



Village Planning Committee Meeting Summary Z-27-21-8

Date of VPC Meeting	November 4, 2025
Request From	R1-6, PAD-13 (Approved R-3A), R-3, and R1-6 (Approved R-3A)
Request To	PUD
Proposal	PUD to allow secondary commercial uses in conjunction with a public school
Location	Southwest corner of 35th Street and Culver Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	18-0

VPC DISCUSSION:

Item No. 5 (GPA-CE-1-21-8) and Item No. 6 (Z-27-21-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Chair Fischbach asked if there were any changes to this proposal since the last presentation. **Mr. Grande** stated there were not. **Chair Fischbach** requested that staff skip their presentation on this item.

APPLICANT PRESENTATION

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, provided a presentation summarizing the Creighton School District and Creighton Community Foundation, the proposed site and zoning background, and the proposed land use plan and sign provisions.

QUESTIONS FROM COMMITTEE

Committee Member Schmieder asked about the phrase “safe human interaction” in the PUD narrative. **Mr. Maerowitz** replied that it was related to fostering supportive relationships. **Ms. Schmieder** noted that the open spaces could attract crime. **Mr. Maerowitz** noted the cleanup efforts from the applicant.

PUBLIC COMMENTS

None.

MOTION:

Vice Chair Paceley made a motion to recommend approval of Z-27-21-8, per the staff recommendation. **Committee Member Augusta** seconded the motion.

VOTE:

18-0; motion to recommend approval of Z-27-21-8, per the staff recommendation, passed; Committee Members Abbott, Augusta, Baumer, Beckerleg Thraen, Eichelkraut, Grace, Jurayeva, Langmade, McClelland, Schmieder, Sharaby, Siegel, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

Village Planning Committee Meeting Summary

Z-27-21-8

INFORMATION ONLY

Date of VPC Meeting	October 7, 2025
Request From	R1-6, PAD-13 (Approved R-3A), R-3, and R1-6 (Approved R-3A)
Request To	PUD
Proposal	PUD to allow secondary commercial uses in conjunction with a public school
Location	Southwest corner of 35th Street and Culver Street

VPC DISCUSSION:

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APPLICANT PRESENTATION

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QUESTIONS FROM COMMITTEE

Committee Member Guevar asked about the 20-acre requirement for PUDs to allow billboards. **Mr. Maerowitz** discussed the history of the City applying zoning limitations on billboards.

Committee Member Todd asked about the proximity of parking to Area 2B and whether people would need to cut through the school to access it. **Mr. Maerowitz** reviewed the location of parking on site. **Jay Mann**, Superintendent of the Creighton School District, noted that the school already hosts activities and has access pathways, adding that outside of school hours more areas can be opened up for circulation.

Committee Member Todd asked about the maximum square footage of uses in Area 2. **Mr. Maerowitz** described the square footage limitations for the PUD overall compared with square footage limitations for each area.

Committee Member Augusta commended the school district for the work they do.

Committee Member Noel asked if there were any concerns from the neighbors. **Mr. Maerowitz** described the outreach conducted, noting that they have received broad support.

Committee Member Guevar asked how the programming of the billboard will be managed. **Mr. Maerowitz** replied that the school will release an RFP for an operator of the billboard. **Mr. Mann** added that the RFP will specify limitations on the content of the billboard.

Committee Member Sharaby noted that this process has moved slowly from the original text amendment to this PUD moving forward.

PUBLIC COMMENTS

None.