

CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING NOTICE
TUESDAY, FEBRUARY 24, 2026 - 6:30 P.M.
CITY OFFICE 204 N. MCKENNA AVE.
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, February 24, 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) Greg & Alicia Zuger – Z Squared Holdings III
4625 South 218th Street, Elkhorn, NE 68022

Requests: Approval of a Conditional Use Permit to operate an assisted living facility out of a single-family residence in the R-2 Medium Density Residential Zoning District.

Description: Lot 1, Nelson's Corner (Parcel #011599211). Generally located at 9809 South 204th Street, at the intersection of South 204th Street and Cornhusker Road.

B) HEB NE LLC
1501 River Drive, Moline, IL 61265

Requests: Approval of a Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District.

Description: Lot 2, Gretna Landing Replat 6 (Parcel #011619925). Generally located at the northwest corner of South 192nd Street and Oakmont Drive.

C) Gary Young – StreetMediaNational LLC
3553 Clydesdale Parkway Suite 310, Loveland, CO 80538

Requests: Approval of a Conditional Use Permit to construct a 672 square foot digital billboard in the FX Flex Space Zoning District.


Description: Lot 1, 370 Storage (Parcel #011613937). Generally located at 11001 Sapp Brothers Drive, near the intersection of Sapp Brothers Drive and Highway 370.

D) Gary Young – StreetMediaNational LLC
3553 Clydesdale Parkway Suite 310, Loveland, CO 80538

Requests: Approval of a Conditional Use Permit to construct a 378 square foot digital billboard in the HC Highway Commercial Zoning District.

Description: Lot 1, Nebraska Crossing Replat 1 (Parcel #011287950). Generally located at 14341 South Highway 31, near the intersection of Melia Road and Highway 31.

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 February 24, 2026.**



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 FEBRUARY 24, 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 January 27, 2026 meeting minutes

3. PUBLIC HEARINGS

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

Requests: Approval of a Conditional Use Permit to operate an assisted living facility out of a single-family residence in the R-2 Medium Density Residential Zoning District.

Description: Lot 1, Nelson’s Corner (Parcel #011599211). Generally located at 9809 South 204th Street, at the intersection of South 204th Street and Cornhusker Road.

Staff Comments
Presentation by Applicant
Public Hearing

B) HEB NE LLC
1501 River Drive, Moline, IL 61265

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**Staff Comments
Presentation by Applicant
Public Hearing**

4. CURRENT BUSINESS

- A) The next regular Planning Commission meeting is Tuesday, March 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 February 24, 2026.

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
January 27, 2026**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, January 27, 2026. Chairman Nathan Munger 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 Chairman Nathan Munger and Commission Members Amanda Nutter, Susan Horst, Marlene Knight, Jim Foley and Alternate Member Josh Bumgardner. Commission Members Jeff Johnson and Dustin Kowaleski were absent. 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 December 23, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

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.

Staff comments were made by City Planner Reggie Wortman.

The applicant, Lisa Lourey, represented herself.

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

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve the Conditional Use Permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District. All voted in favor and the motion carried.

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.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by John Chamberlain with Kimley-Horn Associates.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Zoning Text Amendment.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Horst, to approve the 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. All voted in favor and the motion carried.

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.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Kyle Vohl with E & A Consultants.

Chairman Nathan Munger opened the public hearing, and no one spoke in favor of or against the proposed Comprehensive Plan Amendment, Preliminary Plat, or Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve 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, subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

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 ¼ 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.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Randy Kuszak of Lamp Rynearson.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Final Plat.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Bumgardner, to approve a Final Plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1 subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

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.

Member Amanda Nutter stepped away from the dais after announcing a conflict of interest with the agenda item.

Staff comments were made by City Planner Reggie Wortman and City Engineer Greg Perry.

The applicant was represented by Doug Kellner of TD2.

Chairman Nathan Munger opened the public hearing, and no one spoke for or against the proposed Preliminary Plat and Rezoning.

Chairman Nathan Munger closed the public hearing.

Motion by Knight, seconded by Horst, to approve 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, subject to compliance with the requirements of the City Staff comment letters. Foley, Knight, Horst, Bumgardner, and Munger voted in favor and the motion carried.

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.

Staff comments were made by City Planner Reggie Wortman

The applicant was represented by Erin Render and Greg Zuger of Legato Living.

Chairman Nathan Munger opened the public hearing.

Property owners near the proposed Rezoning consisting of Larry Cushing, Ronald Sydzyik, Mary Denning, Tom Dimitroff, and Ben Giebler spoke in opposition to the proposed Rezoning request due to potential traffic, access to utilities, light pollution, and overall neighborhood quality.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Foley, to approve a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner. Josh Bumgardner voted nay. All other members voted in favor and the motion carried.

CURRENT BUSINESS

Chairman Nathan Munger stated that there will be a regular Planning Commission meeting on Tuesday, February 24, 2026, at 6:30 p.m.

ADJOURNMENT

Motion by Nutter, seconded by Foley to adjourn at 7:29 p.m. All voted in favor and the motion carried.

Nathan Munger, Chairman



APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: Greg & Alicia Zuger - Z Squared Holdings III Date: 1/16/2026

Address: 4625 S 218th St Phone: (402) 871-5248

City/State/Zip: Elkhorn, NE 68022

Property Owner Name: Kyle & Felicia Richards Date: 1/16/2026

Address: 19411 Schram Rd Phone: _____

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;

We are seeking a CUP for the purposes of opening a residential memory care home for 12 residents. 24/7 care is provided by CMA's, CNA's, and Care Partners with oversight provided by a Nurse. We will be working mostly within the home's current footprint, with the possibility of a small addition, but will not building a large facility on the property.

Address of Property: 9809 S 204th St, Gretna, NE 68028 Current Zoning: RE

General Location: Corner of 204th & Cornhusker Rd Lot Size/Sq Ft: 1.538 ac / 66,646.8 sf

Complete Legal Description LOT 1 NELSON'S CORNER Parcel # 011599211

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes x (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 x (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No _____ Yes x (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 x 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 x (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.

Alicia Zuger
Signature of Applicant

JAN 16 RECD

1/16/2026
Date



Notes/Explanations for First Page:

#4 Explanation: There are currently 2 driveways providing access to the property from Cornhusker Rd, but those driveways will be removed per city request & access will be added on the East side of the property from Valaretta Drive.

Lined area for additional notes or explanations.

Official Office Use Only

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

- | | Date |
|--|-------|
| <input type="checkbox"/> Conditional Use Permit is Approved with <u>No Conditions or Contingencies</u> | _____ |
| <input type="checkbox"/> ***Conditional Use Permit is Approved with Conditions | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable upon Review/Renewal | _____ |
| <input type="checkbox"/> Conditional Use Permit is NOT Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit Denied | _____ |

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

Signature of Official

Date



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 : Apply for/obtain a Conditional Use permit for the purpose of opening 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 February 2026 to February 2036
(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.

KYLE RICHARDS Felicia Richards
Property Owner Name and Title

2-2-2026
Date

[Signature] Alicia Richards
Property Owner Signature

402-630-5399
Phone Number

KRHOGAN@COX.NET
Email Address

Notary use only

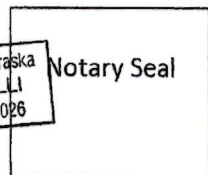
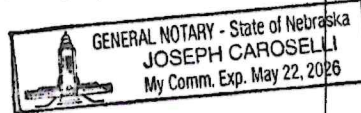
State of Nebraska

County of Sarpy

This document was signed before me on 2-2-26 (date) by
(name(s) of individual(s))

Notary Signature: [Signature]

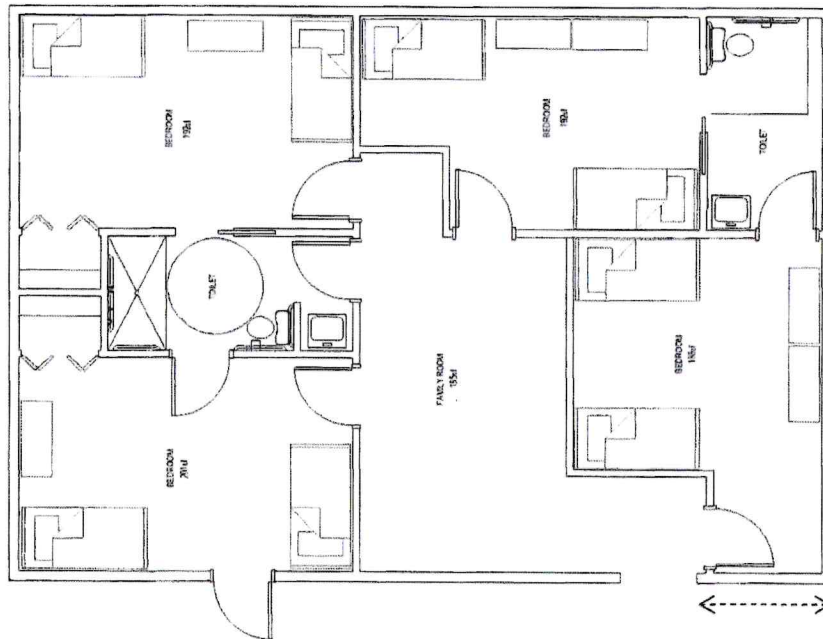
Notary Expiration Date: May 22, 2026



Proposed Entrance & Parking
9809 S 204th St, Gretna, NE 68028



Proposed Garage Build Out



Small garage expansion for additional living spaces

SITE PLAN
 CONDITIONAL USE PERMIT REQUEST
 9809 S 204TH STREET, GRETNA, NE 68028

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINES
- MAIN ROADWAYS
- SIDE STREETS
- PRIVATE DRIVEWAYS
- FENCES
- ACCESS EASEMENTS
- PRIVATE WALKS/PATIO'S/GRAVEL





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



Conditional Use Permit – Legato Living

I. General Information

- A. Applicant: Greg & Alicia Zuger – Z Square 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 Conditional Use Permit to operate a memory care assisted living facility in the existing single-family residence in the R-2 Medium Density Residential Zoning District.
- 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, however the lot is in the process of being rezoned to R-2 Medium Density Residential. Parcels to the North and East are zoned RE Residential Estates. West of the subject property is a single-family home 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
Section 6: Conditional Use Permits
Section 8: Supplemental Regulations

III. Analysis

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

In the R-2 Medium Density zoning district, hospitals, sanitariums, rest homes, nursing homes, and other similar institutions are Conditional Use, and if approved should abide by all general requirements set forth in Section 6 of the City's Zoning Ordinance pertaining to Conditional Uses.

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 is accessed off Cornhusker Road.

C. Parking:

There is minimal parking provided on-site as the property was used as a single-family residential dwelling. Additionally, the residents of the neighborhood are concerned with the potential for parking on the street. Residents or SID should contact Sarpy County if it becomes a problem.

Below is a table which shows the various parking requirements for uses that this Conditional Use Permit application can apply to:

Use	Parking Requirements
Nursing Home	One space per three beds, plus one per employee on largest shift
Assisted-Living Facilities	One space per dwelling unit plus one space per employee on largest shift
Hospitals	One space per two licensed beds

IV. Review Comments:

Legato Living is planning on a maximum of 12 residents with care focused exclusively on Alzheimer's and Dementia patients. During daytime hours, the facility would have three employees on staff and one employee on staff overnight.

During staff review and the recent public hearings, a number of items were raised including:

- As a condition of approval, the applicant is required to connect to either public sewer or water. The City recommended the applicant work with SID #34 to connect to their water system. The process is ongoing and should be a requirement of the CUP that the property connect to public water (SID or City);
- Septic system must have sign off to proper functionality for the intended use by the proper regulatory authority;
- Abandon the driveways connecting the property to Cornhusker Road, and install the sole access point off Valaretta Drive;
- The proposed site plan shows a future parking lot on the North side of the home with access from Valaretta Drive with space for seven vehicles, which satisfies the minimum parking requirements for a nursing home use as set forth in Section 8.03, however the Planning



Commission can discuss the proper parking requirements based on the proposed use of the property;

- Location and screening of trash receptacle;
- Landscape screen or berm along north property line;
- Number and location of parking spaces; and
- Parking on Valaretta Drive from a safety standpoint as there are no sidewalks in the neighborhood.

Facilities of this nature are also subject to requirements set forth by the State of Nebraska and Department of Health and Human Services for which the applicant is responsible for.

The applicant is also planning a remodel of a portion of the existing home if approved, which will be subject to the general building permit process within the Building & Zoning Department.

V. Recommendation:

Staff recommends approval of the Conditional Use Permit to operate a memory care facility in the R-2 Medium Density Residential zoning district from the existing house at 9809 South 204th Street subject to the following conditions:

- Connect to public water system (SID or City);
- Obtain verification of functionality and capacity of septic tank for intended use by proper regulatory authority;
- Remove access to Cornhusker;
- Install access to Valaretta;
- Install proper number of parking spaces as recommended by Planning Commission; and
- Any additional relevant conditions as identified by the Planning Commission or applicant.

VI. Attachments to Report:

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

Current Location: Legato Living

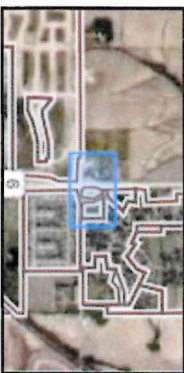


Sarpy County GIS



Map Scale 1: 2211

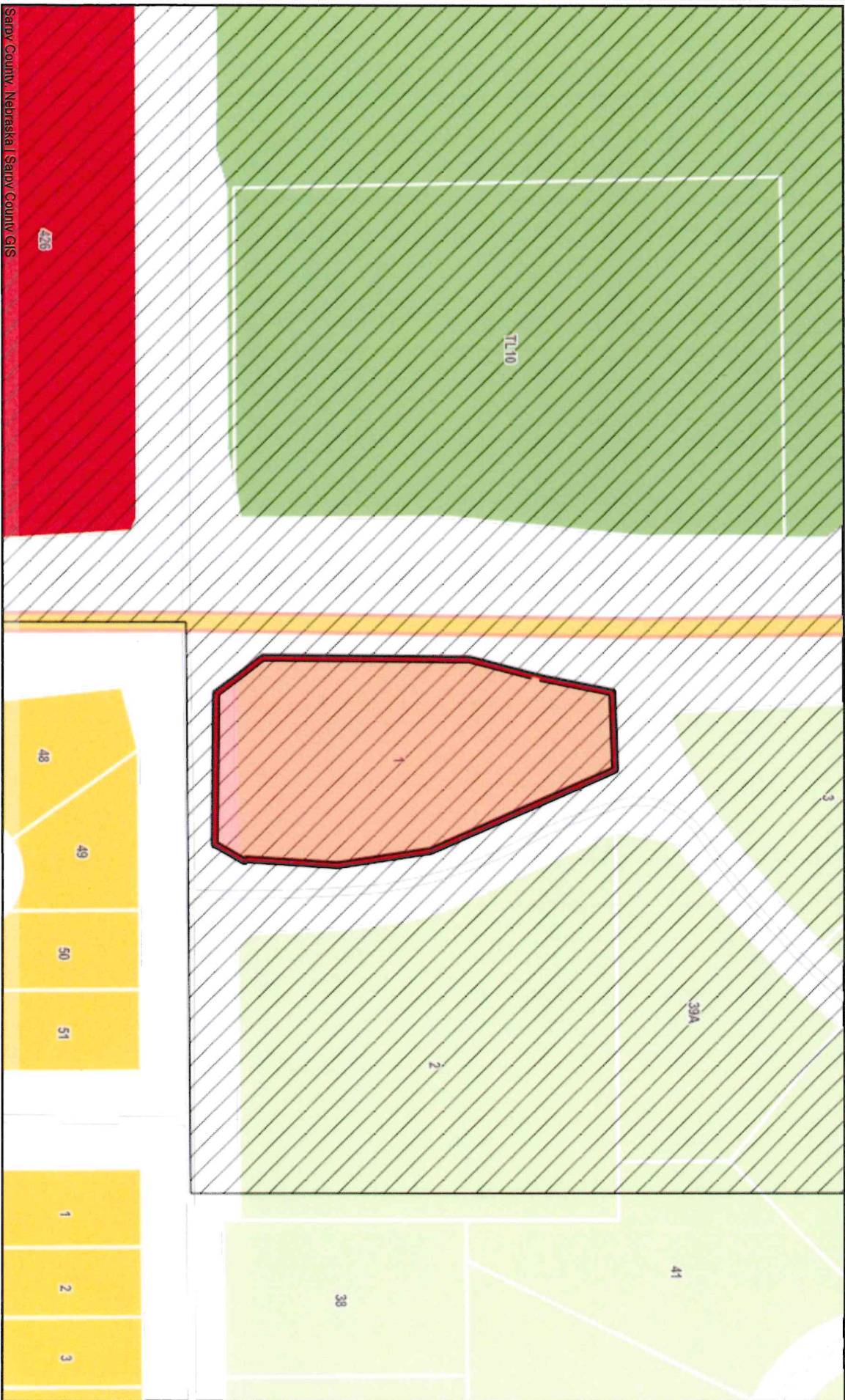
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Current Zoning: Legato Living

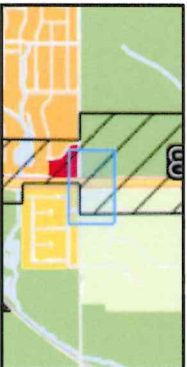


Sarpy County, Nebraska | Sarpy County GIS



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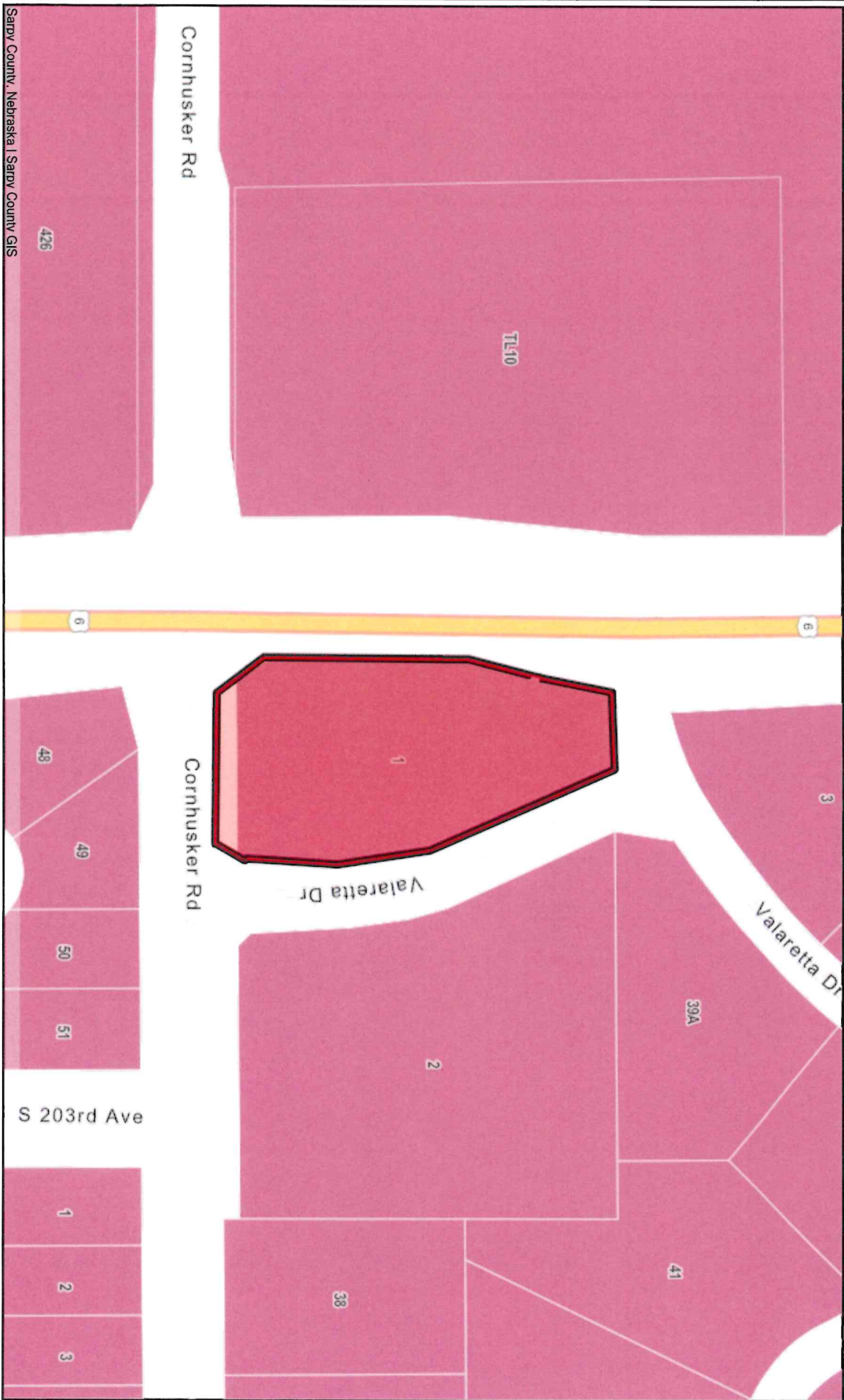
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Notes



Future Land Use: Legato Living



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2211

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



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

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.

Notwithstanding the foregoing, it shall be permissible to park motor vehicles in the yards of residential lots on areas which are paved as driveways or otherwise hard surfaced for a period not to exceed 72 hours, when on-street parking is illegal.

There shall be no more than two vehicles displayed for private sale at any time on any residential lot. The display of vehicles for sale both commercially and privately within any other district shall require the appropriate permits.

Any motor vehicle, boat, camper or trailer parked, stored or kept in violation of the provisions hereof may be removed by the City. All towing, storage and other costs of removal pursuant to this section shall be solely at the expense of the owner of the premises from which the vehicle, boat, camper or trailer is situated, and if the owner is different than the occupier of the premises, then both owner and occupier shall be jointly and severally liable. In addition, the City, upon certifying the same to the county treasurer, shall have a lien against the premises in the full amount of such removal costs, together with interest at the highest legal rate that the City is authorized by law to collect on special assessments.

Section 8.03 Schedule of Minimum Off-Street Parking and Loading Requirements

Use	Parking Requirements
Adult entertainment establishments	One space per two persons of licensed capacity
Agricultural Sales / Service	One space per 500 s.f. of gross floor area
Amusement Arcades	One space for each 100 s.f. of gross floor area, in addition to one space for each employee on the max. shift
Animal Specialty Services	One space per 300 sq. ft. of gross floor area
Assisted-living facilities	One space per dwelling unit plus one space per employee on the largest shift
Automotive Rental / Sales	One space per 500 s.f. of gross floor area
Automotive Repair Services	Three spaces per repair stall
Bars, Taverns, Nightclubs	Parking equal to 30 percent of licensed capacity
Boarding Houses / Bed and Breakfasts	One space per rental units
Bowling Alleys	Four spaces per alley
Campground	One space per camping unit
Churches, Synagogues, and Temples	One space per three seats in main worship area
Social Clubs, fraternal organizations	One space per 500 s.f. of gross floor area
College/University	Eight spaces per classroom plus one space per employee
Commercial Recreation	One space per three persons of licensed capacity
Communication Services	One space per 500 s.f. of gross floor area
Construction Sales / Service	One space per 500 s.f. of gross floor area
Convalescent and Nursing Home	One space per three beds plus one per employee on the
Convenience Store with limited fuel sales	One space per 200 s.f. of gross floor area; spaces adjacent to fuel pump are included in total number
Services	largest shift
Day Care (Child Care Center)	One space per employee plus one space or loading stall per each ten persons of licensed capacity
Dog Day Care	One space per employee plus one space per every 10 dogs
Duplex	Two spaces per dwelling unit
Educational Uses, Primary facilities – Kindergarten, Elementary School, Junior High	Two spaces per classroom
Educational Uses, Secondary facilities –High School	10 spaces per classroom plus one space per employee
Equipment Rental / Sales	One space per 500 s.f. of gross floor area
Food Sales (general)	One space per 200 s.f. of gross floor area
Food Sales (limited)	One space per 300 s.f. of gross floor area
Funeral Homes and Chapels	Eight spaces per reposing room
General Retail Sales establishments	One space per 200 s.f. of gross floor area
Group Care Facility	One space per four persons of licensed capacity
Group Care Home	One space per four persons of licensed capacity
Guidance Services	One space per 300 s.f. of gross floor area
Health Club	One space per 200 s.f. of gross floor area, plus one space for each employee on peak shift.
Hospitals	One space per two licensed beds
Hotels and Motels	One space per rental unit, plus one space per employee on largest shift.
Industrial Uses and Flex Space	.75 times the maximum number of employees during the largest shift
Laundry Services	One space per 200 s.f. of gross floor area



Lot 1, Nelson's Corner (9809 South 204th Street) facing North.

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

Thomas & Kimberly Dimitroff
9707 Valaretta Dr
Gretna, NE 68028

Robert & Mary Denning
9708 Valaretta Dr
Gretna, NE 68028

Janet Rockwell
9704 Valaretta Dr
Gretna, NE 68028

Michael & Ann Boley
20308 Crystal Ave
Gretna, NE 68028

Thor Properties
3355 N 141st St
Omaha, NE 68164

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

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

Jason & Angela Slaughter
9910 S 203rd St
Gretna, NE 68028

Mary Hagge
9704 S 204th St
Gretna, NE 68028

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

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

Thomas & Kimberly Dimitroff
9707 Valaretta Dr
Gretna, NE 68028

Robert & Mary Denning
9708 Valaretta Dr
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Gretna, NE 68028

Mary Hagge
9704 S 204th St
Gretna, NE 68028

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



APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: HEB NE LLC Date: 01/06/2026

Address: 1501 River Drive Phone: 309-797-9300

City/State/Zip: Moline, IL 61265

Property Owner Name: Dragon Land Company LLC Date: _____

Address: 10730 Pacific Street, Ste. 230 Phone: darren@accesscommercial.com

City/State/Zip: Omaha, NE 68114

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;

Hyper Energy Bar is a young brand on a journey to create something extraordinary: we offer high-quality coffee and handcrafted infused energy drinks. Our face-to-face service and innovative double drive-through design ensures quick and personalized orders without the need of an intercom system.


Address of Property: 10917 S 192nd Ave., Gretna NE 68028 Current Zoning: GC within the Corridor Overlay District

General Location: Northwest Corner of 192nd & Oakmont Drive Lot Size/Sq Ft: 47,911 SF, 1.1 AC

Lot 2, Gretna Landing Replat 6, A Subdivision in Sarpy County, NE

Complete Legal Description _____ Parcel # 011619925

- 1. Will the use in all other respects conform to all applicable regulations of the district in which it is located? No _____ Yes X (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 X (If no, explain on back of sheet)
- 3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities? No _____ Yes X (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 X (If no, explain on back of sheet)
- 5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan? No _____ Yes X (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.


Signature of Applicant

1.19.26
Date



Notes/Explanations for First Page:

Hours of Operation: Mon - Sat 6AM - 7PM, Sun 7AM - 7PM

Typical Employee Count in Building at one time: 4

Multiple horizontal lines for notes/explanations.

Official Office Use Only

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

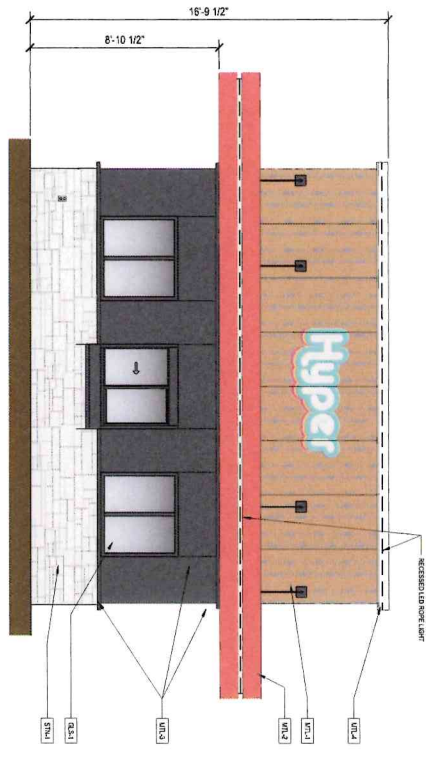
- | | Date |
|--|-------|
| <input type="checkbox"/> Conditional Use Permit is Approved with <u>No Conditions or Contingencies</u> | _____ |
| <input type="checkbox"/> ***Conditional Use Permit is Approved with Conditions | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable upon Review/Renewal | _____ |
| <input type="checkbox"/> Conditional Use Permit is NOT Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit Denied | _____ |

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

Two horizontal lines for additional conditions.

Signature of Official _____

Date _____

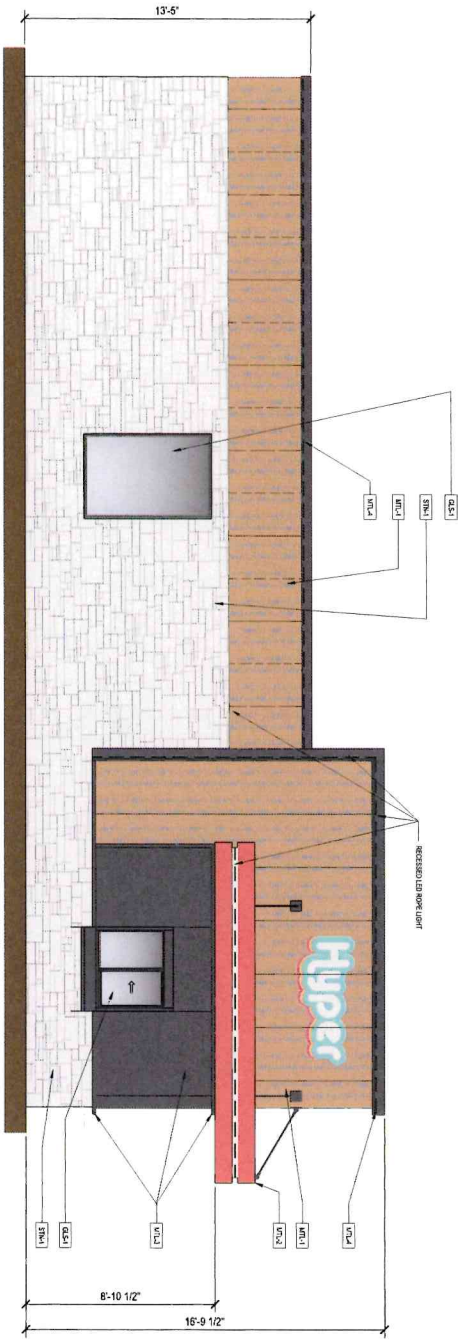


FINISH	SQ. FT.	%
SH-1	62	3
SH-2	42	2
SH-3	8	0
SH-4	8	0
CS-1	45	2
TOTAL	125	

FINISH SCHEDULE & ENTIRE BUILDING PERCENTAGES					
TID	MATERIAL	DESCRIPTION	CLASS	TOTAL SQ. FT.	%
SH-1	STONE FINISH MATERIAL	FULL-WHOLE MAISON WALL TO STEEL	MA	62	4%
SH-2	ALUM COMP PANEL	HIGH-QUALITY ALUMINUM COATED FINISH ALUM PANEL	MA	42	3%
SH-3	ALUM COMP PANEL	HIGH-QUALITY ALUMINUM COATED FINISH ALUM PANEL	MA	8	0%
SH-4	ALUM COMP PANEL	HIGH-QUALITY ALUMINUM COATED FINISH ALUM PANEL	MA	8	0%
CS-1	GLASS GLAZES	GLASS GLAZES WITH NO TINT	MA	45	3%
SH-4	WALL TO WALL DOOR	WALL TO WALL DOOR	MA	45	3%
TOTAL				1,183	100



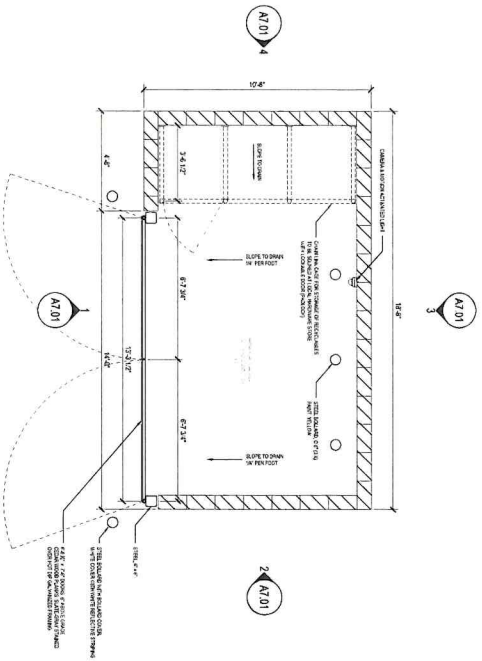
2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



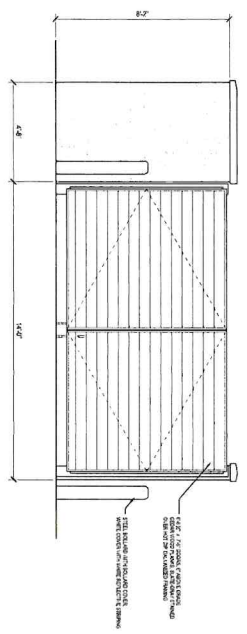
FINISH	SQ. FT.	%
SH-1	22	1
SH-2	22	1
SH-3	8	0
SH-4	8	0
TOTAL	58	

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SCALE: 3/8" = 1'-0"

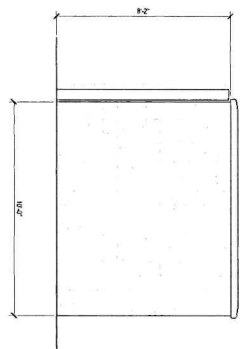
HYPER ENERGY BAR 10197 S 192ND AVENUE, GRETNA, NE 68028			
Project No. 583 Sheet Content: ELEVATIONS	Date: 01/18/2024 Designed By: HOAO Drawn By: PFC Checked By: PFC	ISSUED FOR PERMIT: Revisions: <<<<<<	© 2024 Heart of America Group 515 E Locust St, Suite 100, Des Moines, IA 50309 1501 River Drive, Moline, IL 612655 Phone: 309.797.9300
Sheet No. A-2.1			



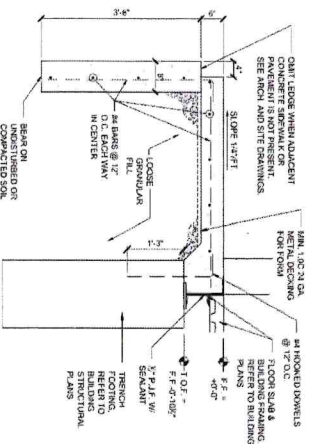
REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR MATERIALS AND FINISHES



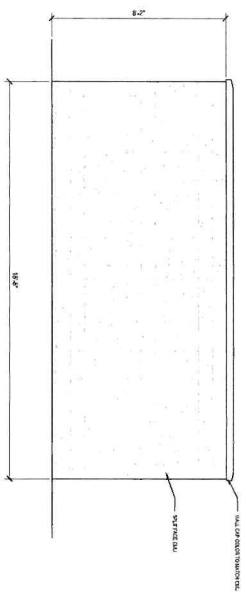
1 ELEVATION 1
SCALE: 3/8" = 1'-0"



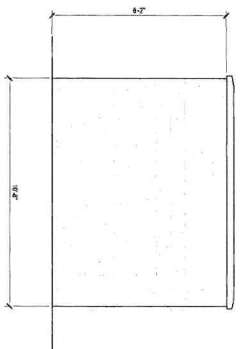
2 ELEVATION 2
SCALE: 3/8" = 1'-0"



3 FROST FOOTING DETAIL
SCALE: NTS



3 ELEVATION 3
SCALE: 3/8" = 1'-0"



4 ELEVATION 4
SCALE: 3/8" = 1'-0"

HYPER ENERGY BAR 10197 S 192ND AVENUE, GRETNA, NE 68028 		DATE: 01/19/2026 DRAWN BY: HGOAD CHECKED BY: PFC ISSUED FOR PERMIT:
PROJECT NO. 583 SHEET COMMENT: DWG/STN ENCLASURE PLAN & ELEVATIONS SHEET NO. A-7.1	REVISIONS: 1 2 3 4 5	PROJECT NO. 583 SHEET COMMENT: DWG/STN ENCLASURE PLAN & ELEVATIONS SHEET NO. A-7.1
© 2024 Heart of America Group 515 E Locust St, Suite 109, Des Moines, IA 50309 1501 River Drive, Moline, IL 61265 Phone: 309.797.9300		



Conditional Use Permit – Hyper Energy Bar

I. General Information

- A. Applicant: HEB NE LLC, 1501 River Drive, Moline, IL 61265
- B. Property Owner: Dragon Land Company LLC, 10730 Pacific Street, Ste. 230
- C. Location: Northeast corner of South 192nd Street and Oakmont Drive
- D. Legal Description: Gretna Landing Replat 6, Lot 2
- E. Requested Action: Approval of a Conditional Use Permit to operate a drive-thru coffee kiosk in the GC General Commercial zoning district.
- F. Zoning: Existing: GC General Commercial
Proposed: GC General Commercial
- G. Site Size: 0.82 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned GC General Commercial. North of the subject property will be a future IQ Car Wash. Under construction to the East is Red Door Grill and to the South is Centris Federal Credit Union. West of the property is undeveloped land included in the Gretna Landing development.
- B. General Neighborhood/Area Zoning:
North: GC General Commercial
South: GC General Commercial
East: MUC Mixed Use Commercial
West: MUC Mixed Use Commercial
- C. Applicable Regulations:
Section 5.14: GC General Commercial
Section 5.22: CO Corridor Overlay
Section 6: Conditional Use Permits
Section 8.01: Off-Street Automobile Storage

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):
The property is currently zoned GC General Commercial, where coffee kiosks are a Conditional Use. Coffee kiosks are required to have four stacking spaces for each drive thru lane in addition

to the vehicle being served and shall abide by all general requirements set forth in Section 6 of the City's Zoning Ordinance pertaining to Conditional Uses. The subject property also lies within the CO Corridor Overlay, which outlines building design standards.

The Future Land Use Map shows the subject property as Mixed Use District which "prioritizes the integration of residential, commercial, and recreational activities within a pedestrian-friendly environment."

Hours of operation will vary from 6:00am/7:00am to 7:00pm, seven days a week. Typically, there are four employees on site at one time.

B. Traffic and Access:

The subject property is currently accessed off South 192nd Avenue.

IV. Review Comments:

None.

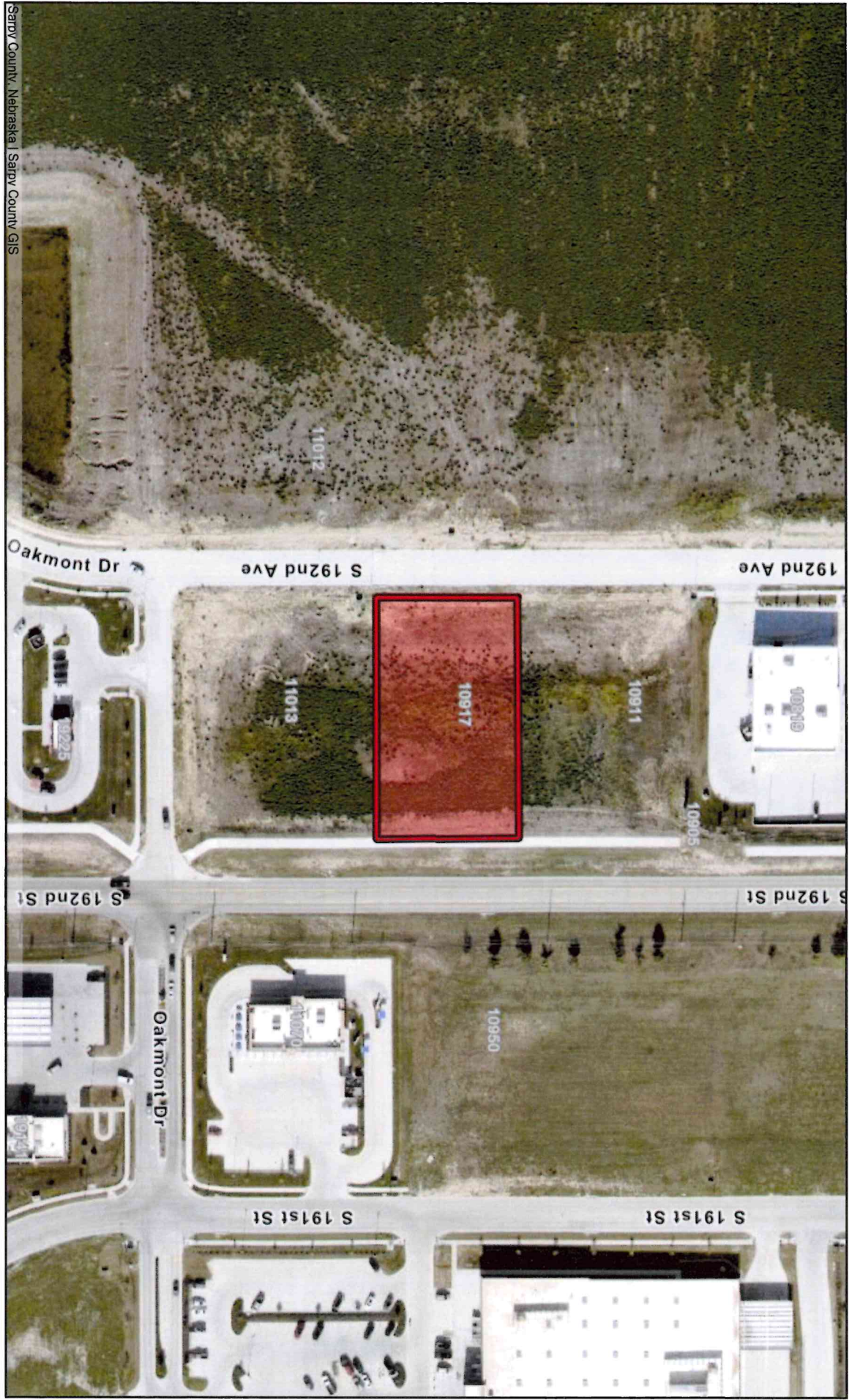
V. Recommendation:

Staff recommends approval of the Conditional Use Permit for a coffee kiosk on Lot 2, Gretna Landing Replat 6 in the GC General Commercial zoning district to be known as Hyper Energy Bar.

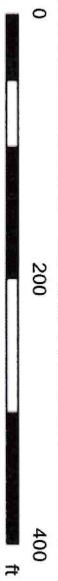
VI. Attachments to Report:

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

Current Location: Hyper Energy Bar



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2216

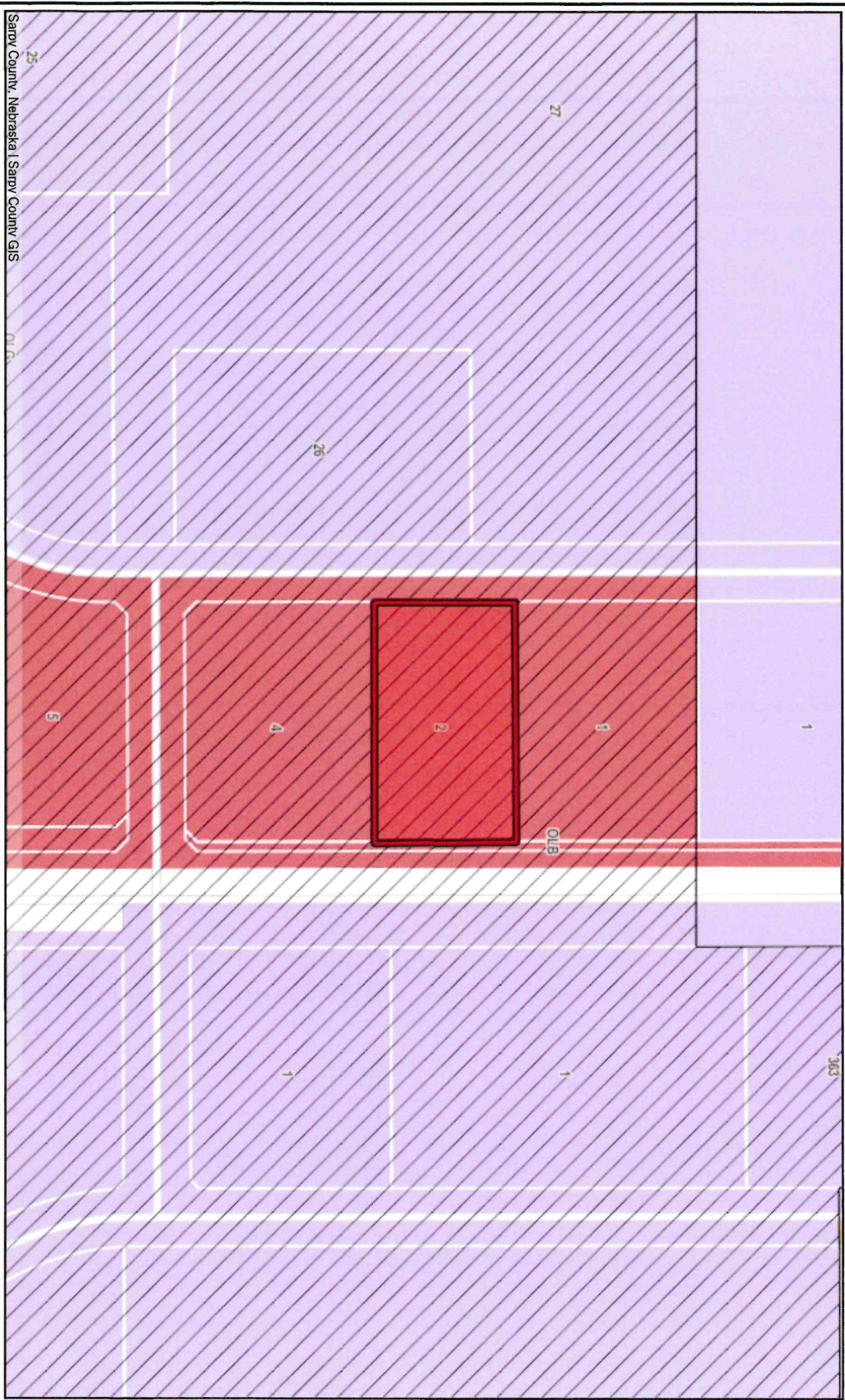
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Current Zoning: Hyper Energy Bar



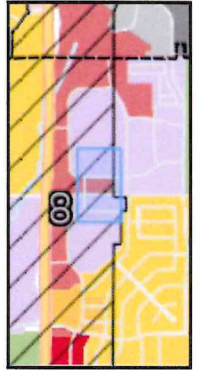
Sarpy County, Nebraska | Sarpy County GIS

Map Scale 1: 2216



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: Hyper Energy Bar



Map Scale 1: 2216

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



Section 5.14 GC General Commercial District

5.14.1 Intent: The General Commercial District is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community. In addition, this district prohibits all exterior storage by a primary use unless a separate Conditional Use Permit is requested for the use and granted by the City. The district is primarily designed to be used in areas noted as “General Commercial” in the Comprehensive Plan.

5.14.2 Permitted Uses:

The following principal uses are permitted in the GC District.

1. Business services including: attorneys, banks, insurance, real estate offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, finance services and investment services; but not including uses defined in Adult Establishment
2. Child care center.
3. Studio -Dance/Yoga, not including uses defined in Adult Establishment
4. Museums, art galleries, and other publicly owned cultural facilities.
5. Community center
6. Public services
7. Public and private recreation areas as, country clubs, golf courses, lakes, common areas and swimming pools
8. Adult Day Care Center
9. Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - A. Apparel shop
 - B. Appliance store
 - C. Antique store
 - D. Automobile parts and supply store
 - E. Bakery shop (retail)
 - F. Barber and Beauty shop
 - G. Bicycle shop
 - H. Book store, not including uses defined in Adult Establishment
 - I. Brew-on premises store
 - J. Camera store
 - K. Communication services
 - L. Computer store
 - M. Confectionery.
 - N. Dairy products sales
 - O. Drug store
 - P. Dry cleaning and laundry pickup
 - Q. Health Clubs and tanning salon, not including uses defined in Adult Establishment
 - R. Health Recreation Facilities, not including uses defined in Adult Establishment
 - S. Floral shop
 - T. Mortuary
 - U. Food Sales (Limited)
 - V. Food Sales (General)
 - W. Furniture store or showroom
 - X. Gift and curio shop
 - Y. Gunsmith
 - Z. Hardware store
 - AA. Hobby, craft, toy store
 - BB. Jewelry store
 - CC. Liquor store
 - DD. Locksmith
 - EE. Meat market, retail
 - FF. Medical Office
 - GG. Meeting Halls, not including Adult Establishment
 - HH. Music retail store
 - II. Music studio
 - JJ. Newsstands, not including uses defined in Adult Establishment

KK.	Outlet retail store
LL.	Paint store
MM.	Pet shop, provided that all facilities are fully enclosed
NN.	Photographer
OO.	Picture framing shop
PP.	Reservation center
QQ.	Restaurants, cafes and fast food establishment
RR.	Shopping Center,
SS.	Second hand stores
TT.	Shoe store
UU.	Sporting goods
VV.	Stamp and coin stores
WW.	Tailors and dressmakers
XX.	Tanning salon
YY.	Tattoo and body piercing parlor
ZZ.	Travel agencies
AAA.	Video store, not including uses defined in Adult Establishment
BBB.	Social club and fraternal organizations, not including uses defined in Adult Establishment
CCC.	Telephone exchange
DDD.	Telephone answering service
EEE.	Public overhead and underground local distribution utilities.

5.14.3 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 GC District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Recreational establishments.
2. Variety store, not including uses defined in Adult Establishment
3. Amusement arcades.
4. Bowling center.
5. Brew Pubs
6. Micro breweries when in conjunction with a restaurant
7. Coffee Kiosks
8. Automated Teller Machines when not within the interior of a primary use
9. Business or trade school.
10. Dog day care
11. Garden supply and retail garden center.
12. Commercial greenhouse.
13. Mail order services.
14. Pinball or video games business.
15. Tavern and cocktail lounge, not including uses defined in Adult Establishment
16. Totally enclosed, automated and conveyor-style car washes.
17. Convenience store with limited fuel sales.
18. Residences in conjunction with the principal use when located above the ground floor.
19. Religious institutions.
20. Big Box Retail, Large
21. Big Box Retail, Medium
22. Big Box Retail, Small
23. Car wash.
24. Veterinary Services
25. Animal Hospitals, provided the following:
 - A. Said use is totally enclosed within a building
 - B. Said services shall be provided for dogs, cats, birds, fish, and similar small animals customarily used as household pets
 - C. This excludes uses for livestock and other large animals.
26. All outdoor storage shall be temporary and shall comply with the provisions for Temporary Uses, as per this Ordinance.
27. Service station with minor automobile repair services.
28. Tire store and minor automobile repair service.
29. Radio, television and communication towers and transmitters, as per Section 7.11

30. Automobile, display, sales, service, and repair.
31. Hotels, including restaurants, convention and meeting facilities and other related uses, not including uses defined in Adult Establishment.
32. Self service storage facility

5.14.4 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. Landscaping as required by Section 9.03
5. Incidental public safety uses such as emergency sirens

5.14.5 Permitted Temporary Uses

Temporary Uses require a permit from the City of Gretna and shall be valid only for a specific amount of time as indicated on said permit.

1. Temporary greenhouses.
2. Temporary structures as needed for sidewalk and other outdoor sales events.
3. Fireworks stands, provided the criteria is met as established by the City through separate Ordinances.
4. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
5. Temporary structure for festivals or commercial events.

5.14.6 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 (ft)	Rear Yard (ft)	Street Side Yard (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Permitted Uses	8,000	50	25 ¹	10	10 ²	15	45	60/90
Conditional Uses	8,000	50	25 ¹	10	10 ²	15	45	60/90

- ¹. 25 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 50 feet.
- ². 25 feet for through lots.

5.14.7 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. 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.
3. All uses over 20,000 sq. ft. in gross floor area shall be required to submit development plans and site plans to the governing body for approval.
4. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

Section 5.22 CO Corridor Overlay District

5.22.1 Intent: The City of Gretna has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Corridor Overlay District has been established in order to implement the policies developed in the Comprehensive Development Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and road development. The purpose for regulating these issues is to provide for a cohesive and properly developed corridors and entrance into Gretna along Highways 6, 31 and 370. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the Gretna, by providing quality design and construction which will also aid in the protection of past and future investment in the corridors. The regulations in the overlay district are in addition to those of the underlying zoning district for the property.

1. PURPOSE:

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of Gretna. Pertinent to appearance is the design of the site, building and structures, planting, signs, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

2. GEOGRAPHIC AREA:

The Corridor Overlay District extends generally 660 feet (1/8 mile) to 2640 feet (1/2 mile) from the right-of-way line on either side of U.S. Highways 6, 31 and 370. Entrance nodes should also be recognized as described within the Comprehensive Plan. If a site or property is partially covered by said overlay district, then the entire portion of the site or property facing the Corridor is to be covered by these regulations. For a graphically defined area, see the Official Zoning Map.

5.22.2 Permitted Uses:

The following principal uses are permitted in the CO District.

1. All permitted uses contained in the underlying base zoning district unless specifically noted in these regulations.

5.22.3 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 CO Overlay District as recommended by the Planning Commission and City Council and approved by the City Council.

1. All conditional uses contained in the underlying base zoning district unless specifically noted in these regulations.

5.22.4 Criteria for Application:

1. All developments consisting of one principal building with single or mixed uses shall comply with the design criteria of this section. This does not apply to farm buildings or single family dwellings.
2. All developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar developments shall comply.
3. Process.
 - A. Pre-application Conference: A pre-application conference with city staff to give the applicant an opportunity to discuss plans before a great deal of time or money is expended.
 - B. Design Review: City staff (or Design Review Board/Architect) will review the submittal documents for compliance with regulations and intent of the overlay district.
 - C. Certificate of Occupancy Permit: After the zoning permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.
 - D. Maintenance of Design requirements: The Applicant needs to maintain the design requirements for the life of the project. In the event that they fail to do so the City may revoke the Occupancy Permit.
4. Factors for Evaluation.

The following factors and characteristics, which affect the appearance of a development, will govern the evaluation of a design submission:

- A. Conformance of regulations and the Building Design Criteria.
- B. Logic of design.
- C. Exterior space utilization.
- D. Architectural character.
- E. Attractiveness Material selection.
- F. Harmony and compatibility.
- G. Circulation-vehicular (and pedestrian).
- H. Maintenance aspects.

5.22.5 Criteria for Appearance:

1. Relationship of Buildings to Site

The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.

- A. Site planning in which setbacks and yards are in excess of standard commercial zoning restrictions is encouraged to provide an interesting relationship between buildings.
- B. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
- C. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- D. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- E. Refuse and waste removal areas, service yards, storage yards, loading areas, and exterior work areas shall be oriented to the rear of the building away from public right-of-way or properly screened from view from public ways, using materials as stated in criteria for equipment screening.

2. Relationship of Buildings and Site to Adjoining Area (Outside of subdivision or developments)

- A. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- B. Attractive landscape transitions shall be designed to be compatible to adjoining properties.
- C. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

3. Landscape and Site Treatment

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- A. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good site design and development.
- B. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- C. Landscape treatments shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
- D. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- E. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- F. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- G. Screening of service yards and other places such as mechanical equipment, trash dumpsters, or other items that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer months.
- H. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas.

- I. All residential fencing within this District shall not exceed six feet in height.
 - J. Fencing within the District and as part of an Industrial Development may be required to be a solid fence.
 - K. All off street parking shall be to the rear of the building, and shall have a 6 feet wide planting buffer and screen wall at the public right of way or nearest lot line. Screen walls shall either be brick or ornamental ironwork, or be a combination of the two.
4. Building Design
- A. Architectural design and style are not restricted; however architectural style should be consistent throughout the subdivision. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
 - B. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
 - C. The primary building material of all portions of the structures shall be negotiated with the City, however, sample materials shall include but not be limited to materials of high quality, such as brick (clay), stucco, wood, glass, split faced concrete masonry units (CMU) with integrated color pigmentation and stone material native to Eastern Nebraska. The materials shall be similar and compatible throughout the entire development. The Gretna staff may allow other primary building designs (of good architectural character i.e. CMU, poured-in-place concrete) for portions of the building not visible from public areas. Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - D. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - E. Materials shall be of durable quality.
 - F. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
 - G. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
 - H. Colors shall be harmonious and shall use only compatible accents
 - I. Colors shall be of “low reflectance, subtle, neutral, or earth tones” and shall not be of high-intensity or metallic colors unless the colors are true to the materials being used.
 - J. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
 - K. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
 - L. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
 - M. Building orientation shall be toward an arterial street, unless it is demonstrated that this would not be feasible. The second floors of existing two story structures, are encouraged to be converted to a residential use and/or office use.
 - N. Structures where the upper floors are not utilized for residential or office use shall utilize decorative features such as displays, curtains, and other materials to enhance the appearance of the overall structure.
 - O. Flat roofs on commercial buildings shall have parapets.
 - P. Metal Buildings shall not be allowed to have visible exterior metal walls.
 - Q. All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level. Main or primary entrances to buildings must be delineated through the use of architectural detailing appurtenant to the architectural style of the building. The main or primary entrances shall be oriented toward the front or side street setback.
 - R. Windows shall not carry the appearance of vacancy or deterioration, and shall utilize decorative features such as displays, curtains, and other materials to minimize an appearance of vacancy or deterioration. Windows shall maintain the architectural character of the structure they are a part of.

- S. Awnings or canopies shall be made of metal or of cloth material.
- T. Walkway coverings shall be of sheet metal, metal shingles or of standing-seam construction, or of canvas or cloth.
- U. Iron railings shall be of utilitarian styling as represented in the district.
- V. Planter boxes and screening walls, when used shall be compatible with the primary structure.
- W. Facades consisting of brick or masonry shall not be painted if they have not previously been painted.

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.

ARTICLE 8 SUPPLEMENTAL REGULATIONS

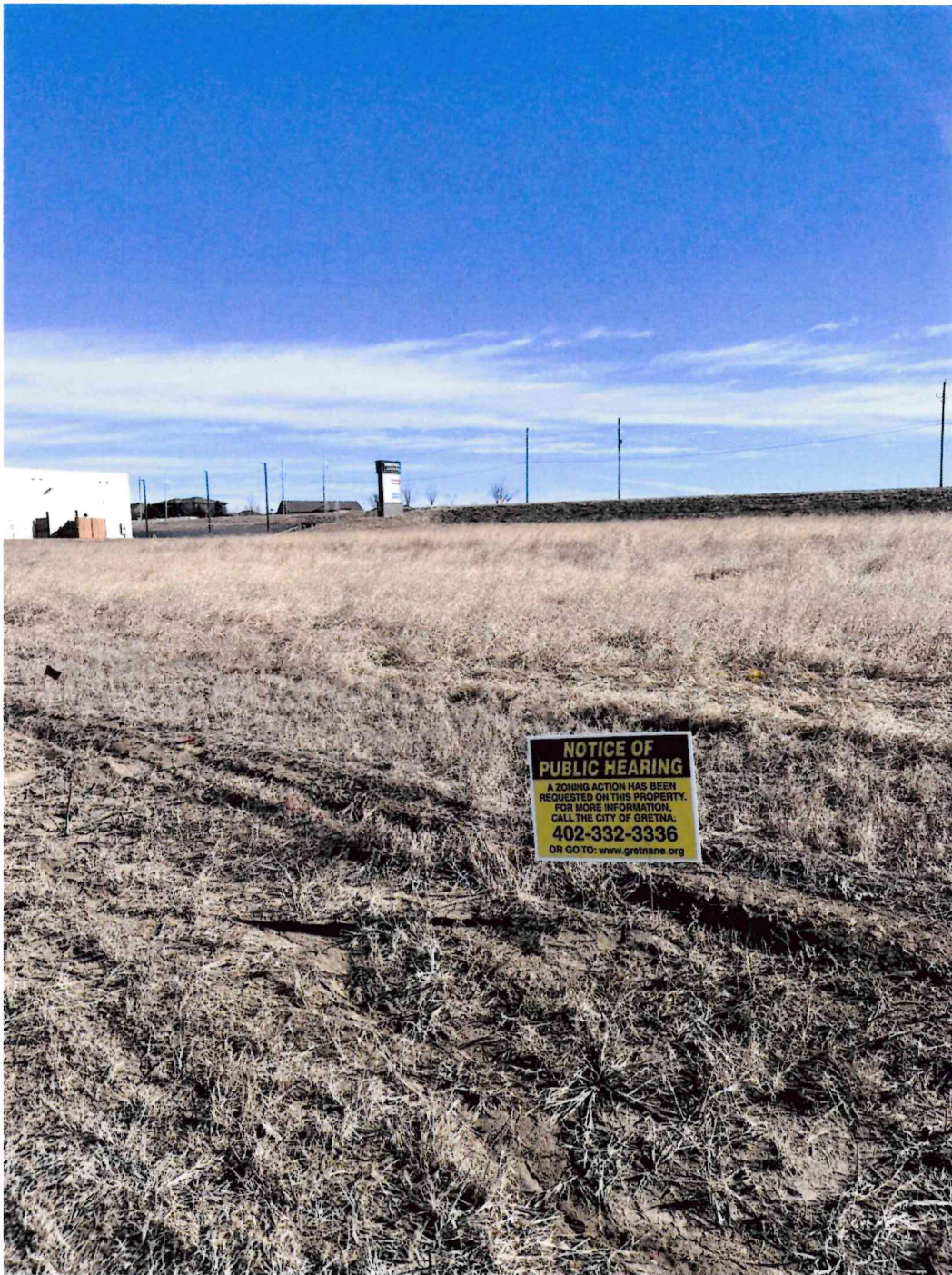
Section 8.01 Off-Street Automobile Storage

- 8.1.1 Off-street automobile storage or standing space shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or an alley. For purposes of computing the number of parking spaces available in a given area, the ratio of 250 square feet per parking space shall be used.
- 8.1.2 If vehicle storage space or standing space required in Section 8.01.01 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Building Inspector, the Building Inspector may permit such space to be provided on other off-street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
- 8.1.3 All parking spaces for Single-family, Rooming houses, convalescent homes, Apartments, Townhouses, and two or more unit multi-family dwellings, and Mobile Homes shall be paved with asphalt or concrete.
- 8.1.4 Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- 8.1.5 In Districts R-1, R-2, and R-3, required off-street parking shall be provided on the same lot that the use is located on. In other Districts, such parking may be provided either on the same lot, or an adjacent or other lot, provided the lot on which the use requiring them is located is not separated by more than 300 feet at closest points, measured along a street or streets.
- 8.1.6 Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
- 8.1.7 Some uses may require two different use types to be calculated together in order to determine the total parking requirement (Example: Primary schools may require a tabulation for classrooms and assembly areas)
- 8.1.8 Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distances as provided below:

TYPES OF OPERATION		MINIMUM STACKING SPACE
Financial Institution – Electronic Teller		Two vehicles per lane*
Financial Institution – Personal Teller		Three vehicles per window or kiosk*
Car Wash – Self Service		Two vehicles per bay at entrance*
		One vehicle per bay at exit
Car Wash – Automatic / Conveyor		200 feet per bay at entrance*
		One vehicle per bay at exit
Drive-through Restaurant		Four vehicles per window*
Coffee Kiosk		
-	Drive side service	Four vehicles per lane*
-	Passenger side service	Two vehicles per lane*
Drive-through Pharmacy		Two vehicles per lane*
Service Stations		
-	Service Islands	Two vehicles per pump lane*
-	Service bay	One vehicle per bay*
-	Quick lube / Oil change “starting gate design”	Two vehicles per bay*
-	(4 or more pump islands side by side, 18 feet apart)	One vehicle per lane*
Gated parking lot entrance		One vehicle per gate
Garage Unit or Overhead door	(Major streets only)	One vehicle per door
Other uses		Two vehicles per lane being serviced

* Stacking requirements are in addition to vehicle being served.

Required vehicle stacking shall not block driveways or required parking stalls and shall not be located in side, front, or rear yards where parking stalls are prohibited. Each vehicle stacking unit shall be 22 feet long.



Lot 2, Gretna Landing Replat 6 (10917 South 192nd Avenue) facing East.

GREYNA CUSTARD LLC
7733 MARTELL RD
HICKMAN, NE 68372

CENTRIS FEDERAL CREDIT UNION
13120 PIERCE ST
OMAHA, NE 68144

DRAGON LAND COMPANY LLC
10730 PACIFIC ST STE 230
OMAHA, NE 68114

PETERS PROPERTIES LLC
5850 THE KNOLLS
LINCOLN, NE 68512

DRAGON LAND COMPANY LLC
10730 PACIFIC ST STE 230
OMAHA, NE 68114

FLEET FARM GROUP LLC
2401 S MEMORIAL DR
APPLETON, WI 54915

WASHED UP LLC
5548 N 153RD ST
OMAHA, NE 68116

DRAGON LAND COMPANY LLC
10730 PACIFIC ST STE 230
OMAHA, NE 68114

PVG PROPERTIES OMHA LLC
6405 METCALF AVE #204
OVERLAND PARK, KS 66202



APPLICATION FOR A CONDITIONAL USE

Applicant Name: StreetMediaNational, LLC - Gary Young Date: 1/9/2026

Address: 3553 Clydesdale Pkwy, Suite 310 Phone: 970-420-0807

City/State/Zip: Loveland, CO 80538

Property Owner Name: TKG - Storamart Partners Portfolio LLC
Contact - Sadie Burnam-Schaumburg Date: 1/5/2026

Address: 11001 Sapp Brothers Drive Phone: 573-449-0091

City/State/Zip: Omaha, NE 68138

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;

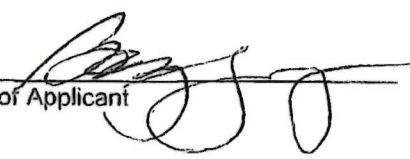
We are submitting a conditional use permit for a 672 SF (14'-0" x 48'-0") digital off-premise billboard located within the IC corridor overlay district, intended for and visible to Interstate 80 traffic. Aligns with ordinance 2193.

Address of Property: 11001 Sapp Brothers Drive Current Zoning: FX

General Location: SE corner of parcel - 5' setback from rear parcel line (Interstate 80 ROW) Lot Size/Sq Ft: 3.14 AC

Complete Legal Description LOT 1 370 STORAGE Parcel # 011613937

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes X (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 X (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No X - N/A 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 X (If no, explain on back of sheet)
5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?
No _____ Yes X (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.


Signature of Applicant

1/8/2026
Date

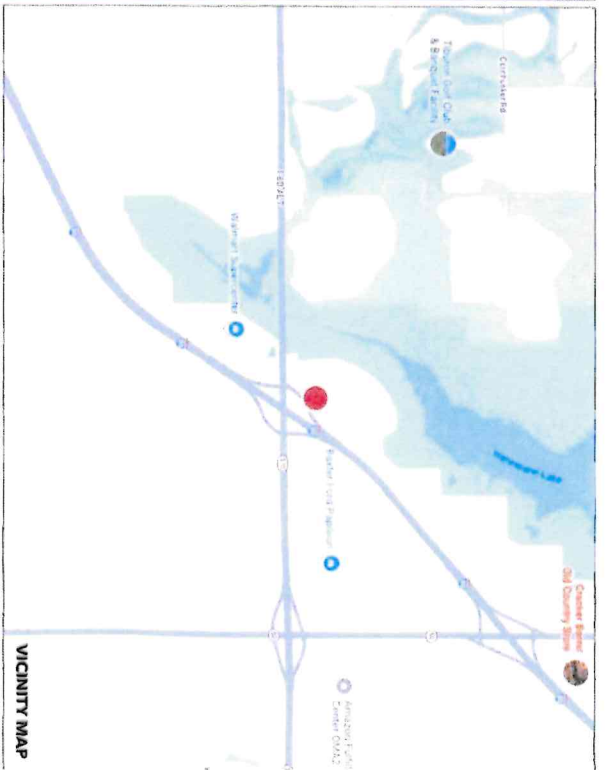


PROPOSAL: STORAGE MART • GRETNA, NE

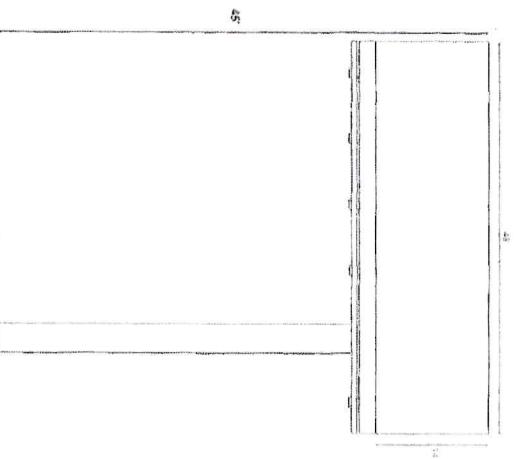


PROPERTY MAP

STORAGE MART • GRETNA, NE :: Silboard Faces: 14ft x 46ft Structure targeting traffic on I-80. Static night read, digital cross read



VICINITY MAP

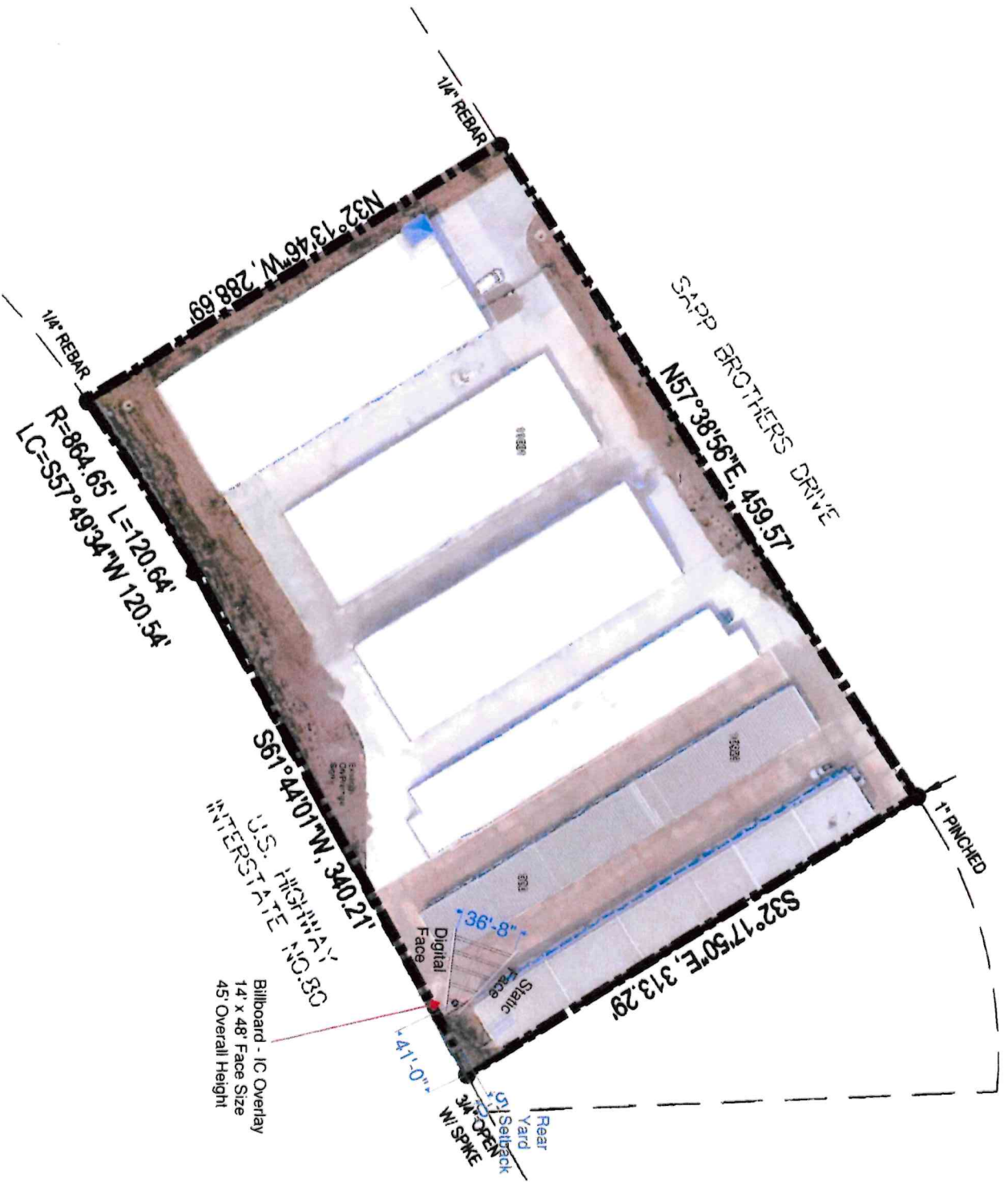


ELEVATION DRAWING

3557 Commerce Pkwy, Suite 310
 Gretna, NE 68033
 Tel: 402.635.8871



SITE PLAN





STORAGE MART • GRETNA, NE :: Billboard Faces: 14ft x 48ft. Structure targeting traffic on I-80, Static right read.

3555 S. Geneva Blvd., Suite 310
Lincoln, NE 68508 (781) 558-9070



STORAGE MART • GRETNA, NE :: Billboard Faces: 14ft x 48ft. Structure targeting traffic on I-80. Digital cross read.

3551 C Yonkers Pkwy, Suite 310
Louisiana, CO 80538 (703) 558-9070

streetmedia
STREET MEDIA



Conditional Use Permit – Digital Billboard, Lot 1 370 Storage

I. General Information

- A. Applicant: StreetMediaNational LLC – Gary Young, 3553 Clydesdale Pkwy. Ste. 310, Loveland, CO 80538
- B. Property Owner: TKG-StorageMart Partners, 215 North Stadium Blvd. Ste 207, Columbia, MO 65203
- C. Location: Northwest of the Highway 370 and Interstate 80 interchange.
- D. Legal Description: 370 Storage, Lot 1
- E. Requested Action: Approval of a Conditional Use Permit to construct a 672 square-foot digital billboard in the FX Flex Space zoning district.
- F. Zoning: Existing: FX Flex Space
Proposed: FX Flex Space
- G. Site Size: 3.14 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned FX Flex Space and is surrounded by developed lots. North of the property is Nebraska Machinery Company. East and West of the property is Central Body Company and B Street Collision. Immediately South of the property is Interstate 80 Right-of-Way.
- B. General Neighborhood/Area Zoning:
North: FX Flex Space
South: HC Highway Commercial
East: FX Flex Space
West: FX Flex Space
- C. Applicable Regulations:
Section 5.21: FX Flex Space
Section 5.23: IC Interstate Corridor Overlay
Section 6: Conditional Use Permits

III. Analysis

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

The property is currently zoned FX Flex Space where digital billboards are a Conditional Use and are subject to further regulations outlined in Ordinance 2193 and Section 5.23.5 of the Interstate Corridor Overlay District. Billboard setbacks from the front yard and street side yard are the greater distance of 15 feet from the property line or 50 feet from the center line of the front street and are 5 feet from the rear yard or interior side yard. Billboards have a maximum allowable sign face area of 672 square feet, and 100 percent of the sign face may be digital. Digital billboards are required to be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level no greater than 5,000 nits during daylight hours and 750 nits during nighttime hours. Images displayed on the sign shall not change more frequently than every ten seconds and shall not be animated video signs. Billboards are limited to 45 feet in height, and any future billboards shall maintain a minimum separation of 5,000 feet measured along the same side of the highway along the centerline.

The Future Land Use Map shows the subject property as Regional Commercial which offers “destinations for large-scale regional shopping, dining, and entertainment,” and calls to prioritize amenities such as wayfinding signage.

B. Traffic and Access:

The subject property is currently accessed from Sapp Brothers Drive.

IV. Review Comments:

This submittal coincides with a Zoning Text Amendment outlining regulations and requirements for digital billboards that was approved by Planning Commission and City Council in 2025. The proposed site plan and subject property meet all of the requirements set forth in Ordinance 2193.

At time of permitting, the applicant must include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.

The applicant is responsible for obtaining proper permits from the Nebraska Department of Transportation, and the Conditional Use Permit will be voided without state approval.

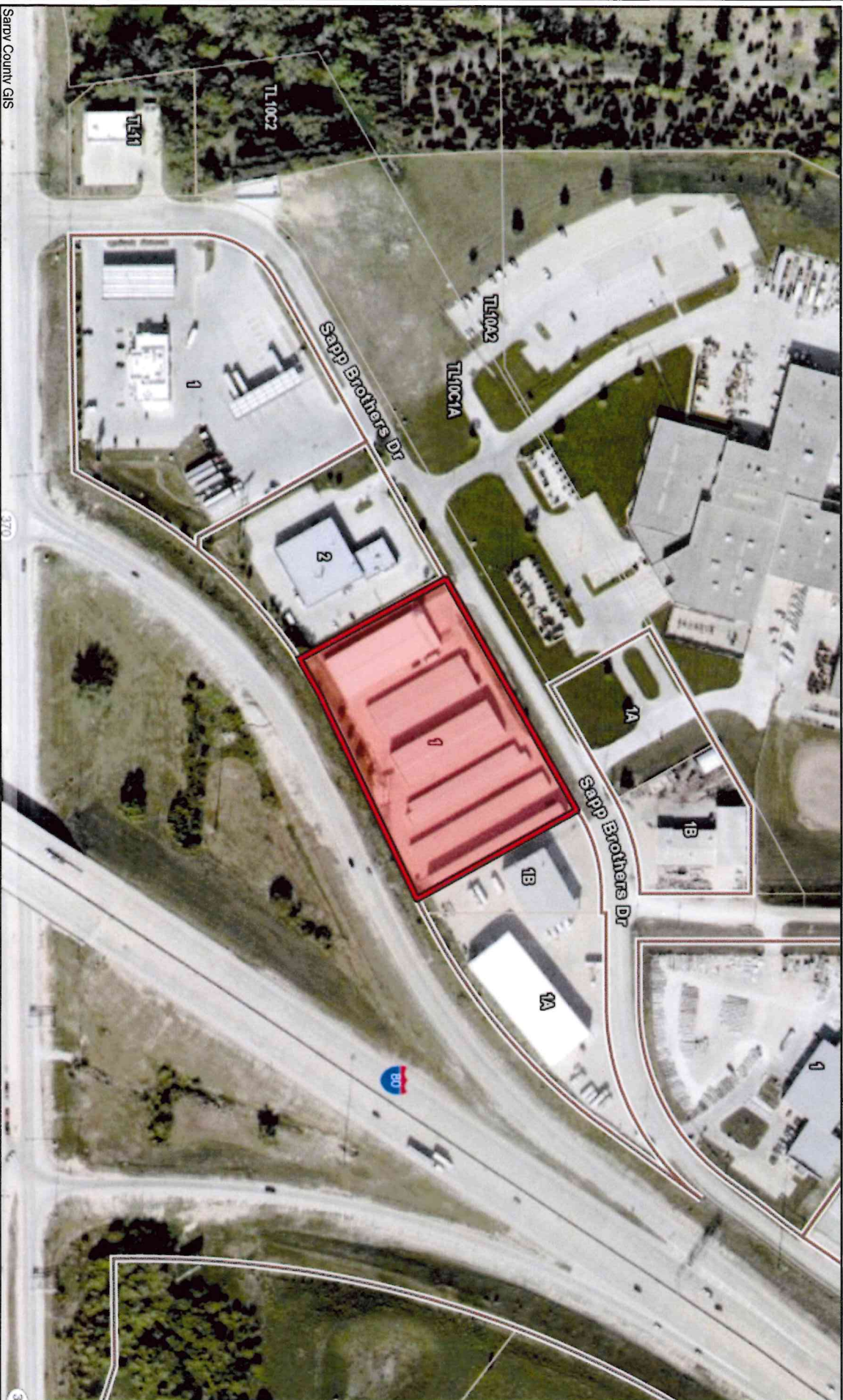
V. Recommendation:

Staff recommends approval of the Conditional Use Permit for a digital billboard in the FX Flex Space zoning district at 11001 Sapp Brothers Drive with the condition that proper permits from the DOT be obtained and all City requirements are met.

VI. Attachments to Report:

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

Current Location: Digital Billboard

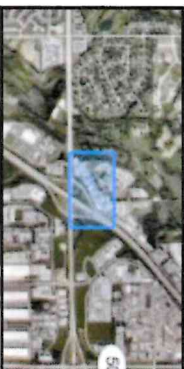


Sarpy County GIS



Map Scale 1 : 3693

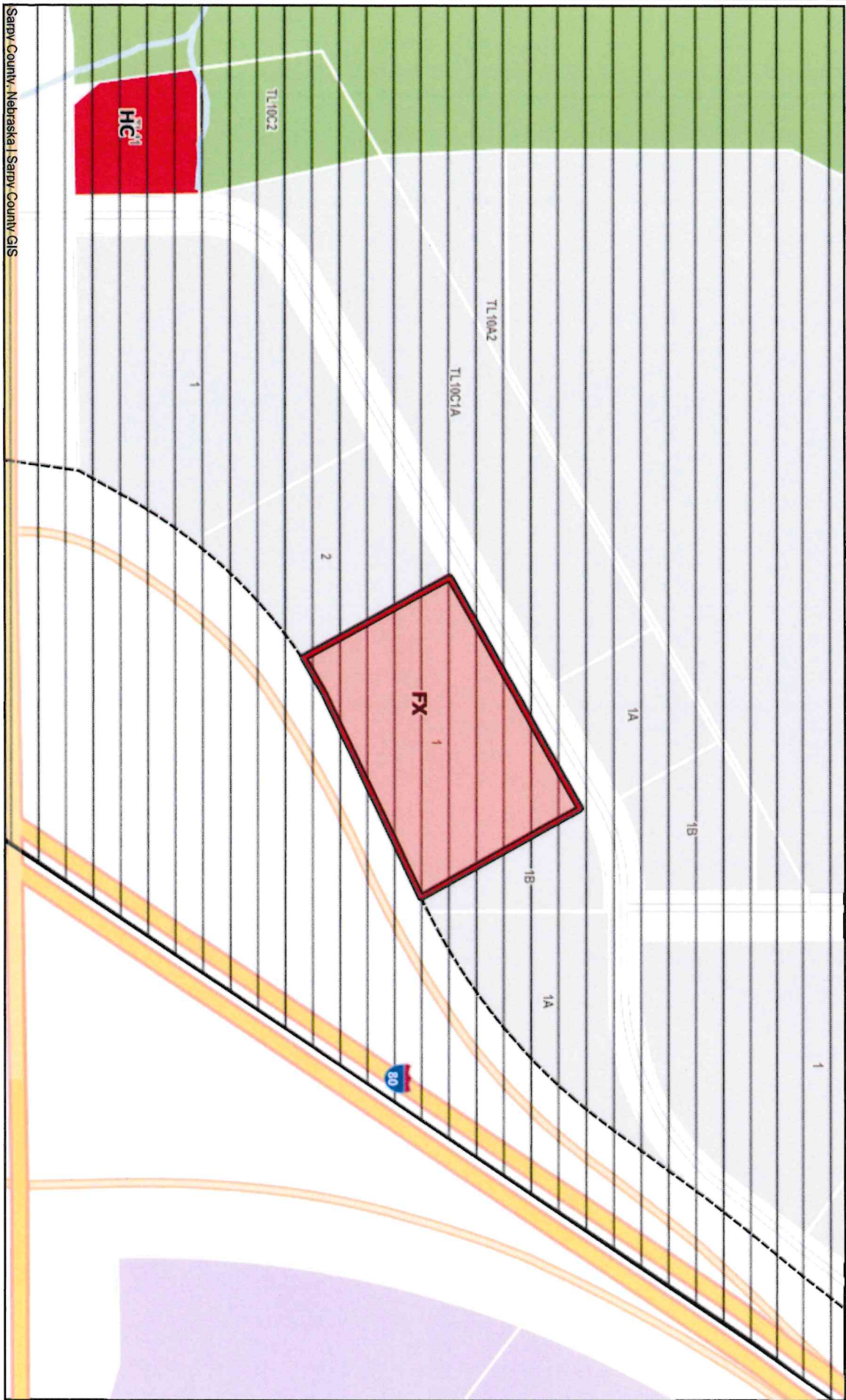
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



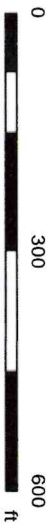
Notes



Current Zoning: Digital Billboard



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3693

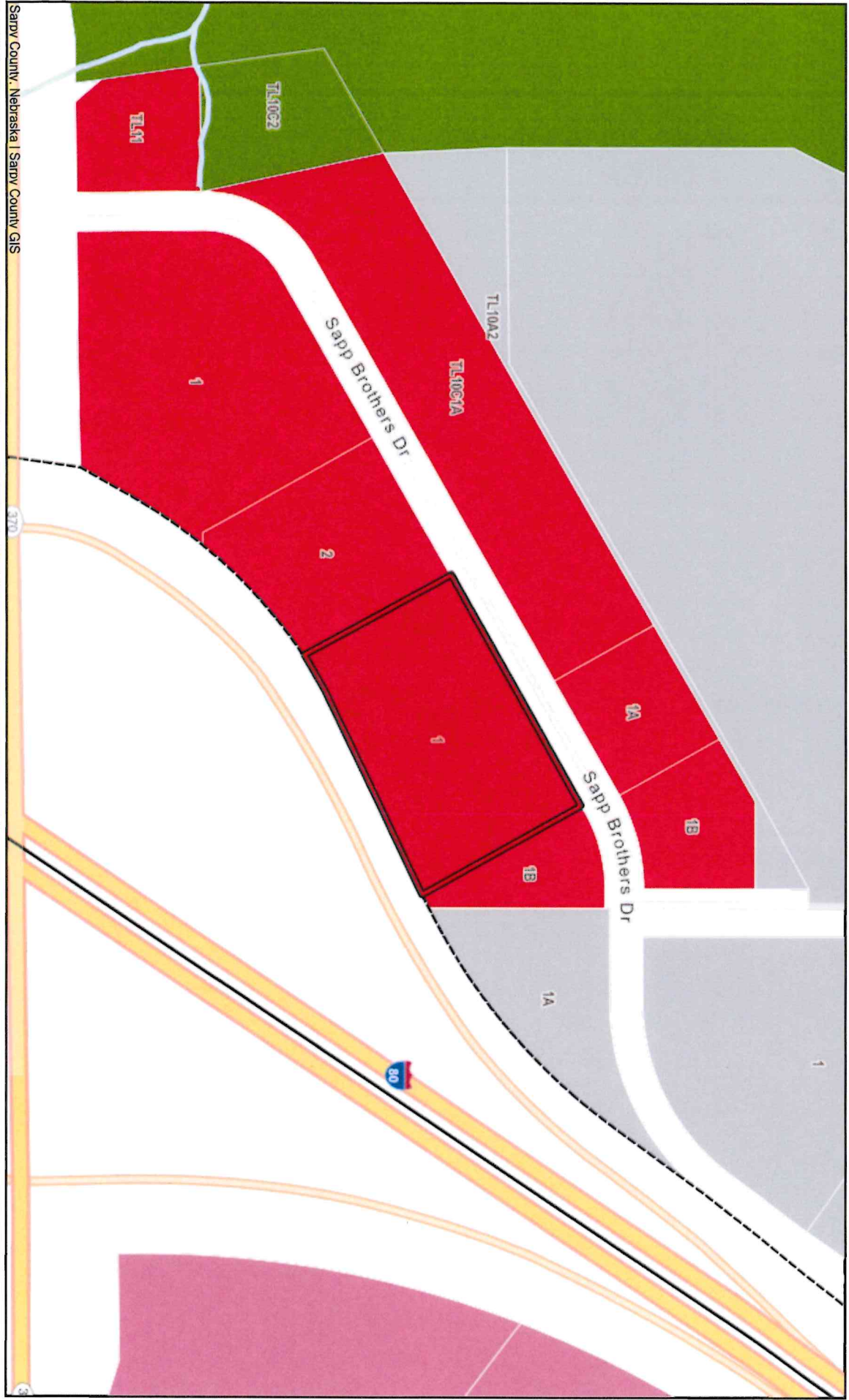
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Future Land Use: Digital Billboard



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 3693

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



CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2193

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, AMENDING SECTIONS 5.23.5(1)(H)(5), 7.2.1(4) AND (6), 7.4.6, AND 7.4.7 OF THE GRETNA ZONING REGULATIONS REGARDING THE IC INTERSTATE CORRIDOR OVERLAY DISTRICT, SIGNS, BILLBOARDS, AND DIGITAL BILLBOARDS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA.

Section 1. Section 5.23.5(1)(H)(5) of the City of Gretna Zoning Regulations regarding the IC Interstate Corridor Overlay District, signs, billboards, and digital billboards, is hereby amended as follows:

5.23.5 Criteria for Application:

1. General Design Standards

H. Towers, Alternative Energy, Signs

(5) Signs

Local sign standards and *NAC Title 410, Chapter 3—Sign Permits: NDOR Rules and Regulations Relating to the Control of Advertising in Areas Adjacent to the Highway Beautification Control System* shall apply in the corridor, except as modified in this section:

- (a) The combined area of all wall signs attached to any façade of a building shall not exceed twenty five percent of the façade area of the building (including doors and windows).
- (b) Roof signs are not permitted, and wall signs shall not extend beyond the top edge of any façade of the building.
- (c) Projecting signs shall not project over public property more than 1/3 the distance from the building to the curb, and not project into a public alley or public parking lot. A sign shall not project over the street line. Projecting signs shall fit within the architectural features of the building and be a minimum of eight feet above the ground.
- (d) Projecting signs shall not exceed 15 square feet per building face.
- (e) Window signs shall consist of lettering applied to the interior of display windows.
- (f) Window signs shall not fill up more than 20 percent of the window area, and shall be limited to letters of 8 inches or less in height.
- (g) Static and digital billboards shall be limited to; a maximum height of 45 feet, and a minimum separation in all directions of 5000 feet measured along the same side of the highway along the centerline of the roadway upon which the billboard is intended to be viewed.
- (i) Billboards shall have a maximum allowable sign face area of 672 square feet,

- and 100 percent of the sign face may be digital.
- (ii) Billboards shall not be established on any parcel within a 250 foot radius measured from each subject property line of any public park, school, church, courthouse, city hall, public museum, or any lot used for residential purposes.
 - (iii) Billboards shall be limited as a Conditional Use to parcels within the IC Interstate Corridor in addition to lots zoned as HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial. No billboard sign or part thereof or overhang thereof shall be located on any lot, parcel, right-of-way, or other property designation. Billboards outside of the IC Interstate Corridor are not permitted.
 - (iv) Applicants for billboards located within 660 feet of the Interstate Highway Right-of-Way are responsible for all permit requirements set forth by the State of Nebraska.
 - (v) Billboard setbacks shall be:
 - Front Yard and Street Side Yard: the greater distance of 15 feet from the property line OR 50 feet from the center line of the front street.
 - Rear Yard and Interior Side Yard: 5 feet from property line.
 - (vi) All billboard signs shall be maintained in good and safe structural condition. The painted portions of billboard signs shall be periodically repainted and kept in good condition.
 - (vii) In addition to digital signage requirements outlined in Section 7.04, digital billboard signs shall be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level of no greater than 5,000 nits during daylight hours and no greater than 750 nits during night time hours. The image shall remain static during the display period. The static image displayed on the sign shall not change more frequently than every ten seconds
 - (viii) Billboard signs shall not be animated video signs.
 - (h) On premise pole signs shall be limited to on premise only with a max height of 45 feet.
 - (i) On premise monument signs (i.e., the lower edge of the sign attached to a foundation with no visible air space in between the lower edge of the sign face and the foundation) constructed of materials that are similar to or are compatible in quality and appearance with the primary materials used on primary buildings on the site. The addition of skirting between the lower edge of the sign face and the foundation of a pole sign, in order to avoid visible air space between the two, is prohibited.
 - (j) The maximum height of a monument sign shall be 12 feet above grade along the corridor and eight feet above grade for internal streets, and the maximum sign face of a monument sign shall be 24 square feet. If the monument sign is oriented approximately perpendicular to the street frontage, or if it is located diagonally on a corner lot in order to be seen from two streets, it may contain a sign face of up to 24 square feet on each of its two sign faces. Maximum sign areas shall apply to each lot or parcel, and not per street frontage or per user.

Section 2. Sections 7.2.1(4) and (6) of the City of Gretna Zoning Regulations regarding digital signs, other permitted signs, design criteria and limitations, and permitted signs and limitations, are hereby amended as follows:

Section 7.02 Design Criteria and Limitations

7.2.1 Permitted Signs and Limitations

4. *Digital Signs*

- A. The area of the electronic message center shall not exceed 40 percent of the area of the sign; provided the area limitation shall not apply if the sign is solely limited to time and temperature.¹
- B. All messages displayed on an electronic message center shall be directly related to the business for which the sign was constructed. No off-premises signage is permitted unless message is related to community events or school competitions.¹
- C. All electronic message centers signs shall be constructed as an integral part of a permanent sign constructed on site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.
- D. The display shall be limited to text and static images only and shall not appear to flash, portray blinking or chasing lights, or otherwise create continuously changing images. However, scrolling of text (horizontal or vertical) is permitted. The rate of change for sign copy from one message to another shall be no more frequent than every eight seconds and the actual copy change shall be accomplished in four seconds or less. Once changed, the copy shall remain static until the next change.
- E. All digital signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic message center sign based on ambient light conditions.
- F. Digital signs shall not be associated with any dwelling or home occupation in any residential zone.
- G. Digital signs which create a source of glare shall be adjusted or removed as directed by the Planning Official. No electronic message center sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility. In no case may the brightness of an electronic message center sign exceed eight thousand (8,000) nits or equivalent candelas during daylight hours, or one thousand (1,000) nits or equivalent candelas between dusk and dawn.
- H. Electronic message center sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.
 - 1. Digital Billboards are subject to further regulations outlined in Section 5.23.5(1)(H)(5)(g).

6. *Other Permitted Signs*

Other permitted signs include Canopy, Identification, Projecting, Real Estate, Nameplate, Pole, Subdivision, Temporary (see Section 7.04.02), Window, and Marquee signs. Signs shall be permitted in the various districts at the listed square footage and heights according to the following schedule:

Zoning District	TA	RE	R1	R2	R3	NC	DC	GC	HC	MUC	I-1	I-2	FX	CMD	CO	IC
Sign Type																
Real Estate																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	10	10	10	10	10	10	10	10	10	10	
Max. Number	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Announcement																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Wall																
Max. Square Ft.	40 ¹	—	—	—	—	200 ¹	200 ¹	400 ¹	600 ¹	400 ¹	400 ¹	400 ¹	400	400 ¹		
Max. Height Ft.	—	—	—	—	—	45	45	45	45	45	45	45	45	45	45	
Max. Number	—	—	—	—	—	1	1	1	1	1	1	1	1	1	1	
Name Plate																
Max. Square Ft.	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Max. Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Ground																
Max. Square Ft.	50	32	32	32	32	20	20	50	50	50	50	50	50	32	See Overlay & Underlying Zoning District	See Overlay & Underlying Zoning District
Max. Height Ft.	10	10	10	10	10	5	5	10	10	10	10	10	10	10		
Max. Number	1	1	1	1	1	1	1	1	2	2	1	1	2	1		
Projecting⁵																
Max. Square Ft.	—	—	—	—	—	—	15	—	15	15	15	15	15	15		
Min. Height Ft.	—	—	—	—	—	—	8	—	8	8	8	8	8	8		
Max. Number	—	—	—	—	—	—	1	—	1	1	1	1	1	1		
Pole^{4, 6}																
Max. Square Ft.	—	—	—	—	—	—	—	—	100	—	200	200	200	—		
Max. Height Ft.	—	—	—	—	—	—	—	—	45	—	45	45	45	—		
Max. Number	—	—	—	—	—	—	—	—	1 ⁷	—	1 ⁷	1 ⁷	1 ⁷	—		
Lighted or Animated⁴																
Max. Square Ft.	—	—	—	—	—	—	36	36	36	36	—	—	—	—		
Max. Height Ft.	—	—	—	—	—	—	10	20	20	20	—	—	—	—		
Max Number	—	—	—	—	—	—	1	1	1	1	—	—	—	—		

—: not permitted NA: Not Applicable

1: Maximum letter height is equal to 128 inches.

2: Percentage of total Canopy area.

3: Percentage of total window area.

4: Setbacks for Pole, Lighted, or Animated signs shall be 20 feet along collector or arterial streets, 10 feet for all other streets, and 5 feet from interior property lines.

5: Setbacks for Projecting signs shall be 2 feet from any property line.

6: Pole Sign may be single or double legged support design.

7: Billboards are not subject to Pole sign allotments on designated parcels.

Note: All signs shall have a Vertical Clearance of 9 feet above any sidewalk, private drive, or parking.
All signs shall have a Vertical Clearance of 12 feet above any public street.

Section 3. Section 7.4.6 of the City of Gretna Zoning Regulations regarding prohibited signs is amended as follows:

Section 7.04 Other Signage Provisions

7.4.6 Signs Prohibited Under These Regulations

All signs not expressly permitted in these regulations or exempt from regulation hereunder in accordance with the previous section are prohibited in the City. Such signs include, but are not limited to:

1. Beacons and flashing signs;
2. Portable signs, except as allowed by a Temporary Sign Permit;
3. Strings of lights not permanently mounted to a rigid background, except those exempt under the previous section;
4. Off-premises signs, except as allowed in Section 5.23.5(1)(H)(5)(g) as a Digital billboard.
5. Audible Signs.

Section 4. Section 7.4.7 of the City of Gretna Zoning Regulations regarding signs allowed as a conditional use is amended as follows:

Section 7.04 Other Signage Provisions

7.4.7 Signs Allowed as a Conditional Use

The following sign types are allowed as a conditional use in identified zoning districts:

1. Video signs
2. Roof Signs
3. Animated Signs
4. Pole Signs
5. Billboards

Section 5. Sections 5.23.5(1)(H)(5), 7.2.1(4) and (6), 7.4.6, and 7.4.7 of the Gretna Zoning Regulations are hereby repealed and Sections 1, 2, 3, and 4 of this Ordinance are respectively substituted therefor.


Section 6. All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall be in full force and take effect after its passage, approval, and publication as provided by law.


PASSED AND APPROVED this 10th day of January, 2026.

ATTEST:

CITY OF GRETNA, NEBRASKA


Tammy L. Tisdall, City Clerk, CMC




Michael D. Evans, Mayor

Section 5.21 FX Flex Space

5.21.1 Intent: It is the intent of the Flex Space District Regulations to provide standards for area 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.

5.21.2 Permitted Uses:

The following principal uses are permitted in the FX District.

1. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
2. Laboratories.
3. Manufacture and assembly of electrical and electronic appliances.
4. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
5. Manufacture of light sheet metal products including heating and ventilation equipment.
6. Printing and publishing business.
7. Stone and monument works.
8. Public local distribution and main transmission utilities.
9. Warehouses and wholesale businesses.
10. Building materials yards with enclosed and screened storage areas.
11. Highway maintenance yards or buildings.
12. Self-storage units, see Section 8.12
13. Veterinarian services or animal hospitals
14. Ancillary Parking
15. Construction and contractor storage yards
16. Recycling collection and processing facilities, both public and private
17. Railroads, including terminals, switching yards, and related facilities
18. Personal improvement services
19. Commercial recreation facilities, indoor and outdoor
20. Public services and publicly owned and operated facilities
21. Parks and recreation
22. Landscape and horticultural services
23. Business services
24. Facilities for building construction contractors
25. Lumber and other building materials dealer
26. Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - A. Antique store
 - B. Automobile parts and supply store
 - C. Bicycle shop
 - D. Communication services
 - E. Dairy products sales
 - F. Dry cleaning and laundry pickup
 - G. Health Clubs, exercise, fitness and tanning salons, not including uses defined in Adult Establishment
 - H. Studio – Dance/Yoga, not including those classified as an Adult Establishment
 - I. Furniture store or showroom
 - J. Gunsmith
 - K. Hardware store
 - L. Hobby, craft, toy store
 - M. Locksmith
 - N. Outlet retail store
 - O. Paint store
 - P. Pet shop, provided that all facilities are fully enclosed.
 - Q. Second hand stores
 - R. Social club and fraternal organizations, not including uses defined in Adult Establishment
 - S. Telephone exchange
 - T. Telephone answering service
 - U. Public overhead and underground local distribution utilities.

5.21.3 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 FX District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Recreational establishments.
2. Home Improvement Center; provided that the following minimum standards are present:
 - A. All lumber shall be enclosed with the primary structure.
 - B. All year round landscaping materials shall be enclosed within the primary structure.
3. Amusement parks.
4. Brew Pubs
5. Bowling center.
6. Commercial greenhouse.
7. Hotels and Motels
8. Truck Stops
9. Mail order services.
10. Totally enclosed, automated and conveyor-style car washes.
11. Convenience store with limited fuel sales.
12. Garden supply and retail garden center.
13. Outdoor storage in conjunction with another primary use.
14. Outdoor storage, subject to the following requirements:
 - A. A landscape buffer shall be provided subject to the approval of the zoning administrator.
 - B. 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
 - C. All outdoor storage areas shall be screened by a fence or wall or a combination of both, and shall be located to the rear of the landscape buffer.
15. Radio, television and communication towers and transmitters, as per Section 8.08.
16. Fertilizer transmission lines
17. Utility substations, terminal facilities, and reservoirs.
18. Auction Sales
19. Construction and heavy equipment sales and service
20. Automotive sales and repair service, including recreational vehicles such as boats and campers
21. Automotive rental / leasing and other heavy equipment rental
22. Farm implement sales and service
23. Research facilities
24. Truck terminal and dock facilities to include truck washing
25. Auto body repair
26. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use
27. Cabinetry millwork
28. Kennels and stables
29. Dog day cares

5.21.4 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

5.21.5 Height and Lot Requirements:

- 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:

- 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.
- No outdoor storage is permitted, except
 - The display of new merchandise for sale to the public
 - Unless specifically permitted within this Section
- 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.
- 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.
- Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

5.21.6 Performance Standards:

See Section 8.11 of the Supplemental Regulations

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.

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.

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- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled



Lot 1, 370 STORAGE (11001 Sapp Brothers Drive) facing East.

Storage Mart – Parcels within 300' of property lines

JLS Investments LLC

4682 Leavenworth Street

Omaha, NE 68106

Omaha Collision Company LLC

13222 F ST

Omaha, NE 68137

Pro Management Company LLC

3328 S 228TH AVE CIR

Elkhorn, NE 68022

Flatrock Group LLC

14648 Shepard Street Suite, 200

Omaha, NE 68138

Quiktrip Corporation

3701 Arco Corporate DR

Charlotte, NC 28273

Three Bros Properties LLC

10890 Sapp Brothers DR

Omaha, NE 68138



APPLICATION FOR A CONDITIONAL USE

Applicant Name: StreetMediaNational, LLC - Gary Young Date: 1/9/2026

Address: 3553 Clydesdale Pkwy, Suite 310 Phone: 970-420-0807

City/State/Zip: Loveland, CO 80538

Property Owner Name: Bosselman Inc. Date: 1/6/2026

Brandon Beck

Address: PO Box 4905 Phone: 308-218-2423

City/State/Zip: Grand Island, NE 68802

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;

We are submitting a conditional use permit for a 378 SF (10'-6" x 36'-0") digital off-premise billboard located within the IC corridor overlay district, intended for and visible to Highway 31 traffic. Aligns with ordinance 2193.

Address of Property: 14341 S HWY 31 Gretna NE 68028 Current Zoning: HC

General Location: West side of parcel - 20' setback from side parcel line (Highway 31 ROW) Lot Size/Sq Ft: 1.08 AC

Complete Legal Description LOT 1 NEBRASKA CROSSING Parcel # 011287950 REPLAT I

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes X (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 X (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No X - N/A 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 X (If no, explain on back of sheet)
5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?
No _____ Yes X (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.


Signature of Applicant

1/8/2026
Date

3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No X - N/A Yes _____ (If no, explain on back of sheet)

Notes/Explanations for First Page:

4
Gretina

Per note 3, the use of a 'sign' does not require water, sewer, storage or employee parking. These items already exist on the subject parcel for the existing use property owner.

Official Office Use Only

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

- | | Date |
|--|-------|
| <input type="checkbox"/> Conditional Use Permit is Approved with <u>No Conditions or Contingencies</u> | _____ |
| <input type="checkbox"/> ***Conditional Use Permit is Approved with Conditions | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable upon Review/Renewal | _____ |
| <input type="checkbox"/> Conditional Use Permit is NOT Transferable | _____ |
| <input type="checkbox"/> Conditional Use Permit Denied | _____ |

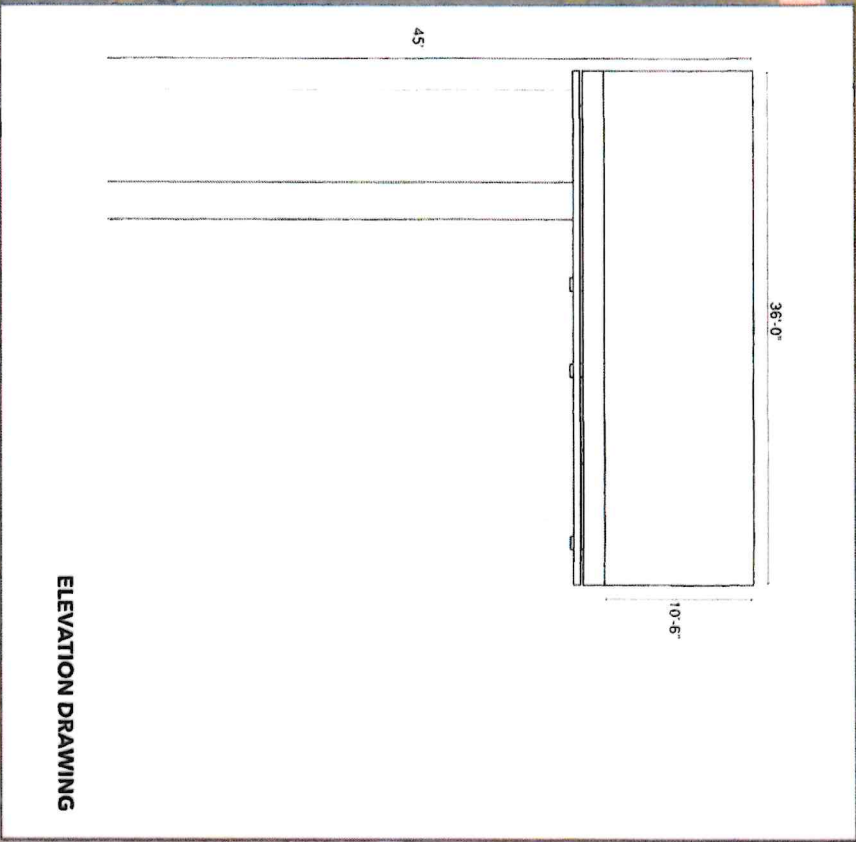
***Approved with the condition(s) of _____

Signature of Official

Date



PROPOSAL: BOSELMAN • • GRETNA, NE



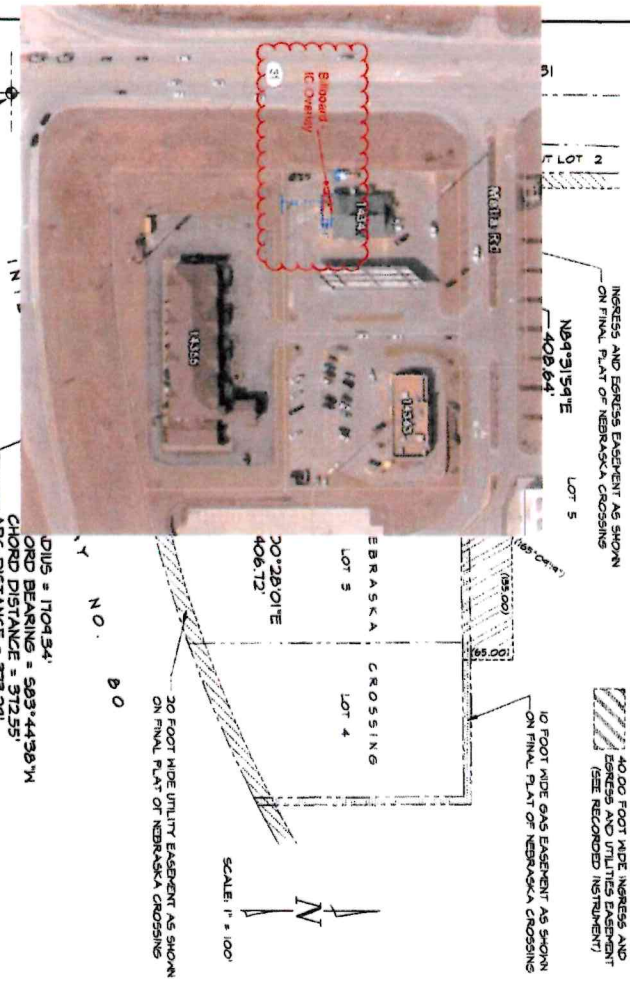
ELEVATION DRAWING

BOSELMANS • GRETNA, NE :: Billboard Faces: 10'-6" x 36'; Structure targeting traffic on Hwy. 31. Digital right and cross read.

NEBRASKA CROSSING REPLAT I

LOTS 1, 2 AND 3

BEING A REPLAT OF LOTS 1 AND 2, NEBRASKA CROSSING, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA.



94 CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, T15N, R10E OF THE 6th P.M., SARY COUNTY, NEBRASKA

APPROVAL OF SARY COUNTY SURVEYOR
THIS PLAT OF NEBRASKA CROSSING REPLAT I WAS APPROVED BY THE SARY COUNTY SURVEYOR THIS 21ST DAY OF December, 1995.

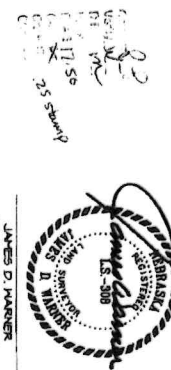


John A. L...
SARY COUNTY SURVEYOR

SURVEYORS CERTIFICATE

HERBERT CENTER THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR OTHER PERMANENT MARKS HAVE BEEN PLACED AT THE CORNERS AND POINTS AND AT THE CROSS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS NEBRASKA CROSSING REPLAT I, LOTS 1, 2 AND 3, BEING A REPLAT OF LOTS 1 AND 2, NEBRASKA CROSSING, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARY COUNTY, NEBRASKA, ALTHOUGH THE PARTIAL PLAT DESCRIBED IN SAID INSTRUMENT BEING AT THE SW CORNER OF SAID LOT 1, 104.34 FEET ON THE EAST LINE OF SAID LOT 1 AND 2 TO THE NE CORNER OF SAID LOT 2, THERE BEING 500.28' ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF, THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 406.72 FEET TO THE EAST LINE OF SAID LOT 1 AND 2 TO THE NE CORNER OF SAID LOT 2, THERE BEING 500.28' ON THE EAST LINE OF SAID LOT 2 TO THE SE CORNER THEREOF, THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 372.35 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING.

Plat for Record: 12-21-95 at 2:35 P.M.
 Instrument No. 95-22837
 Legal Description: Tract of Land Containing



JAMES D. WARDER
NEBRASKA REG. 508

DEDICATION

IN THESE PRESENTS THAT WE, NEBRASKA CROSSING FACTORY SHOPS, L.P., BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, THE SURVEYORS CERTIFICATE AND EMBODIED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NEBRASKA CROSSING REPLAT I, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT TO THE SEVERAL OWNERS OF SAID LOTS, THE RIGHT TO INSTALL AND MAINTAIN CABLE TELEVISION SYSTEMS IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRING, CROSSINGS, DOWN LEADS AND ANCHORS, CABLES, CONDUITS TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW TROUBLE LIGHTS, SIGNALS AND SOUNDS OF ALL KINDS, AND THE RECESSION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THEIR RECESSION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND, INCLUDING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND, INCLUDING THE REAR BOUNDARY LINES, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LAZAROS, SIGNALS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

NEBRASKA CROSSING FACTORY SHOPS, L.P., II
 BY: *John A. L...*
 GENERAL MANAGER/VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
 I, the undersigned, a Notary Public for and in and for the State of Nebraska, do hereby certify that the foregoing Dedication was acknowledged before me this 15th day of November, 1995, by the undersigned, VICE PRESIDENT OF NEBRASKA CROSSING FACTORY SHOPS, L.P., II, ON BEHALF OF SAID NEBRASKA CROSSING FACTORY SHOPS, L.P., II.

John A. L...
 Notary Public

APPROVAL OF SARY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF NEBRASKA CROSSING REPLAT I WAS APPROVED BY THE SARY COUNTY BOARD OF COMMISSIONERS THIS 21ST DAY OF December, 1995.

John A. L...
 Chairman

John A. L...
 Vice Chairman

John A. L...
 Secretary

John A. L...
 Treasurer

John A. L...
 Clerk

John A. L...
 Chairman, Sary County Board of Commissioners

APPROVAL OF SARY COUNTY BUILDINGS INSPECTOR

THIS PLAT OF NEBRASKA CROSSING REPLAT I WAS APPROVED BY THE SARY COUNTY BUILDINGS INSPECTOR THIS 21ST DAY OF December, 1995.

John A. L...
 SARY COUNTY BUILDINGS INSPECTOR

2 THOMPSON, DRESSSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors

OMAHA, NE 68154
 (402) 950-8860

NEBRASKA CROSSING REPLAT I

DATE: NOV. 15, 1995
 DRAWN BY: RJR
 CHECKED BY: JDN

FINAL PLAT

200-218-112

2318127.DWG



BOSSSELMANS • GRETTNA, NE :: Billboard Faces: 10'-6" x 36'. Structure targeting traffic on Hwy 31. Digital right and cross read.



BOSSSELMANS • GRETNA, NE :: Billboard Faces: 10'-6" x 36; Structure targeting traffic on Hwy. 31. Digital right and cross read.



Conditional Use Permit – Digital Billboard, Lot 1 Nebraska Crossing Replat I

I. General Information

- A. Applicant: StreetMediaNational LLC – Gary Young, 3553 Clydesdale Pkwy. Ste. 310, Loveland, CO 80538
- B. Property Owner: Bosselman Inc – Brandon Beck, PO Box 4905, Grand Island, NE 68802
- C. Location: North of the Highway 31 and Interstate 80 interchange.
- D. Legal Description: Nebraska Crossing Replat I, Lot 1
- E. Requested Action: Approval of a Conditional Use Permit to construct a 378 square-foot digital billboard in the HC Highway Commercial zoning district.
- F. Zoning: Existing: HC Highway Commercial
Proposed: HC Highway Commercial
- G. Site Size: 1.08 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned HC Highway Commercial and is surrounded by developed land on three sides. North of the subject property is the Nebraska Crossing Outlets, East is McDonald’s, and to the South is the Red Lion Hotel. West of the subject property is undeveloped land.
- B. General Neighborhood/Area Zoning:
North: HC Highway Commercial
South: HC Highway Commercial
East: HC Highway Commercial
West: MUC Mixed Use Commercial
- C. Applicable Regulations:
Section 5.15: HC Highway Commercial
Section 5.23: IC Interstate Corridor Overlay
Section 6: Conditional Use Permits

III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):
The property is currently zoned HC Highway Commercial where digital billboards are a Conditional Use and are subject to further regulations outlined in Ordinance 2193 and Section

5.23.5 of the Interstate Corridor Overlay District. Billboard setbacks from the front yard and street side yard are the greater distance of 15 feet from the property line or 50 feet from the center line of the front street and are 5 feet from the rear yard or interior side yard. Billboards have a maximum allowable sign face area of 672 square feet, and 100 percent of the sign face may be digital. Digital billboards are required to be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level no greater than 5,000 nits during daylight hours and 750 nits during nighttime hours. Images displayed on the sign shall not change more frequently than every ten seconds and shall not be animated video signs. Billboards are limited to 45 feet in height, and any future billboards shall maintain a minimum separation of 5,000 feet measured along the same side of the highway along the centerline.

The Future Land Use Map shows the subject property as Regional Commercial which offers “destinations for large-scale regional shopping, dining, and entertainment,” and calls to prioritize amenities such as wayfinding signage. The property and area surrounding it are located in the Gretna Good Life District; although this has no regulatory authority over this request.

B. Traffic and Access:

The subject property is currently accessed off of Melia Road.

IV. Review Comments:

This submittal coincides with a Zoning Text Amendment outlining regulations and requirements for digital billboards that was approved by Planning Commission and City Council in 2025. The proposed site plan and subject property meet all of the requirements set forth in Ordinance 2193.

At time of permitting, the applicant must include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of City Staff.

The applicant is responsible for obtaining proper permits from the Nebraska Department of Transportation, and the Conditional Use Permit will be voided without state approval.

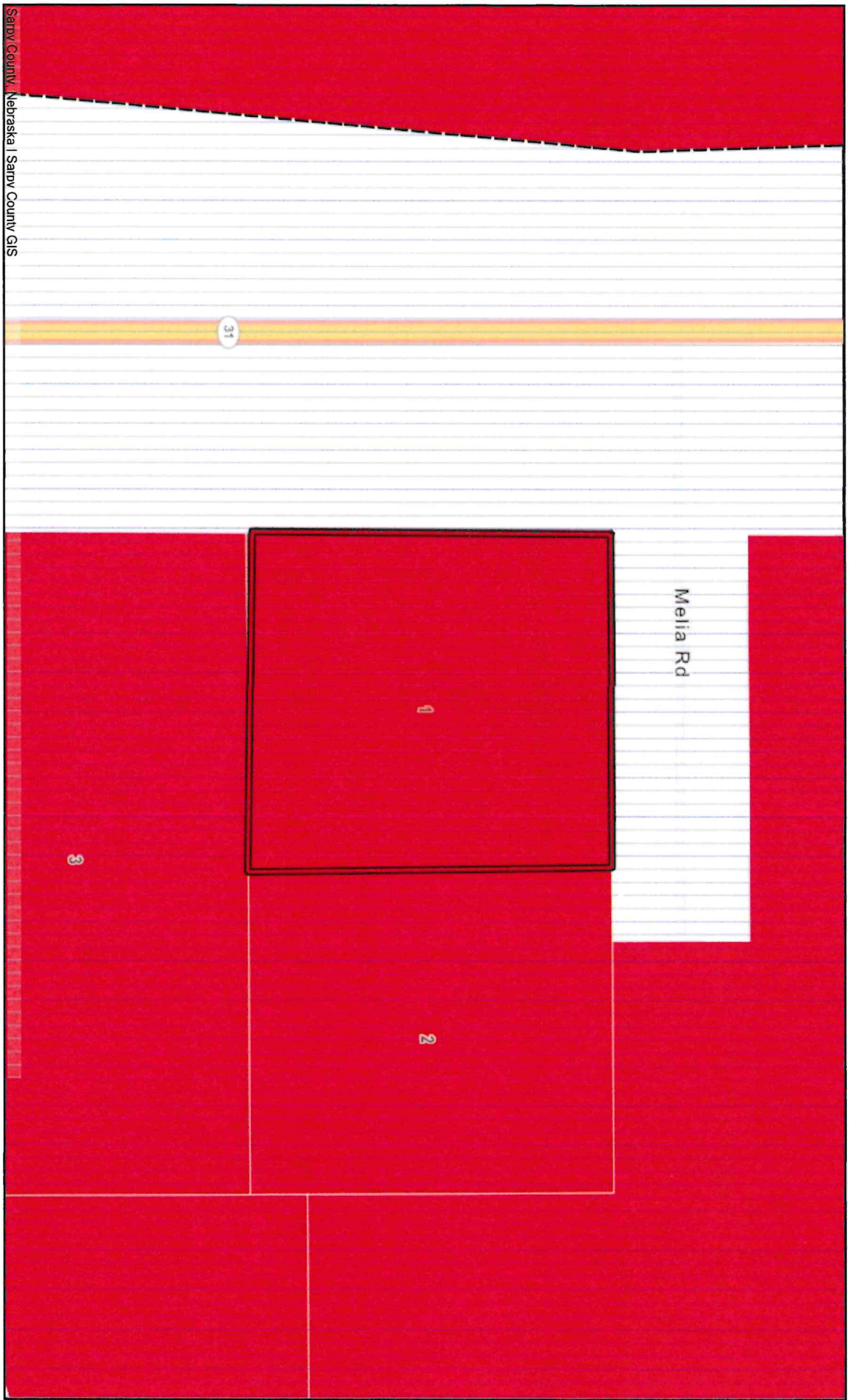
V. Recommendation:

Staff recommends approval of the Conditional Use Permit for a digital billboard in the HC Highway Commercial zoning district at 14341 South Highway 31 with the condition that proper permits from the DOT be obtained and all City requirements are met.

VI. Attachments to Report:

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

Future Land Use: Digital Billboard



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 1326

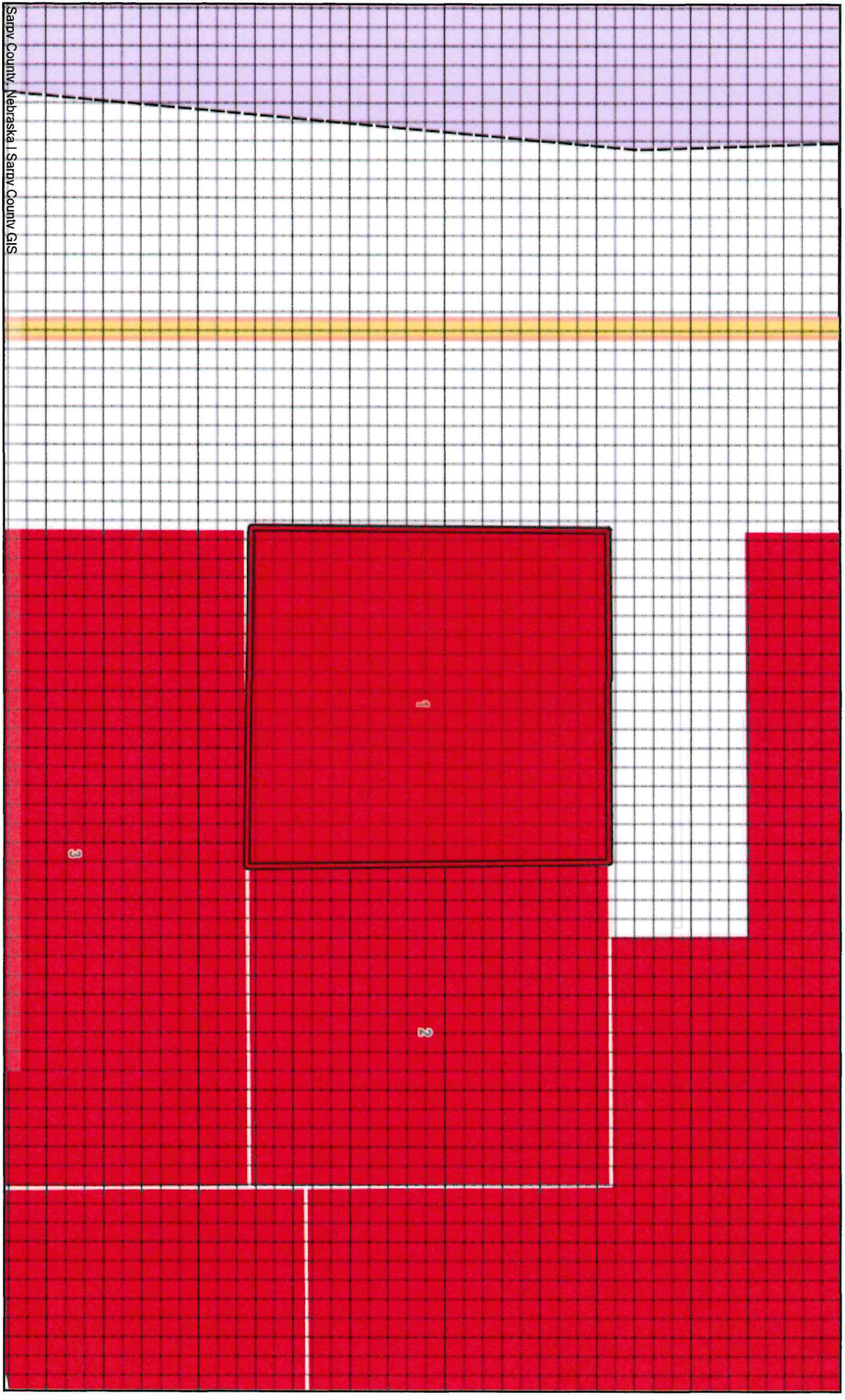
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Current Zoning: Digital Billboard

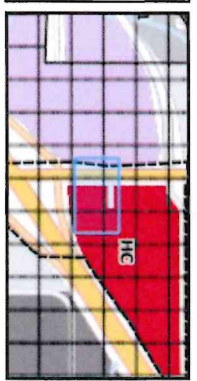


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1326

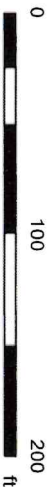
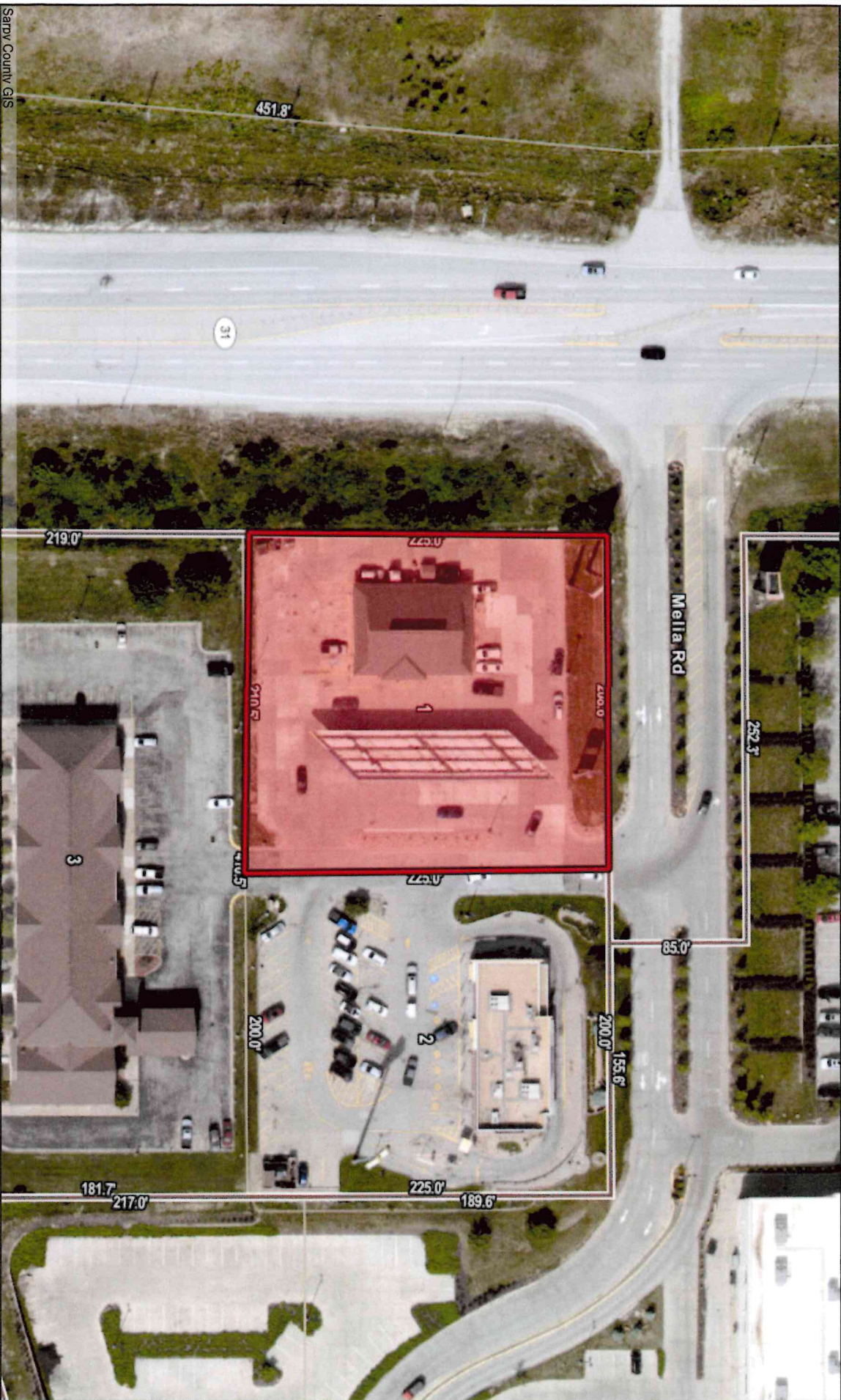
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Notes



Current Location: Digital Billboard



Map Scale 1 : 1326

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Notes



CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2193

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, AMENDING SECTIONS 5.23.5(1)(H)(5), 7.2.1(4) AND (6), 7.4.6, AND 7.4.7 OF THE GRETNA ZONING REGULATIONS REGARDING THE IC INTERSTATE CORRIDOR OVERLAY DISTRICT, SIGNS, BILLBOARDS, AND DIGITAL BILLBOARDS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA.

Section 1. Section 5.23.5(1)(H)(5) of the City of Gretna Zoning Regulations regarding the IC Interstate Corridor Overlay District, signs, billboards, and digital billboards, is hereby amended as follows:

5.23.5 Criteria for Application:

1. General Design Standards

H. Towers, Alternative Energy, Signs

(5) Signs

Local sign standards and *NAC Title 410, Chapter 3—Sign Permits: NDOR Rules and Regulations Relating to the Control of Advertising in Areas Adjacent to the Highway Beautification Control System* shall apply in the corridor, except as modified in this section:

- (a) The combined area of all wall signs attached to any façade of a building shall not exceed twenty five percent of the façade area of the building (including doors and windows).
- (b) Roof signs are not permitted, and wall signs shall not extend beyond the top edge of any façade of the building.
- (c) Projecting signs shall not project over public property more than 1/3 the distance from the building to the curb, and not project into a public alley or public parking lot. A sign shall not project over the street line. Projecting signs shall fit within the architectural features of the building and be a minimum of eight feet above the ground.
- (d) Projecting signs shall not exceed 15 square feet per building face.
- (e) Window signs shall consist of lettering applied to the interior of display windows.
- (f) Window signs shall not fill up more than 20 percent of the window area, and shall be limited to letters of 8 inches or less in height.
- (g) Static and digital billboards shall be limited to, a maximum height of 45 feet, and a minimum separation in all directions of 5000 feet measured along the same side of the highway along the centerline of the roadway upon which the billboard is intended to be viewed.
 - (i) Billboards shall have a maximum allowable sign face area of 672 square feet,

- and 100 percent of the sign face may be digital.
- (ii) Billboards shall not be established on any parcel within a 250 foot radius measured from each subject property line of any public park, school, church, courthouse, city hall, public museum, or any lot used for residential purposes.
 - (iii) Billboards shall be limited as a Conditional Use to parcels within the IC Interstate Corridor in addition to lots zoned as HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial. No billboard sign or part thereof or overhang thereof shall be located on any lot, parcel, right-of-way, or other property designation. Billboards outside of the IC Interstate Corridor are not permitted.
 - (iv) Applicants for billboards located within 660 feet of the Interstate Highway Right-of-Way are responsible for all permit requirements set forth by the State of Nebraska.
 - (v) Billboard setbacks shall be:
 - Front Yard and Street Side Yard: the greater distance of 15 feet from the property line OR 50 feet from the center line of the front street.
 - Rear Yard and Interior Side Yard: 5 feet from property line.
 - (vi) All billboard signs shall be maintained in good and safe structural condition. The painted portions of billboard signs shall be periodically repainted and kept in good condition.
 - (vii) In addition to digital signage requirements outlined in Section 7.04, digital billboard signs shall be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level of no greater than 5,000 nits during daylight hours and no greater than 750 nits during night time hours. The image shall remain static during the display period. The static image displayed on the sign shall not change more frequently than every ten seconds
 - (viii) Billboard signs shall not be animated video signs.
 - (h) On premise pole signs shall be limited to on premise only with a max height of 45 feet.
 - (i) On premise monument signs (i.e., the lower edge of the sign attached to a foundation with no visible air space in between the lower edge of the sign face and the foundation) constructed of materials that are similar to or are compatible in quality and appearance with the primary materials used on primary buildings on the site. The addition of skirting between the lower edge of the sign face and the foundation of a pole sign, in order to avoid visible air space between the two, is prohibited.
 - (j) The maximum height of a monument sign shall be 12 feet above grade along the corridor and eight feet above grade for internal streets, and the maximum sign face of a monument sign shall be 24 square feet. If the monument sign is oriented approximately perpendicular to the street frontage, or if it is located diagonally on a corner lot in order to be seen from two streets, it may contain a sign face of up to 24 square feet on each of its two sign faces. Maximum sign areas shall apply to each lot or parcel, and not per street frontage or per user.

Section 2. Sections 7.2.1(4) and (6) of the City of Gretna Zoning Regulations regarding digital signs, other permitted signs, design criteria and limitations, and permitted signs and limitations, are hereby amended as follows:

Section 7.02 Design Criteria and Limitations

7.2.1 Permitted Signs and Limitations

4. *Digital Signs*

- A. The area of the electronic message center shall not exceed 40 percent of the area of the sign; provided the area limitation shall not apply if the sign is solely limited to time and temperature.¹
- B. All messages displayed on an electronic message center shall be directly related to the business for which the sign was constructed. No off-premises signage is permitted unless message is related to community events or school competitions.¹
- C. All electronic message centers signs shall be constructed as an integral part of a permanent sign constructed on site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.
- D. The display shall be limited to text and static images only and shall not appear to flash, portray blinking or chasing lights, or otherwise create continuously changing images. However, scrolling of text (horizontal or vertical) is permitted. The rate of change for sign copy from one message to another shall be no more frequent than every eight seconds and the actual copy change shall be accomplished in four seconds or less. Once changed, the copy shall remain static until the next change.
- E. All digital signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic message center sign based on ambient light conditions.
- F. Digital signs shall not be associated with any dwelling or home occupation in any residential zone.
- G. Digital signs which create a source of glare shall be adjusted or removed as directed by the Planning Official. No electronic message center sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility. In no case may the brightness of an electronic message center sign exceed eight thousand (8,000) nits or equivalent candelas during daylight hours, or one thousand (1,000) nits or equivalent candelas between dusk and dawn.
- H. Electronic message center sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.
 - 1. Digital Billboards are subject to further regulations outlined in Section 5.23.5(1)(H)(5)(g).

6. *Other Permitted Signs*

Other permitted signs include Canopy, Identification, Projecting, Real Estate, Nameplate, Pole, Subdivision, Temporary (see Section 7.04.02), Window, and Marquee signs. Signs shall be permitted in the various districts at the listed square footage and heights according to the following schedule:

Zoning District	TA	RE	R1	R2	R3	NC	DC	GC	HC	MUC	I-1	I-2	FX	CMD	CO	IC
Sign Type																
Real Estate																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	10	10	10	10	10	10	10	10	10	10	
Max. Number	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Announcement																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Wall																
Max. Square Ft.	40 ¹	—	—	—	—	200 ¹	200 ¹	400 ¹	600 ¹	400 ¹	400 ¹	400 ¹	400	400 ¹		
Max. Height Ft.	—	—	—	—	—	45	45	45	45	45	45	45	45	45	45	
Max. Number	—	—	—	—	—	1	1	1	1	1	1	1	1	1	1	
Name Plate																
Max. Square Ft.	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Max. Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Ground																
Max. Square Ft.	50	32	32	32	32	20	20	50	50	50	50	50	50	32	See Overlay & Underlying Zoning District	See Overlay & Underlying Zoning District
Max. Height Ft.	10	10	10	10	10	5	5	10	10	10	10	10	10	10		
Max. Number	1	1	1	1	1	1	1	1	2	2	1	1	2	1		
Projecting⁵																
Max. Square Ft.	—	—	—	—	—	—	15	—	15	15	15	15	15	15	15	
Min. Height Ft.	—	—	—	—	—	—	8	—	8	8	8	8	8	8	8	
Max. Number	—	—	—	—	—	—	1	—	1	1	1	1	1	1	1	
Pole^{4,6}																
Max. Square Ft.	—	—	—	—	—	—	—	—	100	—	200	200	200	—		
Max. Height Ft.	—	—	—	—	—	—	—	—	45	—	45	45	45	—		
Max. Number	—	—	—	—	—	—	—	—	1 ⁷	—	1 ⁷	1 ⁷	1 ⁷	—		
Lighted or Animated⁴																
Max. Square Ft.	—	—	—	—	—	—	36	36	36	36	—	—	—	—		
Max. Height Ft.	—	—	—	—	—	—	10	20	20	20	—	—	—	—		
Max Number	—	—	—	—	—	—	1	1	1	1	—	—	—	—		

—: not permitted NA: Not Applicable

1: Maximum letter height is equal to 128 inches.

2: Percentage of total Canopy area.

3: Percentage of total window area

4: Setbacks for Pole, Lighted, or Animated signs shall be 20 feet along collector or arterial streets, 10 feet for all other streets, and 5 feet from interior property lines.

5: Setbacks for Projecting signs shall be 2 feet from any property line.

6: Pole Sign may be single or double legged support design.

7: Billboards are not subject to Pole sign allotments on designated parcels.

Note: All signs shall have a Vertical Clearance of 9 feet above any sidewalk, private drive, or parking.
All signs shall have a Vertical Clearance of 12 feet above any public street.

Section 3. Section 7.4.6 of the City of Gretna Zoning Regulations regarding prohibited signs is amended as follows:

Section 7.04 Other Signage Provisions

7.4.6 Signs Prohibited Under These Regulations

All signs not expressly permitted in these regulations or exempt from regulation hereunder in accordance with the previous section are prohibited in the City. Such signs include, but are not limited to:

1. Beacons and flashing signs;
2. Portable signs, except as allowed by a Temporary Sign Permit;
3. Strings of lights not permanently mounted to a rigid background, except those exempt under the previous section;
4. Off-premises signs, except as allowed in Section 5.23.5(1)(H)(5)(g) as a Digital billboard.
5. Audible Signs.

Section 4. Section 7.4.7 of the City of Gretna Zoning Regulations regarding signs allowed as a conditional use is amended as follows:

Section 7.04 Other Signage Provisions

7.4.7 Signs Allowed as a Conditional Use

The following sign types are allowed as a conditional use in identified zoning districts:

1. Video signs
2. Roof Signs
3. Animated Signs
4. Pole Signs
5. Billboards

Section 5. Sections 5.23.5(1)(H)(5), 7.2.1(4) and (6), 7.4.6, and 7.4.7 of the Gretna Zoning Regulations are hereby repealed and Sections 1, 2, 3, and 4 of this Ordinance are respectively substituted therefor.


Section 6. All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall be in full force and take effect after its passage, approval, and publication as provided by law.


PASSED AND APPROVED this 6th day of January, 2026.

ATTEST:

CITY OF GRETNA, NEBRASKA


Tammy L. Tisdall, City Clerk, CMC




Michael D. Evans, Mayor

Section 5.15 HC Highway Commercial

5.15.1 Intent: This district is designed to accommodate numerous commercial uses, including those that may have significant visual or traffic impacts. It is designed for commercial uses that serve an area beyond the adjacent neighborhood. This district prohibits all exterior storage by a primary use unless a separate Conditional Use Permit is requested for the use and granted by the City. The district is to be used in areas noted as “Future Commercial” in the Comprehensive Plan.

5.15.2 Permitted uses:

The following principal uses are permitted in the HC District.

1. Business services including: attorneys, banks, insurance, real estate offices, postal stations, credit services, security brokers, dealers and exchange, title abstracting, finance services and investment services; but not including uses defined in Adult Establishment
2. Child care center.
3. Studio – Dance/Yoga, not including uses defined in Adult Establishment
4. Meeting hall, not including uses defined in Adult Establishment
5. Museum, art gallery.
6. Publicly owned and operated facilities.
7. Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - A. Apparel shop
 - B. Appliance store
 - C. Antique store
 - D. Automobile parts and supply store
 - E. Bakery shop (retail)
 - F. Barber and Beauty shop
 - G. Bicycle shop
 - H. Book store, not including uses defined in Adult Establishment
 - I. Brew-on premises store
 - J. Camera store
 - K. Communication services
 - L. Computer store
 - M. Confectionery
 - N. Dairy products sales
 - O. Drug store
 - P. Dry cleaning and laundry pickup
 - Q. Exercise, fitness and tanning spa, not including uses defined in Adult Establishment
 - R. Food Sales (Limited)
 - S. Food Sales (General)
 - T. Floral shop
 - U. Mortuary
 - V. Furniture store or showroom
 - W. General and Medical Offices
 - X. Gift and curio shop
 - Y. Gunsmith
 - Z. Hardware store
 - AA. Hobby, craft, toy store
 - BB. Jewelry store
 - CC. Liquor store
 - DD. Locksmith
 - EE. Meat market, retail
 - FF. Music retail store
 - GG. Newsstands, not including uses defined in Adult Establishment
 - HH. Outlet retail store
 - II. Paint store
 - JJ. Pet shop, provided that all facilities are fully enclosed.
 - KK. Photographer
 - LL. Picture framing shop
 - MM. Reservation center
 - NN. Restaurants, cafes and fast food establishments, including those with drive-thru facilities.

OO.	Second hand stores
PP.	Shoe store
QQ.	Sporting goods
RR.	Stamp and coin stores
SS.	Tailors and dressmakers
TT.	Tanning salon
UU.	Tattoo and body piercing parlor
VV.	Travel agencies
WW.	Video store, not including uses defined in Adult Establishment
XX.	Social club and fraternal organizations, not including uses defined in Adult Establishment
YY.	Telephone exchange
ZZ.	Telephone answering service
AAA.	Public overhead and underground local distribution utilities.
BBB.	Medical and dental offices.

5.15.3 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 HC District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Recreational establishments.
2. Big Box Retail, Large
3. Big Box Retail, Medium
4. Big Box Retail, Small
5. Home Improvement Center; provided that the following minimum standards are present:
 - A. All lumber shall be enclosed with the primary structure.
 - B. All year round landscaping materials shall be enclosed within the primary structure.
6. Shopping center
7. Shopping center, commercial strip
8. Shopping center, outlet
9. Department Store
10. Variety store, not including uses defined in Adult Establishment
11. Amusement arcades.
12. Brew Pubs
13. Coffee Kiosks
14. Micro breweries when in conjunction with a restaurant.
15. Automated Teller Machines when not within the interior of a primary use
16. Theater, indoor, not including uses defined in Adult Establishment.
17. Bowling center.
18. Commercial greenhouse.
19. Hotels and Motels
20. Truck Stops
21. Mail order services.
22. Pinball or video games business.
23. Tavern and cocktail lounge, not including uses defined in Adult Establishment
24. Totally enclosed, automated and conveyor-style car washes.
25. Convenience store with limited fuel sales.
26. Automotive sales and service
27. Garden supply and retail garden center.
28. Outdoor storage in conjunction with another primary use.
29. Dog Day Care
30. Veterinary Services.
31. Animal Hospitals, provided the following:
 - A. Said use is totally enclosed within a building
 - B. Said services shall be provided for dogs, cats, birds, fish, and similar small animals customarily used as household pets
 - C. This excludes uses for livestock and other large animals.
30. Outdoor storage, subject to the following requirements:
 - A. A landscape buffer shall be provided subject to the approval of the zoning administrator.
 - B. 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

- C. All outdoor storage areas shall be screened by a fence or wall or a combination of both, and shall be located to the rear of the landscape buffer.

5.15.4 Permitted Accessory Uses:

- 1. Buildings and uses customarily incidental to the permitted uses.
- 2. Parking as allowed in Section 8.01 through 8.06.
- 3. Signs allowed in Section 7.01 through 7.04.
- 4. Landscaping as required by Section 9.03
- 5. Incidental public safety uses such as emergency sirens

5.15.5 Permitted Temporary Uses

Temporary Uses require a permit from the City of Gretna and shall be valid only for a specific amount of time as indicated on said permit. All platted lots or tracts of land may have a maximum number of four (4) temporary uses per calendar year. Such uses shall not last more than two (2) weeks per use, except as provided for hereafter.

- 1. Temporary greenhouses.
- 2. Temporary structures as needed for sidewalk and other outdoor sales events.
- 3. Fireworks stands, provided the criteria is met as established by the City through separate Ordinances.
- 4. Buildings and uses incidental to construction work are permitted to remain until completion or abandonment of the construction work, at which time they shall be removed.
- 5. Temporary structures for festivals or commercial events.

5.15.6 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 (ft)	Rear Yard (ft)	Street Side Yard (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Permitted Uses	10,000	100	25 ¹	10	20	15	45	70/90
Conditional Uses	10,000	100	25 ¹	10	20	15	45	70/90

^{1.} 25 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 50 feet.

5.15.7 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.
- 2. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 9.05.
- 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. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

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.



Lot 1, Nebraska Crossing Replat I (14341 South Highway 31) facing West.

Bosselmans – Parcels within 300' of property lines

McDonald's Corp

110 N Carpenter Street

ATTN: DEPT 027 Real Estate

Chicago, IL 60607

NR Enterprises Inc

14355 S HWY 31

Gretna, NE 68028

Omaha Outlets SPE LLC

12500 I Street, Suite 160

Omaha, NE 68137

Nebraska Landing Ventures LLC

20010 Manderson ST, Suite 101

Elkhorn, NE 68022

NEX Outparcels LLC

21209 Nebraska Crossing Drive, C-1

Gretna, NE 68028