



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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87373977017?pwd=aXA5cjVUajdPU25JbDVPZno3NmhaZz09>

Meeting ID: 873 7397 7017

Passcode: 170609

OR

Dial by your location

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

Meeting ID: 873 7397 7017

CITY OF GRETNA PLANNING COMMISSION AGENDA

September 28, 2021 – 6:30 P.M.

1. CALL MEETING TO ORDER

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

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

2. CONSENT AGENDA ITEMS

- A)** Approval of the Agenda
- B)** Approval of September 14, 2021 meeting minutes

3. PUBLIC HEARINGS

- A)** Lincoln Ridge Development, LLC, P.O. Box 569, Elkhorn, NE 68022
- 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 Lincoln Ridge.

Description: Lots 1 through 99 inclusive, and Outlots A-E inclusive. On a tract of land located in part of the NE ¼ of the SE 1/4, along with part of the SE ¼ of Section 26, T-14-N, R-10-E of the 6th PM, Sarpy County, NE. Generally located west of 216th St. and south of Lincoln Road.

Staff comments
Presentation by Applicant
Public Hearing

B) CCR Land, LLC, 22122 R & R Road, Gretna, NE 68028

Requests: Approval of a Final Plat Phase 1 and Rezone from TA Trans Ag to R-2 for Lots 1-27 and R-4 for Lots 28-162 for a subdivision to be known as Gruenther Ridge.

Description: Lots 1 through 162 inclusive, and Outlots A- H inclusive. On a tract of land located in the NE ¼ and NW ¼ of Section 35, T-14-N, R-10-E of the 6th PM, Sarpy County, NE. Generally located southwest of 216th St. and the extension of Gruenther Road.

Staff comments
Presentation by Applicant
Public Hearing

C) New Street Properties, LLC, 11165 Mill Valley Road, Omaha, NE 68154

Requests: Approval of a Preliminary Plat and Rezone from TA Trans Ag with a Corridor Overlay to I -2 Heavy Industrial with a Corridor Overlay for a Subdivision to be known as Gretna Logistics Park.

Description: A tract of land located in part of the E1/2 of the SW ¼ and Taxlot 8A2 except part adjacent to Taxlot 3A and the W1/2 of the SE1/4 of Section 13, T-13-N, R-10-E of the 6th PM, Sarpy County, NE. Generally located north of Platteview Road and east of Highway 31.

Staff comments
Presentation by Applicant
Public Hearing

D) Gretna Senior Living, LLC, 1505 North 203rd Street, Elkhorn, NE 68022

Requests: Approval of a Combined Revised Preliminary and Final Replat, Amended CUP, and Rezone from MUC Mixed Use Commercial and R-2 Medium Density Residential with Corridor Overlays to MUC Mixed Use Commercial with a Corridor Overlay. Also to include an Amended Redevelopment Plan, for a subdivision to be known as Gretna Senior Living Replat 1.

Description: Proposed Amended Redevelopment Plan pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Gretna Senior Living, LLC, for the Gretna Senior Living Subdivision Lots 2, 3, and 5 and Gretna Senior Living Replat 1 Lots 1-3, located at 11010 S. Hwy 6/31, Gretna, NE, and generally located in the southwest corner of Lincoln Road and Hwy 6/31 in S25, T14N, R10E of the 6th PM, City of Gretna, Sarpy County, Nebraska.

Staff comments
Presentation by Applicant
Public Hearing

E) City of Gretna, Gretna, NE 68028

Requests: Approval of Zoning Designations for the areas within the City's New Up To Two Mile Extraterritorial Zoning Jurisdiction, that were Previously Within Sarpy County's Zoning Jurisdiction.

Description: Zoning Designations by the City of Gretna for the areas within the City's New Up To Two Mile Extraterritorial Zoning Jurisdiction, that were Previously within Sarpy County's Zoning Jurisdiction.

Staff comments
Public Hearing

4. CURRENT BUSINESS

5. ADJOURNMENT

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

NOTE – Agenda may be revised before September 28, 2021