



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION REPORT
OCTOBER 13, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Agenda Items 6C & 7C	Application for Conditional Use Permit filed by Scannell #829, LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park and generally located at the southeast corner of 144 th Street (Hwy 50) & Capehart Road	Kathleen Gottsch City Administrator

Synopsis

Scannell Properties #829, LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, have filed an application for a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park (upon approval of the final plat for Springfield Gateway Park) and is legally described as Lot 1, Springfield Gateway Park, being a platting of the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 22.365 acres, and generally located at the southeast corner of 144th Street (Hwy 50) and Gateway Drive.

Professional staff continues to work on comprehensive updates to the zoning districts as part of the broader Zoning Ordinance update anticipated for completion this winter. On July 7, 2026, Council approved a text amendment to Section 5.18, BP Business Park District, allowing office complexes and corporate campuses with ancillary warehouse and distribution facilities as Permitted Conditional Uses. These uses are intended to become Permitted Uses, or uses allowed by right, once the comprehensive Zoning Ordinance update is adopted. Until design guidelines for the Business Park District are formally incorporated into the ordinance, staff recommends retaining the Permitted Conditional Use designation. Scannell has complied with the anticipated design standards, and this approach ensures that future applicants proposing similar uses will be subject to comparable standards in the interim.

The application was forwarded to the Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD

Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools).

A copy of the synopsis of comments from the Planning Review team, as well as the application, are attached.

Recommendation

Planning Commission can recommend (1) approval, (2) denial, or (3) table action until the November 10 Planning Commission meeting.

Attachments

Synopsis of Comments
Conditional Use Permit Application
Operation & Maintenance Plan
Proposed Design Renderings & Elevations



SPRINGFIELD

NEBRASKA

September 29, 2026

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

Lot 1 and Outlots A & B, Springfield Gateway Park, Phase 1 Alvin & Nancy Glesmann Trust (Owner)/Scannell Properties #829, LLC (Subdivider)/TD2 (Agent) Conditional Use Permit

The City of Springfield submitted the following documents on September 14, 2026, on behalf of Scannell Properties #829 LLC (“Subdivider”) related to the property legally described as a tract of land beginning at the W1/2 of the NW1/4 of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, together with part of Outlot A, Gruhn Acres, a subdivision in Sarpy County, and generally located on the southeast corner of Hwy 50 & Capehart Road, owned by the Alvin & Nancy Glesmann Trust (“Owner”):

1. Conditional Use Permit Application

The City of Springfield is in the process of updating our Zoning Regulations, and the noted use will be Permitted in the BP Business Park Zoning District once the updated regulations are adopted.

The documents were forwarded to the Residential Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools). Below is a synopsis of their comments.

Bill Seidler, Jr., City Attorney

Items to Consider

1. The proposed use is neither a Permitted Use, nor a Conditional Use under the current AR Zoning Classification that is in force until the contingency of final plat approval and Subdivision Agreement is removed.
 - a. Assuming the contingency is removed and the zoning is changed to BP, then the Request for Conditional Use Permit would be considered (Section 5.18 BP Business Park District; Section C Permitted Conditional Uses: 1).

2. Conditional Use Permits are regulated under Article 6 of the Springfield Zoning Code.
3. Conditional Use Permits can only be granted if the Planning Commission or the City Council has made the findings in Section 6.06.

Recommendations

1. Applicant to ***provide documentation that they are duly authorized*** to seek this Permit on behalf of the current owner, the Alvin and Nancy Glesmann Trust.
2. Section 6.02 requires that a request for a Conditional Use Permit be accompanied by a plan as to the operation and maintenance of the proposed use.
 - a. Applicant to ***provide an operation and maintenance plan***.

Jeff Ray, City Planner

No response was received as of the date of this report.

Jeff Thompson, SCCWWA Engineer

No comments.

Brian Schuele, City Engineer w/ Olsson

No comments.

MUD

No comments.

NDOT

No response was received as of the date of this report.

OPPD

No comments.

Papio Missouri River Natural Resources District

No response was received as of the date of this report.

Sarpy County Admin/Public Works

No response was received as of the date of this report from Sarpy County Admin.

Sarpy County Public Works did not have any comments.

Sarpy County Emergency Management Agency

No comments.

Sarpy County GIS

No response was received as of the date of this report.

Sarpy County Planning

No response was received as of the date of this report.



Sarpy County Sheriff

No comments.

Springfield Fire Chief

No comments.

Ryan Saunders (Springfield Platteview Community Schools)

No comments.

Attachments:

None.





REQUEST FOR CONDITIONAL USE PERMIT

(please print or type)

Applicant's Name Scannell Properties #829, LLC

Address 1600 Genessee St., Suite 232 Kansas City, MO 64102

Phone (913) 909 - 6503 ext. _____

Owner's Name Alvin & Nancy Glesmann Trust

Address 5108 N 192nd Ave Cir, Omaha, NE 68022

Phone () _____ - _____ ext. _____

Agent's Name Thompson, Dreessen & Dorner Inc.

Address 10836 Old Mill Road Omaha, NE 68154

Phone (402) 330 - 8860 ext. _____

Hereby request the Planning Commission and City Council to consider the following Conditional Use:

Allow office complexes with ancillary warehouse and distribution facilities

The Conditional Use Permit is requested for the property legally described as the following:

Lot 1 and Outlots A and B, Springfield Gateway Park, being a platting of the West ½ of the Northwest quarter of Section 12, T13N, R11E of the 6th P.M., Sarpy County, Nebraska

Current zoning of said property: AR Agriculture Residential; Council approved rezone to Business Park contingent upon approval of the final plat and subdivision agreement.

Description of existing use of said property:

Two (2) single family dwellings and farmland

REQUEST FOR CONDITIONAL USE PERMIT

- ☐ Please check here if Conditional Use request is for residential renovation in an older single family residence built prior to the adoption of the zoning regulations. Refer to Springfield Zoning Ordinance - Residential Renovation for further information.

NOTICE: Applications will be processed according to the city's review schedule. Please see the attached Application Checklist for a complete list of required documents. Complete information must be provided by the applicant or no action will be taken.

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed Application prepared by City on behalf of the applicant.
Applicant

Date September 14, 2026

Application Fees:

Original Application - \$300.00 (under 1 acre); \$500.00 (over 1 acre)

Amendments & Renewals - \$150.00

*fees are nonrefundable

All fees are due and payable to the City Treasurer upon application.

Springfield Gateway Park CUP Application
Operation and Maintenance Plan
Lot 1 and Outlots A & B, Springfield Gateway Park, Phase 1

Business Description: The Leased Premises shall be occupied and used solely for office, storage, distribution, redistribution, woodworking, warehousing and ancillary uses related thereto to the extent permitted by applicable law.

Staff and Patron Counts: Approx. 100 employees

General Design Standards: The project will comply with all general design standards as outlined in the HCO Highway Corridor Overlay Zoning District and as depicted in previous artist renderings. Office space will face west towards the highway corridor.

Traffic and Parking Management: An access road at the quarter mile point of an arterial road is required, which is the east boundary of the property. Additionally, a deceleration lane for Hwy 50 access may be needed as well. A north/south facing cross dock will be on the east side of the building. Parking will adhere to on-site surface parking requirements in the current HCO Highway Corridor Overlay Zoning District.

Nuisance Mitigation: A built up berm with landscaping will be built along Hwy 50 to hide the buildings to help reduce noise and sun glare off glass fronts. Building will adhere to landscaping and screening requirements in the current HCO Highway Corridor Overlay Zoning District, as well as in Sections 9.03, 9.05, and 9.06.

Waste and Hazardous Materials: Outdoor storage of waste material or refuse and all refuse collection bins, cans, or other containers shall be concealed from view such that the same cannot be seen from any point under ten feet in height outside of the district, or from any point, indoors or outdoors, on adjoining property within the district, per the current HCO Highway Corridor Overlay Zoning District requirements.

Stormwater and Drainage Maintenance: Refer to the updated Preliminary Draft Drainage Study & PCSMP Calculations document provided on August 3, 2026. A final Storm Sewer, Grading, and Erosion Control plan, as well as a PCSMP and PCSM Maintenance Plan will be provided with the Subdivision Agreement.

Property Upkeep: Landscaping, fencing, exterior lighting, and/or screening buffers will be maintained in accordance with section 9.06.02 in the current Zoning regulations.

SPRINGFIELD GATEWAY BUSINESS PARK

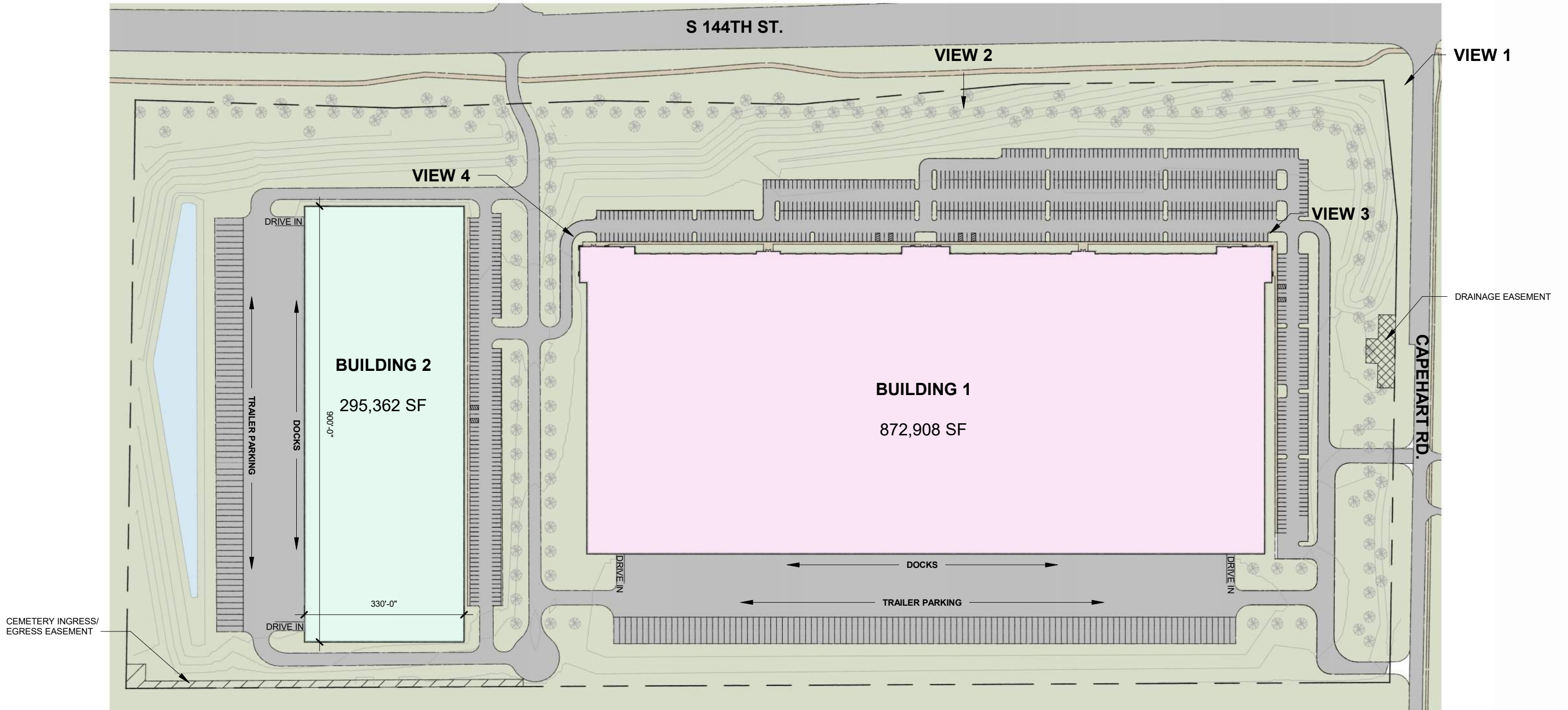


SHEET LIST - ARCHITECTURAL

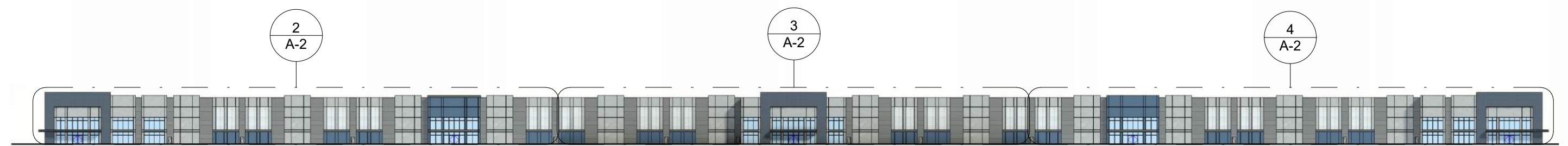
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	RENDERINGS
A-5	RENDERINGS
A-6	RENDERINGS
A-7	RENDERINGS

SHEET LIST - CIVIL

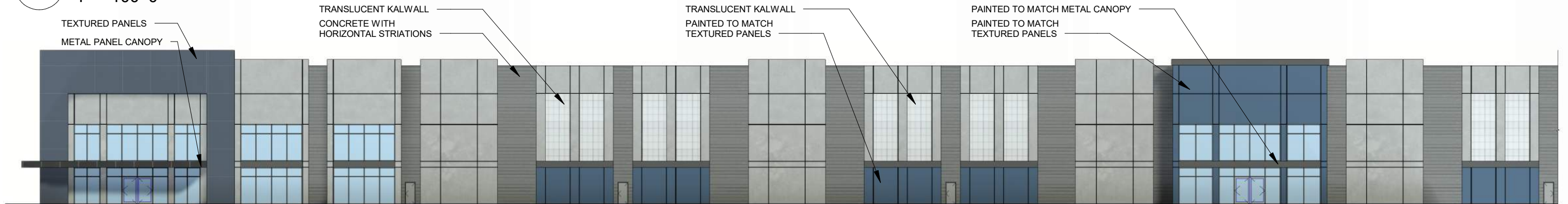
C1.0	PRELIMINARY GRADING
C2.0	PRELIMINARY UTILITY PLAN
C2.1	PRELIMINARY UTILITY PLAN




CONCEPT SITE PLAN
 1" = 200'-0"



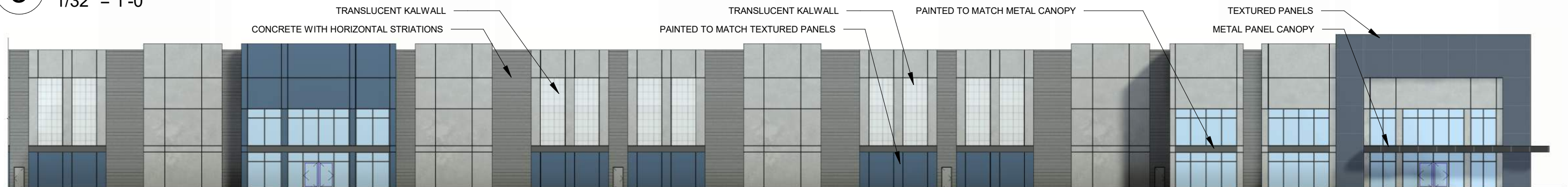
1 WAREHOUSE 1 - ELEVATION WEST - OVERALL
1" = 100'-0"



2 WAREHOUSE 1 - ELEVATION WEST
1/32" = 1'-0"



3 WAREHOUSE 1 - ELEVATION WEST
1/32" = 1'-0"



4 WAREHOUSE 1 - ELEVATION WEST
1/32" = 1'-0"



VIEW 1



VIEW 2



VIEW 3



VIEW 4



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Scannell Properties
Industrial Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties

Professional Seal

PROGRESS PRINT
NOT TO BE USED FOR
CONSTRUCTION
DATE PRINTED: December 9, 2025

Revision Dates

No.	Description	MM-DD-YY
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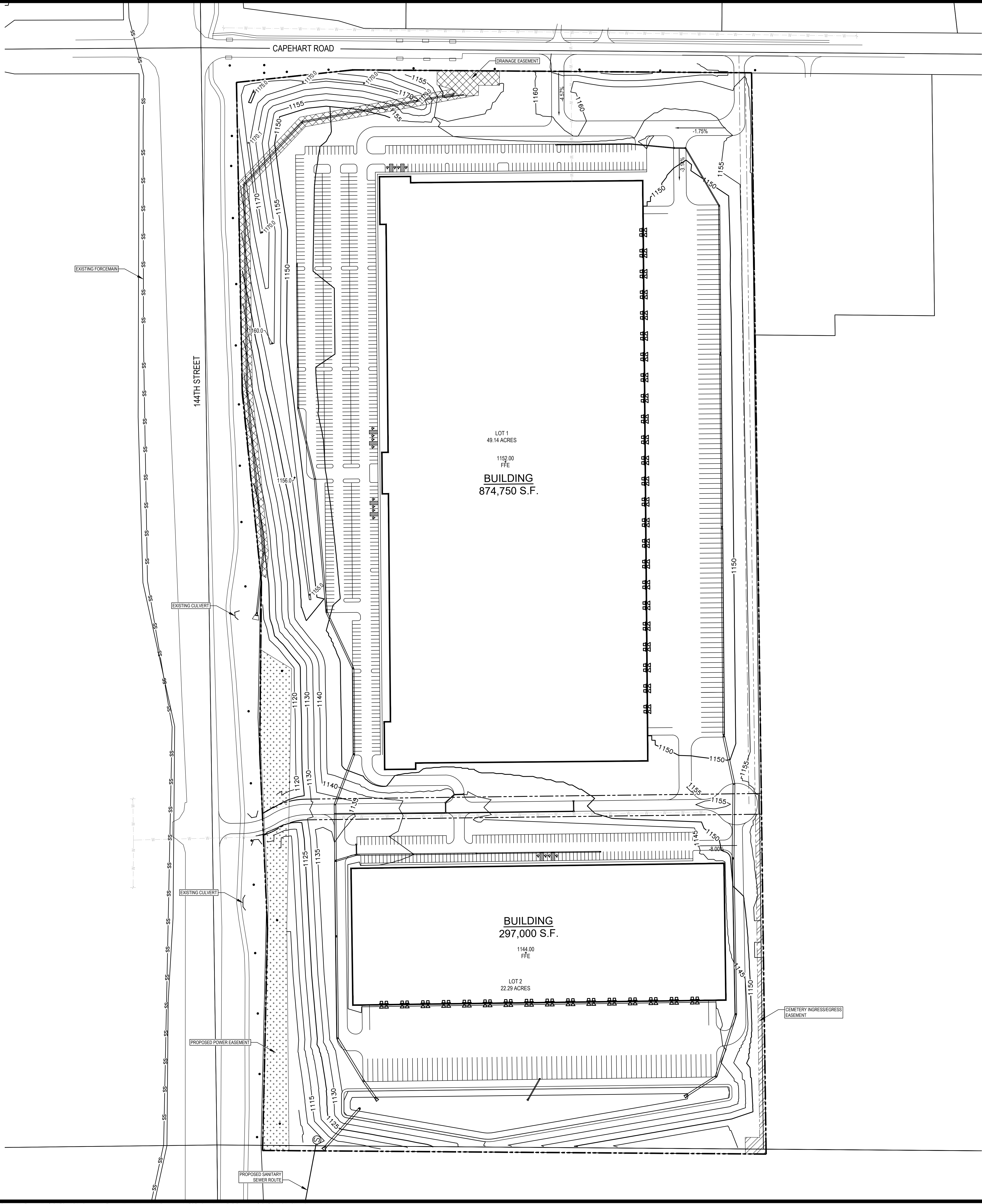
Drawn By:RTM Reviewed By: DEK
Job No.: 2439-101 Date: 12/9/2025

Sheet Title

Preliminary Grading

Sheet Number

C1.0





Scannell Properties
Industrial Park

4305 Capehart Road
Springfield, Nebraska

Scannell Properties

PROGRESS PRINT

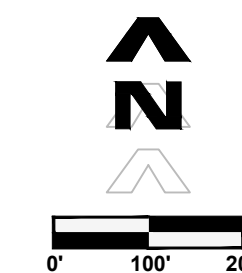
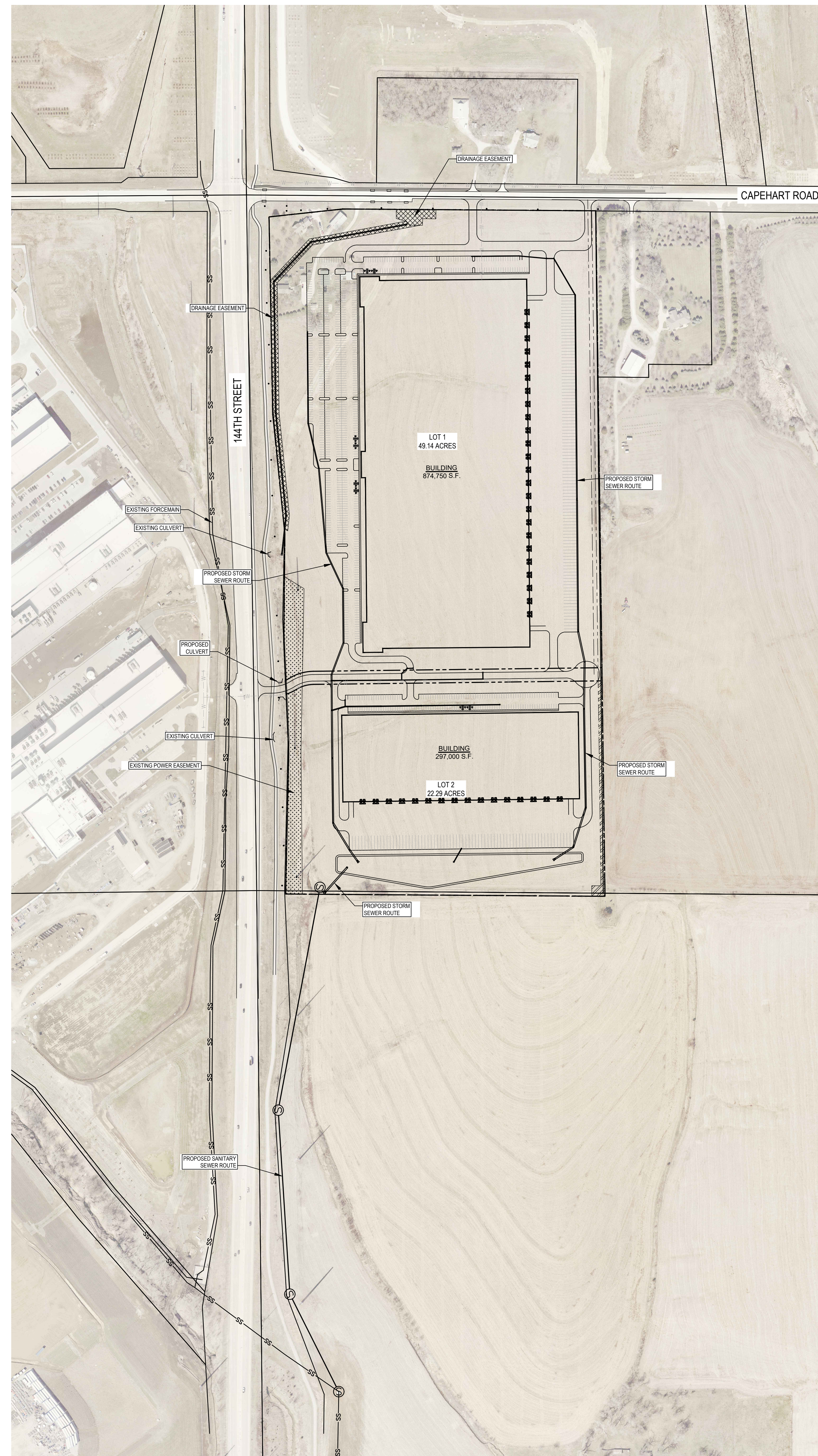
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Preliminary Utility Plan

C2.0





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Drawn By:RTM Reviewed By: DEK
Job No.: 2439-101 Date: 12/9/2025

Sheet Title

Preliminary Utility
Plan

Sheet Number

C2.1

