City of Bennington
Planning Commission Meeting Agenda
Wednesday, January 28, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

1. Call to Order – Open Meeting Act – Roll Call

2. Approval of December 17, 2025 Meeting Minutes

3. Consideration of a Final Plat in a Medium Density (R-3) and Clustered/Mixed Use (CMD) Residential Zoning District for a 7.3 acre development known as Prairie Ridge located at Lot 1 Bennington Park Plaza and
    A. Presentation, Staff and Applicant
    B. Public Hearing
    C. Motion

4. Consideration of a Conditional Use Permit allowing for a Theater Training Studio in a Highway Commercial Zoning District (C1) located on Lot 2 Building #1, McGregor Brae, 12720 N. 158th St.
    A. Presentation, Staff and Applicant
    B. Public Hearing
    C. Motion

5. Elections
    A. Motion to Nominate and Elect Vice-Chair

6. Adjourn

Planning Commission
12-17-2025 Minutes

City of Bennington
Planning Commission Meeting Minutes
Wednesday, December 17, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call
Planning Commission Chair James Bartles called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Haime Dias, Karen Hohman, Anita Ortiz, Mike Valasek, and Cydell White Jr. Member Bob Zaruba was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of October 29, 2025 Meeting Minutes
Motion by Dias, second by Bartles to approve the minutes as presented. With Ortiz abstaining, all voted in favor and the motion carried.

Consideration of a Revised Final Plat in a Highway Commercial Zoning District for a 27.85 acre development known as Rainwood Square located at 10102 N. 156th St.
City Engineer Julie Ogden and Joe Foley with FoleyShald Engineering presented the revised Final Plat for Rainwood Square.

The revised plat includes moving Thayer Street north and Lot 7 and Outlot B south to create a full access intersection at 156th Street.

Bartles opened a public hearing and there were no comments.

Motion by Dias, second by Ortiz to recommend approval of the Revised Final Plat subject to compliance with the conditions recommended in the City Engineer's and County Engineer's comment letters. All voted in favor and the motion carried.

Three Year Reappointment Recommendations
Motion by Bartles, second by Hohman to recommend approval of Anita Ortiz for reappointment. All voted in favor and the motion carried.

Motion by Bartles, second by Hohman to recommend approval of Bob Zaruba for reappointment. All voted in favor and the motion carried.

Elections
Motion by Dias, second by Valasek to nominate and elect Bartles as Planning Commission Chair. All voted in favor and the motion carried.

Motion by Ortiz, second by Hohman to table the nomination of the Planning Commission Vice-Chair. All voted in favor and the motion carried.

Adjourn

Motion by Dias, second by Bartles to adjourn the meeting at 6:18 p.m. All voted in favor and the motion carried.

Item #3

Final Plat

Prairie Ridge

January 20, 2026

Bennington Planning Commission & City Council
c/o Mindi Laaker, Clerk
15505 Warehouse Street
Bennington, NE 68007

RE: Prairie Ridge (Lots 1 - 54 and Outlots A - G) – Final Plat (with CMD) Review
Bennington, NE
JEO Project No. 090034

Dear Commissioners and Council:

JEO Consulting Group has received a copy of the final plat documents related to the approved (November 2025) revised preliminary plat documents and re-zoning request for the above referenced subdivision. Based on a review of the preliminary plat, all specifications as outlined in Article 3, Section 5 of the subdivision regulations have been met in regard to the submittal documents except as noted below. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting in January 2026.

Final Plat & Associated Agreements

1. The final plat generally follows the approved revised preliminary plat for Prairie Ridge which includes 54 single family attached structure lots (only two units are attached) and 7 outlots. The plat includes the required information.
    a. The proposed street names have been coordinated with the City of Omaha such that Street 2 shall be Bruning Court and Street 1 shall be Elderberry Court. (map is attached to this letter for clarity).
    b. Should note 6 also allow for pedestrian access on the outlots?
    c. Should notes 5 & 6 also note that they will be maintained by the Homeowners Association?
2. The revised preliminary plat showed encroachments on the lot from adjacent properties (drive-thru for Runza, gravel access or parking for gas station). Please provide an update on the status of the encroachments. If easements will be provided to allow them to remain, they shall be shown on the final plat (even if recorded separately).
3. The zoning action was completed with the preliminary plat and will take effect upon approval and recording of this final plat. The zoning was approved to be R-3 zoning with a CMD overlay. As a reminder, the developer is seeking the following adjustments under the CMD: (red notes a change from preliminary)

Lot Requirement	Proposed R-3 with CMD	R-3 (two-family dwelling)
Lot Area	2,900 sf	4,000 sf
Lot Width	26 feet (1)	37.5 feet
Front Yard	15 feet	25 feet
Side Yard	5 feet	7 feet
Street Side Yard	15 feet	25 feet
Rear Yard	15 feet	25 feet
Max. Lot Coverage	50%	40%
Impervious Surface	69%	55%
(1) Measured at setback for non-square lots		

I am recommending that the lot width be approved at 26 feet measured at the setback line instead of the 22 feet requested. The impervious surface change needs to be accounted for in the drainage study to show that it will detain the extra flows.

4. This development is within the Corporate Limits of Bennington and will be privately financed.
    a. The developer is in the process of preparing the required studies and documents to be able to utilize Tax Increment Financing (TIF) for some of the improvements. This process will be completed upon review/approval of the final plat.
5. The City Attorney will provide a draft copy of the subdivision agreement, upon completion of any TIF processes.

Waiver Requests outside of the CMD (this information has been caried forward from the preliminary plat as new information was not provided, nor required – red text is added info)

1. Article 4; Scheule A: Minimum Street Standards – Private Street (Classification) Minimum Centerline Radius. Allow less than 50 feet of street ROW and 100 foot radii at center of private streets.
    a. Developers Justification: Based on existing topography, the shape of the property, and the two access points provided, the development is requesting a waiver to the 100-foot minimum centerline radius requirement. As part of the design of the development, no on-street parking will be allowed. The general shape of the property presents some challenges to maintain the 100-foot centerline radii as required in code.
    b. Engineer's Recommendation: This could be allowed as the road is a private street and the site is challenging to achieve current design standards as one of the access points would not allow a road to meet this standard.
2. Article 4; Section 14 Design Standards, Sidewalks & Trails and eliminate the requirement to have a walk on both sides of the street.
    a. Developers Justification: Due to the existing conditions of the site, with only one main access point to the west, and the existing grades of the site. Because of the CMD overlay, we have adequate pedestrian movement throughout the site. With this being a private street, we are requesting to waive the City requirement for sidewalks on both sides of the street. We believe the internal loop sidewalk system created for this site provides enough pedestrian movement throughout the street.
    b. Engineer's Recommendation: Two access points are required and appear to be provided per the pavement exhibit. With the limited number of lots and narrower ROW and street with the CMD, a sidewalk on one side of the street is acceptable in this situation. Connections to N 160th Street, CW Haden Drive and N 4th Street are required as part of this waiver.
        i. Developer did note that the pedestrian connection to CW Haden will be provided on a private easement between the commercial buildings as shown on the paving/sidewalk exhibit.

Grading

1. All grading now stays on the proposed lot and easements for grading are no longer required.
2. The slope on Outlot B adjacent to the basin appears to be about a 3:1 slope which is a concern as it is harder to mow and maintain. The slope should not become any steeper during construction. The developer plans to plant native prairie grasses on the slope to minimize the maintenance of the area. Irrigation (permanent or temporary) may be required to establish this vegetation as it can be hard to get started.
3. The small berm that is in the rear of lots 1 to 8 and 9 to 16 should include a permanent easement preventing a lot owner from removing to flatten out the backyard, it as it provides protection to the existing lots.
4. The slope on Outlot G is not being graded per the updated plan and appears to be at a 3:1 slope which is harder to maintain. Please provide maintenance plan information.

Utilities (sanitary sewer and water)

1. The proposed sanitary sewer will connect to the City of Bennington system at an existing manhole located north of the lot line between Lot 1 Bennington Park Replat 3 and Lot 1 Bennington Park Replat 1. The interior line will be considered a private system and maintained by the HOA. The conceptual layout will provide service to all lots proposed.
2. The water mains are connected to existing mains at the Bruning/160th Street Intersection and at the CW Haden Drive intersection. The mains are then looped around the development providing redundancy of the system.
    a. The water main will be considered a private master service, designed by the Developers engineer and approved by MUD.
3. Construction plans for all utility improvements must be submitted to the city for review and acceptance prior to construction.

Streets

1. A revised traffic impact study for the current concept was provided and reviewed by JEO. Comments on the study are:
    a. What is the estimated traffic on the adjacent streets (CW Haden east/west, 160th to the north and 160th/4th Street to the south/east)? Providing traffic movement maps for each of the access points and the peak hour traffic at that location would be helpful to show this. (it was a comment at the preliminary plat by adjacent residents)
    b. Recommendation to just re-stripe the access at 156th Street and Highway 36 would require NDOT approval and what is the benefit of that?
2. All streets in the development are private. The private streets are 25 feet wide with curb and gutter. Outlot A is for the street and is 50 feet wide at its connection to 160th Street and CW Haden Drive but narrows to 40 feet wide inside of the development. This layout is discussed under Waiver Request #1.
3. A 5 foot sidewalk is included along one side of the streets only as noted in waiver request #2. The developer has provided pedestrian connections to N 160th Street, CW Haden Drive and N 4th Street as discussed and required during the preliminary plat review.
4. The roadway is considered a marginal access road (frontage road-no parking) for design standard review. The horizontal curves for the roadway in Outlot A shall be a minimum of 100' radii on the centerline. As noted in waiver request #1, there are four (4) curves that do not meet this standard. The curve information should be shown on the paving exhibit not just the preliminary plat.
    a. With the reduced width, no on street parking will be allowed. The developer has provided a parking concept for each lot and has added 20 parking stalls on outlots E & F. The development meets the required parking stalls for this residential use.
5. The street profiles include labels for existing or proposed street connections. The vertical curves meet minimum design standards for a public street except for the adjusted curve on the approach to 160th Street which was changed to eliminate grading off site. This approaches a stop condition and is acceptable.
6. Construction plans for paving improvements must be submitted to the city for review and acceptance prior to construction.

Drainage/Storm Sewer

1. The Control Number for the existing site has been updated and appears appropriate.
2. The Control Number for the lots should reflect the CMD request for impervious at 69% maximum. Also noted that there are two different grass conditions, why?

3. The basin outflow has been addressed to keep all flow in the basin and only out letting through the pipe. In addition grading plan better shows the earth berm directing flow to an area inlet on property from back yards. The inlet is to be upgraded as well.
4. A slight increase in flows is noted for impact point 4 (intersection of Bruening and 160th) which would flow to the inlets at the curve where impact point 1 discharges. When this increase is compared to the detention provided, there is no net increase in flow within the storm sewer system, and therefore no adverse impacts.
5. Stormwater detention basin and storm sewer pipes/inlets appear to be appropriate sizes per study. Final verification will be done with the construction plan submittal.

If you have any questions, comments or concerns with any of the statements, please feel free to contact me at 402.443.4661.

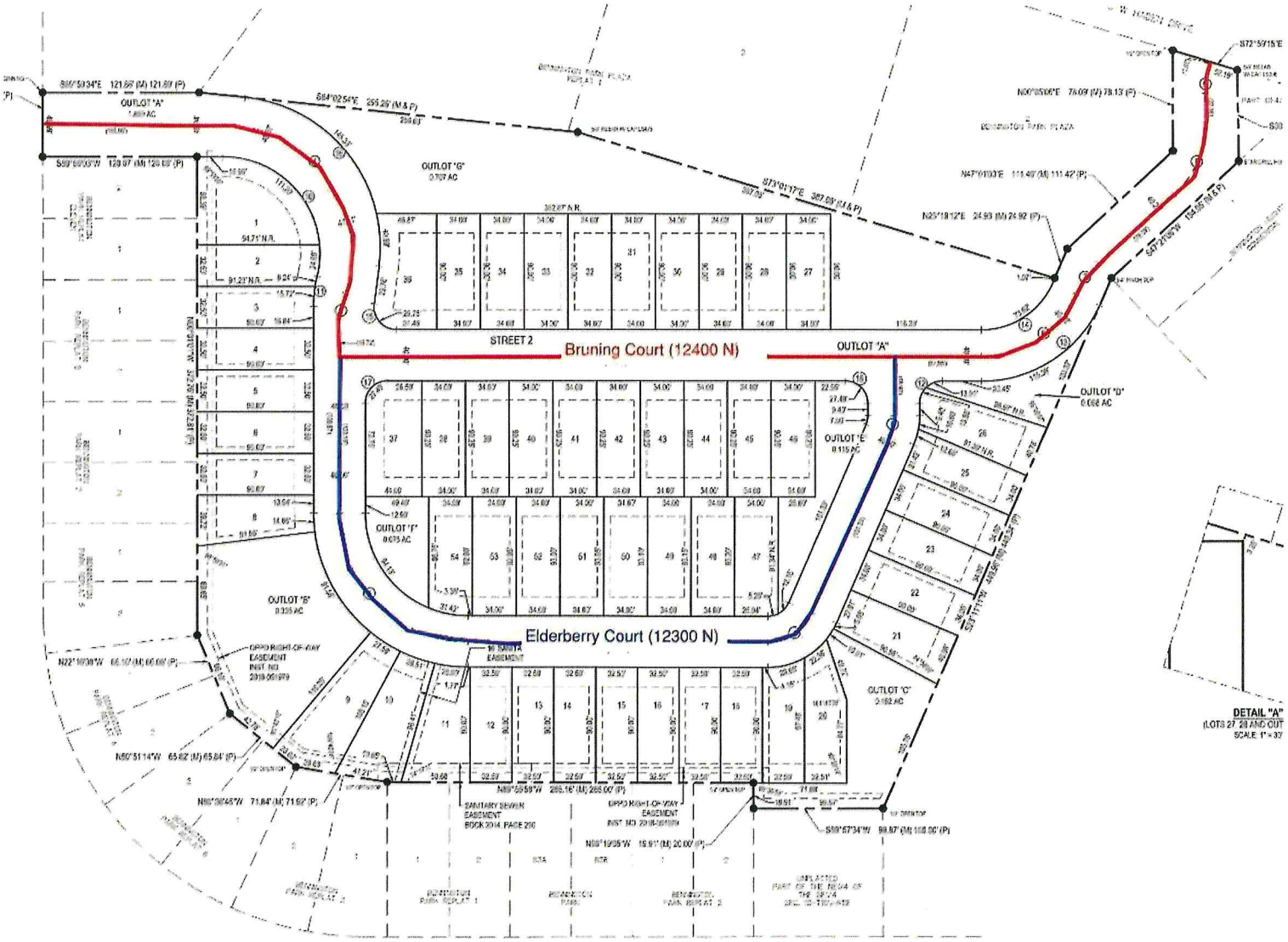
Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Attachment: Street Name Map

cc: Mindi Laaker, Bennington City Clerk (PO Box 221, Bennington NE 68007)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)
Jeff Stoll, E&A Consulting Group (10909 Mill Valley Rd, Omaha, NE 68154)
Ryan Schwarz, BPW Smart Development (ryanschwarz3@icloud.com)

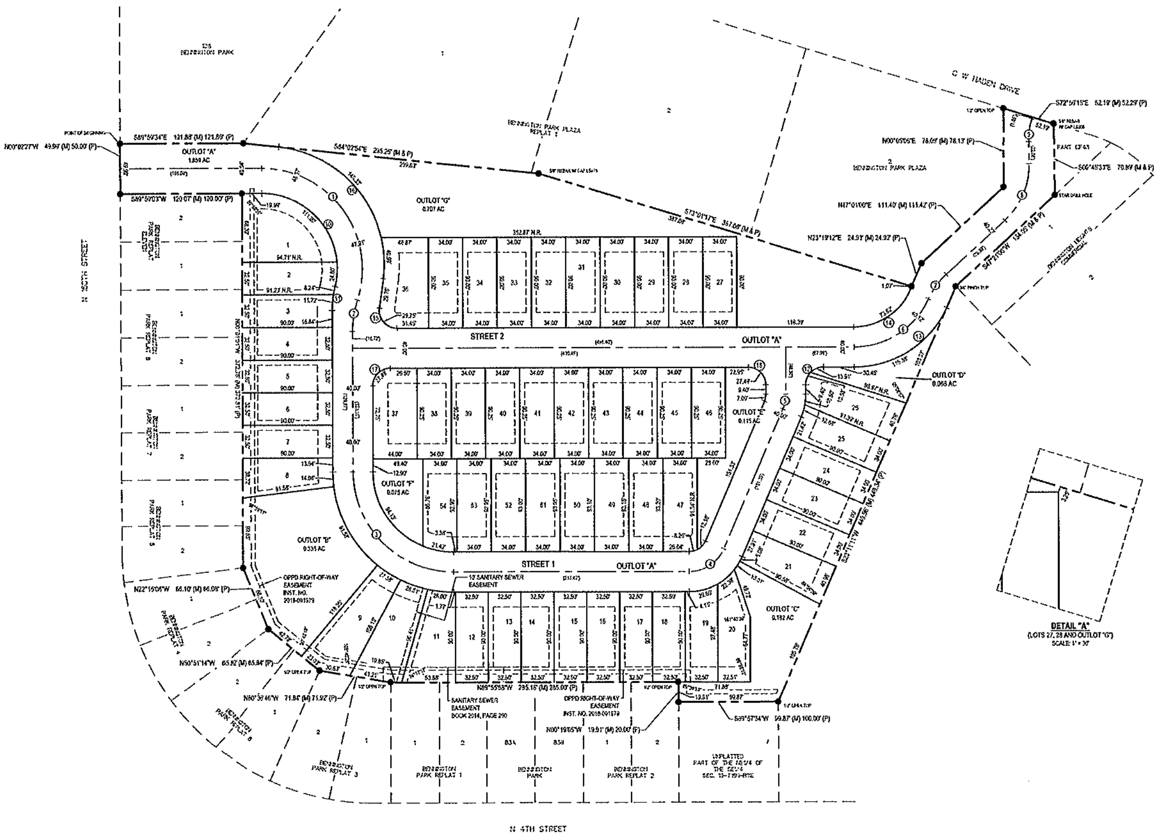
Attachment to Letter – Street Naming Map



PRAIRIE RIDGE

LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE

A TRACT OF LAND BEING ALL OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DETAIL "A" (LOTS 27, 28 AND OUTLOT "G") SCALE: 1" = 30'

50 0 50
1 inch = 50 ft.

LEGEND

BASIS OF BEARING	DOUGLAS COUNTY LOW DISTORTION PROJECTION
●	MONUMENT FOUND 5/8" REBAR UNLESS NOTED
— - —	RIGHT-OF-WAY CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENTS
	EXISTING LOT LINE
	SETBACK LINE
(P)	PLATTED DISTANCE
(M)	MEASURED DISTANCE

R-3-CMD ZONING SETBACK TABLE (LOTS 1 THRU 54 AND OUTLOTS "A" THRU "G")	
FRONT YARD	15'
SIDE YARD	0' OR 5'*
STREET SIDE YARD	15'
REAR YARD	15'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BPW SMART DEVELOPMENT, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PRAIRIE RIDGE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BPW SMART DEVELOPMENT, LLC

RYAN SCHWARZ, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF ____________)

COUNTY OF ____________)

ON THIS ________ DAY OF ______________, ________, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RYAN SCHWARZ, MEMBER OF BPW SMART DEVELOPMENT, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
4. OUTLOT "A" SHALL BE RESERVED FOR PUBLIC VEHICULAR AND PEDESTRIAN ACCESS AND UTILITIES FOR LOTS 1 THRU 54 AND OUTLOTS "B" THRU "G". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
5. OUTLOT "B" SHALL BE RESERVED FOR PERMANENT POST CONSTRUCTION STORM WATER MANAGEMENT BASINS. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B".
6. OUTLOTS "C", "D", "E", "F", & "G" SHALL BE RESERVED FOR GREEN SPACE.
7. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.

SURVEYORS CERTIFICATION

I, FRANK C. ELDER, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-864, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 126, BENNINGTON PARK, A SUBDIVISION LOCATED IN SAID SECTION 10, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 160TH STREET, BEING A FOUND 5/8" REBAR; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 126, BENNINGTON PARK, AND ALSO BEING THE SOUTH LINE OF SAID LOT 1 AND LOT 2, BENNINGTON PARK PLAZA REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 10, AND ALSO BEING THE SOUTH LINE OF LOT 2, SAID BENNINGTON PARK PLAZA ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S89°59'34"E, (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) A DISTANCE OF 121.88 FEET, TO A FOUND 5/8" REBAR; (2) THENCE S64°02'54"E, A DISTANCE OF 295.26 FEET, TO FOUND 5/8" REBAR W/ CAP STAMPED LS-475; (3) THENCE S73°01'17"E, A DISTANCE OF 387.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK PLAZA, BEING A FOUND 5/8" REBAR; THENCE NORTHERLY ALONG SAID NORTHERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, BENNINGTON PARK PLAZA ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N21°19'12"E, A DISTANCE OF 24.93 FEET, TO A FOUND 5/8" REBAR; (2) THENCE N47°01'00"E, A DISTANCE OF 111.40 FEET, TO A FOUND 5/8" REBAR; (3) THENCE N00°05'05"E, A DISTANCE OF 78.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF C. W. HADAN DRIVE, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE S72°50'15"E ALONG SAID NORTH LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF C. W. HADAN DRIVE, A DISTANCE OF 52.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, BEING A FOUND 5/8" REBAR W/ CAP STAMPED LS-364; THENCE S00°45'33"E ALONG THE EASTERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 70.89 FEET TO THE WESTERLY LINE OF LOT 1, BENNINGTON HEIGHTS COMMERCIAL, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND STAR DRILL HOLE; THENCE S47°21'05"W ALONG SAID EASTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BENNINGTON HEIGHTS COMMERCIAL, A DISTANCE OF 134.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BENNINGTON HEIGHTS COMMERCIAL, BEING A FOUND 3/4" PINCHED TOP PIPE; THENCE S21°11'11"W ALONG SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 443.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE S89°57'34"W ALONG THE SOUTH LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 99.87 FEET TO THE EAST LINE OF LOT 2, BENNINGTON PARK REPLAT 2, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND 5/8" REBAR; THENCE N00°19'05"W ALONG SAID SOUTH LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, BENNINGTON PARK REPLAT 2, A DISTANCE OF 19.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT 2, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 AND 2, BENNINGTON PARK PLAZA REPLAT 2, AND ALSO THE NORTH LINE OF LOTS 83A AND 83B, SAID BENNINGTON PARK, AND ALSO THE NORTH LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 10, AND ALSO THE NORTH LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 3, A SUBDIVISION LOCATED IN SAID SECTION 10, ON THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) THENCE N89°55'58"W, A DISTANCE OF 285.18 FEET, TO A FOUND 1/2" OPEN TOP PIPE; (2) THENCE N80°36'45"W, A DISTANCE OF 71.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT 3, AND ALSO THE NORTHEAST CORNER OF LOT 1, BENNINGTON PARK REPLAT 6, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 1 AND 2, SAID BENNINGTON PARK REPLAT 6, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 4, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 5, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 7, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 8, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT ELEVEN, ALL BEING SUBDIVISIONS LOCATED IN SAID SECTION 10, ON THE FOLLOWING THREE (3) DESCRIBED COURSES; THENCE (1) THENCE N50°51'34"W, A DISTANCE OF 85.82 FEET, TO A FOUND 5/8" REBAR; (2) THENCE N22°15'05"W, A DISTANCE OF 86.10 FEET, TO A FOUND 5/8" REBAR; (3) THENCE N00°01'01"W, A DISTANCE OF 372.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT ELEVEN, BEING A FOUND 5/8" REBAR; THENCE S89°59'03"W ALONG SAID WESTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 2, BENNINGTON PARK REPLAT ELEVEN, A DISTANCE OF 120.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT ELEVEN, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 160TH STREET, BEING A FOUND 5/8" REBAR; THENCE N00°02'27"W ALONG SAID WESTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 160TH STREET, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 317,990 SQUARE FEET OR 7.300 ACRES, MORE OR LESS.

FRANK C. ELDER PLS-864 DATE

APPROVAL OF BENNINGTON CITY ENGINEER

THIS PLAT OF PRAIRIE RIDGE WAS APPROVED BY THE CITY OF BENNINGTON, NEBRASKA ON

THIS ________ DAY OF ______________, ________.

BENNINGTON CITY ENGINEER

APPROVAL OF BENNINGTON PLANNING COMMISSION

THIS PLAT OF PRAIRIE RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE BENNINGTON PLANNING COMMISSION THIS ________ DAY OF ______________, ________.

CHAIR, PLANNING COMMISSION

APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF PRAIRIE RIDGE WAS APPROVED BY THE CITY COUNCIL OF BENNINGTON,

THIS ________ DAY OF ______________, ________.

MAYOR

ATTEST ______________________
CITY CLERK

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF PRAIRIE RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER DATE

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	3,290	19	2,994	37	3,905
2	3,050	20	3,132	38	3,069
3	2,931	21	3,330	39	3,069
4	2,925	22	3,060	40	3,068
5	2,925	23	3,060	41	3,069
6	2,925	24	3,060	42	3,068
7	2,925	25	3,046	43	3,069
8	3,082	26	3,520	44	3,069
9	4,565	27	3,060	45	3,068
10	4,017	28	3,060	46	3,069
11	3,717	29	3,060	47	3,185
12	2,925	30	3,060	48	3,185
13	2,925	31	3,060	49	3,166
14	2,925	32	3,060	50	3,185
15	2,925	33	3,060	51	3,161
16	2,925	34	3,060	52	3,161
17	2,925	35	3,060	53	3,160
18	2,925	36	4,106	54	3,097

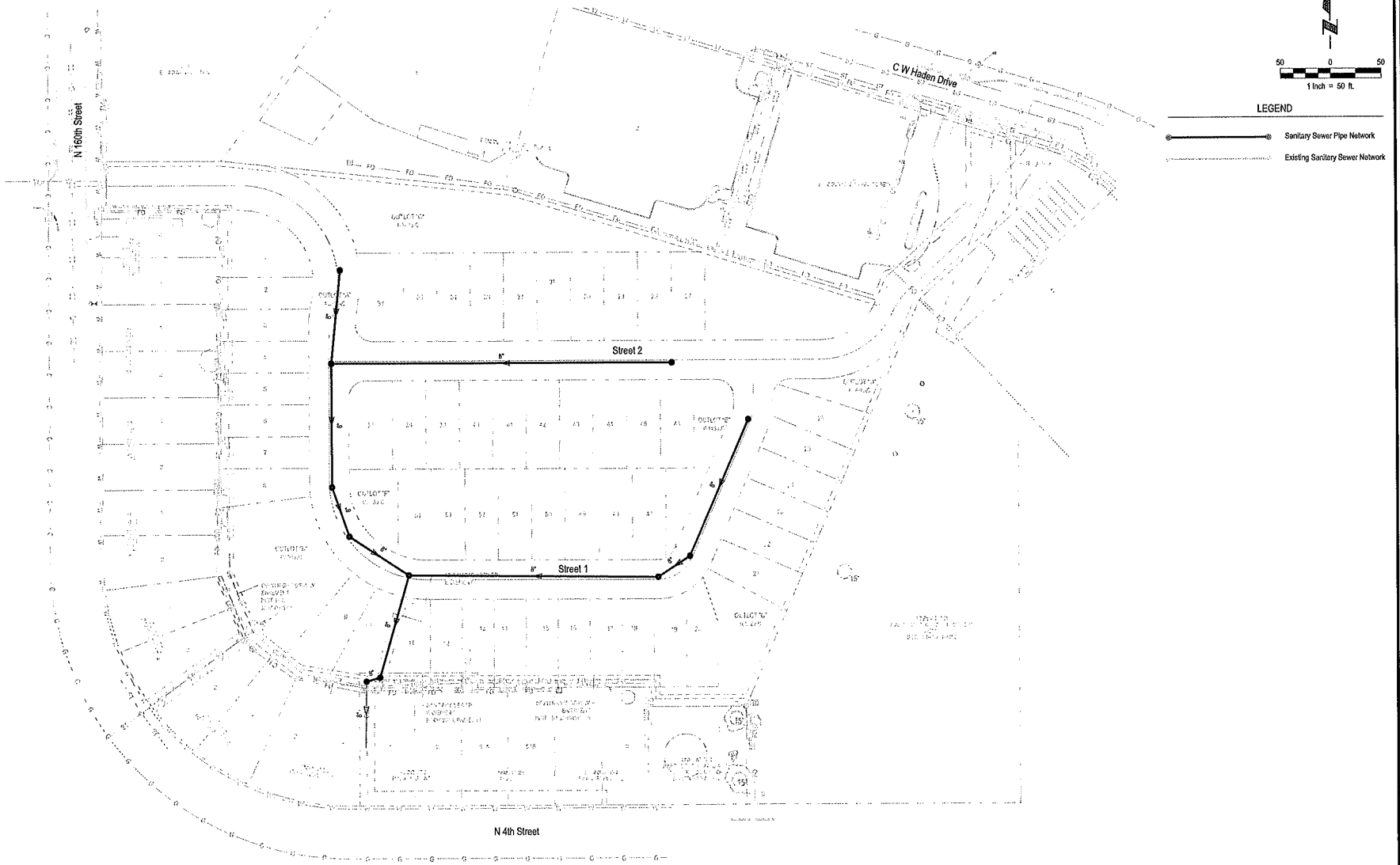
CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	186.83'	133.12'	104°11'21"
2	100.00'	31.76'	16.01'	18°11'42"
3	100.00'	156.93'	99.85'	89°54'57"
4	37.50'	43.77'	24.76'	66°52'51"
5	37.50'	15.19'	7.70'	23°12'12"
6	81.00'	92.90'	52.32'	65°42'57"
7	75.00'	30.22'	15.32'	23°05'04"
8	75.00'	62.98'	33.48'	48°06'39"
9	75.00'	23.10'	11.64'	17°38'02"

LOT LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
10	75.01'	135.80'	96.54'	S38°09'06"E	118.00'
11	100.00'	23.96'	12.04'	S06°50'51"W	23.90'
12	17.50'	27.49'	17.50'	S44°58'59"W	24.75'
13	101.00'	115.38'	64.91'	N57°15'23"E	109.21'
14	61.00'	73.62'	42.04'	N55°24'37"E	69.23'
15	17.50'	29.75'	19.92'	S41°19'11"E	26.29'
16	116.76'	195.32'	119.71'	S38°20'07"E	187.17'
17	17.50'	27.49'	17.50'	S44°58'59"W	24.75'
18	17.50'	27.49'	17.50'	N45°01'01"W	24.75'

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

PRAIRIE RIDGE
LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

FINAL PLAT



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com
State of NE Certificate of Authorization #CA0008

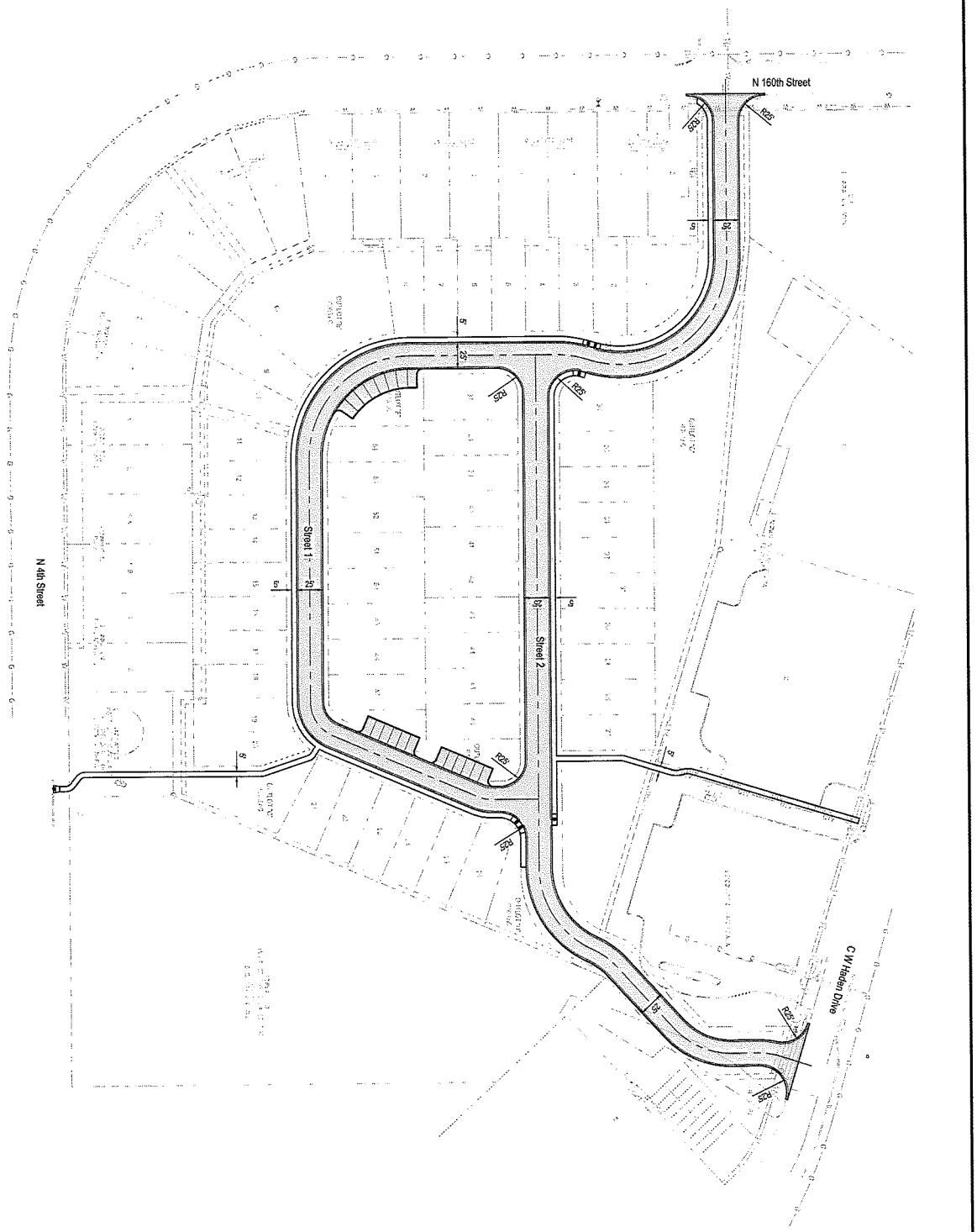
E & A CONSULTING GROUP, INC.
Engineering Answers

PRAIRIE RIDGE
LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

PRELIMINARY SANITARY SEWER EXHIBIT

Revisions		
No.	Date	Description
1	9/26/2025	

Proj No: P2021.390.007
Date: 9/26/2025
Designed By: CWB
Drawn By: ASB
Scale: AS SHOWN
Sheet: 1 of 1



Proj No:	P2021.380.007
Date:	9/29/2025
Designed By:	CWB
Drawn By:	ASB
Scale:	AS SHOWN
Sheet:	1 of 1

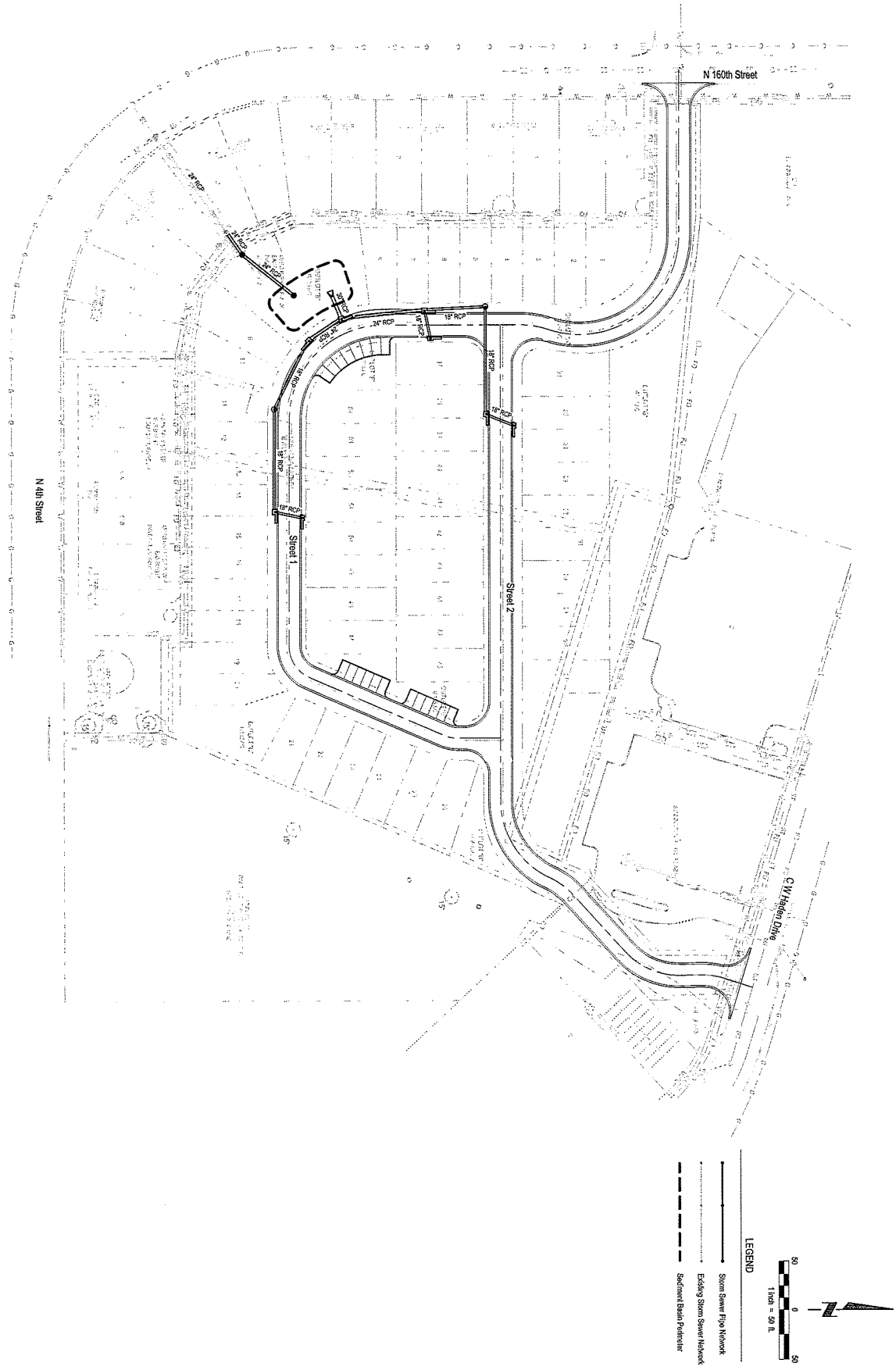
Revisions		
△	Date	Description

PRELIMINARY PAVING EXHIBIT

PRAIRIE RIDGE
LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com
State of NE Certificate of Authorization #CA0008



Proj No: P2021.380.007 Date: 9/29/2025 Designed By: CWB Drawn By: ASB Scale: AS SHOWN Sheet: 1 of 1	Revisions Date / Description	PRELIMINARY STORM SEWER EXHIBIT	PRAIRIE RIDGE LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE BENNINGTON, NEBRASKA	E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599 www.eacg.com State of NE Certificate of Authorization #CA0008	

PARKING STATISTICS TABLE

LOT NO.	BUILDING TYPE / LOT USE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
1-20	2-STORY TWO FAMILY DWELLING	20 - 4 BED UNITS	40 STALLS	40 GARAGES + 40 STALLS = 80 STALLS	4.0 STALLS / UNIT
21-54	1-STORY TWO FAMILY DWELLING	34 - 3 BED UNITS	68 STALLS	68 GARAGES + 68 STALLS = 136 STALLS	4.0 STALLS / UNIT
OUTLOTS E & F	OVERFLOW PARKING	N/A	20 STALLS	20 STALLS	N/A
		54 UNITS	128 STALLS	236 STALLS	4.0 STALLS / UNIT

PRAIRIE RIDGE COMPUTATIONS

COMMON AREA COMPUTATION

LOT NUMBER	USE	LOT AREA
OUTLOT "C"	LANDSCAPED GREENSPACE & TRAIL	0.182 ACRES
OUTLOT "G"	LANDSCAPED GREENSPACE & TRAIL	0.707 ACRES
	TOTAL COMMON AREA =	0.889 ACRES
	TOTAL CMD AREA (LOTS 1-54) =	3.959 ACRES
	PERCENTAGE OF COMMON AREA =	**22.4% (20% REQ'D)**

RESIDENTIAL UNIT DENSITY COMPUTATION

TOTAL RESIDENTIAL UNITS =	54 UNITS
RESIDENTIAL UNITS PER ACRE =	**13.6 UNITS / ACRE**

BUILDING & IMPERVIOUS COVERAGE COMPUTATION

UNITS	USE	BLDG COVERAGE
54 - LOTS 1 THRU 54	TOTAL BUILDING COVERAGE =	75,450 S.F.
	TOTAL PAVED AREA =	25,328 S.F.
	TOTAL CMD AREA =	3.959 ACRES = 172,462 S.F.
	PERCENTAGE BLDG COVERAGE =	43.8% (60% MAX. ALLOWED)
	PERCENTAGE IMPERVIOUS COVERAGE =	**58.4%**

*WAIVERS REQUESTED

SEC. 5.08.05 - LOT AREA - TWO FAMILY DWELLING
REQUIRED = 4,000 SF (MIN.)
REQUESTED = 2,900 SF

SEC. 5.08.05 - LOT WIDTH - TWO FAMILY DWELLING
REQUIRED = 37.5' (MIN.)
REQUESTED = 22'

SEC. 5.08.05 - TWO FAMILY DWELLING FRONT YARD
REQUIRED = 25' (MIN.)
FRONT YARD REQUESTED = 15'

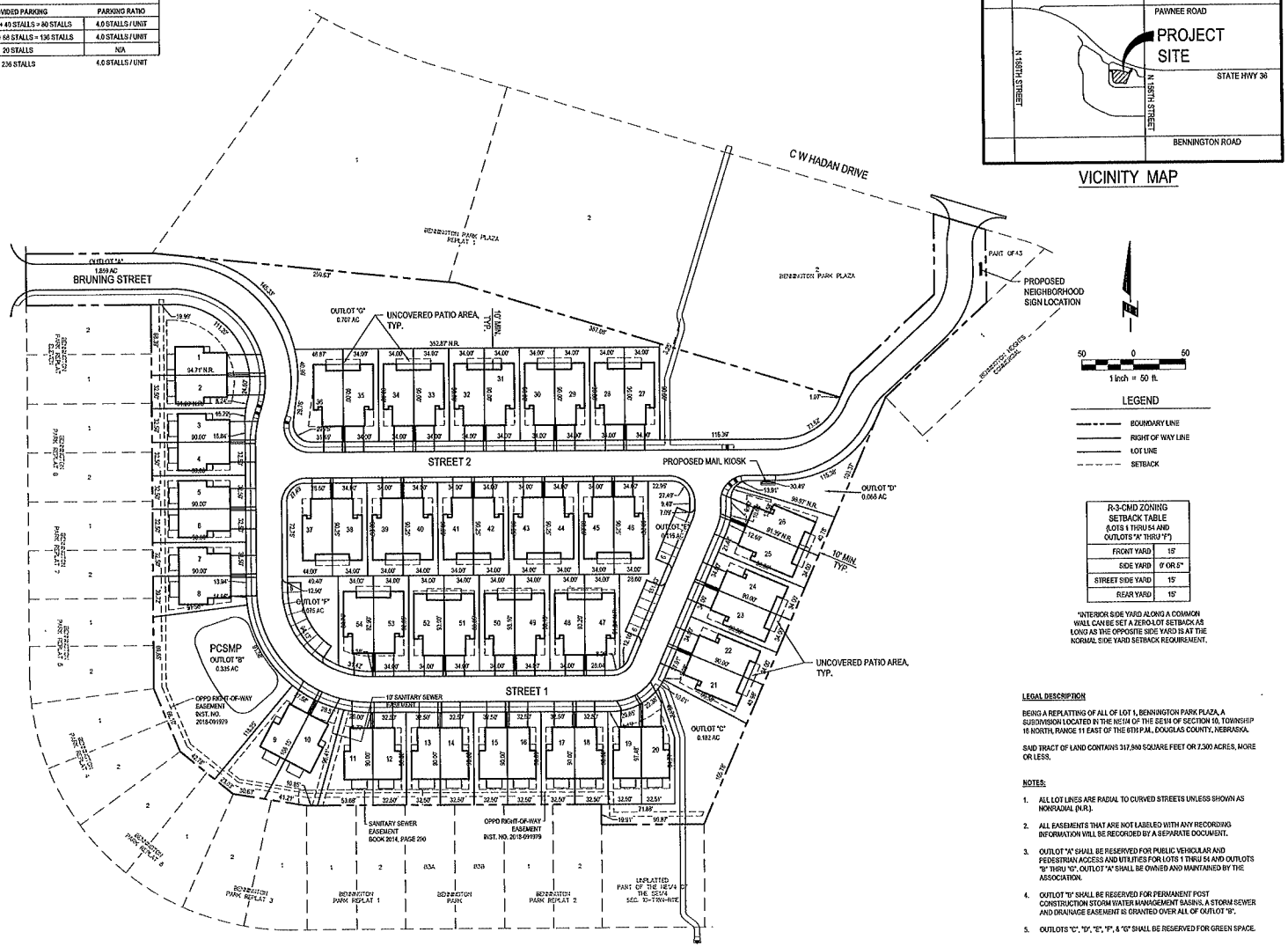
SEC. 5.08.05 - TWO FAMILY DWELLING SIDE YARD
REQUIRED = 7' (MIN.)
SIDE YARD REQUESTED = 5'

SEC. 5.08.05 - TWO FAMILY DWELLING
REAR YARD REQUIRED = 25' (MIN.)
REAR YARD REQUESTED = 15'

SEC. 5.08.05 - TWO FAMILY DWELLING
MAX. BUILDING COVERAGE REQUIRED = 40% (MIN.)
MAX. BUILDING COVERAGE REQUESTED = 50%

SEC. 5.08.05 - TWO FAMILY DWELLING
MAX. IMPERVIOUS COVERAGE REQUIRED = 55% (MIN.)
MAX. IMPERVIOUS COVERAGE REQUESTED = 65%

TWO FAMILY DWELLING
SIDEWALK ON BOTH SIDES OF STREET REQUIRED
SIDEWALK ON ONE SIDE ONLY REQUESTED



VICINITY MAP

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK

R-3 CMD ZONING SETBACK TABLE (LOTS 1 THRU 54 AND OUTLOTS "A" THRU "F")	
FRONT YARD	15'
SIDE YARD	0' OR 5'
STREET SIDE YARD	15'
REAR YARD	15'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.

LEGAL DESCRIPTION

BEING A REPLATTING OF ALL OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 317,980 SQUARE FEET OR 7.300 ACRES, MORE OR LESS.

NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
2. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
3. OUTLOT "A" SHALL BE RESERVED FOR PUBLIC VEHICULAR AND PEDESTRIAN ACCESS AND UTILITIES FOR LOTS 1 THRU 54 AND OUTLOTS "B" THRU "G". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
4. OUTLOT "B" SHALL BE RESERVED FOR PERMANENT POST CONSTRUCTION STORM WATER MANAGEMENT BASINS. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B".
5. OUTLOTS "C", "D", "E", "F", & "G" SHALL BE RESERVED FOR GREEN SPACE.

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	5,290	19	2,994	37	3,905
2	3,050	20	3,432	38	3,069
3	2,931	21	3,330	39	3,069
4	2,925	22	3,060	40	3,069
5	2,925	23	3,060	41	3,069
6	2,925	24	3,060	42	3,068
7	2,925	25	3,060	43	3,069
8	3,082	26	3,520	44	3,069
9	4,566	27	3,060	45	3,068
10	4,017	28	3,060	46	3,069
11	3,717	29	3,060	47	3,155
12	2,925	30	3,060	48	3,158
13	2,925	31	3,060	49	3,156
14	2,925	32	3,060	50	3,155
15	2,925	33	3,060	51	3,163
16	2,925	34	3,060	52	3,151

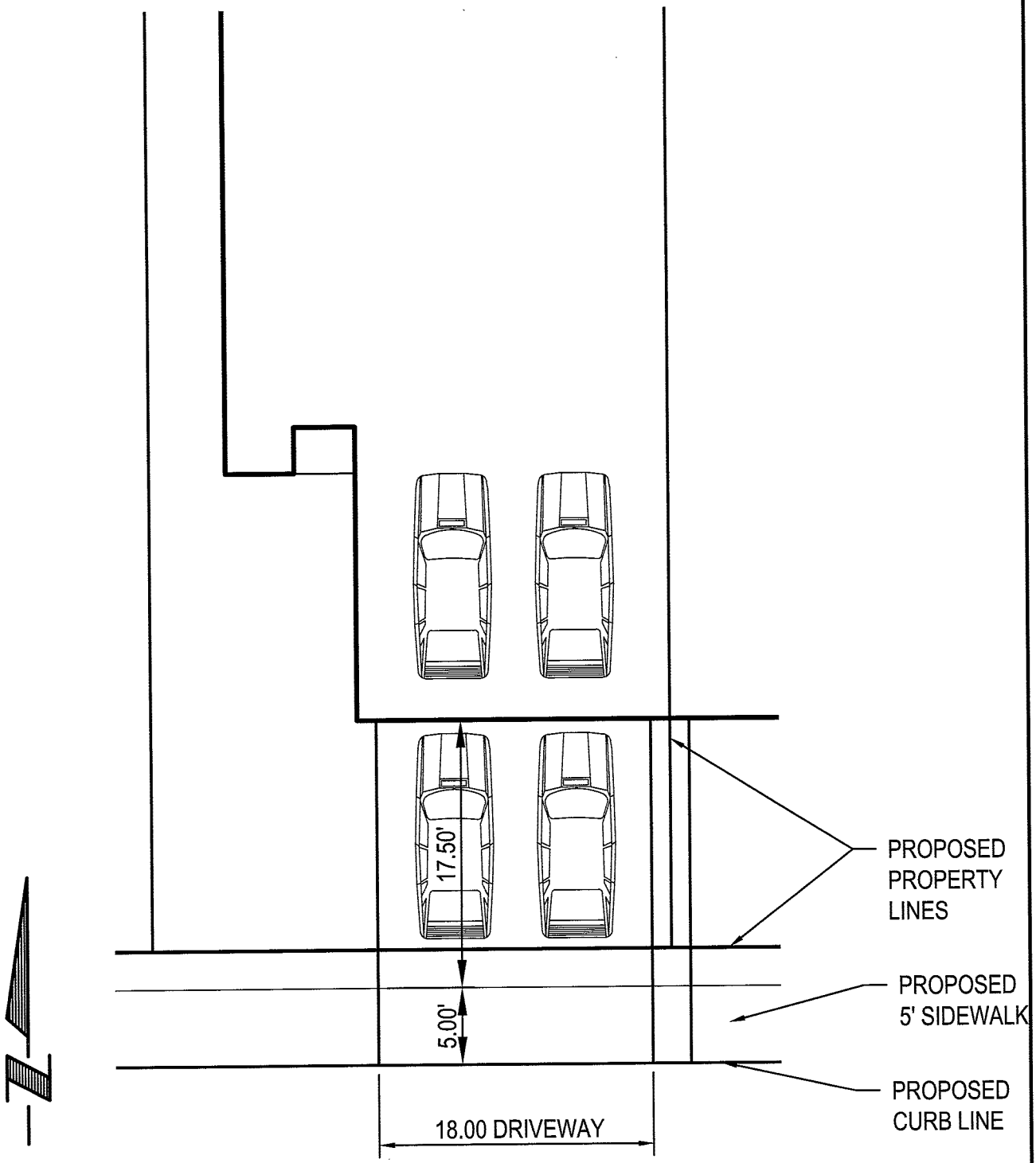
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.399.1000 • Fax: 402.399.1099
www.eacg.com
E & A CONSULTING GROUP, INC. Engineering Answers

PRAIRIE RIDGE
BENNINGTON, NEBRASKA

CMD SITE PLAN

Revisions		
No.	Date	Description
1	12/22/2025	

Proj No: P2021.336.007
Date: 12/22/2025
Designed By: JS
Drawn By: MM
Scale: 1" = 50'



10 0 10

1 inch = 10 ft.

E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599

Job No.: P2021.380.007		Date: 09/29/2025
Drawn by: NMN	Scale: 1" = 10'	Sht: 1 of 1

PARKING EXHIBIT
PRAIRIE RIDGE
BENNINGTON, NEBRASKA

Nicole Napierala 9/25/2025 3:42 PM K:\Projects\2021\380\p07\Planning & Platting\Planning\CMD\CMD-000.dwg


VIRTUACTIVE
© Copyright


© Copyright


17250
17250

TOWNHOME RANCH TWIN

ADDRESS TBD



PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL PLAN NOTES

These working drawings have been prepared by VirtuActive, LLC to meet average building conditions and were designed under standard interpretation of the 2018 International Residential Code (IRC 2018) and the amendments adopted by the local jurisdictions. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, VirtuActive, LLC cannot warrant compliance with any specific codes or regulations. Therefore, each individual contractor, sub-contractor, and supplier on the jobsite should consult their local building official to determine the appropriateness between the plan and actual jobsite conditions and applications.

CONCRETE and FOUNDATIONS:

Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall designs assume 30 PSF equivalent hydrostatic pressure. Concrete contractor to verify soil conditions prior to concrete placement.

Re-enforcing footing as follows:

- Spread footings - as noted on plan
- 20"x10" continuous footing (3) #4's cont..
- 16"x8" continuous footing (2) #4's cont..
- Deck piers - 18"x42" deep - bellow grade (no rebar required)

Provide footing dowels to match vertical wall reinforcing.
Reinforcing bars shall be Grade 60 or better.
Concrete contractor to provide ground rebar in footing for electrical contractor.
All concrete shall be min 3000 PSI (28 day comp strength).
All footings shall be a min of 42" bellow finished grade or deeper.
Anchor bolts must be at least 5/8" in diameter and must extend at least 7" into concrete.
There must be at least 2 anchor bolts per plate section on walls longer that 24".
Anchor bolts must be spaced no more that 6' on center.
One anchor bolt must be located not more than 12" from each end of the plate section

Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:

1. Contractors, sub-contractors, and suppliers shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences.
2. Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.
3. Calculated dimensions take precedence over scaled dimensions.
4. All dimensions are from framing edge, unless otherwise noted.

STRUCTURAL and FRAMING:

All structural members are for bidding purposes only. All structural member sizes shall be verified by the contractor, sub-contractor, and/or supplier.
All additional structural members required for specific framing techniques shall be sized by the contractor, sub-contractor, and/or supplier.
All steel pipe columns shall be 3.5", unless otherwise noted.
Ceiling joists and roof rafters to be roof truss construction. Sizing, spans, reinforcement locations, and depth to be provided by truss manufacturer.
Provide bridging as required by code.
All perimeter headers over openings to be (2) 2x12, unless otherwise noted.
Double floor joists under all parallel non-load bearing walls.
Provide double cripple studs under all LVL headers.
Provide let-in wind bracing as required.
No penetrations through any structural member (such as pipes, conduits, ductwork, etc.) shall be made.

FINISHED SQ. FT.	
LEFT	1,033
LEFT BASEMENT	923
RIGHT	1,033
RIGHT BASEMENT	923
TOTALS:	3,912

UNFINISHED SQ. FT.	
LEFT GARAGE	461
LEFT MECH	116
LEFT PATIO	182
RIGHT GARAGE	461
RIGHT MECH	116
RIGHT PATIO	182
TOTALS:	1,518

NUMBER	DATE	REVISED BY	DESCRIPTION

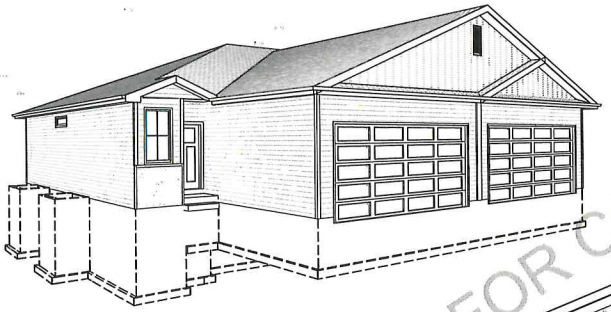
PROJECT LOCATION:
ADDRESS TBD
PROJECT PRAIRIE RIDGE

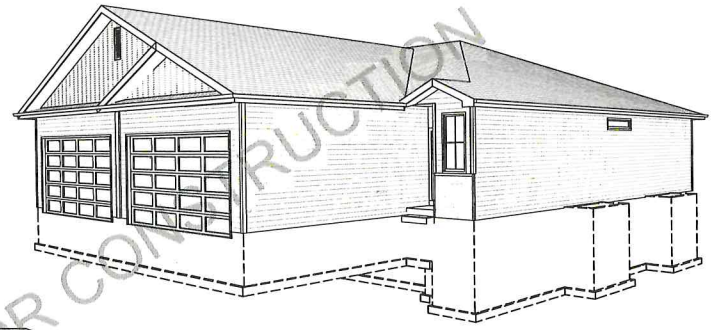
PREPARED FOR:
EVOLVED STRUCTURES
TOWNHOME RANCH TWIN
EVOLVEDSTRUCTURES@GMAIL.COM

VIRTUACTIVE
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 203, Omaha, NE 68118
www.VirtuActive.com | (402) 373-2100

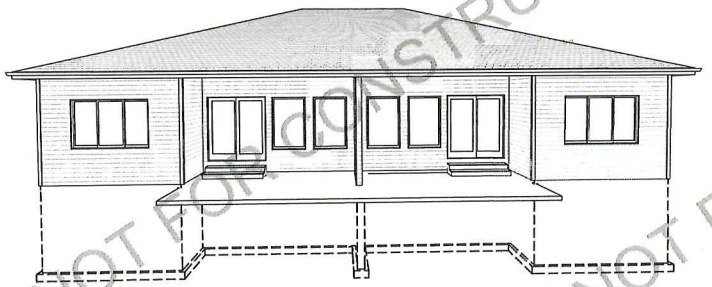
DATE:
12/10/2025

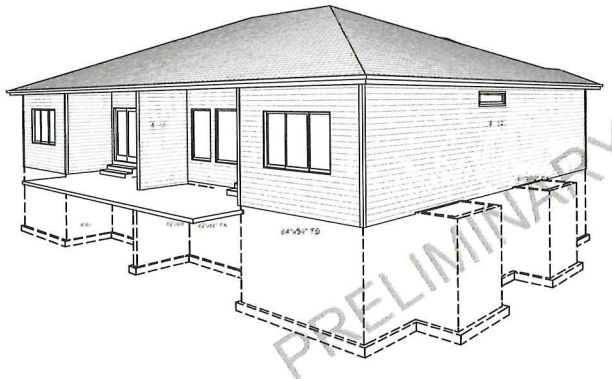
SHEET:
1 OF 9

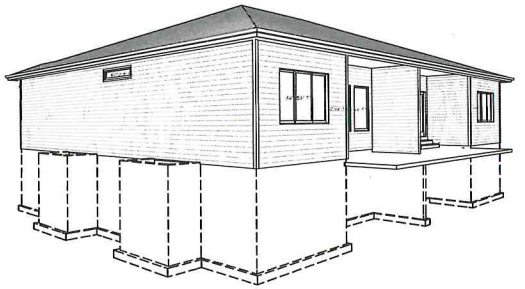












PRELIMINARY, NOT FOR CONSTRUCTION
PRELIMINARY, NOT FOR CONSTRUCTION
PRELIMINARY, NOT FOR CONSTRUCTION
PRELIMINARY, NOT FOR CONSTRUCTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PREPARED FOR:
EVOLVED STRUCTURES
TOWNHOME RANCH TWIN
EVOLVEDSTRUCTURES@GMAIL.COM

PROJECT LOCATION:
ADDRESS TBD
PRYNEDT PRISMIE RIVGE

VIRTUACTIVE
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 330, Omaha, NE 68116
www.virtuactive.com | (402)779-2230

DATE:
12/10/2025

SHEET:
5 OF 9

Item #4

Conditional Use Permit

Theater Training Studio

15505 WAREHOUSE ST.
P.O. BOX 221
BENNINGTON, NEBRASKA 68007

PH: 402.238.2375
FAX: 402.238.2470
www.benningtonne.com

January 23, 2026

Bennington Planning Commission & City Council
15505 Warehouse Street
Bennington, NE 68007

RE: 12720 N 158th Street – Conditional Use Permit Bennington Community Theater
(C-1 Zone with a CUP for Business-Commercial Flex Use)

Property Owner's Name: Bennington Contractor Bays, LLC
Property Address: 12720 N 158th Street Bennington, NE 68007

Applicant: Blake Thompson of Bennington Community Theatre
Legal Description of Property Requested: McGregor Brae Lot 2 Block 0, Building #1

The Conditional Use Permit (CUP) application is for a proposed theater studio intended to accommodate group classes and rehearsal activities. This use is comparable to dance, cheer, or similar studio-type facilities, which are allowed as a conditional use within the C-1 zoning district and therefore require additional approval as part of the development process.

The operational plan for the space is focused on supporting community theatre activities, including rehearsal space and secure storage for set pieces, props, costumes, and related materials. The primary uses of the facility include two main rehearsal activities:

1. **Youth Workshops**
2. **Evening Rehearsals (6:00 p.m. – 9:00 p.m.) for middle school, high school, and adult participants**

Youth workshops consist of theatre and music-based instruction led by two to three adults, with a maximum of 30 students per session. Participants are middle school–aged or younger, and students will be dropped off and picked up by parents or guardians.

Evening rehearsals include students and adults working with a director and producer to rehearse scenes and songs for upcoming productions. Group sizes for rehearsals are typically 15 participants or fewer. Performances are staged at off-site locations. Site plans associated with the proposal are provided on the second page of the City Engineer's/JEO's review.

Conditional Use Permit (per section 6.06)
The following items must be found to be addressed to issue the conditional use permit.

1. That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
    a. Proposed use will not be detrimental or endanger anyone.
2. That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.
    a. All services will be provided indoors and should not impact adjacent property use.
3. That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
    a. Parking availability could impact adjacent bay renters.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
    a. The site is a lot within a newer subdivision and has access to utilities and streets. See engineers' notes section 2.a on parking concerns and 3.b for recommendations.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
    a. The majority of the use will be evening hours and weekends. Some workshops are scheduled for the afternoon. Adults should assist students and parents for swift pick-up to minimize traffic congestion.
6. The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
    a. All services will be provided indoors.
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.
    a. Not applicable
8. The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
    a. Not applicable
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.
    a. Is a new building and reviewed/approved by Design Review Board so no impact on any adjacent properties.

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.
    a. Use as per operational plan should not impact traffic.
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.
    a. Not applicable

The following are concerns from the engineer regarding studio use if permit is recommended for approval. Also found on page 3 of engineer's notes:

- Workshop pick up times are at or after 6 pm. Perhaps also consider smaller workshops so that 30 parents are not waiting at the same time.
- Start rehearsals at 6:30pm or later to limit conflicts with parking.

Please let me know if you have any questions or concerns at 402.238.2375.

Sincerely,

Kevin Hand
City Administrator

January 15, 2026

Kevin Hand
Bennington City Administrator
15505 Warehouse Street
Bennington, NE 68007

RE: 12720 N 158th Street – Conditional Use Permit, Bennington Community Theater
(C-1 Zone with a CUP for Business-Commercial Flex Use)
Bennington, NE
JEO Project No. 090034

Dear Kevin:

JEO Consulting Group has received a copy of the Conditional Use Permit application and documents for the above referenced property. We have reviewed these documents and would offer the following comments, questions and observations for your use in preparing a recommendation to the Planning Commission for their scheduled meeting on January 28, 2026. The review provides comments related to engineering or planning items as outlined in Article 6 and Section 7.2 (parking), of the zoning regulations.

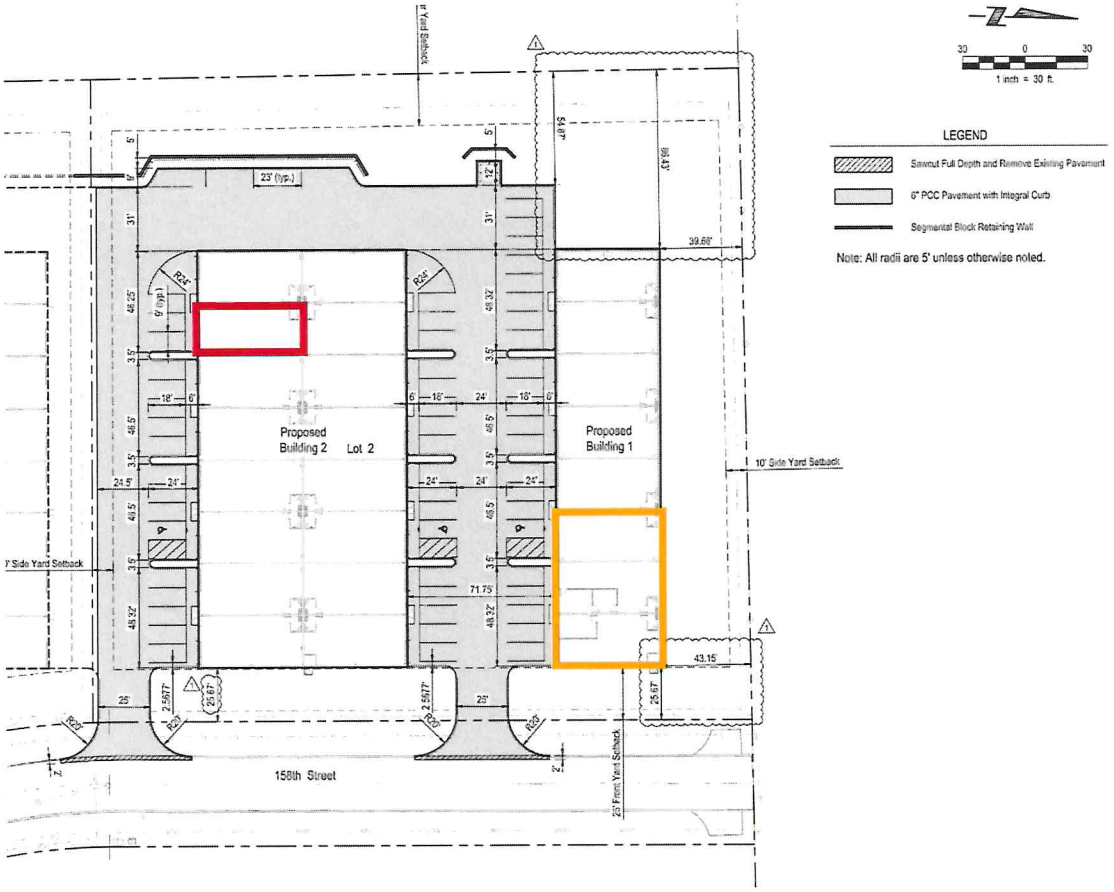
Site & Operation Plan Comments

1. The zoning for the site is C-1 (highway commercial) and has an approved Conditional Use Permit for the Business-Commercial Flex Use. The proposed use (theater studio) allows for group classes/practices which is similar to a dance/cheer/etc. studio use provided as a conditional use in the C-1 zone and requires additional approval to be allowed in the development.
    a. The original approval of the flex use was noted to be for contractor bays and/or start up businesses. Generally assumed hours of operations would be 7 am to 6 pm on weekdays with potential hours on Saturday, 8 am to 5 pm.
2. The operation plan includes that the theater studio will operate workshops and/or rehearsals in the bay along with providing storage of sets, props, costumes and related items.
    a. The workshops will be offered to elementary and/or middle school students in the afternoons after school. The workshop will have a maximum of 30 students with 2 to 3 adult leaders. Parents will drop students off and are not anticipated to stay during workshop. This will limit parking impact. Hours and days of the week for the workshops were not provided. Conflicts with parking would occur with other uses at the end of the workshop, especially if that is at the end of the business day, generally between 5 and 6 pm.
    b. The rehearsals will occur between 6 and 9 pm on weekdays and weekends to prepare for scheduled shows. The shows are staged at other locations (they are not allowed at this location). The rehearsals will average group size of about 15 adult or student actors with a director and producer. This will require more parking as the adult actors will drive and park with staff.
    c. Will operations occur during the summer and will class/rehearsal sizes and/or times change?
3. The site plan provided (and on next page) shows that singe bay proposed for the use is located on the south side of the middle building, on the west end as outlined in RED with 3 parking stalls out front but the bays directly does not have any parking stalls in front but here are stalls to the west along the parking drive. (Orange is the batting cage CUP approved in July)
    a. The required parking for the proposed use should consider both the Studio requirements to see how they compare to those allocated to the units as part of the Business-Commercial Flex use.
        - Studio is based on the gross floor area and the employees for the classes. The gross floor area for the proposed bay is 1,250 square feet

and with current operational plan there will be two to three staff members for the workshops and/or rehearsals. The parking requirement is "One space per 200 s.f. of gross floor area, plus one space for each employee".
1250 sf/200 + 2 staff = 8.25 stalls – Call 8 stalls

- The Business-Commercial Flex use parking requirement is "one stall for every 500 sf of gross floor area". For a single bay that would be:
1,250 sf/500 = 2.5 stall provided.

b. To allow the use to better match the parking available for the other bays, workshops should maybe have a dismissal time of 6 pm or later. The rehearsals maybe should also start at 6:30 instead of 6 to minimize parking conflicts.



I completed a review of the 11 conditions for a conditional use noted in Section 6.06. The following are the ones that may have an impact as noted below.

2. *That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.*
   a. Engineer's Comment: All services will be provided indoors and should not impact adjacent property use.
3. *That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*
   a. Engineer's Comment: Parking availability could impact adjacent bay renters.

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.*
    a. Engineer's Comment: Use as per operational plan should not impact traffic.

I have concerns about the studio use (especially the workshops for size and pick up times) within the development which could be mitigated by the following conditions, if the Conditional Use Permit is recommended for approval:

- Workshop pick up times are at or after 6 pm. Perhaps also consider smaller workshops so that 30 parents are not waiting at the same time.
- Start rehearsals at 6:30pm or later to limit conflicts with parking.

If you have any questions, comments or concerns with any of the statements, please feel free to contact me at 402.443.7483.

Sincerely,



Julie Ogden, PE
jogden@jeo.com

JAO:jao
Attachment – floor and operation plan

cc: Mindi Laaker, Bennington City Clerk (PO Box 221, Bennington NE 68007)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)
Blake Thompson, applicant (bct@benningtoncommunitytheatre.org)
Geoff McGregor, property owner (geoff@mcgregorint.com)

BCT Facility Operations Plan

Our operations plan for the use of the space will focus on supporting community theatre rehearsals and secure storage of set pieces, props, costumes, and related materials. The space will be used primarily for scheduled rehearsal and training sessions, with storage areas clearly designated to keep walkways and exits unobstructed and to maintain a safe, organized environment. Typical rehearsal use includes:

- Youth Workshops (students dropped off and picked up) in afternoons (2-3 Adults leading)
- Evening Rehearsals (6-9pm) for middle school/high school/adults.

The majority of use will be on weekend and/or evening hours as that's prime rehearsal time for theatre.

The primary business use will be for workshops and rehearsals. Youth workshops are theatre/music workshops. This includes 2-3 adults at each workshop teaching students on basic acting and singing skills. Some of these workshops include props building, dancing, etc.

Rehearsals include students/adults with a director and producer. Rehearsals include working scenes/songs for an upcoming show.

All of our staffing is volunteer based and the staff includes the director of the show/workshop. Our yearly season includes shows and workshops that will be rehearsed in the space with the showcases/performances taking place in performance venues around town.

