



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION REPORT
OCTOBER 13, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Agenda Items 6B & 7B	Application for Conditional Use Permit submitted by Tribedo LLC, applicant/owner, to operate a concrete construction batch plant on property generally located at the southwest corner of 150 th Street & Fairview Road	Kathleen Gottsch City Administrator

Synopsis

Tribedo LLC, applicant/owner, has filed an application for a conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as part of the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 14.92 acres (preliminary plat Lot 4, Springfield Industrial); this parcel is generally located at the southwest corner of 150th Street & Fairview Road.

The application was forwarded to Jeff Ray (city planner) and Brian Schuele (city engineer with Olsson).

- Schuele did not have any objections from an engineering standpoint; however, he noted that the applicant needs to make sure they obtain all necessary environmental permits.
- Ray confirmed that a concrete construction batch plant is a permitted conditional use in both the AR Agriculture Residential and LI Light Industrial zoning districts.

The applicant/owner proposes to temporarily operate a concrete construction batch plant within the area identified as Lot 4 on the preliminary plat for Springfield Industrial. The facility is intended to support construction of improvements associated with the adjacent development, while also providing concrete for off-site projects.

The applicant/owner is currently requesting final plat approval only for Lot 1, located at the northern end of Springfield Industrial adjacent to Fairview Road. Future development and final platting are anticipated to progress generally from north to south.

Staff recommends that Tribedo's conditional use permit agreement include the same requirements established for other concrete construction batch plants located within the city's ETJ.

Recommendation

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

Attachments

Conditional Use Permit Application
90 Foot Mobile Conveyor Plan
Batch Plant Structural Plan
Site Plan for Batch Plant



REQUEST FOR CONDITIONAL USE PERMIT

(please print or type)

Applicant's Name Tribedo LLC
Address 10404 Essex Court, Suite 101, Omaha, NE 68114
Phone (402) 408 - 0005 ext.

Owner's Name Tribedo LLC
Address 10404 Essex Court, Suite 101, Omaha, NE 68114
Phone (402) 408 - 0005 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:

The proposed conditional use of the property is for a temporary concrete construction batch plant. The batch plant will produce concrete for improvements directly adjacent to the property and sell concrete for off-site uses too.

The Conditional Use Permit is requested for the property legally described as the following:
E1/2 NW1/4 EXC PT FOR SID 386 14-13-1, Sarpy County, Nebraska

Current zoning of said property: AR (Agriculture Residential District)

Description of existing use of said property:

The existing use of the property is for agriculture.

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  _____
Applicant

Date September 23, 2026

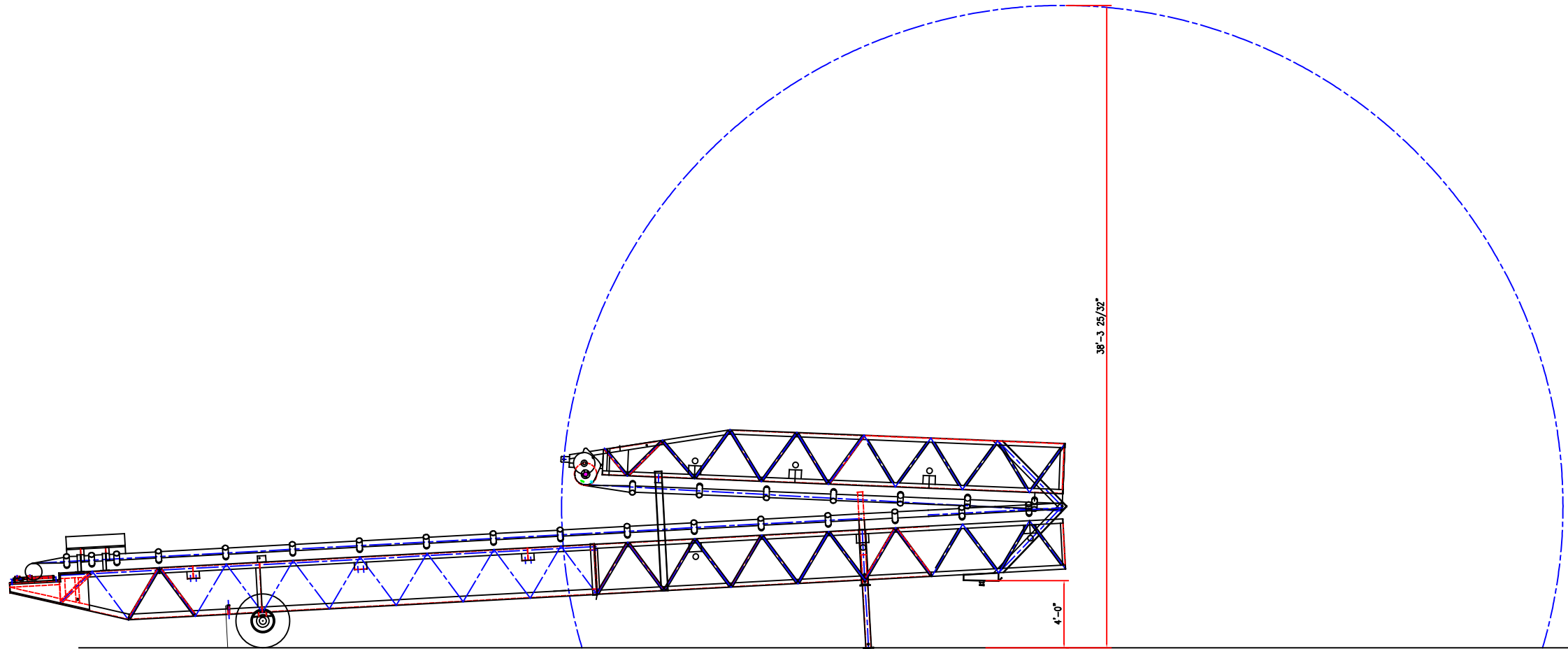
Application Fees:

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

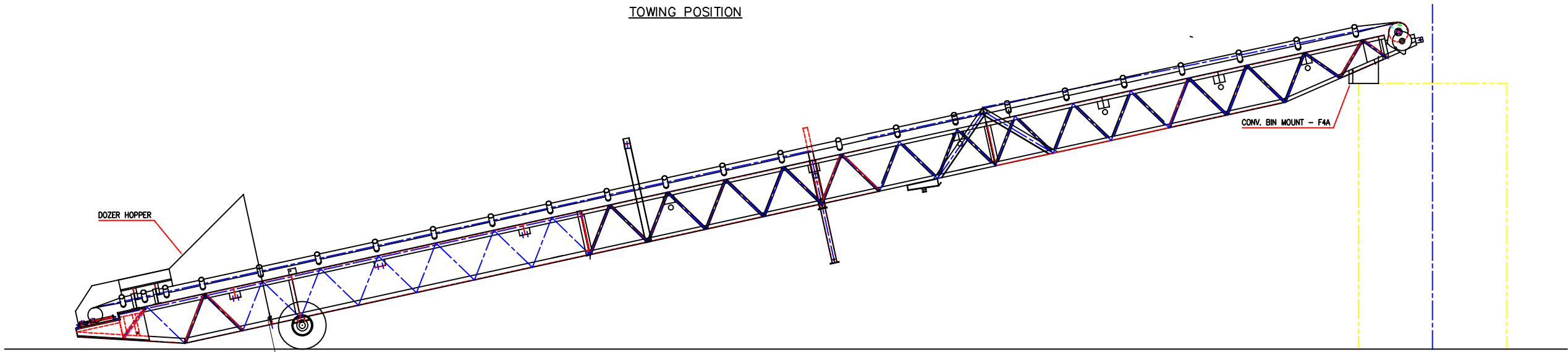
Amendments & Renewals - \$150.00

*fees are nonrefundable

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



TOWING POSITION



CHARGING POSITION

NEXT ASSY.	ECD NO.	DATE	APPR.	NO.	REVISION

SCALE
1/4"=1'-0"
DATE
5-28-93
DRAWN
JHS
CHECKED

THIS DOCUMENT CONTAINS
INFORMATION PROPRIETARY
TO CON-E-CO. IT
SHALL NOT BE REPRODUCED,
USED OR DISCLOSED WITHOUT
PRIOR WRITTEN PERMISSION OF
CONCRETE EQUIPMENT CO.

TITLE
90' MOBILE CONVEYOR
CUSTOMER
LOCH SAND & CONSTR.
LOCATION
MARYSVILLE, MO.

CON-E-CO

concrete equipment company

237 N. 13th St. Blair, NE 68008

phone 402-426-4181

PART NO.

JOB NO.
S-990
DWG.NO
C4170-E2



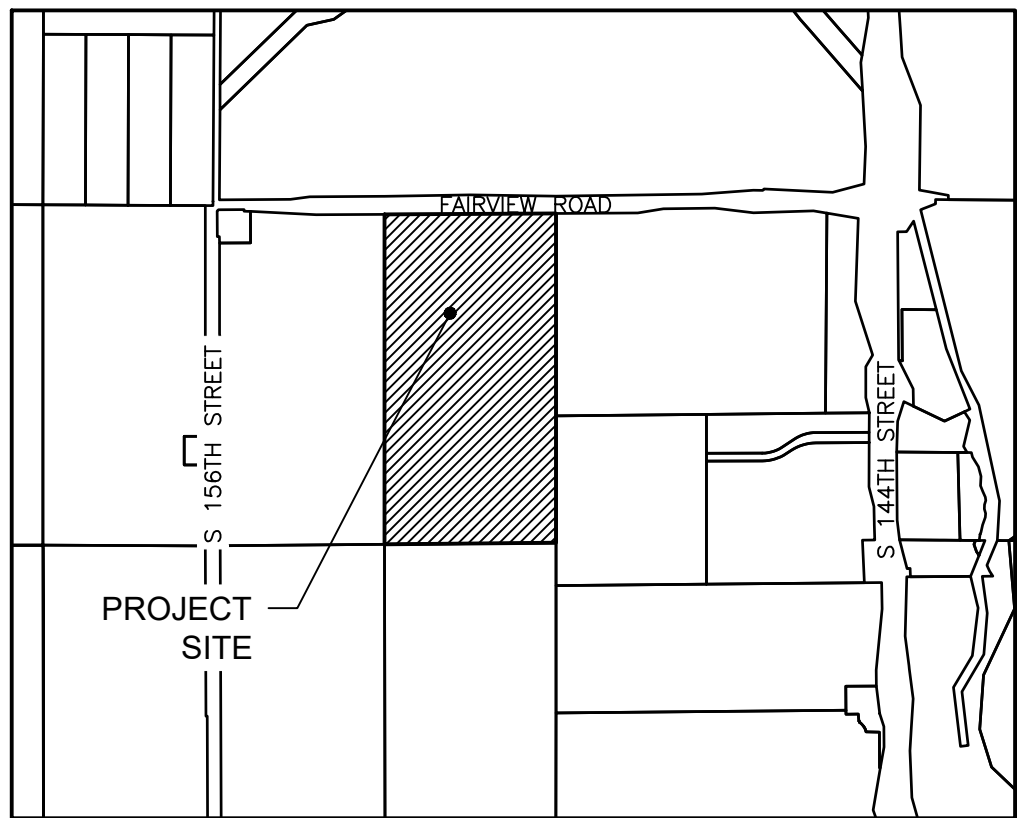
					SCALE 1/4"=1'-0"
					DATE 5-27-93
					DRAWN JHS
NEXT ASSY.	ECO NO.	DATE	APPR.	NO.	REVISION CHECKED

QUAN	PC-MK	PART DESCRIPTION
1	A5A	AGGREGATE BIN EXTENSION
1	A5B	AGGREGATE BIN EXTENSION
40		BOLTS, 5/8"DIA. X 1 1/2"L. W/NUT, L.W., & F.W.
20		5/8" BEVELED FLAT WASHERS

REF. ELEV. 100.00'

SPRINGFIELD INDUSTRIAL

LOTS 1, AND OUTLOT A
SARPY COUNTY, NEBRASKA
SPR-20250917-8086-GP1



LEGAL DESCRIPTION

LOTS 1 AND OUTLOTS A AND B: BEING A PLATTING OF PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114



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
Springfield Industrial

SPR-20250917-8086-GP1

Project Location
Fairview Road Between S 144th Street and S 156th Street

Client Name
Springfield, NE 68114
Tribedo LLC

Professional Seal

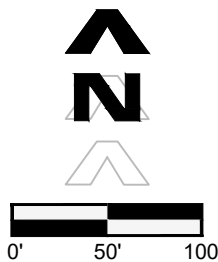
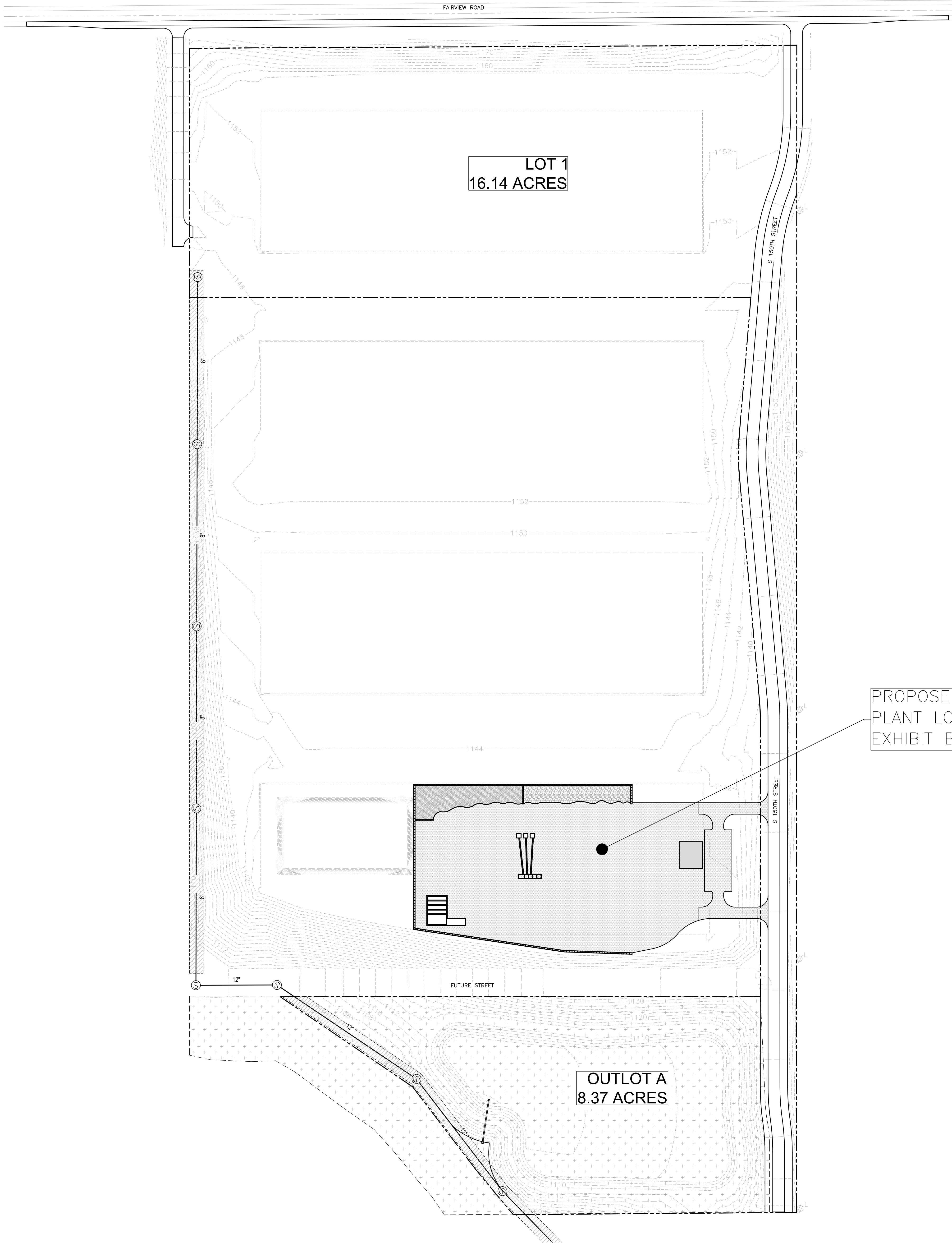
Revision Dates

No.	Description	MM-DD-YY
1	Initial	04-08-2026
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Drawn By: AJL Reviewed By: BPH
Job No.: 1570-104 Date: 04-08-2026

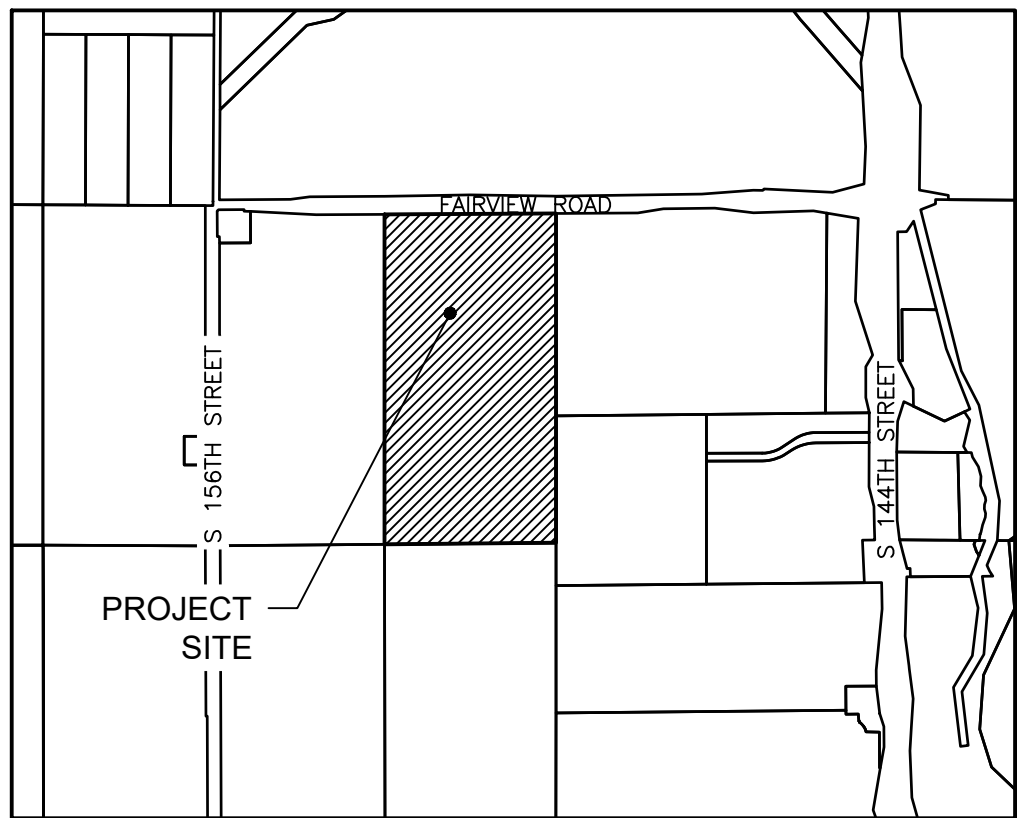
Sheet Title
Special Use Permit
Vicinity Map

Sheet Number
Exhibit A



SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOT A
SARPY COUNTY, NEBRASKA
SPR-20250917-8086-GP1



VICINITY MAP



LEGAL DESCRIPTION

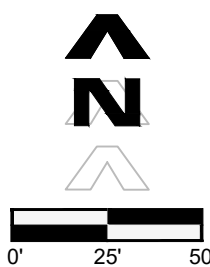
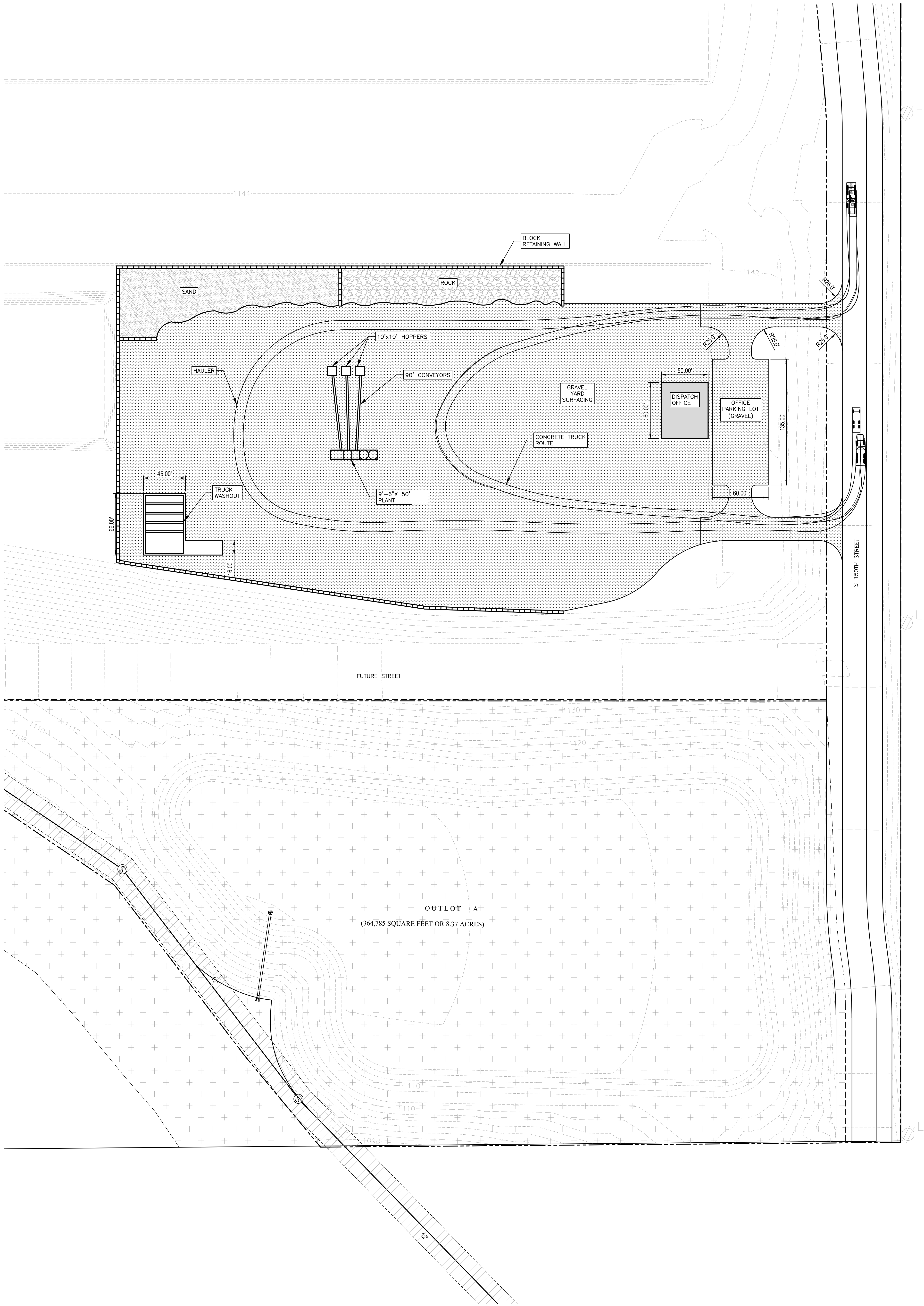
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Client Name
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Professional Seal

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7	Revised	04-08-2026
8	Revised	04-08-2026
9	Revised	04-08-2026
10	Revised	04-08-2026
11	Revised	04-08-2026
12	Revised	04-08-2026
13	Revised	04-08-2026
14	Revised	04-08-2026
15	Revised	04-08-2026
16	Revised	04-08-2026
17	Revised	04-08-2026
18	Revised	04-08-2026
19	Revised	04-08-2026
20	Revised	04-08-2026

Drawn By: AJL Reviewed By: BPH
Job No.: 1570-104 Date: 04-08-2026

Sheet Title
Special Use Permit
Site Plan

Sheet Number

Exhibit B