SPECIAL PLANNING COMMISSION MEETING
5:00 P.M. MONDAY, February 18, 2020
City Council Chambers, 400 East Military Avenue, Fremont NE

AGENDA

1. Call to Order.

2. Roll Call.

3. Disclosure of Ex Parte communication regarding any item on the agenda.

4. A request by Heather Carver on behalf of Chris Venteicher to annex property consisting of approximately 41.86 acres generally located at E. Cloverly Rd. and S. Platte Ave. into the City of Fremont.

5. A request by Hoppe & Son for a Change of Zone from R to PD for the Bluestem Common Planned Development consisting of 69 attached duplex/triplex lots, 65 row house lots, 8 apartment buildings containing a maximum of 34 units each, a mixed use lot for a clubhouse and commercial uses, and two outlots for entry signage and storm water detention/neighborhood park area.

6. A request by Steve Dodd on behalf of Rawhide Land Partnership for a Change of Zone from R, Rural to SR, Suburban Residential on property generally located at the extension of Jones Drive and Armour Drive.

7. A request by Steve Dodd on behalf of Rawhide Land Partnership for the Country Club Estates 6th Addition Final Plat consisting of 18 lots on property generally located at the extension of Jones Drive and Armour Drive.

8. A request by H Rentals of Fremont L.L.C. for a conditional use permit for a child care facility on property located at 749 N. William Ave.

9. A request by the Director of Public Works to review the 1 & 6 year Road Program for conformity with the Comprehensive Plan.

10. Adjournment.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

PLANNING COMMISSION MINUTES
January 20, 2020
5:00 o'clock p.m. Meeting

Chairman Dev Sookram called the meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Sookram and Commissioners Landholm, Borisow, Sawyer, Carlson, Gifford, Horeis, and Nielsen present; Bowen was absent. Eight Commissioners present – a quorum was established.

Chairman Sookram read the item: disclosure of Ex Parte communication regarding any item on the agenda into the record. None of the commissioners disclosed any ex parte contacts.

Chairman Sookram read the item: dispense with the reading of the minutes of the December 16th, 2019 Planning Commission meeting as prepared into the record. Gifford noted that Sawyer's name was misspelled "Sayer" at one point in the minutes. He moved to approve the minutes with the correction of the spelling of "Sawyer". The motion was seconded by Commissioner Landholm. A roll call vote showed Sookram, Landholm, Borisow, Sawyer, Carlson, Gifford, Horeis, and Nielsen voting aye. Motion carried unanimously.

Chairman Sookram read the item: An application by Mesner Development Company for a Preliminary Plat consisting of 20 residential lots on property generally located on the south side of 29th Street, east of Fountain Springs Drive. Commissioner Gifford declared that he would abstain from voting since he is on the Board of the Fremont Housing Authority. Commissioner Gifford left the room. Chairman Sookram opened the public hearing. Stan Darling, Chairman of the Fremont Housing Authority, spoke in favor of the project. He stated that it would be the first of two phases serving the age 55+ community. It would be income based. Kelby Herman, general contractor with Progressive Builders spoke on behalf of the applicant. Commissioner Borisow made a motion to approve the preliminary plat with the conditions that were listed in the staff report, which was seconded by Commissioner Sawyer. By roll call vote, Commissioners Landholm, Borisow, Carlson, Sawyer, Sookram, Nielsen and Horeis all voted aye and Gifford abstained. The motion carried 7-0 with one abstention..

Chairman Sookram read the item: An application by Mesner Development Company for a Final Plat consisting of 20 residential lots on property generally located on the south side of 29th Street, east of Fountain Springs Drive. Chairman Sookram opened the public hearing. No one spoke on the matter. Chairman Sookram closed the public hearing and asked for Planning Commission discussion. Commissioner Horeis moved approval of the final plat, which was seconded by Commissioner Carlson. By roll call vote, Commissioners Landholm, Borisow, Carlson, Sawyer, Sookram, Nielsen and Horeis all voted aye and Gifford abstained. The motion carried 7-0 with one abstention. Commissioner Gifford reentered the room at 5:16 p.m.

Chairman Sookram read the item: Elect a Chair and Vice Chair. Commissioner Landholm nominated Dev Sookram for another term as Chair, Commissioner Gifford seconded the motion. Chairman Sookram recused himself from voting. By roll call vote, Landholm, Borisow, Carlson, Sawyer, Nielsen, Horeis and Gifford all voted aye and Sookram abstained. The motion carried 7-0 with one abstention. Chairman Sookram asked for a motion to elect a Vice Chair. Commissioner nominated Marty Gifford for another term as Vice Chair, Commissioner Horeis seconded the motion. By roll call vote, Landholm, Borisow, Carlson, Sawyer, Sookram, Nielsen and Horeis all voted aye; Gifford abstained. The motion carried 7-0 with one abstention.

DRAFT

Chairman Sookram read the item: Discussion regarding items to address in update of Comprehensive Plan. Planning Director Dam stated that she was working on the RFP plan and mentioned that money is also available for a transportation plan. Dam asked the commissioners if there were any specific areas they thought needed to be included in the request. Land use, lot size, and landscaping were all brought up. Dam asked if more ideas came up, to email them to her.

Chairman Sookram read the item: Discussion regarding items to address in update of UDC. Director of Planning, Dam, asked for input on items that may need addressed in the update of the UDC. Design guidelines were brought up as a possible area to address.

Chairman Sookram stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Horeis and seconded by Commissioner Landholm to adjourn the meeting. By roll call vote, Landholm, Borisow, Carlson, Sawyer, Sookram, Nielsen, Horeis and Gifford all voting aye. The motion carried 8-0. Meeting was adjourned at approximately 5:35 p.m.

APPROVED

_____

Dev Sookram, Chairman

ATTEST

_____

Jennifer Dam, Director of Planning

DRAFT

STAFF REPORT

TO: Planning Commission

FROM: Jennifer L. Dam, AICP

DATE: February 18, 2020

SUBJECT: Annexation of Wholestone Farms

Recommendation: Recommend approval to City Council.

Background:
Heather Carver, on behalf of Wholestone Farms, is requesting annexation of their property into the City.

The property is contiguous to the city limits.

The property has been located in a County Industrial District, which prevented involuntary annexation in the past. Wholestone is asking Dodge County to be released from the County Industrial District. Dodge County is expected to release the areas from the industrial district at their February 26, 2020 meeting.

The parcels are within an area that has been designated as blighted and substandard, and for which a redevelopment plan has been approved.

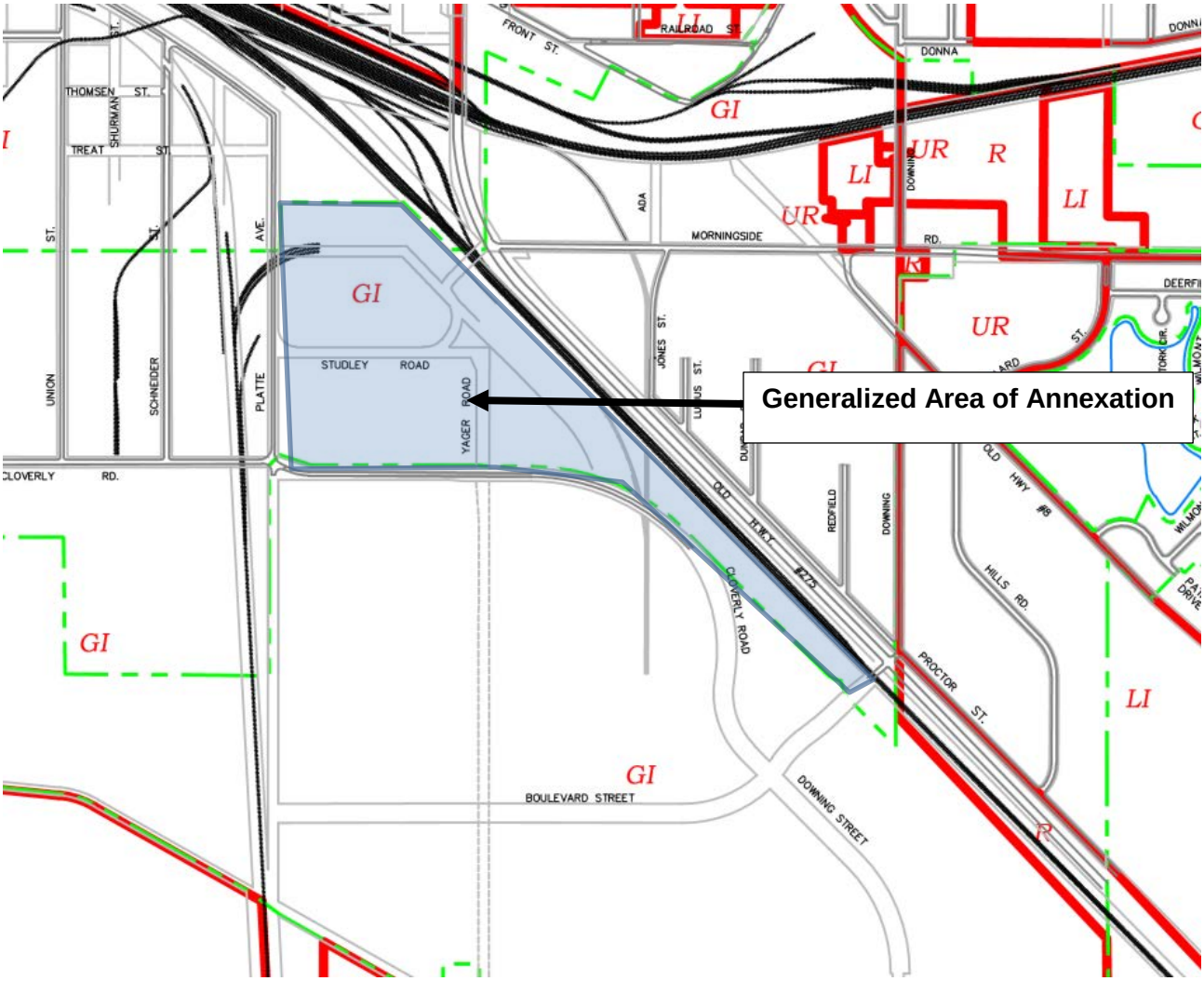
An amendment to the redevelopment plan is anticipated. This will allow Wholestone to upgrade and expand production at the facility.

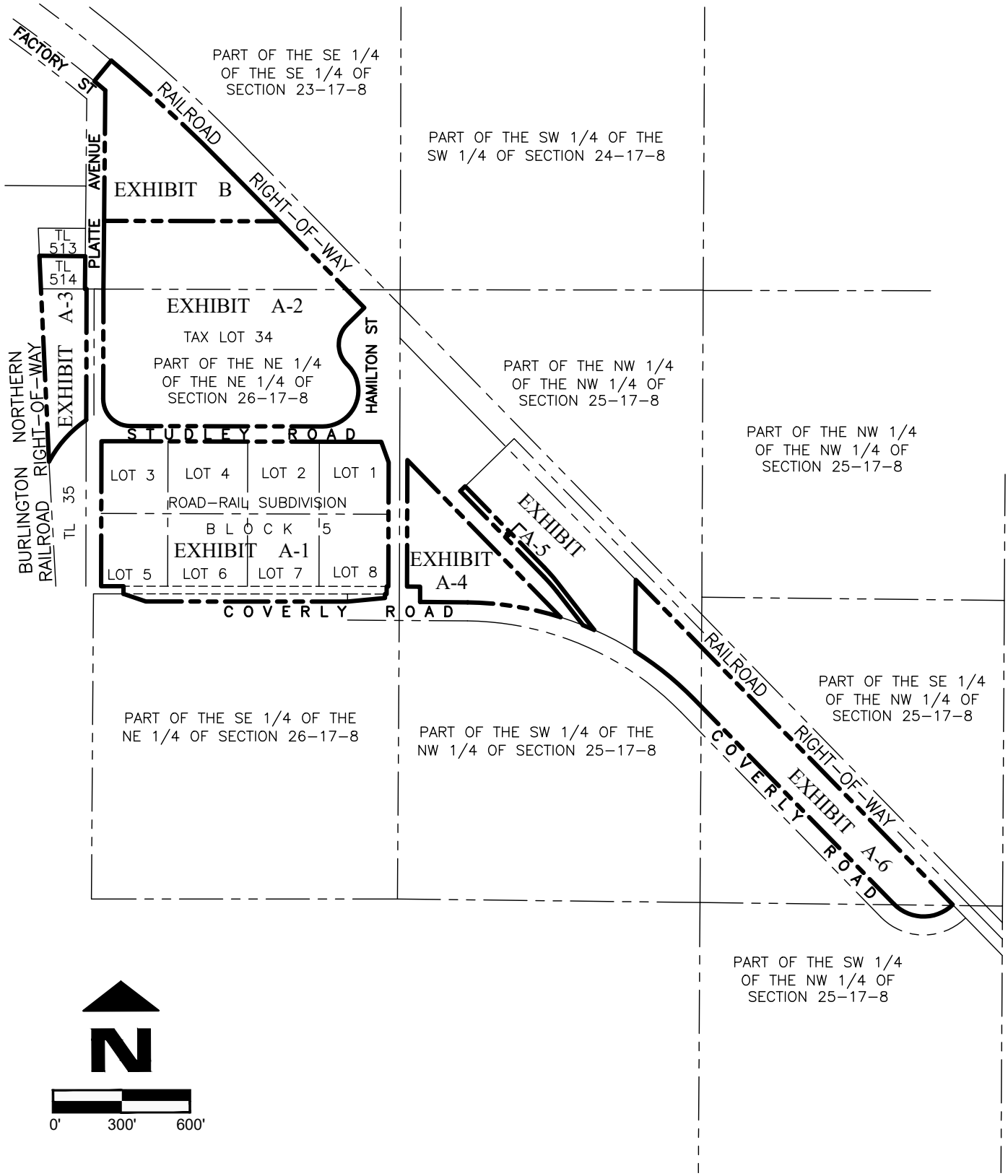
Having the Wholestone Farms property in the city limits will have the long term impact of increasing the City's tax base.

The police chief has no objections.

This request is consistent with the Comprehensive Plan and State Statutes.

Vicinity Map





TD2 engineering & surveying	Job Number: 200-20-1(EXcov) thompson, dreessen & dorner, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2co.com	Date: JANUARY 27, 2020 Drawn By: RJR Reviewed By: JDW Revision Date:	COVER SHEET CLINE, WILLIAMS, WRIGHT, JOHNSON & OLDFATHER Book Page

CITY OF FREMONT NEBRASKA

Planning Department
400 E. Military Ave.
Fremont, NE 68025
Phone: (402) 727-2636
Fax: (402) 727-2659
Web: www.fremontne.gov

PETITION

TO, the City Council of the City of Fremont, Nebraska ("City")

COMES NOW, Chris Venteicher, owner, or duly authorized officer or agent of the owner, of the following described real estate ("Petitioner"), to wit:

See Attached Exhibit "A"

and respectfully requesting that the above described property be annexed into the City, and would respectfully show as follows:

1. That the above described property is within the extraterritorial jurisdiction of the City, and is adjacent to the present corporate limits of the City; and
2. That in order to protect the inhabitants of such property and to promote the orderly development of such property, such property should be annexed into the City, and by the execution hereof, the undersigned petitions the City Council to annex such property into the corporate limits of the City.

WHERFORE, PREMISES CONSIDERED, Petitioner requests these bodies to take the appropriate steps to annex this property.

(Signature) _____ 1/24/20 (Date)

4835-0175-0193, v. 1

EXHIBIT "A" TO PETITION FOR ANNEXATION
LEGAL DESCRIPTION

Parcel 1

LOTS 1 THRU 8, INCLUSIVE, BLOCK 5, ROAD-RAIL SUBDIVISION IN DODGE COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED CLOVERLY ROAD ADJACENT THERETO ON THE SOUTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T17N, R8E OF THE 6TH P.M ., DODGE COUNTY;

THENCE N89°57'18"W (ASSUMED BEARING) 48.00 FEET ON THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 26;

THENCE N00°09'43"E 33.00 FEET ON A LINE 48.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 26 TO THE SE CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING;

THENCE CONTINUING N00°09'43"E 537.00 FEET ON THE EAST LINES OF SAID LOTS 8 AND 1;

THENCE N19°40'50"W 94.27 FEET ON THE EAST LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;

THENCE N89°52'04"W 1211.05 FEET ON THE NORTH LINES OF SAID LOTS 1, 2, 3 AND 4 TO THE NW CORNER OF SAID LOT 4;

THENCE S00°08'48"W 627.58 FEET ON THE WEST LINES OF SAID LOTS 4 AND 5 TO THE SW CORNER OF SAID LOT 5;

THENCE S89°57'18"E 96.90 FEET ON THE SOUTH LINE OF SAID LOT 5;

THENCE S00°02'42"W 33.00 FEET TO THE CENTER LINE OF VACATED CLOVERLY ROAD;

THENCE S71°08'03"E 102.31 FEET TO THE SOUTH LINE OF VACATED CLOVERLY ROAD;

THENCE S89°57'18"E 873.00 FEET ON THE SOUTH LINE OF VACATED CLOVERLY ROAD;

THENCE N84°24'02"E 162.83 FEET;

THENCE N00°09'43"E 17.00 FEET ON THE CENTER LINE OF VACATED CLOVERLY ROAD;

THENCE S89°57'18"E 7.00 FEET ON THE CENTER LINE OF VACATED CLOVERLY ROAD;

THENCE N00°09'43"E 33.00 FEET TO THE SOUTH LINE OF SAID LOT 8;

THENCE S89°57'18"E 7.00 FEET ON THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

CONTAINING 19.502 ACRES MORE OR LESS

Parcel 2

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOGETHER WITH PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, ALL IN T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23;

THENCE N89°51'48"E (ASSUMED BEARING) 40.00 FEET ON THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF PLATTE AVENUE;

THENCE N00°31'55"E 860.12 FEET ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23 TO THE SOUTH LINE OF FACTORY STREET;

THENCE NORTHWESTERLY ON THE SOUTH LINE OF FACTORY STREET ON A 5544.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N49°58'07"W, CHORD DISTANCE 62.10 FEET, AN ARC DISTANCE OF 62.10 FEET;

THENCE N39°26'21"E 115.75 FEET TO THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY;

THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY ON A6675.80 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S47°17'10"E, CHORD DISTANCE 637.62 FEET, AN ARC DISTANCE OF 637.86 FEET;

THENCE S44°31'19"E 85.35 FEET ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY;

THENCE S44°29'49"E 808.55 FEET ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF HAMILTON STREET;

THENCE N89°52'04"W 833.22 FEET ON THE NORTH LINE OF STUDLEY ROAD;

THENCE NORTHWESTERLY ON THE NORTH LINE OF STUDLEY ROAD AND THE EAST LINE OF PLATTE AVENUE ON A 117.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44°51'46"W, CHORD DISTANCE 165.49 FEET, AN ARC DISTANCE OF 183.82 FEET TO A POINT 40.00 FEET EAST OF THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 26;

THENCE N00°08'48"E 475.49 FEET ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 26 AND ON THE EAST LINE OF PLATTE AVENUE TO THE POINT OF BEGINNING.

CONTAINING 27.086 ACRES MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 2 PREVIOUSLY ANNEXED TO THE CITY OF FREMONT, NEBRASKA AND LEGALLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23;

THENCE S89°51'48"E (ASSUMED BEARING) 40.00 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE EAST LINE OF PLATTE AVENUE;

THENCE N00°31'55"E 295.40 FEET ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE 1/4 AND ON THE EAST LINE OF PLATTE AVENUE TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF FREMONT CITY LIMITS;

THENCE CONTINUING N00°31'55"E 564.72 FEET ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SE 1/4 AND ON THE EAST LINE OF PLATTE AVENUE TO THE SOUTH LINE OF FACTORY STREET;

THENCE NORTHWESTERLY ON THE SOUTH LINE OF FACTORY STREET ON A 5544.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N49°58'07"W, CHORD DISTANCE 62.10 FEET, AN ARC DISTANCE OF 62.10 FEET;

THENCE N39°26'21"E 115.75 FEET TO THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY;

THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY ON A 6675.80 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S47°17'10"E, CHORD DISTANCE 637.62 FEET, AN ARC DISTANCE OF 637.86 FEET;

THENCE S44°31'19"E 85.35 FEET ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY;

THENCE S44°29'49"E 283.85 FEET ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF THE FREMONT CITY LIMITS;

THENCE N89°51'48"W 758.51 FEET ON THE SOUTH LINE OF THE FREMONT CITY LIMITS TO THE POINT OF BEGINNING.

CONTAINING 6.492 ACRES MORE OR LESS.

Parcel 3

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23 TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, ALL IN 17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS

FOLLOWS, COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 26;

THENCE N89°45'02"W (ASSUMED BEARING) 33.00 FEET ON THE NORTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF PLATTE AVENUE;

THENCE S00°08'48"W 566.94 FEET ON A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4 AND ON THE WEST LINE OF PLATTE AVENUE TO THE NORTH LINE OF A BURLINGTON NORTHERN RAILROAD SIDE TRACK;

THENCE SOUTHWESTERLY ON THE NORTH LINE OF SAID BURLINGTON NORTHERN RAILROAD SIDE TRACK ON A 504.39 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S41°48'56"W, CHORD DISTANCE 241.42 FEET, AN ARC DISTANCE OF 243.79 FEET TO THE EAST LINE OF SAID BURLINGTON NORTHERN RAILROAD MAIN TRACK;

THENCE N02°41'05"W 891.89 FEET ON THE EAST LINE OF SAID BURLINGTON NORTHERN RAILROAD MAIN TRACK TO A POINT 142.00 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 23;

THENCE S89°25'05"E 189.52 FEET ON A LINE 142.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4 TO THE WEST LINE OF PLATTE AVENUE;

THENCE S00°31'55"W 142.00 FEET ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SW 1/4 AND ON THE WEST LINE OF PLATTE AVENUE TO THE SOUTH LINE OF SAID SW 1/4;

THENCE S89°45'02"E 7.00 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.

CONTAINING 3.321 ACRES MORE OR LESS.

Parcel 4

TAX LOTS 4 AND 81 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED CLOVERLY STREET ADJACENT THERETO ON THE SOUTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 25;

THENCE S89°23'45"E (ASSUMED BEARING) 33.00 FEET ON THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 25;

THENCE N00°09'43"E 33.00 FEET ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 25 TO THE NORTH LINE CLOVERLY ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING N00°09'43"E 547.33 FEET ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 25 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN AND UNION PACIFIC RAILROADS;

THENCE S44°16'46"E 949.87 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN AND UNION PACIFIC RAILROADS TO THE NORTH LINE OF CLOVERLY ROAD;

THENCE NORTHWESTERLY ON THE NORTH LINE OF CLOVERLY ROAD ON A 1388.22 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N80°57'48"W, CHORD DISTANCE 407.15 FEET, AN ARC DISTANCE OF 408.62 FEET;

THENCE N89°23'45"W 205.81 FEET ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 25 AND ON THE NORTH LINE OF CLOVERLY ROAD;

THENCE N00°09'43"E 66.00 FEET ON THE NORTH LINE OF CLEVERLY ROAD;

THENCE N89°23'45"W 57.00 FEET ON THE NORTH LINE OF CLOVER LY ROAD TO THE POINT OF BEGINNING.

CONTAINING 4.322 ACRES MORE OR LESS.

Parcel 5

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 25, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF THE NW 1/4 OF SAID SECTION 25;

THENCE S00°09'43"W (ASSUMED BEARING) 137.88 FEET, MORE OR LESS, ON THE WEST LINE OF SAID NW 1/4 TO THE CENTER LINE OF THE UNION PACIFIC RAILROAD;

THENCE S44°16'46"E 706.80 FEET ON THE CENTER LINE OF SAID UNION PACIFIC RAILROAD;

THENCE S45°43'14"W 196.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S45°43'14"W 29.38 FEET; THENCE S44°16'46"E 518.40 FEET;

THENCE SOUTHEASTERLY ON A 771.11FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S41°05'56"E, CHORD DISTANCE 85.57 FEET, AN ARC DISTANCE OF 85.61 FEET;

THENCE S37°55'06"E 183.90 FEET TO THE NORTH LINE OF CLOVERLY ROAD;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF CLOVERLY ROAD ON A 1388.22 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S67°17'24"E, CHORD DISTANCE 52.40 FEET, AN ARC DISTANCE OF 52.40 FEET;

THENCE N37°55'06"W 234.21 FEET;

THENCE NORTHWESTERLY ON A 776.99 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N41°05'54"W, CHORD DISTANCE 86.23 FEET, AN ARC DISTANCE OF 86.28 FEET;

THENCE N44°16'46"W 490.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.527 ACRES MORE OR LESS.

Parcel 6

PART OF NW 1/4OFTHE NW 1/4OFSECTION 25, T17N, R8EOFTHE 6TH P.M., DODGE COUNTY, NEBRASKA, TOGETHER WITH PART OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 25, TOGETHER WITH PART OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 25, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT SE CORNER OF THE SE 1/4 OF THE NE¼ OF SAID SECTION 25;

THENCE S00°20'14"W (ASSUMED BEARING) 213.87 FEET ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 25 TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD;

THENCE N44°16'46"W 306.95 FEET ON THE SOUTH LINE OF THE UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CLOVERLY ROAD;

THENCE CONTINUING N44°16'46"W 1964.14 FEET ON THE SOUTH LINE OF THE UNION PACIFIC RAILROAD TO THE EAST LINE OF A RAILROAD SPUR TRACK RIGHT-OF-WAY;

THENCE S00°33'14"W 310.28 FEET ON THE EAST LINE OF SAID SPUR TRACK RIGHT-OF-WAY TO THE NORTH LINE OF CLOVERLY ROAD;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF CLOVERLY ROAD ON A 1388.22 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S51°03'54"E, CHORD DISTANCE 328.50 FEET, AN ARC DISTANCE OF 328.82 FEET;

THENCE S44°16'46"E 1238.35 FEET ON THE NORTH LINE OF CLOVERLY ROAD;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF CLOVERLY ROAD ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S89°16'46"E, CHORD DISTANCE 254.56 FEET, AN ARC DISTANCE OF 282.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.696 ACRES MORE OR LESS

Dam, Jennifer

From: Dam, Jennifer
Sent: Friday, February 14, 2020 9:57 AM
To: Elliott, Jeff
Subject: RE: planning commission reviews

Thank you!

From: Elliott, Jeff <Jeff.Elliott@fremontne.gov>
Sent: Friday, February 14, 2020 9:46 AM
To: Dam, Jennifer <Jennifer.Dam@fremontne.gov>
Subject: RE: planning commission reviews

Jennifer,
I regards to these plans, I have no objections to the designs.
Thanks,
Jeff

From: Dam, Jennifer <Jennifer.Dam@fremontne.gov>
Sent: Monday, February 10, 2020 12:04 PM
To: Bernt, Todd <Todd.Bernt@fremontne.gov>; Elliott, Jeff <Jeff.Elliott@fremontne.gov>
Subject: planning commission reviews

Hi Todd and Jeff
I neglected to send these to you to get your comments. We have a daycare conditional use permit proposed at 749 N William; Bluestem Commons planned development- revised site plan (Todd they have a civil defense siren shown); annexation for Wholestone Farms; Country Club Estates 6th final plat. I'm attaching the site plans for the daycare, bluestem and the final plat.
Best,
Jennifer

CITY OF FREMONT NEBRASKA

Jennifer L. Dam, AICP
Director of Planning
City of Fremont
400 E. Military
Fremont, NE 68025
Phone: 402.727.2641
www.fremontne.gov

STAFF REPORT

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: February 18, 2020

SUBJECT: Revised Bluestem Commons Planned Development

Recommendation: Recommend approval to City Council.

Background:

The developer submitted revisions to the Bluestem Commons Planned Development. The revised site plan, narrative and landscape plan are addressed below. The revised proposal moves the apartment buildings to the north and west portion of the property, removes the commercial lots at the intersection of County Road T and Luther Road, and revises the street and lot layout. The clubhouse site is proposed to be a mixed use by incorporating neighborhood commercial uses into the clubhouse.

History:
The Planning Commission held public hearings on the items on November 18, 2019 and again on December 16, 2019. The Planning Commission did not act on the request in November and voted to recommend denial of the Planned Development with a 5-4 vote in December.

Planning Commissioners expressed concern about the design of the attached units and the density of the proposed project.

In response to concerns expressed at the November 18, 2019 Planning Commission meeting, the proposed development was been revised to move the apartment buildings that were along Luther Rd an additional 20' to the west to provide an additional area for a landscape berm, landscape screen, and buffering along N. Luther Rd. In addition, the developer reduced the maximum number of multi-family apartment units from 288 to 272.

Review of Revised Proposal:

This is a request for a change of zone from R, Rural to PD, Planned Development. On property generally described as:

> THE NORTH 1406.00 FEET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, LYING EAST OF THE ABANDONED CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY.

The property is zoned R, Rural. The property to the north, west and south are zoned R, Rural. The Ritz Lake subdivision is to the east which is zoned PD, Planned Development.

The revised planned development is proposed to contain 63 row houses; 69 duplex/triplex units, and; 8 apartment buildings each containing between 30 and 34 units (maximum of 272 units).

The duplex, triplex and row house lots meet or exceed the minimum lot sizes in the UR, Urban Residential District.

The commercial area at the corner of County Road T and Luther Road has been removed. Instead, an interior lot is provided that is proposed to contain a mix of commercial uses, a clubhouse and green space area to serve the development. These uses will be contained in one building.

The commercial/clubhouse building will have a maximum floor area ratio of .17 for a one story building or .34 for a two story building. The maximum gross building area would be 15,000 square feet for a one story building or 30,000 square feet for a two story building.

The narrative states that the commercial uses would be restricted to the following:

Permitted uses shall include but are not limited to:

- Convenience Store/neighborhood market
- Restaurant/Coffee Shop (NO drive-thru window/automobile queueing lanes)
- Laundromat/dry cleaning
- Child Care Center
- Mail Services
- Office (Medical/Urgent Care, Insurance Agent, Lawyer, Accounting, Real Estate)
- Retail Service Establishment (Boutique Commercial, Salon/Spa)

Conditional uses shall include but are not limited to:

- General Merchandise Retail Sales Establishment
- Mixed Use
- Farmers' Market
- Financial services/Check Cashing
- Bar/Tavern

Prohibited uses shall include but are not limited to:

- Adult establishments
- Auto Sales and Service Establishments
- Automotive Repair Services/Car Wash
- Small Animal Veterinary Services
- Animal Grooming Facilities
- Financial Institutions (with drive-thru window/auto queueing lanes)
- Restaurant / Fast food (with drive-thru window/auto queueing lanes)
- Funeral Establishment/Funeral Home
- Small Animal Boarding Facilities
- Service Station

The Planning Commission will need to review and the City Council will need to approve an amendment to the PD if conditional uses are proposed.

An outlot with a storm water retention cell and a trail is located in the southwest corner of the property. The retention cell will be oversized to accommodate a "100 year" storm event.

The overall design of the proposed Planned Development provides alternative housing types with amenities to appeal to a broad section of the Fremont market.

A homeowner's association will be established to maintain the outlots, detention cell and trail.

The Public Works Director had no comments on the revised plan.

The developer has provided easements as requested by the Utilities Department.

Bicycle parking is shown on the site plan.

The Public Works Director previously noted that the sidewalks along outlots and common areas should be part of the public improvements and addressed in the subdivision agreement.

The police chief has no objections.

The proposal is consistent with the land use designation in the Comprehensive Plan and is consistent with neighboring uses. The Future Land Use Map from the Comprehensive Plan shows the area as future residential use. While the Comprehensive Plan does not designate mixed use districts, it does make reference to "Suburban Village" type development. A Suburban Village development is described as follows:

> "Outside of Downtown Fremont and along the major corridors, commercial uses should be designed at a neighborhood scale in clustered nodes. Rather than linear strips, these village centers will have much smaller building footprints than businesses found on 23rd Street, and they typically cater to neighborhood conveniences such as drug stores, professional services, and boutique retail uses…. Proposed locations include smaller commercial centers surrounded by neighborhoods.
>
> Development types
>
> - Mixed use (on single sites and within individual structures)
> - Attached residential dwellings
> - Live/work units
> - Commercial retail
> - Office
> - Public/institutional
> - Entertainment
> - Parking structures
> - Parks, plazas and civic spaces." (page 2.10)

The future land use section of the plan (page 2.24) describes policies for "Smaller neighborhood commercial and mixed use villages." The policies include:

- "Smaller, neighborhood commercial and mixed use suburban villages should be sited in locations throughout the community. This type of development contrasts with the concentration of strip shopping malls along 23rd street, which have large building footprints and proportionately large parking lots, and thus, visual impacts.
- Sites for the suburban villages should be located at the intersections of collector or arterial streets and at the edge of neighborhood areas. Some villages may be integrated within neighborhoods where suitable sites exist and conditions are appropriate to balance compatibility with convenience…
- Village centers should have liberal open space and landscaping to enhance the neighborhood feel and to buffer between commercial and residential uses.
- Each village should be pedestrian focused and connected to the neighborhood sidewalk and trail system."

The proposed development adheres to the Comprehensive Plan principle that there should be "Diverse housing types and price points to accommodate a broad demographic and socioeconomic composition."

A recommended action in the Comprehensive Plan was to "pre-zone areas to the north and to

the east (U.S. 30 bypass plus the U.S. 30 and 23rd Street interchange) to encourage multiple housing types offering higher-density housing options, more efficient land use, and preservation of open space."

The proposal is consistent with the policies in the Comprehensive Plan regarding affordable housing. Specifically, it adheres to the following policies:

•Regulatory and procedural impediments to affordable housing development should be evaluated and mitigated, when appropriate, to encourage developments of this nature.

•New multi-family housing developments should integrate affordable housing units so that their design complements the surrounding context.

The proposal is consistent with the policies related to compact, contiguous community form in the Comprehensive Plan. Those policies include:

•"The City will grow contiguously to manage the efficiency of public services and municipal infrastructure provision, to maintain a compact and well defined community form, and to oblige its fiscal responsibility."

The proposed subdivision adheres to the goal of placing development in areas where adequate public services and utility capacity are in place. Additionally, the proposed subdivision extends existing infrastructure and is designed to accommodate future growth to the north.

•"The street, sidewalk, and trail network should be continuous and citywide, connecting eastern neighborhoods and amenities to western ones, and northern neighborhoods and amenities to southern ones."

The proposed development will install sidewalks along Luther and County Road T. A system of sidewalks and trails is proposed in the interior of the development.

•"The development pattern should promote walking and bicycling within neighborhoods and to neighborhood commercial centers and corridors."

The proposed development includes sidewalks and trails, including sidewalk connections to the proposed commercial areas.

The proposal is consistent with the Comprehensive Plan policies regarding the character preservation of street, block and school patterns. Those policies include:

•"The future land use plan and necessary zoning changes will guide future development character, which addresses the design and intensity of development, the arrangement of buildings and parking areas, and the preservation of open space. "

The proposed development is consistent with the future land use plan. The layout complies with zoning regulations. A substantial amount of open space is preserved.

•"The character of existing areas will be protected by requiring development of a compatible character or adequately transitioning and buffering areas of different character."

The proposed development is separated from adjacent residential development by Luther Road, a collector street. Additionally, the proposal includes a 30 foot landscaped buffer strip adjacent to the apartment units that abut Luther Road. This is also consistent with the Land Use Planning Framework goal for streetscape and intersection improvements in this corridor.

•"New streets must provide direct connections to already developed areas by way of continuing collector streets and providing access to and through the development."

The proposed development provides street connections as required.

This proposal is consistent with the Comprehensive Plan policies regarding land use compatibility and buffering. Those policies include:

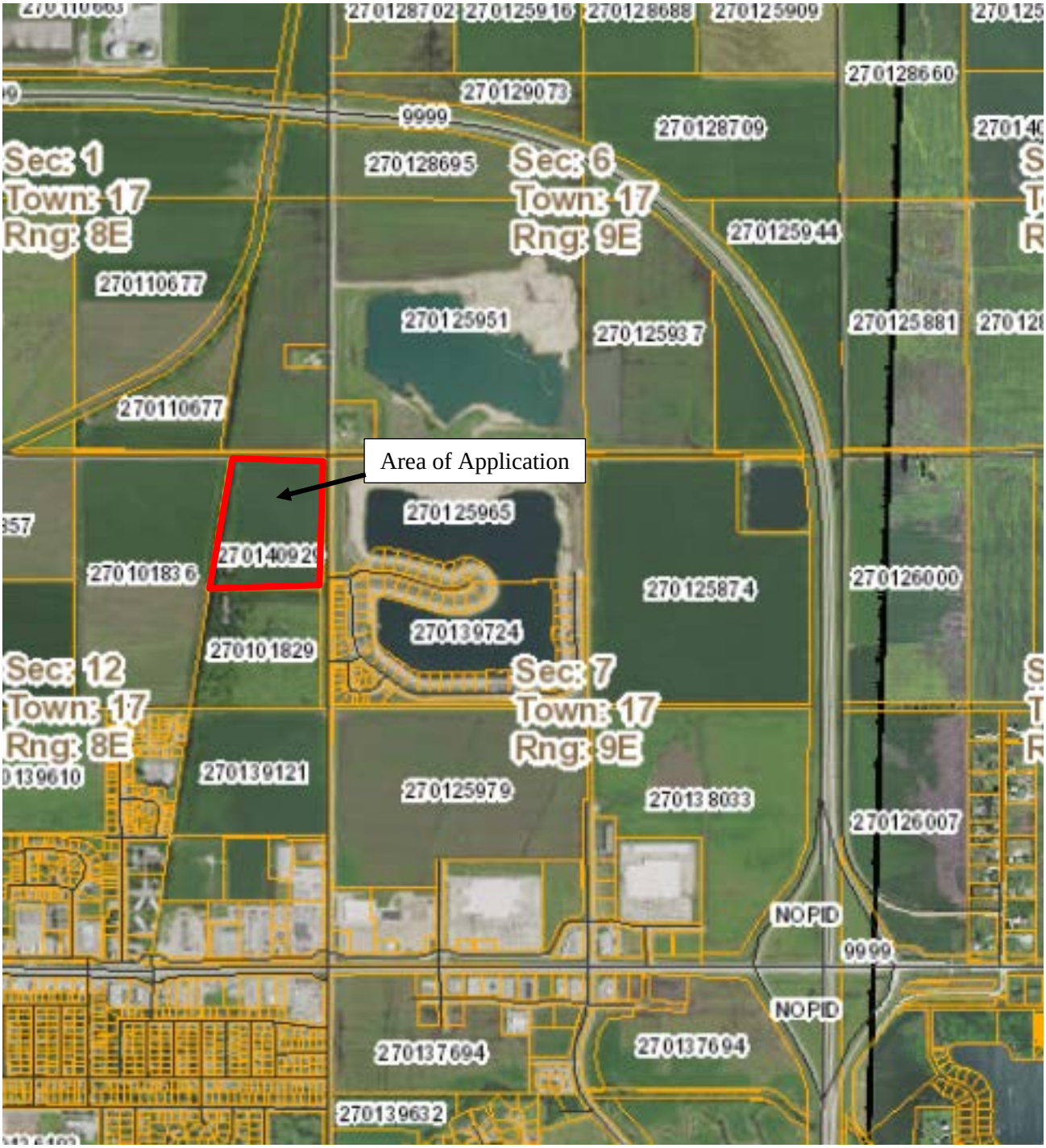
•"New development will be compatible with existing and well-established neighborhoods through appropriate use, site design, and patterns of development."

The proposed development places the more dense apartments approximately 340 feet north of the south property line and then to the northwest. The densest portion of the development will be screened from Luther Road with a 30 foot wide landscaped buffer area with berms. Additionally, the most intense portion of the development is located across from the bermed area of existing development, providing additional screening.

•"Development patterns should provide for transitions and buffering between various development types (e.g. residential and industrial). Where land uses of incompatible character abut, there should be adequate bufferyards to separate them. Pocket parks and linear greenways function as an effective screening and buffering tool between differing land use character types. Less intense nonresidential development may be appropriate next to residential development with suburban character standards used to mitigate adverse impacts."

The proposed development is consistent with this policy.

Fiscal Impact: None at this time.


Area of Application
Sec: 1
Town: 17
Rng: 8E
Sec: 6
Town: 17
Rng: 9E
Sec: 12
Town: 17
Rng: 8E
Sec: 7
Town: 17
Rng: 9E
270128702
270125916
270128688
270125909
270128660
270129073
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270128695
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270125979
270138033
270126007
NO PID
9999
NO PID
270137694
270137694
270139632

ZONING

EXISTING ZONING: R – RURAL
PROPOSED ZONING: PD – PLANNED DEVELOPMENT

OVERALL DEVELOPMENT

TOTAL SITE AREA	34.41 ACRES	
BUILDING AREA COVERAGE	7.46 ACRES	21.7%
IMPERVIOUS COVERAGE	9.15 ACRES	26.6%
PERVIOUS COVERAGE	17.80 ACRES	51.7%

APARTMENT BUILDINGS A – H

THE SIZE AND SHAPE OF ALL APARTMENT BUILDINGS ARE REPRESENTATIVE AND SUBJECT TO CHANGE. EACH APARTMENT BUILDING AS SHOWN HAS AN APPROXIMATE AREA FOOTPRINT OF 13,200 SF AND CONSISTS OF 3 FLOORS TOTALING 30 UNITS (34 UNITS MAXIMUM) WITH A MIX OF STUDIO, 1 BEDROOM, 2 BEDROOM, AND 3 BEDROOM UNITS.

– GROUND FLOOR HAS 15 GARAGES AND 6 UNITS
– FLOORS 1 AND 2 HAVE 12 UNITS PER FLOOR

3 TOTAL LOTS – 276 UNITS MAXIMUM

FRONT YARD SETBACK	25'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	15'

PARKING CALCULATIONS

MULTI-FAMILY: BLOCK 1 – LOT 34 (BUILDINGS A – D)
180 SPACES REQUIRED (INCLUDING 6 ACCESSIBLE SPACES)
240 SPACES DESIRED
241 SPACES PROVIDED VIA PARKING LOT (INCLUDES 8 ACCESSIBLE SPACES)
9 BICYCLE PARKING SPACES REQUIRED
20 BICYCLE PARKING SPACES PROVIDED

MULTI-FAMILY: BLOCK 7 – LOT 1 (BUILDINGS E & F)
90 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)
120 SPACES DESIRED
131 SPACES PROVIDED VIA PARKING LOT (INCLUDES 4 ACCESSIBLE SPACES)
5 BICYCLE PARKING SPACES REQUIRED
10 BICYCLE PARKING SPACES PROVIDED

MULTI-FAMILY: BLOCK 6 – LOT 1 (BUILDINGS G & H)
90 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)
120 SPACES DESIRED
133 SPACES PROVIDED VIA PARKING LOT (INCLUDES 4 ACCESSIBLE)
5 BICYCLE PARKING SPACES REQUIRED
10 BICYCLE PARKING SPACES PROVIDED

CLUBHOUSE/OFFICE/COMMERICAL (APPROXIMATE 10,000 SF BUILDING)
10,000 SF GROSS FLOOR AREA @ 50% PARKING FLOOR AREA = 5,000 PFA
OFFICE USE: 1,000 PFA @ 1/300 = 3 SPACES
CLUBHOUSE USE: 1,500 PFA @ 1/100 = 15 SPACES
COMMERCIAL USE: 2,500 PFA @ 1/100 = 25 SPACES
TOTAL SPACES REQUIRED = 43 (INCLUDING 2 ACCESSIBLE SPACES)
44 SPACES PROVIDED (INCLUDES 2 ACCESSIBLE)

SINGLE FAMILY RESIDENTIAL ATTACHED – ROW HOUSES

63 TOTAL LOTS

MINIMUM LOT WIDTH	24'
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	10'

SINGLE FAMILY RESIDENTIAL ATTACHED – DUPLEX/TRIPLEX

69 TOTAL LOTS

MINIMUM LOT WIDTH	36'
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	10'

CLUBHOUSE/OFFICE/COMMERCIAL LOT

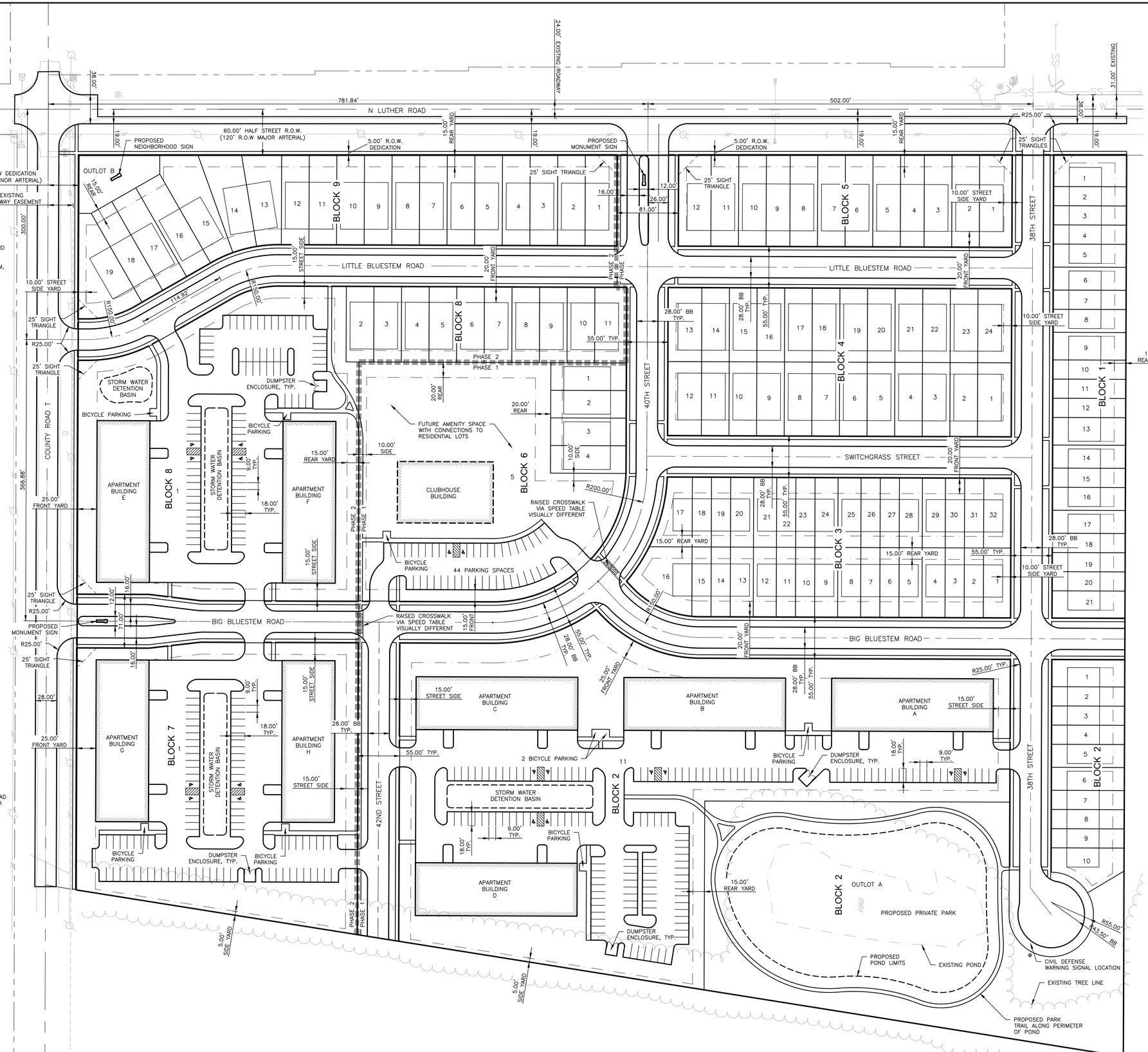
THE SIZE AND SHAPE OF THE BUILDING IS REPRESENTATIVE AND SUBJECT TO CHANGE.

FLOOR AREA RATIO (FAR)	0.17 (1-STORY) 0.34 (2-STORY)
MAX. BUILDING GROSS AREA	15,000 SF (1-STORY) 30,000 SF (2-STORY)
MAX. BUILDING HEIGHT	35'
MIN. STREET FRONTAGE	60'
FRONT YARD SETBACK	15'
REAR YARD SETBACK	20'
INTERIOR SIDE YARD SETBACK	10'
STREET SIDE YARD SETBACK	15'

3 BICYCLE PARKING SPACES REQUIRED
5 BICYCLE PARKING SPACES PROVIDED

STREET IMPROVEMENTS

STOP SIGNS ARE TO BE PLACED AT ALL ENTRANCE POINTS ONTO LUTHER ROAD AND COUNTY ROAD T AS WELL AS SIDE STREET POINTS ENTERING ONTO 40TH STREET AND BIG BLUESTEM ROAD.



VICINITY MAP

LAMP RYNEARSON
14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

SITE LAYOUT DEVELOPMENTAL PLAN
PLANNED DEVELOPMENT RESUBMITTAL
REZONING APPLICATION

BLUESTEM COMMONS
FREMONT, DODGE COUNTY, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE SHOWN ARE ALWAYS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
MICHAEL SHARP
DATE
02/12/2020
PROJECT NUMBER
0119078.01
BOOK AND PAGE

SHEET
1 OF 2

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VICINITY MAP

SCHEMATIC PLANT LEGEND AND SCHEDULE

ALL PLANTINGS SHALL BE PER THE APPROVED PLANT LIST PER UDC SECTION 11–813.03.A, SUPPLIED ONLINE VIA THE NEBRASKA STATEWIDE ARBORETUM: https://plantnebraska.org/plants/

	DECIDUOUS LARGE SHADE TREES – 2.5" DBH AT PLANTING – 30'–50' MATURE HEIGHT – 20'–30' MATURE WIDTH
	DECIDUOUS ORNAMENTAL TREES – 1.5" DBH AT PLANTING – 15'–25' MATURE HEIGHT – 15'–25' MATURE WIDTH
	CONIFEROUS TREES – 6' TALL AT PLANTING – 30'–40' MATURE HEIGHT – 20'–30' MATURE WIDTH
	SHRUBS – 5 GALLON AT PLANTING – 3'–6' MATURE HEIGHT – 3'–5' MATURE WIDTH

SURFACE RESTORATION SCHEDULE

	STORM WATER DETENTION BASIN AREAS – NATIVE GRASSES AND FORBS
	TURF GRASS LAWN AREA

LANDSCAPE REQUIREMENTS

LOT LANDSCAPING (SEC. 11–814.01) – SINGLE FAMILY ATTACHED/DETACHED

FRONT YARD
NO TREES PLANTED PER SECTION 11–814.01.B.1, TREES ARE PROPOSED FOR ALL STREET RIGHT–OF–WAYS WITHIN 15' OF FRONT PROPERTY LINES.

REAR YARD
NO TREES PLANTED PER SECTION 11–814–01.B.2, TREES ARE PROPOSED WITHIN A CORRIDOR BUFFER YARD ABUTTING LUTHER ROAD.

SITE LANDSCAPING (SEC. 11–814.02) – CLUBHOUSE & MULTI–FAMILY BUILDINGS

MINIMUM RADIUS AROUND BUILDINGS
PROPOSED PD DISTRICT – FRONT & STREET YARD = 8'
SIDE & REAR YARD = 6'

REQUIRED PLANTINGS (SEC. 11–814.02.C):
FRONT/STREET YARD – 1 SMALL TREE & 4 SHRUBS / 250 SF PLANTING AREA
SIDE/REAR YARD – 1 SMALL TREE & 2 SHRUBS / 250 SF PLANTING AREA

PARKING LOT LANDSCAPING (SEC. 11–814.03)

REQUIRED ISLAND PLANTINGS 1 / 30 PARKING SPACES

INTERIOR AND END CAP ISLAND REQUIREMENTS
1 LARGE OR 2 SMALL TREES AND GROUNDCOVER PLANTINGS

PARKING LOT CORNER PLANTED WITH 2 LARGE OR 5 SMALL TREES

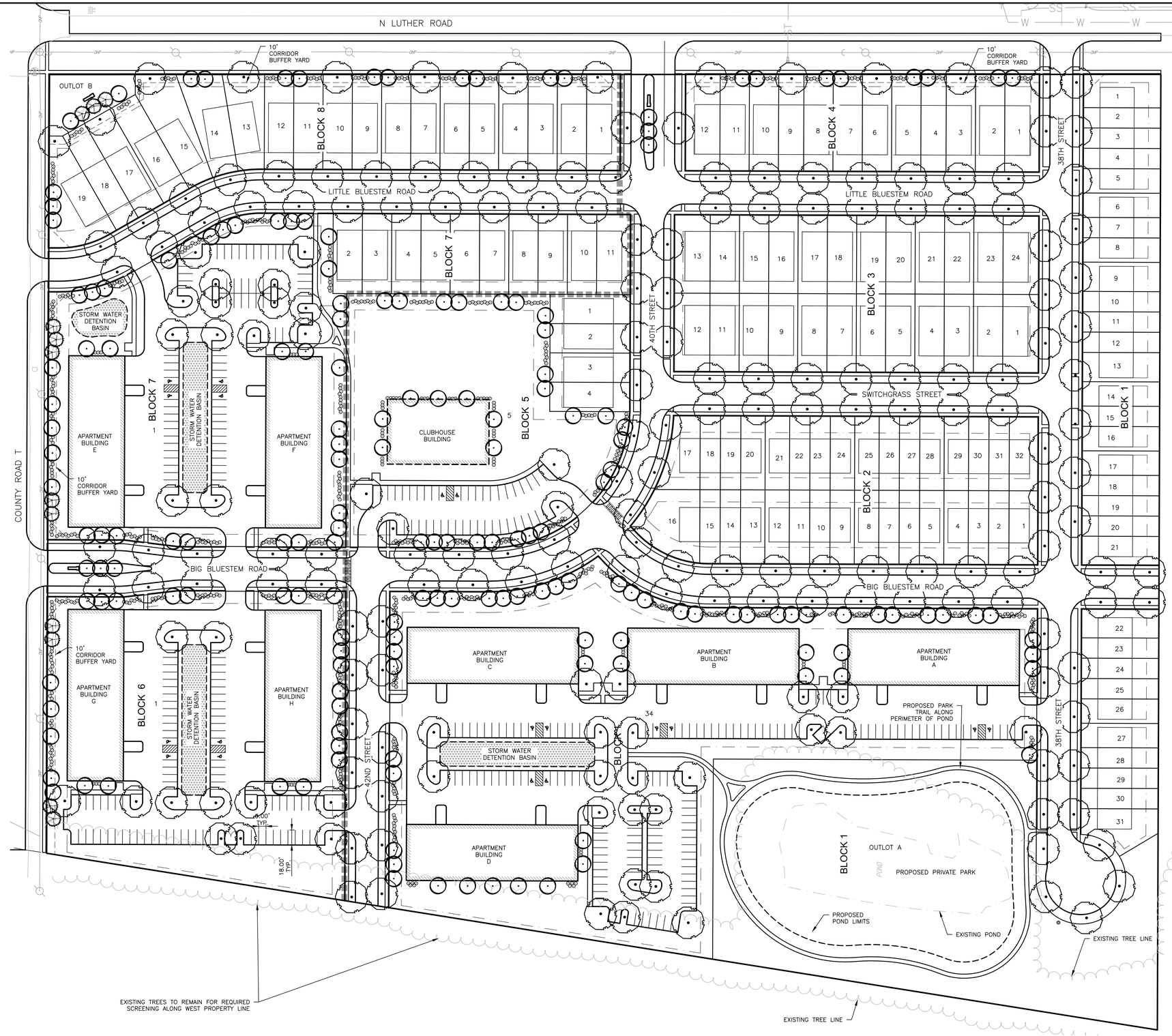
BUFFER BETWEEN PARKING LOT AND PROPERTY LINE OR STREET = 1 TREE / 500 SF

STREET TREES (SEC. 11–814.04)

STREET TREES ARE APPLICABLE/REQUIRED PER SEC. 11–814.04.A.2
– ALONG BOTH SIDES OF NEW STREETS IN PLANNED DEVELOPMENTS
– SPACED AT 60' ON CENTER BETWEEN SIDEWALK AND BACK OF CURB
– TREE LOCATIONS TO BE MODIFIED BASED ON RESIDENTIAL DRIVEWAY CONNECTIONS TO STREETS

BUFFER YARDS (SEC. 11–815.04)

CORRIDOR BUFFER YARDS (RESIDENTIAL ADJOINING ARTERIAL)
– (UR) URBAN RESIDENTIAL
– ARTERIAL (LUTHER RD AND COUNTY RD T) = TYPE B BUFFER YARD REQUIRED
– PLANTINGS REQUIRED: 10' WIDTH, 2 TREES/100 LF, 8 SHRUBS/100 LF



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OVERALL LANDSCAPE PLAN
PLANNED DEVELOPMENT RESUBMITTAL
REZONING APPLICATION

BLUESTEM COMMONS
FREMONT, DODGE COUNTY, NEBRASKA

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REVISIONS

DESIGNER / DRAFTER
MICHAEL SHARP
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SHEET
2 OF 2

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LAMP RYNEARSON

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February 12, 2020

Ms. Jennifer Dam, AICP
Planning Director
City of Fremont Planning & Development Department
400 East Military Avenue
Fremont, NE 68026

REFERENCE: Bluestem Commons
Planned Development – Project Narrative
Job No. 0119078.01-002

Dear Ms. Dam:

Submitted herewith is the Bluestem Commons Project Narrative for the Planned Development Rezoning Application, as required by the City of Fremont PD Response Letter and Unified Development Code Section 11.405.07.

PROJECT NARRATIVE – as required by City of Fremont UDC – Section 11.405.07

The Fremont Community Housing project is a proposed PD – Planned Development located on the northeast side of the City of Fremont, consisting of approximately 34 acres at the southwest corner of County Road T and Luther Road. The existing zoning is R – Rural with adjacent zoning, consisting of R – Rural to the north, west, south, and the Ritz Lake subdivision to the east, which is zoned PD.

The overall concept of the proposed PD is to create a multi-product residential housing community consisting of multi-family buildings, townhomes (duplex and triplex units), and rowhomes (4 – 5 attached units), complemented with a centrally located multi-use clubhouse building and amenity space. The multi-family buildings will include a minimum of 30 units and maximum of 34 units for each building. The development is proposed to be constructed in two (2) phases and provide a mix of residential product types supporting a range of incomes. These housing types are focused on maintaining price points accessible to employees of expanding Fremont businesses, either by renting or through ownership.

The residential housing types listed above are the only permitted uses within the residential lots located throughout the development.

Proposed commercial uses are to be implemented only as additional leasable space within the centrally located clubhouse/leasing office building and are focused on supporting the residential community.

Commercial uses within the clubhouse building shall be as follows:

Permitted uses shall include but are not limited to:

- Restaurant/Coffee Shop (NO drive-thru window/automobile queueing lanes)
- Laundromat / Dry Cleaning
- Child Care Center
- Mail Services
- Retail Service Establishment (Boutique Commercial, Salon/Spa)
- Convenience Store/Neighborhood Market
- Office (Medical/Urgent Care, Insurance Agent, Lawyer, Accounting, Real Estate)

Conditional uses shall include but are not limited to:

- General Merchandise Retail Sales Establishment
- Mixed Use
- Farmers' Market
- Bar/Tavern
- Financial Services/Check Cashing

Prohibited uses shall include but are not limited to:

- Adult establishments
- Auto Sales and Service Establishments
- Automotive Repair Services/Car Wash
- Small Animal Veterinary Services
- Animal Grooming Facilities
- Financial Institutions (with drive-thru window/auto queueing lanes)
- Restaurant / Fast food (with drive-thru window/auto queueing lanes)
- Funeral Establishment/Funeral Home
- Small Animal Boarding Facilities
- Service Station

Intensity of Development - Residential

Residential density for the Bluestem Commons development is summarized in the table below.

Category	Area (ac.)	No. of Units	Density, Units Per Acre	Max. Density, Units Per Acre – Urban Residential (Table 11-602.01)	Max. Density, units per acre (Table 11-602.01) + 10% Affordable Housing Bonus
Multi-Family	13.43	276	20.55	24	26.40
Single-Family	14.27	132	9.25	16.14 (Duplex) 20.07 (Townhouse)	18.75 (Duplex) 22.08 (Townhouse)
Total	33.43	408	12.20	12.21	13.43

Notes

*Total area includes all internal street right-of-way, Clubhouse/Amenity lot, and Outlots A and B.

Overall residential density of the project is within the maximum allowed per UDC Table 11-602.01.

Intensity of Development – Non-Residential

Maximum Floor Area Ratio (FAR) for the non-residential uses within the clubhouse/leasing office building (Block 5, Lot 5) are 0.17 for one-story buildings and 0.34 for two-story buildings. Additional non-residential use regulators are noted on the PD Site Plan.

Mix of Housing Types

The mix of housing types for the Bluestem Commons development is summarized in the table below.

Housing Type	No. of Buildings	% of Total
Multi-Family - Apartments	**8**	**14%**
Row House	**15**	**27%**
Duplex/Triplex Total	**33**	**59%**
Duplex A (1-Story, Exterior Garage)	1-10	2% - 18%
Duplex B (1-Story, Interior Garage)	1-10	2% - 18%
Duplex C (2-Story, Interior Garage)	1-10	2% - 18%
Triplex 1 (1-Story, variation of Duplexes A or B)	1-3	2% - 5%
Triplex 2 (2-Story, variation of Duplex C)	1-3	2% - 5%
Total		
	56	**100%**

*NOTE: The Duplex and Triplex style homes have multiple façade designs and material finishes with a varying number of stories (1-story and 2-story) as well as garage placement (interior versus exterior). The exact design used on a lot is typically determined by demand, and it is estimated the 33 Duplex and Triplex Buildings will represent a minimum of four (4) different design types.

According to Table 11-602.03 of the Fremont Municipal Code, planned developments having greater than 150 units must include a minimum of four (4) housing types with a minimum of 10% for each housing type and a maximum of 50% for any one (1) housing type.

Multi-Family Residential – Apartments

The multi-family apartments are a mix of studios, 1, 2, and 3-bedroom units. The buildings are proposed slab on grade and there are 15 garages with six (6) dwelling units on the ground floor and 12 dwelling units on both the 2nd and 3rd floors. Based on building materials and design at the time of construction, the elevations shown in Figure 1 below are representational and subject to change as necessary.

Figure 1.

Front Elevation

Left Elevation

Right Elevation

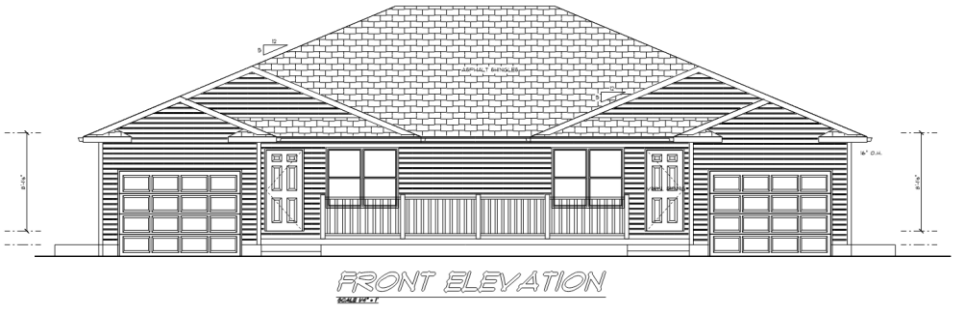
Rear Elevation

Single Family Residential – Duplexes / Triplexes

The duplexes and triplexes are proposed to be a mix of both 1 and 2-story homes, as well as a mix of slab on grade and basements, all approximately 31′ x 61′. Based on building materials and design at the time of construction, the elevations shown below in Figure 2 are representational and subject to change as necessary.

Figure 2.

Duplex A: 1-Story, Exterior Garage



Duplex B: 1-Story, Interior Garage

Duplex C: 2-Story, Interior Garage

Single Family Residential – Row Homes

The row homes consist of a mix between 3, 4, and 5 attached units available. All row house options are proposed to be 2-story homes, slab on grade, approximately 24′ x 42′. Based on building materials and design at the time of construction, the elevations shown below in Figure 3 are representational and subject to change as necessary.

Figure 3.

Clubhouse/ Leasing Office and Commercial Use Building

A clubhouse/office building with commercial space is the only other proposed and permitted building within the residential lot area throughout the development. The proposed building is currently shown as a single story, slab on grade building with its own parking lot, centrally located with various amenities connected or within proximity to it. Based on building materials and design at the time of construction, the plan view and elevation shown below in Figure 4 are representational and subject to change as necessary.

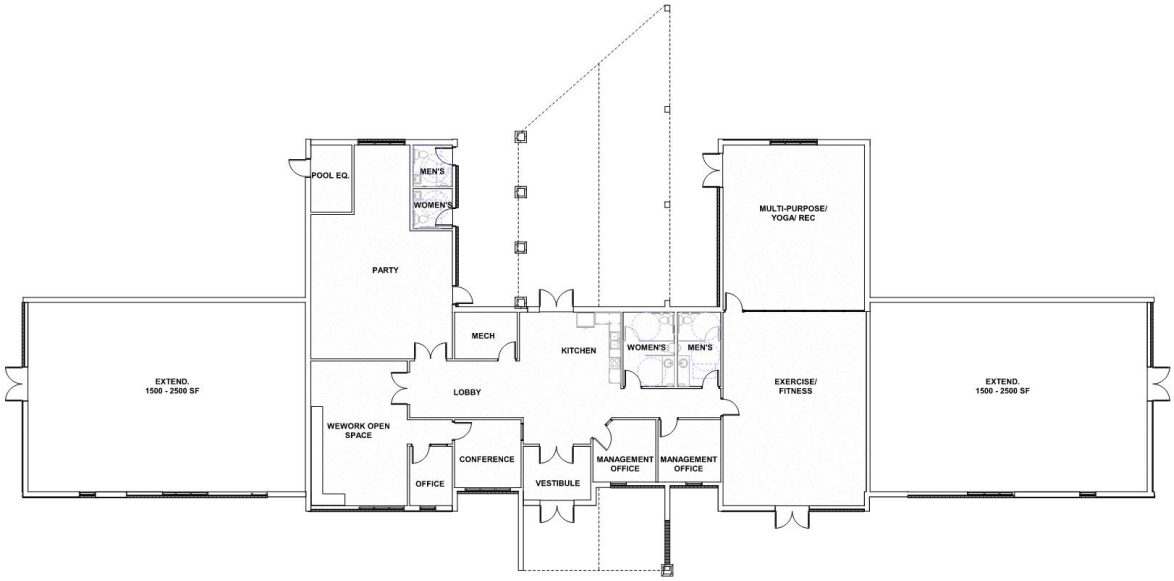
The clubhouse is meant to help support the community, with a programmatic management style to support residents and foster engagement/interaction (e.g. specified times for food truck events, trivia and movie nights, etc.). The clubhouse may also serve as a specific transit station/hub location for various city employers wishing to provide a means of transportation for larger groups of their employees.

Commercial space will be available for leasing opportunities and consist of approximately 50% of the building square footage. Permitted, conditional, and prohibited commercial uses are listed on page 1 and 2 of this narrative, however, certain neighborhood oriented commercial uses will be allowed with an administrative site plan approval as necessary.

Noncommercial uses within the clubhouse building shall include but are not limited to:

- General offices
- Fitness center
- Multi-purpose room
- Conference center and work space rooms
- Common lounge

Figure 4.
Plan View



Front Elevation

Amenity spaces to be accessible to all residents are intended to be centrally located adjacent to the clubhouse building and shall include but not be limited to the following:

Phase 1 and/or 2

- Sundeck
- BBQ, picnic area, and play structures
- Dog park / dog run
- Walking trail and outdoor trails around the lake

Additional amenities being considered

- Sports courts/fields
- Playground equipment
- Workplace transportation
- Swimming pool

Dedications & Easements

Land along both County Road T and Luther Road is being dedicated to the City of Fremont for public right-of-way purposes, which will update Luther Road to a 120' wide R.O.W. and County Road T to an 80' wide R.O.W. Easements have been created for private storm and sanitary sewer lines as well as a sanitary lift station. Please reference the plat documents for all dedications and easements.

Sanitary Improvement District

A Sanitary & Improvement District (SID) will be formed for the construction of public infrastructure. The SID will be responsible for maintenance of public sewers, water mains, streets, Outlots A and B, and for the private park in Outlot A (to be shown on the preliminary plat). A neighborhood association will be formed through covenants and be responsible for maintenance of the areas around the clubhouse and amenity space, as well as the main entrance monument signs.

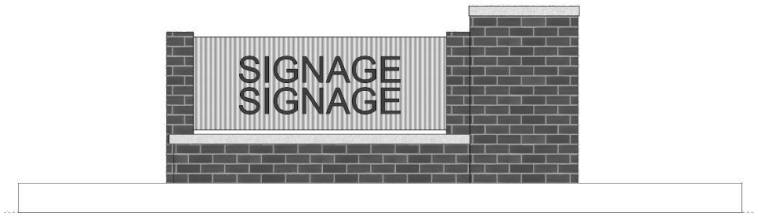
Monument and Neighborhood Signage

A neighborhood sign with complementary landscaping is proposed within Outlot B at the corner of County Road T and Luther Road and will be maintained by the SID as noted above. This sign will be located to comply with sight triangle requirements and shall meet all other UDC signage requirements.

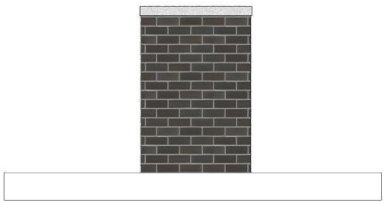
Two (2) monument signs are proposed for the development, each to be located within the roadway medians at both main entrances to the development. Phase 1 would include a sign within the median at the intersection of 40th Street and Luther Road, while Phase 2 would add the other sign in the median at Big Bluestem Road and County Road T. Conceptually, the signs are 6' high by 14' long. Based on building materials and design at the time of construction, the elevations shown below in Figure 5 are representational and subject to change as necessary.

The owners acknowledge signs are not currently allowed within street ROW's per the UDC and anticipate requesting permission from the City Council to locate them within the medians as noted above and as shown on the PD Site Plan. This request is being made to take advantage of the fill required to elevate Big Bluestem Road and 40th Street. Locating the signs within the medians would help elevate them high enough to minimize flooding potential and would be the most visually advantageous to help clearly identify the development for vehicles travelling in both directions. Locating the signs within the medians with proposed landscaping and concrete curbing will also help protect them. All maintenance required will be the neighborhood association's responsibility. The signs will be located to comply with sight triangle requirements and shall meet all other UDC signage requirements.

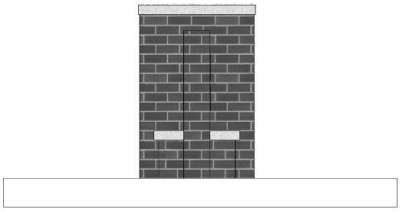
Figure 5.
Front/Rear Elevation



Left Elevation



Right Elevation



Dam, Jennifer

From: Dam, Jennifer
Sent: Friday, February 14, 2020 9:57 AM
To: Elliott, Jeff
Subject: RE: planning commission reviews

Thank you!

From: Elliott, Jeff <Jeff.Elliott@fremontne.gov>
Sent: Friday, February 14, 2020 9:46 AM
To: Dam, Jennifer <Jennifer.Dam@fremontne.gov>
Subject: RE: planning commission reviews

Jennifer,
I regards to these plans, I have no objections to the designs.
Thanks,
Jeff

From: Dam, Jennifer <Jennifer.Dam@fremontne.gov>
Sent: Monday, February 10, 2020 12:04 PM
To: Bernt, Todd <Todd.Bernt@fremontne.gov>; Elliott, Jeff <Jeff.Elliott@fremontne.gov>
Subject: planning commission reviews

Hi Todd and Jeff
I neglected to send these to you to get your comments. We have a daycare conditional use permit proposed at 749 N William; Bluestem Commons planned development- revised site plan (Todd they have a civil defense siren shown); annexation for Wholestone Farms; Country Club Estates 6th final plat. I'm attaching the site plans for the daycare, bluestem and the final plat.
Best,
Jennifer

CITY OF FREMONT NEBRASKA

Jennifer L. Dam, AICP
Director of Planning
City of Fremont
400 E. Military
Fremont, NE 68025
Phone: 402.727.2641
www.fremontne.gov

Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: February 18, 2020

SUBJECT: Change of Zone from R, Rural to SR, Suburban Residential

---

Recommendation: Approval

Background:

This request is for a change of zone from R, Rural to SR, Suburban Residential. The property is located at the extension of Jones Dr. and Armour Dr. in the NW ¼ of the SW ¼ of Section 10, Township 17 North, Range 8 East, Dodge County Nebraska.

The property consists of approximately 6.19 acres currently contiguous to the City Limits.

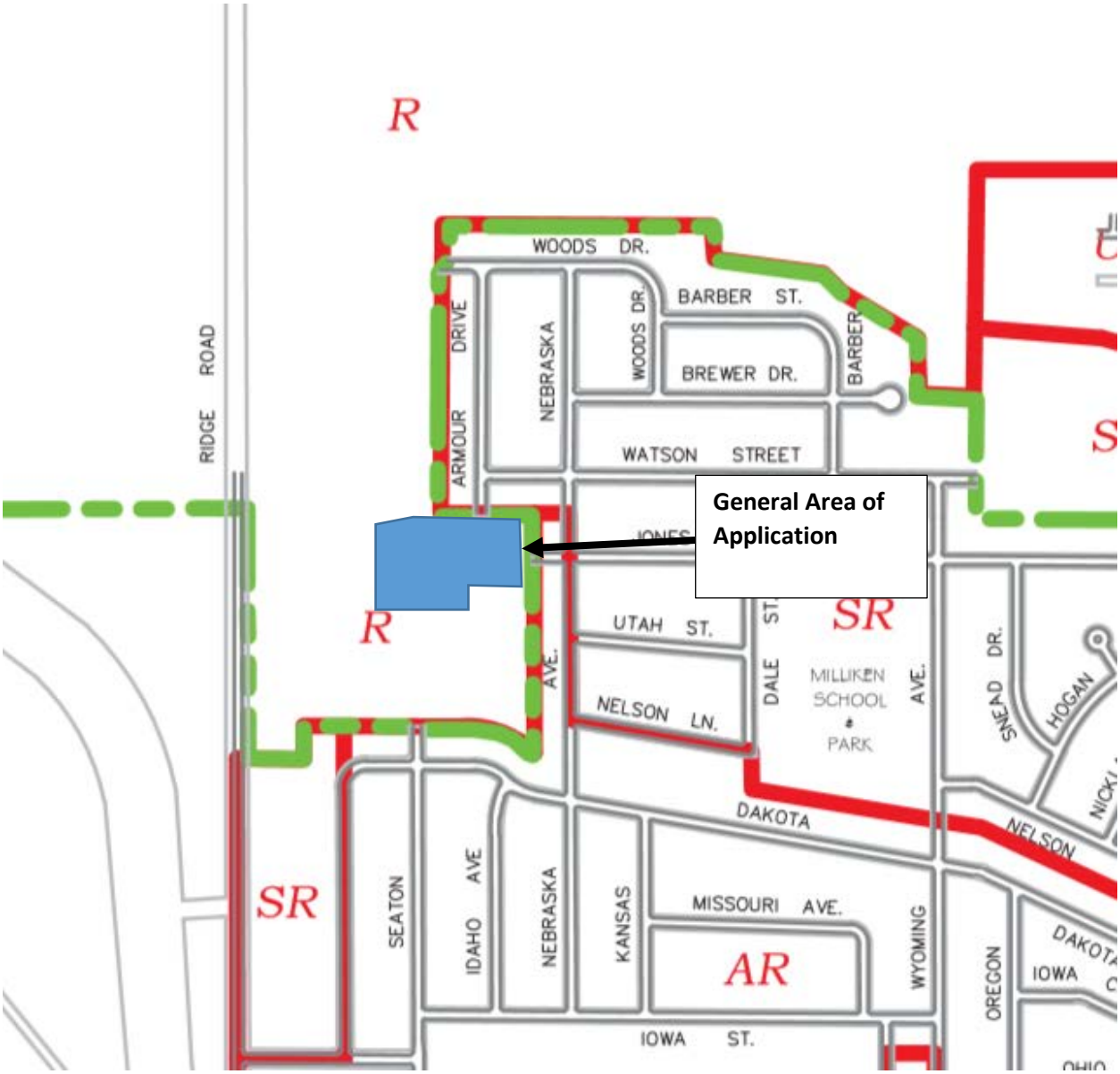
It is associated with the Country Club Estates 6th Addition Final Plat and is consistent with the previously approved Country Club Estates 6th Addition Preliminary Plat.

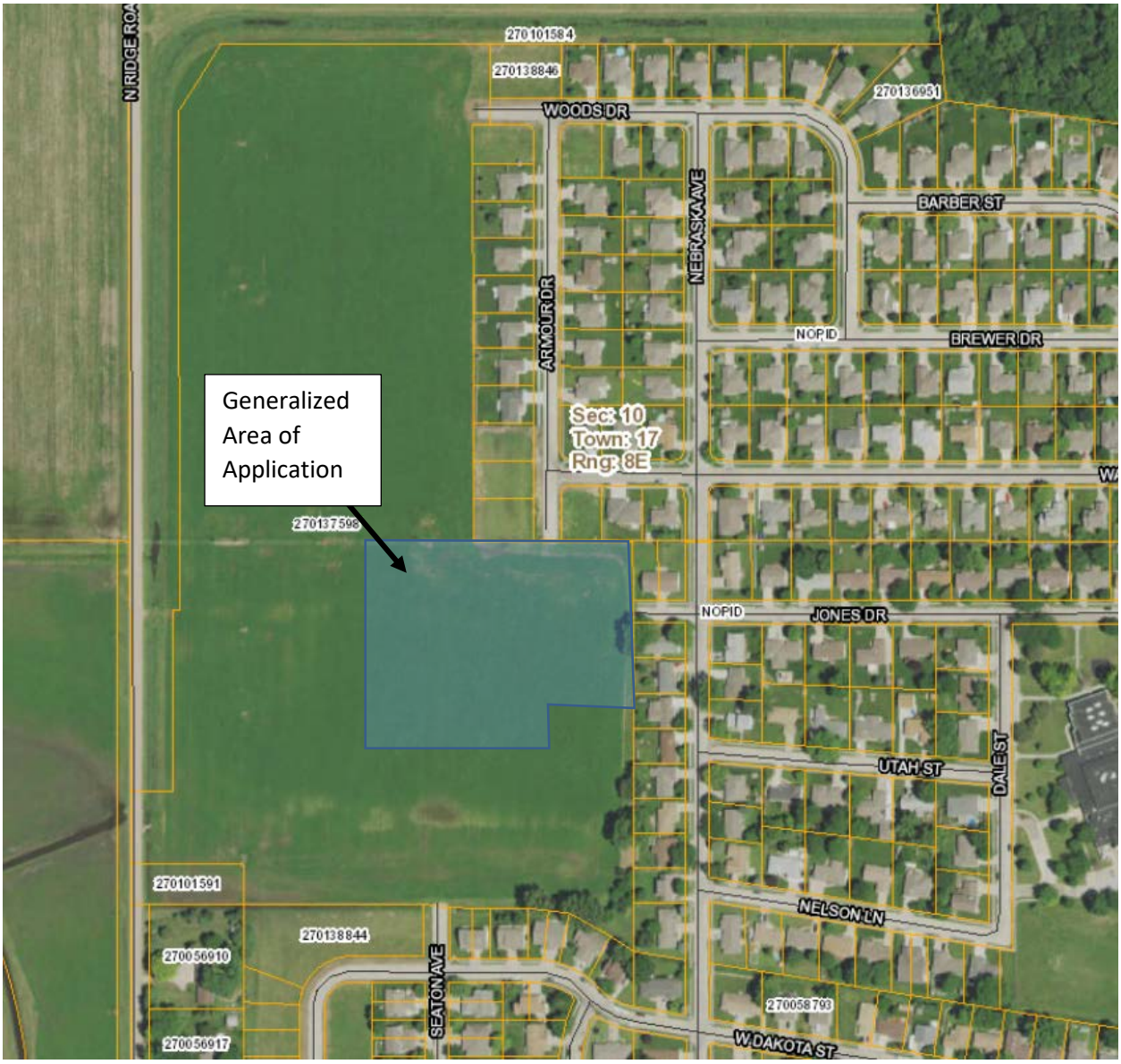
The zoning to the north, east and south is SR, Suburban Residential. The zoning to the northwest and west is R, Rural.

The Future Land Use map shows the area for residential development.

Recommendation: Approval

Vicinity Map




N RIDGE RO
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270138846
270136951
WOODS DR
BARBER ST
NEBRASKA AVE
ARMOUR DR
NOPID
BREWER DR
Generalized Area of Application
Sec: 10
Town: 17
Rng: 8E
270137598
NOPID
JONES DR
UTAH ST
DALE ST
270101591
NELSON LN
270138844
270056910
SEATON AVE
270058793
270056917
W DAKOTA ST

Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: February 18, 2020

SUBJECT: Country Club Estates 6th Addition Final Plat

Recommendation: Recommend approval with conditions to the City Council

---

Background:

This request for the Country Club Estates 6th Addition final plat is associated with a request for a change of zone from R, Rural to SR, Suburban Residential. A subdivision agreement will be required at the time of approval by the City Council. The subdivision agreement will address the timing of the annexation of the property.

The Country Club Estates 6th Addition preliminary plat was approved in November, 2018.

The proposed final plat is consistent with the approved preliminary plat.

The property is located in a flood plain zone A-02 meaning that the area is subject to two feet of sheet flow flooding. The base elevation of the lowest habitable floor area of each lot is required to be 1 foot above the flood elevation. This the base elevation of each lot and the lowest floor elevation needs to be shown on the plat. A flood plain development permit is required prior

The Future Land Use map shows the area for residential development.

The Developer's Engineer has provided the requested easements.

The Public Works Director had the following comments:

> My recommendation is to annex the final plat.
>
> The entire preliminary plat is located in the AO-2 Flood Zone. A floodplain development permit, and compliance with all federal and/or floodplain laws will be required prior to physical development of the site.
>
> Plans and specifications for this phase of the development have been submitted and they conform to the general layout and design of those submitted at Preliminary Plat Phase.
>
> Drainage calculations were submitted at the preliminary plat phase and are on file. A traffic study was not required for this development, as the traffic generated would not have a significant impact on the adjourning roadway system.
>
> A traffic study was not required for this development, as the traffic generated would not have a significant impact on the adjourning roadway system.
>
> Drainage calculations were submitted at the preliminary plat phase and are on file.

Due to the proximity of this sight to the Fremont Airport certain height restrictions may apply. (Example no cell towers) Normal heights required for building of single family residences are not likely to trigger any restrictions. By City Code all construction within 2000 feet of the runway require that height restrictions be verified.

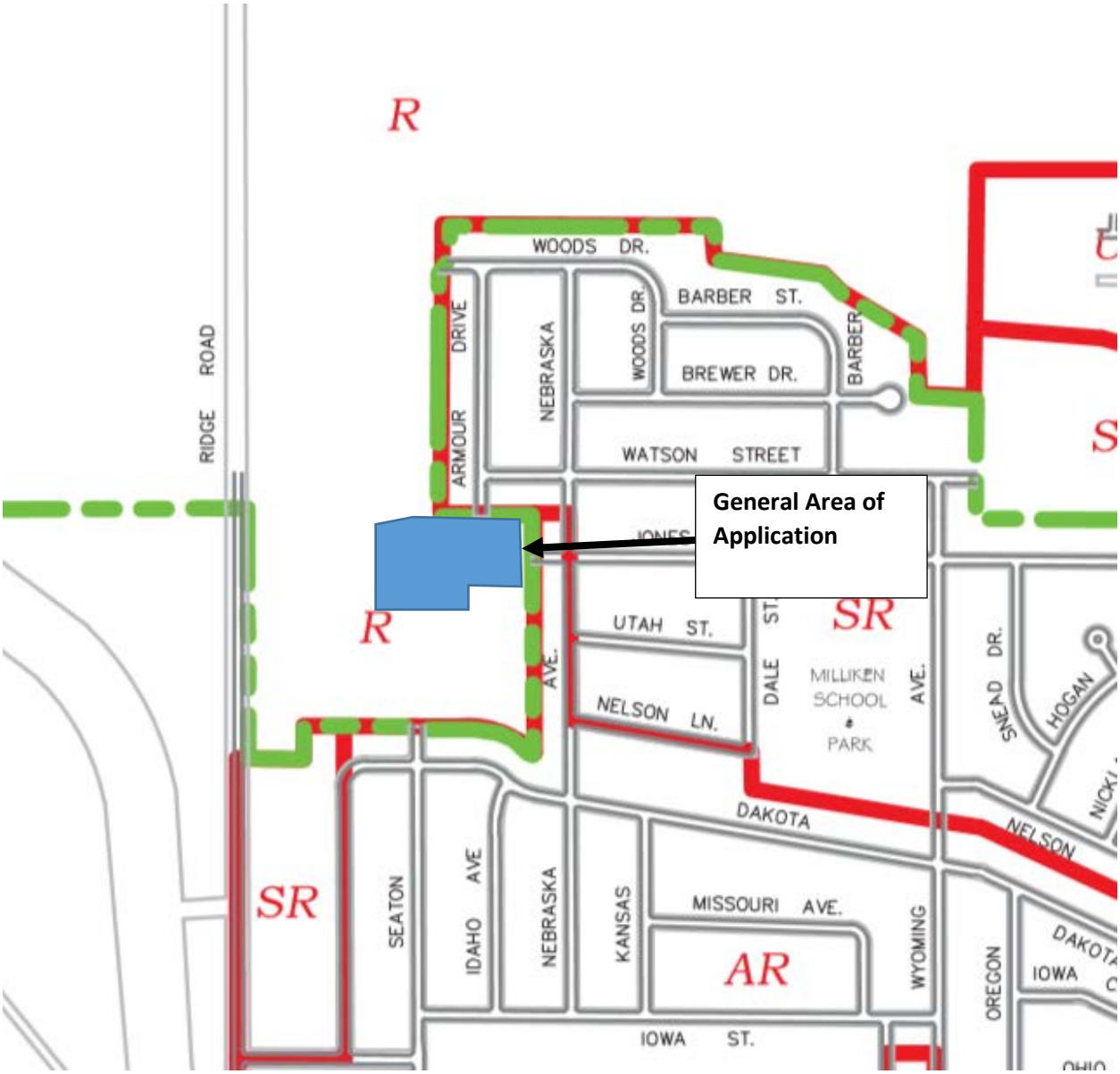
The submittals received comply with the requirements of the UDC.

The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package meets the requirements of the UDC in content as related to that which is required for a preliminary plat.

The police chief has no objections.

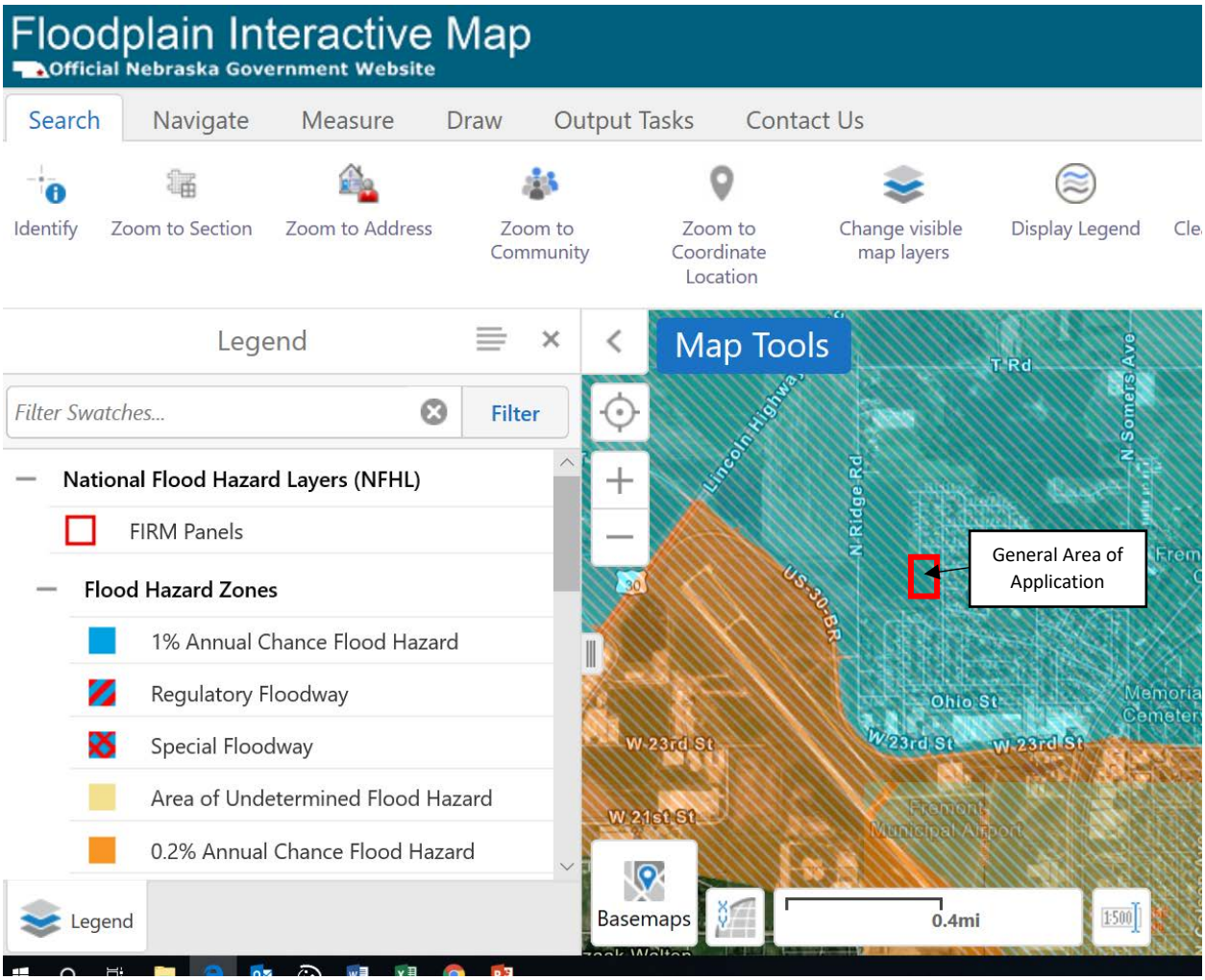
Recommendation: Approval with the conditions that the base elevation of each lot and the lowest allowable floor elevation for each lot is shown on the plat; receipt of a flood plain development permit, and; approval of Notice of Intent and development of a SWPPP is received from the Nebraska Department of Environment & Energy prior to grading.

Vicinity Map



N RIDGE RO
270101584
270138846
270136951
WOODS DR
BARBER ST
NEBRASKA AVE
ARMOUR DR
NOPID
BREWER DR
Generalized Area of Application
Sec: 10
Town: 17
Rng: 8E
270137598
NOPID
JONES DR
UTAH ST
DALE ST
270101591
NELSON LN
270138844
270056910
SEATON AVE
270058793
270056917
W DAKOTA ST

Flood Plain Map



Memo

To: Jennifer Dam
Director of Planning
From: David Goedeken, P.E.
Director of Public Works/City Engineer
Topic: Engineering Review
Country Club Estates 6th, Final Plat
Dated: February 13, 2020

I have reviewed the submittals for Final Plat on this Addition. The comments submitted via Memo dated November 19, 2018 (see attached) are still valid.

<u>Final Plat Review</u>

- My recommendation is to annex the final plat.
- The entire preliminary plat is located in the AO-2 Flood Zone. A floodplain development permit, and compliance with all federal and/or floodplain laws will be required prior to physical development of the site.
- Plans and specifications for this phase of the development have been submitted and they conform to the general layout and design of those submitted at Preliminary Plat Phase. Drainage calculations were submitted at the preliminary plat phase and are on file. A traffic study was not required for this development, as the traffic generated would not have a significant impact on the adjourning roadway system.
- A traffic study was not required for this development, as the traffic generated would not have a significant impact on the adjourning roadway system.
- Drainage calculations were submitted at the preliminary plat phase and are on file.
- Due to the proximity of this sight to the Fremont Airport certain height restrictions may apply. (Example no cell towers) Normal heights required for building of single family residences are not likely to trigger any restrictions. By City Code all construction within 2000 feet of the runway require that height restrictions be verified.

Final Comments:

- The submittals received comply with the requirements of the UDC. The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package meets the requirements of the UDC in content as related to that which is required for a preliminary plat.

Memo

To: Jennifer Dam
Director of Planning
From: David Goedeken, P.E.
Director of Public Works
Topic: Engineering Review
Country Club Estates 6th, Preliminary Plat
Dated: November 19, 2018

I have reviewed the submittals for Preliminary on this Addition. The preliminary plat is for the tract of land bordered by Ridge Road on the West, Washington Heights and Country Club Estates on the East and South. The Plans submitted were the Preliminary Plat Documents, Grading Plans, Utility and Public Improvement Layouts, and Drainage Plans and Calculations. Plans were distributed from the Public Works Department to the Utilities Department for their review and comment. It is my understanding that Mr. Dodd has been in contact with the various DU departments for comments and input.

<u>Preliminary Plat Review</u>

- The plat is entirely outside, but contiguous to city limits. It is my understanding this subdivision will be final platted in phases. My recommendation is to annex the final plats as they are submitted.
- The entire preliminary plat is located in the AO-2 Flood Zone. A floodplain development permit, and compliance with all federal and/or floodplain laws will be required prior to physical development of the site.
- The interior streets in the development will be required to be paved in accordance of the UDC. The recommended width of streets will be 28 feet for the streets other than Jones Street and the connector streets to the adjacent subdivision, as shown on the public improvement plans. The streets in the abutting neighborhoods are paved at 32 feet in width, as required by previous Subdivision Code. The adjacent exterior street is Ridge Road. The UDC does not specifically address exterior roadways adjacent to a subdivision, other than in general transportation terms and needs. As stated earlier the subdivision will be developed in phases, and my understanding is the first phase will be interior to, and not connected to Ridge Road. As the development moves closer to Ridge Road decisions will need to be made on the future status of this road. Presently, Ridge Road is gravel adjacent to, and beyond the limits of this subdivision.
- At this time I am not recommending the need for a traffic study as the subdivision does not front onto a major roadway and I do not anticipate traffic issues significant enough to warrant a need for a study.
- Storm sewer and drainage plans have been submitted and reviewed. Preliminary review indicates the proposed layout to be satisfactory to city policy and good engineering practice. A significant portion of this site has been rerouted to drain into the

drainageway adjacent to Ridge Road and then East into the existing drainage way north of and adjacent to Washington Heights. This portion of the site ultimately flows into the Rawhide Creek. The Southern portion of the sight drains in the existing drainageway in Washington Height and flows easterly generally parallel to Dakota Street. This drainageway also drains into the Rawhide Creek.

- Water and Sanitary Sewer layout plans have been submitted and reviewed by the DU. Comments have been received by Mr. Dodd from the DU.
- Plans were also routed to the Electric and Gas departments for their review. Comments were submitted directly to Mr. Dodd from these departments.
- Due to the proximity of this sight to the Fremont Airport certain height restrictions may apply. (Example no cell towers) Normal heights required for building of single family residences are not likely to trigger any restrictions. By City Code all construction within 2000 feet of the runway require that height restrictions be verified.

Final Comments:

- The submittals received comply with the requirements of the UDC. The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package exceeds the requirements of the UDC in content as related to that which is required for a preliminary plat. Information such as public improvements, grading and drainage layouts and design are not required until Final Plat. The applicant has provided the information at this time, which significantly helps in the review process by City Staff.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COUNTRY CLUB ESTATES FIFTH ADDITION;
THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID COUNTRY CLUB ESTATES FIFTH ADDITION A DISTANCE OF 337.76 FEET TO THE NORTHWEST CORNER OF WASHINGTON HEIGHTS THIRD ADDITION;
THENCE S00°03'19"W ALONG THE WEST LINE OF SAID WASHINGTON HEIGHTS THIRD ADDITION A DISTANCE OF 340.01 FEET;
THENCE N89°46'06"W A DISTANCE OF 122.50 FEET;
THENCE S00°03'19"W A DISTANCE OF 35.50 FEET;
THENCE N89°46'06"W A DISTANCE OF 170.50 FEET;
THENCE S00°03'19"W A DISTANCE OF 105.47 FEET;
THENCE N89°47'06"W A DISTANCE OF 370.24 FEET;
THENCE N00°13'54"E A DISTANCE OF 187.58 FEET;
THENCE S89°46'06"E A DISTANCE OF 44.50 FEET;
THENCE N00°13'54"E A DISTANCE OF 116.00 FEET;
THENCE N06°27'27"E A DISTANCE OF 55.33 FEET;
THENCE N00°13'54"E A DISTANCE OF 122.64 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE S89°45'18"E ALONG SAID NORTH LINE A DISTANCE OF 273.50 FEET
TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS.

Dam, Jennifer

From: Dam, Jennifer
Sent: Friday, February 14, 2020 9:57 AM
To: Elliott, Jeff
Subject: RE: planning commission reviews

Thank you!

From: Elliott, Jeff <Jeff.Elliott@fremontne.gov>
Sent: Friday, February 14, 2020 9:46 AM
To: Dam, Jennifer <Jennifer.Dam@fremontne.gov>
Subject: RE: planning commission reviews

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Jeff

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Sent: Monday, February 10, 2020 12:04 PM
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Subject: planning commission reviews

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Best,
Jennifer

CITY OF FREMONT NEBRASKA

Jennifer L. Dam, AICP
Director of Planning
City of Fremont
400 E. Military
Fremont, NE 68025
Phone: 402.727.2641
www.fremontne.gov

STAFF REPORT

TO: Planning Commission

FROM: Jennifer Dam, Planning Director

DATE: February 18, 2020

SUBJECT: Conditional Use Permit for Child Care Facility

Recommendation: Recommend conditional approval to the City Council

---

Background:

This is a request for a Conditional Use Permit for a child care center at 749 N. William.

The property was previously used as a church.

The property is zoned UR, Urban Residential.

The property to the north is zoned SR, Suburban Residential and is developed with a child care facility. The property to the east is zoned AR, Auto-urban Residential and is developed with residential uses. The property to the south is zoned UR, Urban Residential and is developed with multi-family dwellings. The area to the west is zoned UR, Urban Residential and is developed with townhouse residential units. The area further west and southwest is zoned SC, Suburban Commercial and is developed with commercial uses.

The child care center will be an annex of the Little Peas child care center in the adjacent strip mall.

There will be a total of 10 staff and 50 children between the two facilities.

It is not clear how parents will circulate between the two facilities. Staff will park at the property owned by the applicant down the street. However, a signed agreement between the owner of the property and the operator of the daycare is needed. To ensure that there are not parking or circulation issues, staff recommends an annual review of this conditional use permit by the Planning Commission.

Section 11-504.02.D states:

“Child Care Centers are conditionally permitted provided that:

1. Child Care Centers in the R, SR, AR or UR districts may only be permitted in places of public assembly that provide adequate area for off-street circulation, drop-off and parking.”

The applicant has stated that the operator of the facility will have a contract with him to have the 10 staff park at his property at 8th and Clarmar. This will be a condition of approval.

2. "In all instances the site is 300 feet from a MH, LI, GI, AV or PO district as measured from the boundary lines nearest each other, unless separated from such district by a type B bufferyard or a collector or arterial roadway";

The property is more than 300 feet from a MH, LI, GI, AV or PO district.

3. "Primary access to the site is from a collector or arterial roadway."

William Avenue acts as a collector street at this site. The staff parking lot at 8th and Clarmar Streets is adjacent to a minor arterial.

4. "Adequate precautions have been taken on behalf of the operator so as not to create an undue burden on neighboring properties via traffic, parking and noise;"

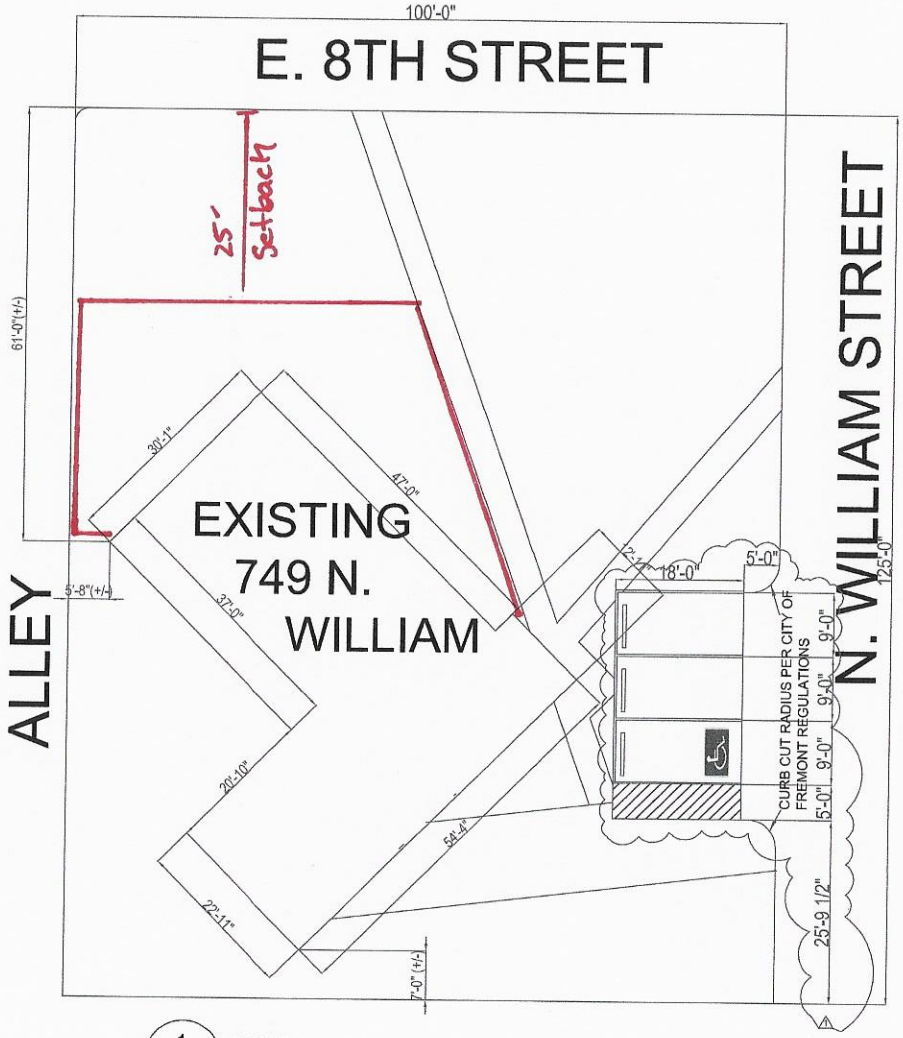
The property is adjacent to apartment buildings and across the street from another child care facility. The staff will park down the street. The applicant is providing three parking stalls for drop-off and pick-up.

5. "The application shall be accompanied by the following information
a. The number of children and number of staff members on the largest shift;
b. A physical description of the facility and a site plan drawn to scale that includes, but is not limited to, property boundaries, structures on the site, the location and arrangement of parking spaces, the traffic circulations pattern, loading and unloading areas, fencing, landscaping, play area, and entrances/exits to such facility."

There will be 50 children and 10 staff between the two facilities on the largest shift. A site plan is attached.

Staff recommends that the conditional use permit be reviewed annually by the Planning Commission to ensure that parking and circulation flow smoothly. Additionally, staff recommends that the conditional use permit be granted for the proposed operator. A change in ownership of the property or management of the daycare center will require that a new conditional use permit be granted.

Fiscal Impact: N/A



1 G1.0 SITE PLAN
SCALE: $\frac{1}{8}$" = 1'-0"

General Notes

GENERAL NOTES
1. CONTRACTOR TO VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO PERFORMING ANY WORK.

No.	Revision/Issue	Date
1	ADDED 3 PARKING STALLS	2.10.2020
0	ISSUED FOR ZONING 1.2.2020	

Firm Name and Address
LT Butler Professional Engineer, LLC
4809 NW RADIAL HIGHWAY
OMAHA, NE 68104
402.960.8557

Project Name and Address
EXISTING BUILDING
SITE PLAN

749 N WILLIAM STREET
FREMONT, NEBRASKA

Project No.: 2019-235
Drawn By: Checked By: LTB

Date
DECEMBER 28, 2019

Scale

Sheet
G1.0

CITY OF
FREMONT
NEBRASKA PATHFINDERS

Planning & Development
400 E. Military Ave.
Fremont, NE 68025
Phone: 402-727-2636
Fax: 402-727-2659

ZONING APPLICATION

APPLICATION TYPE

☐ Zoning Change (*including conventional and planned unit development requests*)
☒ Conditional Use Permit

APPLICANT (*all correspondence will be directed to the applicant*)

Name H Rentals of Fremont, LLC - Sam Heineman Phone (402) 880-4864
Address 750 N. Clarmar Ave Fax
City Fremont State NE Zip 68025
Email sheineman@dodgecountyrealtygroup.com

PROPERTY OWNER (*if not the same as applicant above*)

Name Phone
Address Fax
City State Zip
Email

ENGINEER, SURVEYOR, OR ARCHITECT (*if not the same as applicant above*)

Name Phone
Address Fax
City State Zip
Email

AGENT (*if not the same as applicant above*)

Name Phone
Address Fax
City State Zip
Email

(*application continued on next page*)

CITY OF
FREMONT
NEBRASKA PATHFINDERS

Planning & Development
400 E. Military Ave.
Fremont, NE 68025
Phone: 402-727-2636
Fax: 402-727-2659

ZONING APPLICATION

PROPERTY INFORMATION

Address of Property 749 N. William Ave Fremont NE 68025

General Location (*if no address is available*) _____

Brief Legal Description of Property Johnsons E100'N125' BLK8

Description of Request Conditional use permit to lease this property to a childcare facility. The property has been used as a place of religious worship most recently. I believe it has been used as a childcare facility in the past.

An application may be filed only by the owner(s) of the property, or duly authorized officer or agent of the owner(s). By executing this application, he/she does hereby acknowledge the above statements to be true and accurate to the best of their knowledge, and understand that knowing and willful falsification of information will result in rejection of the application and may be subject to criminal prosecution.

I have received, read and understand the terms and conditions of this request, and agree to compliance with all applicable codes and ordinances of the City.

Signature	Print Name	Date
	Sam Heineman	1/3/2020

Office Use Only

Submittal Date _____ Project No. _____

Payment Amount _____ Receipt No. _____

Other Comments _____

1 / G1.0 SITE PLAN
SCALE: $\frac{1}{8}$" = 1'-0"

General Notes

GENERAL NOTES
1. CONTRACTOR TO VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO PERFORMING ANY WORK.

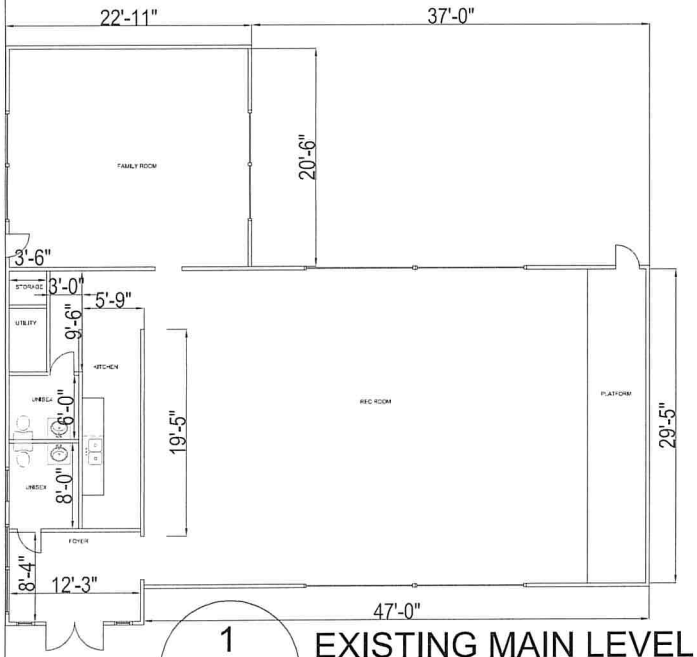
No.	Revision/Issue	Date
0	ISSUED FOR ZONING	1.2.2020

Firm Name and Address
LT Butler Professional Engineer, LLC
4809 NW RADIAL HIGHWAY
OMAHA, NE 68104
402.960.8557

Project Name and Address
EXISTING BUILDING
SITE PLAN

749 N WILLIAM STREET
FREMONT, NEBRASKA

Project No.: 2019-268
Drawn By: Checked By: LTB
Date
DECEMBER 28, 2019
Scale
Sheet
G1.0



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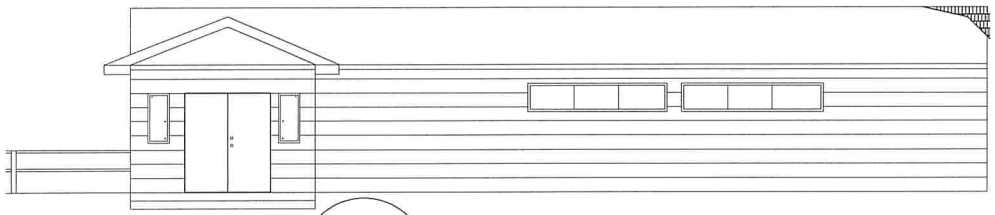
SCALE: $\frac{3}{16}$" = 1'-0"



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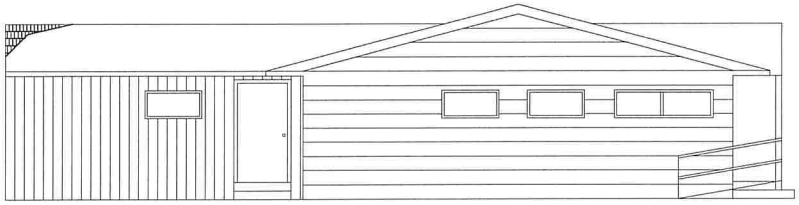
SCALE: $\frac{1}{4}$" = 1'-0"



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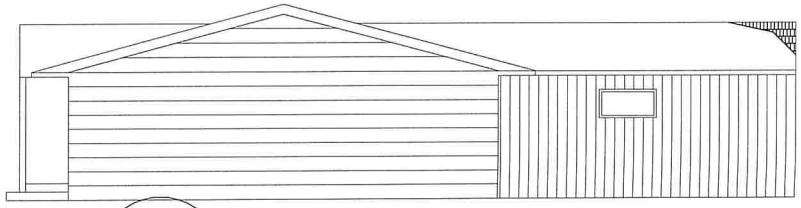
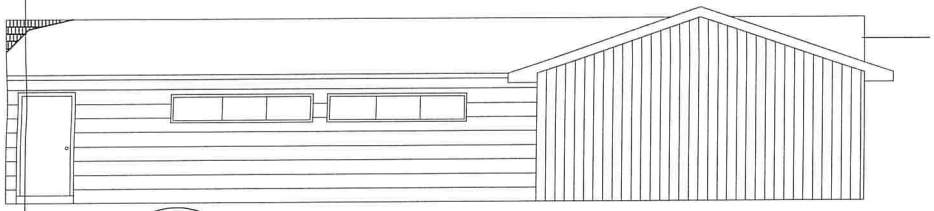
A1.0
EXISTING LEFT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



4
A1.0
EXISTING RIGHT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



5
A1.0
EXISTING REAR ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"

General Notes

GENERAL NOTES
1. THIS DRAWING IS FOR ZONING PURPOSES ONLY. IT IS NOT INTENDED TO BE FOR PERMITTING PURPOSES.

No.	Revision/Issue	Date
0	ISSUED FOR ZONING	1.2.2020

Firm Name and Address
LT Butler Professional Engineer, LLC
4809 NW RADIAL HIGHWAY
OMAHA, NE 68104
402.960.8557

Project Name and Address
EXISTING BUILDING FLOORPLAN & ELEVATIONS

749 N. WILLIAM STREET
FREMONT, NEBRASKA

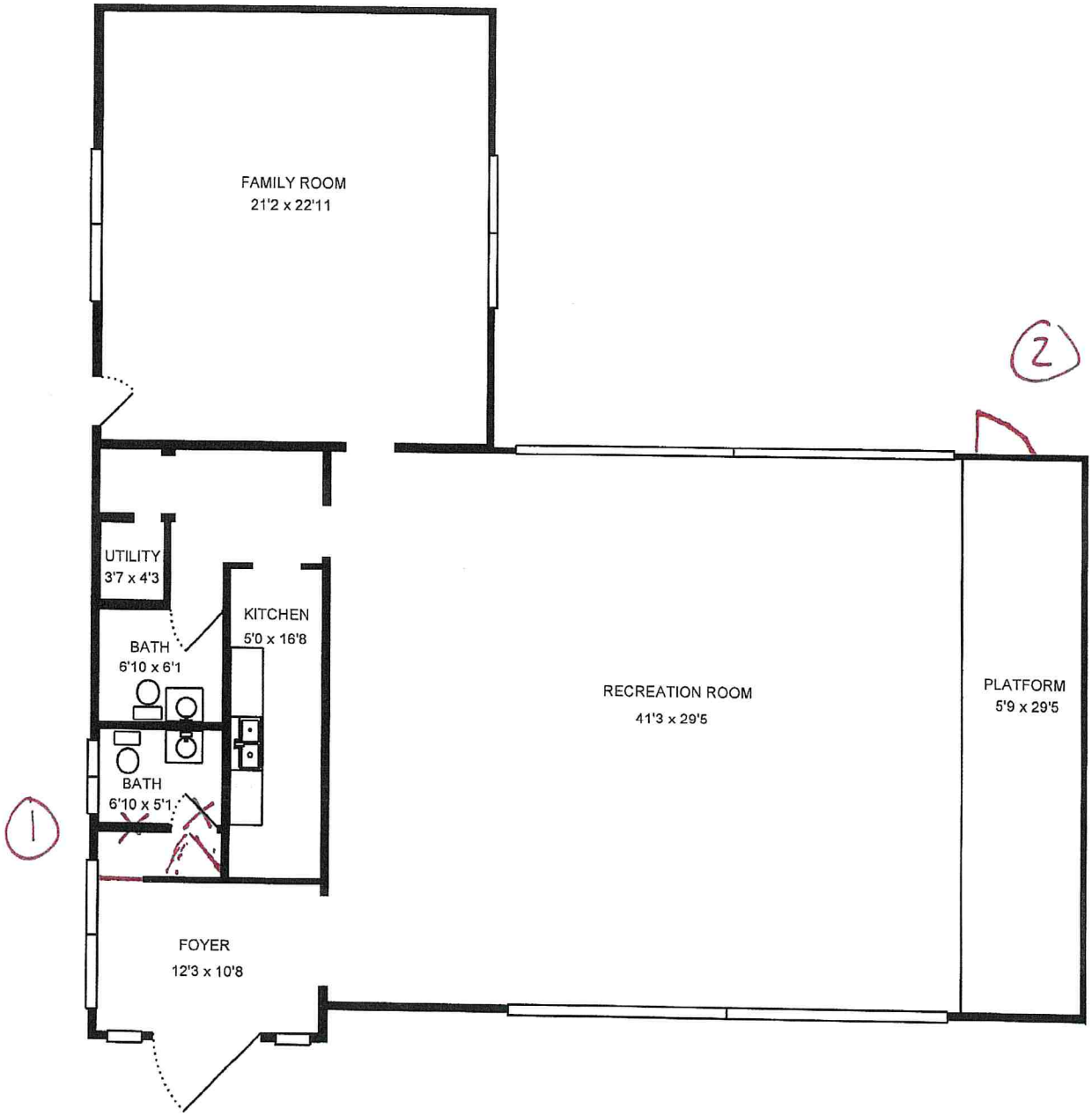
Project No.: 2019-281
Drawn By: Checked By: LTB
Date
DECEMBER 27, 2019
Scale
Sheet
A1.0

Filed with Construction Permit

Measure #15537010

Property Address:
749 N William Ave
Fremont, NE 68025

(1) Move/expand bathroom
(2) Add exterior exist w/stoop



Total interior square footage on page: 2228 sf

The interior square footage listed is living space only and is not taxable square footage

270051086
270051177
270051170
Layers
Basemaps
NO PID
27003 4797
27003 4804
27003 4811
27003 4601
27013 2006
NO PID
270060074
27003 4783
27003 4664
27003 4790
27003 4755
Lat: 41.433993 Long: -96.470864
Site Last Updated: 1/3/2020

Layers
Basemaps
27 003 47 83
gWorks
Lat: 41.435892 Long: -96.470927
Site Last Updated: 1/3/2020

Return to:
Premier Land Title Company
9719 Giles Road
LaVista, NE 68128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Stephen S. Daubert, Trustee of the Stephen S. Daubert Trust of 2007, GRANTOR, whether one or more, in consideration of Two dollars ($2.00) and other good and valuable consideration received from GRANTEE, H Rentals of Fremont, LLC conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Dodge County.

The East 100 feet of the North 125 feet of Block 8, Johnson Addition to the City of Fremont, Dodge County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of record; and a pro-rated share of current real estate taxes and subsequent taxes and assessments;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 10-23-19.

Stephen S. Daubert, Trustee of the Stephen S. Daubert Trust of 2007

State of Nebraska)
)ss.
County of Dodge)

The foregoing instrument was acknowledged before me on the 23 day of October, 2019 by Stephen S. Daubert, Trustee of the Stephen S. Daubert Trust of 2007.

Witness my hand and official seal.

(SEAL)

SHERIE K BUSSEN
General Notary
State of Nebraska
My Commission Expires Dec 20, 2019

Sherie K. Bussen
Notary Public

My Commission Expires: 12-20-19

Parcel Information	
Parcel ID	270034783
Links	Photo #1
Area #	
Current Owner	H RENTALS OF FREMONT LLC
Mailing Address	749 N WILLIAM AVE FREMONT, NE 68025-4560
Situs Address	749 N WILLIAM AVE
Tax District	001
School District	510 (27-0001 FREMONT)
Legal Description	JOHNSONS E100'N125' BLK 8
Class	Single Family

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
$22,500	$113,105	$0	$135,605

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2018	22,500	113,105	0	135,605
2017	22,500	101,405	0	123,905
2016	22,500	94,565	0	117,065
2015	22,500	94,565	0	117,065
2014	22,500	94,565	0	117,065

Yearly Tax Information		
Year	Amount	Levy
2019	$2,634.94	2.047225

2019 Tax Levy	
Description	Rate
COUNTY GEN	0.228326
ROAD/BRIDGE	0.000000
CAP IMPR/ECON DEV FUND	0.023815
INDIGENT	0.003154
INSTITUTIONS	0.002346
VETERANS AID	0.000000
COUNTY BLDG FUND	0.005494
MUSEUM/HIST SOC	0.002168
1ST RESP COMM BOND	0.006237
FREMONT GEN	0.383363
FREMONT DEBT	0.023859
NRD PLATTE GEN	0.036212
ESU #2 GEN	0.015000
ESU #2 BOND 2013	0.000000
METRO TECH GEN	0.075000
METRO TECH SINK	0.020000
METRO TECH HAZ/HNDICP PED	0.000000
27-0001 FREMONT 1	1.057722
27-0001 FREMONT BLDG FUND	0.000000
27-0001 FREMONT SD QUAL CAP FUND 9-12	0.000000
27-0001 FREMONT SD QUAL CAP FUND K-8	0.000000
F-1 BONDS 9-12 2000	0.023430
F-1 BLD AMER BOND 1-NEW 5/6	0.034868
F-1 BLD AMER BOND 2-ELEM RENOV	0.020097
F-1 BOND K-8 2000	0.121080
AG SOCIETY	0.002387

Sales Information					
Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
10/24/2019	$105,000.00	2019 / 05236	DAUBERT, STEPHEN S & GINGER K (TRUSTEES	H RENTALS OF FREMONT LLC	

Residential Building Information			
Occupancy Code	101 (Single-Family / Owner Occupied)	Condition Code	Above Normal
Year Built	1960	Rooms Above Ground	0
Style	1 Story Frame	Rooms Below Ground	0
Main Area	2,270	Bedroom #	0
Total Living Area	2,270	Bathroom #	1.5
Length	0	Foundation	None
Width	0	Exterior Walls	Frame, Hardboard Sheets
Basement	None	Roof	Comp Shingle
Basement Area	0.0000	Interior Walls	None
Bsmt Floor Adj	-27,060	Flooring	None
Heating	Yes	Architectural Design	N/A
AC	Yes	Single Siding	No
Attic	None		

Plumbing			
Style	Count	Fixtures	Bathrooms
Plumbing (Incl in Base)	6	6	1.5
		6	1.5

Deck and Patio	
Style	SF Area
Concrete Patio-Med	65
Asph/Wd Roof OH-Med	65

Land Information		
Lot Basis	Square Feet	Acres
Sq. Ft x Rate	12,500	0.29

Miscellaneous Improvements		
Improvement	Year	Units
Plumbing (Incl in Base)	N/A	6
Concrete Patio-Med	N/A	65
Asph/Wd Roof OH-Med	N/A	65

Photo

STAFF REPORT

TO: Planning Commission

FROM: Dave Goedeken, Director of Public Works/City Engineer

DATE: February 17, 2019

SUBJECT: 2020 One and Six Year Street Improvement Plan

Recommendation: Provide Input – No formal action required

Background: Each year the City of Fremont Street Superintendent is required to adopt and have on file a One and Six Year Street Improvement Plan.

Attached is a copy of the Draft 2020 One and Six Year Street Improvement Plan. The plan does not obligate funds, nor authorize any specific project. The Plan is intended as a transportation planning tool for the upcoming years.

1 & 6 YEAR STREET IMPROVEMENT PROGRAM (2020)

1ST YEAR 2020

Luther Road South, Morningside to Samuel	$375,000
Bell Street - Linden Avenue to 23rd Street	$700,000
Johnson Road South, Jack Sutton Dr. to Morningside	$1,200,000
Bell Street Viaduct-Cuming Street to South Base of Viaduct	$750,000
Tech. Park, (29th Street and Lincoln Ave)	$800,000
Diers Parkway and 23rd Street Traffic Signal	$200,000
16th Street - Colson Avenue to Nye Avenue	$55,000
Hwy 77, Southeast Beltway	$40,000,000

Private Development

Morningside Crossing Subdivision (Private Subdivision)	$500,000
Sunridge Subdivision (Private Subdivision)	$1,200,000
Brookes Hollow 2nd Addtion (Private Subdivision)	$750,000
Country Club Estates Sixth Addition (Private Subdivision)	$1,200,000
Hidden Brook Subdivision	$400,000
TOTAL 1ST YEAR	**$48,130,000**

2ND THROUGH 6TH YEAR 2021-2025

Rawhide Creek Trail	$607,000
Broad Street (Hwy 77), 9th Street to North Viaduct	$1,500,000
Garfield Street - 16th to 19th Street	$400,000
Mayfair Avenue - 16th to 19th Street	$400,000
Railroad Quiet Zone	$1,100,000
Pierce Street - Military to Linden Avenue	$600,000
32nd Street - Yager to Luther Road	$1,300,000
Luther Road - Military to 23rd Street	$2,000,000
1st Street - Bell Street to Luther Road	$1,600,000
Military Avenue - Luther Road to US Highway 275	$1,510,000
20th Street - Nye Avenue to H Street	$250,000
Reynolds Road - Clarkson to 2 Blocks East	$250,000
Pierce Street and South Street	$850,000
Westside Addition Street Paving	$1,365,000
19th Street - Somers to Nye Avenue	$110,000
Northwest Fremont to Hwy 30 Expressway	$1,000,000
23rd/Bell/Yager Intersection	$10,000,000
Clarkson, 6th Street to 23rd Street Overlay	$1,200,000
1st Street, Bell Street to Main Street Overlay	$1,200,000
Repair and Rehab. Traffic Signals on 23rd St Corridor	$1,000,000
Repair Downtown Alleys	$5,000,000
TOTAL 2ND THROUGH 6TH YEAR	**$28,242,000**

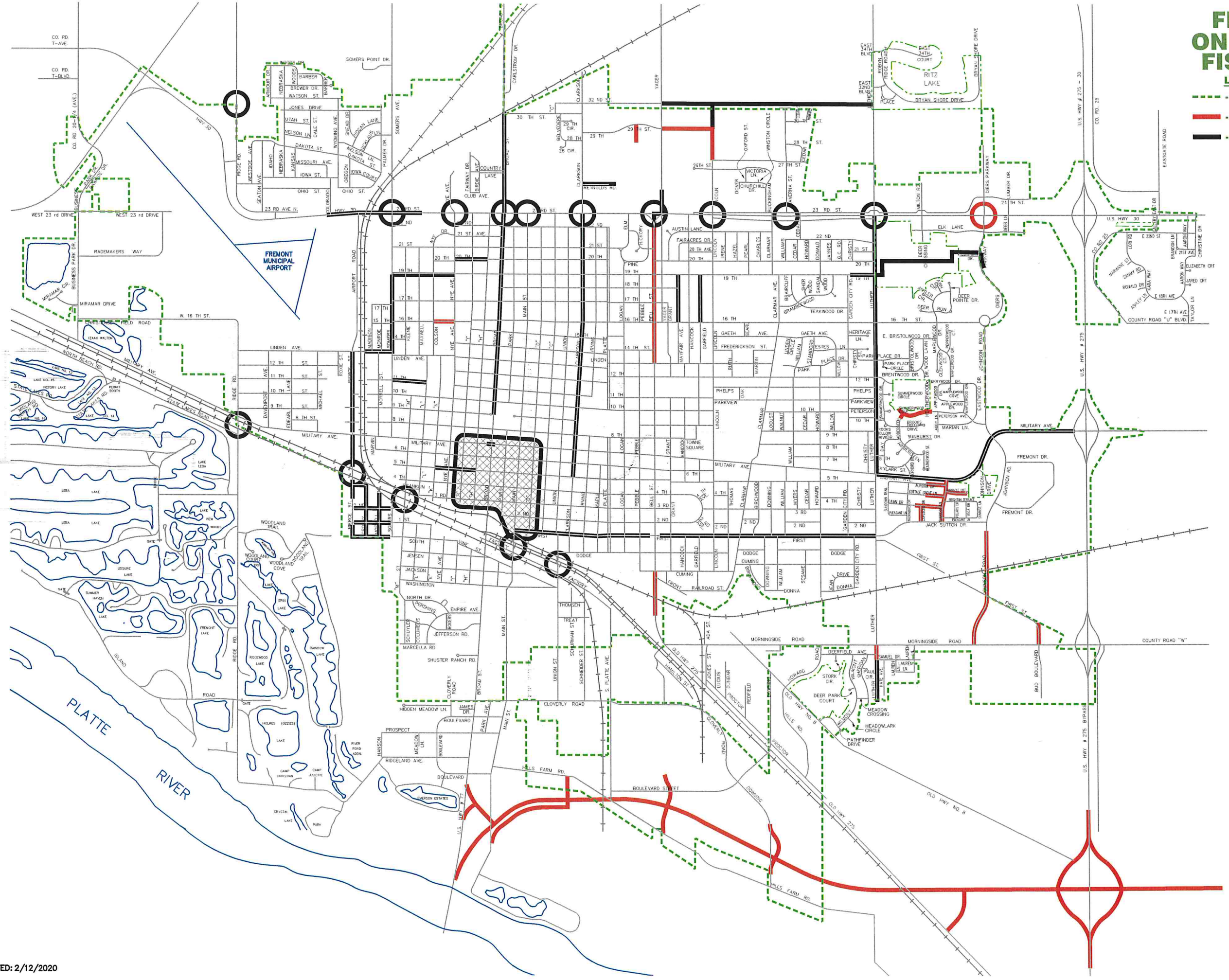
PROJECTS COMPLETED IN 2019

Pedestrian Signals (Phase II)	$250,000
Rawhide Creek Bridge (North Somers Ave)	$250,000
East Military Avenue - Grant to Clarmar Avenue	$250,000
Broad Street (Hwy 77), Boulavard St to 5th St	$750,000
Lincoln Park First Subdivision (Private Subdivision)	$250,000
Morningside Pointe Subdivision (Private Subdivision)	$1,000,000
TOTAL PROJECTS COMPLETED IN 2020	**$2,750,000**

FREMONT, NEBRASKA
ONE AND SIX YEAR PLAN
FISCAL YEAR 2020-2025

LEGEND

- --CITY LIMITS
- --ONE YEAR
- --SIX YEAR


FREMONT MUNICIPAL AIRPORT
PLATTE RIVER
RITZ LAKE
LEBA LAKE
LEISURE LAKE
FREMONT LAKE
RIDGEWOOD LAKE
RAINBOW LAKE
CRYSTAL LAKE
MAIN ST.
MILITARY AVE.
DODGE
FIRST
MORNINGSIDE ROAD
COUNTY ROAD "W"
U.S. HWY # 275 BYPASS
U.S. HWY # 275
U.S. HWY 30
OLD HWY NO. 8
OLD HWY 275
HILLS FARM RD.
BOULEVARD STREET
FREMONT DR.
JACK SUTTON DR.
BRYAN SHORE DRIVE
EAST 34TH BLVD.
EAST 32ND BLVD.
EAST 34TH COURT
BRYAN SHORE DRIVE
EASTGATE ROAD
COUNTY ROAD "U" BLVD.
CO. RD. 25
CO. RD. T-AVE.
CO. RD. T-BLVD.
CO. RD. 20-1/4 (AVE.)
WEST 23 rd DRIVE
RADEMAKERS WAY
MIRAMAR DRIVE
W. 16 TH ST.
CHRISTENSEN FIELD ROAD
NORTH BEACH RD.
STATE LAKES ROAD
RIDGE RD.
AIRPORT ROAD
SOMERS AVE.
SOMERS POINT DR.
CARLSTROM DR.
YAGER
CLARKSON
LINCOLN
BUCKINGHAM
VENTURA ST.
WESTON CIRCLE
OXFORD ST.
DOVER
CHURCHILL DR.
VICTORIA LN.
NEYNOLDS RD.
ELK LANE
DEER PARKWAY
DEER POINTE DR.
DEER RUN
DEER SPRING
LUMBER DR.
MILTON RD.
LUTHER
ADA ST.
JONES ST.
LUCIUS
DRUEGAR
PROCTOR
REDFIELD
DEERFIELD AVE.
STORK CIR.
DEER PARK COURT
MEADOW CROSSING
MEADOWLARK CIRCLE
PATHFINDER DRIVE
SAMUEL DR.
PAUL DR.
LAUREN LN.
BUD BOULEVARD
JOHNSON ROAD
EASTWOOD
MARIAN LN.
SUNBURST DR.
PETERSON AVE.
BRENTWOOD DR.
E. BRISTOLWOOD DR.
TEAKWOOD DR.
GAETH AVE.
FREDERICKSON ST.
HERITAGE LN.
PHELPS
PARKVIEW
CLOVERLY ROAD
HIDDEN MEADOW LN.
PROSPECT
RIDGELAND AVE.
BOULEVARD
EMERSON ESTATES
MARCELLA RD.
SHUSTER RANCH RD.
JEFFERSON RD.
EMPIRE AVE.
NORTH DR.
WASHINGTON
JACKSON
JENSEN
SOUTH
LINDEN AVE.
WOODLAND TRAIL
WOODLAND COVE
WOODLAND COURT
WOODLAND HIGHLANDS TRAIL
SUMMER HAVEN LAKE
ISLAND
GATE
ROAD
RIVER ROAD ADDN.
CAMP CHRISTIAN
CAMP JULIETTE
PARK
COUNTRY LANE
CLUB AVE.
FAIRWAY DR.
BRIDGE AVE.
AUSTIN LANE
FAIRACRES DR.
PINE
HICKORY
ELM
BELL ST.
YAGER COURT
MAYFAIR AVE.
HANCOCK
GARFIELD
GARDEN CITY RD.
CUMING
DONNA
DRIVE
FRONT
RAILROAD ST.
FACTORY
THOMSEN
TREAT
SCHERMAN ST.
SCHNEIDER ST.
S. PLATE AVE.
UNION ST.
BROAD ST.
PARK AVE.
HANSON
MEADOW LN.
JAMES DR.
SCHUYLER
COLUMBUS
PERSHING
ROGERS
CLOVERLY ROAD
DOWNING
WILLIAM
MYERS
SESAME
JEAN
THOMAS
BIRCHWOOD
CHRISTY
LUTHER
MARTIN
WILSON
PLACE DR.
MARK PLACE CIRCLE
BRENTWOOD DR.
SUMMERWOOD CIRCLE
SUMMERWOOD
BROOKS
SUNBURST DR.
ROCKS
WILLOW RIVER DR.
SKYLARK ST.
APPLEWOOD DR.
APPLEWOOD COVE
MAPLEWOOD DR.
MAPLEWOOD COVE
ELMWOOD
ERWYNN DR.
THE WOOD LANE
ABIE LN.
PETERSON AVE.
MARIAN LN.
EASTWOOD
JOHNSON ROAD
MILITARY AVE.
FREMONT DR.
MARANE ST.
SAMMY RD.
RONALD DR.
ASHLEY LN.
E 18TH AVE.
E 17TH AVE.
E 22ND ST.
LORI RD.
BRANDON LN.
21ST AVE.
AARON WAY
CHRISTINE DR.
ELIZABETH CRT.
JARED CRT.
TAYLOR LN.
ARA WAY
BUSINESS PARK DR.
MIRAMAR CIR.
IZAAK WALTON
LAKE NO. 15
VICTORY LAKE
PERMIT BOOTH
MICLAID RD.
LAKE NO. 16
LAKE NO. 14
LAKE VIEW WOODS
GATE
SOMERS PARKWAY
LUMBER DR.
DEER LN.
ELK LANE
DEER SPRING
DEER RUN
DEER POINTE DR.
DEER PARK COURT
STORK CIR.