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## REQUEST FOR CONDITIONAL USE PERMIT

(please print or type)

Applicant's Name SM2 SUDBECK DEVELOPMENT

Address 16255 WOODLAND DRIVE, OMAHA, NE 68136

Phone (402) 895 - 3288 ext. \_\_\_\_\_

Owner's Name CENTIPEDE LLC

Address 11813 HICKORY ST OMAHA, NE 68144

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ ext. \_\_\_\_\_

Agent's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ ext. \_\_\_\_\_

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

ZONING THE PROPOSED SUBDIVISION AS MIXED USE - PLANNED UNIT DEVELOPMENT.

THE PROPOSED PUD ZONING WILL ALLOW FOR A UNIQUE MIX OF RESIDENTIAL LOTS AND STYLES TO PROVIDE A VARIETY OF HOME TYPES AND PRICE POINTS WHICH ARE CURRENTLY SCARCE IN SPRINGFIELD.

The Conditional Use Permit is requested for the property legally described as the following:  
LEGAL DESCRIPTION ATTACHED BELOW.

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Current zoning of said property: AR (AGRICULTURE RESIDENTIAL)

Description of existing use of said property:

ROW CROP FARMLAND

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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 *M. Shultz*  
Applicant

Date 10-10-25, 2025

### 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.***

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE N1/2 OF THE SW1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 19, THENCE S89°36'23"E, ON THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2627.81 FEET TO THE CENTER OF SAID SECTION; THENCE S00°16'12"W, ON THE EAST LINE OF THE N1/2 OF SAID SW1/4, A DISTANCE OF 1321.02 FEET TO THE SE CORNER, N1/2, SW1/4; THENCE N89°34'00"W, LEAVING SAID EAST LINE AND ON THE SOUTH LINE OF SAID N1/2, A DISTANCE OF 2619.37 FEET TO THE SW CORNER, N1/2, SW1/4; THENCE N00°05'49"W, ON THE WEST LINE OF SAID N1/2, A DISTANCE OF 1319.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3,463,420.58 SQUARE FEET OR 79.51 ACRES MORE OR LESS, OF WHICH 128,538.90 SQUARE FEET OR 2.95 ACRES ARE CURRENTLY BEING USED AS COUNTY ROAD RIGHT OF WAY. SAID TRACT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.