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## CITY OF GRETNA PLANNING COMMISSION AGENDA

### 1. CALL MEETING TO ORDER June 28, 2022 6:30 pm.

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

Jim Foley	Josh Dethlefsen
Jeff Johnson	Doug Clark
Jordan Stabenow	Mandy Homan
Susan Horst	Nathan Munger Alt.

### 2. CONSENT AGENDA ITEMS

- A) Approval of the Agenda
- B) Approval of May 24, 2022 meeting minutes

### 3. Discussion/ Information Item

- A) Changes adopted by ordinance 2115 and the effective date.

### 4. PUBLIC HEARINGS

- A) Hutt Properties LLC, 21651 William Circle, Gretna NE 68028

**Requests:** Approval of a Conditional Use Permit to allow a baseball and softball training facility in the TA Trans Ag zoning district.

**Description:** Lot 1 Czech Brothers First Addition, located in the E ½ of the NE ¼ of Section 26, T-13-N, R-10-E, of the 6<sup>th</sup> PM. Sarpy County, NE. Generally located west of Highway 31 and south of Pflug Road.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**B)** McCune Development, 11550 I Street, Suite 200, Omaha, NE 68137

**Requests:** Approval of a Final Plat and rezone from TA Trans Ag to R-3 High Density Residential for a subdivision to be known as Parkview Phase 2.

**Description:** Being a platting of Lots 164 through 242, inclusive, and Outlots D through G, inclusive being a replatting of part of Taxlot 3A in Section 1, T-13-N, R-10-E of the 6<sup>th</sup> PM. Sarpy County, NE. Except that portion deeded to Sarpy Co., with Instrument No. 2003-00363. Generally located NW of 204<sup>th</sup> and Capehart Road.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**C)** Woodsonia – 204 Cornhusker LLC, 20010 Manderson Street Suite 101 Omaha, NE 68022

**Requests:** Approval of a Final Plat and rezone from TA Trans Ag and RE Residential Estates to R-4 Highest Density Residential and HC Highway Commercial for a subdivision to be known as Highland Trails.

**Description:** Being a platting of Lots 1 thru 426, inclusive and Outlots A thru W, inclusive As part of the NW ¼ of Section 25, T-14-N, R-10-E, of the 6<sup>th</sup> PM, Sarpy County, NE. Together with part of the North ½ of the NE ¼ of Section 25. Generally located SW of 204<sup>th</sup> and Cornhusker Road, between 204<sup>th</sup> and 216<sup>th</sup> Street and between Cornhusker Road and Lincoln Road.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**D)** Dragon Land Company, 1303 S 72<sup>nd</sup> Street, Suite 209, Omaha, NE 68124

**Requests:** Approval of a final plat and rezone from TA Trans AG and MUC Mixed Use Commercial to MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2.

**Description:** A tract of land located in part of Taxlots 6A and 6B, Taxlots located in part of the SW ¼ of the SE 1/4, along with part of the NW ¼ of the SE ¼, along with part of the NE ¼ of the SE ¼ and also along with part of the SE ¼ of the SE ¼, all located in Section 30, T-14-N, R-11-E, of the 6<sup>th</sup> PM. Sarpy County, NE. Generally located at 192<sup>nd</sup> and Highway 370.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**E)** MDC Vala Vista, LLC, 11550 I Street, Omaha, NE 68137

**Requests:** Approval of a preliminary plat and rezone from TA Trans AG to R-4 Highest Density residential and R-2 Medium Density residential for a Subdivision to be known as Magnolia.

**Description:** A tract of Land located in part of Tax Lot 5A, a tax lot located in part of SE ¼ of the NE ¼ along with part of the SW ¼ of the NE ¼, all located in Section 32, T-14-N, R-11-E of the 6<sup>th</sup> PM, Sarpy County, NE. Generally located west of 180<sup>th</sup> Street and south of Highway 370.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**F)** Harvest Creek LLC, 3606 N 156<sup>th</sup> Street, Suite 101-302, Omaha, NE 68116

**Requests:** Approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential for a subdivision to be known as Harvest Creek.

**Description:** A tract of land in part of the NW ¼ of the SE 1/4, part of the NE ¼ of the SE ¼, part of the SE ¼ of the SE 1/4, and along with all of the SW ¼ of the SE ¼, located in Section 26, T-14-N, R-10-E, of the 6<sup>th</sup> PM. Sarpy County, NE. Generally locate SW of 216<sup>th</sup> Street and Lincoln Road.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**G)** ACME Auto & Pritchard Auto Sales, 6145 N 89<sup>th</sup> Circle, Omaha, NE 68138

**Requests:** Approval of a Conditional Use Permit to allow sales, service and auto body Repair in the FX Flex Space zoning district.

**Description:** Lot 2 Zapata Replat 3 in Sarpy County, NE. Generally located east of 156<sup>th</sup> Street and north of Sapp Bros. Drive.

**Staff comments**  
**Presentation by Applicant**  
**Public Hearing**

**5. CURRENT BUSINESS**

**6. ADJOURNMENT**

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

**NOTE – Agenda may be revised before June 28, 2022**