlit in order to provide for greater security on the premises.

- B. Coffee Kiosks and other Kiosks may have the following:
 - One wall sign on each exterior wall not used for drive-up service, provided each wall sign does not exceed 10 percent of the applicable exterior wall and the total shall not exceed 40 square feet in size.
 - Where a canopy is integrated into the Coffee Kiosks / Kiosks, a canopy sign may be placed on each face of the Coffee Kiosk / Kiosks, provided the overall height of the canopy and sign do not exceed 24 inches. In addition, the overall size of all canopy signs shall not exceed 40 square feet.
 - Directional signage shall be contained on the Coffee Kiosk /Kiosk, painted within a drive lane or in any curbing defining a drive lane
 - Window signs limited to menu boards and daily specials shall not require a sign permit.
 - All signs are subject to the required permitting process of this Ordinance, unless otherwise noted.

- C. This section shall apply to only pole signs located on property abutting Interstate 80 Right-of-Way and within the Gretna Good Life District boundary:
 - Property shall be located in the Gretna Good Life District and zoned HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.
 - Property shall abut Interstate 80 Right-of-Way.
 - Pole Signs shall be located on-premises, no taller than 130 feet encompassing all supports, sign face, and structural components, and shall be no larger than 600 square feet in gross area.
 - Poles shall meet the outlined minimum setback of 20 feet.
 - Sign cabinet may overhang the setback but shall not overhang the property line or any utility easement.
 - Sign shall have a maximum setback equal to the sign height plus the minimum setback from the property line.



REZONING & COMPREHENSIVE PLAN AMENDMENT REQUEST PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Building & Zoning Department per the annual Planning Commission Review Schedule. (Meetings are normally held on the fourth Tuesday of each month).
- Residential **ONLY** (No commercial or industrial mix) - **Payment of \$400.00 non-refundable** filing fee.
- Commercial or Industrial – **Payment of \$500.00 non-refundable** filing fee.
- Mixed-Use – **Payment of \$700.00 non-refundable** filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. The City will notify property owners of the requested action.
- Applicant will submit five large site plans (scale 1" - 50') and five small (8 ½ x 11) site plans of the property showing all existing easements, existing and proposed structures, the current zoning and land use, as well as the zoning and land use of all adjacent properties. If multiple zoning classifications are requested, these site maps must be prepared to scale for each classification.
- The City will advertise the proposed request at least 10 days prior to the Planning Commission meeting and will post notice on the property.
- You will be notified of the date of the Planning Commission meeting. You should be present at the meeting to respond to any questions that may arise.

Supplemental Information:

Rezoning may be initiated by property owner or authorized agent; Planning Commission or the City Council.

- 0) The Planning Commission will hold a public hearing on the requested item, take public input, and make a recommendation to the City Council .
- 1) The City will prepare the necessary ordinance for rezoning.
- 2) The City Council will hold a public hearing on the requested item.
- 3) With affirmative action, the City Council will conduct the first reading of the ordinance .
- 4) The City Council, at subsequent meetings, will conduct the second and third readings of the ordinance and adopt the ordinance.
- 5) The ordinance is effective, the property rezoned, and the Comprehensive Plan amended 15-days after publication of the adopted ordinance.



East: INTERSTATE 80 West: AGRICULTURE AND INDUSTRIAL

Adjoining Property Comp Plan Designation:

North: I/F & CC South: RN

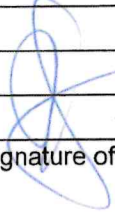
East: NONE West: I/F

Actual Use: North: FX & RE South: TA

East: NONE West: TA & AG

Describe the reason for the rezoning and Comp Plan amendment application, the nature and the operating characteristics of the proposed use:

The subject property is located near the southeast corner of 234th Street and Highway 6, also known as Lot 2, Sanford Addition. The application intends to split the property into several industrial lots. This Comp Plan amendment is accompanying a preliminary plat and rezoning. Please see the provided Comp Plan Exhibit for additional details.

 - Self Skill - Agent for Applicant
Signature of Applicant's Representative

1/15/20
Date

Signature of Applicant

Date

Official Office Use Only

Date Accepted _____ Accepted By _____

Amount Paid _____ Cash or Check No. _____ Receipt No. _____

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF LOT 2, SANFORD ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 22, AND ALSO TOGETHER WITH OF LOT 4, GRETNA HILL ESTATES, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N52°52'05"E, A DISTANCE OF 637.42 FEET; (2) THENCE N56°49'03"E, A DISTANCE OF 568.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, GRETNA HILL ESTATES; THENCE N56°39'16"E ALONG THE NORTHERLY LINE OF SAID LOT 4 GRETNA HILL ESTATES, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6, A DISTANCE OF 631.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, SAID GRETNA HILL ESTATES; THENCE S33°19'27"E ALONG THE EASTERLY LINE OF SAID LOT 4, GRETNA HILL ESTATES, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, A DISTANCE OF 414.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, GRETNA HILL ESTATES, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO BEING ON SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION; THENCE N89°55'58"E ALONG SAID NORTHERLY LINE OF LOT 2, SANFORD ADDITION SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3, GRETNA HILL ESTATES, AND ALSO THE SOUTHERLY LINE OF LOT 1, SAID GRETNA HILL ESTATES, A DISTANCE OF 849.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, GRETNA HILL ESTATES, AND ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S00°06'08"E, A DISTANCE OF 975.15 FEET; (2) THENCE S60°25'07"W, A DISTANCE OF 689.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SANFORD ADDITION; THENCE S89°58'36"W ALONG THE SOUTHERLY OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE INTERSTATE HIGHWAY NO. 80, A DISTANCE OF 719.95 FEET TO THE NORTHEAST CORNER OF LOT 1, NOLAN SUBDIVISION, A SUBDIVISION LOCATED IN SAID SECTION 22, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF NW1/4 OF SAID NE1/4 SECTION 22; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, NOLAN SUBDIVISION A DISTANCE OF 181.07 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID SANFORD ADDITION; THENCE N00°01'07"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SANFORD ADDITION; THENCE S89°58'53"W ALONG SAID SOUTHERLY LINE OF LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, SANFORD ADDITION, A DISTANCE OF 1089.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SANFORD ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, SANFORD ADDITION, AND ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET; THENCE N00°04'37"W ALONG THE WESTERLY LINE OF SAID LOT 2, SANFORD ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 234TH STREET, A DISTANCE OF 418.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,884,386 SQUARE FEET OR 66.216 ACRES, MORE OR LESS.

E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100
Omaha, NE 68154

402.895.4700

Fax 402.895.3599

LETTER OF TRANSMITTAL

DATE	January 15, 2026	JOB NO.	P2025.146.001
ATTENTION	Reggie Wortman		
RE:			
	Linoma Industrial		
	Comp Plan Amendment		

TO City of Gretna Building and Zoning Department

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1			Comp Plan Amendment Application & Fee \$500
5			Comp Plan Exhibit(Full Size)
5			Comp Plan Exhibit (8 1/2 x 11)
1			Email of Submittal PDF's

THESE ARE TRANSMITTED as checked below:

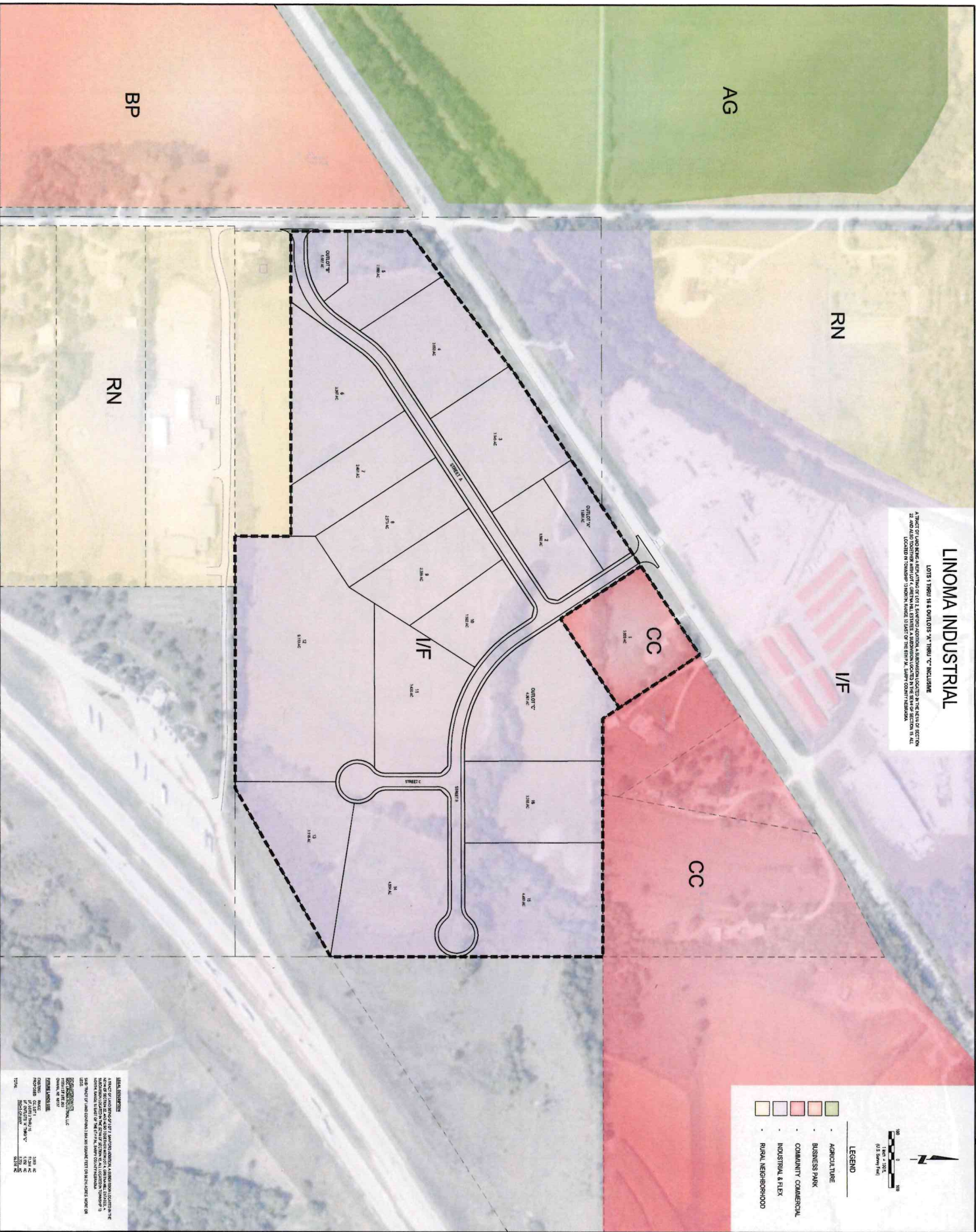
- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Jeff Stoll

If enclosures are not as noted, kindly notify us at once

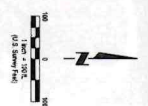


LINOMA INDUSTRIAL
 LOTS 1 THROUGH 14, OUTLOTS "A" THROUGH "C" INCLUDING

A TRACT OF UNDIVIDED, SEPARATELY OWNED LOTS 1 THROUGH 14, OUTLOTS "A" THROUGH "C" INCLUDING, SITUATED IN THE CITY OF LINOMA, NEBRASKA, AND LOCATED IN COMMERCE 13.000000, RANGE 13 EAST OF THE 9TH P.M. COUNTY MERIDIAN.

LEGEND

- AGRICULTURE
- BUSINESS PARK
- COMMUNITY COMMERCIAL
- INDUSTRIAL & FLEX
- RURAL NEIGHBORHOOD



DATE SUBMITTED:
 11/15/2011

PROJECT:
 LINOMA INDUSTRIAL

CLIENT:
 E & A CONSULTING GROUP, INC.

DESIGNER:
 E & A CONSULTING GROUP, INC.

SCALE:
 1" = 100'

DATE:
 11/15/2011

BY:
 [Signature]

CHECKED BY:
 [Signature]

APPROVED BY:
 [Signature]

Rev	Description	Date
1	Initial	11/15/2011

COMP PLAN EXHIBIT

LINOMA INDUSTRIAL
 LOTS 1 THROUGH 14, OUTLOTS "A" THROUGH "C"
 SHELBY, NEBRASKA



E & A CONSULTING GROUP, INC.
 Engineering Planning Environmental & Field Services

1800 N. 10th Street, Suite 100, Omaha, NE 68102
 Phone: 402.463.4576 Fax: 402.463.4588
 www.eandagroup.com
 Date of this Certificate of Professional Approval: 11/15/2011

APPLICATION FOR PRELIMINARY PLAT

Subdivider: MDC LINOMA INDUSTRIAL LLC **Date:** 12/22/2025
Address: 11550 I ST STE 200 **Phone:** _____
City/State/Zip: OMAHA, NE 68137

Owners Name: SAME AS SUBDIVIDER **Date:** _____
Address: _____ **Phone:** _____
City/State/Zip: _____


Engineer: E&A Consulting Group, INC. (C/O JEFF STOLL) **Date:** 12/22/2025
Address: 1090 Mill Valley Road, Suite 100 **Phone:** 402.895.4700
City/State/Zip: Omaha, NE 68154

Name of Preliminary Plat Linoma Industrial **Number of Lots** 18
Complete Legal Description See attached
General Location State Highway no. 6 and South 234th Street

1. Does the subdivider have any interest in the land surrounding the preliminary plat?
No Yes _____ If yes, explain _____

2. Will the preliminary plat require a zoning change, conditional use, vacation or other action to complete the development?
No _____ Yes If yes, explain Rezone

3. Does the preliminary plat deviate from the requirements of the subdivision regulations of the City of Gretna or the City's design standard?
No Yes _____ If yes, explain _____


Signature of Applicant

12 22 25
Date

Official Office Use Only

Date Accepted _____ **Accepted By** _____
Amount Paid _____ **Ck No.** _____ **Receipt No.** _____

UTILITIES AND IMPROVEMENTS

FINANCING PERCENT:

	<u>EXISTING</u>	<u>PROPOSED</u> <u>QUANTITY</u>	<u>COST</u>	<u>PRIVATE</u>	<u>SANITARY IMPROVEMENT DISTRICT</u> <u>SPECIAL</u>	<u>GEN. OBGL.</u>
<u>SEWERS:</u>						
Sanitary	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
Storm	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
<u>PAVING:</u>						
Major	_____	_____	_____	_____	_____	_____
Collector	_____	_____	_____	_____	_____	_____
Minor	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Parks/Open	_____	_____	_____	_____	_____	_____
Rec Facilities	_____	_____	_____	_____	_____	_____
Telephone	_____	_____	_____	_____	_____	_____
Water	_____	_____	_____	_____	_____	_____
Gas	_____	_____	_____	_____	_____	_____
Electricity	_____	_____	_____	_____	_____	_____

Above Ground _____

Below Ground _____

Anticipated total taxable valuation: LAND _____

IMPROVEMENTS _____

COVENANTS _____

FILED _____

Specific Zoning Information

<u>ZONING</u>	<u>ACRES</u>	<u>LOTS</u>	<u>UNITS</u>	<u>DENSITY</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
TOTAL RESIDENTIAL:	_____	_____	_____	_____
TOTAL OTHER:	_____	_____	_____	_____

SUBDIVISION REQUEST
PRELIMINARY PLAT
PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meetings of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Payment of \$1,000.00, plus \$10.00 per lot non-refundable filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. City personnel will notify property owners of the requested action.
- A request for a change in zoning shall be applied for concurrently with the preliminary plat.
- Subdivider will submit five large site plans (scale 1" - 20') and five small (8 ½ X 11) site plans. These plans shall be prepared with the following information:
 - Name of subdivision on each sheet, sheet number and total number of sheets, and date prepared.
 - Names and addresses of owners/applicants.
 - Names of adjacent property owners.
 - Name of engineer or surveyor.
 - Names of utility companies to be involved.
 - North arrow and graphic scale (according to subdivision regulations' specs)
 - A vicinity sketch at a scale no greater than (1) inch = four hundred (400) feet and no smaller than (1) inch = two thousand (2000) feet.
 - Contour lines within and adjacent to subdivision, not greater than 2 feet intervals.
 - Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers.
 - Existing and proposed streets or access easements to include; ROW width, paving width, approximate grades, tangent length, curve data and interior angle, angle of intersection, name and/or number of all streets.
 - Sketch of future street system outside of plat where subdivision owns abutting land.
 - Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
 - Lot lines and dimensions; curvilinears should be noted as arc or chord.
 - Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot.
 - Public areas for schools, parks, playgrounds or any other public uses. Wetlands, outlots or utility easements are not appropriate for the required parkland.
 - All existing and proposed easements with locations, widths and distances.
 - All existing and proposed sidewalks, pedestrian ways and bikeways.
 - Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred feet of the boundaries of, within, adjacent to on or within one hundred feet of the proposed subdivision.
 - Minimum building set back lines.
 - Erosion and sediment control plan.
 - Certified accurate survey by engineer or professional land surveyor.
- City will advertise the proposed request at least 10 days prior to the Planning Commission meeting. The property may also be posted by city personnel.
- You will be notified in writing the date of the meeting. You should be present at the meeting to respond to any questions that may arise.

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E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100
Omaha, NE 68154

402.895.4700

Fax 402.895.3599

LETTER OF TRANSMITTAL

DATE	December 23, 2025	JOB NO	P2025.146.001
ATTENTION	Reggie Wortman		
RE:			
	Linoma Industrial		
	Preliminary Plat and Change of Zone Submittal		

TO City of Gretna Building and Zoning Department

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

COPIES	DATE	NO.	DESCRIPTION
1			Prelim Plat Application & Fee \$1,180.00
1			Change of Zone Application & Fee \$400
1			Cover Letter
5			Prelim Plat (Full Size)
5			Prelim Plat (11 x 17)
5			Phase-Line Exhibit
5			Change of Zone Exhibit

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

5 - Post Construction Storm Water Management Plan Exhibit

5 - Paving Plans / 5 - Street Profiles

5 - Storm Sewer Exhibit / 5 - Onsite Wastewater Exhibit

5 - Water Exhibit / 5 - Grading Exhibit

4 - Drainage Study / 2 - 300 ft Certification & Mailing Labels

5 - Source and Use Funds

Email of Submittal PDF's & Preliminary Plat CAD File

COPY TO _____

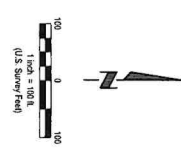
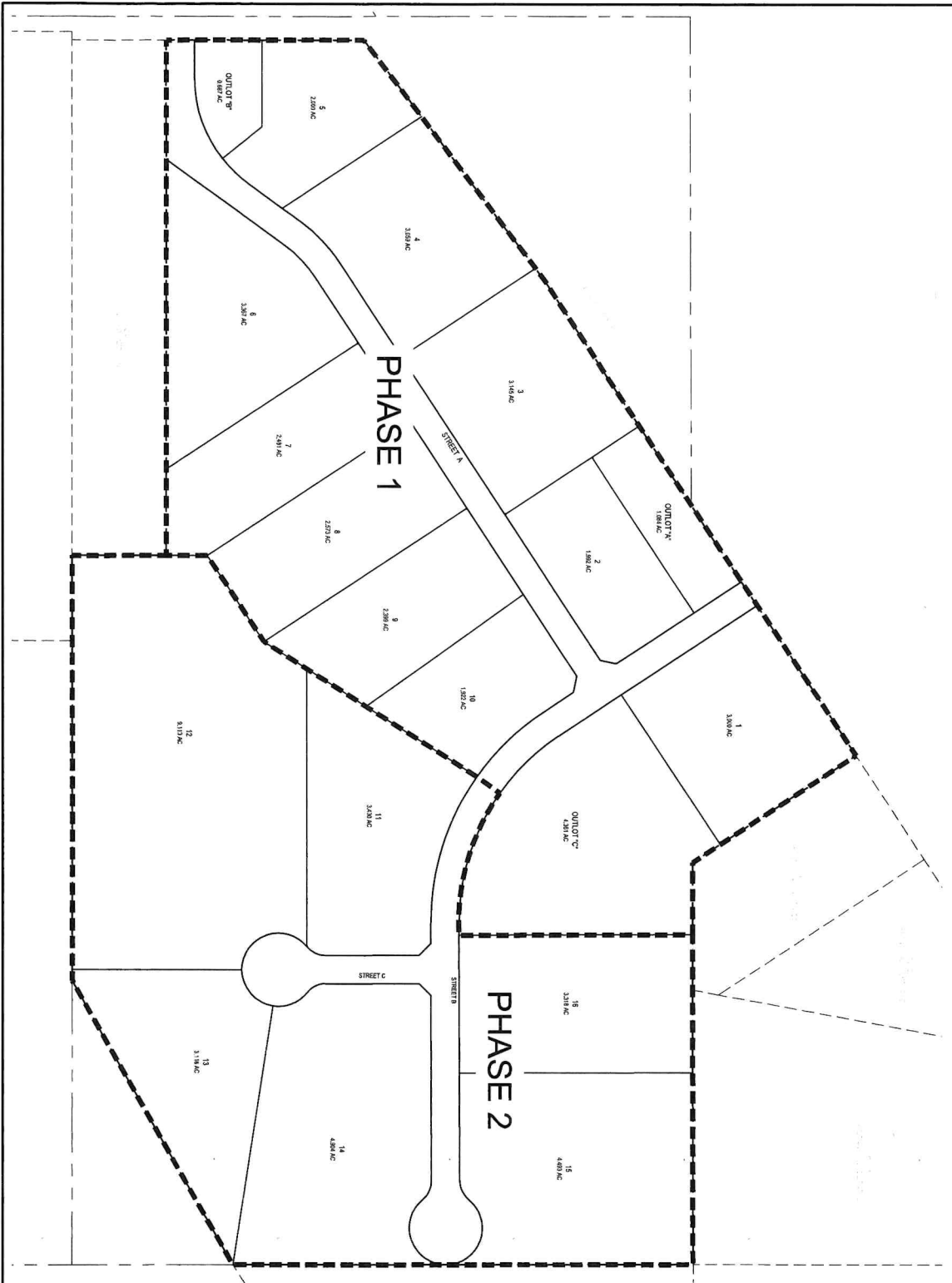
SIGNED: Jeff Stoll

If enclosures are not as noted, kindly notify us at once

LINOMA INDUSTRIAL

LOTS 1 THRU 16 & OUTLOTS "A" THRU "C" INCLUDE

A TRACT OF LAND BEING A SUBDIVISION OF LOT 2, SANGARD ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 22 AND ALSO TOGETHER WITH LOT 4, ORIGINAL ESTATES, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 15, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SANGAR COUNTY, NEBRASKA



- LEGEND**
- BASE OF SANGARD ADDITION
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE

LEGAL DESCRIPTION
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PREPARED BY:
 E & A CONSULTING GROUP, INC.
 15501 ST. STE. 200
 OMAHA, NE 68137

Proj. No.	Date	Revised	Description
P2025-146 (01)	12/02/2025		
Designed By	JSS		
Drawn By	MM		
Scale	1" = 20'		
Sheet	1 of 1		

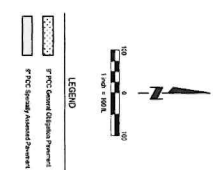
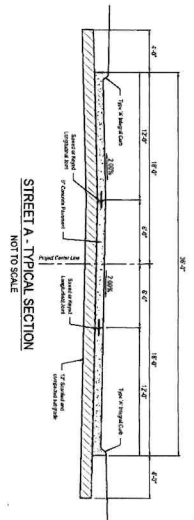
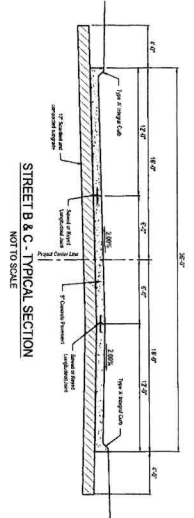
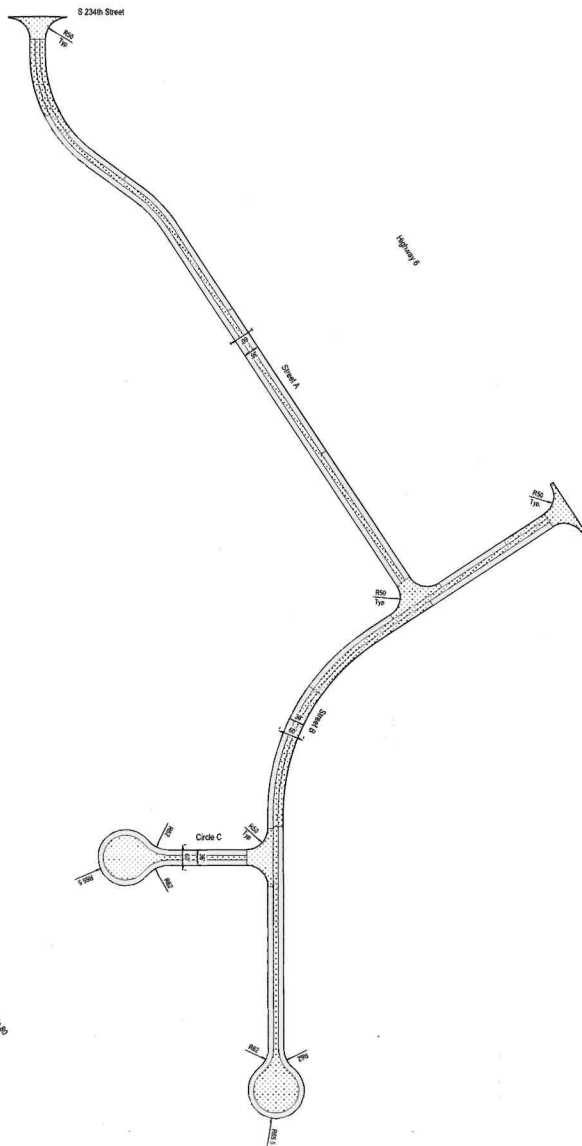
PHASING EXHIBIT

LINOMA INDUSTRIAL
 LOTS 1 THRU 16 & OUTLOTS "A" THRU "C"
 GRETTA, NEBRASKA

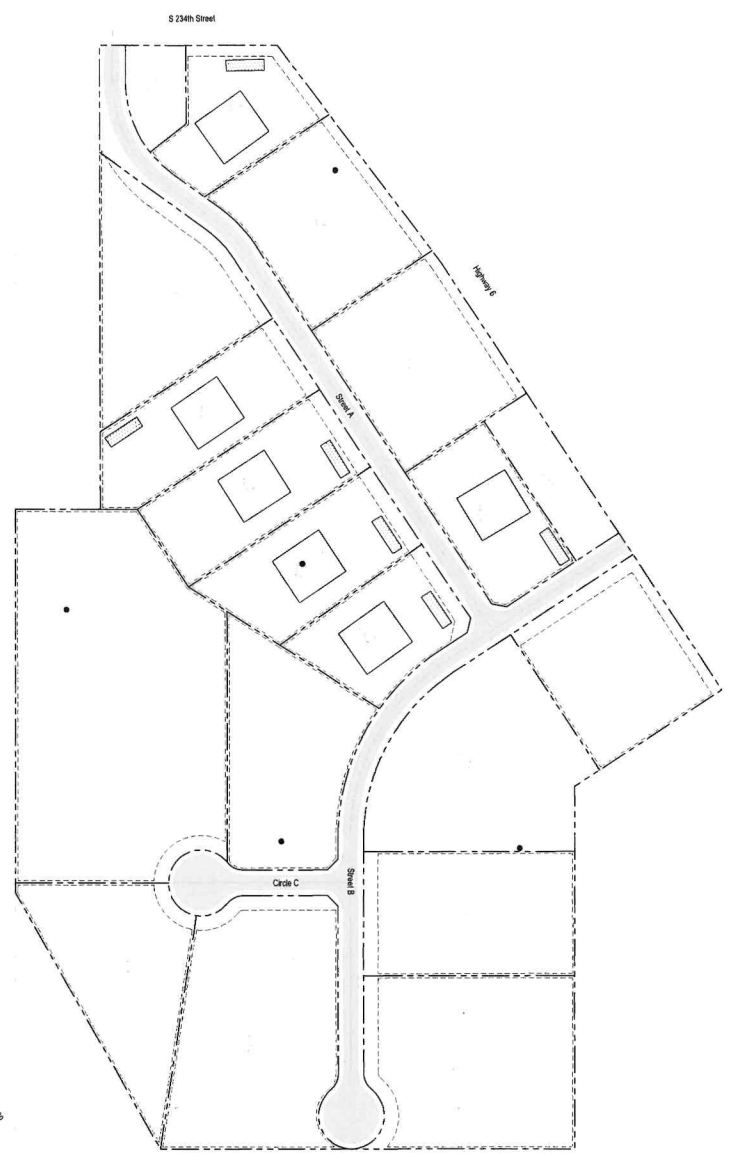


E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

10909 ME Valley Road, Suite 100 • Omaha, NE 68144
 Phone: 402.895.4700 • Fax: 402.894.3089
 www.eaeg.com
 State of NE Certificate of Authorization #CA0008

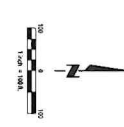
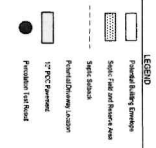


Proj No: P2018.001 Date: 02/22/2018 Drawn By: JAC Scale: AS SHOWN Sheet: 1 of 1	Revision: <table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Description			PAVING EXHIBIT	LINOMA INDUSTRIAL OREGON, MINNESOTA		E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services <small>10750 Hwy 169, P.O. Box 300 • Oriskany, NE 68554 Phone: 402.234.4700 • Fax: 402.234.3338 www.eagroup.com State of NE Contract # ACP1800040000000000</small>
Rev	Description								



Lot No.	Area (sq ft)	Design Population (P _d)	Required Sizing (ft ³)	Provided Sizing (ft ³)	Septic Field Provided (ft ³)
1	12,310	225	225	668	914
2	20,200	225	225	531	914
3	21,210	225	225	531	914
4	28,360	225	225	429	914

- NOTES**
1. This project will utilize sewer rights easements as shown provided by City of Lincoln.
 2. All water service shall be installed in a standard depth of 6" or more.
 3. All utility lines shall be installed in a standard depth of 6" or more.
 4. Building setbacks shall be in accordance with the City of Lincoln's zoning ordinance.
 5. The proposed septic field shall be installed in an area that is not subject to flooding, is not in a flood plain, and is not in a flood hazard area.
 6. The proposed septic field shall be installed in an area that is not subject to flooding, is not in a flood plain, and is not in a flood hazard area.



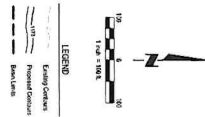
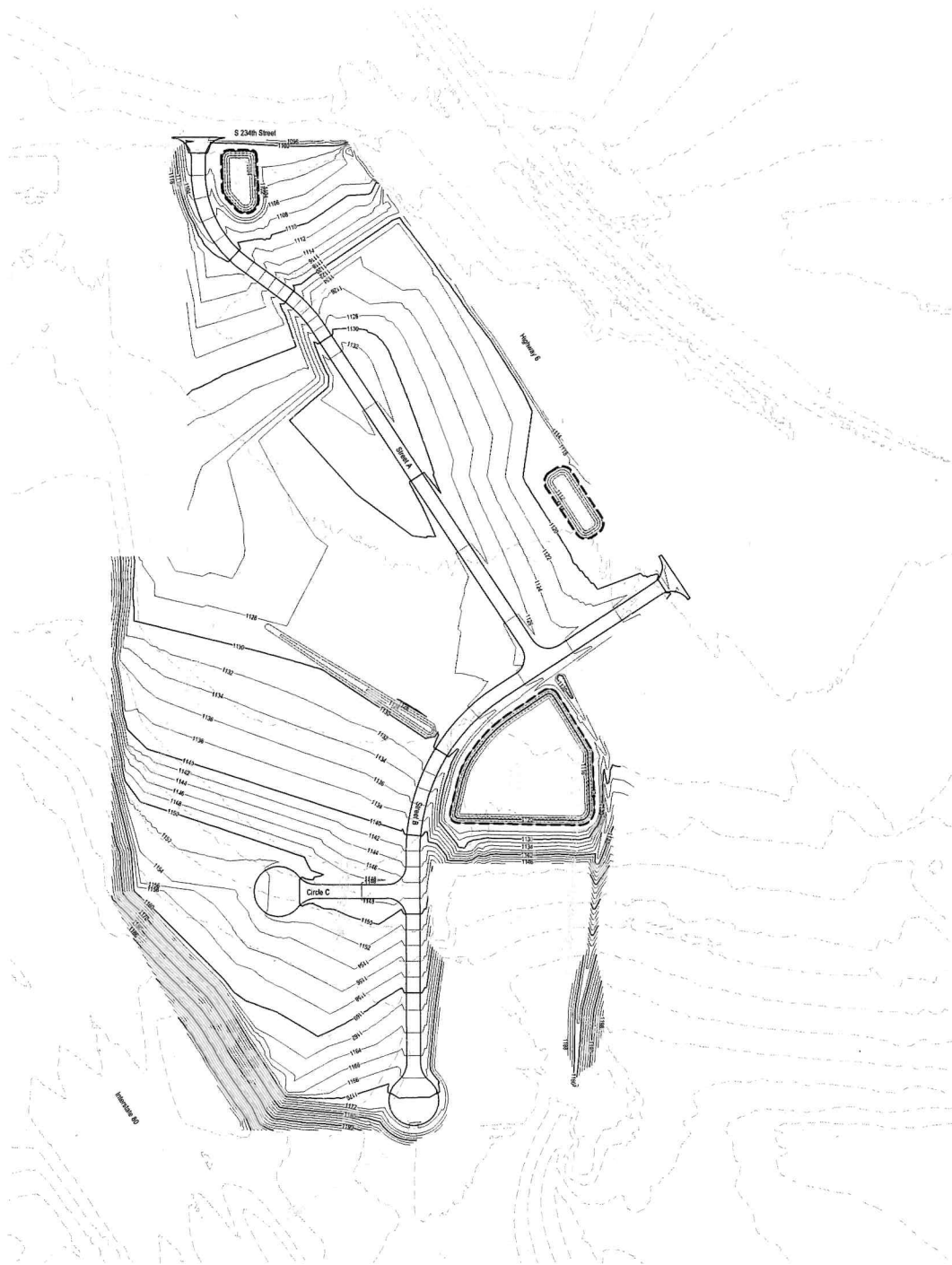
Plan No.	2020-148-01
City	Lincoln, NE
Drawn By	AS
Checked By	AS
Date	05-01-2020
Sheet	1 of 1

ON-SITE WASTEWATER EXHIBIT

LINCOLN INDUSTRIAL
 608 N. 14th Street
 LINCOLN, NE 68502



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 1875 N. 14th Street, Suite 100 • Omaha, NE 68114
 Phone: 402.376.7200 • Fax: 402.376.1000
 www.eandagroup.com
 E & A is an Equal Opportunity Employer M/F/D/V



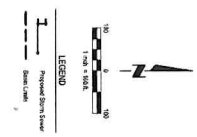
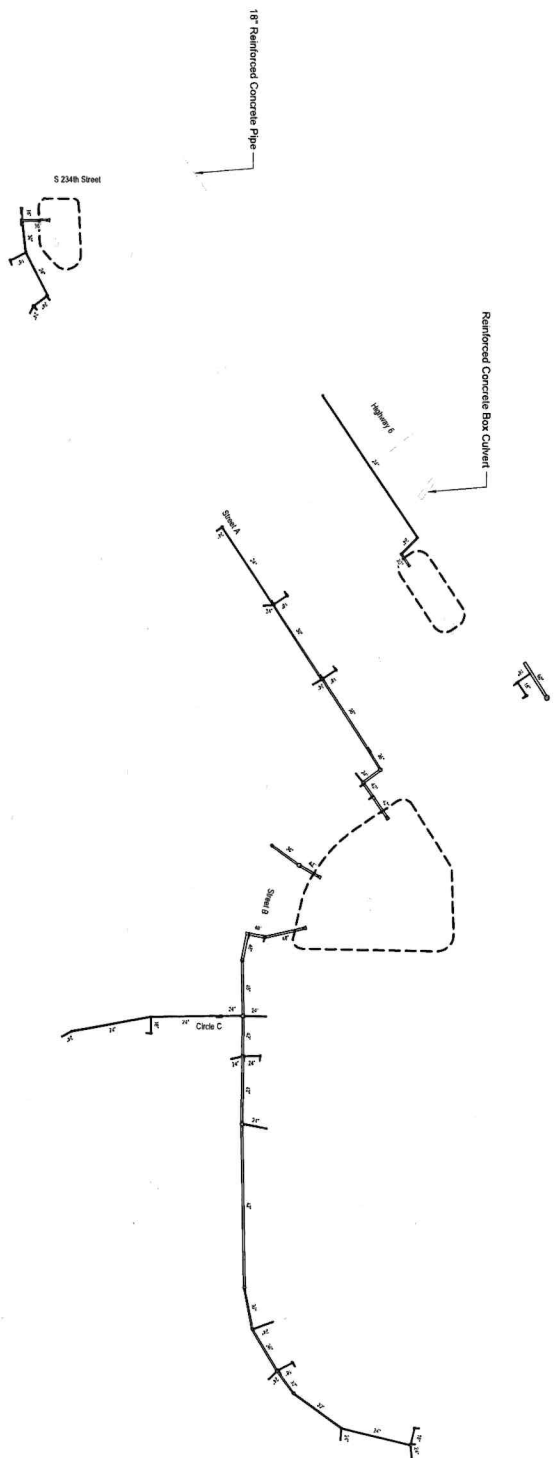
Proj No.	12011-16-01
Date	12/20/2012
Drawn By	MS
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Sheet	1 of 1

Project Name	GRADING EXHIBIT
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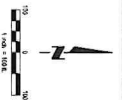
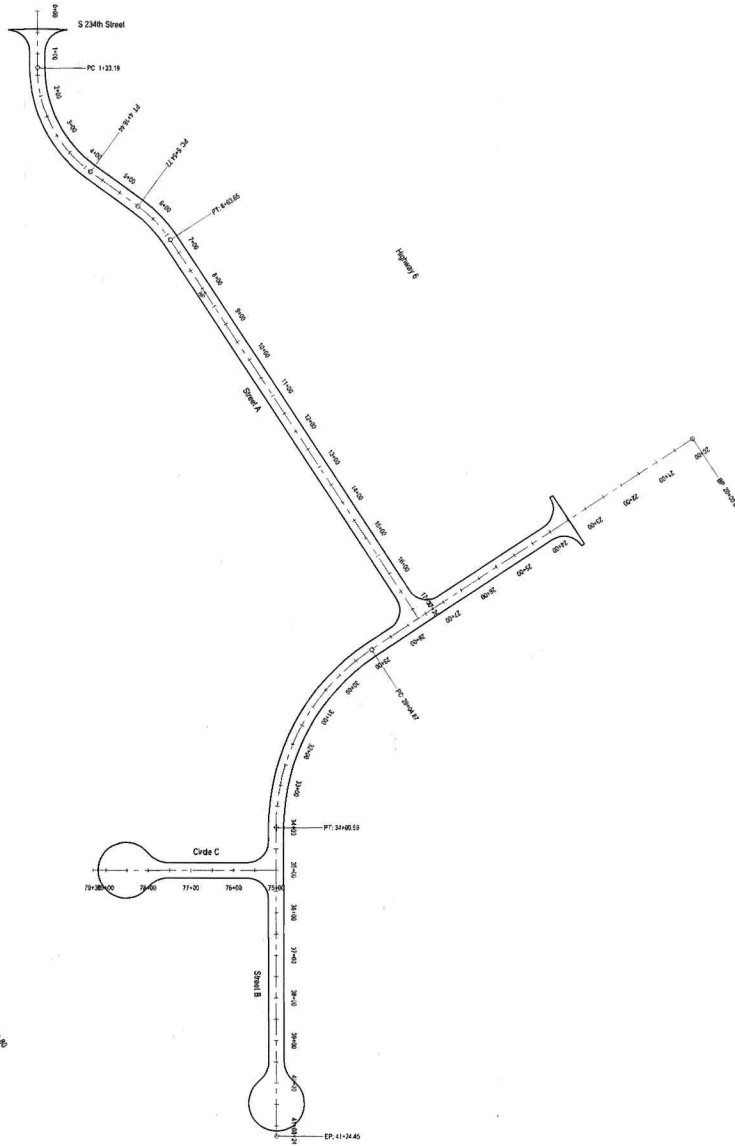
LINOMA INDUSTRIAL
OMAHA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1201 N. 16th Street, Suite 100 • Omaha, NE 68104
Phone: 402.426.4700 • Fax: 402.426.1000
www.eandagroup.com
State of NE Certificate of Registration PC-0001



Project: 150201-101-01 Date: 12/23/2015 Drawn by: JSA Scale: AS SHOWN Sheet: 1 OF 1	Reviser: Date: Description:	STORM SEWER EXHIBIT	LINOMA INDUSTRIAL OREOLA, NEBRASKA		E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services <small>18150 148th Street, Suite 100 • Omaha, NE 68148 Phone: 402.491.9722 or Fax: 402.491.9725 www.ea-cg.com Date of NE Certificate of Authorization #247025</small>
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Project No.	19001-16181
Date	12/20/2013
Designed by	ESL
Drawn by	ESL
Scale	AS SHOWN
Sheet	1 of 1

Revisions	
No.	Description

STREET PROFILES EXHIBIT

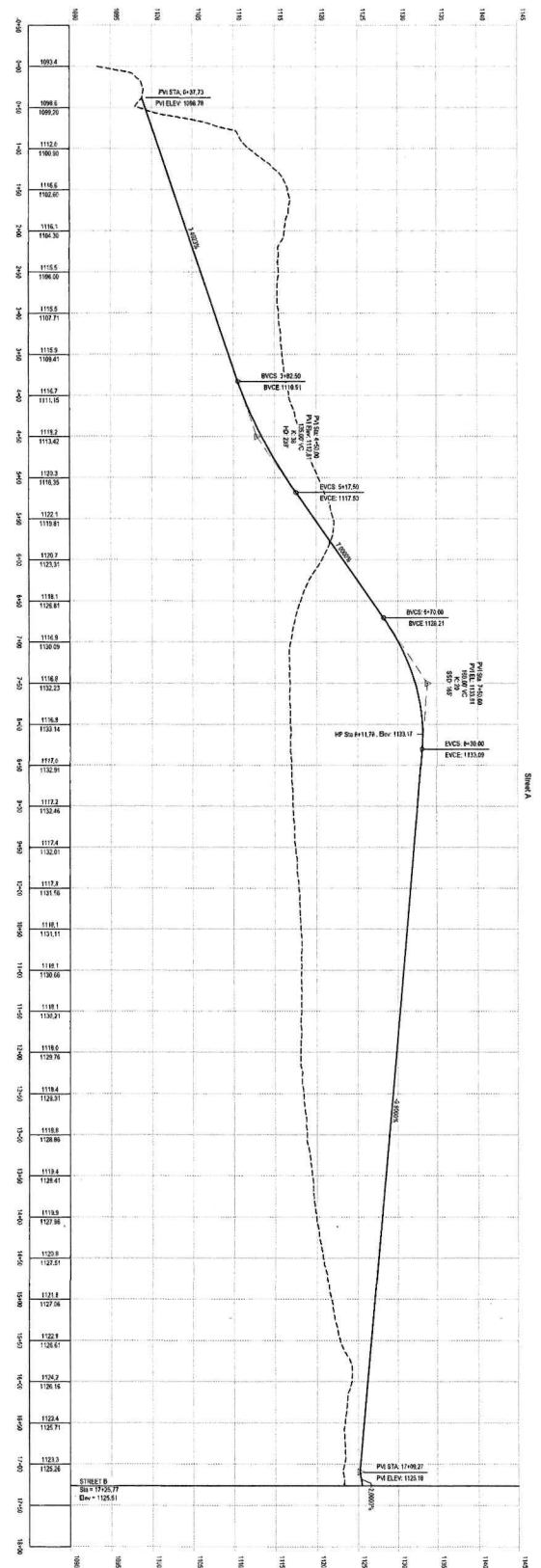
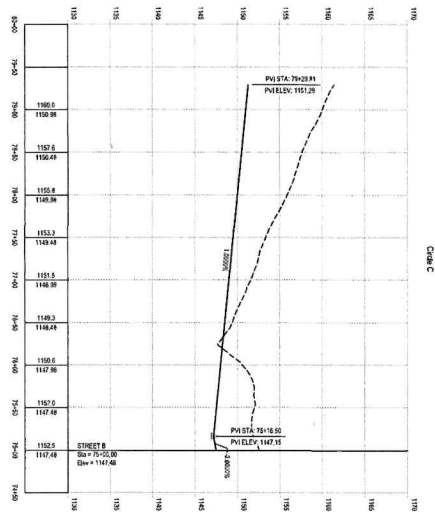
LINDOMA INDUSTRIAL

DETVA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

19001-16181-001
12/20/2013
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Scale: Horiz. 1"=50'
Vert. 1"=5'

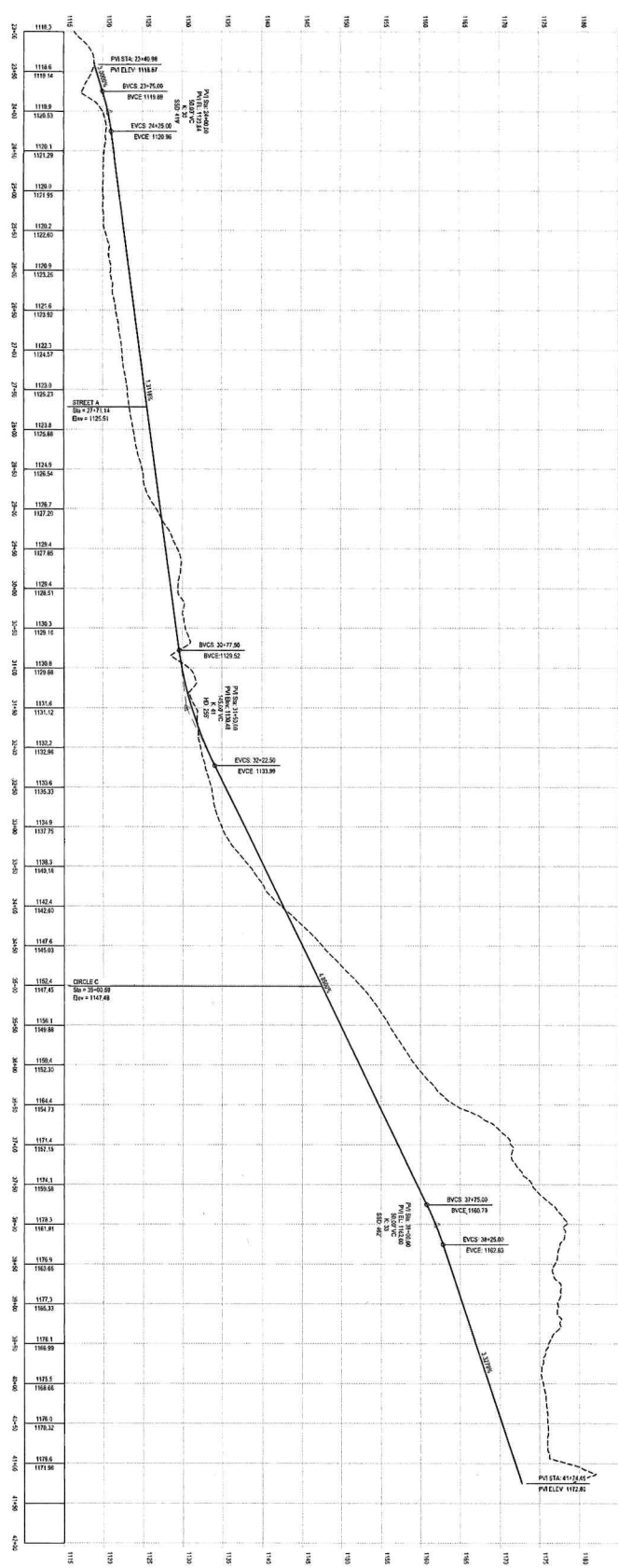
Proj. No.	Project Name
12000000	Linoma Industrial
12000000	Street Profiles Exhibit
12000000	Sheet 1 of 2

STREET PROFILES EXHIBIT

LINOMA INDUSTRIAL
OPETA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1871 18th Street, Suite 100 • Omaha, NE 68104
Phone: 402.291.4774 • Fax: 402.321.2795
www.eag.com
State of NE Certificate of Registration #0000000000



Scale: 1" = 10'

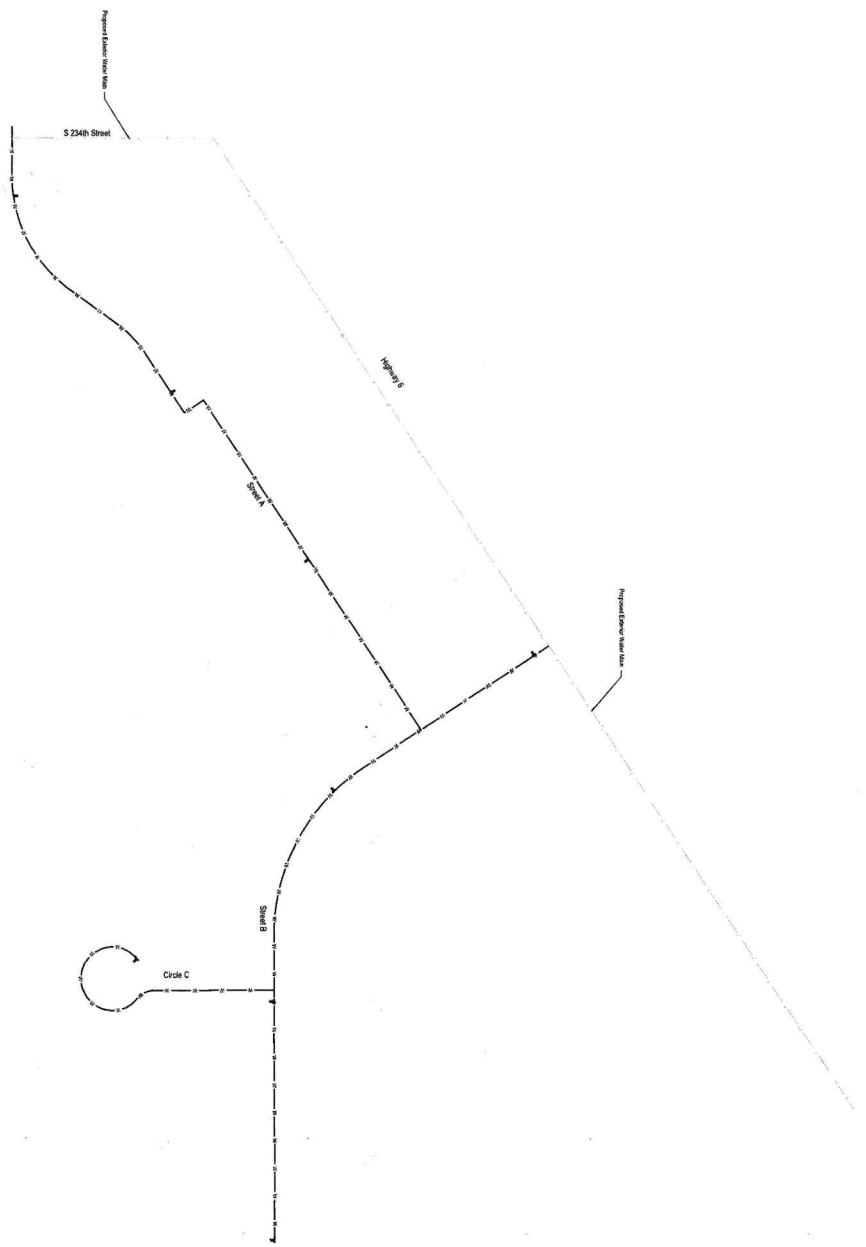
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1	Profile	1	Sheet	
2	Profile	1	Sheet	
3	Profile	1	Sheet	
4	Profile	1	Sheet	

STREET PROFILES EXHIBIT

LINOMA INDUSTRIAL
GRESH, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1803 N. 10th Street, Suite 102 • Omaha, NE 68102
Phone: 402.461.0124 • Fax: 402.461.0125
www.eandagroup.com
State of NE Certificate of Registration: 0000000000



Project Information		Revision	
Date	Description	Date	Description

WATER EXHIBIT

LINOMA INDUSTRIAL
GREAT NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1821 West Valley Road, Suite 110 • Omaha, NE 68114
Phone: 402.491.4513 • Fax: 402.491.4513
www.e-a.com
State of NE Certificate of Authority: 00400103

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	Linoma Industrial	ZONING:	Industrial		
DEVELOPER:	MDC Gretna, LLC				
AREA (ACRES):	66.22 AC	INDUSTRIAL		54.313 AC	
JURISDICTION:	Gretna	ROW		5.770 AC	
DATE:	12/23/25	OUTLOTS		6.132 AC	3 Outlots
ESTIMATED BY:	Vohl				
PROJECT NO.:	2025.146.001				

LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABLE	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 68,310	\$ 95,640	\$ -	\$ 95,640	\$ -	\$ -	\$ -
PAVING (INTERIOR)	\$ 1,509,900	\$ 2,113,870	\$ -	\$ 944,560	\$ -	\$ 1,169,310	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ 300,120	\$ 420,170	\$ -	\$ -	\$ 280,113 (SARPY COUNTY)	\$ 140,057	\$ -
WATER (INTERIOR)	\$ 667,360	\$ 867,570	\$ -	\$ 867,570	\$ -	\$ -	\$ -
WATER (EXTERIOR)	\$ 1,100,000	\$ 1,155,000	\$ -	\$ -	\$ 577,500 (PROP TO NORTH & EAST)	\$ 577,500	\$ -
WATER (CAP FEES)	\$ 85,346	\$ 102,415	\$ -	\$ -	\$ 81,470 (LOTS BUYERS)	\$ 20,946	\$ -
UNDERGROUND ELECTRICAL	\$ 242,563	\$ 320,190	\$ -	\$ 320,190	\$ -	\$ -	\$ -
STORM SEWER	\$ 1,434,990	\$ 2,009,000	\$ -	\$ -	\$ -	\$ 2,009,000	\$ -
PARK FEES & EXPENSES	\$ -	\$ -					
PCSMP BASIN PURCHASE	\$ 183,960	\$ 220,752	\$ -	\$ -	\$ -	\$ 220,752	\$ -
ADMINISTRATIVE FEE (1%)	\$ 29,449	\$ 35,339	\$ -	\$ -	\$ -	\$ 35,339	\$ -
GRADING	\$ 866,910	\$ 866,910	\$ 866,910	\$ -	\$ -	\$ -	\$ -
SEWER (CAPITAL FACILITY FEES)	\$ 1,380,860	\$ 1,657,032	\$ -	\$ -	\$ 1,240,760 (LOTS BUYERS)	\$ 416,272	\$ -
TOTALS	\$ 7,869,767	\$ 9,863,888	\$ 866,910	\$ 2,227,960	\$ 2,179,843	\$ 4,589,175	\$ -

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

\$ 41.021

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	54.313 ACRE @	\$1,000,000	=	\$54,313,000
			TOTAL @ 100%	\$ 54,313,000
			95% OF VALUE	\$ 51,597,350

4) G.O. DEBT RATIO = \$ 4,589,175 / \$ 51,597,350 = **8.89%**

E & A CONSULTING GROUP
 10909 MILL VALLEY ROAD, SUITE 100, OMAHA, NE 68154

PHONE: (402) 895-4700
 FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	Linoma Industrial	ZONING:		
DEVELOPER:	MDC Gretna, LLC		INDUSTRIAL	25.933 AC
AREA (ACRES):	35.40 AC		ROW	3.330 AC
JURISDICTION:	Gretna		OUTLOTS	6.132 AC
DATE:	12/23/25			3 Outlots
ESTIMATED BY:	Vohl			
PROJECT NO.:	2025.146.001			

LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABLE	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 29,700	\$ 41,580		\$ 41,580			
PAVING (INTERIOR)	\$ 860,430	\$ 1,204,610		\$ 524,620		\$ 679,990	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ 300,120	\$ 420,170			\$ 280,113 (SARPY COUNTY)	\$ 140,057	\$ -
WATER (INTERIOR)	\$ 392,360	\$ 510,070		\$ 510,070			
WATER (EXTERIOR)	\$ 1,100,000	\$ 1,155,000			\$ 577,500 (PROP TO NORTH & EAST)	\$ 577,500	\$ -
WATER (CAP FEES)	\$ 42,776	\$ 51,331			\$ 38,900 (LOTS BUYERS)	\$ 12,432	
UNDERGROUND ELECTRICAL	\$ 115,817	\$ 152,880		\$ 152,880			
STORM SEWER	\$ 825,260	\$ 1,155,370				\$ 1,155,370	
PARK FEES & EXPENSES	\$ -	\$ -				\$ -	\$ -
PCSMP BASIN PURCHASE	\$ 183,960	\$ 220,752				\$ 220,752	\$ -
ADMINISTRATIVE FEE (1%)	\$ 16,857	\$ 20,228				\$ 20,228	
GRADING	\$ 866,910	\$ 866,910	\$ 866,910				
SEWER (CAPITAL FACILITY FEES)	732,520	879,024			592,430 (LOTS BUYERS)	286,594	
TOTALS	\$ 5,466,710	\$ 6,677,926	\$ 866,910	\$ 1,229,150	\$ 1,488,942	\$ 3,092,923	\$ -

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

\$ 47,397

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	25.933 ACRE @	\$1,000,000	=	\$25,933,000
			TOTAL @ 100%	\$ 25,933,000
			95% OF VALUE	\$ 24,636,350

4) G.O. DEBT RATIO = \$ 3,092,923 / \$ 24,636,350 = **12.55%**

PROJECT: **PAVING (HWY 6 AND 234TH STREET)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	CONSTRUCT 10" CONCRETE PAVEMENT, CLASS 47B-3625	1400	SY	\$ 100.00	\$ 140,000
2	SUBGRADE PREPARATION	467	SY	\$ 5.00	\$ 2,333
3	CLEAR & GRUB	1	LS	\$ 50,000.00	\$ 50,000
4	EARTHWORK (COMMON EXCAVATION	10,000	C.Y.	\$ 4.00	\$ 40,000
5	STREET SIGNS	4	EA	\$ 400.00	\$ 1,600
6	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	1,600	LF	\$ 5.75	\$ 9,200
7	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	3,000	LF	\$ 5.75	\$ 17,250
8	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	2	EA	\$ 1,200.00	\$ 2,400
9	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	2	EA	\$ 1,300.00	\$ 2,600
10	SEEDING AND MATTING	2.98	AC	\$ 2,500.00	\$ 7,450
MISCELLANEOUS (+10%)		1	L.S.	10%	\$ 27,284.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 300,120

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$ 420,170

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	ELECTRICAL SERVICE COMMERCIAL/INDUSTRIAL	25.933	ACRES	\$4,060.00	\$ 105,287.98

TOTAL ESTIMATED CONSTRUCTION COST: \$ 115,816.78

NOTES: MISCELLANEOUS (+10%)

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%) \$152,880

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	INSTALL 8" WATER MAIN	2,374	LF	\$ 140.00	\$ 332,360.00
2	DESIGN ENGINEERING	1	LS	\$ 30,000.00	\$ 30,000.00
3	CONSTRUCTION ENGINEERING	1	LS	\$ 30,000.00	\$ 30,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 392,360.00

NOTES: MISCELLANEOUS (+10%)

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (30%) \$510,070

PROJECT: **WATER (EXTERIOR)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	10" WATER MAIN EXTENTION IN PLATTEVIEW ROAD	5,600.0	LF	\$ 150.00	\$ 840,000.00
2	DESIGN ENGINEERING	1	LS	\$ 80,000.00	\$ 80,000.00
3	CONSTRUCTION ENGINEERING	1	LS	\$ 80,000.00	\$ 80,000.00

MISCELLANEOUS (+10%) L.S. 10% \$ 100,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 1,100,000.00

NOTES:

1) PIONEER MAIN DISTRICT COST W/ SOFT COSTS @ (25%) \$ 1,155,000.00

PROJECT: **WATER (CAPITAL FACILTY FEES)**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	LOTS 1-14 (DISTRICT FRONTS THIS HALF OF FEE)	25.933	AC	\$ 1,500.00	\$ 38,899.50
2	OUTLOTS A THRU C	6.132	AC	\$ 300.00	\$ 1,839.60

MISCELLANEOUS (+5%) L.S. 5% \$ 2,037.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 42,776.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$ 51,331.27

2) LOTS 1-11 (OTHER HALF OF THIS \$3,000 FEE (\$1,500) PAID AT BUILDING PERMIT)

3) OUTLOT SECTION IS GO ELIGIBLE, LOT 1 COST IS REIMBURSABLE

E & A CONSULTING GROUP
 10909 MILL VALLEY ROAD, SUITE 100, OMAHA, NE 68154

PHONE: (402) 895-4700
 FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT:	Linoma Industrial	ZONING:			
DEVELOPER:	MDC Gretna, LLC				
AREA (ACRES):	30.82 AC	INDUSTRIAL	28.380 AC		
JURISDICTION:	Gretna	ROW	2.440 AC		
DATE:	12/23/25	OUTLOTS	0.000 AC		0 Outlots
ESTIMATED BY:	Vohl				
PROJECT NO.:	2025.146.001				

LINOMA INDUSTRIAL (PRELIM SUF)

ITEM	CONSTRCT.	TOTAL	PRIVATE	SPECIAL ASSESS.	G.O. REIMBURSABLE	G.O. NON-REIMB	FUTURE G.O.
SANITARY SEWER (INTERIOR SEPTIC)	\$ 38,610	\$ 54,060		\$ 54,060			
PAVING (INTERIOR)	\$ 649,470	\$ 909,260		\$ 419,940		\$ 489,320	\$ -
PAVING (HWY 6 AND 234TH STREET)	\$ -	\$ -			\$ -	\$ -	\$ -
					(SARPY COUNTY)		
WATER (INTERIOR)	\$ 275,000	\$ 357,500		\$ 357,500			
WATER (EXTERIOR)	\$ -	\$ -			\$ -	\$ -	\$ -
					(PROP TO NORTH & EAST)		
WATER (CAP FEES)	\$ 42,570	\$ 51,084			\$ 42,570	\$ 8,514	
					(LOTS BUYERS)		
UNDERGROUND ELECTRICAL	\$ 126,746	\$ 167,310		\$ 167,310			
STORM SEWER	\$ 609,730	\$ 853,630				\$ 853,630	
PARK FEES & EXPENSES	\$ -	\$ -				\$ -	\$ -
PCSMP BASIN PURCHASE	\$ -	\$ -				\$ -	\$ -
ADMINISTRATIVE FEE (1%)	\$ 12,592	\$ 15,110				\$ 15,110	
GRADING	\$ -	\$ -	\$ -				
SEWER (CAPITAL FACILITY FEES)	648,340	778,008			648,330	129,678	
					(LOTS BUYERS)		
TOTALS	\$ 2,403,058	\$ 3,185,962	\$ -	\$ 998,810	\$ 690,900	\$ 1,496,252	\$ -

ASSESSMENT FOR COMMERCIAL LOT (PER ACRE)

\$ 35,194

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:

COMM/INDUSTRIAL	28.380 ACRE @	\$1,000,000	=	\$28,380,000
			TOTAL @ 100%	\$ 28,380,000
			95% OF VALUE	\$ 26,961,000

4) G.O. DEBT RATIO = \$ 1,496,252 / \$ 26,961,000 = **5.55%**

PROJECT: **PARK FEES & EXPENSES**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	COMMUNITY PARK RESIDENTIAL	0.00	ACRES	\$400.00	\$0
2	COMMUNITY PARK COMMERCIAL	0.00	ACRES	\$5,500.00	\$0
3	COMMUNITY PARK RESIDENTIAL - MULTIFAMILY	0.00	ACRES	\$400.00	\$0

TOTAL ESTIMATED DISTRICT COST: \$0

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$0

PERMANENT DETENTION FACILITY PURCHASE

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	OUTLOT A	1.084	ACRES	\$ 30,000	\$ 32,520
2	OUTLOT B	0.687	ACRES	\$ 30,000	\$ 20,610
3	OUTLOT C	4.361	ACRES	\$ 30,000	\$ 130,830

6.132

TOTAL ESTIMATED CONSTRUCTION COST: \$ 183,960

TOTAL PROJECT COSTS WITH LEGAL, FISCAL & INTEREST @ 20% \$ 220,752

PROJECT: **STORM SEWER**

NO.	ITEM	QUANTITY	UNIT	PRICE	COST
1	18" RCP	628	LF	\$ 60.00	\$ 37,680
2	24" RCP	855	LF	\$ 80.00	\$ 68,400
3	30" RCP	285	LF	\$ 105.00	\$ 29,925
4	CONSTRUCT 36" RCP, D(0.01) 1350	439	LF	\$ 145.00	\$ 63,655
5	CONSTRUCT 42" RCP, D(0.01) 1350	147	LF	\$ 215.00	\$ 31,605
6	CONSTRUCT 54" RCP, D(0.01) 1350	440	LF	\$ 300.00	\$ 132,000
7	CONSTRUCT 60" RCP, D(0.01) 1350	98	LF	\$ 450.00	\$ 44,100
8	TYPE I CURB INLET	6	EA	\$ 5,000.00	\$ 30,000
9	TYPE III CURB INLET	8	EA	\$ 5,200.00	\$ 41,600
10	TYPE III CURB INLET WITH EXTRA REINFORCEMENT	2	EA	\$ 6,600.00	\$ 13,200
11	CONSTRUCT 54" I.D. STORM MANHOLE (4)	33	VF	\$ 1,000.00	\$ 32,800
12	CONSTRUCT 60" I.D. STORM MANHOLE (3)	20	VF	\$ 1,100.00	\$ 22,319
13	CONSTRUCT 84" I.D. STORM MANHOLE (1)	8	VF	\$ 1,850.00	\$ 14,800
14	CONSTRUCT 96" I.D. STORM MANHOLE (1)	10	VF	\$ 2,000.00	\$ 20,000
15	CONSTRUCT 24" RC FLARED END SECTION	1	EA	\$ 2,500.00	\$ 2,500
16	CONSTRUCT 30" RC FLARED END SECTION	1	EA	\$ 2,800.00	\$ 2,800
17	CONSTRUCT 36" RC FLARED END SECTION	2	EA	\$ 3,050.00	\$ 6,100
18	CONSTRUCT 42" RC FLARED END SECTION	1	EA	\$ 4,300.00	\$ 4,300
19	CONSTRUCT AREA INLET TYPE II (54" I.D.)	1	EA	\$ 5,500.00	\$ 5,500
20	CONSTRUCT AREA INLET TYPE II (72" I.D.)	1	EA	\$ 6,500.00	\$ 6,500
21	CONSTRUCT AREA INLET TYPE II (96" I.D.)	1	EA	\$ 10,000.00	\$ 10,000
22	CONSTRUCT AREA INLET TYPE II (120" I.D.)	1	EA	\$ 12,000.00	\$ 12,000
23	INSTALL EXTERNAL FRAME SEAL	9	EA	\$ 500.00	\$ 4,500
24	CONSTRUCT CONCRETE RING RETAINER	3	EA	\$ 650.00	\$ 1,950
25	INSTALL PIPE COUPLERS	45	EA	\$ 200.00	\$ 9,000
26	CONSTRUCT 24" PIPE PLUG	5	EA	\$ 600.00	\$ 3,000
27	CONSTRUCT 42" PIPE PLUG	0	EA	\$ 15.00	\$ -
28	SEDIMENT BASIN CLEANOUT	2	LS	\$ 25,000.00	\$ 50,000
29	PCSMP CONVERSION	2	LS	\$ 25,000.00	\$ 50,000

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 75,024.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 825,260

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$1,155,370

PROJECT: PAVING (HWY 6 AND 234TH STREET)

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	CONSTRUCT 10" CONCRETE PAVEMENT, CLASS 47B-3625	0	SY	\$ 100.00		\$ -
2	SUBGRADE PREPARATION	0	SY	\$ 5.00		\$ -
3	CLEAR & GRUB	0	LS	\$ 50,000.00		\$ -
4	EARTHWORK (COMMON EXCAVATION	0	C.Y.	\$ 4.00		\$ -
5	STREET SIGNS	0	EA	\$ 400.00		\$ -
6	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, WHITE	0	LF	\$ 5.75		\$ -
7	INSTALL 5" PREFORMED PAVEMENT MARKING TAPE, GROOVED TYPE 4, YELLOW	0	LF	\$ 5.75		\$ -
8	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE DIRECTIONAL ARROW, WHITE	0	EA	\$ 1,200.00		\$ -
9	INSTALL PREFORMED MARKING TAPE SYMBOL, TYPE ONLY, WHITE	0	EA	\$ 1,300.00		\$ -
10	SEEDING AND MATTING	0.00	AC	\$ 2,500.00		\$ -
MISCELLANEOUS (+10%)		1	L.S.	10%		\$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$ -

P ELECTRICAL SERVICE

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	ELECTRICAL SERVICE COMMERCIAL/INDUSTRIAL	28.380	ACRES	\$4,060.00		\$ 115,222.80
MISCELLANEOUS (+10%)		1	L.S.	10%		\$ 11,523.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 126,745.80

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (32%) \$167,310

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	INSTALL 8" WATER MAIN	1,500	LF	\$ 140.00		\$ 210,000.00
2	DESIGN ENGINEERING	1	LS	\$ 20,000.00		\$ 20,000.00
3	CONSTRUCTION ENGINEERING	1	LS	\$ 20,000.00		\$ 20,000.00
MISCELLANEOUS (+10%)		1	L.S.	10%		\$ 25,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 275,000.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (30%) \$357,500

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	10" WATER MAIN EXTENTION IN PLATTEVIEW ROAD	0.0	LF	\$ 150.00		\$ -
2	DESIGN ENGINEERING	0	LS	\$ 25,070.00		\$ -
3	CONSTRUCTION ENGINEERING	0	LS	\$ 22,760.00		\$ -

MISCELLANEOUS (+10%) L.S. 10% \$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

NOTES:

1) PIONEER MAIN DISTRICT COST W/ SOFT COSTS @ (25%) \$ -

PROJECT: WATER (CAPITAL FACILTY FEES)

NO.	ITEM	APPROX.		UNIT		COST
		QUANTITY	UNIT	PRICE		
1	LOTS 1-14 (DISTRICT FRONTS THIS HALF OF FEE)	28.380	AC	\$ 1,500.00		\$ 42,570.00
2	OUTLOT A & B	0.000	AC	\$ 300.00		\$ -

MISCELLANEOUS (+0%) L.S. 0% \$ -

TOTAL ESTIMATED CONSTRUCTION COST: \$ 42,570.00

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$ 51,084.00

2) LOTS 1-11 (OTHER HALF OF THIS \$3,000 FEE (\$1,500) PAID AT BUILDING PERMIT)

3) OUTLOT SECTION IS GO ELIGIBLE, LOT 1 COST IS REIMBURSABLE

PROJECT: **PARK FEES & EXPENSES**

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	COMMUNITY PARK RESIDENTIAL	0.00	ACRES	\$400.00	\$0
2	COMMUNITY PARK COMMERCIAL	0.00	ACRES	\$5,500.00	\$0
3	COMMUNITY PARK RESIDENTIAL - MULTIFAMILY	0.00	ACRES	\$400.00	\$0

TOTAL ESTIMATED DISTRICT COST: \$0

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (20%) \$0

PERMANENT DETENTION FACILITY PURCHASE

NO.	ITEM	APPROX.		UNIT	
		QUANTITY	UNIT	PRICE	COST
1	OUTLOT A	0.000	LS	\$ 30,000	\$ -
2	OUTLOT B	0.000	LS	\$ 30,000	\$ -

0.000

TOTAL ESTIMATED CONSTRUCTION COST: \$ -

TOTAL PROJECT COSTS WITH LEGAL, FISCAL & INTEREST @ 20% \$ -

PROJECT: **STORM SEWER**

NO.	ITEM	QUANTITY	UNIT	PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	123	LF	\$ 60.00	\$ 7,371
2	CONSTRUCT 24" RCP, CLASS III	923	LF	\$ 80.00	\$ 73,868
3	CONSTRUCT 30" RCP, CLASS III	205	LF	\$ 105.00	\$ 21,499
4	CONSTRUCT 36" RCP, D(0.01) 1350	213	LF	\$ 145.00	\$ 30,847
5	CONSTRUCT 42" RCP, D(0.01) 1350	637	LF	\$ 215.00	\$ 136,869
6	CONSTRUCT 42" RCP, D(0.01) 1351	330	LF	\$ 215.00	\$ 70,931
7	CONSTRUCT CURB INLET - TYPE I (1)	4	EA	\$ 5,000.00	\$ 20,000
8	CONSTRUCT CURB INLET - TYPE II	1	EA	\$ 5,200.00	\$ 5,200
9	CONSTRUCT CURB INLET - TYPE III	6	EA	\$ 5,200.00	\$ 31,200
10	CONSTRUCT CURB INLET - TYPE III WITH ADDITIONAL REINFORCEMENT		EA	\$ 6,500.00	\$ -
11	CONSTRUCT 54" I.D. STORM MANHOLE (2)	12	VF	\$ 1,000.00	\$ 11,910
12	CONSTRUCT 72" I.D. STORM MANHOLE (2)	12	VF	\$ 1,300.00	\$ 14,950
13	CONSTRUCT 84" I.D. STORM MANHOLE (2)	19	VF	\$ 1,850.00	\$ 35,446
14	CONSTRUCT 96" I.D. STORM MANHOLE (2)	17	VF	\$ 2,000.00	\$ 33,220
15	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$ 5,500.00	\$ 5,500
16	INSTALL EXTERNAL FRAME SEAL	8	EA	\$ 500.00	\$ 4,000
17	CONSTRUCT CONCRETE RING RETAINER	2	EA	\$ 500.00	\$ 1,000
18	CONSTRUCT 24" PIPE PLUG	7	EA	\$ 600.00	\$ 4,200
19	INSTALL FLEXAMAT	750	SF	\$ 15.00	\$ 11,250
20	SEDIMENT BASIN CLEANOUT	1	LS	\$ 35,000.00	\$ 35,000
21	PCSMP CONVERSION	1	LS	\$ 30.00	\$ 30

MISCELLANEOUS (+10%) 1 L.S. 10% \$ 55,430.00

TOTAL ESTIMATED CONSTRUCTION COST: \$ 609,730

NOTES:

1) TOTAL DISTRICT COST W/ SOFT COSTS @ (40%) \$853,630



Comprehensive Plan Amendment, Preliminary Plat, and Rezoning – Linoma Industrial

I. General Information

- A. Applicant: MDC Linoma Industrial LLC, 11550 I Street Suite 200, Omaha, NE 68137
- B. Property Owner: MDC Linoma Industrial LLC, 11550 I Street Suite 200, Omaha, NE 68137
- C. Location: Southeast corner of the intersection of Highway 6 and South 234th Street.
- D. Legal Description: Gretna Hill Estates Lot 4 & Sanford Addition Lot 2
- E. Requested Action: Approval of a Comprehensive Plan Amendment, Rezoning from RE Residential Estates and TA Transitional Agriculture to RE Residential Estates and I-1 Light Industrial, and Preliminary Plat for a subdivision to be known as Linoma Industrial Lots 1-16 and Outlots A-C.
- F. Zoning: Existing: RE Residential Estates & TA Transitional Agriculture
Proposed: RE Residential Estates & I-1 Light Industrial
- G. Site Size: 66.21 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
Gretna Hill Estates Lot 4 is currently zoned RE Residential Estates and has a single-family dwelling on the parcel. Sanford Addition Lot 2 is currently zoned TA Transitional Agriculture and was administratively split from the single-family dwelling located on Sanford Addition Lot 1 in the Fall of 2025.

North of the subject property is the Platte Valley Industrial Park, which is currently zoned FX Flex Space and is the location of Big Rig Trucking, Armor Storage, Dean Snyder Construction, among other various uses. East of the subject property are Gretna Hill Estates Lots 1-3 currently zoned RE Residential Estates and undeveloped land zoned TA Transitional Agriculture. West of the subject property is a tax lot with a single-family home zoned TA Transitional Agriculture and undeveloped farmland in Sarpy County's jurisdiction zoned AG Agricultural. South of the subject property is a maintenance yard and rest area maintained by the State of Nebraska; the maintenance yard is zoned TA Transitional Agriculture, and the rest area is located within State Right-of-Way.

- B. General Neighborhood/Area Zoning:
North: FX Flex Space
South: TA Transitional Agriculture
East: TA Transitional Agriculture
West: TA Transitional Agriculture / Agriculture (Sarpy)

- C. General Neighborhood/Area Future Land Use Map:
 - North: I/F Industry & Flex
 - South: RN Rural Neighborhood
 - East: CC Community Commercial
 - West: I/F Industry & Flex / BP Business Park (Sarpy)
- D. Applicable Regulations:
 - Section 5.08: RE Residential Estates
 - Section 5.17: I-1 Light Industrial
 - Section 5.23: IC Interstate Corridor
 - Section 9.05: Screening Requirements

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The proposed preliminary plat adjusts the lot lines of existing RE Residential Estates to create a three-acre parcel that is approximately 380 feet wide to be known as Lot 1, which satisfies the minimum lot size for single-family dwellings in the RE district that are served on both private well and septic. Lots 2-16 and Outlots A-C are proposed as I-1 Light Industrial, which has minimum lot sizes of 15,000 square feet and 100 feet wide; all the proposed lots satisfy these requirements.

Permitted uses include but are not limited to light manufacturing, warehouses and wholesale businesses, and laboratories. Conditional uses include but are not limited to sale and service of vehicles, truck terminals, and equipment rental.

The entire development falls into the IC Interstate Corridor Overlay District which has various regulations and requirements pertaining to landscaping, site plans, and design standards of buildings – all of which would be addressed when building permits are issued.

Due to the parcels both in and next to the proposed development being zoned RE Residential Estates, the lots zoned I-1 Light Industrial are required to provide screening not less than six feet in height along abutting property lines per Section 9.05 of the City’s Zoning Ordinance.

Future Land Use Map shows the subject property as RN Rural Neighborhood; however the applicant is also requesting an amendment to change the parcel to I/F Industry & Flex, which provides “a range of industrial and flexible workspace options for businesses engaged in manufacturing, warehousing, logistics, and distribution activities.” Appropriate zoning districts for Industry & Flex include FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial.

- B. Traffic and Access:

The subject property will have access from Highway 6 and South 234th Street.

IV. Review Comments:

To approve any rezoning request, it must be compatible with the Future Land Use map in the City’s Comprehensive Plan, hence why an amendment is being requested as a recommendation from City Staff.

City Staff is in favor of amending the Comprehensive Plan and the Future Land Use Map to change from RN Rural Neighborhood to I/F Industry & Flex for several reasons:



- Platte Valley Industrial Park to the North, which directly abuts this proposed development, is designated as I/F Industry & Flex and currently zoned FX Flex Space.
- South of the proposed development are Nebraska Department of Transportation maintenance yards and rest facilities, which are uses that are industrial in nature.
- Although outside of Gretna’s extra-territorial jurisdiction, West of the proposed development is categorized in Sarpy County’s Comprehensive Plan as BP Business Park which calls for “developments such as office parks, corporate campuses, and development parks,” all of which coincide with the I/F Industry & Flex values as outlined in Gretna’s Comprehensive Plan.

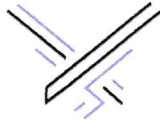
The City Engineer also has comments that are attached to this report.

V. Recommendation:

Staff recommends approval of the Comprehensive Plan Amendment, the Preliminary Plat, and the Rezoning request from RE Residential Estates and TA Transitional Agriculture to RE Residential Estates and I-1 Light Industrial for a subdivision to be known as Linoma Industrial.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

January 21, 2026

Nathan Munger, Chairman
GRETNA PLANNING COMMISSION
204 N. McKenna Ave
P.O. Box 69
Gretna, Nebraska 68028

Re: Linoma Industrial – Lots 1 and 16 and Outlots A thru C
Preliminary Plat
U.S. Highway 6 and 234th Street
Gretna, Nebraska
EEG #25-04-26

Dear Chairman Munger:

The following are our comments on the preliminary plat submittal dated December 12, 2025 for the above referenced subdivision.

Preliminary Plat:

1. Confirm with the Nebraska DOT that no additional right of way dedication along Highway 6 is required.
2. Street B 60' right of way shall be extended to the east boundary for extension if concurrence with the DOT.
3. Street B cul-de-sac exceeds the maximum 500-foot length. Consider shifting the cul-de-sac to the west line of Lot 15.
4. Street names shall be coordinated with Sarpy County Planning.

Sanitary Sewer Exhibit:

1. The property is located outside of the City of Gretna sewer service area. Confirm the Sarpy County and Cities Wastewater Agency (SCCWWA) fees are applicable as the property is outside of the service area.

Grading and Drainage Exhibit:

1. Add the basin outlet piping.
2. Remove the storm sewer on the adjacent property to the east

Drainage Study

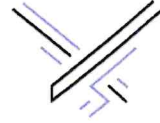
1. Update section 4.3 to reference three dry-detention basins.
2. Update Table 4.7 for impact point 2 to include DEV B & C.
3. Update Dev B2 and B3.1 boundary for the proposed grading.

Paving Exhibit:

1. Typical section shall be 38' wide.
2. The cul-de-sac radius shall be 50' and the transitional radius of 75'.
3. Paving of 234th Street along the development frontage is required.

Centerline Profiles:

1. Provide the profile for 234th Street.
2. STA. 0+37: Revise the grade away from 234th Street.
3. STA. 23+41: Revise the grade away from Highway 6 and for the future typical section.



Water Exhibit:

1. City of Gretna will be the water provider for the development.

Stormwater Pollution Prevention Plan (SWPPP):

2. The City of Gretna is part of the Southern Sarpy Watershed Partnership (SSWP). All SWPPP documents need to be submitted through the Erosion Control website (<http://www.omahapermix.org>).

Post Construction Storm Water Management Plan (PCSMP):

1. The City of Gretna is part of the Southern Sarpy Watershed Partnership (SSWP). All PCSMP documents need to be submitted through the PCSMP Permix website (<http://www.omahapermix.com>).

Source and Use of Funds:

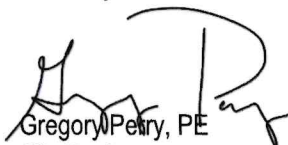
1. Exterior water main future reimbursable shall be further defined with City Engineer.
2. Update sanitary capital facility fees.
3. Phase 1 General Obligation (GO) debt is 12.55% with an overall GO debt of 8.89%. Further discussion with City Staff and SID financial advisors is needed prior to moving forward with the final plat.
4. Exterior water main footage is approximately 7,730 feet with a corresponding opinion of cost of \$1,886,875.
5. Lot 1 water capital facility fee shall be paid 100% at platting.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
2. A Traffic Impact Analysis (TIA) is required for the development.
3. The Development will be required to install an outdoor warning siren.
4. The property is outside of any special flood hazard area (SFHA) as delineated by FEMA.

We will be at the January 27th Planning Commission meeting to answer any questions that the Members may have regarding the above.

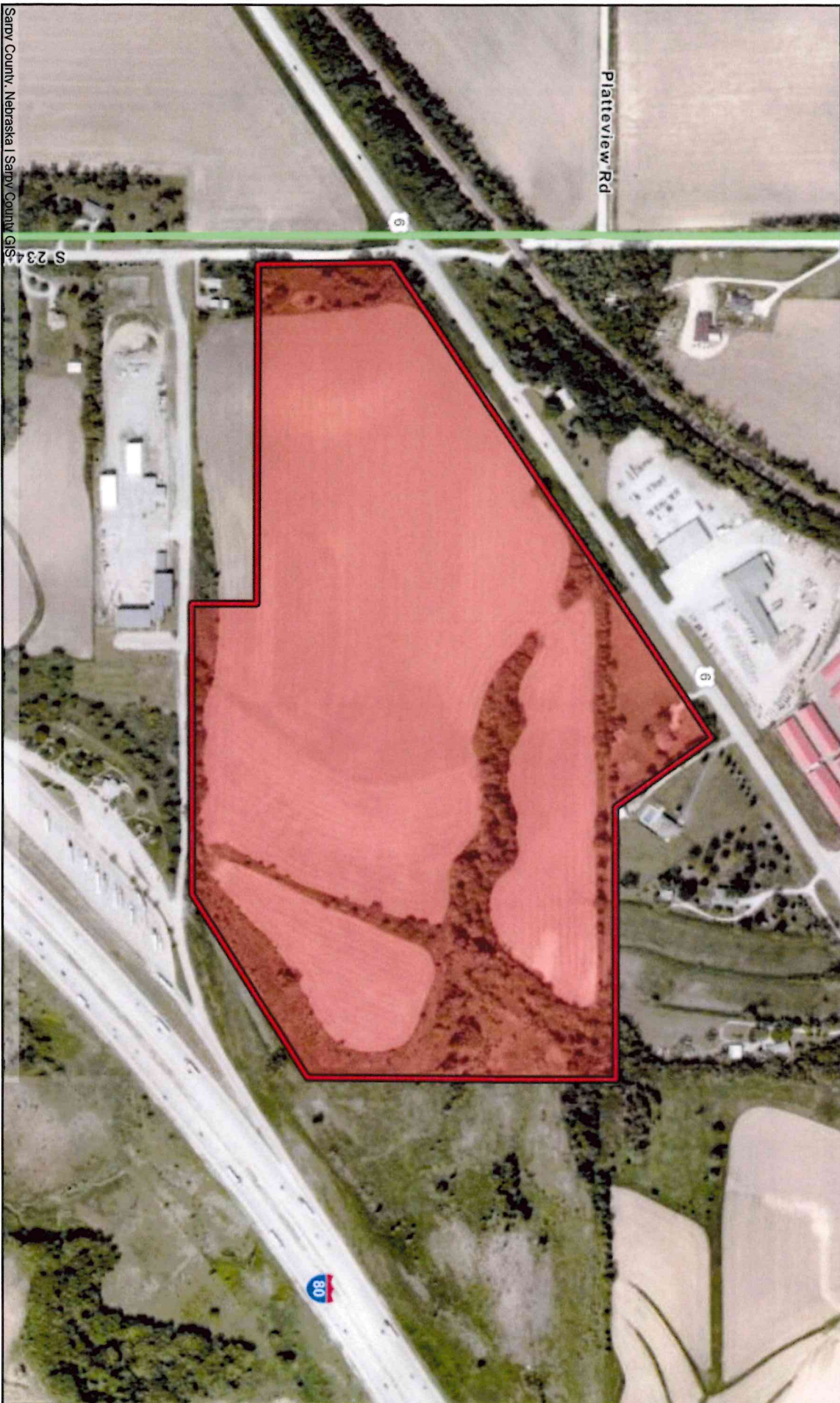
Sincerely,



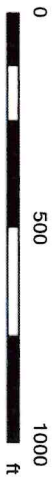
Gregory Petry, PE
City Engineer

ec: Paula Dennison, City Administrator
Jeff Miller, City Attorney
Kyle Vohl, PE E&A Consulting Group

Current Location: Linoma Industrial - PrePlat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

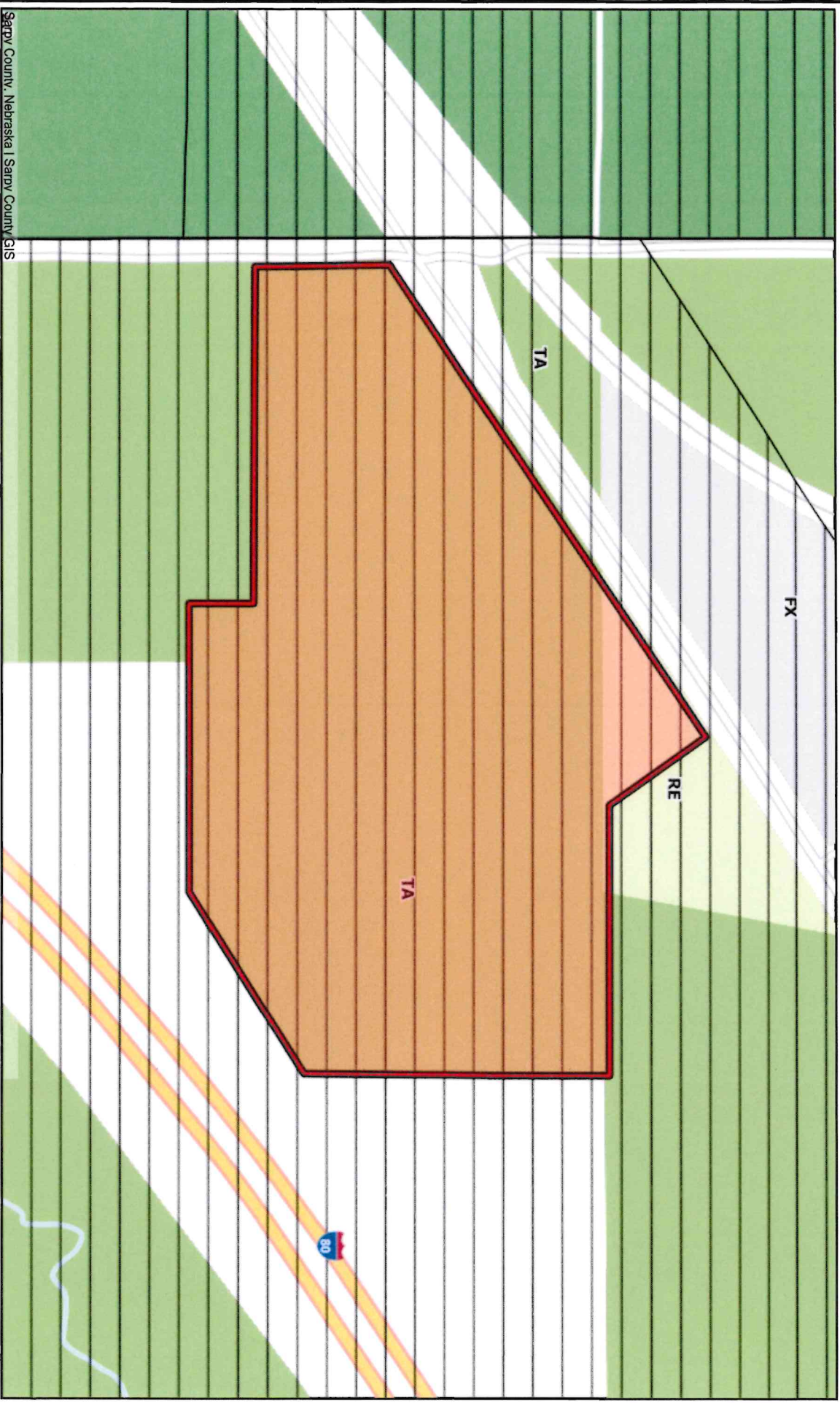
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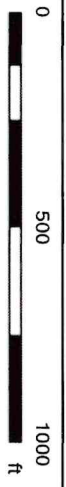
Notes



Current Zoning: Linoma Industrial - PrePlat & Rezoning



Sarpy County, Nebraska | Sarpy County GIS



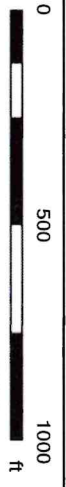
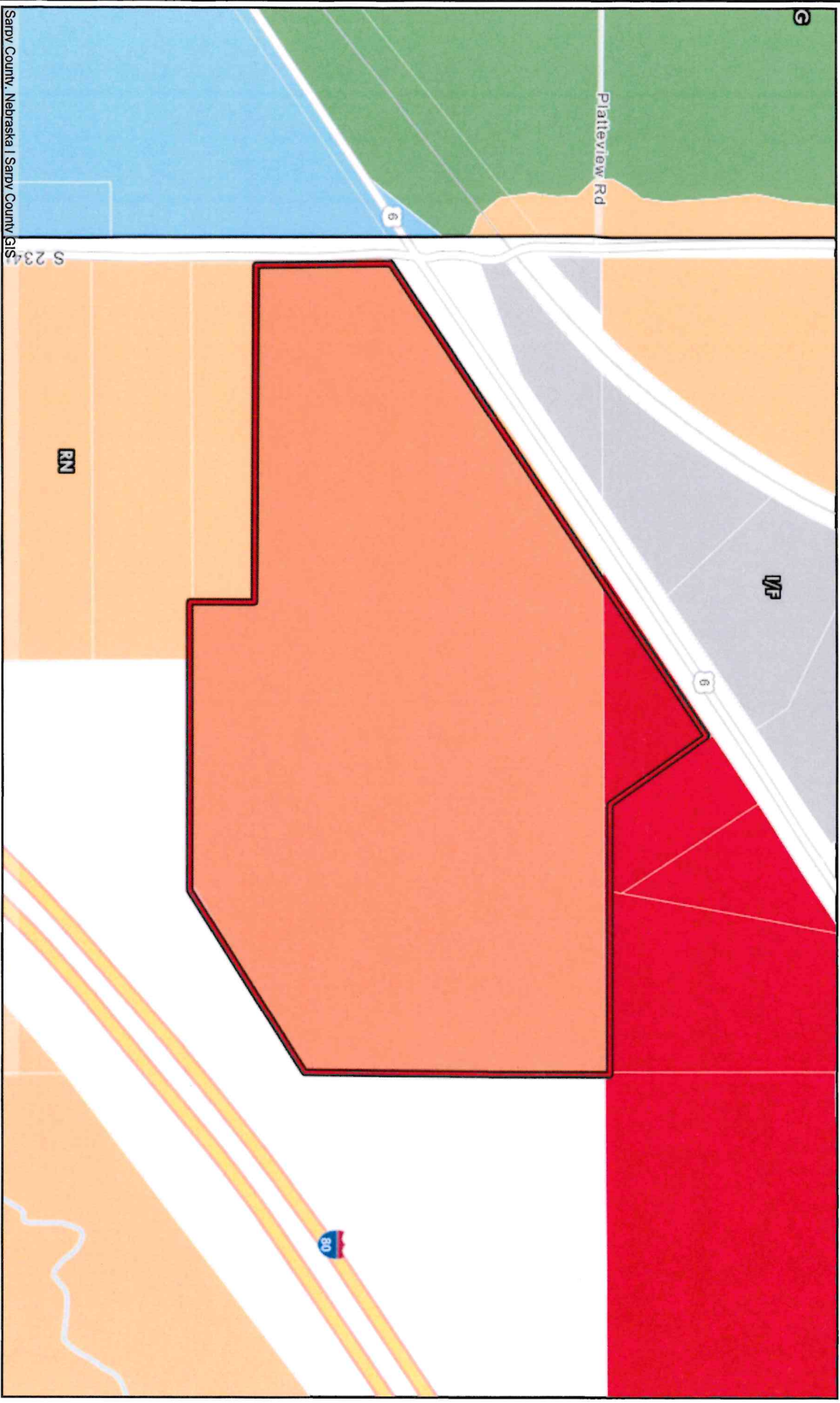
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Notes





Map Scale 1 : 6809

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Notes





Proposed location of Linoma Industrial facing southwest near the intersection of South 231st Street and Highway 6.

Section 5.08 RE Residential Estates District

5.8.1 Intent: The Residential Estates District is established for the purpose of allowing low density residential uses that are compatible with adjacent urban growth.

5.8.2 Permitted Uses:

The following principal uses are permitted in the RE District.

1. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
2. Railroads, not including switching, terminal facilities or freight yards.
3. Public overhead and underground local distribution utilities.
4. Single family dwelling.
5. Public services.
6. Publicly owned and operated facilities.

5.8.3 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the RE District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Radio, television and wireless communication towers and transmitters, as per Section 8.08.
2. Cemeteries, provided all structures are located at least 100 feet from all property lines.
3. Bed & Breakfasts
4. Family Child Care Home II
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
6. Roadside stands offering agriculture products for human consumption for sale on the premises

5.8.4 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear of the primary structure.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Signs as provided for in Section 7.01 through 7.04.
4. Parking as provided for in Section 8.01 through 8.06.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Storage or parking of vehicles, boats, campers and trailer, as per Section 8.02.
7. Incidental public safety uses such as emergency sirens.
8. Home occupations, as per Section 8.07.
9. Family Child Care Home I
10. Amateur radio towers and associated facilities, per Section 8.08

5.8.5 Height and Lot Requirements:

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Residential Dwelling	1 ¹	100	50	25	25	25	35	25/35
Other Permitted Uses	1 ¹	100	50	25	25	25	45	25/35
Conditional Uses	1 ¹	100	50	25	25	25	45	25/35
Accessory Buildings	-	-	100	10	10	25	20	-

1. Three acre minimum for lots with private wells/septic systems, 1.5 acres for any combination of public and private water/sewer systems. In all cases, the waste handling system must meet the requirements of Title 124 from NDEQ or subsequent agencies.

Section 5.17 I-1 Light Industrial

5.17.1 Intent: It is the intent of the Light Industrial District Regulations to provide standards for areas suitable for some limited industrial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to avoid incompatible land uses, to serve these areas with adequate transportation facilities, and to prevent or mitigate hazards to adjacent properties.

5.17.2 Permitted Uses:

The following principal uses are permitted in the I-1 District.

1. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials, including:
 - Electrical and electronic appliances.
 - Treatment of articles or merchandise from previously prepared materials.
 - Light sheet metal products including heating and ventilation equipment.
2. Printing and publishing businesses.
3. Stone and monument works.
4. Public local distribution and main transmission utilities.
5. Warehouses and wholesale businesses.
6. Building materials yards with enclosed and screened storage areas; including construction and contractor storage yards.
7. Laboratories.
8. Highway maintenance yards or buildings.
9. Self-storage units, see Section 8.12.
10. Veterinarian services or animal hospitals
11. Outdoor storage facilities for recreational vehicles, campers, and similar vehicles.
12. Recycling collection and processing facilities, both public and private.
13. Railroads, including terminals, switching yards, and related facilities.
14. Dry cleaning.
15. Health clubs and tanning salons, not including those classified as an Adult Establishment.
16. Studios – dance/yoga, not including those classified as an Adult Establishment.
17. Personal improvement services.
18. Commercial recreation facilities, indoor and outdoor.
19. Public services and publicly owned and operated facilities.
20. Parks and recreation.
21. Landscape and horticultural services.
22. Business services.
23. Dog day care.

5.17.3 Conditional Uses

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the I-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Sales and service of vehicles and equipment including:
 - A. Construction and heavy equipment sales and service.
 - B. Automotive.
 - C. Recreational vehicles such as boats and campers.
 - D. Farm implement sales and service.
 - E. Auto body repair.
2. Research facilities.
3. Truck terminal and dock facilities to include truck washing
4. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use
5. Cabinetry millwork
6. Correctional facilities
7. Kennels and stables
8. Automotive rental/leasing and other heavy equipment rental
9. Lumber and other building materials dealer
10. Radio, television and communication towers and transmitters, as per Section 8.08.
11. Fertilizer transmission lines
12. Utility substations, terminal facilities, and reservoirs.
13. Auction sales
14. Gun smithing and retail firearms sales

5.17.4 Permitted Accessory Uses

1. Buildings and uses customarily incidental to the permitted uses.
2. Parking as permitted in Section 8.01 through 8.06.
3. Signs allowed in Section 7.01 through 7.04.
4. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.
5. Landscaping as required by Section 9.03.

5.17.5 Height and Lot Requirements:

1. The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yard (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Permitted Uses	15,000	100	50 ¹	10	10	15	45	70/90
Conditional Uses	15,000	100	50 ¹	10	10	15	45	70/90

¹ 50 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of 75 feet.

Use Limitations:

1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 9.05.
2. No outdoor storage is permitted, except:
 - A. The display of new merchandise for sale to the public.
 - B. Unless specifically permitted within this Section.
3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
4. No use shall produce a nuisance or hazard from fire, explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, harmful radioactivity, offensive noise or vibration, flashes, objectionable effluent, or electrical interference which may affect or impair the normal use and peaceful enjoyment of any surrounding property, structure, or dwelling.
5. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

5.17.6 Performance Standards:

See Section 8.11 of the Supplemental Regulations.

25-123086



TitleCore National, LLC
8701 West Dodge Road, Suite 150
Omaha, NE 68114
402-333-8100

December 17, 2025

RE: 300 Foot Owner Report
Our File No. 25-123086
Linoma Industrial (Lot 2, Sanford Addition) – Parcel #011620703

Dear TitleCore National, LLC, Customer:

At your request we have reviewed the current status of the title of the property located generally as referenced above.

The Undersigned, a Nebraska Registered Abstractor, having been granted authority in accordance with the statutes of the State of Nebraska to engage in the business of abstracting, certifies that from an examination of the records of Sarpy County, Nebraska with reference to the current owners of record, within a 300 foot radius of the property located generally at the above referenced description. Enclosed is a list of all the current owners.

Effective Date: 10th day of December, 2025, at 8:00 AM

If you have any questions or concerns, please contact our office at (402) 333-8100.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. R. ...'.

Nebraska Registered Abstractor
Enclosure

BUTLER/JAMES M & JONI J
23101 HWY 6
GRETNA, NE 68028

MDC LINOMA INDUSTRIAL LLC
11550 I ST STE 200
OMAHA, NE 68137

WINANS/CHARLES B
22811 HWY 6
GRETNA, NE 68028

STATE OF NE DEPT OF RDS ATTN: PROPERTY
MANAGEMENT
BOX 94759
LINCOLN, NE 68509

KAISER HARRIETTE L ETAL TRUSTEES OF
HARRIETTE L KAISER TRUST
15206 HWY 6
GRETNA, NE 68028

LIVMAX INVESTMENTS LLC
23232 S HWY 6
GRETNA, NE 68028

AZ SARPY HOLDINGS LLC C/O SELDIN REAL
ESTATE
7339 E EVANS RD STE 201
SCOTTSDALE, AZ 85260

BLACK/COLEEN J & WILLIAM S & GREYNA
GREENS LLC
3363 S 220TH ST
OMAHA, NE 68022

HAMMERS/LARRY W & SANDRA L TRUSTEES
LIVING TRUST
22977 HWY 6
GRETNA, NE 68028

SMISEK SWENSON NEBRASKA PROPERTIES
LLC
23188 HWY 6
GRETNA, NE 68028

APPLICATION FOR FINAL PLAT

Subdivider: Redwood USA, LLC **Date:** 12/23/2025
Address: 7007 East Pleasant Valley Road **Phone:** 216.360.9441
City/State/Zip: Independence, Ohio 44131

Owners Name: Tetrick Feeding Co, Inc. **Date:** 12/23/2025
Address: 13520 Discovery Drive **Phone:** _____
City/State/Zip: Omaha, NE 68137

Engineer: Lamp, Rynearson – Randy Kuszak **Date:** 12/23/2025
Address: 14710 West Dodge Road, STE 100 **Phone:** 402.496.2498
City/State/Zip: Omaha, NE 68154

Name of Final Plat Redwood 192 **No. of Lots/Acres** 1 (24.291 AC)
Complete Legal Description LOT 1, BEING A PLATTING OF THE SE QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA
General Location Northwest corner of 192nd Street and Cornhusker Rd

1. Does the subdivider have any interest in the land surrounding the final plat?
No _____ Yes X If yes, explain Phase 2 area of Redwood 192 prelim plat

2. Will the final plat require a zoning change, conditional use, vacation or other action to complete the development?
No _____ Yes X If yes, explain _____
Change was requested in the preliminary plat submittal

3. Is the final plat consistent with the preliminary plat?
No _____ Yes X If not, please explain the changes and reasons therefore _____

4. Have all improvements required by the preliminary plat been completed?
No X Yes _____ If not, which improvements have not been completed _____
All project improvements are to be completed in the future.

[Signature] **Signature of Applicant** 12/23/2025 **Date**

Official Office Use Only

Date Accepted _____ **Accepted By** _____
Amount Paid _____ **Ck No.** _____ **Receipt No.** _____

SUBDIVISION REQUEST
FINAL PLAT
PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meeting date of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Payment of \$750.00, plus \$7.50 per lot non-refundable filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. City personnel will notify property owners of the requested action.
- Subdivider will submit five large site plans (scale 1" - 20') and five small (8 ½ X 11) site plans. These plans shall be prepared with the following information:
 - Name of subdivision on each sheet, sheet number and total number of sheets, and date prepared.
 - Names and addresses of owners/applicants.
 - Names of adjacent property owners.
 - Name of engineer or surveyor.
 - Names of utility companies to be involved.
 - North arrow and graphic scale (according to subdivision regulations' specs)
 - A vicinity sketch at a scale no greater than (1) inch = four hundred (400) feet and no smaller than (1) inch = two thousand (2000) feet.
 - Contour lines within and adjacent to subdivision, not greater than 2 feet intervals.
 - Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers.
 - Existing and proposed streets or access easements to include; ROW width, paving width, approximate grades, tangent length, curve data and interior angle, angle of intersection, name and/or number of all streets.
 - Sketch of future street system outside of plat where subdivision owns abutting land.
 - Utilities on, and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
 - Lot lines and dimensions; curvilinears should be noted as arc or chord.
 - Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot.
 - Public areas for schools, parks, playgrounds or any other public uses. Wetlands, outlots or utility easements are not appropriate for the required parkland.
 - All existing and proposed easements with locations, widths and distances.
 - All existing and proposed sidewalks, pedestrian ways and bikeways.
 - Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred feet of the boundaries of, within, adjacent to on or within one hundred feet of the proposed subdivision.
 - Minimum building set back lines.
 - Erosion and sediment control plan.
 - Certified accurate survey by engineer or professional land surveyor.
- City will advertise the proposed request at least 10 days prior to the Planning Commission meeting. The property may also be posted by city personnel.
- You will be notified in writing the date of the meeting. You should be present at the meeting to respond to any questions that may arise.
- Capital Facilities charges will be paid at this time.
- Subdivider will submit five large mylars. Signing of the mylars will be done upon approval of the city council, after all subdivision agreements are in place and after all signatures have been obtained.

December 23, 2025



Ms. Paula Dennison
Gretna Planning Commission
204 North McKenna Avenue
Gretna, NE 68028

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

REFERENCE: Redwood 192, Phase 1
Final Plat Application
Job No. 0125080.01-004

Dear Ms. Dennison:

Submitted herewith are application materials for the revised preliminary plat and Phase 1 Final Plat of the proposed Redwood 192 development located northwest of 192nd Street and Cornhusker Road near Gretna, Nebraska.

Documents enclosed are as follows:

Revised Preliminary Plat:

1. Subdivision Request preliminary plat and application for change of zoning along with application fees previously submitted September 24, 2025.
2. Preliminary plat, full size – (30 x 42) – 5 copies.
3. Preliminary plat, (11 x17) – 5 copies.
4. Preliminary plat conceptual site layout plan – 4 copies.
5. Preliminary plat sanitary sewer plan – 4 copies.
6. Preliminary plat grading and erosion control plan – 4 copies.
7. Preliminary plat pre-development drainage map – 4 copies.
8. Preliminary plat post-construction drainage map – 4 copies.
9. Mailing labels for adjacent property owners within 300 fee – 2 copies.

Final Plat:

1. Final plat application and fee: \$757.50 (\$750 + \$7.50/lot; 1 lot, 0 outlots).
2. Final plat, full size (30 x 42) – 5 copies.
3. Reduced-size drawing of the final plat (11 x 17) – 5 copies.
4. Draft subdivision agreement exhibits – 3 copies:
 - a. Final Plat (Exhibit A).
 - b. Grading and Erosion Control (Exhibit B).
 - c. Post-Construction Stormwater Management Plan (Exhibit C).
5. Redwood 192 Preliminary Drainage Study – 1 copy.
6. Redwood 192 Traffic Impact Study – 1 copy.
7. Wetland Delineation Report – 1 copy.
8. A USB containing PDF copies of submittal drawings and ACAD drawing of the plat.

Redwood 192, Phase 1
Final Plat Application
December 23, 2025
Page 2 of 2

We will coordinate with the City's attorney, Jeff Miller, to draft a Subdivision Agreement which will be submitted to the City at a later date. Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON, INC



Randy Kuszak, P.E.
Senior Project Manager

Enclosures

c: Adam Wujnovich
Kevin Kwiatkowski



Final Plat – Redwood 192 Phase 1

I. General Information

- A. Applicant: Redwood USA LLC, 7007 East Pleasant Valley Road, Independence, Ohio 44131
- B. Property Owner: Tetrick Feeding Co, Inc, 13520 Discovery Drive, Omaha, NE 68137
- C. Location: Northwest corner of South 192nd Street and Cornhusker Road.
- D. Legal Description: PR SE1/4 Lying S & E of Railroad EXC ROW 19-14-11
- E. Requested Action: Approval of a Final Plat for a portion of Parcel #011613927 for a subdivision to be known as Redwood 192 Lot 1.
- F. Zoning: Existing: TA Transitional Agriculture
Proposed: R-3 High Density Residential
- G. Site Size: 24.29 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently undeveloped land that was used for agricultural purposes. The Preliminary Plat included an additional acreage lot north of the subject portion. The entire property was requested to be rezoned from TA Transitional Agriculture to R-3 High Density Residential. West is undeveloped land zoned TA Transitional Agriculture separated from the subject property by the Burlington Northern railroad. East of the subject property is also undeveloped farmland zoned TA Transitional Agriculture. To the South is Aspen Creek West, which is currently under construction and zoned R-3 High Density Residential.

Planning Commission and City Council unanimously approved the Preliminary Plat and Rezoning in October and November of 2025.

- B. General Neighborhood/Area Zoning:
North: TA Transitional Agriculture
South: R-3 High Density Residential
East: TA Transitional Agriculture
West: TA Transitional Agriculture
- C. Applicable Regulations:
Section 5.11: R-3 High Density Residential

III. Analysis

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The proposed lot meets the requirements for lot size and width in the R-3 High Density Residential zoning district. The Future Land Use Map shows the subject property as Mixed Neighborhood, which calls for “areas that are designed for a blend of compatible residential uses and supporting services.” Appropriate zoning designations for Mixed Neighborhood are R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, and R-4 Highest Density Residential.

B. Traffic and Access:

The subject property can currently be accessed off Cornhusker Road and South 192nd Street.

IV. Review Comments:

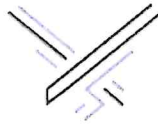
The City Engineer’s comments are attached to this report.

V. Recommendation:

Staff recommends approval of the Final Plat for a portion of Parcel #011613927 for a subdivision to be known as Redwood 192 Lot 1.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

January 21, 2026

Nathan Munger, Chairman
GRETNA PLANNING COMMISSION
204 N. McKenna Ave
P.O. Box 69
Gretna, Nebraska 68028

Re: Redwood 192 – Lot 1
Final Plat
192nd Street and Cornhusker Road
Gretna, Nebraska
EEG #25-04-18

Dear Chairman Munger:

The following are our comments on the final plat submittal dated December 22, 2025 for the above referenced subdivision.

Final Plat:

1. Revise the note: Access location from Lot 1 to 192nd Street via ingress/egress easement will be full movement. Access from Lot 1 to Cornhusker Road shall align with 194th Street.

Conceptual Site Plan Sewer Exhibit:

1. A sidewalk along 192nd Street is required. Sidewalk location and grade shall conform to the future 4-lane typical section.

Sanitary Sewer Exhibit:

1. Sewer service will be provided by the City of Gretna interceptor sewer.
2. Future sewer from the City's interceptor under BNSF to Lot 2 will be privately owned and maintained.

Grading and Drainage Exhibit:

1. Consider an equipment access along the toe of slope along the BNSF railroad right of way from Cornhusker Road to Basin B and C for maintenance access.

Drainage Study

1. The PCSMP stormwater release from dry detention basins shall be 24-28 hours.

Paving Exhibit:

1. The Development will be required to make a cost share reimbursement to Sarpy County / Aspen Creek West SID for the Cornhusker Road improvements and to Sarpy County for the 192nd Street improvements.

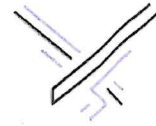
Water Exhibit:

1. City of Gretna will be the water provider for the development.

Stormwater Pollution Prevention Plan (SWPPP):

1. The City of Gretna is part of the Papio Creek Watershed Partnership (PCWP). All SWPPP documents need to be submitted through the Erosion Control website (<http://www.omahapermix.org>).

Redwood 192 – Lot 1
Final Plat
January 21, 2026



Post Construction Storm Water Management Plan (PCSMP):

1. The City of Gretna is part of the Papio Creek Watershed Partnership (PCWP). All PCSMP documents need to be submitted through the PSCMP Permix website (<http://www.omahapermix.com>).

Parkland Set-A-Side:

1. The final plat does not reflect any green space to meet the City's parkland set-aside requirements. Based on the 252 multi-family residential units, the total required park land set-aside is \$75,600.

Source and Use of Funds:

1. The Development will be privately financed.

Traffic Study:

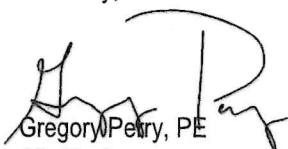
1. The proposed intersections operate at a satisfactory level of service (LOS) for the build-out year (2030).
2. Traffic signal analysis and turn lane analysis did not warrant improvements as part of the initial built out.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
1. The Development will be required to make a cost share contribution to the outdoor warning siren.
2. The Development will be required to make a cost share contribution for the future traffic signal and intersection improvements at Cornhusker Road and S. 192nd Street.
3. If the traffic signal warrants are met at the ¼-mile access to 192nd Street, the Development will be required to cost share the cost.
4. The property is outside of any special flood hazard area (SFHA) as delineated by FEMA.
5. The release of the final plat mylars for recording by the Subdivider requires: finalized and signed Subdivision Agreement, Sewer Connection Agreement, and HOA Maintenance Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council; draft HOA Articles, Bylaws and Covenants with review and approval by the City Attorney; payment of all applicable City fees (park fee, sewer capital facility fee, water capital facility fee, sewer and/or water extension fees, planning and application fees, etc.); finalized and signed Conditional Use Permit (as applicable) with all required exhibits and attachments and formal approval by the City Council; and finalized and signed Planned Unit Development Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council.

We will be at the January 27th Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,


Gregory Petry, PE
City Engineer

ec: Paula Dennison, City Administrator
Jeff Miller, City Attorney
Kristine Stokes, AICP Development Services Director
Randy Kuszak, PE Lamp Rynearson

Current Location: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 6809

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Current Zoning: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS

0 500 1000 ft

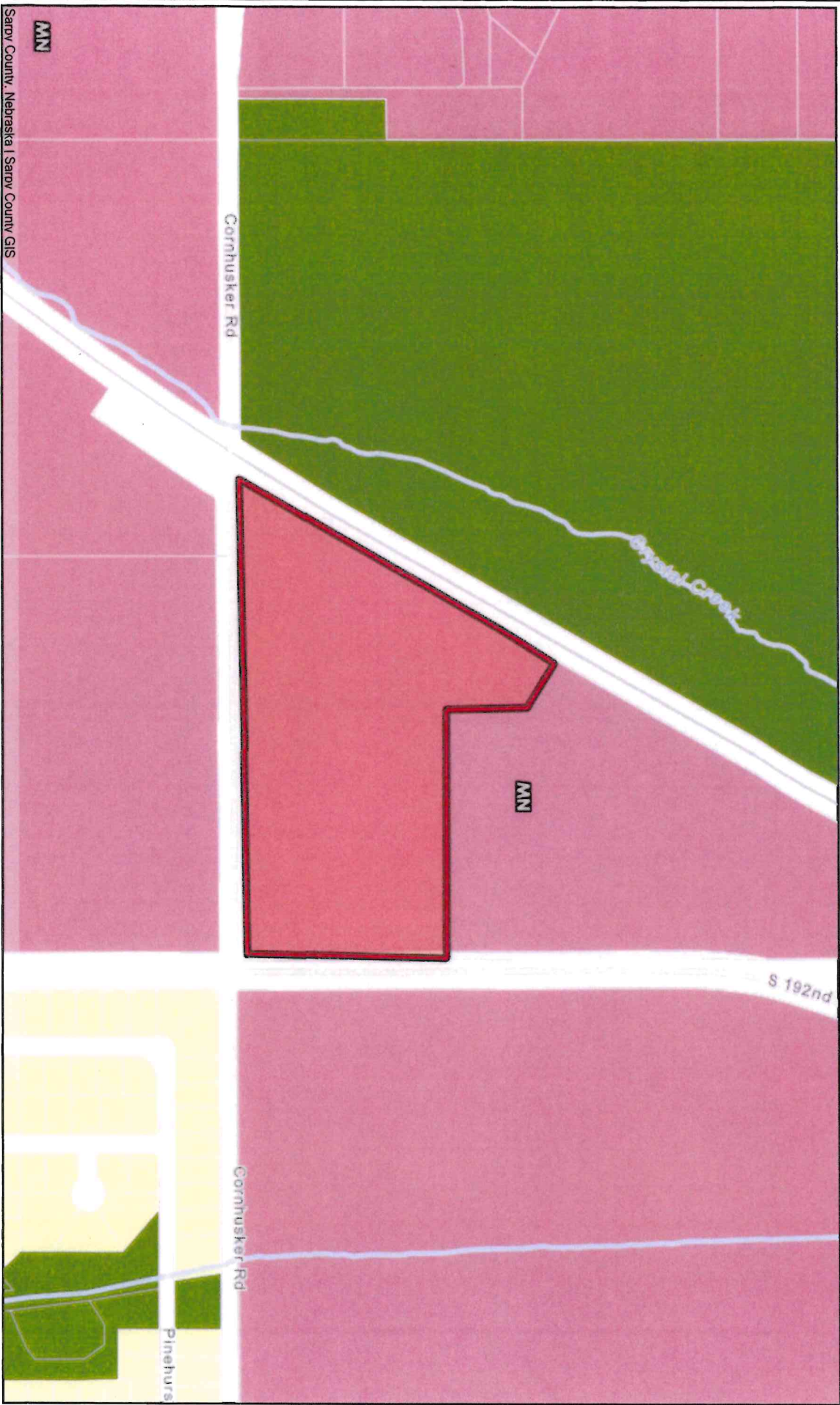
Map Scale 1 : 6809

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

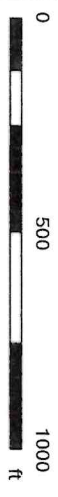
Notes



Future Land Use: Redwood 192 Phase 1 - Final Plat



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 6809

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Proposed location of Redwood 192 facing northwest near the corner of South 192nd Street and Cornhusker Road.

TETRICK FEEDING CO INC
13520 DISCOVERY DR
OMAHA, NE 68137

4S HOLDING CO LLC
19809 CORNHUSKER RD
GRETNA, NE 68028

ZIMMERMAN ANGELA & BRIAN
10002 S 191ST AVE
OMAHA, NE 68136

**ASPEN CREEK NORTH HOMEOWNER
ASSOCIATION**
1413 S WASHINGTON ST STE 300
PAPILLION, NE 68046

BHI DEVELOPMENT INC
11205 S 150TH ST STE 100
OMAHA, NE 68138

TADROS/LOREES
12657 READ ST
OMAHA, NE 68142

DUDDING INVESTMENTS LTD
7306 SW 34TH AVE STE 1 PMB 350
AMARILLO, TX 79121

TETRICK FEEDING CO INC
13520 DISCOVERY DR
OMAHA, NE 68137

B H I DEVELOPMENT INC
11205 S 150TH ST STE 100
OMAHA, NE 68138

BHI DEVELOPMENT INC
11205 S 150TH ST STE 100
OMAHA, NE 68138

B H I DEVELOPMENT INC
11205 S 150TH ST STE 100
OMAHA, NE 68138

BHI DEVELOPMENT INC
11205 S 150TH ST STE 100
OMAHA, NE 68138



APPLICATION FOR PRELIMINARY PLAT

Sub-Divider: ICON Homes LLC Date: 12/23/2025
Address: 22754 Sanctuary Ridge Dr. Phone: 402-968-3643
City/State/Zip: Omaha, NE 68022

Owners Name: Mark and Nina Homan Date: 12/23/2025
Address: 22220 Giles Road Phone: _____
City/State/Zip: Gretna, NE 68028

Engineer: Thompson, Dreessen and Dorner, Inc.-Doug Kellner Date: 12/23/2025
Address: 10836 Old Mill Road Phone: 402-330-8860
City/State/Zip: Omaha, NE 68154

Name of Preliminary Plat Iron Wheel Estates Number of Lots 8
Complete Legal Description Tax Lots 9A1B & 10A1B 16-14-10 Parcel # 011620160
General Location 22220 Giles Road; Giles Road between 216th and 225th Streets

- Does the sub-divider have any interest in the land surrounding the preliminary plat?
No X Yes _____ If yes, explain _____
- Will the preliminary plat require a zoning change, conditional use, vacation or other action to complete the development?
No _____ Yes X If yes, explain Zoning change from TA to RE (Residential Estates)
- Does the preliminary plat deviate from the requirements of the subdivision regulations of the City of Gretna or the City's design standard?
No X Yes _____ If yes, explain _____

[Signature] Date 12-18-25
Signature of Applicant Date

Official Office Use Only

Date Accepted _____ Accepted By _____
Amount Paid _____ Ck No. _____ Receipt No. _____

UTILITIES AND IMPROVEMENTS

FINANCING PERCENT:

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>COST</u>	<u>PRIVATE</u>	<u>SANITARY IMPROVEMENT DISTRICT</u>	<u>GEN. OBGL.</u>
		<u>QUANTITY</u>			<u>SPECIAL</u>	
<u>SEWERS:</u>						
Sanitary	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
Storm	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
<u>PAVING:</u>						
Major	_____	_____	_____	_____	_____	_____
Collector	_____	_____	_____	_____	_____	_____
Minor	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Parks/Open	_____	_____	_____	_____	_____	_____
Rec Facilities	_____	_____	_____	_____	_____	_____
Telephone	_____	_____	_____	_____	_____	_____
Water	_____	_____	_____	_____	_____	_____
Gas	_____	_____	_____	_____	_____	_____
Electricity	_____	_____	_____	_____	_____	_____

Above Ground _____

Below Ground _____

Anticipated total taxable valuation: LAND _____
 COVENANTS _____

IMPROVEMENTS _____
 FILED _____

Specific Zoning Information

<u>ZONING</u>	<u>ACRES</u>	<u>LOTS</u>	<u>UNITS</u>	<u>DENSITY</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
TOTAL RESIDENTIAL:	_____	_____	_____	_____
TOTAL OTHER:	_____	_____	_____	_____



APPLICATION FOR CHANGE OF ZONING

Applicants Name iCON Homes LLC Date 12/23/2025
 Address 22754 Sanctuary Ridge Dr. Phone 402-968-3643
 City/State/Zip Omaha, NE 68022

Owners Name Mark and Nina Homan Date 12/23/2025
 Address 22220 Giles Road Phone _____
 City/State/Zip Gretna, NE 68028

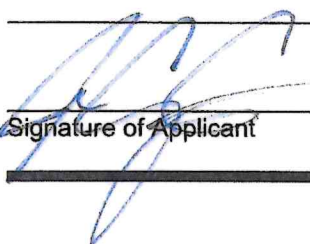
Current Zoning TA Requested Zoning RE
 Complete Legal Description Tax Lots 9A1B & 10A1B 14-14-10 Parcel # 011620160
 General Location 22220 Giles Road, Gretna, NE 68028
 Size of Property (Square Feet/Acres) 28.79 Acres
 Present Use of Property Residential
 Proposed Use of Property Residential

Source of Services: Water Private Well Sewer Prive Septic Gas Black Hills Energy
 School Gretna Other _____

Adjoining Property North Residential/agriculture South Agriculture
 Actual Use: East Residential West Residential

Describe the reason for the rezoning application, the nature and the operating characteristics of the proposed use;

Subdivision of existing transitional agriculture tax lots into residential estates lots.



 Signature of Applicant

12-18-25

 Date

Official Office Use Only

Date Accepted _____

Accepted By _____

Amount Paid _____

Ck No. _____ Receipt No. _____



City of Gretna
204 N McKenna Avenue
P.O. Box 69
Gretna, NE 68028

Property Owner Permission Form

I (we): Mark Homan
(Property Owner's Name)

Hereby Authorize: ICON Homes LLC
(Name of Person/Organization Applying for Permit)

to: Plat and rezone property
(Description, i.e.: rezone property, replat property, post a banner, provide parking, hold a Special Event, food truck, etc.)

on my property located at 22220 Giles Road; Parcel #011620160
(Property Address and Parcel Number)

for the time period of 12/19/2025 to _____
(Date and Year) (Date and Year)

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above for the use of my property as described above.

PLEASE NOTE: This permission shall continue until written revocation hereof is provided to the City.

Mark Homan, Owner
Property Owner Name and Title

12-19-2025
Date

Mark Homan
Property Owner Signature

402-650-9878
Phone Number

MDHOMAN64@GMAIL.COM
Email Address

Notary use only

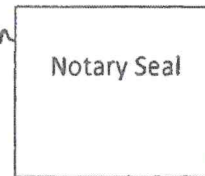
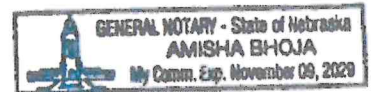
State of Nebraska

County of Sarpy

This document was signed before me on 19th December 2025 (date) by Mark Homan (name(s) of individual(s))

Notary Signature: Amisha Bhoja

Notary Expiration Date: Nov 9th 2029





Preliminary Plat & Rezoning – Iron Wheel Estates

I. General Information

- A. Applicant: iCON Homes LLC, 22754 Sanctuary Ridge Drive, Omaha, NE 68022
- B. Property Owner: Mark and Nina Homan, 22220 Giles Road, Gretna, NE 68028
- C. Location: 22220 Giles Road, Gretna, NE 68028
- D. Legal Description: Tax Lots 9A1B & 10A1B 14-14-10
- E. Requested Action: Approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates for Parcel #011620160 for a subdivision to be known as Iron Wheel Estates, Lots 1-8.
- F. Zoning: Existing: TA Transitional Agriculture
Proposed: RE Residential Estates
- G. Site Size: 28.79 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned TA Transitional Agriculture and has one single-family home and three accessory buildings on the parcel. In all directions of the subject property are other single-family homes and accessory buildings zoned TA Transitional Agriculture.
- B. General Neighborhood/Area Zoning:
North: TA Transitional Agriculture
South: TA Transitional Agriculture
East: TA Transitional Agriculture
West: TA Transitional Agriculture
- C. Applicable Regulations:
Section 5.08: RE Residential Estates

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):
In the RE Residential Estates zoning district, the minimum lot size for parcels with private well and septic systems is three acres, and the minimum lot width is 100 feet. The proposed eight lots on the preliminary plat meet these requirements.

The Future Land Use Map shows the subject property as Rural Neighborhood which “consists of detached single-family homes and farmlands around the periphery of the municipal boundary.” Appropriate zoning districts for Rural Neighborhood are RE Residential Estates and RE-A Residential Estates Animals.

B. Traffic and Access:

The subject property can currently be accessed off of Giles Road.

IV. Review Comments:

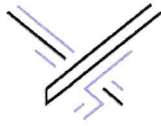
The City Engineer’s comments are attached to this report.

V. Recommendation:

Staff recommends approval of the Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates to create a subdivision to be known as Iron Wheel Estates.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

January 20, 2026

Nathan Munger, Chairman
GRETNA PLANNING COMMISSION
204 N. McKenna Ave
P.O. Box 69
Gretna, Nebraska 68028

Re: Iron Wheel Estates - Lots 1- 8
Preliminary Plat
225th Street and Giles Road
Gretna, Nebraska
EEG #25-04-45

Dear Chairman Munger:

The following are our comments on the preliminary plat submittal dated December 22, 2025 for the above referenced subdivision.

Preliminary Plat:

1. Provide 100-foot (minimum) tangent on reverse curves.
2. The proposed street exceeds the maximum 500-foot cul-de-sac length while it does provide an future extension to the property to the north.
3. Street names shall be confirmed by Sarpy County Planning.
4. Add a note that Lots 1 and 8 will not have direct access to Giles Road.

Sanitary Sewer Exhibit:

1. On-site private (septic) sanitary sewer service is proposed for the development.

Grading and Drainage Exhibit:

1. Provide ditches or swales away from the proposed street pavement

Drainage Study

2. Provide a drainage report for the proposed development.

Paving Exhibit:

1. Proposed pavement shall be 25' minimum width.
2. Provide the hammerhead layout dimensions for review.

Centerline Profiles:

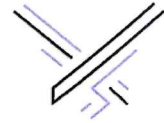
1. Posted Speed shall be 25 mph and Design speed shall be 30 mph. Adjust profile vertical sag curve at STA. 13+97 shall be increased for a k-value above 37.

Stormwater Pollution Prevention Plan (SWPPP)

1. The City of Gretna is part of the Papillion Creek Watershed Partnership (PCWP). All SWPPP documents need to be submitted through the erosion control website (<http://www.omahapermix.com/>).

Post Construction Storm Water Management Plan (PCSMP)

1. (Not applicable).



Water Exhibit:

1. On-site private (well) water supply sewer service is proposed for the development.

Parkland Set-A-Side:

1. The preliminary plat does not reflect any green space to meet the City's parkland set-aside requirements. Based on the 8 single-family residential lots, the total required park land set-aside is 0.24 acres.

Source and Use of Funds:

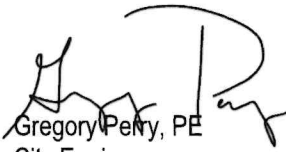
1. The development will be privately financed.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
1. The Developer will be required to make a cost share reimbursement for the Giles Road improvements to Sarpy County.

We will be at the January 27th Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,



Gregory Perry, PE
City Engineer

ec: Paula Dennison, City Administrator
Jeff Miller, City Attorney
Doug Kellner, TD2

Current Location: Iron Wheel Estates - Preplat & Rezoning

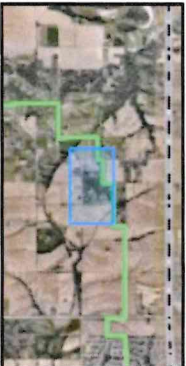


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Notes



Current Zoning: Iron Wheel Estates - Preplat & Rezoning

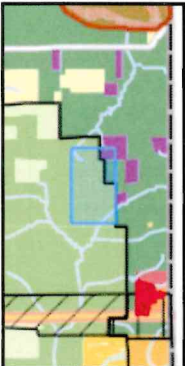


Sarpy County, Nebraska | Sarpy County GIS



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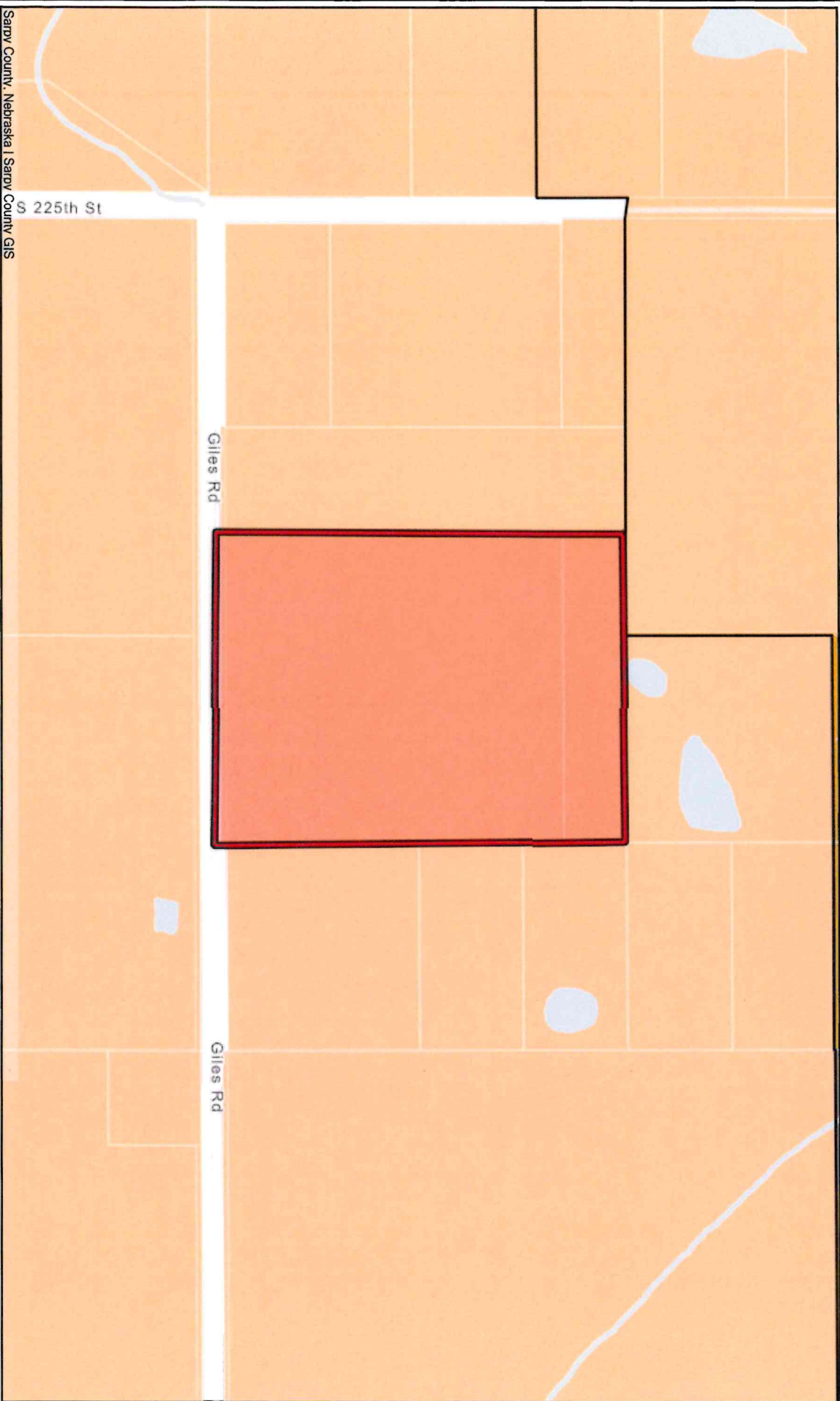
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Notes



Future Land Use: Iron Wheel Estates - PrePlat & Rezoning

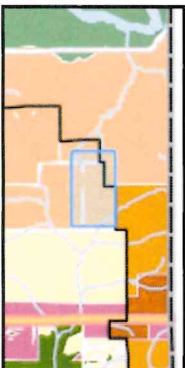


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Notes





Proposed location of Iron Wheel Estates facing East on Giles Road at 2220 Giles Road.

Section 5.08 RE Residential Estates District

5.8.1 Intent: The Residential Estates District is established for the purpose of allowing low density residential uses that are compatible with adjacent urban growth.

5.8.2 Permitted Uses:

The following principal uses are permitted in the RE District.

1. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
2. Railroads, not including switching, terminal facilities or freight yards.
3. Public overhead and underground local distribution utilities.
4. Single family dwelling.
5. Public services.
6. Publicly owned and operated facilities.

5.8.3 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the RE District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Radio, television and wireless communication towers and transmitters, as per Section 8.08.
2. Cemeteries, provided all structures are located at least 100 feet from all property lines.
3. Bed & Breakfasts
4. Family Child Care Home II
5. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
6. Roadside stands offering agriculture products for human consumption for sale on the premises

5.8.4 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear of the primary structure.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Signs as provided for in Section 7.01 through 7.04.
4. Parking as provided for in Section 8.01 through 8.06.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Storage or parking of vehicles, boats, campers and trailer, as per Section 8.02.
7. Incidental public safety uses such as emergency sirens.
8. Home occupations, as per Section 8.07.
9. Family Child Care Home I
10. Amateur radio towers and associated facilities, per Section 8.08

5.8.5 Height and Lot Requirements:

1. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (Acres)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Residential Dwelling	1 ¹	100	50	25	25	25	35	25/35
Other Permitted Uses	1 ¹	100	50	25	25	25	45	25/35
Conditional Uses	1 ¹	100	50	25	25	25	45	25/35
Accessory Buildings	-	-	100	10	10	25	20	-

1. Three acre minimum for lots with private wells/septic systems, 1.5 acres for any combination of public and private water/sewer systems. In all cases, the waste handling system must meet the requirements of Title 124 from NDEQ or subsequent agencies.

**FRUHLING/BRADLEY DEAN & ANN
LYNETTE**
22018 GILES RD
GRETNA, NE 68028

BARTMAN III/PETER A
7715 S 225TH ST
GRETNA, NE 68028

JOHNSON/STEVEN E & LISA A
22014 GILES RD
GRETNA, NE 68028

EVERHART/DARRELL & TERRI SUE
21988 GILES RD
GRETNA, NE 68028

SCHMIT/ROBERT & MARY
21966 GILES RD
GRETNA, NE 68028

SULLIVAN/KATHY A & PATRICK J
22004 GILES RD
GRETNA, NE 68028

HOMAN/MARK D & NINA D
22220 GILES RD
GRETNA, NE 68028

BOYER/CRAIG W & JAMIE L
22330 GILES RD
GRETNA, NE 68028

LANGMAACK/KLAUS F
22105 GILES RD
GRETNA, NE 68028

ZEILINGER/RAY E & BETH I
22305 GILES RD
GRETNA, NE 68028



APPLICATION FOR CHANGE OF ZONING

Applicants Name Greg & Alicia Zuger - Z Squared Holdings III, LLC Date 12/22/2025
Address 4625 S 218th St Phone (402) 871-5248
City/State/Zip Elkhorn, NE 68022

Owners Name Kyle & Felicia Richards Date 12/22/2025
Address 19411 Schram Rd Phone
City/State/Zip Gretna, NE 68028

Current Zoning RE Requested Zoning R-2
Complete Legal Description LOT 1 NELSON'S CORNER Parcel # 011599211
General Location 204th & Cornhusker
Size of Property (Square Feet/Acres) 1.538 ac / 66,646.8 sf
Present Use of Property Single Family Residential
Proposed Use of Property Single Family Residential - Assisted Living

Source of Services: Water SID 34 Sewer private (septic) Gas Black Hills Energy
School Gretna Other

Adjoining Property North RE-A South R-2
Actual Use: East RE West TA, HC, R-4

Describe the reason for the rezoning application, the nature and the operating characteristics of the proposed use;
The current (RE) zoning does not allow for a CUP for Assisted Living so we would like to rezone to R-2, which is in conjunction with the neighborhood to the South of the property and the future use for the area. The property is a residential home located on the outer edge of a residential neighborhood, which gives a sense of being at home, but is also across from what will be businesses so the area provides a good balance to residents & neighbors alike.

Alicia Zuger
Signature of Applicant

12/22/2025
Date

Official Office Use Only

Date Accepted Accepted By
Amount Paid Ck No. Receipt No.

RECEIVED

SITE PLAN
 REZONING REQUEST
 9809 S 204TH STREET, GRETNA, NE 68028



PLOT PLAN

CONDITIONAL USE PERMIT REQUEST

9809 S 204TH STREET, GRETNA, NE 68028

CURRENT PROPERTY

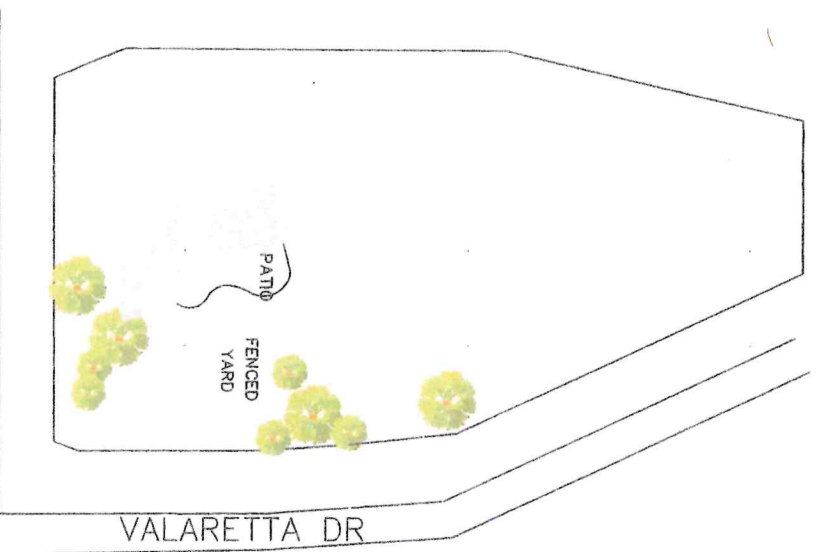
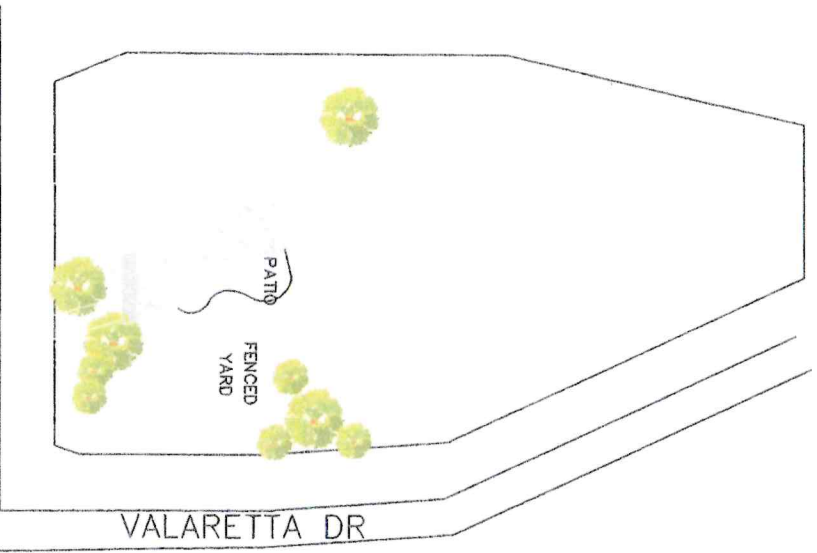
ZONED RE

SINGLE FAMILY RESIDENCE

PROPOSED USE

REZONE TO R-2

ASSISTED LIVING RESIDENCE





We, Greg & Alicia Zuger, the owners of Legato Living at Heartland Hills in Bellevue, NE and Omaha natives who live in Elkhorn, are excited about the opportunity to bring our Residential Memory Care model to the City of Gretna & closer to home.

We are applying to rezone the property at 9809 S 204th St from RE to R-2, like the residential neighborhood to the South of the property is zoned currently. During the pre-planning meeting, it was determined that we would need to connect to the SID 34 water source in order for this to be approved and we are in the process of talking with the SID members to accomplish this. They are anxious for the property to be connected because they will be one step closer to closing the loop for the neighborhood and we are currently working on what the cost associated with that would be as we discussed sharing the cost.

Our intention, in conjunction with the rezoning application, is to also apply for a Conditional Use Permit for the purpose of opening a licensed residential assisted living home. Our CUP application will be for the purpose of opening an Assisted Living home under the R-2 zoning regulations and operate the home with 12 residents & 24/7 awake staff. The location is ideal for the following reasons:

- ✧ Convenient for local families
- ✧ Adjacent to other (future) businesses where high traffic is expected
- ✧ Not embedded in a neighborhood where traffic will be a concern for neighbors
- ✧ Located on a large lot so we can have plenty of parking & keep all parked cars off the street
- ✧ Prominently located for good visibility & raising awareness about this needed service
- ✧ The future use for this large area on the NE corner of 204th & Cornhusker (Sarpy Heights & Sarpy Heights II) is R-1, R-2, R-3, R-4 so this is a good fit for this type of business being operated in single family residence
- ✧ Built out of brick, the house is an extremely safe and sturdy structure that will provide great protection for our residents during weather events.

We have faced some hurdles while trying to secure a property in Gretna but we believe the pink brick house on the corner of 204th & Cornhusker is just the spot we've been looking for. When looking at an existing home, we try to maintain as much of the home as is as possible while still implementing the necessary safety measures to care for our very delicate population & this home is no different. The following are things that we plan to address during this process:

- ✧ Connect to the SID 34 water source
- ✧ Relocate our driveway to the east side of the property off Valaretta Drive & remove the 2 current driveways with direct access to Cornhusker Road
- ✧ Replace the septic with a new system to accommodate our residents, although our family of 3 is harder on our septic at home than our 10 residents in Bellevue are on theirs!
- ✧ Add a generator to power the essentials during power outages, providing a safe environment for residents to remain in place while power is restored.

- ◇ While the front door will remain operational, it will not be used as the main entrance and will be equipped with at least one coded lock so that residents will not have direct access to 204th Street should they exit the home unattended. We have also talked about enclosing the front porch to provide a second locked door & are exploring options.
- ◇ Traffic impact will be minimal. We typically see approximately 10-15 cars per day on busy days & some days just a handful; Plenty of parking will be provided on site so there is no need for parking on Valaretta Drive.
- ◇ Emergency vehicles are not called routinely from our homes so you don't have to worry about screaming sirens & flashing lights at all times day or night. With our high staff ratios, we are better able to prevent falls, elopements, and injuries in general that are serious enough to require emergency services. On average, our Legato homes across Omaha call 911 only 3-4 times per year.
- ◇ Almost any existing home will lack the necessary infrastructure to operate an assisted living home as it sits, which is why we go through city planning, city council, building & fire permitting, residential & commercial permitting, and licensure with the State of Nebraska. We are people taking care of people & we take the city, county, and state standards/requirements very seriously.

Our intent is to connect with the community & offer a very beneficial service to individuals who require a higher level of care than the larger facilities can provide, primarily because of the difference in resident to staff ratios. We are certainly too small to compete with them & wish only to be an alternative when another option is just not a good fit or their needs have changed to the extent that they need a higher level of care.

We invite you to reach out to us with any questions or concerns you may have prior to the city planning meeting on January 27, 2026 so that we have an opportunity to meet you & address anything we can ahead of time. Knowing about concerns opens the door meaningful conversations & the chance to come up with solutions that are amenable to everyone involved.

You are also welcome to check out our website at www.LegatoLiving.com for more information about us, our Bellevue home (Heartland Hills) & our company, which was founded right here in Omaha!

We look forward to meeting you.

Sincerely,


Greg & Alicia Zuger



Rezoning & Conditional Use Permit Request

Residential Memory Care Home – 9809 S 204th Street, Gretna, NE

Introduction & Purpose

Greg and Alicia Zuger respectfully submit this narrative in support of their request for:

- **Rezoning** of the property at **9809 S 204th Street** to **R-2 Residential**, and
- Approval of a **Conditional Use Permit** to operate a small-scale **Residential Memory Care Home**.
- The duration of this franchise & location agreement between Legato Living & Greg & Alicia Zuger is 10 years, which ensures the property will be used as a residential assisted living home for at least that timeframe

The intent of this request is to repurpose an existing residential structure to provide specialized memory care services in a manner that is safe and compliant with all relevant regulations, compatible with the surrounding neighborhood, and consistent with the City of Gretna's planning and zoning framework.

Applicants & Company Background

Greg & Alicia Zuger, Owners – Legato Living at Heartland Hills

- Current residents of south Elkhorn, NE
- Lifelong residents of Omaha, NE

The owners are highly involved in day-to-day operations, spending multiple days each week onsite to support staff, meet with families, and interact directly with residents. Their care model emphasizes accountability, safety, and a high standard of personalized care.

Legato Living is a locally based residential memory care provider, founded in Omaha in 2019. The Zugers currently own and operate **Legato Living at Heartland Hills** in Bellevue, Nebraska, which opened in July 2024 and will be opening **Legato Living at Ashbury Hills** in Papillion later in 2026.

Residential Memory Care Model

Legato Living operates a **residential-style memory care model**, distinct from large institutional facilities. Key characteristics include:

- A maximum of **12 residents** in the Gretna home & in most Legato homes
 - Care focused exclusively on Alzheimer's and Dementia
 - Staffing by **CNAs, CMAs, and trained Care Partners**
 - Mandatory dementia-specific training prior to employment and ongoing monthly
 - Staffing ratios of approximately **4:1 during daytime hours** and **at least one awake staff overnight**
 - A flat monthly rate with no levels of care, allowing residents to age in place without additional cost & stress to families
 - Care needs such as two-person assists, Hoyer lifts, modified diets, and coordination with OT, PT, home health, and hospice services are accommodated
 - Regular visits on-site from a Nurse Practitioner drastically reduces the need for appointments outside the home
-

Description of the Proposed Use

The proposed use is a residential memory care home within an existing single-family brick house located at the corner of 204th Street and Cornhusker Road.

- The structure will retain its residential appearance and character
 - Existing garages will be built out with new living spaces but footprint will remain mostly the same - the original brick will be maintained wherever possible (although it will likely be painted)
 - No oversized commercial signage, retail operations, or institutional-scale activity is proposed nor will it be proposed in the future
 - Other than a potential garage or shed, no additional structures are planned for the property
 - Both driveways will be removed from Cornhusker Road to reduce congestion at this busy intersection & a new driveway will be added on Valaretta Drive for safer access
 - Additional parking will be added as per the proposed parking illustration on the North side of the property
-

Rezoning Request (R-2 Residential)

The applicants are seeking rezoning of the property to R-2 Residential, which is intended to:

- Remain a residential zoning classification and does not permit commercial uses
- Align zoning with the proposed residential care use
- Align zoning with neighboring subdivision, Crystal Creek, which is currently R-2
- Align zoning to the future use of Sarpy Heights and Sarpy Heights II - Mixed Neighborhood - which includes R-1, R-2, R-3, and R-4
- Maintain consistency with surrounding residential character

Rezoning alone does not authorize operation of the facility and does not eliminate the need for a Conditional Use Permit or other regulatory approvals.

Conditional Use Permit Request

The Conditional Use Permit is requested to allow the specific operation of a residential memory care home within R-2 zoning. The CUP provides the City with the ability to:

- Limit the number of residents
- Impose site-specific operational conditions
- Ensure ongoing compliance with safety, traffic, and neighborhood standards
- Retain enforcement and revocation authority if conditions are not met

This layered approval process ensures responsible use of the property while protecting surrounding neighbors.

Safety, Security & Emergency Preparedness

Safety is a foundational element of the Legato Living model including, but not limited to the following:

Increased safety of every day care needs:

- 4:1 resident to staff ratios during resident awake hours
- 24/7 awake staff
- 2-person assists
- Hoyer lifts
- Sit-to-stand lifts
- Tilt in space shower chairs
- Modified diets
- Coordination with OT, PT, home health companies
- Hospice services with company of the family's choice

Safety Measures & Emergency Preparedness Features of the Home:

- Locked and coded doors on all exits to prevent resident elopement
- High staff-to-resident ratios to reduce falls and emergencies
- Fire suppression systems and fire alarms installed throughout the home
- Back up water tanks to support fire suppression system - 30 minute runtime with no use of community well water
- Locked cooktop/stove to prevent resident tampering
- Generator to power essential systems during electrical outages
- Brick construction providing enhanced durability and weather protection

Across Legato Living homes, emergency (911) services are utilized infrequently, averaging 3–4 calls per year per home. Many residents receive hospice care, which further reduces emergency hospital transfers.

Property & Infrastructure Improvements

Several improvements are planned to ensure compliance and compatibility, including, but not limited to, the following:

- Replacement of the existing septic system to accommodate residents
- Coordination with **SID 34** to connect the property to the community well
- Installation of a generator for emergency power
- Enclosure of the front porch & implementation of 2 coded locked doors at this entry for additional security
- ADA ramp added to rear entrance for safer & easier entry from the rear of the house
- Remodel inside to include two ADA accessible roll-in showers

All improvements will be completed in accordance with City, County, and State regulations.

Driveway & Parking Plan

- At the request of the City of Gretna, the driveway will be relocated to **Valaretta Drive** on the east side of the property. The two existing driveways with direct access to Cornhusker Road will be removed
 - Traffic impact is expected to be minima; on busy days, approximately **10–15 vehicles per day** are anticipated, with many days experiencing significantly fewer trips.
 - Adequate on-site parking will be provided. Visitors will be encouraged to access the property via **204th Street and Cornhusker Road**, avoiding cut-through traffic on Valaretta Drive.
-

Regulatory Compliance

Legato Living will comply with all applicable local and state requirements, including:

- City planning and zoning approvals
- City Council approvals
- Building and fire permits
- Residential and commercial permitting as applicable
- State of Nebraska licensure for assisted living and memory care

The applicants take all regulatory standards seriously and view them as essential to resident safety and community trust.

Community Engagement

The applicants have proactively reached out to nearby residents through a neighborhood letter to explain the proposal, outline safety measures, and invite questions prior to public hearings.

They remain committed to open communication and ongoing dialogue with neighbors and city officials.

Public Hearing Schedule Awareness

Rezoning Application Review

- Planning Commission Public Hearing: January 27, 2026
- City Council Public Hearing: February 17, 2026

Conditional Use Permit Review

- Planning Commission Public Hearing - February 24, 2026
 - City Council Public Hearing: March 17, 2026
-

Conclusion & Request

The proposed rezoning and conditional use permit will allow a small-scale, residential memory care home that addresses a growing community need while maintaining neighborhood compatibility.

Greg and Alicia Zuger respectfully request approval of both applications and appreciate the City of Gretna's thoughtful consideration.

They welcome any questions and look forward to working collaboratively with city staff, elected officials, and neighbors.

Reggie Wortman
City Planner
City of Gretna
PO Box 69
204 N. McKenna Ave.,
Gretna, NE 68028

January 16, 2026

RE: 9809 S. 204th St., Gretna, NE
Lot 1, Nelson's Corner

Dear Sir:

The undersigned is the Chairman of the Board of Trustees of SID No. 34 Sarpy County, Nebraska, which encompasses the Sarpy Heights subdivision. I have been in contact with Alicia Zuger. Ms. Zuger advises that she is in the process of purchasing the above-mentioned property and she is pursuing an application with the Planning Commission for the City of Gretna to rezone the property to R-2 to develop an assisted living facility. In that regard, Ms. Zuger advises that it is necessary for the property to be connected to a community water system.

Ms. Zuger has inquired if SID No. 34 would be willing to extend water service to the property. The Board of Trustees has not had the opportunity to hold the public meetings and hearings required by law to consider the request. However, I have discussed the request with the trustees and a majority have indicated a willingness to consider an extension of water service to the property provided that Ms. Zuger agrees to pay for the cost to extend the service and consents to annexation of the property by SID No. 34 and that the property owners in SID No. 34 be given notice of the request and an opportunity to be heard, i.e., do not oppose the request. Ms. Zuger has advised that she is willing to consent to annexation of the property and to pay some of the cost to extend the service.

The Board is in the process of scheduling meetings and a public hearing to propose and possibly adopt a resolution of necessity to move forward with the water extension. This will entail the negotiation and drafting of a written agreement between Ms. Zuger and SID No. 34 regarding the terms and conditions for the water extension, which will then be incorporated into the resolution of necessity. Legally, the intentions of SID No. 34 regarding the request cannot be provided until there is a public hearing on the resolution of necessity. At the conclusion of the public hearing the Board of Trustees may, or may not, adopt the resolution of necessity. At this time, we estimate that it will be approximately 90-120 days before the resolution of necessity could be adopted.

Sincerely,

Derek W Aude

Derek Aude
Chairman, Board of Trustees, SID No. 34
20004 Rondo Drive
Gretna, NE 68028



City of Gretna
204 N McKenna Avenue
P.O. Box 69
Gretna, NE 68028

Property Owner Permission Form

I (we): Kyle & Felicia Richards
(Property Owner's Name)

Hereby Authorize: Greg & Alicia Zuger
(Name of Person/Organization Applying for Permit)

to : Rezone the property from RE to R-2 and request a Conditional Use Permit for a Residential Assisted Living home
(Description, i.e.: rezone property, replat property, post a banner, provide parking, hold a Special Event, food truck, etc.)

on my property located at 9809 S 204th St, Gretna, NE 68028 - Parcel #011599211
(Property Address and Parcel Number)

for the time period of January 2026 to January 2036
(Date and Year) (Date and Year)

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above for the use of my property as described above.

PLEASE NOTE: This permission shall continue until written revocation hereof is provided to the City.

Felicia Richards
Property Owner Name and Title

1-17-2026
Date

Alicia Zuger
Property Owner Signature

1-17-26 402-
Phone Number 630-5379

KRICHOGAN@COX.NET
Email Address

Notary use only

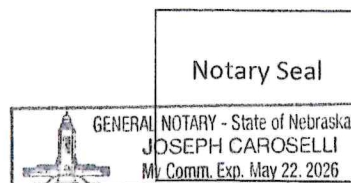
State of Nebraska

County of Sarpy

This document was signed before me on 1/17/26 (date) by
(name(s) of individual(s)) Kyle Richards / Felicia Richards.

Notary Signature: [Signature]

Notary Expiration Date: May 22, 2026





Rezoning – Nelson’s Corner Lot 1

I. General Information

- A. Applicant: Greg & Alicia Zuger – Z Squared Holdings LLC, 4625 South 218th Street, Elkhorn, NE 68022
- B. Property Owner: Kyle & Felicia Richards, 19411 Schram Road, Gretna, NE 68028
- C. Location: Northeast corner of Highway 6 and Cornhusker Road
- D. Legal Description: Nelson’s Corner, Lot 1
- E. Requested Action: Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Parcel #011599211.
- F. Zoning: Existing: RE Residential Estates
 Proposed: R-2 Medium Density Residential
- G. Site Size: 1.53 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned RE Residential Estates and has one single-family dwelling on the lot with no accessory structures. Parcels to the North and East are also zoned RE Residential Estates. West of the subject property is a single-family home currently zoned TA Transitional Agriculture and South is the Crystal Creek neighborhood zoned R-2 Medium Density Residential.
- B. General Neighborhood/Area Zoning:
North: RE Residential Estates
South: R-2 Medium Density Residential
East: RE Residential Estates
West: TA Transitional Agriculture
- C. Applicable Regulations:
Section 5.10: R-2 Medium Density Residential

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):
In the R-2 Medium Density zoning district, the lot requirements for a single-family home are 7,200 square feet and 70 feet in width. Permitted uses in the R-2 Medium Density zoning district include single-family detached dwellings, single family attached, two-family duplex dwellings,

public and private schools, and publicly owned and operated facilities amongst other public uses. Conditional uses include bed and breakfasts, religious institutions, hospitals, rest homes, nursing homes, and other similar institutions, public utility substations, child and family care homes, congregate housing, and private recreation areas.

The Future Land Use Map shows the subject property as Mixed Neighborhood which “encompass areas that are designed for a blend of compatible residential uses and supporting services, and feature a variety of housing options, including single-family homes, townhouses, and apartments.” Appropriate zoning districts for Mixed Neighborhood are R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, and R-4 Highest Density Residential.

B. Traffic and Access:

The subject property can currently be accessed off Cornhusker Road.

IV. Review Comments:

The applicant’s intentions of the Rezoning are to apply for a Conditional Use Permit at a later date to operate an assisted living facility out of the existing home. In the RE Residential Estates zoning district, rest homes, nursing homes, and other similar institutions are not listed as conditional uses. However, those uses are listed in the R-2 Medium Density Residential.

The request is compatible with the Future Land Use Map, and R-2 Medium Density Residential is appropriate as that zoning district currently abuts the property to the South.

Due to the Rezoning, the applicant would be required to connect to utilities as the house currently operates both well and septic. The applicant has provided a Letter of Intention from SID 34 which states a “willingness to consider an extension of water service” to the subject property. The existing septic tank would be subject to inspection by the State of Nebraska. If the existing septic passes inspection, then the subject property would be allowed to continue operating on the existing tank.

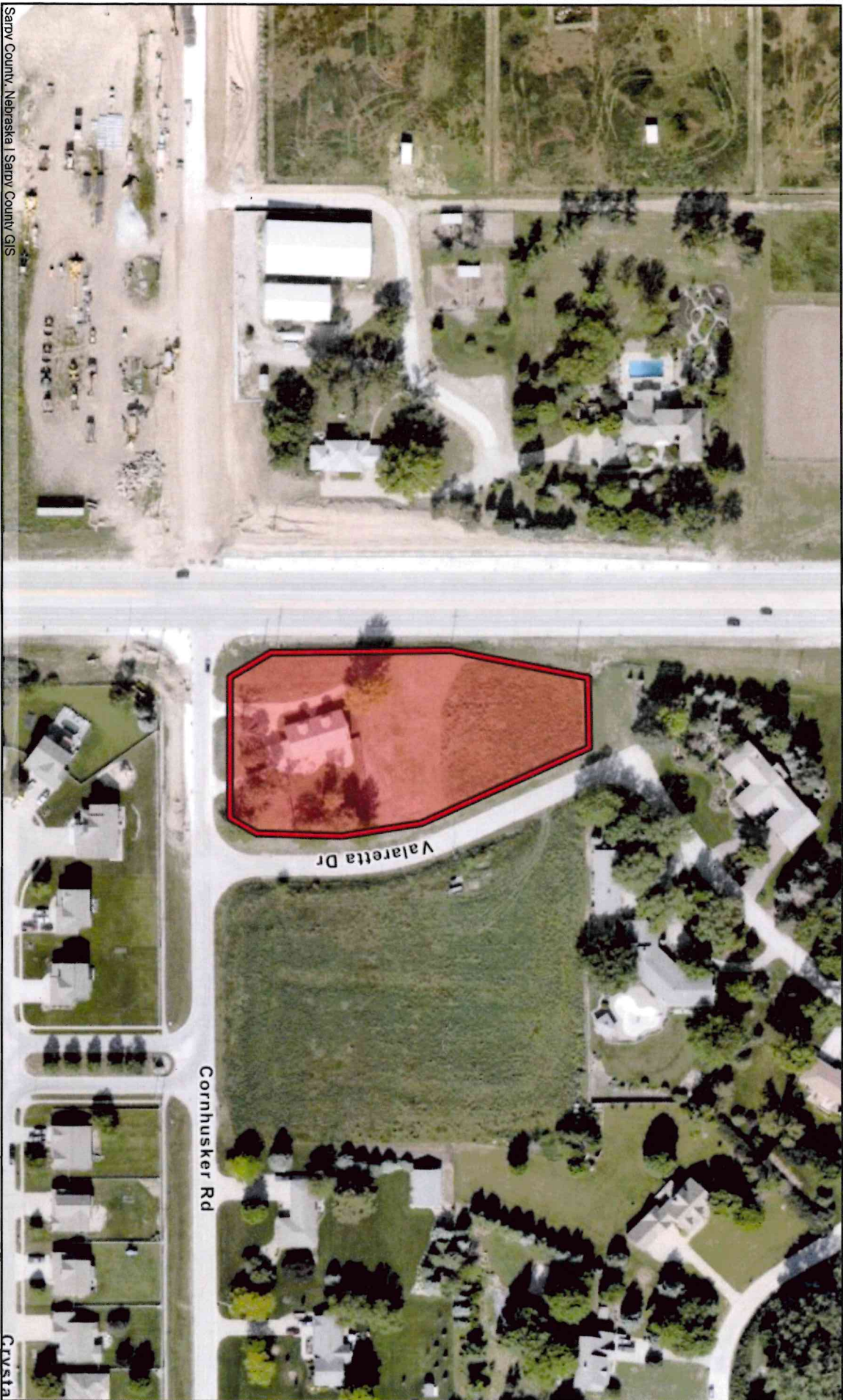
V. Recommendation:

Staff recommends approval of the Rezoning of Nelson’s Corner, Lot 1 from RE Residential Estates to R-2 Medium Density Residential.

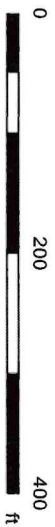
VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

Current Location: Nelson's Corner - Rezoning

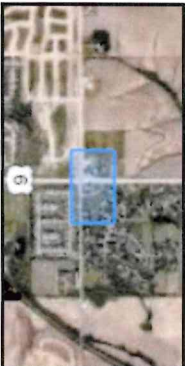


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 2451

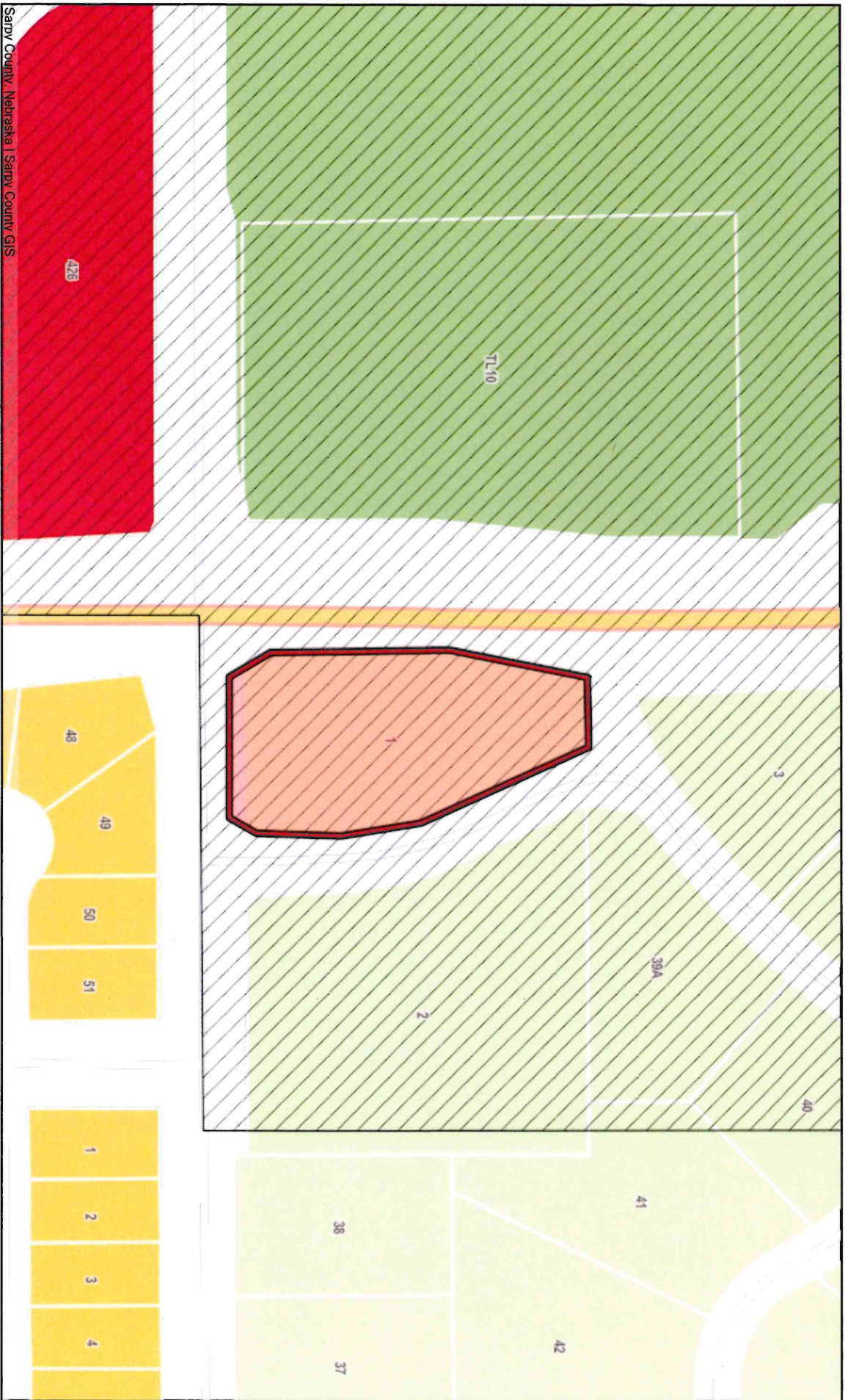
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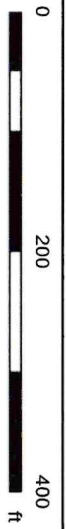
Notes



Current Zoning: Nelson's Corner - Rezoning

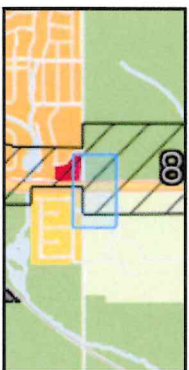


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Map Scale 1 : 2451

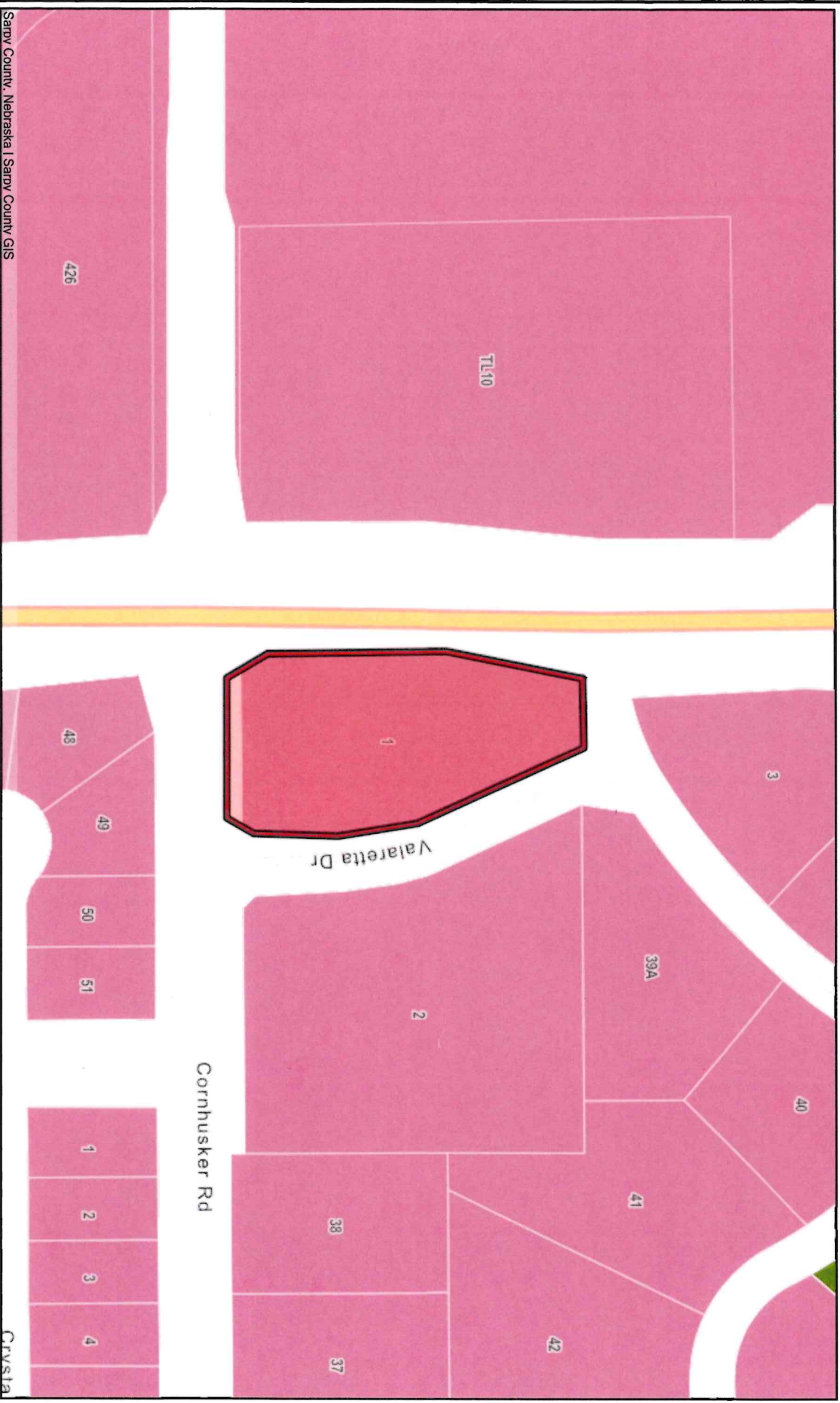
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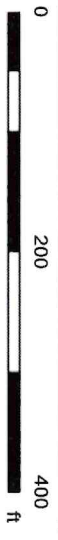
Notes



Future Land Use: Nelson's Corner - Rezoning



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Notes





Location of the proposed rezoning at 9809 S 204th Street facing northeast near the corner of Highway 6 and Cornhusker Road.

Section 5.10 R-2 Medium Density Residential

5.10.1 Intent: The purpose of this district is to permit single-family density residential with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.10.2 Permitted Uses:

The following principal uses are permitted in the R-2 District.

1. Single family detached dwellings
2. Single family attached
3. Two-family, duplex, dwellings
4. Public and private schools
5. Publicly owned and operated facilities
6. Public Services
7. Public recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pool

5.10.3 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-2 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Bed and Breakfasts, provided that guest rooms shall be within the principal residential building only and not within an accessory building.
2. Religious institutions
3. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, hospice, other similar institutions, or philanthropic institutions.
4. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
5. Child Care Center
6. Family Child Care Home II
7. Congregate housing
8. Emergency Shelters
9. Adult Care Center
10. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

5.10.4 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Signs as provided for in Section 7.01 through 7.04.
5. Parking as provided for in Section 8.01 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
7. Family Child Care Home I
8. Home Occupations as per Section 8.07.
9. Landscaping as required by Section 9.03.
10. Incidental public safety uses such as emergency sirens
11. Amateur radio towers and associated facilities, per Section 8.08

5.10.5 Height and Lot Requirements:

1. The height and minimum lot requirements shall be follows:

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard ² (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling	7,200	70	25	7.5	25	15	35	40/55
Single-family Dwelling (future development)	7,200	70	25	7.5	25	25	35	35/55
Two-family Dwelling	12,000	80	25	7.5	25	15	35	40/55
Single-family attached ²	6,000 per unit	45 per unit	25	10 ²	25	15	35	40/55
Other Permitted and Conditional Uses	8,000	70	25	7.5	25	15	35	30/55
Accessory Buildings	-	-	35	5	8	15	17 ³	10 ¹

1 Provided that the total area of all of the accessory structures does not exceed 720 square feet and the total lot coverage of all buildings does not exceed 50 percent.

2 The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.

3 The height may be increased to 20 feet with 12 ft. sidewalls based on a 2-story house as principal structure.

Ryan & Mindee Keleher
6315 S 196th St
Omaha, Ne 68135

Janet Rockwell
9704 Valaretta Dr
Gretna, NE 68028

Sean & Rebecca Cunningham
9902 S 203rd St
Gretna, NE 68028

Mary Hagge
9704 S 204th St
Gretna, NE 68028

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Thomas & Kimberly Dimitroff
9707 Valaretta Dr
Gretna, NE 68028

Michael & Ann Boley
20308 Crystal Ave
Gretna, NE 68028

Jason & Shamara Thompson
9906 S 203rd St
Gretna, NE 68028

Woodsonia 204
Cornhusker Phase II LLC
20010 Manderson St, Ste #101
Elkhorn, NE 68022

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Omaha, NE 68164

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