

CITY OF GRETNA, NEBRASKA
CITY COUNCIL MEETING NOTICE
TUESDAY, MARCH 17, 2026, 6:30 P.M.
CITY OFFICE 204 N. MCKENNA AVE.
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, March 17, 2026, a meeting of the City Council of the City of Gretna, Nebraska, will be held at 6:30 p.m. at the City Office. The agenda for such meeting, which is kept continuously current, is available for public inspection at the Office of the City Clerk at the above address during normal business hours.

As part of the meeting, notice is hereby given that public hearings will be held for the purposes of:

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

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

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

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

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

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

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

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

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

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

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

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

All interested parties are asked to attend to express any support or objections to these matters. Any written support or objections must be filed with the City Clerk **prior to March 17, 2026.**



Tammy L. Tisdall, CMC
City Clerk

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
MARCH 17, 2026
6:30 P.M.
AGENDA

1) CALL MEETING TO ORDER

- A) Mayor's Public Announcement: "This meeting is conducted in compliance with the Nebraska Open Meetings Act, a current copy of which is posted in the meeting room. Those wishing to address the Council on an agenda item which does not include public comments, please approach the microphone during the public comment section."
- B) Pledge of Allegiance
- C) Roll Call

2) CONSENT AGENDA

- A) Approval of Consent Agenda
 - 1) Approval of Agenda for March 17, 2026
 - 2) Approval of Council Minutes for March 3, 2026
 - 3) Approval of Claims

3) PUBLIC COMMENTS ON ANY AGENDA ITEMS

4) PRESENTATIONS

Gretna Crossing YMCA – Brandon Brugger
City Auditor Tim Lens – Annual Audit Report

5) PUBLIC HEARINGS

- A) Greg & Alicia Zuger – Z Squared Holdings III at 4625 South 218th Street, Elkhorn, NE 68022
Requests: Approval of a Conditional Use Permit to operate an assisted living facility out of a single-family residence in the R-2 Medium Density Residential Zoning District.
Description: Lot 1, Nelson's Corner (Parcel #011599211). Generally located at 9809 South 204th Street, at the intersection of South 204th Street and Cornhusker Road.

Staff Reports
Applicant Comments
Public Hearing
Council Discussion
- B) HEB NE LLC at 1501 River Drive, Moline, IL 61265
Requests: Approval of a Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District.
Description: Lot 2, Gretna Landing Replat 6 (Parcel #011619925). Generally located at the northwest corner of South 192nd Street and Oakmont Drive.

Staff Reports
Applicant Comments
Public Hearing
Council Discussion
- C) Gary Young – StreetMediaNational LLC at 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 Reports
Applicant Comments
Public Hearing
Council Discussion

D) Gary Young – StreetMediaNational LLC at 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 Reports
Applicant Comments
Public Hearing
Council Discussion

6) RESOLUTIONS AND ORDINANCES

A) Ordinance 2198 – Directing the Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, to RVS Investments, LLC, in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202

Motion to Approve Third Reading
Motion to Approve and Adopt

B) Ordinance 2199 – Rezoning from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District the Land consisting of Lot 1 Nelson's Corner, Located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska

Motion to Approve Third Reading
Motion to Approve and Adopt

7) CURRENT BUSINESS

A) Action on Interlocal Agreement between the City of Gretna, Sarpy County, and S.I.D.s No. 278 (Tiburon), 192 (Ballena), 240 (Pebblebrooke), and 308 (Pebblebrooke 2) for Signalization and Intersection Improvements at Hwy 370 and South 174th Street.

8) ADJOURNMENT

City of Gretna, Nebraska

City Council

March 3, 2026

A meeting of the Gretna City Council was held on March 3, 2026. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Present: Kara Alexander, Lauren Liebenritt, Bill Proctor, Jeremy Westengaard. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Sarpy County Times and posted in at least three Public places as shown by the Certificate of Posting Notice attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the Public.

CONSENT AGENDA

Approval of Consent Agenda:

- 1) Approval of Agenda for March 3, 3026
- 2) Approval of Council Minutes, February 17, 2026
- 3) Approval of Claims
- 4) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 7 - \$1,012,653.00
- 5) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 8 - \$731,096.00
- 6) Approval of Teal Ridge Village Water Main Improvements - United Utilities & Excavation, LLC
 - a) Pay Request No. 3 – \$ 166,827.37
- 7) Approval of Cornhusker Road and 216th Street Water Main Improvements - Kersten Construction
 - a) Pay Request No. 6 – \$ 129,271.44
- 8) Approval of Harvest Hills East Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 2 – \$ 66,309.40
- 9) Approval of Gretna Landing Replat 5 Village Water Main Improvements - United Utilities & Excavation, LLC
 - a) Pay Request No. 2 – \$ 141,723.26
- 10) Approval of Highway 6 and Capehart Road Sanitary Sewer Extension – Bauer Infrastructure
 - a) Change Order No. 2 (Final) – (+) 26,555.75
 - b) Pay Request No. 1 (Final) – \$ 49,523.96
- 11) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 9 - \$1,482,253.17

Claims

A+ Untd Rad Rpr ex 975.00; Abes ex 1,037.50; Accs Systms ex 11,321.91; Accs Systms Lsng ex 918.50; Aqua-Chem ex 836.45; Aries Bldg Sys ex 2,332.00; Barco Prod ex 6,174.64; Batis Dvlp Co ex 10,987.83; Big Rig Rpr ex 1,181.73; Blu Vily Pub Sfty Inc ex 1,850.00; Bobcat ex 55,329.20; C Kliewer ex 42.37; Cnta ex 287.70; Cntr Pnt Lrg ex 200.16; Cntrl Salt ex 6,386.97; Cntry Lk ex 71.37; Coast ex 214.89; Comm Bnk of CO ex 160,972.06; Core & Main ex 3,344.00; Cox ex 621.82; Crtvbug ex 500.00; Cty Omh Cshr ex 354,693.06; D Hansen ex 13.50; D Whitted ex 66.00; D&K Htg ex 165.00; Dgtl Exprs ex 597.26; Egle Eng Grp ex 63,202.76; Frst

Wriss ex 1,242.00; GDI ex 41,440.50; Gmdrp Bks ex 3,052.09; Grt Plns Comm ex 7,360.00; Grtn Pyrl ex 116,606.87; H&H Lwn ex 2,332.50; Hghs Tree Srv ex 1,490.77; Hmn Fire Equip ex 3,581.10; HTM Sls ex 3,460.00; Ingrm Lib Serv ex 2,171.31; J Elliott ex 66.00; J Green ex 66.00; JQ Off Equip ex 1,196.40; KAH, RE LLC ex 26,533.06; L Ortiz ex 725.00; M Fielder ex 96.10; M Jaros ex 25.50; M Norwood ex 66.00; M Ragatz ex 130.08; Mcqn Equip ex 1,469.00; Mdwst Tape ex 47.38; Mdwst Turf & Irrgtn ex 323.93; MGX Equip Srvcs ex 27,895.00; Mtche Tree Cr ex 1,641.61; MUD ex 278.11; Muni Sply ex 5,262.55; NE Pub Hlth Enviro ex 332.00; NMC ex 139.58; OPPD ex 249.69; Prt-A-Jn ex 85.00; Quill ex 430.17; Roll Dr ex 320.00; Smplr Strs ex 761.46; Srgnt Drllng ex 2,728.12; Sropy Co FscI Admin ex 33,352.00; Sropy Co Treas ex 82,835.19; Thle Geotech ex 1,891.00; Ty's ex 1,039.30; Unfrst Corp ex 113.43; USA BI Bk ex 362.39; Verizon ex 1,847.51; W Eliason ex 33.85; Wells Frgo ex 351.00; Wex ex 250.79; Yng & Wht ex 6,618.49; Total ex 1,066,623.51

Motion by Kara Alexander, seconded by Bill Proctor to approve the consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Gretna Community Foundation
Sarpy County Chamber
GYSF
Gretna Elite
GYSBA

PUBLIC HEARINGS

Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, Located East of South 216th Street and South of West Guenther Road, to RVS Investments, LLC in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202.

Paula Dennison gave the staff comments.

Mayor Evans opened the public hearing. Hearing no further comments, Mayor Evans closed the public hearing.

ORDINANCES & RESOLUTIONS

Ordinance 2197- Directing the Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202.

Jeff Miller read the ordinance by title.

Ordinance no. 2197

An ordinance of the City of Gretna, Nebraska, directing the sale of City owned real property consisting of approximately nineteen acres located northeast of Highway 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the manner, terms, and requirements of a purchase contract therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Kara Alexander, seconded by Bill Proctor to approve third reading of Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2198 - Directing the Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fee Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, to RVS Investments, LLC, in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202

Jeff Miller read the ordinance by title.

Ordinance no. 2198

An ordinance of the City of Gretna, Nebraska, directing the sale and exchange of City owned real property consisting of Outlot A of the Santa Fe Pointe subdivision, Taxlot 26 of S36, T14N, R10E, and the irregular south part of Outlot D of replat 1 of the Lincoln Place Phase II subdivision, to RVS Investments, LLC, in accordance with the manner, terms, and requirements of an exchange agreement therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve second reading of Ordinance 2198. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2199 - Rezoning from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District the Land consisting of Lot 1 Nelson's Corner, Located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska

Jeff Miller read the ordinance by title.

Ordinance no. 2199

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District for the land consisting of Lot 1, Nelson's Corner, located in the southwest quarter of S19, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve second reading of Ordinance 2199. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Fireworks Applications for the July 4th Season

- 1) Gretna American Legion #216 9203 S 145th St.
- 2) Gretna Dragons Legion Baseball Lot 277 - NE Corner (W. Gruenther Rd/Apache Dr.)
- 3) Gretna Community Foundation 20602 Hwy 370
- 4) Gretna Days Foundation 907 Village Square
- 5) Gretna Friends of the Library 20501 Angus St.
- 6) Gretna Lions Club 10994 Hwy 6
- 7) Gretna Optimist Club 12531 S 216th Street

- 8) Gretna Elite Academy (Soccer) 12130 S 216 Plaza
- 9) St. Charles Knights of Columbus 11350 Wickersham Blvd

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the firework applications for the 2026 July 4th season. Motion carried. Alexander: Yea, Liebenritt: Abstain (With Conflict), Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Abstain (With Conflict): 1

Action on Farmer's Market of Gretna Operators Agreement

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the Farmer's Market of Gretna operators agreement. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Moving the PT Admin Assistant to Align with the FT Admin Assistant/Permit Tech in Job Duties and Pay

Motion by Kara Alexander, seconded by Bill Proctor to approve the alignment of the two admin assistant positions in the Building and Zoning department. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Contract Negotiations, Real Estate, and Personnel

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to go into closed session at 7:27 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene in open session at 7:41 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Kara Alexander to adjourn. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk

CITY OF GRETNA CLAIMS 03/17/20226

Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND		
Department: 00 GENERAL		
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 2/24 - 3/23/26	268.00
AMY NAKAI	3/7/26 TREE TALK - COFFEE	64.50
ANN POWERS	SPEAKER FOR TREE TALK - MILEAGE	52.50
BERGANKDV, LLC	PROGRESS INV: YE AUDIT	33,000.00
BLACK HILLS CORPORATION	ACCT# 7829898742: 204 N MCKENNA AVE #1	272.55
BMI JANITORIAL GROUP	CITY HALL CLEANING: NOV 2025	541.00
COLUMN SOFTWARE PBC	LEGAL NOTICES	787.98
CONFLUENCE, INC	PETERSON PARK: CONCEPT DEVELOPMENT: FEB 2026	13,881.00
CULLIGAN OF OMAHA	ACCT 8847: WATER / DELIVERY / EQUIPMENT	115.05
GRETNA ACE HARDWARE LLC	SILICONE / KITCHEN FAUCET	109.98
GRETNA DAYS FOUNDATION	GRETNA DAYS 2026 DONATION	10,000.00
HEARTLAND NATURAL GAS	ACCT# 9431-5379-16 204 N. MCKENNA AVE JAN / FEB 2026	942.11
NATIONAL BUSINESS FURNITURE	DESK / LATERAL FILE	2,746.62
OMAHA WORLD HERALD	LEGAL NOTICE: 2/20/26	29.79
PAULA DENNISON	MILEAGE: JAN - FEB 2026	129.05
PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	2,009.33
PINNACLE BANK	ACCT# 8842: FEB 2026 PURCHASES	21.25
QUILL CORPORATION	OFFICE SUPPLIES	213.80
SECURITY EQUIPMENT INC	CITY HALL - REPLACE SOLENOID	451.67
VICTORIA SCHUETZ	MILEAGE: JAN - FEB 2026	48.30
YOUNG & WHITE LAW OFFICES	GENERAL / GRETNA CROSSING PARK / GOOD LIFE DISTRICT	6,561.00
Total Department 00 GENERAL		\$ 72,245.48
Department: 10 PARK		
GRAINGER	WELDED HYDRAULIC CYLINDER	430.03
GRETNA ACE HARDWARE LLC	QCK LNK STL / CNCTNG LNK STL	35.41
GRETNA ACE HARDWARE LLC	PLATINUM OIL / UNIVERSAL WRENCH	79.37
GRETNA ACE HARDWARE LLC	LANDSCAPE FABRIC	26.99
GRETNA ACE HARDWARE LLC	SCREWS / FASTNERS	10.95
GRETNA ACE HARDWARE LLC	DEEP IMP SCKT SET / DRILL BIT 3/8" WRNCH / MISC FASTENERS	76.81
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	2,160.11
GT MIDWEST	SURVEYOR VESTS / GLOVES	91.00
NAPA - ASHLAND AUTO SUPPLY	Z HOSE END FITTINGS / WEATHERSHIELD	806.91
NAPA - ASHLAND AUTO SUPPLY	SWIVEL OIL FILTER / DRIVE OIL FILTER	286.36
NAPA - ASHLAND AUTO SUPPLY	1.5A CHARGER	123.15
NAPA - ASHLAND AUTO SUPPLY	10 - NAF 2.5 DEF	179.90
TY'S OUTDOOR POWER & SERVICE	POLY CUT KNIVES / POLY CUT	56.98
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	278.29
Total Department 10 PARK		\$ 4,642.26
Department: 11 FOREST CITY REC AREA		
CUSTOMIZED STEEL BUILDINGS	BUILDING PROJECT - FINAL PYMT	6,400.00
GRAINGER	TELESCOPING POND PLIERS / TRASH PICKER / TELESCOPIC POLE / LEAF	439.30
GRETNA ACE HARDWARE LLC	ACE FENCE STAPLE 1.25 HG1#	45.50

Invoice		
Vendor Name	Description	Amount
GRETNA ACE HARDWARE LLC	DRAIN BLADDER	41.98
LOWE'S COMPANIES, INC.	48 GAL WHEELED TCAN	161.46
PINNACLE BANK	ACCT# 2823: FEB 2026 PURCHASES	1,207.78
Total Department 11 FOREST CITY REC AREA		\$ 8,296.02
Department: 25 LIBRARY		
ALLO COMMUNICATIONS	LIB: ACCT# 3198699 MAIN LIBRARY / CHILDRENS LIBRARY	544.32
AMERICAN ANCESTORS	LIB: 2 - INSTITUTIONAL MEMBERSHIPS	540.00
BLACK HILLS CORPORATION	LIB: ACCT# 9432235077: 736 SOUTH ST	95.88
BLACK HILLS CORPORATION	LIB: ACCT# 4201477461: 119 N MCKENNA AVE	88.45
BMI JANITORIAL GROUP	LIB: CHILDREN'S LIBRARY CLEANING - MAR 2026	1,082.00
CENTURY BUSINESS PRODUCTS	LIB: S/N: H552610491 MONTHLY COPIES - MAIN LIBRARY	93.56
CENTURY BUSINESS PRODUCTS	LIB: S/N: H552610488 MONTHLY COPIES - CHILDREN'S LIBRARY	78.74
CINTAS	LIB: AED MAINTENANCE	106.20
COLUMN SOFTWARE PBC	LEGAL NOTICES	20.18
GREATER OMAHA GENEALOGICAL SOCIETY	LIB: MEMBERSHIP	20.00
GRETNA ACE HARDWARE LLC	LIB: SNIPS OFFSET (DOWNSPOUT)	23.99
HEARTLAND NATURAL GAS	LIB: ACCT# 9432-2350-77: 736 SOUTH ST JAN / FEB 2026	191.10
HEARTLAND NATURAL GAS	ACCT# 4201-4774-61: 119 N MCKENNA AVE JAN / FEB 2026	130.07
INGRAM LIBRARY SERVICES	LIB: BOOKS	301.12
KANOPY, INC	LIB: VIDEOS	69.35
NE STATE GENEALOGICAL SOCIETY	LIB: INDIVIDUAL DIGITAL: 1 YEAR	20.00
PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	351.39
Total Department 25 LIBRARY		\$ 3,756.35
Department: 30 FIRE		
ALLO COMMUNICATIONS	FD: ACCT# 3638279	410.00
BLACK HILLS CORPORATION	FD: ACCT# 0615434184: 10309 S 168TH ST / 21825 CAPEHART RD	1,637.91
CLEANING EDGE SOLUTIONS	FD: CLEANING OF FIRE STATIONS	475.00
COX BUSINESS SERVICES	FD: ACCT# 001 7210 034122701 10309 S 168TH ST	285.90
FARMERS UNION COOP	FD: ACCT# GREFI: FEB 206 FUEL PURCHASES	769.68
GRETNA SUBURBAN FIRE DEPT.	FD: 1/2 PAYROLL COST: FEB 2026	55,832.29
OMAHA PUBLIC POWER DISTRICT	FD: ACCT# 1095542808: 1/28/26 TO 2/25/26	2,767.07
Total Department 30 FIRE		\$ 62,177.85
Department: 35 BUILDING/ZONING		
CLARKSON ELECTRIC LLC	INSPECTION SERVICES: FEB 2026	6,985.00
COAST NA	FEB 2026 FUEL PURCHASES	214.89
COLUMN SOFTWARE PBC	LEGAL NOTICES	49.09
CULLIGAN OF OMAHA	ACCT 8847: WATER / DELIVERY / EQUIPMENT	104.05
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	30.00
JDW MIDWEST, LLC	PLAN REVIEW / INSPECTION SERVICES: JAN 2026	27,195.00
MARVIN PLANNING CONSULTANTS, INC.	ZONING UPDATE	11,150.00
NEBRASKA.GOV	JUSTICE CASE LISTING - 2	4.00
OCCUPATIONAL HEALTH CENTER	NEW HIRE SCREENING	89.00
PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	1,396.16
QUILL CORPORATION	OFFICE SUPPLIES	101.64
REGGIE WORTMAN	PER DIEM: NPZA CONFERENCE 3/4 - 3/6/26	360.85
ROOF RITE EXTERIORS	REFUND: RECEIPT# 212302	80.00
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	89.67
Total Department 35 BUILDING/ZONING		\$ 47,849.35

Vendor Name	Invoice Description	Amount
Fund: 02 STREET		
<i>Department: 05 STREET</i>		
BARCO MUNICIPAL PRODUCTS INC	STREET SIGNS	617.59
COMMONWEALTH ELECTRIC COMPANY	SERVICE: 216TH & SCHRAM RD	968.80
ESSENTIAL SCREENS	DRUG SCREENINGS	96.24
GRAINGER	AC PORT, BLAC, PLUG-IN	40.50
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	1,139.70
GT MIDWEST	SURVEYOR VESTS / GLOVES	91.01
NAPA - ASHLAND AUTO SUPPLY	3 8DR BIT SOCKET HEX	58.53
NAPA - ASHLAND AUTO SUPPLY	PER-LUX SNOWPLOW LAMP / 2 - TURN LAMP	661.14
NAPA - ASHLAND AUTO SUPPLY	CLEAR VINYL TUBING / 20 STRAIGHT TUBE	48.95
NAPA - ASHLAND AUTO SUPPLY	10W30	36.99
PINNACLE BANK	ACCT# 2823: FEB 2026 PURCHASES	142.29
SUSPEND IT	SNOW REMOVAL 2/20/26	3,165.00
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	112.42
Total Department 05 STREET		\$ 7,179.16
Fund: 07 PUBLIC WORKS		
<i>Department: 90 PUBLIC WORKS ADMINISTRATION</i>		
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 2/24 - 3/23/26	326.27
BLACK HILLS CORPORATION	ACCT# 7757344605: 20090 HUSKER DR	458.98
ESSENTIAL SCREENS	DRUG SCREENINGS	44.88
GRETNA ACE HARDWARE LLC	2 - DUR BATT LTHM 2032 2 PK	62.97
GRETNA ACE HARDWARE LLC	MISC FASTENERS / LETTER & NUMBER SET	33.93
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	1,136.80
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	140.29
HD SUPPLY	24 - GLASS CLEANER	143.28
HEARTLAND NATURAL GAS	ACCT# 7757-3446-05: 20090 HUSKER DR JAN / FEB 2026	2,168.00
HOTSY EQUIPMENT CO.	REPLACED MANIFOLD	971.68
NAPA - ASHLAND AUTO SUPPLY	JB WELD / 12 - BRAKE PARTS CLEANER	57.62
NAPA - ASHLAND AUTO SUPPLY	2 - MEGUIARS INTRIOR DTLR	19.98
OCCUPATIONAL HEALTH CENTER	NEW HIRE SCREENING	89.00
PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	497.95
QUILL CORPORATION	OFFICE SUPPLIES	68.69
UNIFIRST CORPORATION	JANITORIAL SUPPLIES	301.67
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	159.39
Total Department 90 PUBLIC WORKS ADMINISTRATION		\$ 6,681.38
Fund: 08 KENO FUND		
<i>Department: 08 KENO</i>		
NE DEPT OF REVENUE - KENO	ANNUAL LICENSE	100.00
Total Department 08 KENO		\$ 100.00
Fund: 10 WATER		
<i>Department: 00 GENERAL</i>		
UB Refund	UB refund for account: 7077002	192.38
UB Refund	UB refund for account: 10301	99.28
UB Refund	UB refund for account: 4349006	22.58
UB Refund	UB refund for account: 2884001	67.15
UB Refund	UB refund for account: 4246005	98.59
Total Department 00 GENERAL		\$ 479.98

Vendor Name	Invoice Description	Amount
Department: 40 WATER		
BLACK HILLS CORPORATION	ACCT# 9729727197: WELLS	131.82
CITY CLERK-PETTY CASH	WATER SAMPLE POSTAGE	126.75
GREAT PLAINS COMMUNICATIONS	ACCT# 206567: MARCH 2026 SCADA CONNECTION - SAPP BROS	148.00
GRETNA ACE HARDWARE LLC	2 - RICHT TIE DOWN	73.08
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	796.15
GT MIDWEST	SURVEYOR VESTS / GLOVES	91.03
HEARTLAND NATURAL GAS	ACCT# 9729-7271-97 WELL @ HWY 6 & ANGUS ST JAN / FEB 2026	34.70
INVOICE CLOUD INC	MONTHLY BILLING - FEB 2026	144.50
MIDWEST LABORATORIES, INC.	ACCT# 62001 SAPP BROS: WATER TESTING: FEB 2026	579.26
NAPA - ASHLAND AUTO SUPPLY	GROMMETS	12.18
ONE CALL CONCEPTS, INC.	375 LOCATES: FEBRUARY 2026	316.86
PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	427.03
PITNEY BOWES RESERVE ACCOUNT	ACCT# 47137534 POSTAGE METER FUNDS	5,000.00
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	561.68
Total Department 40 WATER		\$ 8,443.04
Fund: 14 SEWER		
Department: 00 GENERAL		
UB Refund	UB refund for account: 4349006	19.79
Total Department 00 GENERAL		\$ 19.79
Department: 45 SEWER		
BIG RIG REPAIR INC.	#91: FLODD LED MODUL / AMBER ILLUNIATED / 4" HIGH POWER / WIRES	243.72
BLACK HILLS CORPORATION	ACCT# 7605916886: 21041 NE CROSSING DR	111.15
CENTURY LINK	ACCT# 333508241 - WASTE WATER DIALER: 6/16/25 TO 7/15/25	337.07
COLUMN SOFTWARE PBC	LEGAL NOTICES	174.45
CUMMINS SALES & SERVICE	STARTER MOTOR	1,097.21
GRETNA ACE HARDWARE LLC	2 - GASSER GIANT DESTROY 4PK	19.98
GRETNA ACE HARDWARE LLC	#91: ELEC TAP / GROMMET VNY / IMPCT DRIVER SET / DRILL BIT	108.52
GRETNA ACE HARDWARE LLC	MISC FASTENERS	9.18
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	480.01
GT MIDWEST	SURVEYOR VESTS / GLOVES	90.99
HEARTLAND NATURAL GAS	ACCT# 7605-9168-86: 21041 NE CROSSING DR JAN / FEB 2026	300.29
HTM SALES, INC.	LAKE RIDGE ESTATES: SERVICE	845.00
HUSKER DIESEL	#91: WHEEL COVER	242.57
LOWE'S COMPANIES, INC.	60" UTILITY RPLCMNT	28.44
NAPA - ASHLAND AUTO SUPPLY	AIR FILTERS	130.04
NAPA - ASHLAND AUTO SUPPLY	GRO WIRE	260.91
STOREYKENWORTHY/MATT PARROTT	DISCONNECT LABELS	458.99
Total Department 45 SEWER		\$ 4,938.52
Fund: 20 GRETNA CROSSING PARK		
Department: 50 GRETNA CROSSING PARK		
CINTAS	AED AGREEMENT	241.20
ESSENTIAL SCREENS	DRUG SCREENINGS	32.10
GRETNA GAS AND LUBE	ACCT# GRECI: FEB 2026 FUEL PURCHASES	581.36
MIDWEST TURF & IRRIGATION	#77: VARIOUS FILTERS	391.77
NAPA - ASHLAND AUTO SUPPLY	SCREW MT BASE	10.99
SITEONE LANDSCAPE SUPPLY, LLC	POLY PIPE / CRIMP CLAMS / COUPLINGS / TEES / PLUGS	375.95
WESTERN OIL II, LLC	FEB 2026 FUEL PURCHASES	150.68
Total Department 50 GRETNA CROSSING PARK		\$ 1,784.05

Vendor Name	Invoice Description	Amount
Fund: 33 GOOD LIFE DISTRICT		
	<i>Department: 33 GOOD LIFE DISTRICT</i>	
RADCLIFFE GILBERTSON & BRADY	NE GOOD LIFE TRANSFORMATIONAL PROJECTS ACT: MARCH 2026	3,000.00
	Total Department 33 GOOD LIFE DISTRICT	\$ 3,000.00
Payroll & Taxes	Regular Payroll	100,014.87
	Total Payroll	\$ 100,014.87
	*** GRAND TOTAL ***	\$ 331,608.10

03/12/2026 INVOICE DISTRIBUTION REPORT FOR CITY OF GRENA				
POST DATES 03/04/2026 - 03/18/2026				
VENDOR CODES: 0000001224 - PINNACLE BANK				
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND				
Department: 00 GENERAL				
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	30.40
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	255.06
01-00-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	238.67
01-00-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	73.31
01-00-5025.010	MEETING EXPENSES	PINNACLE BANK	ACCT# 8842: FEB 2026 PURCHASES	18.26
01-00-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	40.00
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	159.03
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	434.14
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	31.00
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	9.62
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	6.84
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	36.92
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	186.25
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	240.34
01-00-5046.000	BLDG. MAINTENANCE AND REPAIR	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	154.08
01-00-5072.000	JANITORIAL SUPPLIES	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	110.68
01-00-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	2.99
01-00-5078.010	COMPUTER / CLOUD SUPPORT	PINNACLE BANK	ACCT# 8842: FEB 2026 PURCHASES	2.99
Total Department 00 GENERAL				2,030.58
Department: 11 FOREST CITY REC AREA				
01-11-5080.000	NEW EQUIPMENT	PINNACLE BANK	ACCT# 2823: FEB 2026 PURCHASES	1,207.78
Total Department 11 FOREST CITY REC AREA				1,207.78
Department: 25 LIBRARY				
01-25-5011.000	TELEPHONE/INTERNET - MAIN	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	88.06
01-25-5011.020	TELEPHONE/INTERNET CHILDREN'S	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	88.06
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	7.72
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	5.96
01-25-5070.010	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	22.41
01-25-5075.030	YOUNG ADULT PROGRAMMING	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	21.39
01-25-5075.030	YOUNG ADULT PROGRAMMING	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	18.79

01-25-5078.015	COMPUTER LICENSING & PROGRAMS	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	99.00
Total Department 25 LIBRARY				351.39
Department: 35 BUILDING/ZONING				
01-35-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	176.05
01-35-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	187.63
01-35-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	235.00
01-35-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	779.98
01-35-5073.000	SAFETY/TRAINING SUPPLIES	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	17.50
Total Department 35 BUILDING/ZONING				1,396.16
Total Fund 01 GENERAL FUND				4,985.91
Fund: 02 STREET				
Department: 05 STREET				
02-05-5050.020	SNOW PLOW EQUIPMENT	PINNACLE BANK	ACCT# 2823: FEB 2026 PURCHASES	142.29
Total Department 05 STREET				142.29
Total Fund 02 STREET				142.29
Fund: 07 PUBLIC WORKS				
Department: 90 PUBLIC WORKS ADMINISTRATION				
07-90-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	409.54
07-90-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	85.42
07-90-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	2.99
Total Department 90 PUBLIC WORKS ADMINISTRATION				497.95
Total Fund 07 PUBLIC WORKS				497.95
Fund: 10 WATER				
Department: 40 WATER				
10-40-5016.000	PRINTING & PUBLICATION	PINNACLE BANK	ACCT# 5738: FEB 2026 PURCHASES	427.03
Total Department 40 WATER				427.03
Total Fund 10 WATER				427.03
--- TOTALS BY FUND ---				
		1	GENERAL FUND	4,985.91
		2	STREET	142.29
		7	PUBLIC WORKS	497.95
		10	WATER	427.03
			Total For All Funds:	6,053.18



City of Gretna, Nebraska

Financial Overview

As of and for the Year Ending September 30, 2025

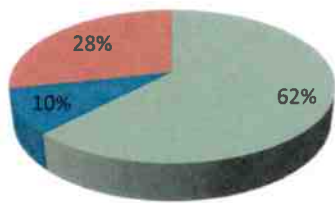
Government-Wide

Summary of Net Position

	Government Activities	Business-type Activities	2025 Total	2024 Total
Current and other assets	\$60,736,794	\$25,788,073	\$ 86,524,867	\$ 60,801,049
Capital assets	110,349,448	65,934,833	176,284,281	171,467,769
Total assets	<u>171,086,242</u>	<u>91,722,906</u>	<u>262,809,148</u>	<u>232,268,818</u>
Current liabilities	5,799,467	2,965,153	8,764,620	11,131,491
Long-term liabilities	91,958,151	8,512,722	100,470,873	85,610,475
Deferred gain on refunding	1,340,308	-	1,340,308	746,552
Total liabilities	<u>99,097,926</u>	<u>11,477,875</u>	<u>110,575,801</u>	<u>96,741,966</u>
Net position				
Net invested in capital assets	38,027,311	56,526,466	94,553,777	83,740,374
Restricted	14,579,538	-	14,579,538	8,497,011
Unrestricted	<u>19,303,828</u>	<u>23,678,430</u>	<u>42,982,258</u>	<u>42,542,915</u>
Total net position	<u>\$71,910,677</u>	<u>\$80,204,896</u>	<u>\$ 152,115,573</u>	<u>\$ 134,780,300</u>

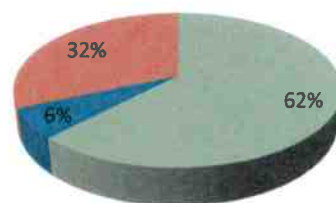
Notes: Increase in total net position was \$17,335,273 for 2025 and \$19,789,323 for 2024.
 Increase in net investment in capital assets of \$10,813,403.
 Increase in restricted net position was 6,082,527.
 Increase in unrestricted net assets of \$439,343.

2025 Net Position



■ Net invested in capital assets
 ■ Restricted
 ■ Unrestricted

2024 Net Position



■ Net invested in capital assets
 ■ Restricted
 ■ Unrestricted

Governmental Funds

Modified accrual basis of accounting; excluding the Incentive and TIF funds

Revenues	2025	2024	Change
Property taxes	\$ 6,330,027	\$ 6,207,124	\$ 122,903
Sales taxes	12,006,015	11,092,246	913,769
Other taxes	442,704	329,947	112,757
Licenses and permits	2,637,960	3,196,289	(558,329)
Intergovernmental	1,819,286	1,433,538	385,748
Keno	205,352	213,256	(7,904)
Interest	702,184	443,137	259,047
Charges for services	644,456	690,991	(46,535)
Reimbursements and other	7,669,280	5,580,155	2,089,125
Total Revenues	<u>\$32,457,264</u>	<u>\$29,186,683</u>	<u>\$ 3,270,581</u>
Expenditures			
General government	\$ 5,647,276	\$ 3,533,496	\$ 2,113,780
Public safety	1,909,235	1,814,287	94,948
Culture and recreation	2,413,856	2,935,240	(521,384)
Public streets	1,312,502	1,287,926	24,576
Debt service	7,872,404	11,166,417	(3,294,013)
Capital outlay (from current revenues)	6,419,634	5,211,945	1,207,689
Total Expenditures	<u>25,574,907</u>	<u>25,949,311</u>	<u>(374,404)</u>
Net Operating Activity	<u>\$ 6,882,357</u>	<u>\$ 3,237,372</u>	<u>\$ 3,644,985</u>

Notes:

- 1) Property tax revenue increased due to the increase in valuation within City limits.
- 2) Sales tax revenue increased due to increase in sales within City limits.
- 3) Licenses and permit revenue decreased due to payments received related to park, building and watershed fees decreasing.
- 4) Intergovernmental revenue increased due to state highway allocations and a state grant.
- 5) Reimbursements and other include amounts from SIDs, Gretna Public School and Sarpy County reimbursements.
- 6) General government expenditures increased related to bond issuance fees, additional staff, renting space, and Good Life District costs.
- 7) Public safety expenditures increased due to increases in police coverage and changes within the fire department.
- 8) Culture and recreation expenditures decreased due prior year including YMCA deficit payments.
- 9) Debt service expenditures decreased due to the prior year including a tender offer.
- 10) Capital outlay expenditures increased due to City Center, street projects and other capital asset additions.

Proprietary Funds (full accrual basis of accounting)

	Water 2025	Sewer 2025	Total 2025	Total 2024	Change
Utility sales	\$3,594,698	\$ 4,917,689	\$8,512,387	\$7,605,419	\$ 906,968
Operating expenses	(2,957,313)	(6,572,878)	(9,530,191)	(8,383,748)	(1,146,443)
Operating income (loss)	<u>637,385</u>	<u>(1,655,189)</u>	<u>(1,017,804)</u>	<u>(778,329)</u>	<u>(239,475)</u>
Permits and hookups	180,623	1,440,186	1,620,809	980,135	640,674
Capital facility and other revenues	2,160,004	538,874	2,698,878	3,948,131	(1,249,253)
Interest expense and other	(76,061)	(56,821)	(132,882)	(139,661)	6,779
Nonoperating income	<u>2,264,566</u>	<u>1,922,239</u>	<u>4,186,805</u>	<u>4,788,605</u>	<u>(601,800)</u>
Increase (Decrease) in Net Position	<u>\$ 2,901,951</u>	<u>\$ 267,050</u>	<u>\$ 3,169,001</u>	<u>\$ 4,010,276</u>	<u>\$ (841,275)</u>

Notes:

- 1) Increase in water and sewer sales is due to increased volume and user rates.
- 2) Increase in operating expenses is depreciation, sewer agency connection fees and sewer use fees paid to Omaha due to the increased growth in this service area. Included in 2025 water and sewer operating expenses is depreciation expense of \$1,784,986 and \$1,440,221, respectively. Depreciation expense for 2024 was \$2,870,869.
- 3) Capital facility charges were higher in 2024 due to more developments connecting to the water/sewer system.

Cash Reserves Overview

	Cash and Investments	2025-2026 Expense Budget	Reserve %
General Fund	\$44,778,763	\$42,982,575	104.18%
Debt Service Fund	4,869,563	22,451,750	21.69%
Street Fund	8,680,767	5,518,485	157.30%
Keno Fund	1,124,547	293,100	
Water/Sewer Fund	24,733,450	14,960,425	

Note:

- 1) Water/Sewer budget above does not include capital projects.

2024-2025 Budget Overview (cash basis of accounting)

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
General Fund ⁽²⁾	\$22,791,736	\$17,804,349	\$ 4,987,387
Debt Service Fund	2,365,100	4,419,153	(2,054,053)
Street Fund ⁽³⁾	3,243,727	2,707,253	536,474
Keno Fund	293,100	43,038	250,062

Notes:

- 1) The City complied with its adopted budget.
- 2) Debt Service fund expenditures exceeded budgeted amount due to bond issuance costs and interest paid on refunded debt.

Debt Overview

<u>Governmental Activities</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Valuation	\$1,544,750,779	\$1,456,933,713	\$1,327,897,715
General Obligation Debt	22,080,000	24,135,000	31,375,000
Ratio	1.43%	1.66%	2.36%

Notes:

- 1) The City has tax supported municipal improvement bonds outstanding of 71,530,000, which are not included above.

<u>Business-Type Activities</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Business Activity Debt	\$ 9,408,367	\$10,301,003	\$11,131,584
Debt Service Coverage Ratio	2.18	1.39	1.16

**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 218th Street, Elkhorn, NE 68022

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

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

Staff comments 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 192nd 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.

Nathan Munger, Chairman



APPLICATION FOR A CONDITIONAL USE PERMIT

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

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

City/State/Zip: Elkhorn, NE 68022

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

Address: 19411 Schram Rd Phone: _____

City/State/Zip: Gretna, NE 68028

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

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

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

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

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

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

Alicia Zuger
Signature of Applicant

NON REC'D

1/16/2026
Date



Notes/Explanations for First Page:

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

Lined area for additional notes or explanations.

Official Office Use Only

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

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

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

Signature of Official

Date



City of Gretna
204 N McKenna Avenue
P.O. Box 69
Gretna, NE 68028

Property Owner Permission Form

I (we): Kyle & Felicia Richards
(Property Owner's Name)

Hereby Authorize: Greg & Alicia Zuger
(Name of Person/Organization Applying for Permit)

to : Apply for/obtain a Conditional Use permit for the purpose of opening a residential assisted living home
(Description, i.e.: rezone property, replat property, post a banner, provide parking, hold a Special Event, food truck, etc.)

on my property located at 9809 S 204th St, Gretna, NE 68028, Parcel #011599211
(Property Address and Parcel Number)

for the time period of February 2026 to February 2036
(Date and Year) *(Date and Year)*

As property owner or authorized representative of the property owner, I hereby grant permission to the applicant referenced above for the use of my property as described above.

PLEASE NOTE: This permission shall continue until written revocation hereof is provided to the City.

KYLE RICHARDS Felicia Richards
Property Owner Name and Title

2-2-2026
Date

[Signature]
Property Owner Signature

402-630-5399
Phone Number

KRICHARDS@COX.NET
Email Address

Notary use only

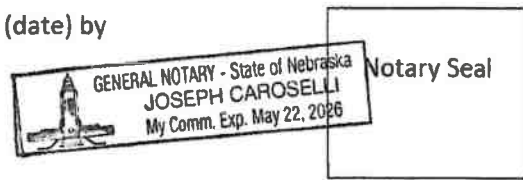
State of Nebraska

County of Sarpy

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

Notary Signature: [Signature]

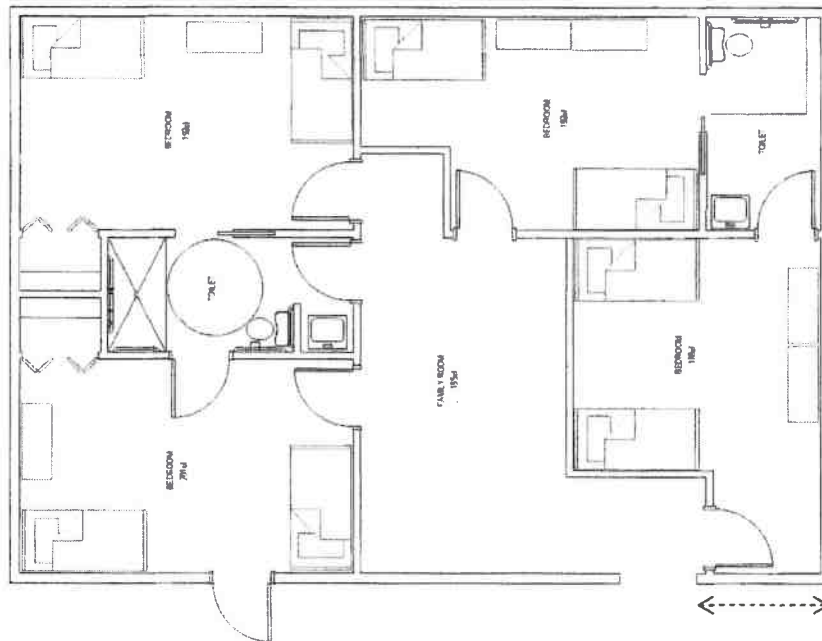
Notary Expiration Date: May 22 2026



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



Proposed Garage Build Out

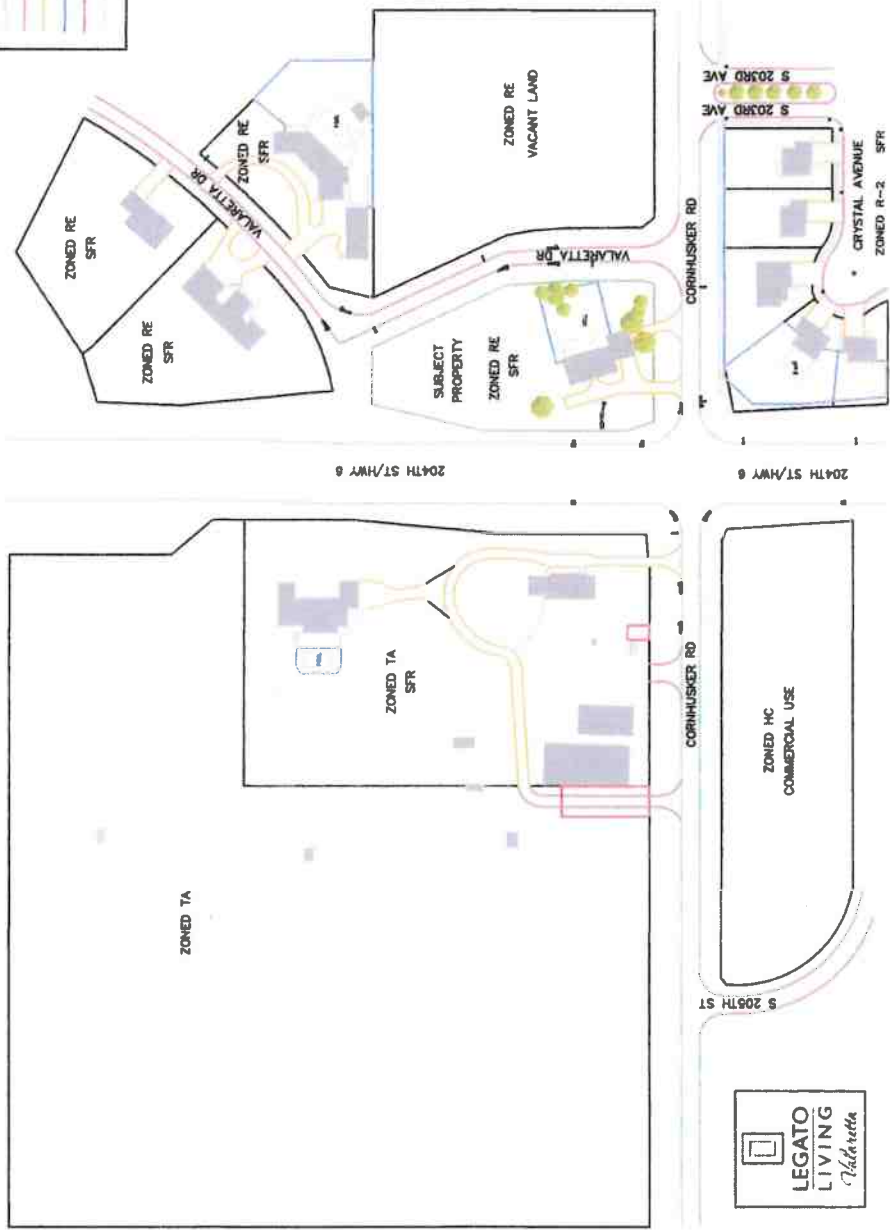


Small garage expansion for additional living spaces

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

LEGEND

(Black line)	SUBJECT PROPERTY
(Thin black line)	PROPERTY LINES
(Thick black line)	MAIN ROADWAYS
(Thin grey line)	SIDE STREETS
(Thin blue line)	PRIVATE DRIVEWAYS
(Thin red line)	FENCES
(Thin green line)	ACCESS EASEMENTS
(Thin purple line)	PRIVATE WALKS/PATIOS/GRAVEL





Rezoning & Conditional Use Permit Request

Residential Memory Care Home – 9809 S 204th Street, Gretna, NE

Introduction & Purpose

Greg and Alicia Zuger respectfully submit this narrative in support of their request for:

- **Rezoning** of the property at **9809 S 204th Street** to **R-2 Residential**, and
- Approval of a **Conditional Use Permit** to operate a small-scale **Residential Memory Care Home**.
- The duration of this franchise & location agreement between Legato Living & Greg & Alicia Zuger is 10 years, which ensures the property will be used as a residential assisted living home for at least that timeframe

The intent of this request is to repurpose an existing residential structure to provide specialized memory care services in a manner that is safe and compliant with all relevant regulations, compatible with the surrounding neighborhood, and consistent with the City of Gretna's planning and zoning framework.

Applicants & Company Background

Greg & Alicia Zuger, Owners – Legato Living at Heartland Hills

- Current residents of south Elkhorn, NE
- Lifelong residents of Omaha, NE

The owners are highly involved in day-to-day operations, spending multiple days each week onsite to support staff, meet with families, and interact directly with residents. Their care model emphasizes accountability, safety, and a high standard of personalized care.

Legato Living is a locally based residential memory care provider, founded in Omaha in 2019. The Zugers currently own and operate **Legato Living at Heartland Hills** in Bellevue, Nebraska, which opened in July 2024 and will be opening **Legato Living at Ashbury Hills** in Papillion later in 2026.

Residential Memory Care Model

Legato Living operates a **residential-style memory care model**, distinct from large institutional facilities. Key characteristics include:

- A maximum of **12 residents** in the Gretna home & in most Legato homes
 - Care focused exclusively on Alzheimer's and Dementia
 - Staffing by **CNAs, CMAs, and trained Care Partners**
 - Mandatory dementia-specific training prior to employment and ongoing monthly
 - Staffing ratios of approximately **4:1 during daytime hours** and **at least one awake staff overnight**
 - A flat monthly rate with no levels of care, allowing residents to age in place without additional cost & stress to families
 - Care needs such as two-person assists, Hoyer lifts, modified diets, and coordination with OT, PT, home health, and hospice services are accommodated
 - Regular visits on-site from a Nurse Practitioner drastically reduces the need for appointments outside the home
-

Description of the Proposed Use

The proposed use is a residential memory care home within an existing single-family brick house located at the corner of 204th Street and Cornhusker Road.

- The structure will retain its residential appearance and character
 - Existing garages will be built out with new living spaces but footprint will remain mostly the same - the original brick will be maintained wherever possible (although it will likely be painted)
 - No oversized commercial signage, retail operations, or institutional-scale activity is proposed nor will it be proposed in the future
 - Other than a potential garage or shed, no additional structures are planned for the property
 - Both driveways will be removed from Cornhusker Road to reduce congestion at this busy intersection & a new driveway will be added on Valaretta Drive for safer access
 - Additional parking will be added as per the proposed parking illustration on the North side of the property
-

Rezoning Request (R-2 Residential)

The applicants are seeking rezoning of the property to R-2 Residential, which is intended to:

- Remain a residential zoning classification and does not permit commercial uses
- Align zoning with the proposed residential care use
- Align zoning with neighboring subdivision, Crystal Creek, which is currently R-2
- Align zoning to the future use of Sarpy Heights and Sarpy Heights II - Mixed Neighborhood - which includes R-1, R-2, R-3, and R-4
- Maintain consistency with surrounding residential character

Rezoning alone does not authorize operation of the facility and does not eliminate the need for a Conditional Use Permit or other regulatory approvals.

Conditional Use Permit Request

The Conditional Use Permit is requested to allow the specific operation of a residential memory care home within R-2 zoning. The CUP provides the City with the ability to:

- Limit the number of residents
- Impose site-specific operational conditions
- Ensure ongoing compliance with safety, traffic, and neighborhood standards
- Retain enforcement and revocation authority if conditions are not met

This layered approval process ensures responsible use of the property while protecting surrounding neighbors.

Safety, Security & Emergency Preparedness

Safety is a foundational element of the Legato Living model including, but not limited to the following:

Increased safety of every day care needs:

- 4:1 resident to staff ratios during resident awake hours
- 24/7 awake staff
- 2-person assists
- Hoyer lifts
- Sit-to-stand lifts
- Tilt in space shower chairs
- Modified diets
- Coordination with OT, PT, home health companies
- Hospice services with company of the family's choice

Safety Measures & Emergency Preparedness Features of the Home:

- Locked and coded doors on all exits to prevent resident elopement
- High staff-to-resident ratios to reduce falls and emergencies
- Fire suppression systems and fire alarms installed throughout the home
- Back up water tanks to support fire suppression system - 30 minute runtime with no use of community well water
- Locked cooktop/stove to prevent resident tampering
- Generator to power essential systems during electrical outages
- Brick construction providing enhanced durability and weather protection

Across Legato Living homes, emergency (911) services are utilized infrequently, averaging 3–4 calls per year per home. Many residents receive hospice care, which further reduces emergency hospital transfers.

Property & Infrastructure Improvements

Several improvements are planned to ensure compliance and compatibility, including, but not limited to, the following:

- Replacement of the existing septic system to accommodate residents
- Coordination with **SID 34** to connect the property to the community well
- Installation of a generator for emergency power
- Enclosure of the front porch & implementation of 2 coded locked doors at this entry for additional security
- ADA ramp added to rear entrance for safer & easier entry from the rear of the house
- Remodel inside to include two ADA accessible roll-in showers

All improvements will be completed in accordance with City, County, and State regulations.

Driveway & Parking Plan

- At the request of the City of Gretna, the driveway will be relocated to **Valaretta Drive** on the east side of the property. The two existing driveways with direct access to Cornhusker Road will be removed
 - Traffic impact is expected to be minima; on busy days, approximately **10–15 vehicles per day** are anticipated, with many days experiencing significantly fewer trips.
 - Adequate on-site parking will be provided. Visitors will be encouraged to access the property via **204th Street and Cornhusker Road**, avoiding cut-through traffic on Valaretta Drive.
-

Regulatory Compliance

Legato Living will comply with all applicable local and state requirements, including:

- City planning and zoning approvals
- City Council approvals
- Building and fire permits
- Residential and commercial permitting as applicable
- State of Nebraska licensure for assisted living and memory care

The applicants take all regulatory standards seriously and view them as essential to resident safety and community trust.

Community Engagement

The applicants have proactively reached out to nearby residents through a neighborhood letter to explain the proposal, outline safety measures, and invite questions prior to public hearings.

They remain committed to open communication and ongoing dialogue with neighbors and city officials.

Public Hearing Schedule Awareness

Rezoning Application Review

- Planning Commission Public Hearing: January 27, 2026
- City Council Public Hearing: February 17, 2026

Conditional Use Permit Review

- Planning Commission Public Hearing - February 24, 2026
 - City Council Public Hearing: March 17, 2026
-

Conclusion & Request

The proposed rezoning and conditional use permit will allow a small-scale, residential memory care home that addresses a growing community need while maintaining neighborhood compatibility.

Greg and Alicia Zuger respectfully request approval of both applications and appreciate the City of Gretna's thoughtful consideration.

They welcome any questions and look forward to working collaboratively with city staff, elected officials, and neighbors.

Reggie Wortman
City Planner
City of Gretna
PO Box 69
204 N. McKenna Ave.,
Gretna, NE 68028

January 16, 2026

RE: 9809 S. 204th St., Gretna, NE
Lot 1, Nelson's Corner

Dear Sir:

The undersigned is the Chairman of the Board of Trustees of SID No. 34 Sarpy County, Nebraska, which encompasses the Sarpy Heights subdivision. I have been in contact with Alicia Zuger. Ms. Zuger advises that she is in the process of purchasing the above-mentioned property and she is pursuing an application with the Planning Commission for the City of Gretna to rezone the property to R-2 to develop an assisted living facility. In that regard, Ms. Zuger advises that it is necessary for the property to be connected to a community water system.

Ms. Zuger has inquired if SID No. 34 would be willing to extend water service to the property. The Board of Trustees has not had the opportunity to hold the public meetings and hearings required by law to consider the request. However, I have discussed the request with the trustees and a majority have indicated a willingness to consider an extension of water service to the property provided that Ms. Zuger agrees to pay for the cost to extend the service and consents to annexation of the property by SID No. 34 and that the property owners in SID No. 34 be given notice of the request and an opportunity to be heard, i.e., do not oppose the request. Ms. Zuger has advised that she is willing to consent to annexation of the property and to pay some of the cost to extend the service.

The Board is in the process of scheduling meetings and a public hearing to propose and possibly adopt a resolution of necessity to move forward with the water extension. This will entail the negotiation and drafting of a written agreement between Ms. Zuger and SID No. 34 regarding the terms and conditions for the water extension, which will then be incorporated into the resolution of necessity. Legally, the intentions of SID No. 34 regarding the request cannot be provided until there is a public hearing on the resolution of necessity. At the conclusion of the public hearing the Board of Trustees may, or may not, adopt the resolution of necessity. At this time, we estimate that it will be approximately 90-120 days before the resolution of necessity could be adopted.

Sincerely,

Derek W Aude

Derek Aude
Chairman, Board of Trustees, SID No. 34
20004 Rondo Drive
Gretna, NE 68028



Conditional Use Permit – Legato Living

I. General Information

- A. Applicant: Greg & Alicia Zuger – Z Square Holdings LLC, 4625 South 218th Street, Elkhorn, NE 68022
- B. Property Owner: Kyle & Felicia Richards, 19411 Schram Road, Gretna, NE 68028
- C. Location: Northeast corner of Highway 6 and Cornhusker Road
- D. Legal Description: Nelson’s Corner, Lot 1
- E. Requested Action: Approval of a Conditional Use Permit to operate a memory care assisted living facility in the existing single-family residence in the R-2 Medium Density Residential Zoning District.
- F. Zoning:
Existing: RE Residential Estates
Proposed: R-2 Medium Density Residential
- G. Site Size: 1.53 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned RE Residential Estates and has one single-family dwelling on the lot with no accessory structures, however the lot is in the process of being rezoned to R-2 Medium Density Residential. Parcels to the North and East are zoned RE Residential Estates. West of the subject property is a single-family home zoned TA Transitional Agriculture and South is the Crystal Creek neighborhood zoned R-2 Medium Density Residential.
- B. General Neighborhood/Area Zoning:
North: RE Residential Estates
South: R-2 Medium Density Residential
East: RE Residential Estates
West: TA Transitional Agriculture
- C. Applicable Regulations:
Section 5.10: R-2 Medium Density Residential
Section 6: Conditional Use Permits
Section 8: Supplemental Regulations

III. Analysis

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

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

The Future Land Use Map shows the subject property as Mixed Neighborhood which “encompass areas that are designed for a blend of compatible residential uses and supporting services, and feature a variety of housing options, including single-family homes, townhouses, and apartments.” Appropriate zoning districts for Mixed Neighborhood are R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, and R-4 Highest Density Residential.

B. Traffic and Access:

The subject property is accessed off Cornhusker Road.

C. Parking:

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

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

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

IV. Review Comments:

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

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

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



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

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

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

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

V. **Recommendation:**

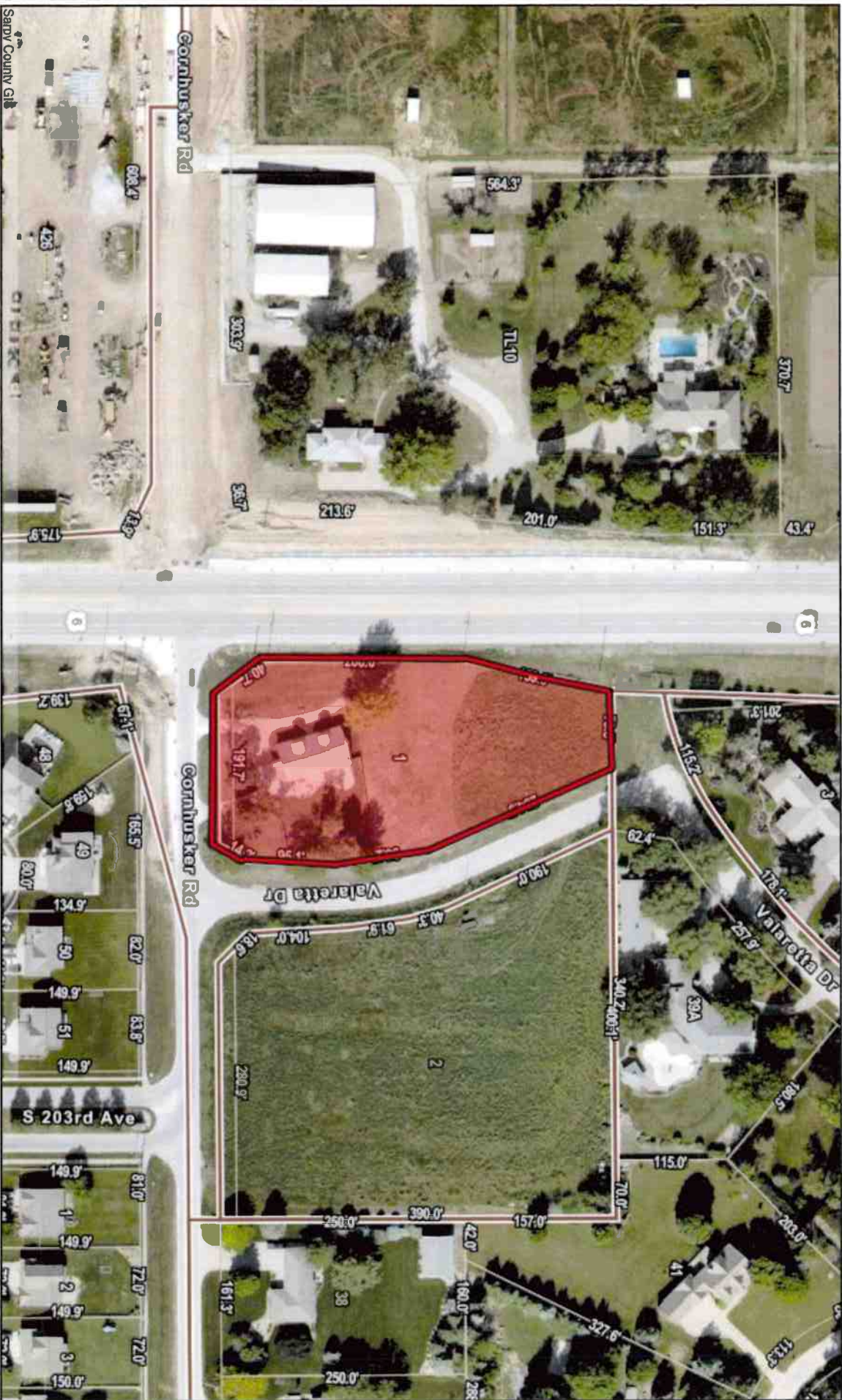
On a 6-1 vote, the Planning Commission recommends approval of the Conditional Use Permit to operate a memory care facility in the R-2 Medium Density Residential zoning district from the existing house at 9809 South 204th Street subject to the following conditions:

- Connect to public water system (SID or City);
- Obtain verification of functionality and capacity of septic tank for intended use by proper regulatory authority;
- Remove access to Cornhusker;
- Install access to Valaretta;

VI. **Attachments to Report:**

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

Current Location: Legato Living



Map Scale 1: 2211

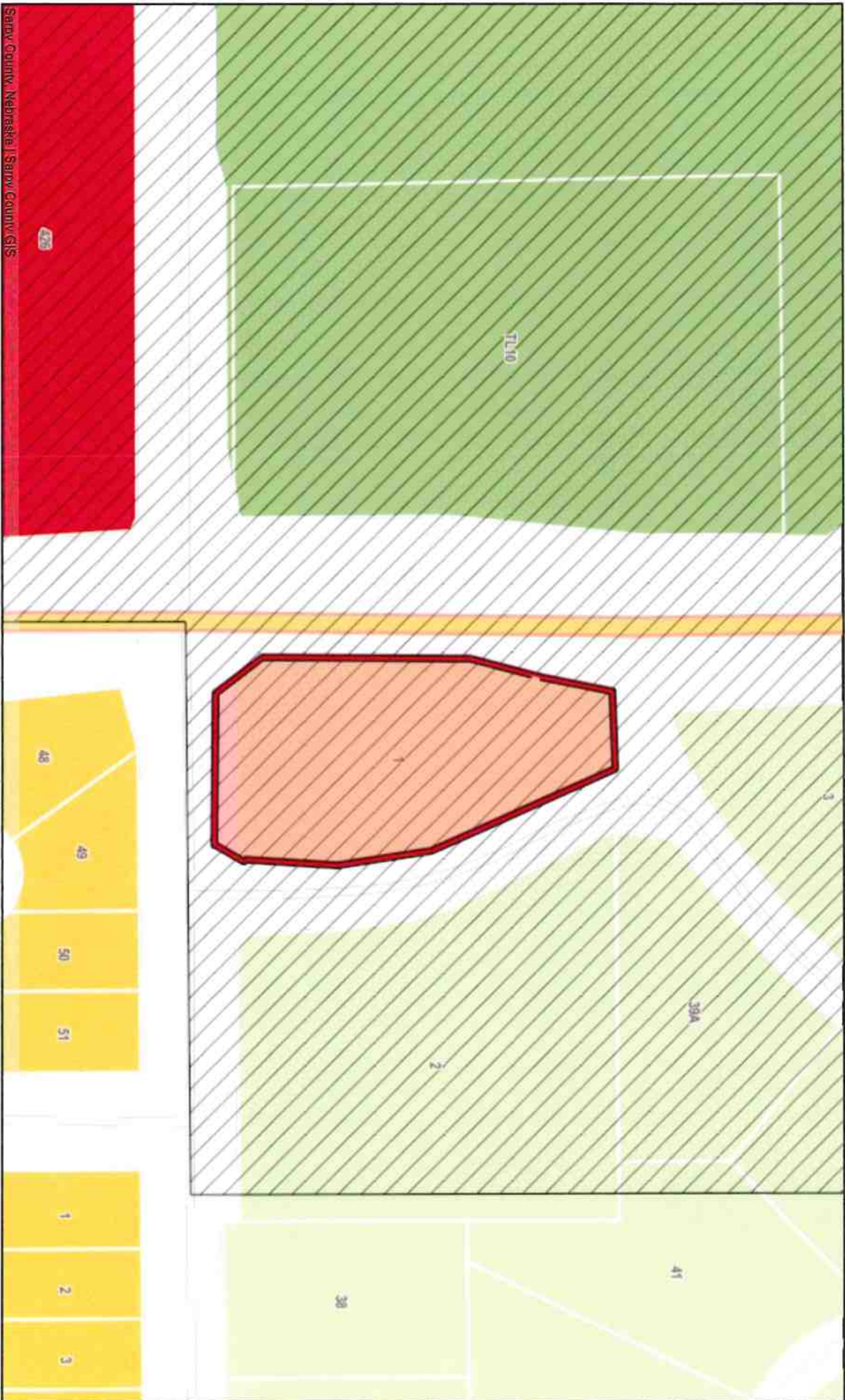
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Current Zoning: Legato Living



Map Scale 1: 2211

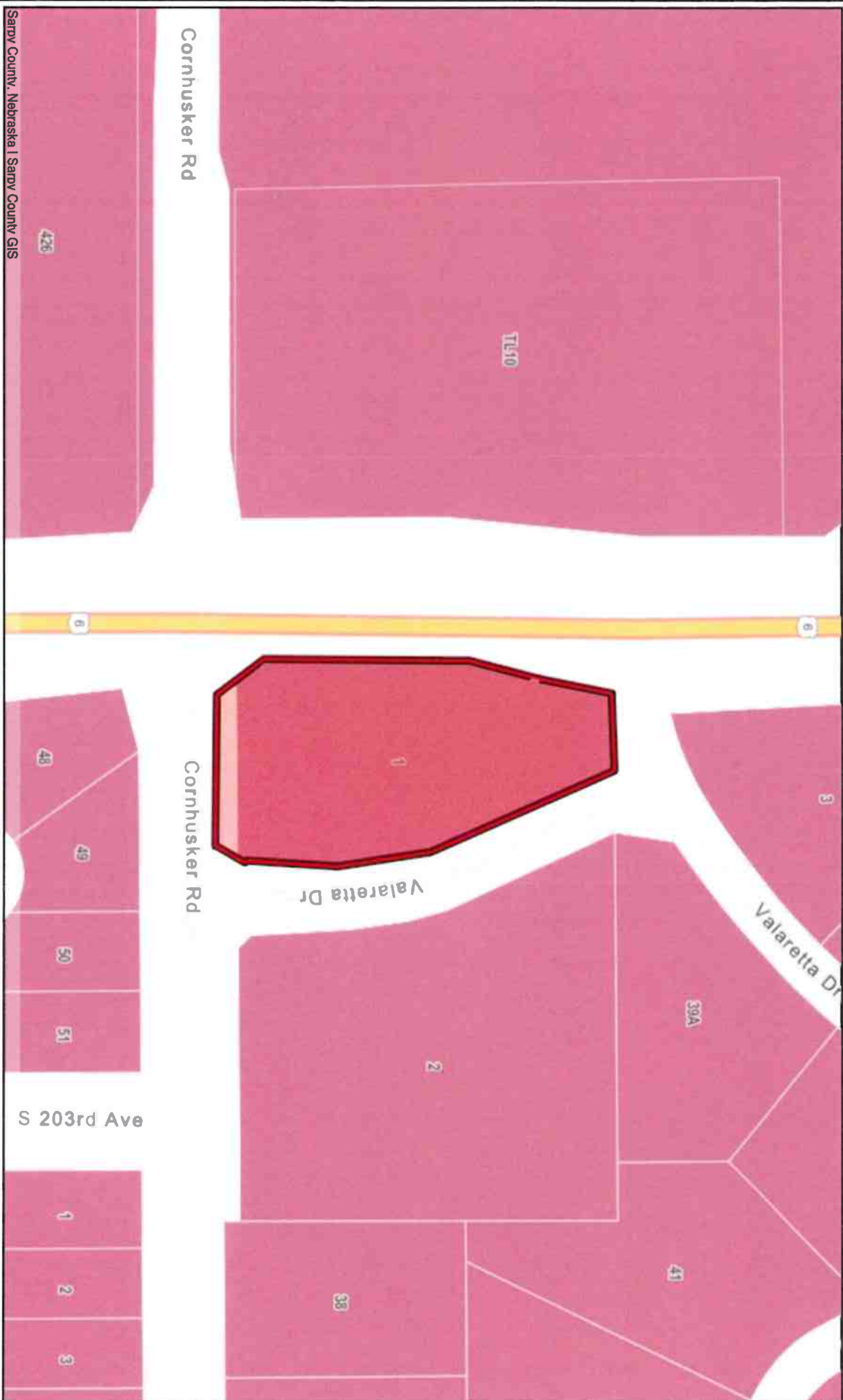
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Notes





Future Land Use: Legato Living



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 2211

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



Notes



Section 5.10 R-2 Medium Density Residential

5.10.1 Intent: The purpose of this district is to permit single-family density residential with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.10.2 Permitted Uses:

The following principal uses are permitted in the R-2 District.

1. Single family detached dwellings
2. Single family attached
3. Two-family, duplex, dwellings
4. Public and private schools
5. Publicly owned and operated facilities
6. Public Services
7. Public recreation areas such as parks, country clubs, golf courses, lakes, common areas and swimming pool

5.10.3 Conditional Uses:

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-2 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Bed and Breakfasts, provided that guest rooms shall be within the principal residential building only and not within an accessory building.
2. Religious institutions
3. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, hospice, other similar institutions, or philanthropic institutions.
4. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
5. Child Care Center
6. Family Child Care Home II
7. Congregate housing
8. Emergency Shelters
9. Adult Care Center
10. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

5.10.4 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Signs as provided for in Section 7.01 through 7.04.
5. Parking as provided for in Section 8.01 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
7. Family Child Care Home I
8. Home Occupations as per Section 8.07.
9. Landscaping as required by Section 9.03.
10. Incidental public safety uses such as emergency sirens
11. Amateur radio towers and associated facilities, per Section 8.08

5.10.5 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 ² (ft)	Rear Yard (ft)	Street Side Yd. (ft)	Max. Height (ft)	Max. Lot Coverage Building/Impervious Area (%)
Single-family Dwelling	7,200	70	25	7.5	25	15	35	40/55
Single-family Dwelling (future development)	7,200	70	25	7.5	25	25	35	35/55
Two-family Dwelling	12,000	80	25	7.5	25	15	35	40/55
Single-family attached ²	6,000 per unit	45 per unit	25	10 ²	25	15	35	40/55
Other Permitted and Conditional Uses	8,000	70	25	7.5	25	15	35	30/55
Accessory Buildings	-	-	35	5	8	15	17 ³	10 ¹

1 Provided that the total area of all of the accessory structures does not exceed 720 square feet and the total lot coverage of all buildings does not exceed 50 percent.

2 The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.

3 The height may be increased to 20 feet with 12 ft. sidewalls based on a 2-story house as principal structure.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

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

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

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

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

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



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

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

Janet Rockwell
9704 Valaretta Dr
Gretna, NE 68028

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

Mary Hagge
9704 S 204th St
Gretna, NE 68028

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

Janet Rockwell
9704 Valaretta Dr
Gretna, NE 68028

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

Mary Hagge
9704 S 204th St
Gretna, NE 68028

Thomas & Kimberly Dimitroff
9707 Valaretta Dr
Gretna, NE 68028

Michael & Ann Boley
20308 Crystal Ave
Gretna, NE 68028

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

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

Thomas & Kimberly Dimitroff
9707 Valaretta Dr
Gretna, NE 68028

Michael & Ann Boley
20308 Crystal Ave
Gretna, NE 68028

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

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

Robert & Mary Denning
9708 Valaretta Dr
Gretna, NE 68028

Thor Properties
3355 N 141st St
Omaha, NE 68164

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

Robert & Mary Denning
9708 Valaretta Dr
Gretna, NE 68028

Thor Properties
3355 N 141st St
Omaha, NE 68164

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



APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: HEB NE LLC Date: 01/05/2026

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

City/State/Zip: Moline, IL 61285

Property Owner Name: Dragon Land Company LLC Date: _____

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

City/State/Zip: Omaha, NE 68114

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

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

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

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

Complete Legal Description Lot 2, Gretna Landing Replat 6, A Subdivision in Sarpy County, NE Parcel # 011619925

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes (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.


Signature of Applicant

1-19-26
Date



Notes/Explanations for First Page:

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

Typical Employee Count in Building at one time: 4

Lined area for notes/explanations

Official Office Use Only

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

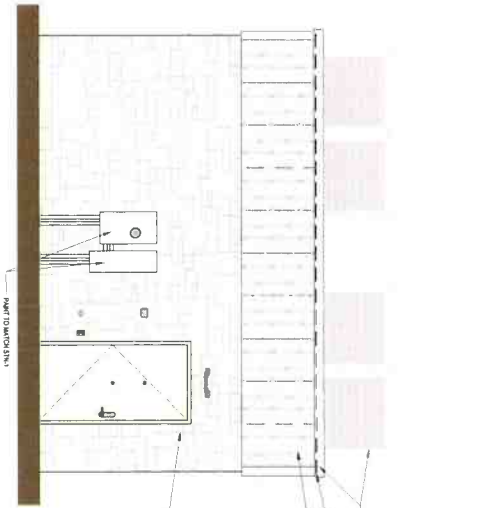
- | | Date |
|--|-------|
| <input type="checkbox"/> Conditional Use Permit is Approved with <u>No Conditions or Contingencies</u> | _____ |
| <input type="checkbox"/> ***Conditional Use Permit is Approved with Conditions | _____ |
| <input type="checkbox"/> Conditional Use Permit is Transferable | _____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

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

Blank lines for additional conditions

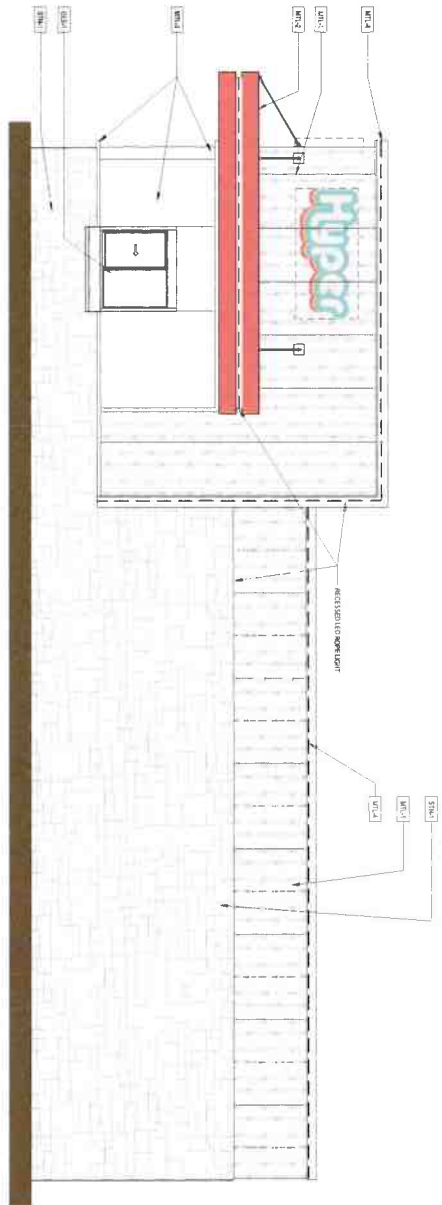
Signature of Official

Date



MATERIAL	SQ. FT.
FIN-1	277
FIN-2	0
FIN-3	0
TOTAL	277

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



MATERIAL	SQ. FT.
FIN-1	277
FIN-2	0
FIN-3	0
TOTAL	277

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

TAB	MATERIAL	DESCRIPTION	CSAB	TOTAL SQ. FT.	%
FIN-1	STONE SPHERE METAL PANEL	PA. AERIAL ADDRESS WALL SYSTEM	66	66	4%
FIN-1	ALUM. COMP. PANEL	MONOCRYSTAL POLYESTER/COGNITIVE METAL PANEL	94	417	25%
FIN-2	ALUM. COMP. PANEL	MONOCRYSTAL POLYESTER/COGNITIVE METAL PANEL	94	189	5%
FIN-3	ALUM. COMP. PANEL	ALUM. COMP. PANEL	204	204	12%
FIN-4	CLIMAX GLASS	CLIMAX GLASS WITH NO IM	84	84	4%
FIN-4	METAL TILE DOOR	AUTOMATIC ALUMINUM BRACE	86	86	5%
			TOTAL	1,243	100%



HYPER ENERGY BAR
10197 S 192ND AVENUE, GRETNA, NE 68028

© 2024 Heart of America Group | 515 E Locust St, Suite 100, Des Moines, IA 50309 | 1501 River Drive, Moline, IL 61265 | Phone: 309.787.9300

Project No. 583
Sheet Content:
ELEVATIONS
Sheet No.
A-2.2

DATE: 01/19/2025
Designed by: HOAO
Drawn by: PFC
Checked by: DEO

ISSUED FOR PERMIT:
Revisions:



Conditional Use Permit – Hyper Energy Bar

I. General Information

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

II. Background Information

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

III. Analysis

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

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

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

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

B. Traffic and Access:

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

IV. Review Comments:

None.

V. Recommendation:

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

VI. Attachments to Report:

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



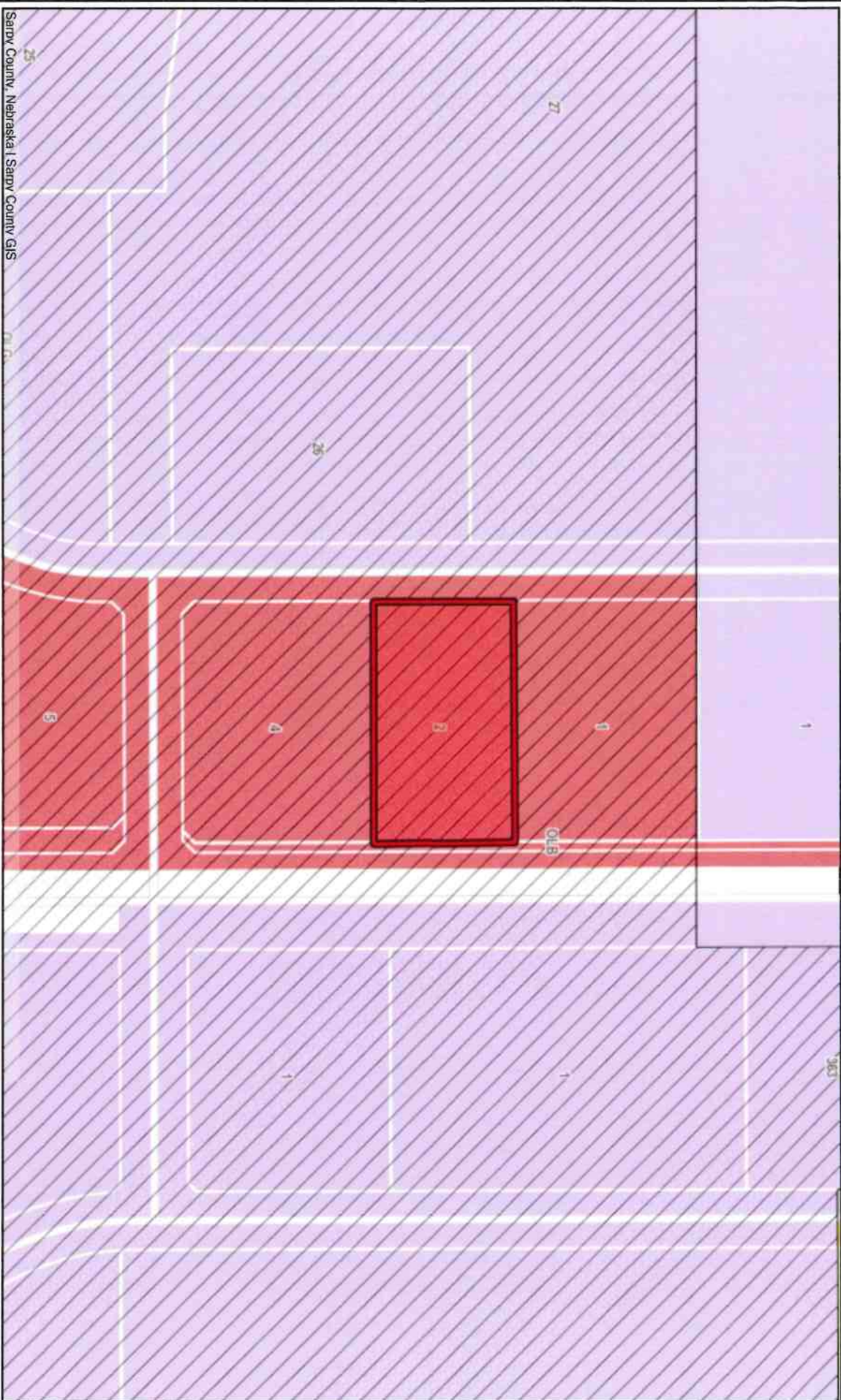
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Map Scale 1 : 2216



Notes





Map Scale 1 : 2216

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



Notes





Map Scale 1: 2216

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



Notes



Section 5.14 GC General Commercial District

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

5.14.2 Permitted Uses:

The following principal uses are permitted in the GC District.

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

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

5.14.3 Conditional Uses:

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

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

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

5.14.4 Permitted Accessory Uses

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

5.14.5 Permitted Temporary Uses

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

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

5.14.6 Height and Lot Requirements:

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

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

¹ 25 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of 50 feet.

² 25 feet for through lots.

5.14.7 Use Limitations:

1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 9.05.
2. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
3. All uses over 20,000 sq. ft. in gross floor area shall be required to submit development plans and site plans to the governing body for approval.
4. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

Section 5.22 CO Corridor Overlay District

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

1. PURPOSE:

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

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

2. GEOGRAPHIC AREA:

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

5.22.2 Permitted Uses:

The following principal uses are permitted in the CO District.

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

5.22.3 Conditional Uses:

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

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

5.22.4 Criteria for Application:

1. All developments consisting of one principal building with single or mixed uses shall comply with the design criteria of this section. This does not apply to farm buildings or single family dwellings.
2. All developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar developments shall comply.
3. Process.

A. Pre-application Conference: A pre-application conference with city staff to give the applicant an opportunity to discuss plans before a great deal of time or money is expended.

B. Design Review: City staff (or Design Review Board/Architect) will review the submittal documents for compliance with regulations and intent of the overlay district.

C. Certificate of Occupancy Permit: After the zoning permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.

D. Maintenance of Design requirements: The Applicant needs to maintain the design requirements for the life of the project. In the event that they fail to do so the City may revoke the Occupancy Permit.

4. Factors for Evaluation.

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

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

5.22.5 Criteria for Appearance:

1. Relationship of Buildings to Site

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

 - A. Site planning in which setbacks and yards are in excess of standard commercial zoning restrictions is encouraged to provide an interesting relationship between buildings.
 - B. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from publicways.
 - C. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - D. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
 - E. Refuse and waste removal areas, service yards, storage yards, loading areas, and exterior work areas shall be oriented to the rear of the building away from public right-of-way or properly screened from view from public ways, using materials as stated in criteria for equipment screening.
2. Relationship of Buildings and Site to Adjoining Area (Outside of subdivision or developments)
 - A. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
 - B. Attractive landscape transitions shall be designed to be compatible to adjoining properties.
 - C. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
3. Landscape and Site Treatment

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

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

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

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

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

ARTICLE 8 SUPPLEMENTAL REGULATIONS

Section 8.01 Off-Street Automobile Storage

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

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

* Stacking requirements are in addition to vehicle being served.

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



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

GREYNA CUSTARD LLC
33 MARTELL RD
HICKMAN, NE 68372

CENTRIS FEDERAL CREDIT UNION
13120 PIERCE ST
OMAHA, NE 68144

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

PETERS PROPERTIES LLC
5850 THE KNOLLS
LINCOLN, NE 68512

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

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

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

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

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



APPLICATION FOR A CONDITIONAL USE

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

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

City/State/Zip: Loveland, CO 80538

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

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

City/State/Zip: Omaha, NE 68138

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

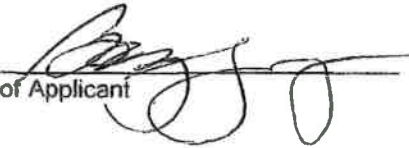
We are submitting a conditional use permit for a 672 SF (14'-0" x 48'-0") digital off-premise billboard located within the IC corridor overlay district, intended for and visible to Interstate 80 traffic. Aligns with ordinance 2193.

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

General Location: SE corner of parcel - 5' setback from rear Lot Size/Sq Ft: 3.14 AC

Complete Legal Description: parcel line (Interstate 80 ROW)
LOT 1 370 STORAGE Parcel # 011613937

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

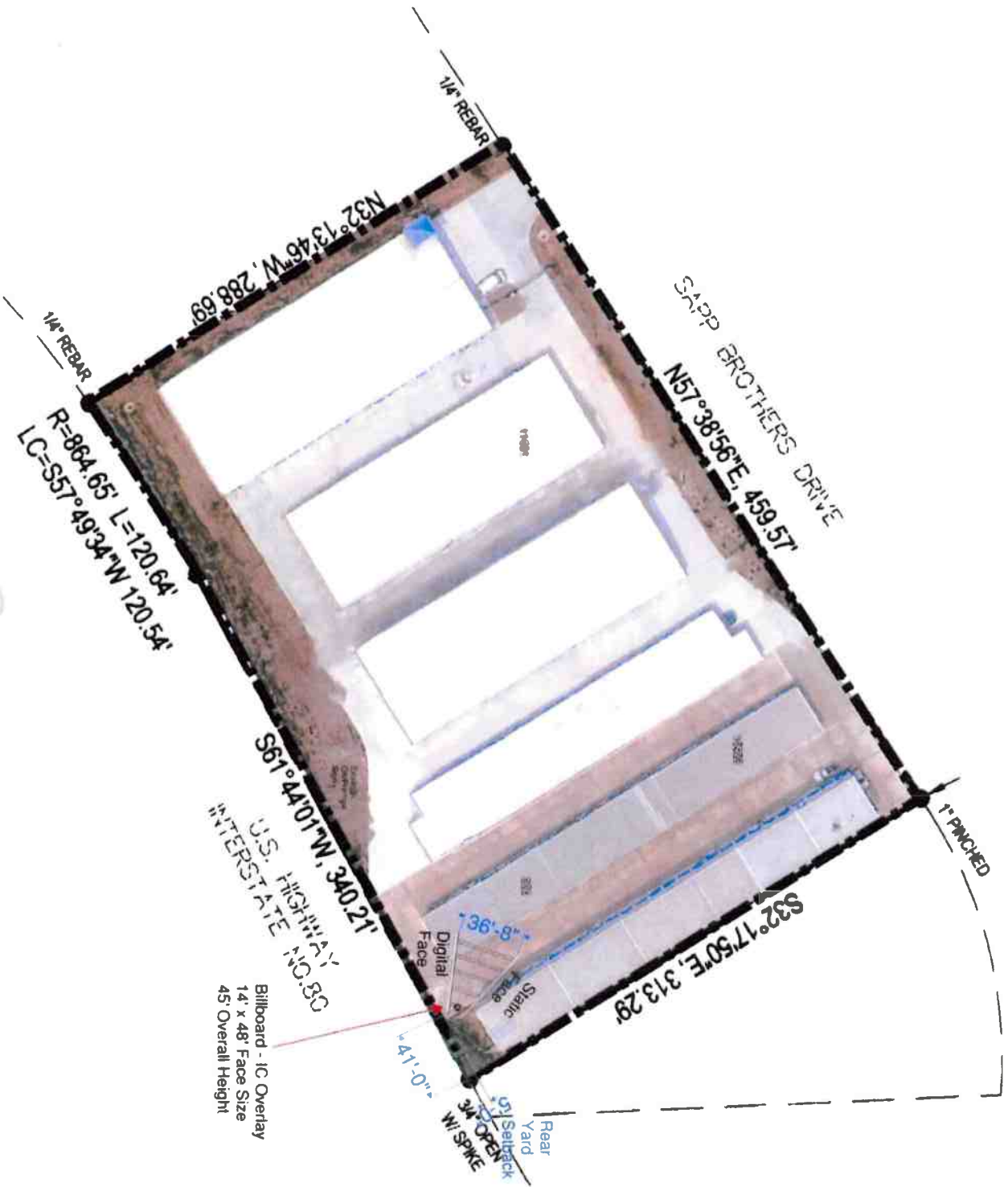

Signature of Applicant

1/8/2026
Date



PROPOSAL: STORAGE MART • GRETNA, NE

SITE PLAN





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

1155 Corporate Blvd, Suite 210
Lincoln, NE 68504

streetmedia
1155 Corporate Blvd, Suite 210
Lincoln, NE 68504



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

3553 S. Spangula Ave. Omaha, NE 68111-3700
3601 S. 14th St. Omaha, NE 68106-2770

street&media
A Division of



Conditional Use Permit – Digital Billboard, Lot 1 370 Storage

I. General Information

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

II. Background Information

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

III. Analysis

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

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

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

B. Traffic and Access:

The subject property is currently accessed from Sapp Brothers Drive.

IV. Review Comments:

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

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

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

V. Recommendation:

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

VI. Attachments to Report:

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

Current Location: Digital Billboard



Sarpy County GIS



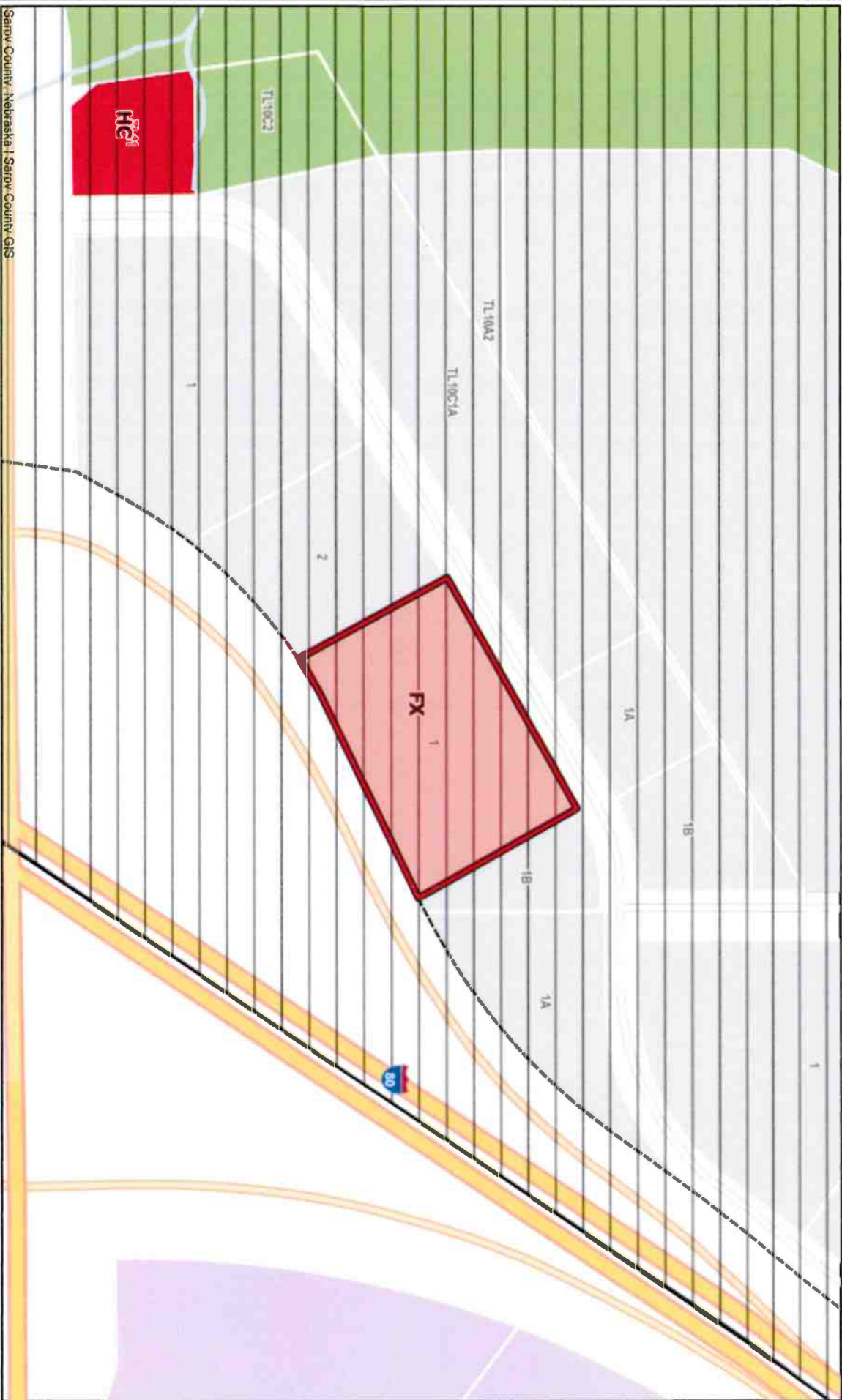
Map Scale 1 : 3693

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

Notes



Current Zoning: Digital Billboard



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 3693

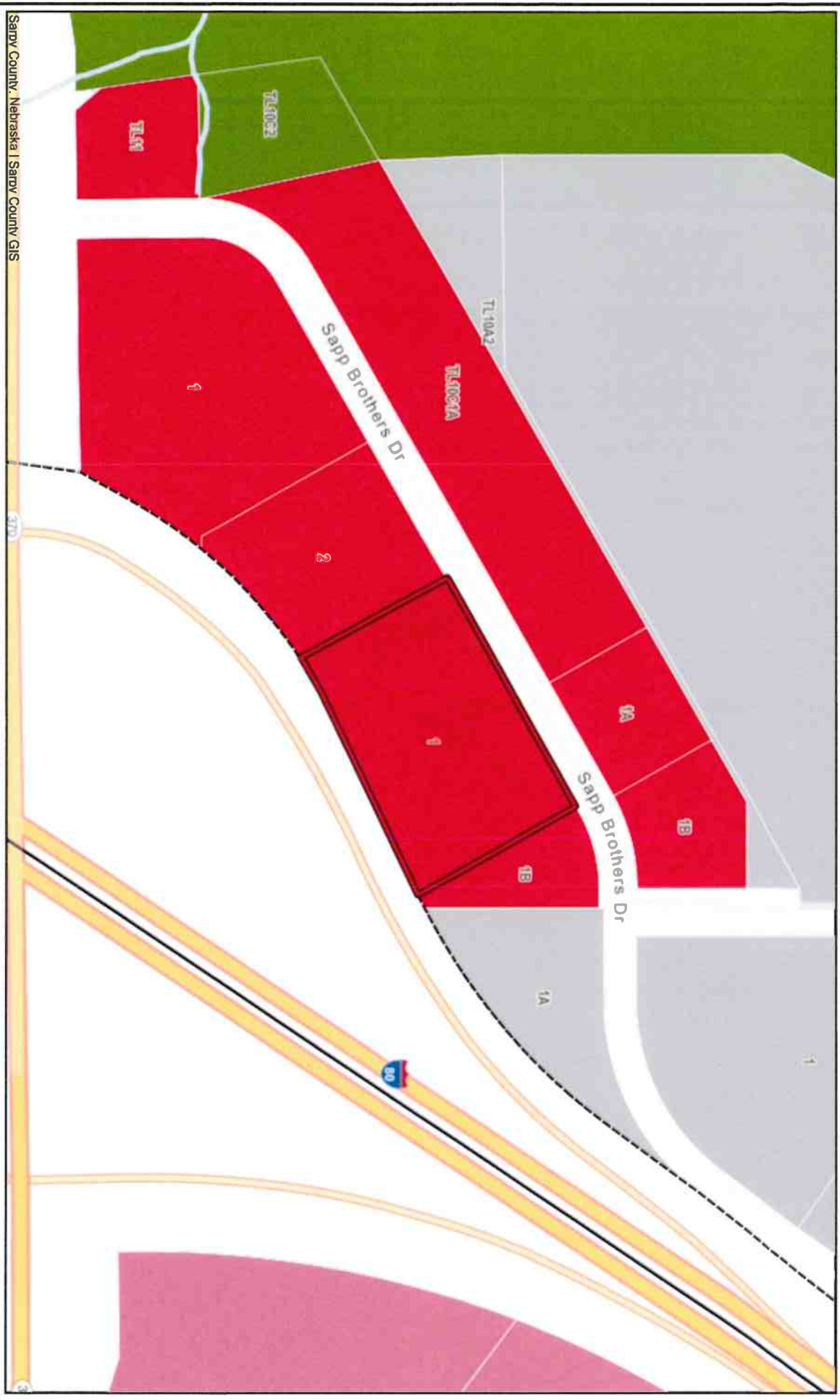
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Future Land Use: Digital Billboard



Sarpy County, Nebraska | Sarpy County GIS

Map Scale 1 : 3693

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

Notes



CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2193

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

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

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

5.23.5 Criteria for Application:

1. General Design Standards

H. Towers, Alternative Energy, Signs

(5) Signs

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

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

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

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

Section 7.02 Design Criteria and Limitations

7.2.1 Permitted Signs and Limitations

4. *Digital Signs*

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

6. *Other Permitted Signs*

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

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

—: not permitted NA: Not Applicable

1: Maximum letter height is equal to 128 inches

2: Percentage of total Canopy area.

3: Percentage of total window area.

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

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

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

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

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

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

Section 7.04 Other Signage Provisions

7.4.6 Signs Prohibited Under These Regulations

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

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

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

Section 7.04 Other Signage Provisions

7.4.7 Signs Allowed as a Conditional Use

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

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

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

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

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

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

ATTEST:

CITY OF GRETNA, NEBRASKA

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



Michael D. Evans
Michael D. Evans, Mayor

Section 5.21 FX Flex Space

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

5.21.2 Permitted Uses:

The following principal uses are permitted in the FX District.

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

5.21.3 Conditional Uses:

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

1. Recreational establishments.
2. Home Improvement Center; provided that the following minimum standards are present:
 - A. All lumber shall be enclosed with the primary structure.
 - B. All year round landscaping materials shall be enclosed within the primary structure.
3. Amusement parks.
4. Brew Pubs
5. Bowling center.
6. Commercial greenhouse.
7. Hotels and Motels
8. Truck Stops
9. Mail order services.
10. Totally enclosed, automated and conveyor-style car washes.
11. Convenience store with limited fuel sales.
12. Garden supply and retail garden center.
13. Outdoor storage in conjunction with another primary use.
14. Outdoor storage, subject to the following requirements:
 - A. A landscape buffer shall be provided subject to the approval of the zoning administrator.
 - B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street
 - C. All outdoor storage areas shall be screened by a fence or wall or a combination of both, and shall be located to the rear of the landscape buffer.
15. Radio, television and communication towers and transmitters, as per Section 8.08.
16. Fertilizer transmission lines
17. Utility substations, terminal facilities, and reservoirs.
18. Auction Sales
19. Construction and heavy equipment sales and service
20. Automotive sales and repair service, including recreational vehicles such as boats and campers
21. Automotive rental / leasing and other heavy equipment rental
22. Farm implement sales and service
23. Research facilities
24. Truck terminal and dock facilities to include truck washing
25. Auto body repair
26. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use
27. Cabinetry millwork
28. Kennels and stables
29. Dog day cares

5.21.4 Permitted Accessory Uses

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

5.21.5 Height and Lot Requirements:

- The height and minimum lot requirements shall be as follows:

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

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

Use Limitations:

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

5.21.6 Performance Standards:

See Section 8.11 of the Supplemental Regulations

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

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



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

Storage Mart – Parcels within 300' of property lines

JLS Investments LLC

4682 Leavenworth Street

Omaha, NE 68106

Omaha Collision Company LLC

13222 F ST

Omaha, NE 68137

Pro Management Company LLC

3328 S 228TH AVE CIR

Elkhorn, NE 68022

Flatrock Group LLC

14648 Shepard Street Suite, 200

Omaha, NE 68138

Quiktrip Corporation

3701 Arco Corporate DR

Charlotte, NC 28273

Three Bros Properties LLC

10890 Sapp Brothers DR

Omaha, NE 68138



APPLICATION FOR A CONDITIONAL USE

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

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

City/State/Zip: Loveland, CO 80538

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

Brandon Beck

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

City/State/Zip: Grand Island, NE 68802

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

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

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

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

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

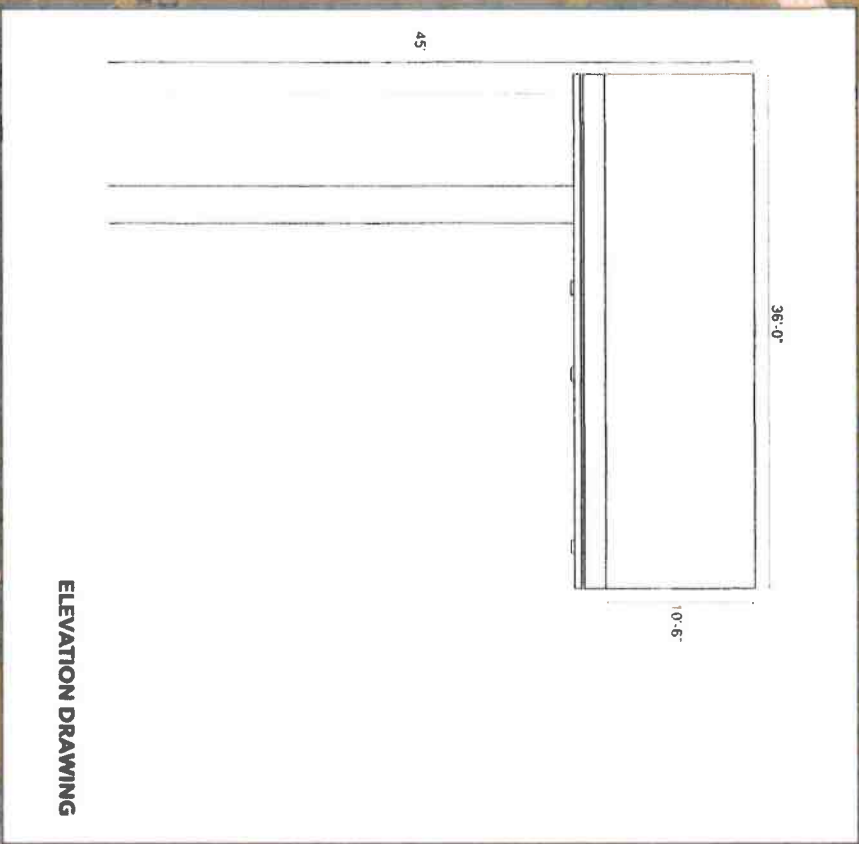
1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes X (If no, explain on back of sheet)
2. Will the use conform to all other applicable regulations and laws of any governmental jurisdiction?
No _____ Yes X (If no, explain on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


Signature of Applicant

1/8/2026
Date



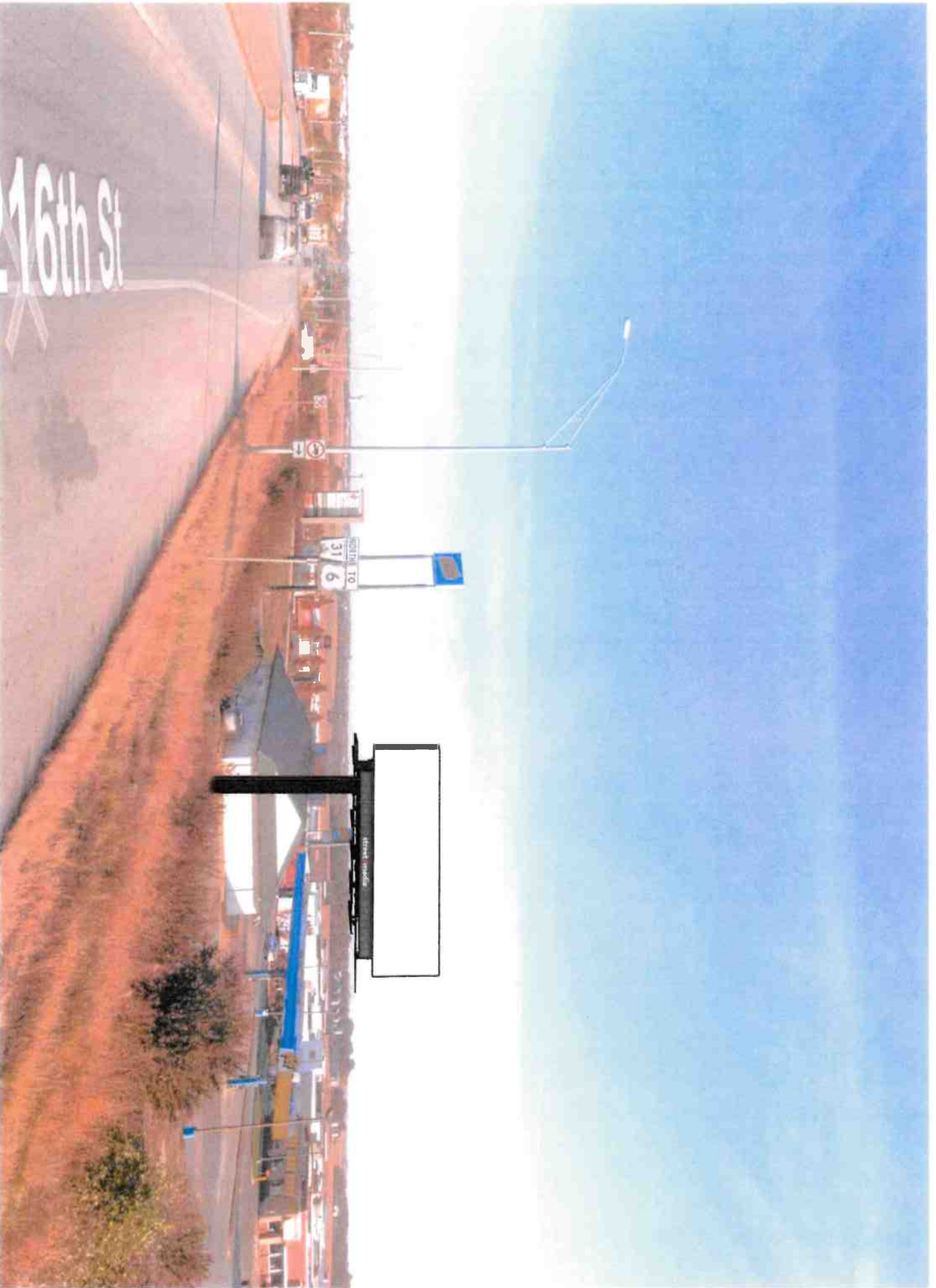
PROPOSAL: BOSELMAN • • GRETNA, NE



ELEVATION DRAWING



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



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



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



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

I. General Information

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

II. Background Information

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

III. Analysis

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

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

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

B. Traffic and Access:

The subject property is currently accessed off of Melia Road.

IV. Review Comments:

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

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

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

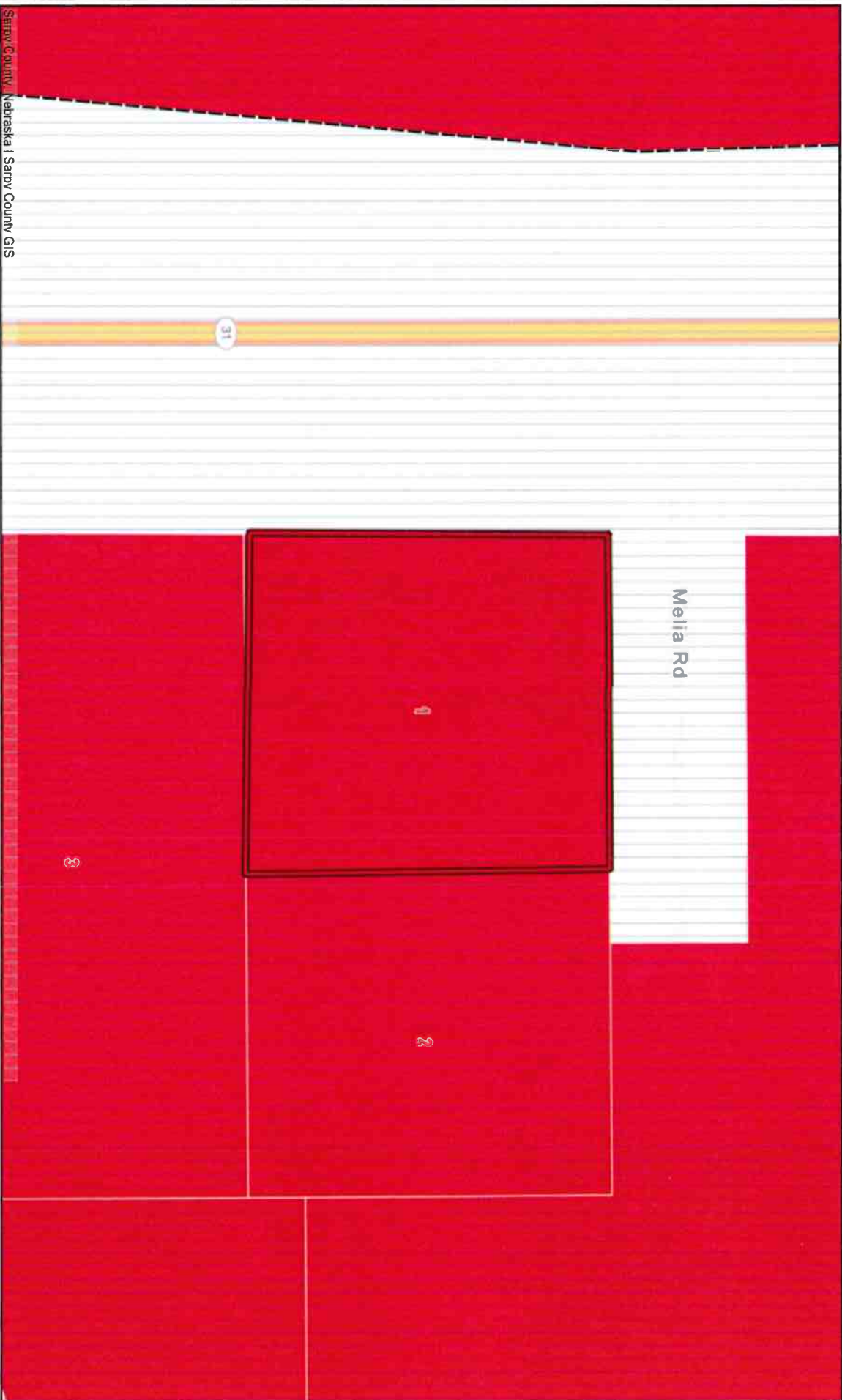
V. Recommendation:

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

VI. Attachments to Report:

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

Future Land Use: Digital Billboard



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.

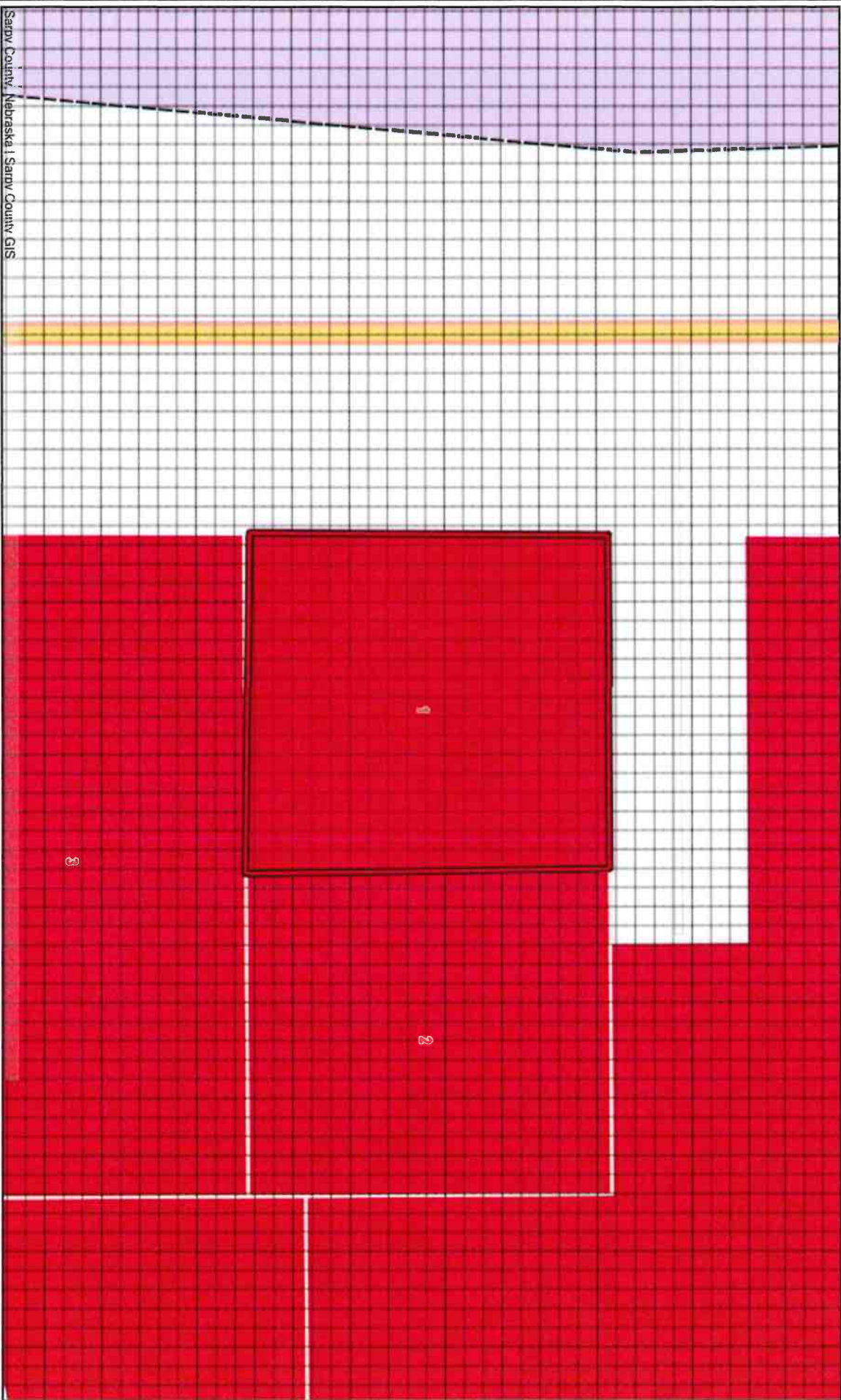
Map Scale 1 : 1326



Notes



Current Zoning: Digital Billboard

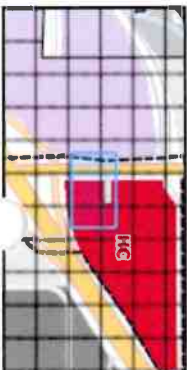


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1 : 1326

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



Notes



Current Location: Digital Billboard



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.

Map Scale 1: 1326



Notes



CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2193

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

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

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

5.23.5 Criteria for Application:

1. General Design Standards

H. Towers, Alternative Energy, Signs

(5) Signs

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

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

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

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

Section 7.02 Design Criteria and Limitations

7.2.1 Permitted Signs and Limitations

4. *Digital Signs*

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

6. *Other Permitted Signs*

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

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

—: not permitted NA: Not Applicable

1: Maximum letter height is equal to 128 inches

2: Percentage of total Canopy area.

3: Percentage of total window area.

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

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

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

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

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

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

Section 7.04 Other Signage Provisions

7.4.6 Signs Prohibited Under These Regulations

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

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

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

Section 7.04 Other Signage Provisions

7.4.7 Signs Allowed as a Conditional Use

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

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

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

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

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

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

ATTEST:

CITY OF GRETNA, NEBRASKA


Tammy L. Tisdall, City Clerk, CMC




Michael D. Evans, Mayor

Section 5.15 HC Highway Commercial

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

5.15.2 Permitted uses:

The following principal uses are permitted in the HC District.

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

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

5.15.3 Conditional Uses:

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

1. Recreational establishments.
2. Big Box Retail, Large
3. Big Box Retail, Medium
4. Big Box Retail, Small
5. Home Improvement Center; provided that the following minimum standards are present:
 - A. All lumber shall be enclosed with the primary structure.
 - B. All year round landscaping materials shall be enclosed within the primary structure.
6. Shopping center
7. Shopping center, commercial strip
8. Shopping center, outlet
9. Department Store
10. Variety store, not including uses defined in Adult Establishment
11. Amusement arcades.
12. Brew Pubs
13. Coffee Kiosks
14. Micro breweries when in conjunction with a restaurant.
15. Automated Teller Machines when not within the interior of a primary use
16. Theater, indoor, not including uses defined in Adult Establishment.
17. Bowling center.
18. Commercial greenhouse.
19. Hotels and Motels
20. Truck Stops
21. Mail order services.
22. Pinball or video games business.
23. Tavern and cocktail lounge, not including uses defined in Adult Establishment
24. Totally enclosed, automated and conveyor-style car washes.
25. Convenience store with limited fuel sales.
26. Automotive sales and service
27. Garden supply and retail garden center.
28. Outdoor storage in conjunction with another primary use.
29. Dog Day Care
30. Veterinary Services.
31. Animal Hospitals, provided the following:
 - A. Said use is totally enclosed within a building
 - B. Said services shall be provided for dogs, cats, birds, fish, and similar small animals customarily used as household pets
 - C. This excludes uses for livestock and other large animals.
30. Outdoor storage, subject to the following requirements:
 - A. A landscape buffer shall be provided subject to the approval of the zoning administrator.
 - B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street

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

5.15.4 Permitted Accessory Uses:

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

5.15.5 Permitted Temporary Uses

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

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

5.15.6 Height and Lot Requirements:

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

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

¹ 25 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of 50 feet.

5.15.7 Use Limitations:

- 1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district.
- 2. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per Section 9.05.
- 3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 4. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.



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

Bosselmans – Parcels within 300' of property lines

McDonald's Corp

110 N Carpenter Street

ATTN: DEPT 027 Real Estate

Chicago, IL 60607

NR Enterprises Inc

14355 S HWY 31

Gretna, NE 68028

Omaha Outlets SPE LLC

12500 I Street, Suite 160

Omaha, NE 68137

Nebraska Landing Ventures LLC

20010 Manderson ST, Suite 101

Elkhorn, NE 68022

NEX Outparcels LLC

21209 Nebraska Crossing Drive, C-1

Gretna, NE 68028

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2198

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, DIRECTING THE SALE AND EXCHANGE OF CITY OWNED REAL PROPERTY CONSISTING OF OUTLOT A OF THE SANTA FE POINTE SUBDIVISION, TAXLOT 26 OF S36, T14N, R10E, AND THE IRREGULAR SOUTH PART OF OUTLOT D OF REPLAT 1 OF THE LINCOLN PLACE PHASE II SUBDIVISION, TO RVS INVESTMENTS, LLC, IN ACCORDANCE WITH THE MANNER, TERMS, AND REQUIREMENTS OF AN EXCHANGE AGREEMENT THEREWITH AND PURSUANT TO NEBRASKA REVISED STATUTE §16-202.

WHEREAS, the City of Gretna owns real property which comprises Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, which are situated within the City and are located approximately east of South 216th Street and south of West Gruenther Road; and

WHEREAS, said City real property no longer serves any public purposes and the City desires to sell and exchange the same pursuant to Neb. Rev. Stat. § 16-202 to RVS Investments, LLC, in accordance with the manner, terms, and requirements of an Exchange Agreement therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, that:

1. The City hereby directs the real property which comprises Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, which are situated within the City and are located approximately east of South 216th Street and south of West Gruenther Road, as approximately shown and depicted on the map thereof which is attached as Exhibit A and incorporated herein, be sold and exchanged to RVS Investments, LLC in accordance with the manner, terms, and requirements of an Exchange Agreement therewith, a copy of which is available at City Hall. Said Exchange Agreement is hereby approved and the Mayor of the City is authorized to execute the same.
2. Said real property is within the corporate limits of the City and is subject to all provisions of the City's Municipal Code.
3. Following the passage and publication of this Ordinance, a notice of the proposed sale and exchange of said real property shall be published once each week for three consecutive weeks in a legal newspaper published in or of general circulation in the City. If within

thirty days after the passage and publication of this Ordinance a valid remonstrance petition against such sale and exchange is signed by registered voters of the City equal in number to thirty percent of the registered voters of the City voting at the last regular City election held by the City and is filed with the City Council, such real property shall not then, nor within one year thereafter, be sold. If the date for filing the remonstrance petition falls upon a Saturday, Sunday, or legal holiday, the signatures shall be collected within the thirty day period, but the filing shall be considered timely if filed or postmarked on or before the next business day. Upon the receipt of a remonstrance petition, the City Council shall implement the procedures of Neb. Rev. Stat. § 16-202(2) for determining valid signatures, obtaining certifications from the Sarpy County Election Commissioner or County Clerk, and holding a public hearing and the City Council voting on the validity of the remonstrance petition.

4. Following passage and publication of this Ordinance, publication of the notice of the proposed sale and exchange, and passage of the thirty day right-of-remonstrance petition period, the real property may then be sold and exchanged in conformance with the manner, terms, and requirements set forth in said Exchange Agreement with RVS Investments, LLC, and the Mayor of the City and the City Administrator, City Clerk, and the City Attorney are authorized to undertake all associated actions and to execute all associated documents in order to complete and close the sale and exchange.

PASSED AND APPROVED this _____ day of _____, 2026.

CITY OF GRETNA, NEBRASKA

By: _____
Michael D. Evans, Mayor

ATTEST:

Tammy L. Tisdall, City Clerk



Exhibit A

EXCHANGE AGREEMENT

THIS EXCHANGE AGREEMENT (hereinafter referred to as “this Agreement”) is dated as of this ____ day of _____ 2026, by and between RVS INVESTMENTS, LLC, a Nebraska limited liability company (hereinafter referred to as “RVS”) and the CITY OF GRETNA, NEBRASKA, a Nebraska municipal corporation (hereinafter referred to as “City”).

I.

RVS hereby agrees to sell and exchange and City hereby agrees to purchase and accept from RVS, certain real property upon the following terms and conditions:

1. Property and Survey. The property of RVS to be sold to and exchanged with property of City pursuant to this Agreement consists of a parcel of land herein referred to as “Parcel A”, such Parcel A being as is generally described and depicted in the legal description and diagram attached hereto and incorporated herein by reference as Exhibit “A”. RVS shall be required to obtain a survey of Parcel A by a licensed Nebraska surveyor, which survey shall be subject to approval by City.

2. Valuation/Price. For purposes of this Agreement, the fair market value of Parcel A is deemed to be the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00).

3. Deed. Parcel A shall be conveyed by RVS to City by full warranty deed free and clear of all mortgages, liens (including real estate taxes), tenants’ rights, restrictions and easements except such exceptions as City allows as provided hereinafter (such excepted items hereinafter being referred to collectively as “City Permitted Exceptions”).

4. Title Insurance. Within ten (10) days after the date of this Agreement, RVS shall deliver to City a commitment for a title insurance policy for Parcel A (the “RVS Title Commitment”).

- (a) Such commitment shall be issued by Nebraska Title Company (hereinafter referred to as the “Title Company”) in the amount of the agreed fair market value thereof as referred to hereinabove and shall show marketable fee simple title to Parcel A to be vested in RVS, subject only to City’s Permitted Exceptions aforesaid and liens and encumbrances of an ascertainable amount which may be removed by the payment of money at the time of closing and which RVS shall so remove at that time. The aforesaid policy or commitment shall be conclusive evidence of good title as therein shown as to all matters insured or to be insured by the policy, subject only to the exceptions as therein stated.
- (b) City shall have thirty (30) days (the “Review Period”) after receipt of the RVS Title Commitment and survey, if one is so ordered, in which to examine the same and notify RVS in writing of objections to same. Upon

the expiration of said thirty (30) day period, City shall be deemed to have accepted all exceptions to title as shown on the RVS Title Commitment, except for matters for which notification permitted herein has been given by City. In the event of notification to RVS of objections by City, RVS may undertake to eliminate or modify such objectionable items to the reasonable satisfaction of City within sixty (60) days (the "Cure Period"), after receipt of such notice of objections. In the event RVS has not cured, or chooses not to cure, objections of City within the Cure Period, City may, at its option, and as City's sole remedy, terminate this Agreement by written notice to RVS within ten (10) days from expiration of the Cure Period. If this Agreement is terminated, RVS shall pay all costs, fees, and expenses payable to the Title Company for the RVS Title Commitment, and neither party shall thereafter have any further duties, rights or obligations hereunder with respect to this Agreement. Any exceptions accepted by City or not timely objected to as aforesaid shall be hereunder collectively referred to as "City Permitted Encumbrances". Possession shall be delivered at the closing free and clear of all matters except the City Permitted Encumbrances.

II.

City hereby agrees to sell and exchange and RVS hereby agrees to purchase and accept from City, certain real property upon the following terms and conditions:

1. Property and Survey. The property of City to be sold to and exchanged with property of RVS pursuant to this Agreement consists of the parcels of land herein referred to as "Parcel B", such Parcel B being as is generally described and depicted in the legal description and diagram attached hereto and incorporated herein by reference as Exhibit "B". City shall be required to obtain a survey of Parcel B by a licensed Nebraska surveyor, which survey shall be subject to approval by RVS.
2. Valuation/Price. For purposes of this Agreement, the fair market value of Parcel B is deemed to be the sum of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00).
3. Deed. Parcel B shall be conveyed by City to RVS by full warranty deed free and clear of all mortgages, liens (including real estate taxes), tenants' rights, restrictions and easements except such exceptions as RVS allows as provided hereinafter (such excepted items hereinafter being referred to collectively as "RVS Permitted Exceptions").
4. Title Insurance. Within ten (10) days after the date of this Agreement, City shall deliver to RVS a commitment for a title insurance policy for Parcel B (the "City Title Commitment").
 - (a) Such commitment shall be issued by the Title Company in the amount of the agreed fair market value thereof as referred to hereinabove and shall show marketable fee simple title to Parcel B to be vested in City, subject

only to RVS's Permitted Exceptions aforesaid and liens and encumbrances of an ascertainable amount which may be removed by the payment of money at the time of closing and which City shall so remove at that time. The aforesaid policy or commitment shall be conclusive evidence of good title as therein shown as to all matters insured or to be insured by the policy, subject only to the exceptions as therein stated.

- (b) RVS shall have thirty (30) days (the "Review Period") after receipt of the City Title Commitment in which to examine the same and notify City in writing of objections to same. Upon the expiration of said thirty (30) day period, RVS shall be deemed to have accepted all exceptions to title as shown on the City Title Commitment, except for matters for which notification permitted herein has been given by RVS. In the event of notification to City of objections by RVS, City may undertake to eliminate or modify such objectionable items to the reasonable satisfaction of RVS within sixty (60) days (the "Cure Period"), after receipt of such notice of objections. In the event City has not cured, or chooses not to cure, objections of RVS within the Cure Period, RVS may, at its option, and as RVS's sole remedy, terminate this Agreement by written notice to City within ten (10) days from expiration of the Cure Period. If this Agreement is terminated, City shall pay all costs, fees, and expenses payable to the Title Company for the City Title Commitment, and neither party shall thereafter have any further duties, rights or obligations hereunder with respect to this Agreement. Any exceptions accepted by RVS or not timely objected to as aforesaid shall be hereunder collectively referred to as "RVS Permitted Encumbrances". Possession shall be delivered at the closing free and clear of all matters except the RVS Permitted Encumbrances.

5. Monetary Contribution. RVS shall pay City the Fifty Thousand and 00/100 Dollars (\$50,000.00) difference in the amount of the valuations set forth in Sections I(2) and II(2) above. At closing RVS shall deliver to the Title Company for the benefit of City, a cashier's check or wire transfer of immediately available funds in said amount.

6. Demolition. A portion of Parcel B contains remnants of the City's original town sewer plant and, prior to closing or as otherwise agreed by the parties, City shall at City's own cost and expense, remove such remnants of the original town sewer plant as the City may determine to be appropriate, if any, and/or relocate City sewer mains in that area as the City may determine to be appropriate, if needed.

III.

1. Surveys. All surveys which a party may require in connection with the closing of this transaction shall be at the expense of such party and may be used in conjunction with the Title Commitment to raise each party's objections.

2. Title Insurance Premiums. Each party shall pay the premiums for the title insurance

for which this Agreement calls such party to provide a title insurance commitment.

3. Zoning and Platting. RVS and City agree to reasonably cooperate in the process of obtaining the appropriate zoning and platting approvals for each party's intended use. Notwithstanding anything in this Agreement to the contrary, neither party shall cause to be finalized or recorded any rezoning or platting of either Parcel A or Parcel B, or any portion thereof, or take any action that would effectuate a change in zoning or subdivision of Parcel A or Parcel B, or subject it to any additional governmental control or requirements, prior to closing. City will make the application for zoning and platting for Parcel A in conjunction with existing City ground adjacent to Parcel A and RVS will make the application for zoning and platting for Parcel B in conjunction with existing ground adjacent to Parcel B being purchased by RVS.

4. Closing. This transaction shall be closed upon a date and at a time to be designated by the parties.

5. Real Estate Taxes. Taxes for Parcel A that are delinquent in the year of closing shall be treated as though current and shall be prorated between RVS and City. Parcel A is part of a larger tax parcel. To establish the amount of taxes for Parcel A, the total amount on the tax parcel shall be multiplied by a fraction, the numerator being the amount of acres in Parcel A and the denominator being the amount of acres in the tax parcel. There are no real estate taxes on Parcel B.

6. Delivery of Possession. Possession of Parcel A and Parcel B shall be delivered at closing, subject to the aforesaid permitted exceptions, or at such subsequent time as may be agreed upon in writing by RVS and City.

7. Revenue Stamps and Title Company Costs. All documentary stamp taxes shall be paid by the respective grantor of a transaction to the extent that these transactions are not exempt therefrom. All Title Company closing costs, escrow fees, and other charges of the Title Company shall be paid by the respective grantor of a transaction.

8. Recordation. This Agreement may be recorded in whole or in part.

9. Entire Agreement. This instrument contains the entire agreement between the parties and each party agrees that neither party, nor any officers, agents or employees of the parties, have made any representation or promise with respect to, or affecting the properties subject to this Agreement, not expressly contained herein.

10. Governing Law. The provisions of this Agreement shall be governed by, and construed in accordance with the laws of the State of Nebraska.

11. Caption. The captions contained in this Agreement are for convenience only and are not intended to limit or define the scope or effect of any provision of this Agreement.

12. Time. Time is of the essence of this Agreement.

13. Default; Specific Performance. If either party shall default hereunder, the other party shall be entitled to specific performance of this Agreement or may terminate this Agreement.

14. Notices. All notices herein required shall be in writing and shall be served on the parties at the addresses set out below, or at such other address as either party may hereafter designate in writing for service of notice to itself. The mailing of a notice by certified or registered mail, return receipt requested, or delivery thereof by messenger, shall be sufficient service.

15. Survival of Conditions. The terms and conditions of this Agreement, and all representations, covenants, warranties and agreements made herein, shall survive the closing of this transaction, and shall not be deemed to have merged or terminated upon closing.

16. Binding Effect. The provisions of this Agreement shall inure to the benefit of, and shall be binding upon, the successors in interest and assigns of the respective parties hereto.

17. Condition Precedent. RVS's obligations under this Agreement are conditioned upon a simultaneous closing of an adjacent property to the south of Parcel B which includes Parcel A. If closing on the adjacent property does not occur, this Agreement is null and void.

18. Remonstrance. City's obligation to sell Parcel B to RVS is conditioned on: (i) the passage and approval of an ordinance by the City Council of the City and (ii) publication of notice of sale and right of remonstrance for three weeks (twenty-one (21) days) as provided by Neb. Rev. Stat. §16-202. Closing shall not occur until the lapse of thirty (30) days following the passage and publication of such ordinance with no remonstrance. If the right of remonstrance as provided by law has been met, and sale is prevented, this Agreement shall be null and void.

RVS Investments, LLC,
A Nebraska Limited Liability Company
13951 Valley Ridge Drive
Omaha, NE 68138

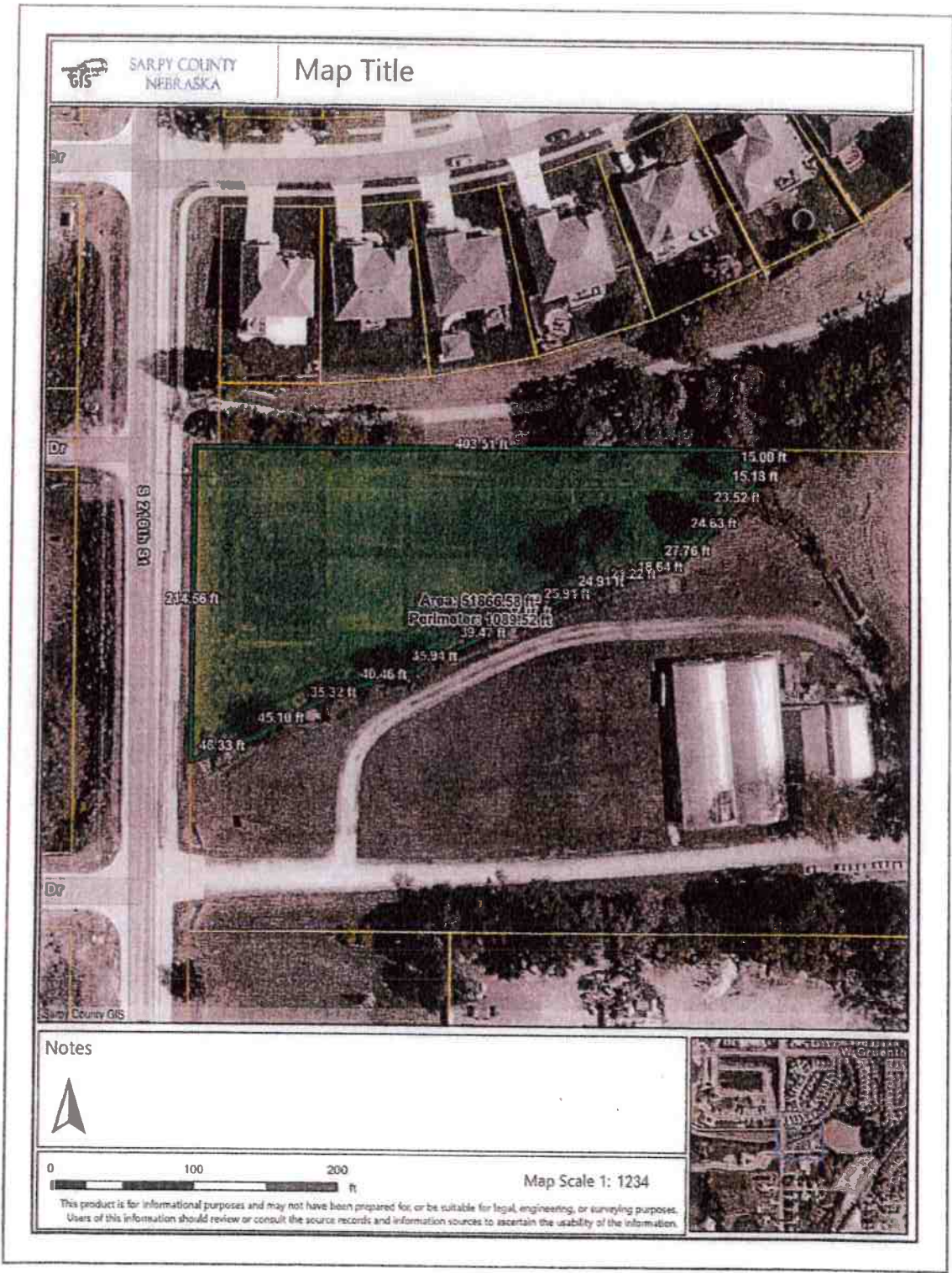
By: _____

Ryan Steefe, Manager

City of Gretna, Nebraska
A Nebraska Municipal Corporation
204 N. McKenna Avenue
P.O. Box 69
Gretna, NE 68028

By: _____

Michael D. Evans
Title: Mayor



Parcel A being the Northwest Triangular Part of Taxlot 24 of S36, T14N, R10E (subject to a survey to be approved by the City), City of Gretna, Sarpy County, Nebraska

Exhibit "A"



Parcel B being the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision (subject to a survey to be approved by RVS), and Outlot A of the Santa Fe Pointe Subdivision, and Taxlot 26 of S36, T14N, R10E, City of Gretna, Sarpy County, NE

Exhibit "B"

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2199

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRETNA FROM AN RE RESIDENTIAL ESTATES ZONING DISTRICT TO AN R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR THE LAND CONSISTING OF LOT 1, NELSON’S CORNER, LOCATED IN THE SOUTHWEST QUARTER OF S19, T14N, R11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

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

Section 1. The Official Zoning Map of the City of Gretna shall be amended from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District for the land consisting of Lot 1, Nelson’s Corner, located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska.

Section 2. This amendment shall be reflected in the Official Zoning Map of the City of Gretna referred to in City of Gretna Zoning Regulations 3.02 and 5.02.

Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and take effect after passage, approval and publication hereof as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor

INTERLOCAL COOPERATION AGREEMENT

Intersection Improvements: 174th Street and Highway 370 Signalization

This Agreement is made as of the dates indicated at the signatures below by and between Sanitary and Improvement District No. 278 of Sarpy County, Nebraska (hereinafter “SID 278 (Tiburon)”), Sanitary and Improvement District No. 192 of Sarpy County, Nebraska (hereinafter “SID 192 (Ballena)”), Sanitary and Improvement District No. 240 of Sarpy County, Nebraska (hereinafter “SID 240 (Pebblebrooke)”), Pebblebrooke 2 Subdivision, Sanitary and Improvement District No. 308 of Sarpy County, Nebraska (hereinafter “SID 308 (Pebblebrooke 2)”), City of Gretna (hereinafter “City”), and Sarpy County, Nebraska (hereinafter “County”). Collectively, the Districts, the City and County are hereinafter sometimes referred to as the “Parties.”

PRELIMINARY STATEMENT

WHEREAS, the Parties are political subdivisions, duly created and validly existing under the laws of the State of Nebraska; and,

WHEREAS, in order to promote the health, safety, and welfare of the residents of all of the Parties to this Agreement and pursuant to the authority granted to the Parties per the Interlocal Cooperation Act, Section 13-801, *et seq.*, the Parties are authorized to enter into this Agreement with each other so as to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of such political subdivisions; and,

WHEREAS, County is improving the 174th Street and Highway 370 intersection to enable continued development and ensure safety in the area with the understanding that developments would reimburse the County for costs proportionate to its share of intersection improvements; and,

WHEREAS, the southwest corner of the 174th Street and Highway 370 intersection is located within the City’s extraterritorial jurisdiction and City has zoning and subdivision authority over said land for future development; and,

WHEREAS, County has a Subdivision Agreement, Resolution 2020-300, with Tiburon Ridge, Sanitary and Improvement District 278 (hereinafter “Tiburon Ridge”) to pay its proportionate share of the costs to improve the 174th Street and Highway 370 intersection; and,

WHEREAS, the improvements are ongoing, final costs are estimated, and the adjacent developments, Tiburon Ridge, Ballena, Pebblebrooke, and Pebblebrooke 2 agree to reimburse the County for their proportional share of the Improvements.

NOW, THEREFORE, in consideration of the covenants herein set forth, the County, City, and Districts do hereby agree and contract with each other as follows:

1. No Administrative Entity. There shall be no separate legal or administrative entity created to administer this Agreement and, therefore, no separate budget established for such an entity.
2. Improvements. Improvements include intersection pavement and signalization anticipated to be completed in the Summer of 2026.
3. Allocation and Payment of Construction Costs. County will initially pay 100% of the Actual Total Costs of the improvements for Project C-77 (21-02). Actual Total Costs include design estimated at \$32,000.00, construction estimated at \$777,388.99, and construction administration estimated at \$100,000.00 for a total estimated cost of \$909,388.99. The cost-share breakdown, as calculated in Exhibit A, is provided below:
 - a. Sarpy County. Acts as lead agency to design, construct, and provide construction administration of the improvements, to initially pay the estimated costs at \$909,388.99.
 - b. Tiburon Ridge. SID 278 (Tiburon Ridge) shall reimburse County its proportional share of 25% towards the improvements, estimated at \$227,347.25.
 - c. Ballena. SID 192 (Ballena) shall reimburse County its proportional share of 25% towards the improvements, estimated at \$227,347.25.
 - d. Pebblebrooke. SID 240 (Pebblebrooke) shall reimburse County its proportional share of 12.5% towards the improvements, estimated at \$113,673.62.
 - e. Pebblebrooke 2. SID 308 (Pebblebrooke 2) shall reimburse County its proportional share of 12.5% towards the improvements, estimated at \$113,673.62.
 - f. Future Developments (defined infra) located on the southwest corner of 174th Street and Highway 370 intersection shall reimburse County its proportional share of 25% towards the improvements, estimated at \$227,347.25
 - g. Any Actual Total Costs less than or exceeding the design, construction, or construction administration estimates shall be treated in the same manner and paid in the same proportion as the allocation of costs described herein.
 - h. Upon completion of the project in Summer of 2026 and Actual Total Costs are known, Sarpy County will invoice the developments for their proportional share as described above based on Actual Total Costs and developments shall pay County within 60 days of receipt.
4. Reimbursement as a Condition of Approval. The parcels located at the southwest corner of the 174th Street and Highway 370 intersection, identified as Parcel #011619933 (Tax Lot 12B exc ROW 33-14-11) and Parcel #011580427 (Tax Lot 12A 33-14-11), as shown on Exhibit B (hereinafter “Future Developments”) are presently undeveloped. As a condition

of City's issuance of any new single family residential or commercial building permit, or adoption of any zoning change ordinance, or release for recording of any plat or replatting or reconfiguration of the Future Developments, City shall require the applicable applicant to provide City with County's written confirmation that the applicant has paid County for said parcel's corresponding proportional share of the Actual Total Cost of the improvements based on such parcel's "Frontage", as defined below. "Frontage" as it is used herein, shall mean the entire length a Future Development property line abuts 174th Street or Highway 370.

5. Duration. This Agreement shall continue until such time as the Parties have completed their respective obligations hereunder unless this Agreement is terminated sooner by the written agreement of all Parties hereto.
6. Nondiscrimination Clause. In accordance with the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. 48-1122, each Party agrees that it nor any of its subcontractors or agents shall discriminate against any employee, or applicant for employment to be employed in the performance of this Agreement, with respect to hire, tenure, terms, conditions, or privileges of employment because of the race, color, religion, sex, disability, or national origin of the employee or applicant.
7. Drug Free Policy. Each Party hereto represents and warrants to the other that it has established and maintains a drug free workplace policy.
8. Choice of Law. This Agreement shall be governed in all respects by the laws of the State of Nebraska and the venue for any litigation with respect hereto shall be in the courts of Sarpy County, Nebraska.
9. Entire Agreement. This instrument contains the entire agreement of the Parties and shall be binding upon the successors and assigns of the respective Parties. No amendments, deletions or additions shall be made to this Agreement except in writing signed by all Parties. Nebraska law shall govern the terms and performances under this Agreement.
10. Severability. In the event any portion of this Agreement may be held invalid or unenforceable for any reason, it is agreed that any invalidity or unenforceability shall not affect the remainder of this Agreement and the remaining provisions shall remain in full force and effect, and any court of competent jurisdiction may so modify any objectionable provision of this Agreement so as to render it valid and enforceable.
11. New Employee Work Eligibility Status. The Parties agree to comply with the residency verification requirements of Neb. Rev. Stat. §4-108 through §4-114. The Parties are required and hereby agree to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland

Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

12. Conflict of Interest. The Parties warrant to each other that they have not employed nor retained any company or person, other than a bona fide employee working solely for the Parties to this Agreement to solicit or secure this contract, and that they have not paid or agreed to pay any company or person other than a bona fide employee working solely for the Parties, any fee, commissions, percentage, brokerage fees, gifts or other consideration, contingent upon or resulting from the award or making of this contract.
13. Representations. Each Party hereto represents and warrants to the other that (i) it has all necessary right, power and authority to enter into this Agreement, and (ii) the execution and delivery of this Agreement and the performance and observance of all obligations and conditions to be performed or observed by such Party have been duly authorized by all necessary action on behalf of such Party.
14. Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one Agreement. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto.
15. Indemnification Each Party agrees to release, indemnify and hold harmless (“Indemnifying Member”) each other Member (“Indemnified Member”) and said Indemnified Member’s officers, officials, employees and agents, and each of them, from and against all liabilities, claims, costs and expenses whatsoever arising out of or resulting from the negligent acts or omissions of the Indemnifying Member, or the officers, officials, employees, agents or contractors of the Indemnifying Member related to or arising out of the terms and requirements of this Agreement.

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year affixed hereon. Executed on the dates indicated with the signatures below.

[Signatures on Following Pages]

Executed by the County of Sarpy, Nebraska, this ____ day of _____, 2025.

COUNTY SARPY, NEBRASKA,

By: _____
Chairman, Sarpy County Board of Commissioners

ATTEST:

County Clerk

Executed by the City of Gretna this ____ day of _____, 2025.

The City of Gretna
a municipal corporation of the
State of Nebraska

By: _____
Mayor

Attest:

City Clerk

Executed by SID 278, Nebraska, this ____ day of _____, 2025.

SANITARY AND IMPROVEMENT DISTRICT 278 OF SARPY COUNTY, NEBRASKA.

By: _____
Chairperson

ATTEST:

Clerk

Executed by SID 192, Nebraska, this ____ day of _____, 2025.

SANITARY AND IMPROVEMENT DISTRICT 192 OF SARPY COUNTY, NEBRASKA.

By: _____
Chairperson

ATTEST:

Clerk

Executed by SID 240, Nebraska, this ____ day of _____, 2025.

SANITARY AND IMPROVEMENT DISTRICT 240 OF SARPY COUNTY, NEBRASKA.

By: _____
Chairperson

ATTEST:

Clerk

Executed by SID 308, Nebraska, this ____ day of _____, 2025.

SANITARY AND IMPROVEMENT DISTRICT 308 OF SARPY COUNTY, NEBRASKA.

By: _____
Chairperson

ATTEST:

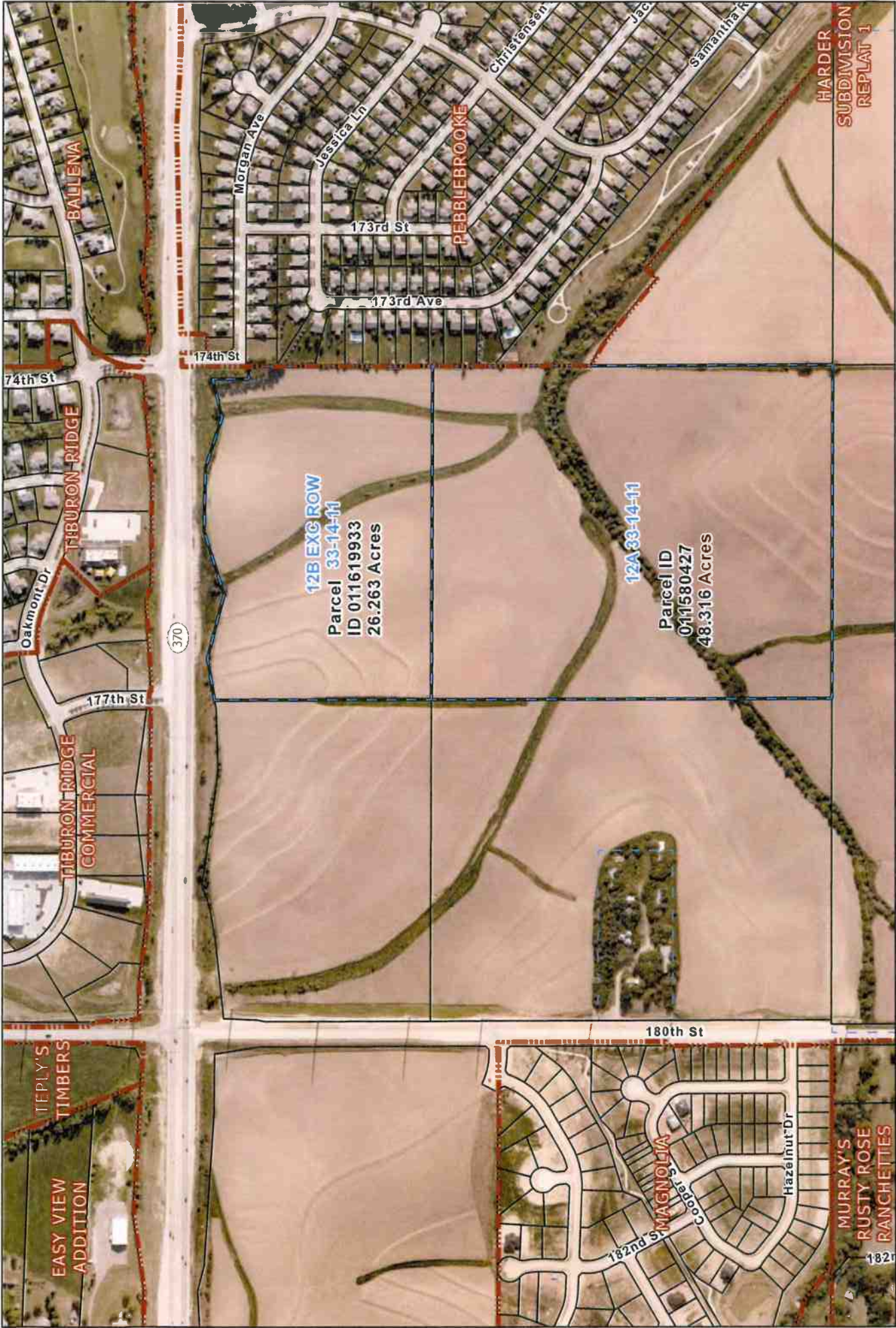
Clerk

EXHIBIT A

COST-SHARE REIMBURSEMENTS
Sarpy County Project # C-77 (21-02)
174th Street and Highway 370 Intersection Improvements

Project Costs		
Description	Cost	Contractor
Design	\$ 32,000.00	Lamp Rynearson
Construction	\$ 777,388.99	Omaha Electric Service
Construction Administration	\$ 100,000.00	Lamp Rynearson
	Project Total \$ 909,388.99	
	Cost-Share Total \$ 909,388.99	
Cost-Share		
Description	% Share	Cost
NW Properties - Tiburon Ridge (SID 278)	25%	\$ 227,347.25
NE Properties - Ballena/Tiburon South/Tiburon Estates (SID 192)	25%	\$ 227,347.25
SW Properties - Future Developments	25%	\$ 227,347.25
SE Properties - Pebblebrooke (SID 240)	12.5%	\$ 113,673.62
SE Properties - Pebblebrooke 2 (SID 308)	12.5%	\$ 113,673.62
Total	100%	\$ 909,388.99

EXHIBIT B



Legend

-  Lots/Boundaries
-  Tax Parcel

Exhibit B - Future Developments

