

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

Notice is hereby given that on Tuesday, March 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) Ryan Steele – RVS Investments  
13951 Valley Ridge Drive, Omaha, NE 68138

**Requests:** Approval of a Rezoning from NC Neighborhood Commercial and R-2 Medium Density Residential to I-1 Light Industrial for all of Parcel #010394834 and a portion of Parcel #011084596 and Parcel #01157704. Generally located at 11345 South 216<sup>th</sup> Street.

**Description:** Tax Lot 26 36-14-10 (Parcel #010394834), and a portion of Tax Lot 24 36-14-10 (#011084596) and a portion of Outlot D Lincoln Place Phase II Replat I (Parcel #011577704).

B) City of Gretna  
204 North McKenna Avenue, Gretna, NE 68028

**Requests:** The consideration of the annexation to the City of Gretna of the following generally described lands, lots, tracts, and streets:

Tax Lot 8, Tax Lot 9, and Appleseed Acre Lot 1 and Outlot A, located in the Northeast 1/4 of Section 1, Township 13 North, Range 10 East of the 6th P.M., and the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, together with the public streets and public right-of-ways within said annexed areas.

Proposed City of Gretna Ordinance No. 2200 is available on the City of Gretna's website [www.gretnane.org](http://www.gretnane.org).

C) Windsor East Development LLC  
PO Box 84891, Lincoln, NE 68501

**Requests:** Approval of a Revised Final Plat for Lots 14-19, Lots 24-33, and Lots 100-116 all of which are located in the Windsor East subdivision.

**Description:** A replatting of Lots 14-19, Lots 24-33, and Lots 100-116 located in part of the Southwest 1/4 of Section 16, Township 14 North, Range 11 East of the

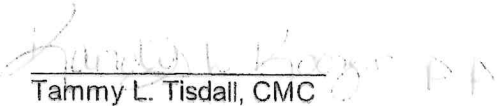
6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located northeast of South 180<sup>th</sup> Street and Giles Road.

D) Omaha Neon Sign Company  
1120 North 18<sup>th</sup> Street, Omaha, NE 68102

**Requests:** Approval of a Conditional Use Permit to construct a 45-foot tall, double sided, double-legged pole sign for Kubota in the HC Highway Commercial Zoning District.

**Description:** Lot 2B The Meadows II Replat I (Parcel #011309741). Generally located at 9301 South 144<sup>th</sup> Street.

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 March 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](http://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/j/87007894222?pwd=WXpaN2xXVW90TW8vOHVKeFpOSlo0Zz09>

## **CITY OF GRETNA PLANNING COMMISSION AGENDA**

### **1. CALL MEETING TO ORDER MARCH 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 February 24, 2026 meeting minutes

### **3. PUBLIC HEARINGS**

A) Ryan Steele – RVS Investments  
13951 Valley Ridge Drive, Omaha, NE 68138

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**Description:** Tax Lot 26 36-14-10 (Parcel #010394834), and a portion of Tax Lot 24 36-14-10 (#011084596) and a portion of Outlot D Lincoln Place Phase II Replat I (Parcel #01157704).

**Staff Comments**  
**Presentation by Applicant**  
**Public Hearing**

B) City of Gretna  
204 North McKenna Avenue, Gretna, NE 68028

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Presentation by Applicant  
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**Staff Comments  
Presentation by Applicant  
Public Hearing**

**4. CURRENT BUSINESS**

A) The next regular Planning Commission meeting is Tuesday, April 28, 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 March 24, 2026.**

**CITY OF GRETNA, NEBRASKA  
PLANNING COMMISSION MEETING MINUTES  
February 24, 2026**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, February 24, 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, Dustin Kowaleski, Marlene Knight, Jim Foley, Jeff Johnson and Alternate Member Josh Bumgardner. Commission Member Susan Horst was 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 January 27, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

**PUBLIC HEARINGS**

**A)** Greg & Alicia Zuger – Z Squared Holdings III  
4625 South 218<sup>th</sup> 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 204<sup>th</sup> Street, at the intersection of South 204<sup>th</sup> Street and Cornhusker Road.

Staff comments were made by City Planner Reggie Wortman.

The applicant, Alicia Zuger, represented herself.

Chairman Nathan Munger opened the public hearing.

Larry Cushing spoke on various concerns pertaining to utility connection and legality of the assisted living facility use in the City's Zoning Ordinance.

Chairman Nathan Munger closed the public hearing.

Motion by Nutter, seconded by Kowaleski, to approve the Conditional Use Permit to operate an assisted living facility out of an existing single-family residence in the R-2 Medium Density Residential Zoning District subject to compliance with the requirements

of the City Staff comment letters. Josh Bumgardner voted nay. All others voted in favor and the motion carried.

**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 192<sup>nd</sup> Street and Oakmont Drive.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Justin Stoltenberg with Hyper Energy.

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 Johnson, seconded by Bumgardner, to approve the Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District. All voted in favor and the motion carried.

**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.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Hammond with New Street Media.

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 Kowaleski, seconded by Johnson, to approve the Conditional Use Permit to construct a 672 square foot digital billboard in the FX Flex Space Zoning District subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

**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.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Hammond with New Street Media.

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 Knight, to approve the Conditional Use Permit to construct a 378 square foot digital billboard in the HC Highway Commercial Zoning District subject to compliance with the requirements of the City Staff comment letters. All voted in favor and the motion carried.

### **CURRENT BUSINESS**

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

### **ADJOURNMENT**

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

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Nathan Munger, Chairman



## REZONING REQUEST PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meeting of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Residential **ONLY** (No commercial or industrial mix) - **Payment of \$300.00 non-refundable** filing fee.
- Commercial and industrial – **Payment of \$400.00 non-refundable** filing fee.
- Mixed-Use – **Payment of \$600.00 non-refundable** filing fee.
  - 1) Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. The City will notify property owners of the requested action.
- Applicant will submit five large site plans (scale 1" - 50') and five small (8 ½ x 11) site plans of the property showing all existing easements, existing and proposed structures, the current zoning and land use, as well as the zoning and land use of all adjacent properties. If multiple zoning classifications are requested, these site maps must be prepared to scale for each classification.
- The City will advertise the proposed request at least 10 days prior to the Planning Commission meeting and will post notice on the property.
- You will be notified of the date of the Planning Commission meeting. You should be present at the meeting to respond to any questions that may arise.

### **Supplemental Information:**

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

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



REC 13 REC'D

## APPLICATION FOR CHANGE OF ZONING

Applicant Name: <u>Ryan Steele/RVS investments</u>	Date: <u>1/13/26</u>
Address: <u>13951 Valley Ridge Drive</u>	Phone: <u>402-510-5058</u>
City/State/Zip: <u>Omaha, NE 68138</u>	
Owner Name: <u>SUN VALLEY GARDENS GREENHOUSE,LLC/Terry Dolnicek</u>	Date: <u>1/13/26</u>
Address: <u>6615 S 86th street</u>	Phone: <u>402-689-2531</u>
City/State/Zip: <u>Omaha NE 68127</u>	

Current Zoning: <u>NC</u>	Requested Zoning: <del>NC</del> <u>I-1</u>
Complete Legal Description: <u>TAX LOT 24 36-14-10 (8.74 AC)</u>	
Parcel No:	Size of Property (SqFt/Acres):
General Location of Property: <u>216th and Hackberry road (south of Gruenther and north of Angus)</u>	
Present Use: <u>Vacant nursery</u>	
Proposed Use: <u>Contractor bay rentals which are primarily for small businesses</u>	

Source of Services:      Water \_\_\_\_\_ Sewer \_\_\_\_\_ Gas \_\_\_\_\_  
    School \_\_\_\_\_ Other \_\_\_\_\_

Adjoining Property Zoning:    North R-2 and park      South NC, R-1, and I-2  
    East R-2 and R-3      West R-2 and R-3

Actual Use:    North park and houses      South Plumbing shop and COOP  
    East Railroad track      West Housing

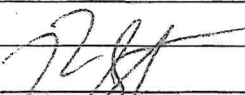
FEB 13 2026

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


We are applying for a rezoning to allow the construction of contractor-sized storage warehouses (Contractor bays). The owner of RVS Investments is also the owner of Cornerstone Storage, which owns and operates several similar facilities in the Omaha area.

The facility at 8787 South 192nd Street in Gretna serves as an example of the type of development we intend to build. In 2017, we expanded the south side of that site to include contractor bays and vehicle parking. We plan to develop this property in a similar manner.

The space will be leased primarily to small businesses such as electricians, plumbers, carpenters, and other trades that depend on this type of functional space. We are also considering offering rental office space in addition to the warehouse units.

  
\_\_\_\_\_  
Signature of Applicant's Representative

2/13/26  
Date

  
\_\_\_\_\_  
Signature of Applicant

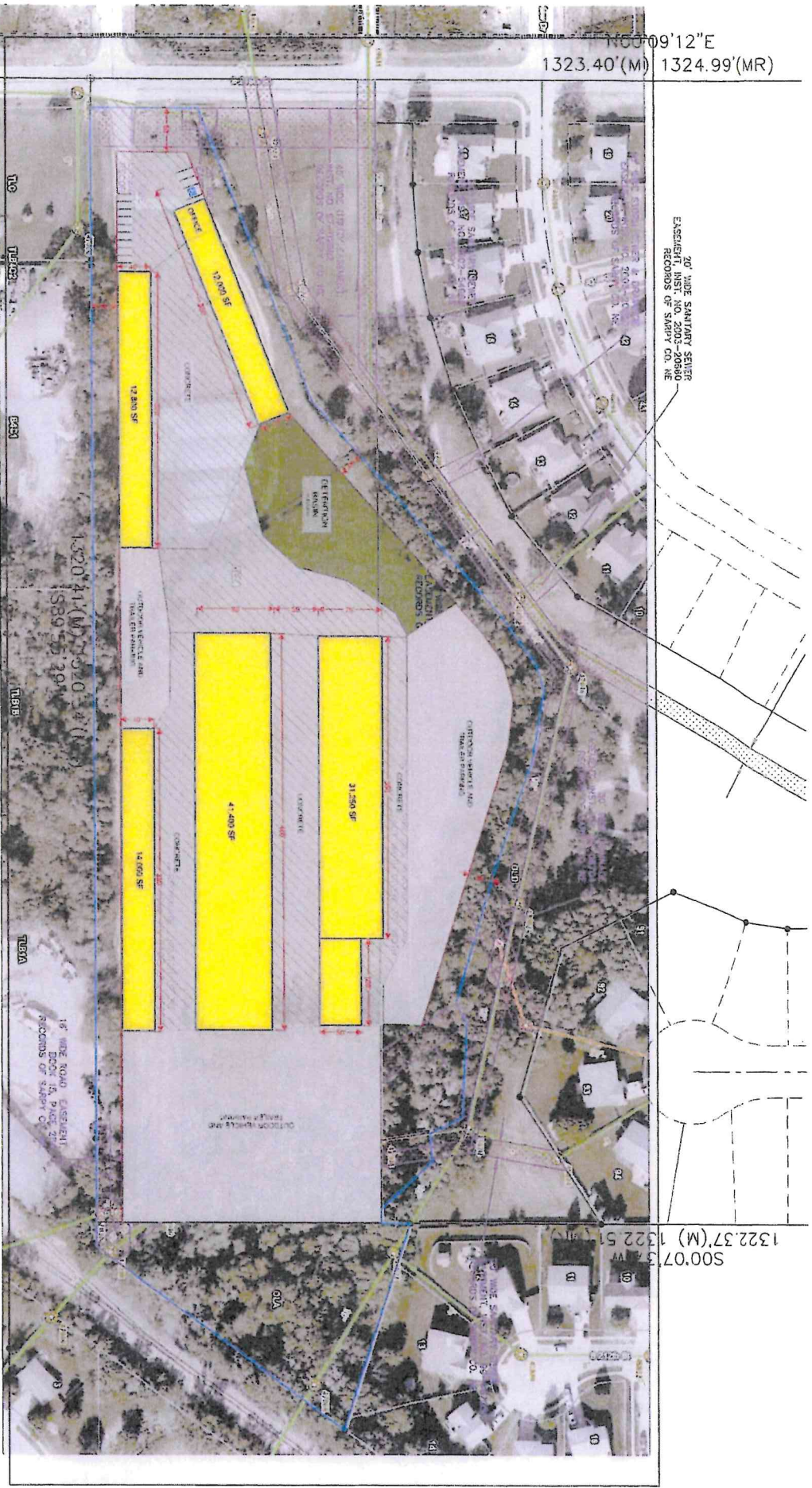
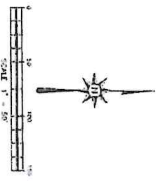
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02/09/26 1:59 PM CST  
FEOZ-KKPW-SQV9-QHWQ

2/9/26  
Date

Official Office Use Only

Date Accepted \_\_\_\_\_ Accepted By \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Cash or Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

**CORNERSTONE STORAGE**  
**S 216th ST**  
**PRELIMINARY SITE PLAN**



30' WIDE SANITARY SEWER  
 EASEMENT INST. NO. 2003-20860  
 RECORDS OF SAPPY CO. NE

18' WIDE ROAD EASEMENT  
 ENCL. 1A, PAGE 51  
 RECORDS OF SAPPY CO.

N50°09'12"E  
 1323.40'(M) 1324.99'(MR)

S00°07'52"W  
 1322.37'(M) 1322.51'(M)

RENDERING OF CORNERSTONE STORAGE SITE  
LOCATED AT 8787 SOUTH 192ND GRETNA NE



192nd street

C

D

D



**Rezoning – 11345 S 216<sup>th</sup> Street**

**I. General Information**

- A. Applicant: RVS Investments, 13951 Valley Ridge Drive, Omaha, NE 68138
- B. Property Owner: Sun Valley Gardens Greenhouse LLC, 6615 South 86<sup>th</sup> Street, Omaha, NE 68127
- C. Location: Generally located near the intersection of South 216<sup>th</sup> Street and Hackberry Drive
- D. Legal Description: Part of Outlot “D”, Lincoln Place Phase II Replat I, an Addition to the City of Gretna, located in the Northwest Quarter (NW1/4) of Section 36, T14N, R10E, and Tax Lot 24 Section 36, T14N, R10E 6th P.M., Sarpy County, Nebraska
- E. Requested Action: Approval of a rezoning request for a portion of the subject property from NC Neighborhood Commercial and R-2 Medium Density Residential to I-1 Light Industrial
- F. Zoning: Existing: R-2 Medium Density Residential & NC Neighborhood Commercial  
Proposed: I-1 Light Industrial
- G. Site Size: 2.21 acres

**II. Background Information**

- A. Existing Conditions and Surrounding Land Uses:  
The subject property is a vacant greenhouse which operated as Sun Valley Gardens, zoned NC Neighborhood Commercial. Directly North of the subject property is an Outlot for the Lincoln Place subdivision owned by the City of Gretna zoned R-2 Medium Density Residential. East of the subject property is an Outlot for the Santa Fe Pointe subdivision, also owned by the City of Gretna and zoned R-2 Medium Density Residential. West of the property is the Gruenther Ridge neighborhood zoned R-2 Medium Density Residential. South of the property are lots zoned R-1 Low Density Residential with a single-family home to the West and a vacant parcel to the East, a lot zoned NC Neighborhood Commercial where Gretna Plumbing operates, and I-2 Heavy Industrial which houses the Farmers Union Co-Op.
- B. General Neighborhood/Area Zoning:  
North: R-2 Medium Density Residential  
South: R-1 Low Density Residential, NC Neighborhood Commercial & I-2 Heavy Industrial  
East: R-2 Medium Density Residential  
West: R-2 Medium Density Residential
- C. Applicable Regulations:  
Section 5.17: I-1 Light Industrial

**III. Analysis**

**A. Land Conveyances:**

The City and developer are in the process of exchanging individual parcels and portions of properties. The exchange will convey to developer the former sewer plant parcel and the outlet that abuts the railroad – both currently owned by the City. A portion of the City’s park property, located South of the drainage channel and tree line, is also to be conveyed to the developer. The developer is to convey the northwest corner of the Sun Valley parcel, North of the drainage channel, to the City. These conveyances are depicted on Exhibit A.

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

In the I-1 Light Industrial zoning district, permitted uses include, but are not limited to:

- light manufacturing
- printing and publishing
- warehouses and wholesale businesses
- building material yards with enclosed and screened storage areas
- outdoor storage for recreational vehicles, campers, and similar vehicles.

Conditional Uses include, but are not limited to:

- sales and service of vehicles and equipment
- equipment rental
- and truck terminals.

Initial conversations with the developer included discussions about the use of the land and specifically any outdoor storage of materials or equipment associated with the primary use of the property as contractor bays. Based on these discussions, the FX Flex Space zoning district was suggested especially since the property does abut residential uses.

The FX Flex Space zoning district, permitted uses include, but are not limited to:

- Building materials yards with enclosed and screened storage areas
- Ancillary parking
- Construction and contractor storage yards

Conditional Uses include but are not limited to:

- Outdoor storage in conjunction with another primary use
- Outdoor storage, subject to the following requirements:
  - A landscape buffer shall be provided subject to approval of the Zoning Administrator
  - 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
  - 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

In both the I-1 Light Industrial and FX Flex Space zoning districts, when adjacent to residentially zoned land, no parking, drives, or signs shall be allowed in any required yard within 15 feet of such district. Permanent screening shall be provided in this area to minimize impacts on residentially zoned property. Section 9.05 states that all industrial uses that abut residential districts shall provide screening not less than six feet in height along the abutting property lines.



The Future Land Use Map shows the subject property as Mixed Neighborhood, which calls for areas that are designed for a blend of compatible residential uses and supporting services, and Natural Conservation Areas which applies to natural areas, including sensitive habitats, lakes, and stormwater management.

C. Traffic and Access:

The subject property can currently be accessed off South 216<sup>th</sup> Street.

IV. Review Comments:

The request to rezone to I-1 Light Industrial is not compliant with the Future Land Use classification of Mixed Neighborhood and Conservation; however, the Comprehensive Plan did not take into consideration the extent of uses existing at the time the Future Land Use Map was adopted. Based on the current development and recent/existing uses of the area, FX Flex Space zoning is a more appropriate classification to transition between the variety of uses.

With either the I-1 or the FX zoning, contractor bays are permitted by right. The requested I-1 zoning district is for the ability to have outdoor storage as a use by right. FX allows outdoor storage for uses accessory to the primary use – by right; however, outdoor storage for another primary use, such as RV or boat storage, requires a CUP.

V. Recommendation:

Staff cannot recommend the requested I-1 zoning district because of the more intense uses allowed by right. Staff is supportive of the FX zoning district and recommends the Planning Commission's evaluation of the FX zoning district and its implications to the intended use by the developer.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location
- D. Map of Land Exchange



# 11345 S 216th Street - Current Location



Sarby County GIS



Map Scale 1: 4073

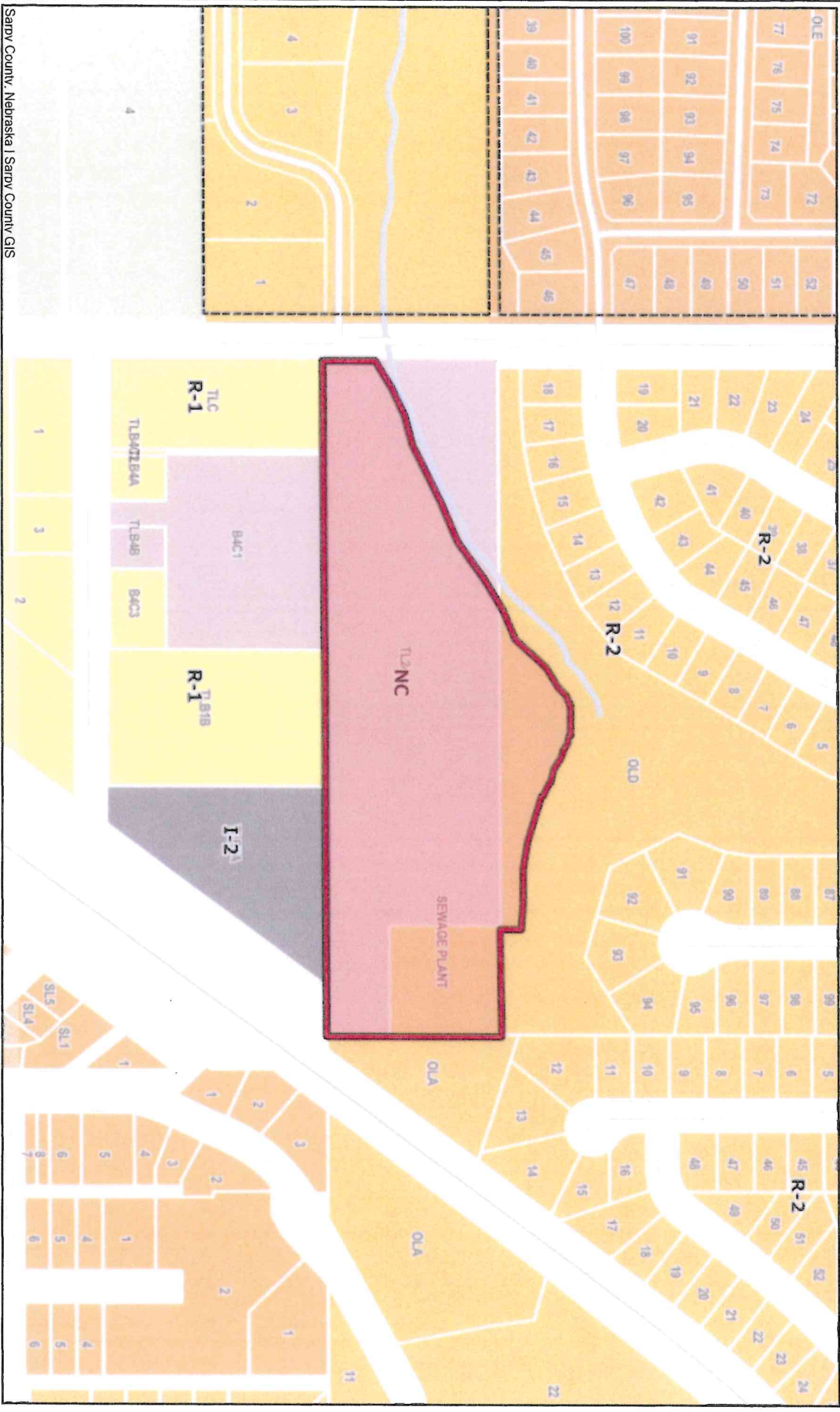
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



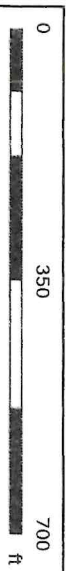
Notes



# 11345 S 216th Street - Current Zoning



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 4073

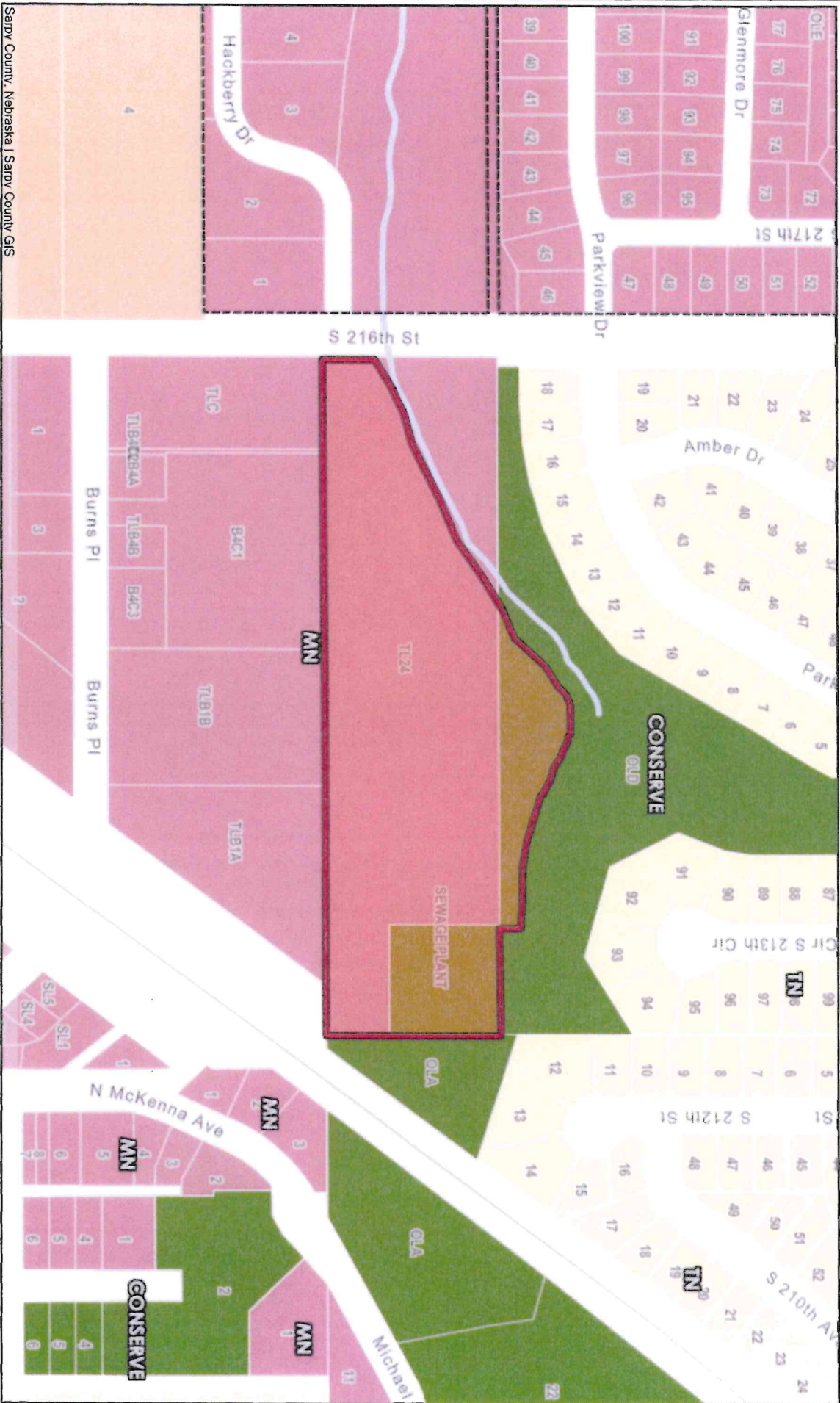
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Notes



# 11345 S 216th Street - Future Land Use



0 350 700 ft

Map Scale 1: 4073

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





Location of proposed rezoning at 11345 South 216<sup>th</sup> Street.

**Section 5.17 I-1 Light Industrial**

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

**5.17.2 Permitted Uses:**

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

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

**5.17.3 Conditional Uses**

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

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

**5.17.4 Permitted Accessory Uses**

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

**5.17.5 Height and Lot Requirements:**

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

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

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

**Use Limitations:**

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

**5.17.6 Performance Standards:**

See Section 8.11 of the Supplemental Regulations.

**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 <sup>1</sup>	10	10	15	45	70/90
Conditional Uses	15,000	100	50 <sup>1</sup>	10	10	15	45	70/90

<sup>1</sup> 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

District or AG – Agriculture District provided they do not abut a residential zoning district. An owner or lessee of such property may, upon application to the City and approval by the Building Inspector, maintain electrified fencing provided same shall not be energized to the extent that it is capable of causing bodily harm to persons, be they children or adults, or to animals. Before the Building Inspector shall approve any electrified fencing, he shall determine that non-electrified fencing will not adequately protect the owner's property and the owner's application for approval of electrified fencing shall set forth in detail the reasons why non-electrified fencing will not adequately protect his property.

- 9.4.9 Facing. The finished surface of all fences shall face toward adjoining property or street frontage. However, in the case of two or more property owners wishing to share a common fence line between their properties, said property owners shall jointly determine upon which side of the common fence line the finished face of the fence shall be placed. Such determination shall be consistent for the entire length of the common fence line.
- 9.4.10 Any existing fence constructed pursuant to a permit issued and approved by the City of Gretna which was in conformity with the prior to the provisions of this Ordinance may remain without change in accordance with this section notwithstanding same may be in conflict with one or more provisions of this section as amended; provided, however, and replacement or change of said existing fence or addition of a new fence, must hereby meet the requirements of this section as amended hereby.

### **Section 9.5 Screening Requirements**

- 9.5.1 All parking areas or vehicular use areas abutting a residential district or public right-of-way shall be screened from grade level to a height not less than three feet.
- 9.5.2 All commercial and industrial uses that abut residential or office districts shall provide screening not less than six feet in height along the abutting property line(s).
- 9.5.3 Screening required by this section shall be equivalent to the following:
1. Solid fences or walls as approved by the City on the final development plan.
  2. Hedges, shrubs, or evergreen trees of 36 inches in height at planting spaced appropriately to provide a solid screen within three years after planting.
  3. Berms of not less than three feet in height and that provide a maximum slope of 3:1 for easy maintenance. Such berms may be used in conjunction with plantings to achieve the solid visual screen as described in Section 9.03.
  4. All projects except one-and-two family dwellings shall include a detailed drawing on the landscape plan indicating the method of enclosure and screening to be used on trash dumpsters. All dumpsters or trash bins shall maintain a solid six-foot enclosure around each unit. Said enclosure shall be constructed of materials complementary to the principal structure.
  5. All plant material used for screening shall meet the standards in section 9.03

### **Section 9.6 Installation and Maintenance of Landscaping and Screening:**

- 9.6.1 Installation:  
All landscaping shall be installed in a sound workmanship like manner and according to accepted good planting procedures. Landscaped areas shall require protection from vehicular encroachment. All above-ground landscaping material and structures located in street/road right-of-way, excluding grass, shall be located at least two (2) feet from back side of curb. The Building Inspector shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided. Temporary occupancy permits may be issued due to weather related conditions upon approval by the Building Inspector.
- 9.6.2 Maintenance:  
The owner, developer, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a healthy condition by necessary and appropriate measures. When replacement is necessary all plants and other non-living landscape materials shall be equal in size, density and appearance, at maturity, to those items requiring replacement when feasible. Underground sprinkler systems are encouraged to serve all landscaped areas except individual one and two family dwellings unless an equivalent watering system is approved by the Building Inspector.

All landscaping (hardscape and plant material) that is installed in the street/road right-of-way, including medians or islands, by the developer, sanitary improvement district, or homeowner's/business' association shall be maintained accordingly by said developer, sanitary improvement district, or homeowner's/business' association, unless otherwise designated by the city.



February 16, 2026

City of Gretna  
Attn: Planning Department  
204 N McKenna Ave  
Gretna, NE 68028

RE: 300 Foot Search

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of the Office of the Register of Deeds and the Office of the Assessor of Sarpy County, Nebraska have been carefully examined with reference to the following described property. The list of owners attached are within 300 feet of the property at:

**Applicant:** RVS Investments, LLC  
Attn: Ryan Steele

**Parcels:** Parcel Id Numbers:  
011084596  
010394834  
011591305  
011577704 only that portion South of the tree line

**Effective Date: February 12, 2026 at 8:00 am**

**Nebraska Title Company**

By

Registered Abstracter

**Please direct inquiries to: Tom Webster**  
**NTC File Number: OMA0312018**

***SERVICE BEYOND EXPECTATION***

14680 W Dodge Road - Omaha, NE 68154 - 402-861-9220 - [www.nebtitleco.com](http://www.nebtitleco.com)

ANDERSON/BRETT & DIANNE  
1311 S 213TH CIR  
GRETNA, NE 68028

BACON/TANYA L  
21539 AMBER DR  
GRETNA, NE 68028

BATEMAN/JONATHAN D & ASHLEY L  
21519 PARKVIEW DR  
GRETNA, NE 68028

BENNETT/DENNIS & SHERRY A  
21429 PARKVIEW DR  
GRETNA, NE 68028

BEST/JON T & KATELYN T  
21434 PARKVIEW DR  
GRETNA, NE 68028

BOBER THOMAS & ERICA  
18417 DEWEY AVE  
ELKHORN, NE 68022

BRICKER JARON MICHAEL  
& CHLOE DONELLY  
21445 PARKVIEW DR  
GRETNA, NE 68028

BT PROPERTIES LLC  
810 N 1ST ST PO BOX 372  
SPRINGFIELD, NE 68059

BURT/DEREK & MACKENZIE  
21705 PARKVIEW DR  
GRETNA, NE 68028

CCR LAND LLC  
22122 R & R RD  
GRETNA, NE 68028

CHRISTENSEN/RUTH A  
11326 S 212TH ST  
GRETNA, NE 68028

CHRISTENSEN/RUTH A  
11326 S 212TH ST  
GRETNA, NE 68028

COBB/GAGE & MELISSA  
21506 PARKVIEW DR  
GRETNA, NE 68028

COSTELLO/BRENNAN  
GREUFE/LAUREN  
21426 PARKVIEW DR  
GRETNA, NE 68028

DOKE JONELL  
21522 PARKVIEW DR  
GRETNA, NE 68028

DOSTAL/TERRY LEE & BRENDA JO  
21433 PARKVIEW DR  
GRETNA, NE 68028

ELLENWOOD/GAVIN MICHAEL  
11321 S 212TH ST  
GRETNA, NE 68028

FARMERS UNION CO-OP ASSOCIATION  
PO BOX 499  
GRETNA, NE 68028

GRETNA CROWN LLC  
1886 S 126TH ST  
OMAHA, NE 68144

HALMES JR/ROBERT L  
410 N MCKENNA AVE  
GRETNA, NE 68028

HIMBERGER/THOMAS D & RENEE N  
21518 PARKVIEW DR  
GRETNA, NE 68028

HUELLE/NICHOLAS M  
11318 S 212TH ST  
GRETNA, NE 68028

JAEKEL/CHRISTOPHER R & AMY R  
21515 PARKVIEW DR  
GRETNA, NE 68028

KANTOR/JO M & WILMA  
21502 PARKVIEW DR  
GRETNA, NE 68028

KILPATRICK/RUSTY L  
& CASSANDRA L  
11315 S 213TH CIR  
GRETNA, NE 68028

KIND EYES LLC  
ATTN JOHN A ELLIS MEMBER  
1006 BURNS PL  
GRETNA, NE 68028

KOWALSKI JEREMY  
11323 S 210TH AVE  
GRETNA, NE 68028

KURRUS/LARRY  
DUSTAL  
414 N MCKENNA AVE  
GRETNA, NE 68028

MEYER/DEBBOE J  
21542 AMBER DR  
GRETNA, NE 68028

PRYOR/AARON & KATIEM  
21523 PARKVIEW DR  
GRETNA, NE 68028

REINEKE/JEREMY L & JENNIFER L  
21437 PARKVIEW DR  
GRETNA, NE 68028

ROGERS WILLIAM G & BRANDIS A  
11402 S 216TH ST  
GRETNA, NE 68028

SCHAEFFER/JEREMY & ADRIENNE  
11308 S 213TH CIR  
GRETNA, NE 68028

SCHWANNGER/BRADLEY P & ROSEANN  
M  
21535 AMBER DR  
GRETNA, NE 68028

SECORA/DENNIS E & SARAH D  
21511 PARKVIEW DR  
GRETNA, NE 68028

SIEBELS/JEFFREY L & JACQUELINE M  
1008 BURNS PL  
GRETNA, NE 68028

SLOAN/RYAN W  
11319 S 213TH CIR  
GRETNA, NE 68028

STEWART/MAREN CHRISTINE  
3805 MURPHY DOME RD  
FAIRBANKS, AK 99709

STIEREN/KRISTEN M  
& JOHN A DAHIR  
11317 S 212TH ST  
GRETNA, NE 68028

SUN VALLEY GARDENS  
GREENHOUSE,LLC  
6615 S 86TH ST  
OMAHA, NE 68127

TOWNSEND/ALEXANDER G  
11312 S 213TH CIR  
GRETNA, NE 68028

TUBBS/MICHAEL P  
11316 S 213TH CIR  
GRETNA, NE 68028

VAN PELT RODNEY D & PAMELA J  
21441 PARKVIEW DR  
GRETNA, NE 68028

VANDENBERG/BRANDI L  
21503 PARKVIEW DR  
GRETNA, NE 68028

VILLAFUERTE/SHANE & JENNIFER  
21430PARKVIEW DR  
GRETNA, NE 68028

WEAK/ROBERT J & MEGAN  
11322 S 212TH ST  
GRETNA, NE 68028

WEBSTER/BRIAN K & MICHELLE J  
21507 PARKVIEW DR  
GRETNA, NE 68028

WOLF/JACOB R & JANELLA A  
21421 PARKVIEW DR  
GRETNA, NE 68028

YODER/TIMOTHY S & KATHERINE L H  
11325 S 212TH ST  
GRETNA, NE 68028

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2200

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, ANNEXING AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF GRETNA TO INCLUDE THE REAL ESTATE WHICH IS GENERALLY DESCRIBED AS TAX LOT 8, TAX LOT 9, AND APPLESEED ACRE LOT 1 AND OUTLOT A, LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN SAID ANNEXED AREAS, AND WHICH IS MORE SPECIFICALLY DESCRIBED HEREINAFTER IN THIS ORDINANCE; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

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

WHEREAS, it appears desirable and for the public good and the best interests of the City of Gretna, that an Ordinance be passed annexing and extending the corporate limits of the City of Gretna to include the real estate hereinafter described; and

WHEREAS, the City of Gretna's authority to so annex and extend the corporate limits to include said real estate is provided by Nebraska Revised Statute §16-130 (Reissue 2022) and is not provided by Nebraska Revised Statute §16-117 (Reissue 2022) and thus the requirements of Nebraska Revised Statute §16-117 (Reissue 2022) are not applicable to this annexation; and

WHEREAS, said real estate is contiguous to the corporate limits of the City of Gretna via a shared and common border of approximately 7,195 feet, and said real estate is urban or suburban in character and does not include any agricultural lands which are rural in character; and

WHEREAS, said real estate contains no residential houses or structures and the population of said real estate is zero, and, accordingly, the proscriptions of Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022) against the annexation of any territory during the period of five months prior to any primary election in which candidates for the City of Gretna City Council are nominated until the date of the general election of the same year are not applicable and this annexation by the City of Gretna is thus not restricted or governed by Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022), and, instead, this annexation by the City of Gretna is authorized to be undertaken at the present time by Nebraska Revised Statute §§19-3052 (5)(a), (b), and (c) (Reissue 2022), because this annexation includes no residential houses or structures and will thus not bring any new residents into the City of Gretna and will not bring sufficient new residents into the City of Gretna so as to require that the election districts of the City of Gretna be redrawn in order to maintain substantial population equality between election districts; and

WHEREAS, the City of Gretna will assume and incur substantial obligations and responsibilities to extend necessary new public infrastructure and to maintain, repair, and replace existing public infrastructure, and in addition the City of Gretna will be assuming and incurring substantial obligations and responsibilities for providing said real estate with other necessary municipal services and improvements, such as but not limited to snow removal services, law enforcement services, fire protection services, emergency medical services, and code enforcement services, and thus via the annexation of said real estate the City of Gretna will not receive increased revenues and be free of corresponding obligations and the annexation is thus not an improper annexation for revenue purposes only; and

WHEREAS, said real estate will receive material benefits and advantages from annexation into the corporate limits of the City of Gretna; and

Section 1. That the real estate hereinafter described be, and the same is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska, and said real estate and the persons thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included within the corporate limits of the City of Gretna, Nebraska.

Section 2. The real estate which is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska is generally described as Tax Lot 8, Tax Lot 9, and Appleseed Acre Lot 1 and Outlot A, located in the Northeast 1/4 of Section 1, Township 13 North, Range 10 East of the 6th P.M., and the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, together with the public streets and public right-of-ways within said annexed areas, more particularly described as follows:

BEGINNING AT A POINT ON THE WEST LINE OF TAX LOT 8 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND THE NORTHEAST CORNER OF OUTLOT A OF HIGHLANDS RIDGE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD;

THENCE NORTH ALONG SAID WEST LINE OF TAXLOT 8 AND EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTH LINE OF SAID TAXLOT 8 AND THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE WESTERN RIGHT-OF-WAY LINE OF BRYAN STREET;

THENCE EAST ALONG SAID NORTH LINE OF TAXLOT 8 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHEAST CORNER OF LOT 172 OF WILLOW PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA AND THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS AND THE EAST BOUNDARY OF WILLOW PARK TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE SOUTH BOUNDARY OF WILLOW PARK AND BEING ON THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND SAID SOUTH BOUNDARY OF WILLOW PARK AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE SOUTHEAST CORNER OF LOT 1 OF WILLOW PARK AND BEING THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS AND THE WEST RIGHT-OF-WAY OF SOUTH 204TH STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF SOUTH 204TH STREET AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE NORTHEAST CORNER OF OUTLOT B OF LAKEVIEW, REPLAT 2 AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA AND BEING A POINT ON THE EXISTING CITY OF GRETNA CORPORATE LIMITS;

THENCE WEST ALONG THE SOUTH LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE NORTH BOUNDARY LINE OF LAKEVIEW TO THE NORTHWEST CORNER OF LOT 60 OF LAKEVIEW AND THE WEST LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE EAST BOUNDARY OF HIGHLANDS RIDGE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE NORTH ALONG SAID EAST BOUNDARY OF SAID HIGHLANDS RIDGE AND SAID WEST LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE POINT OF BEGINNING, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN SAID ANNEXED AREAS.

Section 3. Attached hereto and incorporated herein is the Gretna Ordinance No. 2200 Annexation Plat which depicts and describes the aforesaid real estate which is hereby annexed and included within the corporate limits of the City of Gretna.

Section 4. This Ordinance shall be in full force and take effect on June 3, 2026 which will

be fifteen (15) days from and after its passage, approval, and publication as provided by law, and which upon said date of June 3, 2026 the City shall file and record with the Sarpy County Register of Deeds, County Clerk, and County Assessor, certified copies of this City of Gretna Ordinance No. 2200 and certified and acknowledged maps or plats of the annexed territory in accordance with Nebraska Revised Statutes §§13-509(3) and 18-3301(3) (Reissue 2022).

Following the introduction Ordinance No. 2200 was read by title for the first time at the meeting of the Mayor and City Council on April 21, 2026. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2200 be approved on its first reading. Council member \_\_\_\_\_ seconded the motion. The Mayor then stated the question was, "Shall Ordinance No. 2200 be approved on its first reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_.  
The approval of said Ordinance No. 2200 upon its first reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2200 approved on its first reading.

Ordinance No. 2200 came up for a second reading at the meeting of the Mayor and City Council on May 5, 2026. Ordinance No. 2200 was read by title for the second time. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2200 be approved on its second reading. Council member \_\_\_\_\_ seconded the motion. The Mayor stated the question was, "Shall Ordinance No. 2200 be approved on its second reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_.  
The approval of said Ordinance No. 2200 upon its second reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2200 approved on its second reading.

Ordinance No. 2200 came up for a third reading and final passage at the meeting of the Mayor and City Council on May 19, 2026. Ordinance No. 2200 was read by title for the third time. Whereupon Council member \_\_\_\_\_ moved that Ordinance No. 2200 be approved on its third reading. Council member \_\_\_\_\_ seconded the motion. The Mayor then stated the question was, "Shall Ordinance No. 2200 be approved on its third reading?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_.  
The following voted NAY: \_\_\_\_\_. The approval of Ordinance No. 2200 upon its third reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2200 approved on its third reading.

The Mayor then declared that Ordinance No. 2200 had been read by title on three different days and each time duly approved, and that said Ordinance No. 2200 should now be considered for final passage and adoption. Council member \_\_\_\_\_ moved for final passage of Ordinance No. 2200, which motion was seconded by Council

member \_\_\_\_\_ . The Mayor then stated the question was, "Shall Ordinance No. 2200 be passed and adopted?" Upon roll call vote, the following Council members voted YEA: \_\_\_\_\_

The following voted NAY: \_\_\_\_\_  
The passage and adoption of said Ordinance No. 2200 having been concurred by a majority of all members of the Council, the Mayor declared Ordinance No. 2200 passed and adopted and the Mayor in the presence of the Council signed and approved Ordinance No. 2200 and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND ADOPTED this 19th day of May, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

\_\_\_\_\_  
Tammy L. Tisdall, City Clerk, CMC

\_\_\_\_\_  
Michael D. Evans, Mayor



GRETNA ORDINANCE NO. 2200  
ANNEXATION PLAT

LEGAL DESCRIPTION

THE REAL ESTATE WHICH IS HEREBY ANNEXED AND INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRETNA, NEBRASKA IS GENERALLY DESCRIBED AS TAX LOT 8, TAX LOT 9, AND APPLESEED ACRE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF TAX LOT 8 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND THE NORTHEAST CORNER OF OUTLOT A OF HIGHLANDS RIDGE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD;

THENCE NORTH ALONG SAID WEST LINE OF TAXLOT 8 AND EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTH LINE OF SAID TAXLOT 8 AND THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE WESTERN RIGHT-OF-WAY LINE OF BRYAN STREET;

THENCE EAST ALONG SAID NORTH LINE OF TAXLOT 8 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHEAST CORNER OF LOT 172 OF WILLOW PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA AND THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS AND THE EAST BOUNDARY OF WILLOW PARK TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE SOUTH BOUNDARY OF WILLOW PARK AND BEING ON THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND SAID SOUTH BOUNDARY OF WILLOW PARK AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 10 EAST AND THE SOUTHEAST CORNER OF LOT 1 OF WILLOW PARK AND BEING THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS AND THE WEST RIGHT-OF-WAY OF SOUTH 204TH STREET;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF SOUTH 204TH STREET AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE NORTHEAST CORNER OF OUTLOT B OF LAKEVIEW, REPLAT 2 AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA AND BEING A POINT ON THE EXISTING CITY OF GRETNA CORPORATE LIMITS;

THENCE WEST ALONG THE SOUTH LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE NORTH BOUNDARY LINE OF LAKEVIEW TO THE NORTHWEST CORNER OF LOT 60 OF LAKEVIEW AND THE WEST LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST AND THE EAST BOUNDARY OF HIGHLANDS RIDGE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE NORTH ALONG SAID EAST BOUNDARY OF SAID HIGHLANDS RIDGE AND SAID WEST LINE OF TAX LOT 9 OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE POINT OF BEGINNING, TOGETHER WITH ALL PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN THE ANNEXED AREAS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS GRETNA ORDINANCE NO. 2200 ANNEXATION PLAT ACCURATELY SHOWS AND DESCRIBES THE AREA ANNEXED TO THE CITY OF GRETNA'S CORPORATE LIMITS BY CITY OF GRETNA ORDINANCE NO. 2200.

\_\_\_\_\_  
GREGORY E. PERRY, PE  
CITY ENGINEER

\_\_\_\_\_  
DATE

NOTARY

STATE OF NEBRASKA        )  
  )     SS  
COUNTY OF SARPY         )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY, OF \_\_\_\_\_ 2026, BY GREGORY E. PERRY WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS ANNEXATION PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

\_\_\_\_\_  
NOTARY SEAL

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

FILED: 11/19/2025 10:58 AM, Sarpy County, Nebraska, Notary Public, 3880212870



## Annexation – Forest City Recreation Area & Surrounding Properties

### I. General Information

- A. Applicant: City of Gretna, 204 North McKenna Avenue, Gretna, NE 68028
- B. Property Owner: City of Gretna, 204 North McKenna Avenue, Gretna, NE 68028 & TMG 1 LLC, PO Box 68, Gretna, NE 68028
- C. Location: Generally located at South 204<sup>th</sup> Street and Schram Road
- D. Legal Description: Tax Lot 8, Tax Lot 9, and Appleseed Acre Lot 1 and Outlot A, located in the Northeast ¼ of Section 1, Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., and the Southeast ¼ of the Southeast ¼ of Section 36, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska together with the public streets and public right-of-ways within said annexed areas.
- E. Requested Action: Approval of the request to annex Forest City Recreation Area Parcels #011613425, #011588188, #0111613423, and #011614753, Gilligan Property Parcel #011614752, TMG 1 LLC Parcels #011613424 and #011613426.
- F. Zoning:  
Existing: R-1 Low Density Residential & TA Transitional Agriculture  
Proposed: R-1 Low Density Residential & TA Transitional Agriculture
- G. Site Size: Approximately 120 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently zoned TA Transitional Agriculture and R-1 Low Density Residential. The Forest City Recreation Area makes up most of the property, while the rest of the property is undeveloped. North, West, and South of the subject property are the Willow Park, Standing Stone, and Lakeview neighborhoods, all zoned R-2 Medium Density Residential. East of the subject property is the Covington neighborhood, also zoned R-2 Medium Density Residential, and the Forest Run neighborhood, zoned RE Residential Estates.
- B. General Neighborhood/Area Zoning:  
North: R-2 Medium Density Residential  
South: R-2 Medium Density Residential  
East: R-2 Medium Density Residential & RE Residential Estates  
West: R-2 Medium Density Residential

### III. Analysis

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

The Future Land Use Map shows the subject property as Conservation and Traditional Neighborhood. Conservation applies to natural areas, including sensitive habitats, lakes, and stormwater management areas. Traditional Neighborhood consists of detached and attached residential homes in walkable neighborhoods designed to conventional subdivision attributes.

B. Traffic and Access:

The subject property can currently be accessed off Schram Road at the intersection of South 204<sup>th</sup> Street.

C. Utilities:

Water: City of Gretna  
Sewer: City of Gretna  
Electric: OPPD  
Gas: Black Hills Energy  
Roads: City of Gretna

IV. Review Comments:

The request further fills in areas at the edge of the existing corporate limits that the City has maintenance responsibilities for. Forest City Recreational Area is such a situation. Additionally, the surrounding vacant land will be developed in the future and Schram Road will be connected all the way through this area.

V. Recommendation:

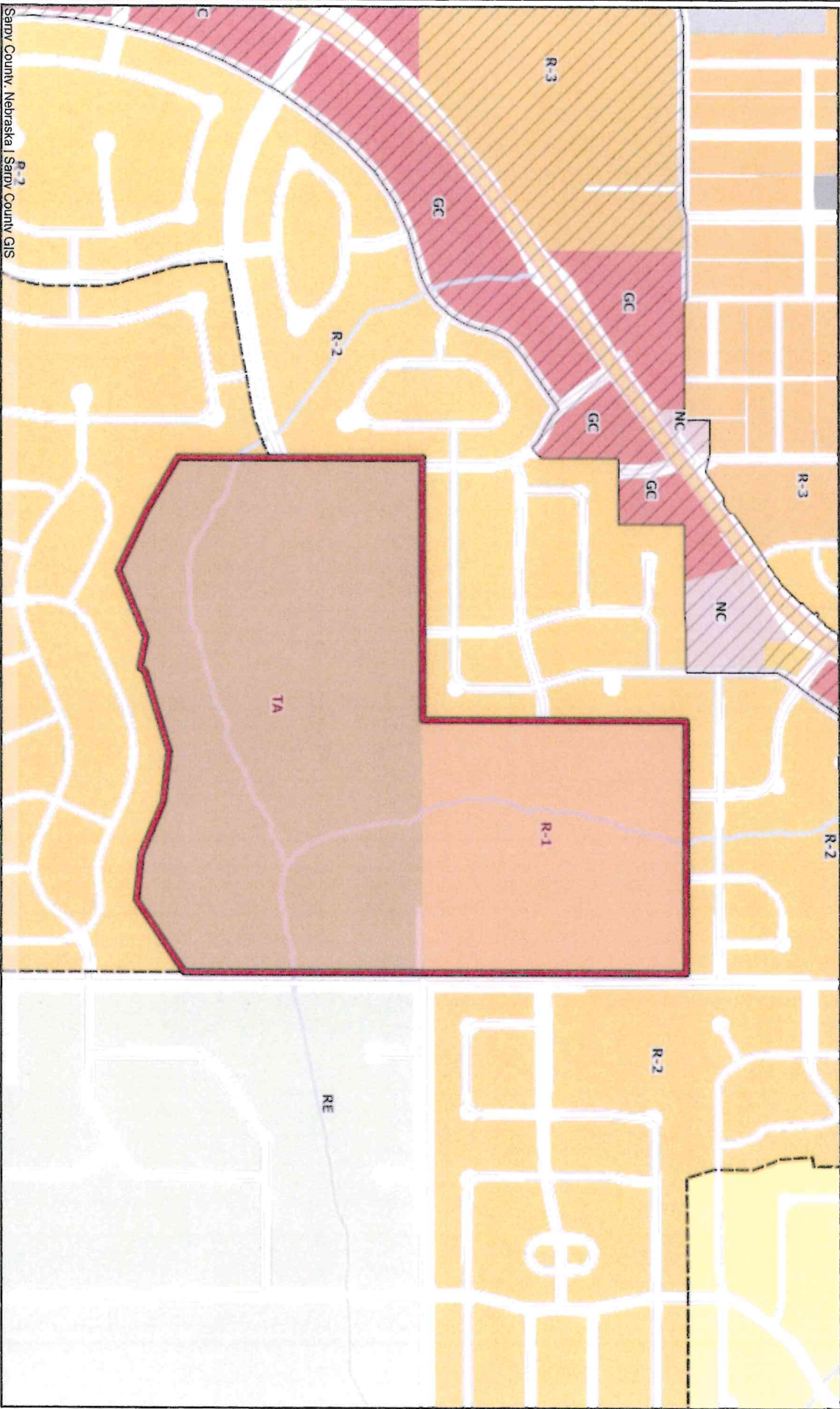
Staff recommends approval of the request to annex Forest City Recreation Area and surrounding properties as identified.

VI. Attachments to Report:

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



# Forest City - Current Zoning



Sarpy County, Nebraska | Sarpy County GIS

0 1000 2000 ft

Map Scale 1 : 10789

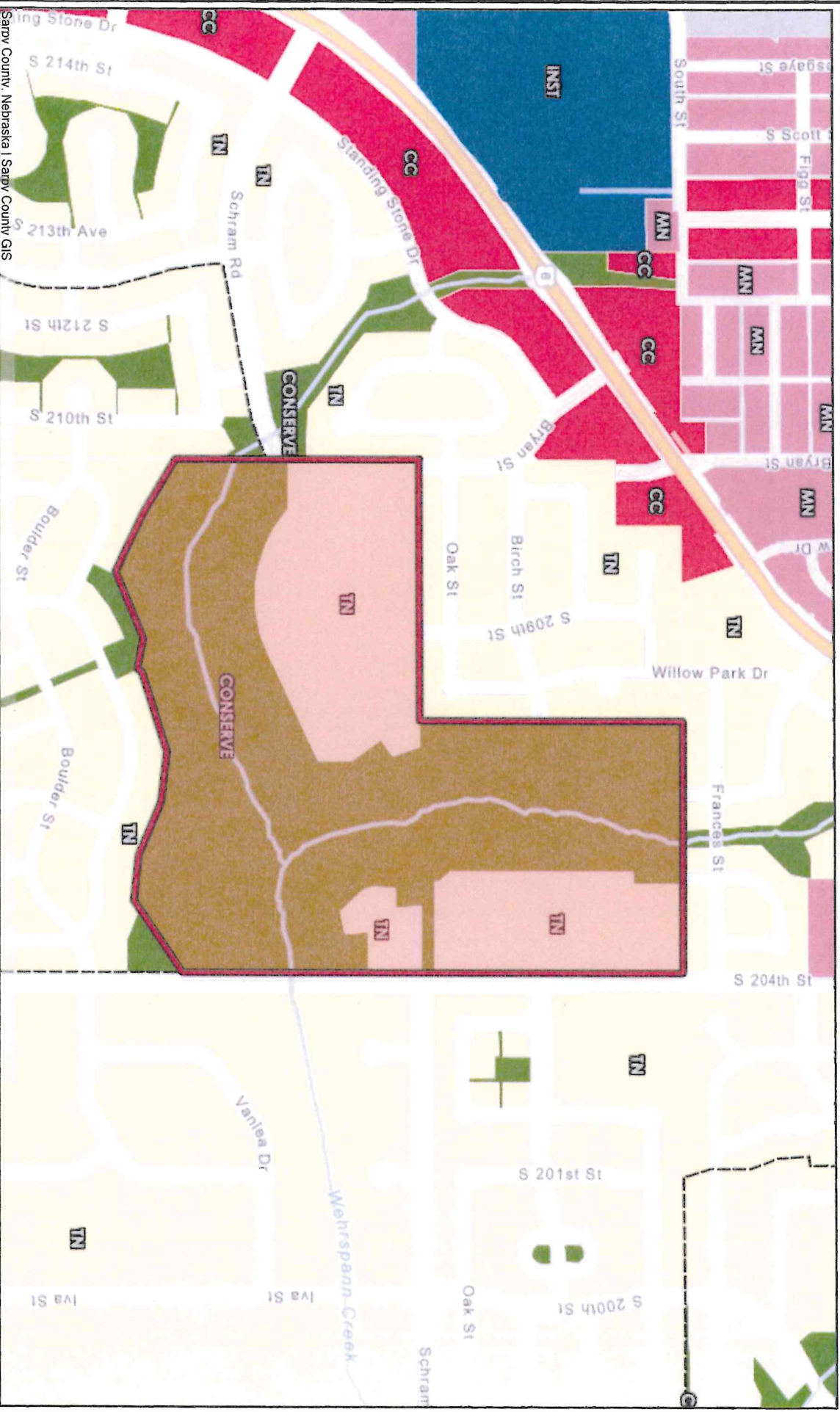
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes

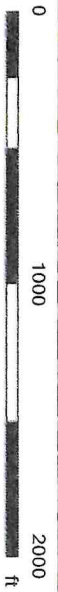


# Forest City - Future Land Use



Sarpy County, Nebraska | Sarpy County GIS

Map Scale 1: 10789



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



Notes





Proposed annexation area near the intersection of South 206<sup>th</sup> Street and Frances Street.



Proposed annexation area near the intersection of South 209<sup>th</sup> Street and Oak Street.



Proposed annexation area at South 204<sup>th</sup> Street near Woodridge Drive.



Proposed annexation area at the entrance of Forest City Recreation Area near the intersection of Schram Road and South 204<sup>th</sup> Street.



Proposed annexation area at end of Schram Road near South 213th Street.

## APPLICATION FOR FINAL PLAT

Subdivider: Windsor East Development, LLC Date: 02-18-2026  
Address: PO BOX 84891 Phone: \_\_\_\_\_  
City/State/Zip: LINCOLN NE, 68501

Owner: SAME AS SUBDIVIDER Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

Engineer: E & A Consulting Group, Inc. (c/o Jeff Stoll) Date: 02-18-2026  
Address: 10909 Mill Valley Road, Suite 100 Phone: 402.895.4700  
City/State/Zip: Omaha, NE 68154

Name of Final Plat WINDSOR EAST REPLAT 2 No. of Lots or Acres 21 LOTS  
Complete Legal Description SEE ATTACHED  
General Location S 177TH ST AND GREENLEAF ST

1. Does the subdivider have any interest in the land surrounding the final plat?  
No X Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_
  
2. Will the final plat require a zoning change, conditional use, vacation or other action to complete the development?  
No X Yes \_\_\_\_\_ If yes, explain \_\_\_\_\_
  
3. Is the final plat consistent with the preliminary plat?  
No \_\_\_\_\_ Yes X If not, please explain the changes and reasons therefore \_\_\_\_\_
  
4. Have all improvements required by the preliminary plat been completed?  
No \_\_\_\_\_ Yes X If not, which improvements have not been completed \_\_\_\_\_

 Signature of Applicant Date 2-12-26

Official Office Use Only

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

## UTILITIES AND IMPROVEMENTS

### FINANCING PERCENT:

	EXISTING	<u>PROPOSED</u>		<u>FINANCING PERCENT:</u>		
		QUANTITY	COST	PRIVATE	SPECIAL	<u>SANITARY IMPROVEMENT DISTRICT</u> GEN. OBGL.
<b>SEWERS:</b>						
Sanitary	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
Storm	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
<b>PAVING:</b>						
Major	_____	_____	_____	_____	_____	_____
Collector	_____	_____	_____	_____	_____	_____
Minor	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Parks/Open	_____	_____	_____	_____	_____	_____
Rec Facilities	_____	_____	_____	_____	_____	_____
Telephone	_____	_____	_____	_____	_____	_____
Water	_____	_____	_____	_____	_____	_____
Gas	_____	_____	_____	_____	_____	_____
Electricity	_____	_____	_____	_____	_____	_____
Above Ground	_____	_____	_____	_____	_____	_____
Below Ground	_____	_____	_____	_____	_____	_____
Anticipated total taxable valuation: LAND	_____			IMPROVEMENTS	_____	
	COVENANTS _____			FILED	_____	

### Specific Zoning Information

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

## LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 14 THRU 19, 24 THRU 33, AND 100 THRU 116, WINDSOR EAST, LOCATED IN PART OF THE SW1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, WINDSOR EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 13, SAID WINDSOR EAST, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF OUTLOT "A", SAID WINDSOR EAST; THENCE S07°01'16"W (BASIS OF BEARING: DOUGLAS SARPY COUNTY LOW DISTORTION PROJECTION) ALONG THE EASTERLY LINE OF SAID LOT 14, WINDSOR EAST, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 13, WINDSOR EAST, A DISTANCE OF 131.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, WINDSOR EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13, WINDSOR EAST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 14 THRU 19, WINDSOR EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N82°58'44"W, A DISTANCE OF 13.16 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.99 FEET, A DISTANCE OF 13.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N77°48'54"W, A DISTANCE OF 13.50 FEET; (3) THENCE N72°39'03"W, A DISTANCE OF 111.16 FEET; (4) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 74.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N81°13'24"W, A DISTANCE OF 74.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, WINDSOR EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20, SAID WINDSOR EAST; THENCE N00°12'16"E ALONG THE WESTERLY LINE OF SAID LOT 19, WINDSOR EAST, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 20, WINDSOR EAST, A DISTANCE OF 131.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, WINDSOR EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 20, WINDSOR EAST, SAID POINT ALSO BEING ON SAID SOUTHERLY LINE OF OUTLOT "A" WINDSOR EAST; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 14 THRU 19, WINDSOR EAST, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF OUTLOT "A" WINDSOR EAST ALONG THE FOLLOWING FIVE (4) DESCRIBED COURSES: (1) THENCE N84°09'53"E, A DISTANCE OF 4.95 FEET; (2) THENCE S82°34'20"E, A DISTANCE OF 76.18 FEET; (3) THENCE S72°39.03"E, A DISTANCE OF 84.94 FEET; (4) S75°29'27"E, A DISTANCE OF 60.30 FEET; (5) THENCE S81°21'31"E, A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL1 CONTAINS 28,816 SQUARE FEET OR 0.661 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33, WINDSOR EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 34, SAID WINDSOR EAST, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 24 THRU 33, WINDSOR EAST, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 34 AND OUTLOT "B", SAID WINDSOR EAST ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N83°04'41"E (BASIS OF BEARING: DOUGLAS SARPY COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 208.00 FEET; (2) THENCE N63°38'44"E, A DISTANCE OF 55.41 FEET; (3) THENCE N63°03'04"E, A DISTANCE OF 66.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 24, WINDSOR EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 23, SAID WINDSOR EAST; THENCE S26°57'02"E ALONG THE EASTERLY LINE OF SAID LOT 24, WINDSOR EAST, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 23, WINDSOR EAST, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, WINDSOR EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 23, WINDSOR EAST, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 24 THRU 33, WINDSOR EAST, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S63°02'58"W, A DISTANCE OF 66.00 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 96.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S73°03'50"W, A DISTANCE OF 95.64 FEET; (3) THENCE S83°04'41"W, A DISTANCE OF 199.02 FEET; (4) THENCE N51°55'19"W, A DISTANCE OF 17.68 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET; THENCE N06°55'19"W ALONG THE WESTERLY LINE OF SAID LOT 33, WINDSOR EAST, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET, A DISTANCE OF 107.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 2 CONTAINS 43,287 SQUARE FEET OR 0.994 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

PARCEL 3

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 100, WINDSOR EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 131, SAID WINDSOR EAST, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 100, WINDSOR EAST, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N28°16'51"W (BASIS OF BEARING: DOUGLAS SARPY COUNTY LOW DISTORTION PROJECTION), A DISTANCE

OF 42.42 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 65.24 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N17°36'05"W, A DISTANCE OF 64.86 FEET; (3) THENCE N06°55'19"W, A DISTANCE OF 14.26 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 177TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 100 THRU 116, WINDSOR EAST, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE N38°04'41"E, A DISTANCE OF 17.68 FEET; (2) THENCE N83°04'41"E, A DISTANCE OF 199.02 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A DISTANCE OF 113.61 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N73°03'50"E, A DISTANCE OF 113.03 FEET; (4) THENCE N63°02'58"E, A DISTANCE OF 93.85 FEET; (5) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 154.63 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N85°11'57"E, A DISTANCE OF 150.81 FEET; (6) THENCE S72°39'03"E, A DISTANCE OF 91.28 FEET THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENLEAF STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 176TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 116, WINDSOR EAST, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 176TH STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S31°43'11"E, A DISTANCE OF 18.89; (2) THENCE S09°12'41"W, A DISTANCE OF 49.00 FEET; (3) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 11.47 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°06'59"W, A DISTANCE OF 11.47 FEET; (4) THENCE S07°01'16"W, A DISTANCE OF 58.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 116, WINDSOR EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 117, SAID WINDSOR EAST; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 100 THRU 116, WINDSOR EAST, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 117 THRU 131, SAID WINDSOR EAST ON THE FOLLOWING EIGHT (8) DESCRIBED COURSES: (1) THENCE N77°08'01"W, A DISTANCE OF 81.46 FEET; (2) THENCE S88°27'27"W, A DISTANCE OF 34.88 FEET; (3) THENCE S82°05'30"W, A DISTANCE OF 89.70 FEET; (4) THENCE S68°38'03"W, A DISTANCE OF 63.95 FEET; (5) THENCE S71°27'07"W, A DISTANCE OF 44.43 FEET; (6) THENCE S73°00'10"W, A DISTANCE OF 53.22 FEET; (7) THENCE S80°07'39"W, A DISTANCE OF 33.00 FEET; (8) THENCE S83°06'30"W, A DISTANCE OF 202.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINS 87,943 SQUARE FEET OR 2.019 ACRES, MORE OR LESS.

PARCELS 1, 2 AND 3 CONTAIN 160,046 SQUARE FEET OR 3.674 ACRES MORE OR LESS.

**E & A CONSULTING GROUP, INC.**

*Engineering Answers*

10909 Mill Valley Road, Suite 100  
Omaha, NE 68154

402.895.4700

Fax 402.895.3599

**LETTER OF TRANSMITTAL**

DATE	February 18, 2026	JOB NO.	P2017.483.027
ATTENTION	Reggie Wortman		
RE:	Windsor East Replat 2		
	Final Plat Submittal		

TO City of Gretna Building and Zoning Department  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop Drawings  Prints  Plans  Samples  Specifications  
 Copy of Letter  Change Order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Final Plat Application Fee \$907.50
1			Cover Letter
5			Final Plat (Full Size)
5			Final Plat (11 x 17)
2			300 foot Certificate & Mailing Labels
Email			Submittal PDF's & Final Plat CAD File

THESE ARE TRANSMITTED as checked below:

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

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: Jeff Stoll



E & A CONSULTING GROUP, INC.

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

P 402.895.4700 • F 402.895.3599

www.eacg.com

February 18, 2026

Reggie Wortman, City Planner  
City of Gretna, Nebraska  
204 N. McKenna Avenue  
Gretna, NE 68028

RE: Windsor East Replat 2 – Final Plat Submittal  
E&A File: P2017.483.027

Dear Reggie,

On behalf of our client, Windsor East Development, LLC, we hereby submit an application for the above referenced project. The application intends to adjust the interior lot lines between Lots 14 through 19, Lots 24 through 33, and Lots 100 through 116, Windsor East. The application is proposing to go from an attached product to a detached product, similar to what has already been built.

The applicant is working with OPPD to relocate some utility conflicts, as there are a few light poles that will need to be relocated. Also, as proposed, each new lot still has access to a sanitary stub. No additional stubs will need to be added as part of this replatting process.

If you have any questions regarding the application, please contact me at 402-895-4700 or by email at [jstoll@eacg.com](mailto:jstoll@eacg.com).

Sincerely,  
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J Stoll', is written over a light blue circular stamp.

Jeff Stoll,  
Platting Services Assistant Manager





**Final Replat – Windsor East**

**I. General Information**

- A. Applicant: Windsor East Development LLC, PO Box 84891, Lincoln, NE 68501
- B. Property Owner: Windsor East Development LLC, PO Box 84891, Lincoln, NE 68501
- C. Location: Generally located along Greenleaf Street between South 176<sup>th</sup> Street and South 177<sup>th</sup> Street
- D. Legal Description: Windsor East Lots 14-19, Lots 24-33, and Lots 100-116
- E. Requested Action: Approval of a revised Final Plat for a subdivision to be known as Windsor East Replat 2
- F. Zoning: Existing: R-4 Highest Density Residential  
Proposed: R-4 Highest Density Residential
- G. Site Size: Approximately 4.02 acres

**II. Background Information**

- A. Existing Conditions and Surrounding Land Uses:  
The lots included in the subject property are zoned R-4 Highest Density Residential and are in the Windsor East neighborhood. Windsor East is composed of two zoning districts: R-4 Highest Density Residential and R-2 Medium Density Residential. The subject lots are surrounded by R-4 Highest Density Residential to the South and West, and R-2 Medium Density to the North and East.
- B. General Neighborhood/Area Zoning:  
North: R-2 Medium Density Residential & R-4 Highest Density Residential  
South: R-4 Highest Density Residential  
East: R-2 Medium Density Residential & R-4 Highest Density Residential  
West: R-4 Highest Density Residential
- C. Applicable Regulations:  
Section 5.11A: R-4 Highest Density Residential

**III. Analysis**

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):  
In the R-4 Highest Density Residential zoning district, single-family dwellings are permitted; however, these dwellings can only make up 30% of the total dwelling units in the R-4 district.

The minimum lot size for single-family dwellings in the R-4 district is 5,000 square feet and 40 feet in width.

The Future Land Use Map shows the property as Traditional Neighborhood which calls for “detached and attached residential homes in walkable neighborhoods.”

B. Traffic and Access:

The subject property can currently be accessed on Greenleaf Street.

IV. Review Comments:

In the R-4 Highest Density Residential area of Windsor East, there are currently 122 lots created for duplex units. This proposed replat would condense 33 duplex lots into 21 single-family lots and increase the percentage of single-family lots from 0% to 19% in the R-4 area of Windsor East. This provision for single-family homes is in keeping with the maximum percentage allowed in the R-4 zoning district and provides additional opportunity for a mixture of housing options in a single development.

V. Recommendation:

Staff recommends approval of the revised Final Plat for Windsor East Replat 2.

VI. Attachments to Report:

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



Map Scale 1: 1703

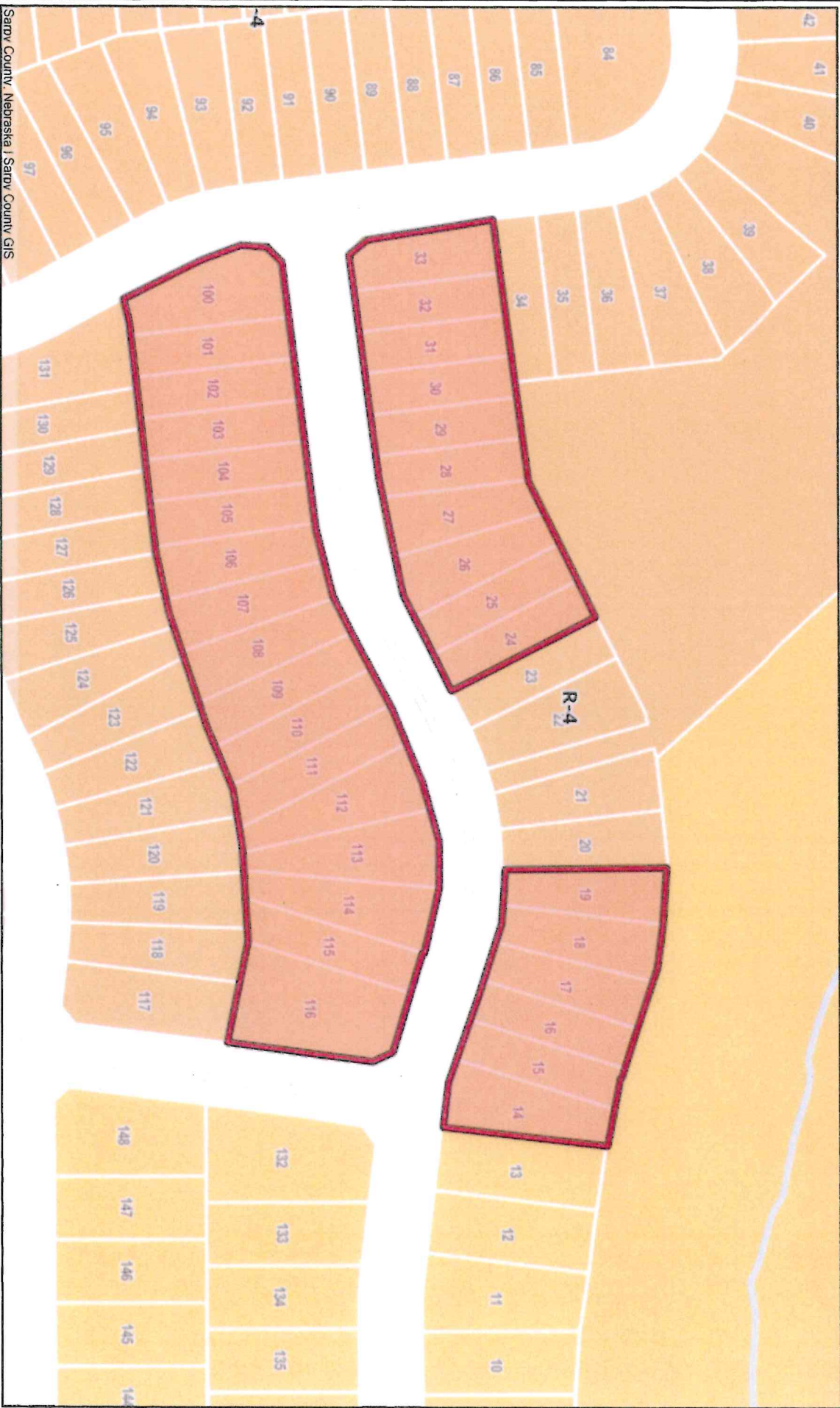
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Notes



# Windsor East - Current Zoning



Sarpy County, Nebraska | Sarpy County GIS

Map Scale 1 : 1703



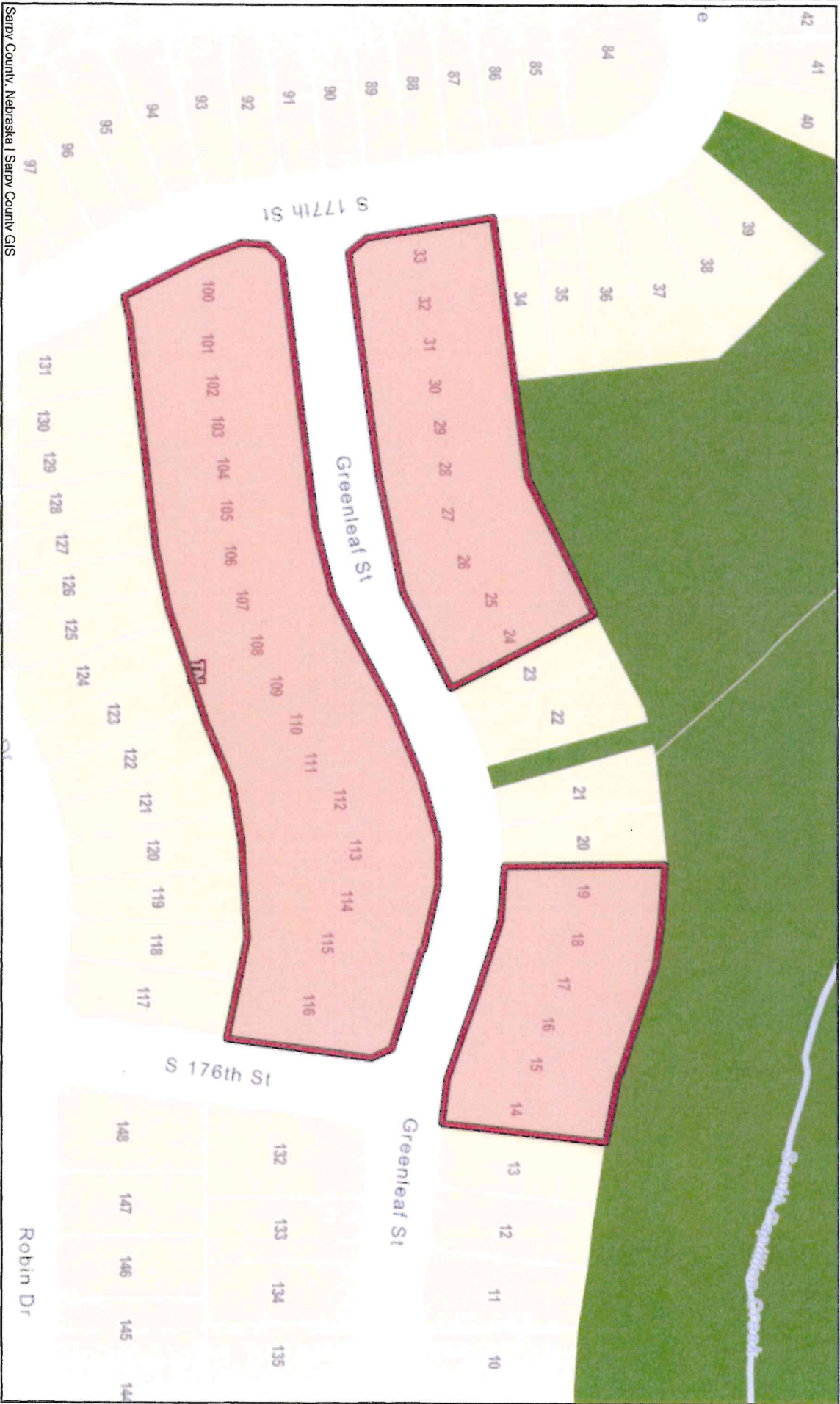
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



# Windsor East - Future Land Use

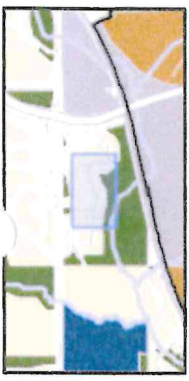


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1703

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Notes





Proposed location of a revised Final Plat for Windsor East – near South 177<sup>th</sup> Street and Greenleaf Street.



Proposed location of a revised Final Plat for Windsor East – near South 177<sup>th</sup> Street and Greenleaf Steet.



Proposed location of a revised Final Plat for Windsor East – near South 176<sup>th</sup> Street and Greenleaf Steet.

**Section 5.11A R-4 Highest Density Residential**

**5.11A.1 Intent:** The purpose of this District is to permit the highest density and mixture of a variety of residential uses which involve the more creative styles of housing such as villas, townhouses, condominiums, duplexes, other residential styles beyond the standard suburban single-family detached units, and multi-family. Some standard suburban single-family detached uses are allowable, but the aforesaid more creative styles of housing and/or multi-family uses must clearly predominate the subdivision. The multi-family uses include single building facilities and developments with multiple buildings on several acres of ground. Even though a multi-family development may be a permitted use, it will still require review by the Design Review Committee.

**5.11A.2 Permitted Uses:**

The following principal uses are permitted in the R-4 District.

1. Single-family dwellings with a maximum of 30% of the proposed dwelling units.
2. Multi-family dwelling units.
3. Two-family, duplex, dwellings.
4. Townhouses, Condominiums.
5. Public and private schools.
6. Publicly owned and operated facilities.
7. Public services.
8. Religious institutions.

**5.11A.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-4 District as recommended by the Planning Commission and approved by the City Council.

1. Public utility substations, regulator stations, pumping and treatment facilities, water storage, equipment buildings, garages, towers, or similar uses.
2. Child care center.
3. Rest homes, nursing homes, convalescent homes, hospice, or othersimilar institutions.
4. Group care home.
5. Adult care center.

**5.11A.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 Sections 7.01 through 7.04.
5. Parking as provided for in Sections 8.01 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence or complex.
7. Trails with exercise stations.
8. Landscaping as required by Section 9.03.
9. Family child care home I.
10. Incidental public safety uses such as emergency sirens.

**5.11A.5 Height and Lot Requirements:**

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

Uses	Lot Area (SF)	Lot Width (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard (ft)	Street Side Yard (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family, detached	5,000	40	25	5	25	15	45	40/55
Two-family Dwelling	8,000	50	25	7.5	25	15	45	40/55
Multi-family Dwelling Single Structure/Multi-level	-	-	25	25	25	25	45	50/55
Condominiums	1500 per unit	18/unit <sup>2</sup>	25 <sup>5</sup>	7.5 <sup>2</sup>	20	15	45	50/55 <sup>3</sup>
Multi-family Dwellings, Multiple buildings <sup>2,6</sup>	-	-	25 <sup>7</sup>	25 <sup>6</sup>	25 <sup>6</sup>	25 <sup>6</sup>	45	50/55
Condominiums similar to Townhouse design	1500 per unit	18/unit <sup>2</sup>	25 <sup>5</sup>	7.5 <sup>2</sup>	20	15	45	50/55 <sup>3</sup>
Townhouses, Single-family attached	1500 per unit	18/unit <sup>2</sup>	25 <sup>5</sup>	5 <sup>2</sup>	20	15	45	50/55 <sup>3</sup>
Other Permitted and Conditional Uses	8,000	50	25	7.5	25	15	45	30/55
Accessory Buildings	-	-	35	5	8	15	17	10

<sup>1</sup> The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.

<sup>2</sup> The exterior lots of a set of townhouses shall not encroach with the required sight triangle.

- <sup>3</sup> In the case of a proposed development with front porches and rear parking access, the front yard setback may be reduced to 0 feet. In addition, Max. Lot Coverage Building/Impervious Area may also be increased to 80%.
- <sup>4</sup> All setbacks shall be from any property lines throughout the development.
- <sup>5</sup> The setbacks on a multi-building multi-family development may be reduced to 15 feet, provided that an accessory use (garages, etc.) or parking lot is facing the property line or thoroughfare.
- <sup>6</sup> All multiple buildings multi-family developments shall be a permitted use but shall still be subject to the Design Review Committee as per Section 4.24.

#### 5.11A.6 Site Plan Review for Multiple Buildings Multi-Family Developments:

The following information is required prior to the approval of any permits when multiple buildings with multi-family units are proposed together or in phases. The Design Review Committee reserves the right to approve the proposed requirements as presented or require specific changes be made prior to approval.

##### 1. Site Plan:

- A. Location of all proposed structures including accessory uses.
- B. Location of all proposed parking spaces.
- C. Location of proposed access points to surrounding street network and private streets.
- D. Direction of all proposed vehicular traffic movement within the site.
- E. Location of all proposed landscaping and screening elements.
- F. The location of any potential negative impacts on adjacent properties.
- G. Location of all existing and proposed topographic contours.
- H. Location of all proposed internal sidewalks and trails.
- I. Location of all proposed Site Lighting (see Item 3 below).
- J. Location of all proposed utility placement and easements (see Item 4 below).
- K. Location of all stormwater management facilities.

##### 2. Traffic Impact Study:

A traffic impact analysis (TIA) may be required by the City regarding the proposed development and impacts on adjacent properties, streets, and highways. The City Engineer shall determine if a TIA is required.

##### 3. Site Lighting:

- A. The following site features shall be illuminated by an exterior light source:
  1. Driveways and loading facilities; and
  2. Pedestrian walkway surfaces and entrances to buildings.
- B. The location and design of site lighting shall conform to the following:
  1. All exterior lighting shall be designed, installed and maintained so as not to cause glare or to shine in adjacent lots and streets;
  2. No light sources shall provide illumination onto adjacent lots, buildings or streets in excess of 1-foot candle;
  3. All exterior lighting luminaries shall be designed and installed to shield light from the luminaire at angles above 72 degrees from vertical;
  4. Fixtures mounted on a building shall not be positioned higher than the roofline or 25 feet maximum) of the building;
  5. Wooden utility type poles are acceptable only for temporary use during construction; and
  6. All electrical service lines to posts and fixtures shall be installed underground and concealed inside the posts.

##### 4. Utility Locations:

- Service lines and mechanical equipment for utilities shall be located in accordance with the following requirements:
- A. Service Lines: All electrical, telephone, cable, and other similar utility lines serving the building and other site features shall be located underground.
  - B. Mechanical Equipment: All roof-mounted and ground-mounted electrical transformers, switching gears, relay boxes, meters, air conditioning units, heat pumps and other similar mechanical equipment shall be screened from view to the height of the equipment. Roof-mounted mechanical equipment shall be screened in such a manner that it will appear to be an integral part of the building's overall architectural design.
  - C. Water, Sanitary and Storm Sewers shall be coordinated with the City Engineer.

##### 5. Stormwater Management:

- A. Stormwater management systems shall be designed in accordance with the requirements of the City of Gretna Stormwater Management Policies, as amended. The entire site shall be developed using best management practices approved by the City Engineer.
- B. In some cases, the following tools may be appropriate only after approval of the City Engineer:
  1. Bio-swales: Vegetated swales with amended soil backfill and underdrains to improve infiltration or filtration.
  2. Native plantings: Use of native plants to reduce the need for irrigation and reduce runoff. Native plants also slow runoff and improve infiltration or filtration with their deep, fibrous root systems.
  3. Rain gardens: Landscape depressions filled with amended, permeable soil and native, deep-rooted, moisture-tolerant plants to promote infiltration or filtration.

4. Detention/Water Quality Ponds

6. **Pedestrian Access and Circulation:**

A. Developments shall connect and link with adjacent residential areas, open spaces, and adjacent trails.

7. **Vehicular Access and Circulation:**

A. Developments over five acres shall include a minimum of one community street with detached sidewalks and parkway strips. The community street shall connect to a public street in all cases.

26-123488



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

February 12, 2026

RE: 300 Foot Owner Report  
Our File No. 26-123488  
Windsor East Lot pt Lot 14 through Lot 33, Lot 100 through 116, Omaha, NE 68136

Dear TitleCore National, LLC, Customer:

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

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

**Effective Date:** 5th day of February, 2026, at 8:00 AM

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

Sincerely,

A handwritten signature in black ink, appearing to be 'K. [unclear]'.

Nebraska Registered Abstractor  
Enclosure

BONHAM/KATHRYN L  
8110 S 177TH ST  
OMAHA, NE 68136

BRENDEL MARK & AMY FISHER  
8205 S 178TH ST  
OMAHA, NE 68136

CLAUSSEN CAROL  
17530 ROBIN DR  
OMAHA, NE 68136

CUMMINGS SHELDON JOHN & NATALIA  
HRYNKIEWICZ CUMMINGS  
17536 GREENLEAF ST  
OMAHA, NE 68136

DEAN II PHILLIP A & MARTHA M  
17534 ROBIN DR  
OMAHA, NE 68136

E&E LLC  
1717 N DEER RUN  
FREMONT, NE 68025

EMERY SHANE  
8111 S 178TH ST  
OMAHA, NE 68136

FELBERG DAVID & COLIN FELBERG  
8101 S 177TH ST  
OMAHA, NE 68136

GLENDENNING KENNETH & CHRISTINE  
TRUSTEES GLENDENNING TRUST  
17527 GREENLEAF ST  
OMAHA, NE 68136

GRAY RANDAL AVERY  
17612 ROBIN DR  
OMAHA, NE 68136

HALLMARK HOMES LLC  
12040 MCDERMOTT PLZ STE 200  
LA VISTA, NE 68128

HINRICHS AMY L & LORI A HINRICHS  
17528 GREENLEAF ST  
OMAHA, NE 68136

HOSICK SHELLEY L  
17702 BIRCH AVE  
OMAHA, NE 68136

JATON MARK C TRUSTEE MARK C JATON  
TRUST  
8127 S 178TH ST  
OMAHA, NE 68136

JONES RALPH A & GAIL L TRUSTEES OF THE  
JONES FAMILY TRUST  
17520 GREENLEAF ST  
OMAHA, NE 68136

MURRYSL STEVE & KELLY VAN SCOY  
8131 S 178TH ST  
OMAHA, NE 68136

LEGACY HOMES OMAHA LLC  
12040 MCDERMOTT PLZ STE 120  
LA VISTA, NE 68128

LEGACY HOMES OMAHA LLC  
12040 MCDERMOTT PLZ STE 200  
LA VISTA, NE 68128

LEGRAND/RAEGAN NOEL  
8119 S 178TH ST  
OMAHA, NE 68136

MARTIN JANICE & DAVID C  
8221 S 178TH ST  
OMAHA, NE 68136

ONGERI RISPAH  
17630 GREENLEAF ST  
OMAHA, NE 68136

OTTEMANN DEBRA L  
17706 BIRCH AVE  
OMAHA, NE 68136

PETERSEN SHARON KATHLEEN & CHARLES  
ROBERT  
8122 S 177TH ST  
OMAHA, NE 68136

PETRO PATRICIA ANN & CHARLES P  
17660 ROBIN DR  
OMAHA, NE 68136

PLAINS COMMERCE BANK  
500 SOUTH BROAD ST STE 100A  
MERIDEN, CT 06450

REIFF TERRY L  
8118 S 177TH ST  
OMAHA, NE 68136

REINIG RICHARD MARCUS & ROXANNE  
FRANCES  
8135 S 178TH ST  
OMAHA, NE 68136

RITCHIE/JASON T & LAURI A  
8217 S 178TH ST  
OMAHA, NE 68136

SCHMEITS EVAN M & ABBEY J KLEIN  
8225 S 178TH ST  
OMAHA, NE 68136

SID #309 ATTN LARRY JOBEUN  
11440 W CENTER RD  
OMAHA, NE 68144

STANESICK TRACY  
17531 GREENLEAF ST  
OMAHA, NE 68136

STASTNY ROBERT J & DONNA M  
17535 GREENLEAF ST  
OMAHA, NE 68136

STEP BROTHERS LLC  
2045 S FOLSOM ST STE A  
LINCOLN, NE 68522

STROMENGER SUSAN M  
17532 GREENLEAF ST  
OMAHA, NE 68136

VANDER WERFF JAMES R & GINGER A  
TRUSTEES VANDER WERFF REVOCABLE  
TRUST  
17524 GREENLEAF ST  
OMAHA, NE 68136

WE RENTALS LLC  
PO BOX 84891  
LINCOLN, NE 68501

WEINTRAUB TODD & KELLY JO HILL  
17636 GREENLEAF ST  
OMAHA, NE 68136

WILBER SUSAN L & MICHAEL A  
17607 GREENLEAF DR  
OMAHA, NE 68136

WINDSOR EAST DEVELOPMENT LLC C/O  
GDR LLC  
PO BOX 84891  
LINCOLN, NE 68501

WURTELE LISA M  
8201 S 178TH ST  
OMAHA, NE 68136

YANG YANHUA & MARK BAI  
17626 GREENLEAF ST  
OMAHA, NE 68136



# APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: Lawrence Ocean Group Co Date: 1/24/20

Address: 17201 18<sup>th</sup> St Phone: 402 341-6617

City/State/Zip: Omaha Neb 68102

Property Owner Name: Lawrence Tax Date: \_\_\_\_\_

Address: 9317 S. 144 St Phone: \_\_\_\_\_

City/State/Zip: Omaha Neb 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;

\_\_\_\_\_  
\_\_\_\_\_

Address of Property: 4301 S. 144 St Current Zoning: HC/IC

General Location: West property line Lot Size/Sq Ft: 0.88 ac

Complete Legal Description 28 The Meadows Parcel # 011309741

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

Lawrence Ocean Group Co  
Signature of Applicant

1/24/20  
Date



Notes/Explanations for First Page:

Construct double legged pole signs, 45' tall, double sided @ 120.50 per side, 10' from property line. As shown on attached.

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 \_\_\_\_\_

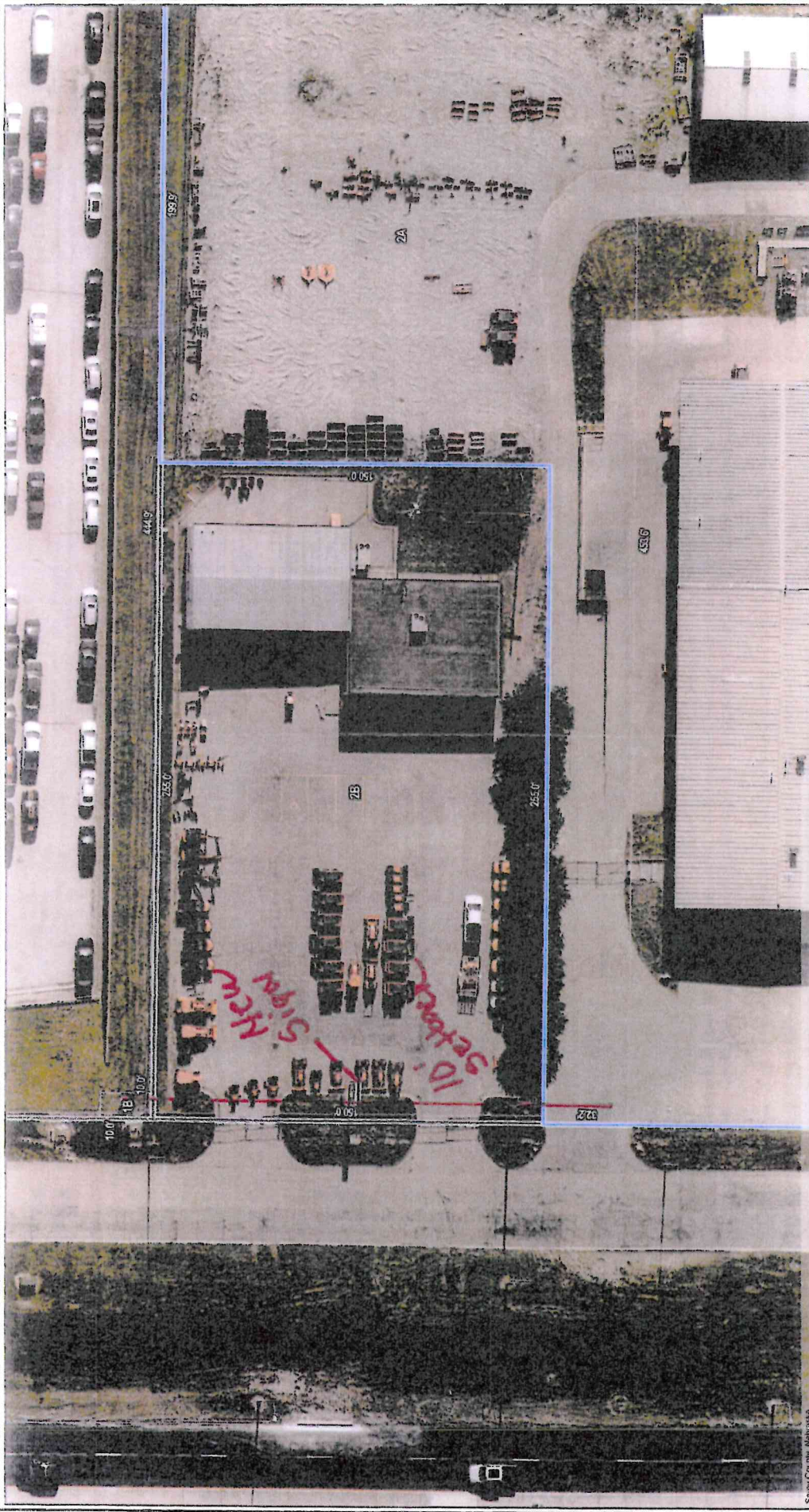
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\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Date



Map Title



Saline County, Missouri



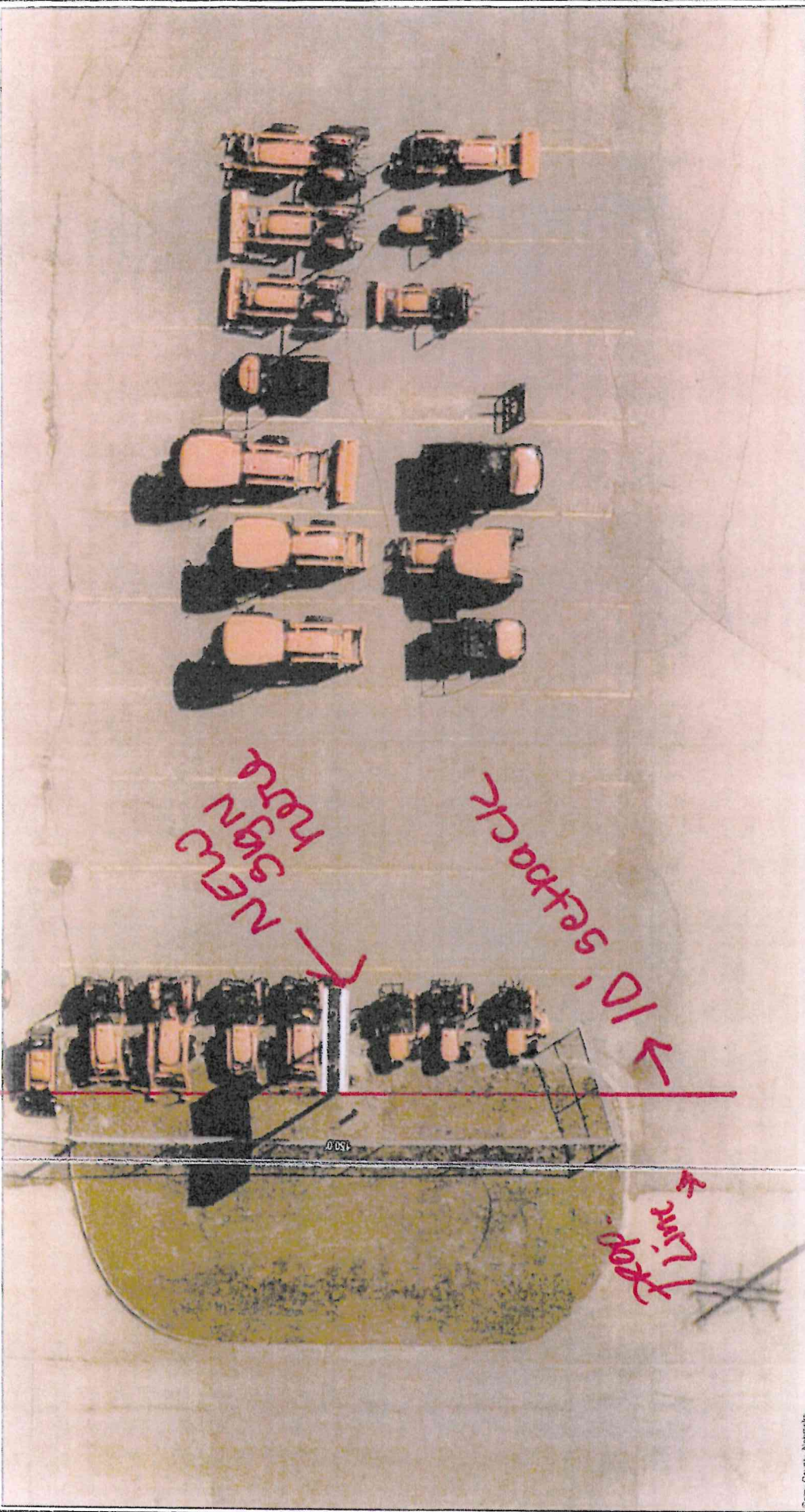
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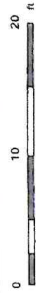
Notes

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Map Title



Sanjo County, Nebraska



Map Scale 1: 141



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 recognize that the user assumes the liability of the information.



Notes



## Conditional Use Permit – Kubota Pole Sign

### I. General Information

- A. Applicant: Omaha Neon Sign Company, 1120 North 18<sup>th</sup> Street, Omaha, NE 68102
- B. Property Owner: Lovewell Investments, 1217 Pine Road, Omaha, NE 68144
- C. Location: Generally located near the intersection of South 144<sup>th</sup> Street and Meadows Boulevard
- D. Legal Description: Lot 2B The Meadows II Replat I
- E. Requested Action: Approval of a Conditional Use Permit to construct a double-legged pole sign 45 feet in height in the HC Highway Commercial zoning district.
- F. Zoning: Existing: HC Highway Commercial  
Proposed: HC Highway Commercial
- G. Site Size: 0.87 acres

### II. Background Information

- A. Existing Conditions and Surrounding Land Uses:  
The property is currently zoned HC Highway Commercial, and the operating business is Kubota. The lot to the South and East is also Kubota zoned HC Highway Commercial. North of the subject property is Manheim Omaha, also zoned HC Highway Commercial, and to the West, across South 144<sup>th</sup> Street, is The Inn and Suites Omaha Southwest zoned FX Flex Space.
- B. General Neighborhood/Area Zoning:  
North: HC Highway Commercial  
South: HC Highway Commercial  
East: HC Highway Commercial  
West: FX Flex Space
- C. Applicable Regulations:  
Section 5.15: HC Highway Commercial  
Section 6: Conditional Use Permits  
Section 7: Signs

### III. Analysis

- A. Zoning Ordinance and Comprehensive Plan (Future Land Use):  
Pole signs up to 45-feet in height and 100 square feet in size are allowed in the HC Highway Commercial zoning district as a Conditional Use. Setbacks for pole signs are 20 feet along arterial and collector streets, and 10 feet for all other streets.

The Future Land Use Map shows the parcel as Regional Commercial, which prioritizes amenities such as wayfinding signage.

B. Traffic and Access:

The subject property can currently be accessed from South 144<sup>th</sup> Street.

IV. Review Comments:

In the Summer of 2025, the Planning Commission and City Council voted unanimously to approve the same submittal for Kubota on the lot directly South of the current subject property. In early 2026, City Staff was made aware of a miscommunication between Kubota and the contractor where it was learned that the application was submitted for the incorrect Kubota lot. Omaha Neon Sign has asked to nullify the previous Conditional Use Permit from last year.

The City does not allow Conditional Use Permits to be amended administratively without public notice or Planning Commission and City Council approval.

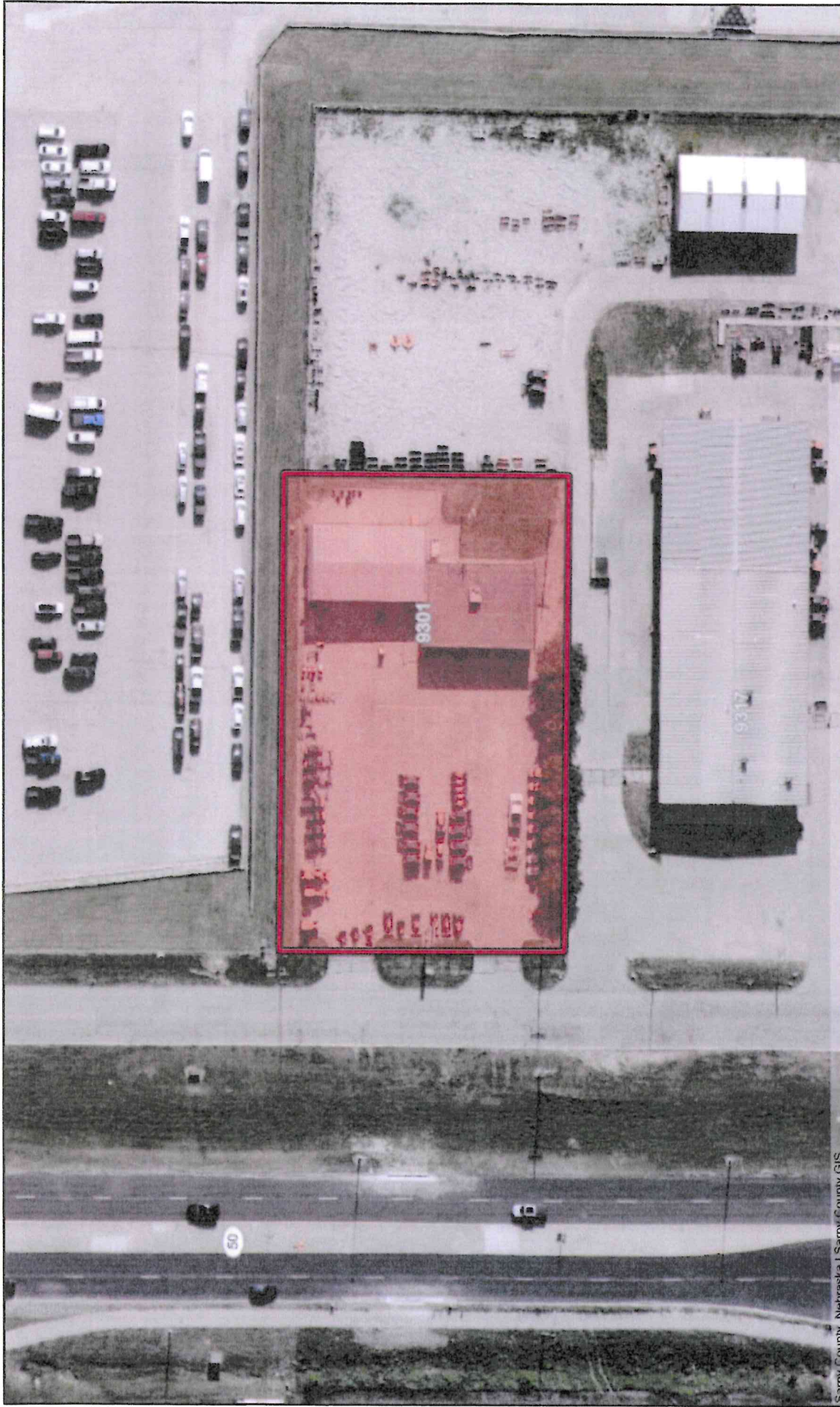
V. Recommendation:

Staff recommends approval of the Conditional Use Permit for Kubota to construct a 45-foot tall, double-legged pole sign at 9301 South 144<sup>th</sup> Street in the HC Highway Commercial zoning district.

VI. Attachments to Report:

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

# Kubota Pole Sign - Current Location



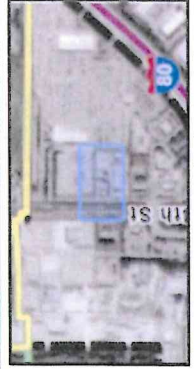
Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1147

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



# Kubota Pole Sign - Current Zoning



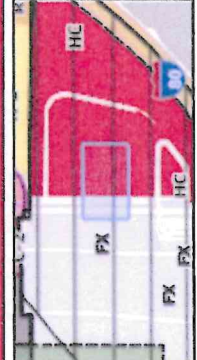
Sarpy County, Nebraska | Sarpy County GIS



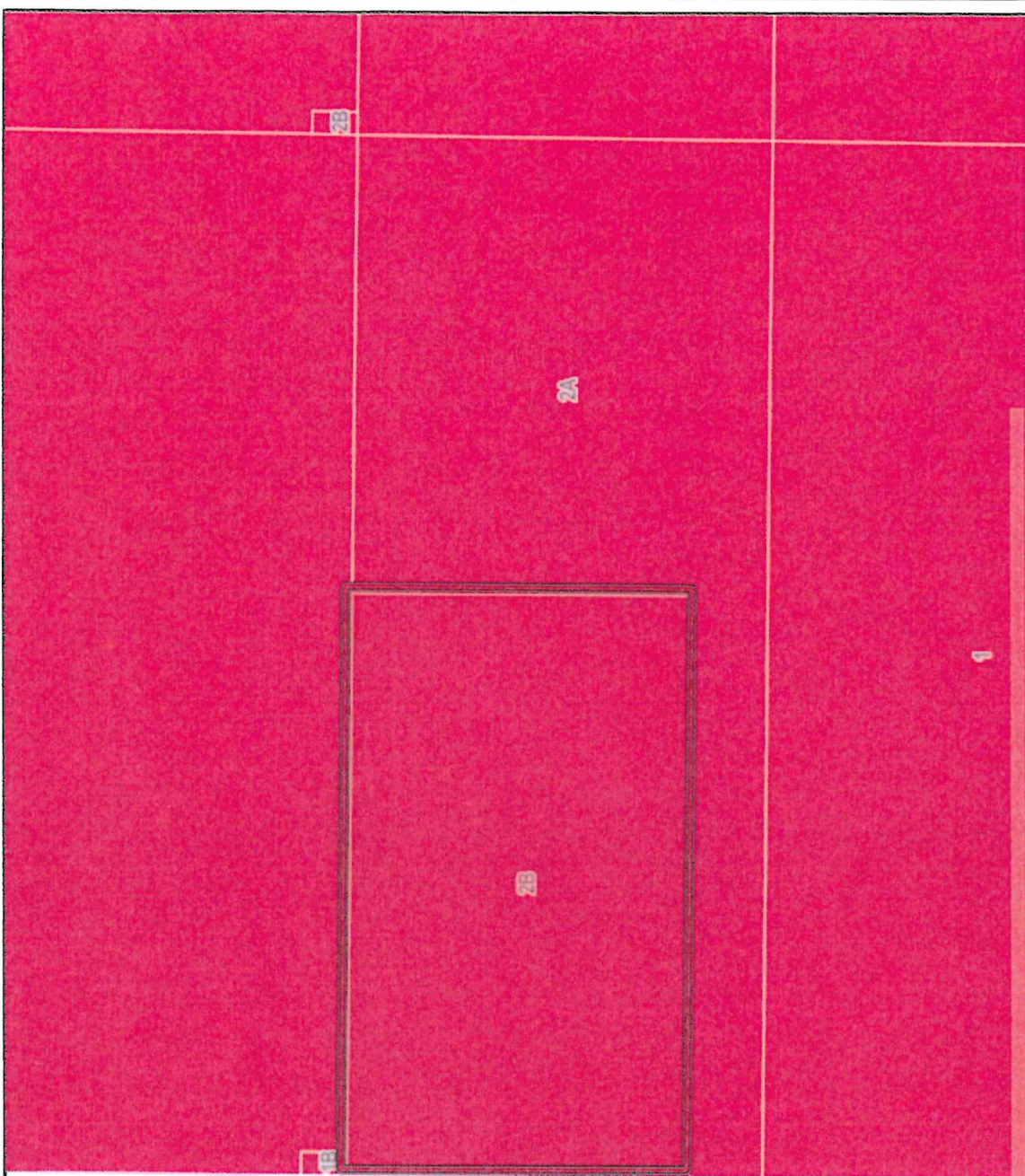
Map Scale 1: 1147

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.

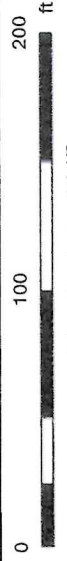
Notes



# Kubota Pole Sign - Future Land Use

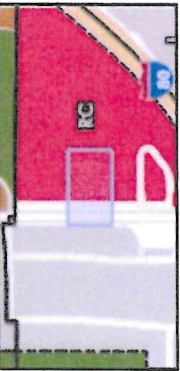


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1147

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Notes



**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 <sup>1</sup>	10	20	15	45	70/90
Conditional Uses	10,000	100	25 <sup>1</sup>	10	20	15	45	70/90

<sup>1</sup> 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.

Zoning District	TA	RE	R1	R2	R3	NC	DC	GC	HC	MUC	I-1	I-2	PK	CMD	CO	IC
<b>Sign Type</b>																
<b>Real Estate</b>																
Max. Square Ft.	32	6	6	6	6	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		
Max. Number	2	1	1	1	1	1	1	1	1	1	1	1	1	1		
<b>Announcement</b>																
Max. Square Ft.	32	6	6	6	6	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		
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<b>Wall</b>																
Max. Square Ft.	40 <sup>1</sup>	---	---	---	---	200 <sup>1</sup>	200 <sup>1</sup>	400 <sup>1</sup>	600 <sup>1</sup>	400 <sup>1</sup>	400 <sup>1</sup>	400 <sup>1</sup>	400	400 <sup>1</sup>		
Max. Height Ft.	---	---	---	---	---	45	45	45	45	45	45	45	45	45		
Max. Number	---	---	---	---	---	1	1	1	1	1	1	1	1	1		
<b>Name Plate</b>																
Max. Square Ft.	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		
<b>Ground</b>																
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		
<b>Projecting<sup>5</sup></b>																
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		
<b>Pole<sup>4,6</sup></b>																
Max. Square Ft.	---	---	---	---	---	---	---	---	100	---	200	200	200	---		
Max. Height Ft.	---	---	---	---	---	---	---	---	45	---	45	45	45	---		
Max. Number	---	---	---	---	---	---	---	---	1 <sup>7</sup>	---	1 <sup>7</sup>	1 <sup>7</sup>	1 <sup>7</sup>	---		
<b>Lighted or Animated<sup>4</sup></b>																
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



Location of proposed Pole Sign on Kubota's lot at 9301 South 144<sup>th</sup> Street.

**LOVEWELL INVESTMENTS LLC**  
1217 PINE RD  
OMAHA, NE 68144

**LAMBRO PROPERTIES LLC**  
1645 CHARLESTON DR  
MARION, IA 52302

**CASEYS RETAIL COMPANY**  
P O BOX 54288  
LEXINGTON, KY 40555

**LOVEWELL INVESTMENTS LLC**  
1217 PINE RD  
OMAHA, NE 68144

**MANHEIM ASSET MANAGEMENT INC**  
1400 LAKE HEARN DR  
ATLANTA, GA 30319