



204 N. McKenna Ave
Gretna, NE 68028
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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:

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CITY OF GRETNA PLANNING COMMISSION AGENDA

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 February 22, 2022 meeting minutes

3. PUBLIC HEARINGS

A) City of Gretna, 204 N McKenna Ave, Gretna, NE 68028

Requests: Approval of a new Corridor Master Plan known as The Crossings to Plan future land uses, transportation system enhancements and extensions, and economic development opportunities and to project market trends for the Hwy 6/31 Corridor from Platteview Road to north of Capehart Road.

Description: Approve The Crossings Corridor Master Plan establishing future land Uses, transportation system enhancements and extensions, and economic development opportunities with market trend projections in a study area generally bounded by Platteview Road to the south, 204th Street to the east, approximately 220th Street to the west and ½ mile north of Capehart Road to the north.

Staff comments

**Presentation by Applicant
Public Hearing**

B) Eric Truman, 16482 Cheyenne Road, Omaha, NE 68136

Requests: Approval of a text amendment to allow an Animal Hospital as an allowable use in the NC Neighborhood Commercial Zone

Description: Amend the NC Neighborhood Commercial District to allow an Animal Hospital.

Staff comments

**Presentation by Applicant
Public Hearing**

C) Mirabel, LLC, 11550 I Street, Suite 200, Omaha, NE 68137

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 Mirabel.

Description: A tract of located in part of Tax Lots 6A, 6B and 7, Tax Lots located in part of the NE ¼ of the NW ¼ along with part of the SE ¼ of the NW ¼, all located in Section 21, T-14-N, R-11-E of the 6th PM, Sarpy County. Generally located on the southeast corner of 180th and Giles Road.

Staff comments

**Presentation by Applicant
Public Hearing**

D) 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 for a Subdivision to be known as Vala Vista.

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 6th PM, Sarpy County, NE Generally located west of 180th Street and south of Highway 370.

Staff comments
Presentation by Applicant
Public Hearing

E) NewStreet, LLC, 11165 Mil Valley Road, Omaha, NE 68154

Requests: Approval of a final plat and rezone from TA Trans Ag to I-2 Industrial with an Interstate Overlay for a subdivision to be known as Gretna Logistic Park.

Description: A tract of land located in part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and also a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and also part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and also part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and also part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and also part of Lot 1, Gillespie's 1st Subdivision, a subdivision located in said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all located in Section 13, T-13-N, R-10-E of the 6th PM, Sarpy County, NE Generally located north of Platteview Rd. and east of Hwy. 31.

Staff comments
Presentation by Applicant
Public Hearing

F) 192nd & Cypress LLC, 11205 South 150th Street STE 100, Omaha NE 68138

Requests: Approval of a final plat and rezone from GC General Commercial MUC Mixed Use Commercial and R-2 Medium Density Residential for a subdivision to GC General Commercial, MUC Mixed Use Commercial and R-2 Medium Density Residential, for a subdivision to be known as Aspen Creek Phase 6

Description: Lot 365 through 371, inclusive, and outlots S and T, being a platting of that part of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$, together with that part of the vacated right of way of Highway 370 described and recorded in instrument number 2011 20114 of Section 29, T-14-N, R-11-E, of the 6th PM, Sarpy County, NE Generally located north of Highway 370 and east of 191st Street.

Staff comments
Presentation by Applicant
Public Hearing

G) MRES Allora Holdings, LLC, 12149 W. Center Rd., Omaha, NE 68144

Requests: Approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential with a PUD overlay and HC Highway Commercial for a subdivision to be known as M & M Acres Replat 1.

Description: Lots 1 and 2, M & M Acres Subdivision. Generally located south of Highway 370 and east of 168th Street.

Staff comments
Presentation by Applicant
Public Hearing

H) City of Gretna, 204 N McKenna Ave, Gretna NE 68028

Requests: Approval of an annexation to the City of Gretna of land currently within the City of Gretna Extraterritorial Jurisdiction with Ordinance 2110.

Description: Sanitary and Improvement District No. 87 of Sarpy County, Nebraska, and the Subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska known as Boundless, the Meadows II, the Meadows II Replat 1, the Meadows II Replat 2, and the Meadows II Replat 3, and Tax Lot 2A in Section 24, Township 14 North, Range 11 East, all located in the Southwest Quarter of Section 24, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, together with the entirety of all public streets, highways, and public right-of-ways within the annexed area, except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way.

Staff comments

Presentation by Applicant

Public Hearing

I) City of Gretna, 204 N McKenna Ave, Gretna, NE 68028

Requests: Approval of changes to the zoning code in the residential districts and fence regulations.

Description: Amend the Zoning code for R-1 through R-4 Residential District dealing with lot size, side yard setbacks, street side yard setbacks and other requirements of these districts along with adjustments to the fence regulations.

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 March 22, 2022