

**STUDY SESSION: NO STUDY SESSION
MEETING: 5:00 P.M - CITY COUNCIL CHAMBERS**

1. Meeting Called to Order
2. Roll Call
3. Determination as to Legality, Notice of Meeting and Agenda.
4. Reading of the Minutes of the October 15, 2012, Regular Meeting and the October 29, 2012 Special Meeting.
5. Public comment period. The general public is invited to address the Planning Commission regarding any item on this agenda. The overall and individual speaking time allotments may be limited by the Chair.
6. Consider request of AMPC, Inc. (dba APC, Inc.) to subdivide part of Blocks 9, 10, 11, 12, 13, vacated streets and vacated alleys, Cloverly Addition to the City of Fremont, Dodge County, Nebraska into two lots.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE AND THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV; AND DISTRIBUTED TO THE PLANNING COMMISSION, MAYOR AND CITY COUNCIL ON NOVEMBER 15, 2012 AND IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY PLANNER, 400 EAST MILITARY. A COPY OF THE OPEN MEETING LAW IS POSTED CONTINUALLY FOR PUBLIC INSPECTION LOCATED NEAR THE ENTRANCE DOOR BY THE AGENDAS. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

STAFF REPORT

TO: Planning Commission

FROM: Rian Harkins, Planning Director

DATE: 14 November 2012

SUBJECT: Lot Split request to divide part of Lots 9 thru 13, vacated streets and vacated alleys, Cloverly Addition, Fremont, Dodge County, Nebraska (AMPC, INC dba APC, Inc.)

<p>Recommendation: Staff recommends approval subject to the Board of Adjustment granting a setback variance.</p>

Request:

The applicant seeks approval of a lot split at the address listed above in order to sell off part of the property.

Background:

The property is located at the intersection of Platte and Factory Streets, and is currently zoned GI General Industrial. All of the adjacent properties are zoned either Li Limited Industrial or GI General Industrial. The area is designated neighborhood conservation in nature according to the comprehensive plan.

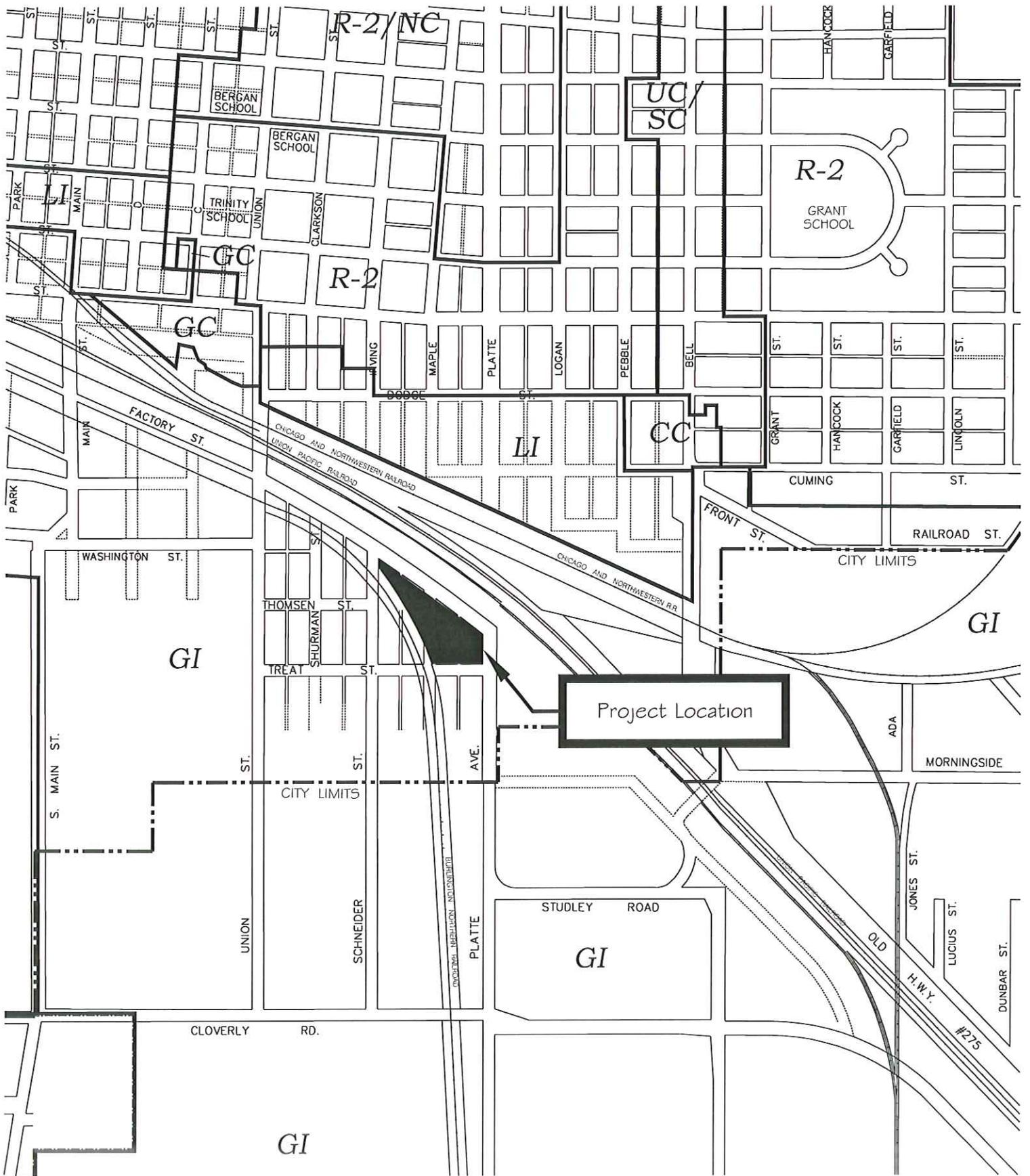
In its current configuration, the property is grandfathered from meeting the setback requirements. However, the lot split would create two new lots that do not meet the setback requirements of the zoning ordinance; which is why the staff recommendation is contingent upon the variances being granted by the Board of Adjustment.

Proposed parcel one contains a warehouse. As it is proposed, the parcel would not be able to meet current street front yard setback requirements (25' respectively). All other setbacks are able to be met with the proposed lot layout for this parcel.

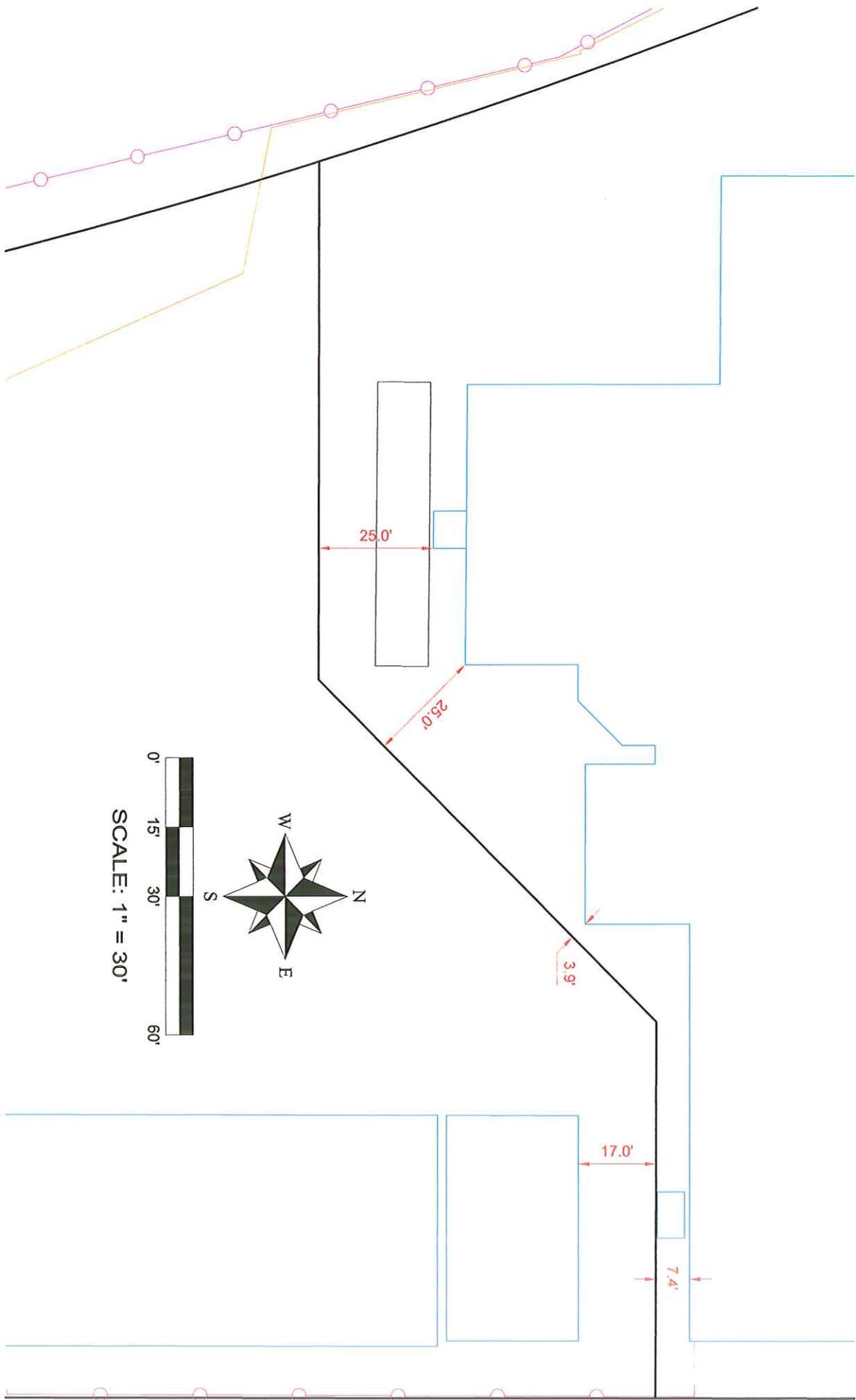
Proposed parcel two contains the factory. As it is proposed, parcel two would not be able to meet current front and rear yard setback requirements (currently the building sits on the front property line). All other setbacks are able to be met with the proposed lot layout for this parcel.

Findings:

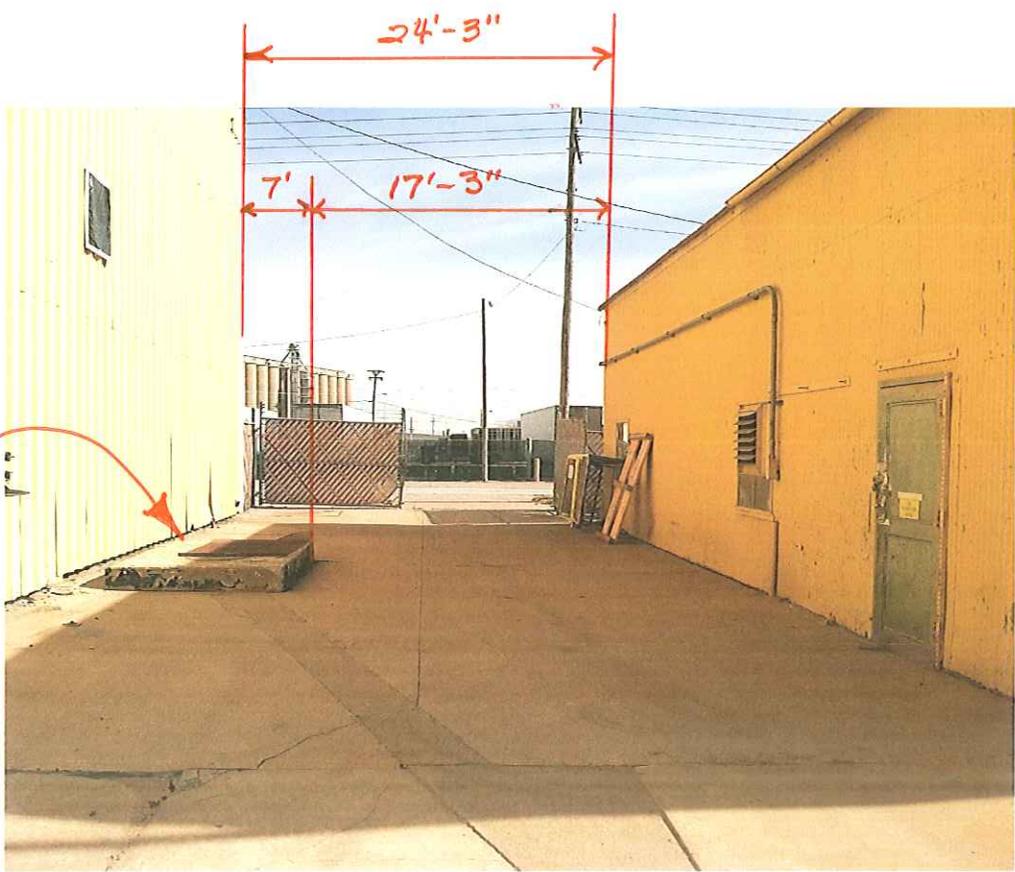
The proposed lot split will continue to allow the property to meet the intent of the GI General Industrial zoning district as well as the intent of the Future land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.



AMPC, Inc (dba APC, Inc.)
 Fremont, Nebraska
 Zoned - General Industrial
 Future Land Use - Public and Institutional
 Date: 11-2012



Raised concrete slab with
2-manholes



Alley between buildings looking East
towards Platte Ave.