



**UNIFIED DEVELOPMENT CODE
BETA COMMITTEE AGENDA
REGULAR MEETING
TUESDAY, MAY 16, 2017**

MEETING: 12:00 P.M. – CITY COUNCIL CHAMBERS

1. Call to Order.
2. Review and discuss [case study] beta projects.
 - Staff report
 - Committee discussion – no formal action required
3. 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.

Staff Report

TO: UDC Beta Committee
FROM: Troy Anderson, Director of Planning
DATE: May 15, 2017
SUBJECT: [Case Study] Beta Projects

Recommendation: no formal action required.

Background: In order to test whether or not the Unified Development Code (UDC) is a complete body of work, without significant holes, gaps, or deficiencies, it's necessary to test the codes against various development projects.

This is a continuation of ongoing case study evaluation as it relates to the revised UDC, including but not limited to:

- Development of a 60 lot residential subdivision;
- Introduction of a home occupation or home based business;
- Construction of a 120 SF detached accessory structure;
- Construction of a 576 SF [two-car garage] detached accessory structure;
- Construction of a 70 SF addition;
- Construction of a 2,400 SF one-family dwelling with a 576 SF [two-car] garage;
- Construction of a 32 unit multi-family residential [apartment complex];
- Construction of a 4,250 SF [fast-food] restaurant;
- Construction of a 15,000 SF office building;
- Construction of a 45,000 SF retail store;
- Construction of a 70,000 SF [campus/university] academic building;
- Construction of a 40,000 SF self-service storage facility (2-3 ac. lot/tract);
- Construction of a 25,000 SF warehouse facility;
- Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite);
- Redevelopment of a one-family dwelling to a retail store; and
- Redevelopment of a retail store to an assembly [restaurant] use.

Fiscal Impact: N/A

Project Description	A	B	C	D	E
1 Development of a 60 lot residential subdivision	N/A	N/A	N/A	N/A	-
2 Introduction of a home occupation or home based business	-	-	-	-	-
3 Construction of a 120 SF detached accessory structure	-	-	N/A	N/A	-
4 Construction of a 576 SF [two-car garage] detached accessory structure	-	-	N/A	N/A	-
5 Construction of a 70 SF addition	-	-	-	-	-
6 Construction of a 2,400 SF one-family dwelling with a 576 SF [two-car] garage	-	-	N/A	N/A	-
7 Construction of a 32 unit multi-family residential [apartment complex]	-	-	N/A	N/A	-
8 Construction of a 4,250 SF [fast-food] restaurant	-	-	N/A	N/A	-
9 Construction of a 15,000 SF office building	-	-	N/A	N/A	-
10 Construction of a 45,000 SF retail store	-	-	N/A	N/A	-
11 Construction of a 70,000 SF [campus/university] academic building	-	-	N/A	N/A	-
12 Construction of a 40,000 SF self-service storage facility (2-3 ac. lot/tract)	-	-	N/A	N/A	-
13 Construction of a 25,000 SF warehouse facility	-	-	N/A	N/A	-
14 Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite)	-	-	-	-	-
15 Redevelopment of a one-family dwelling to a retail store	-	-	-	-	-
16 Redevelopment of a retail store to an assembly [restaurant] use	-	-	-	-	-

A - Conforming Lot [and Structure]

B - Nonconforming Lot [and Conforming Structure]

C - Conforming Lot and Nonconforming Structure

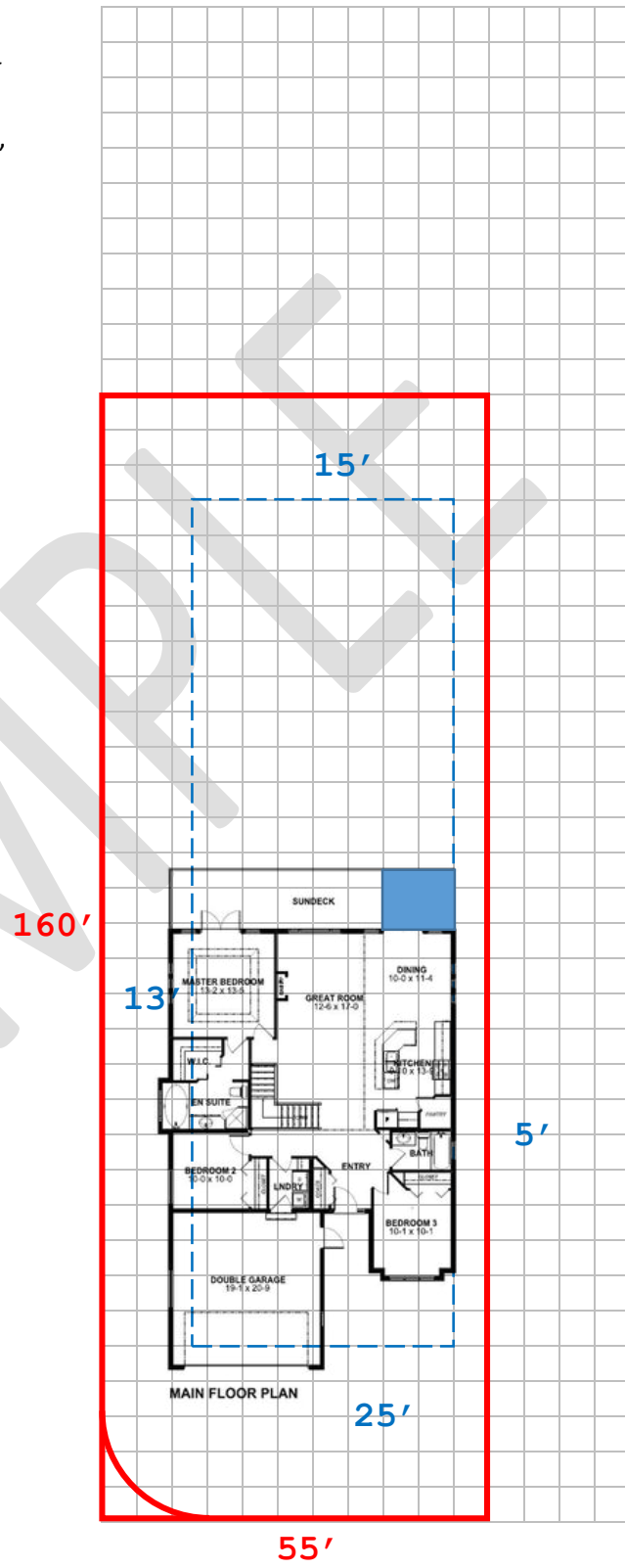
D - Nonconforming Lot and Structure

E - Floodway/Floodplain

Description: Construction of a 70 SF addition to an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard I, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- [illegible]



Scale: $3/16'' = \underline{5}$ ' 

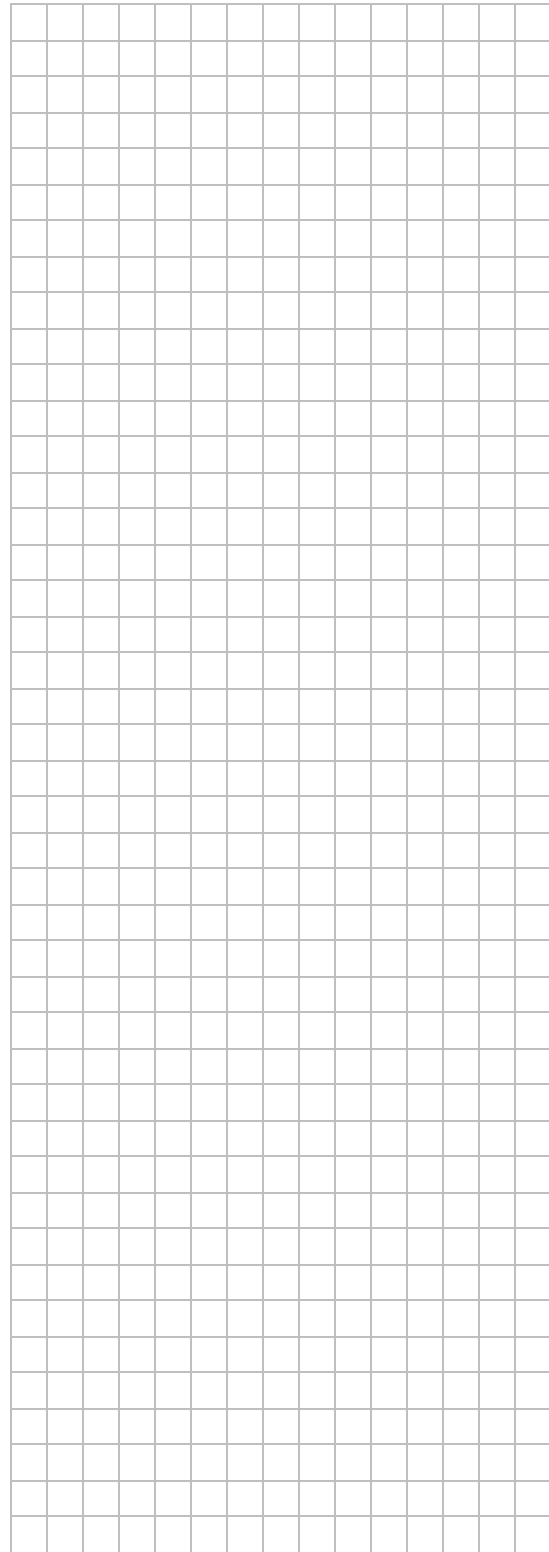
Case Study 1*

Description: Development of a 60 lot *Standard II, Single-Family Detached*, residential subdivision in an *Auto-Urban Residential (AR)* zoning district. The existing tract consists of nine acres and is adjacent to all necessary utilities.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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* Scenarios A, B, C, and D, are not applicable.



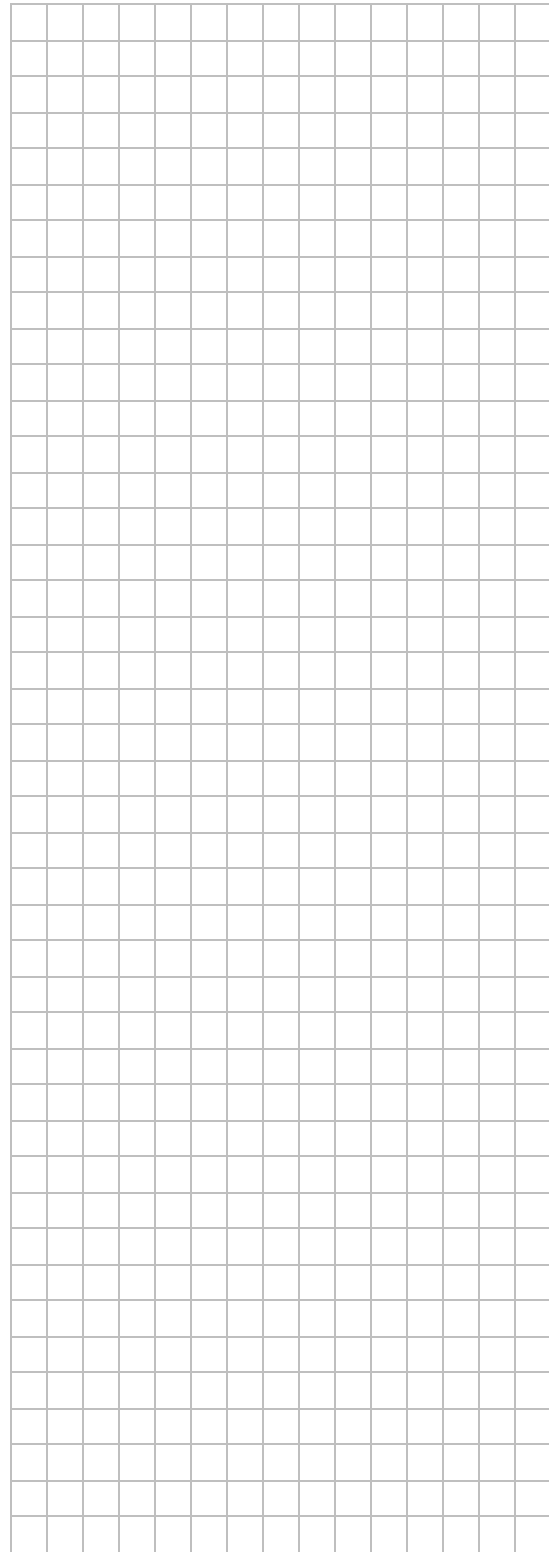
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Case Study 2____

Description: Introduction of a *Home Occupation* or *Home Based Business* in an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard II, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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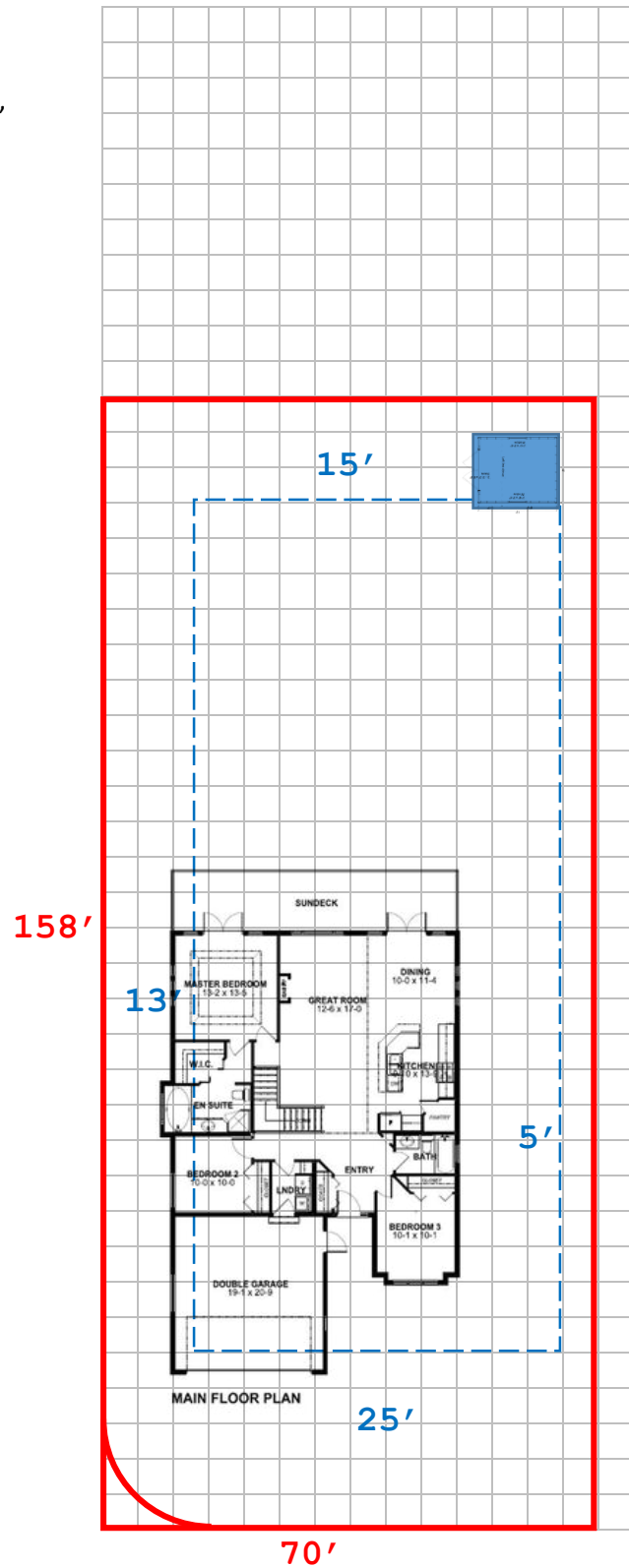
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Case Study 3 A

Description: Construction of a 120 SF *detached accessory structure* on a [conforming/nonconforming] lot in a *Standard I, Suburban Residential (SR)* zoning district.

Applicable Code Sections:

- ~~§ 11-303 (i.e. Table 11-303.01)~~
- § 11-502.01
- § 11-502.02
- § 11-514.01
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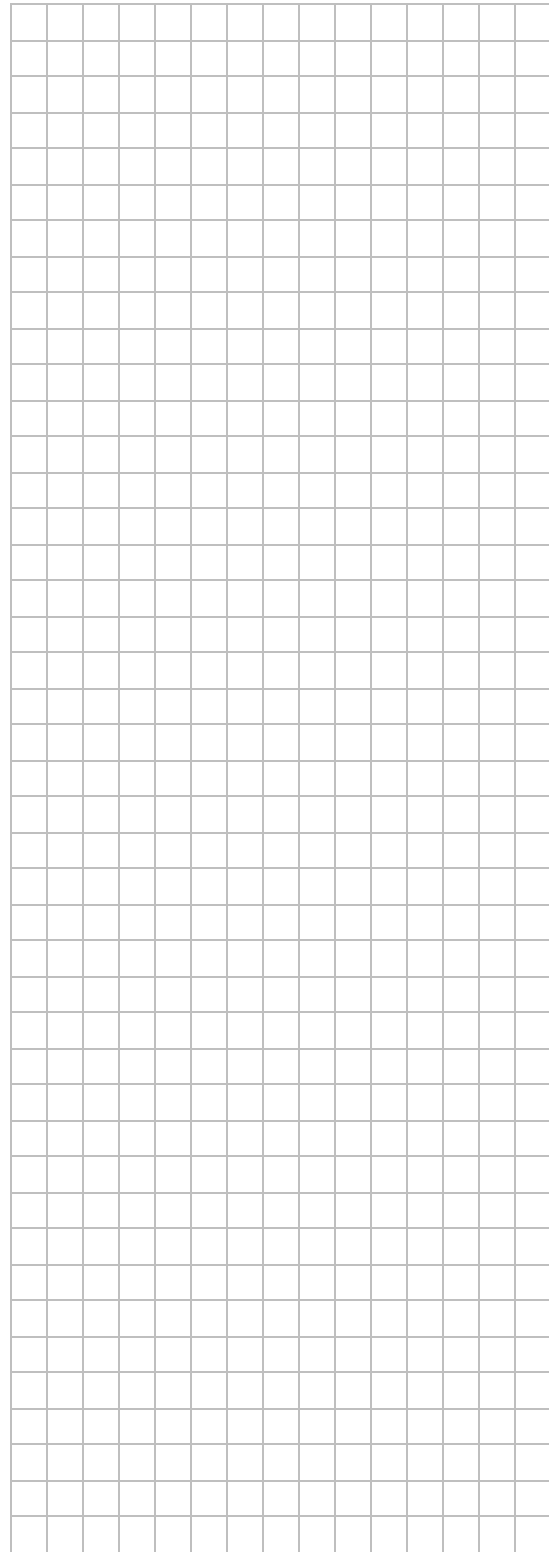
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Case Study 4 ____

Description: Construction of a 576 SF [two-car garage] *detached accessory structure* on a [conforming/nonconforming] lot in a *Standard I, Urban Residential (UR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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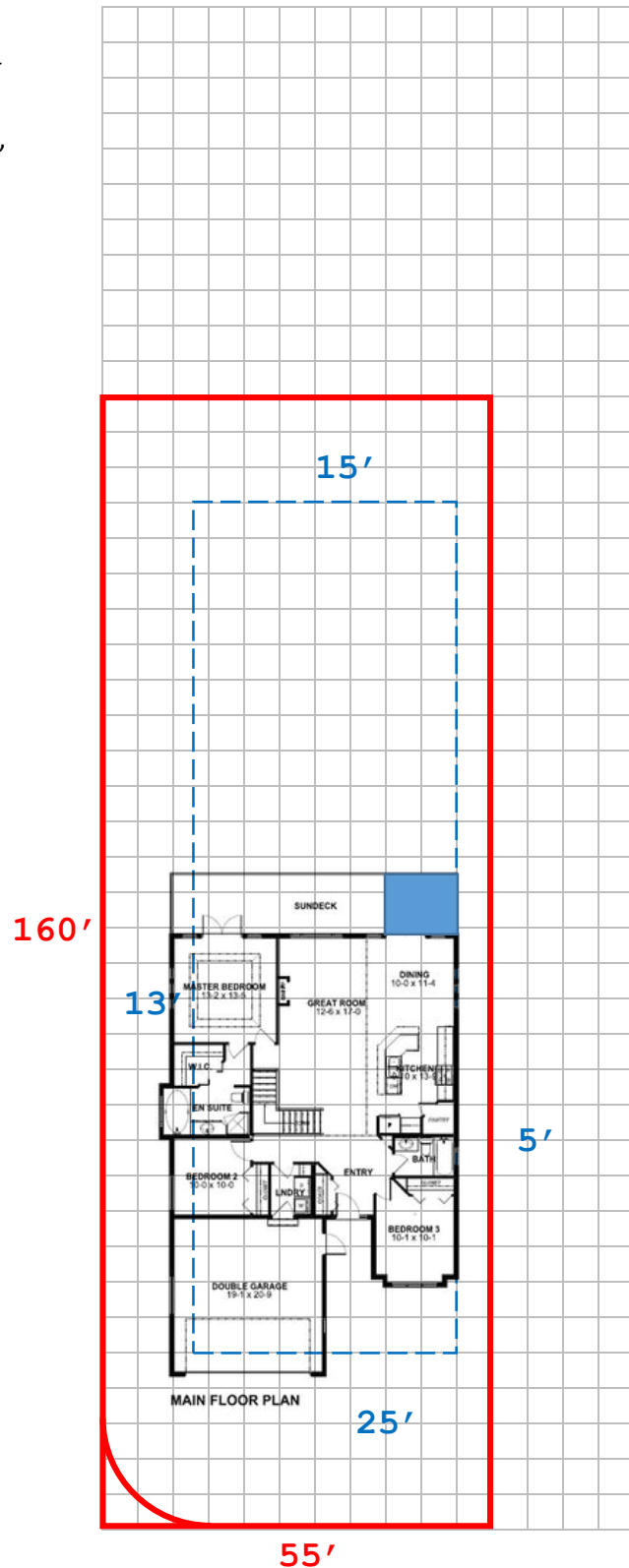
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Case Study 5 C

Description: Construction of a 70 SF addition to an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard I, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
- § 11-402.01
- § 11-502.01
- § 11-502.02
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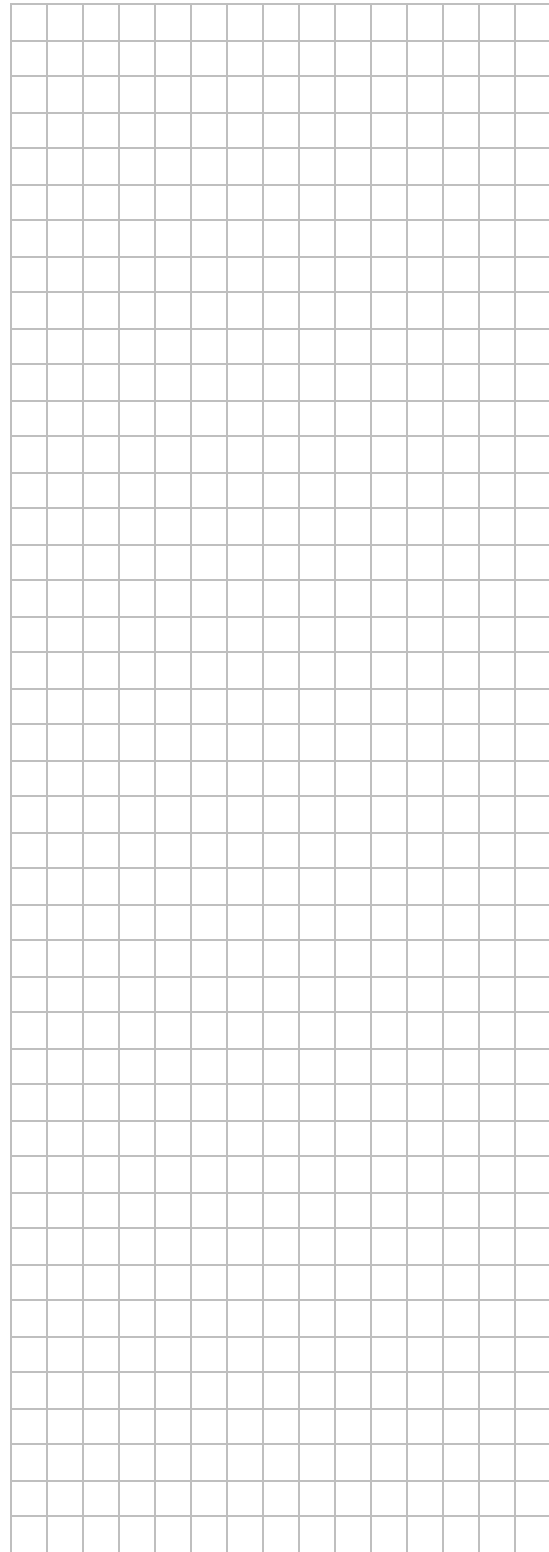
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Case Study 6____

Description: Construction of a 2,400 SF *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard II, Suburban Residential (SR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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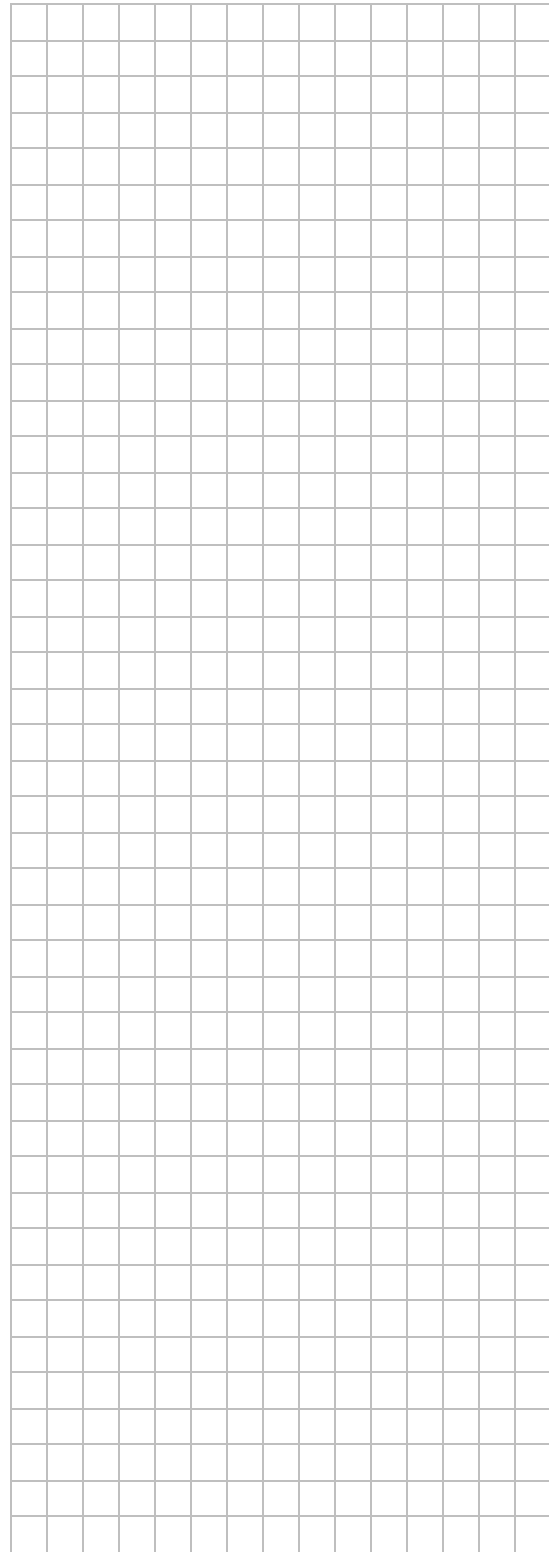
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Case Study 7 ____

Description: Construction of a 32 unit
Multifamily [residential apartment complex] on
a [conforming/nonconforming] lot in a
Multifamily, Urban Residential (UR) zoning
district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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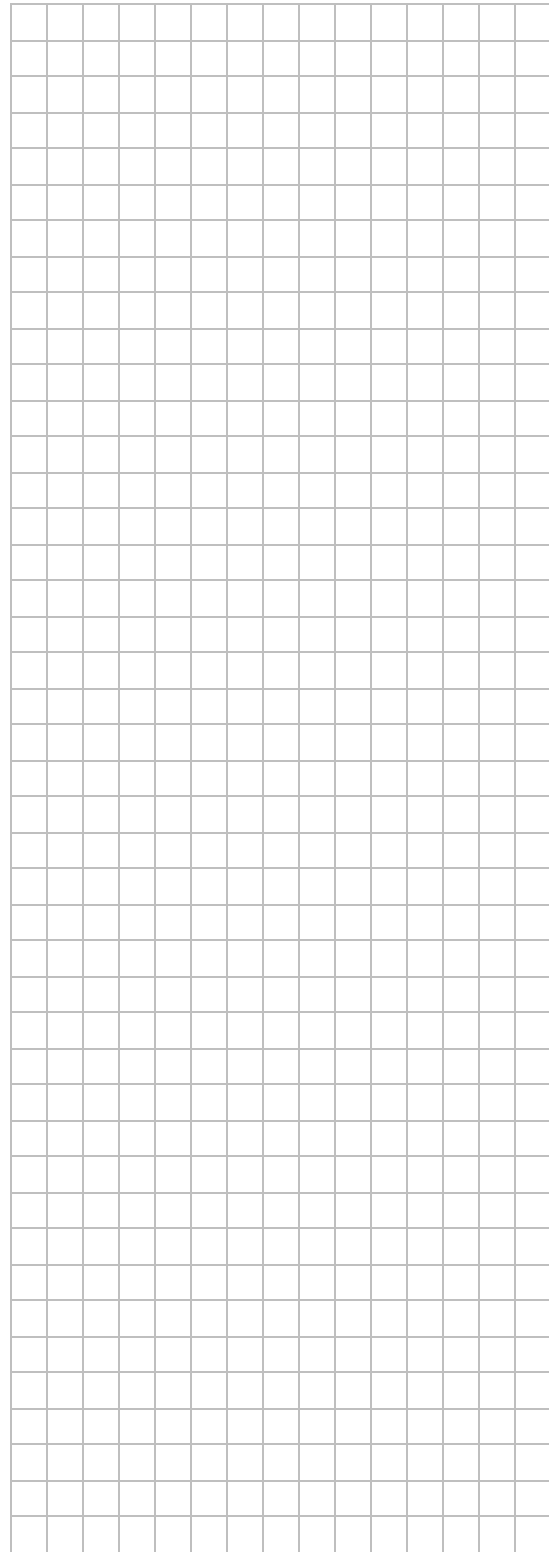
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Case Study 8____

Description: Construction of a 4,250 SF [fast-food] restaurant on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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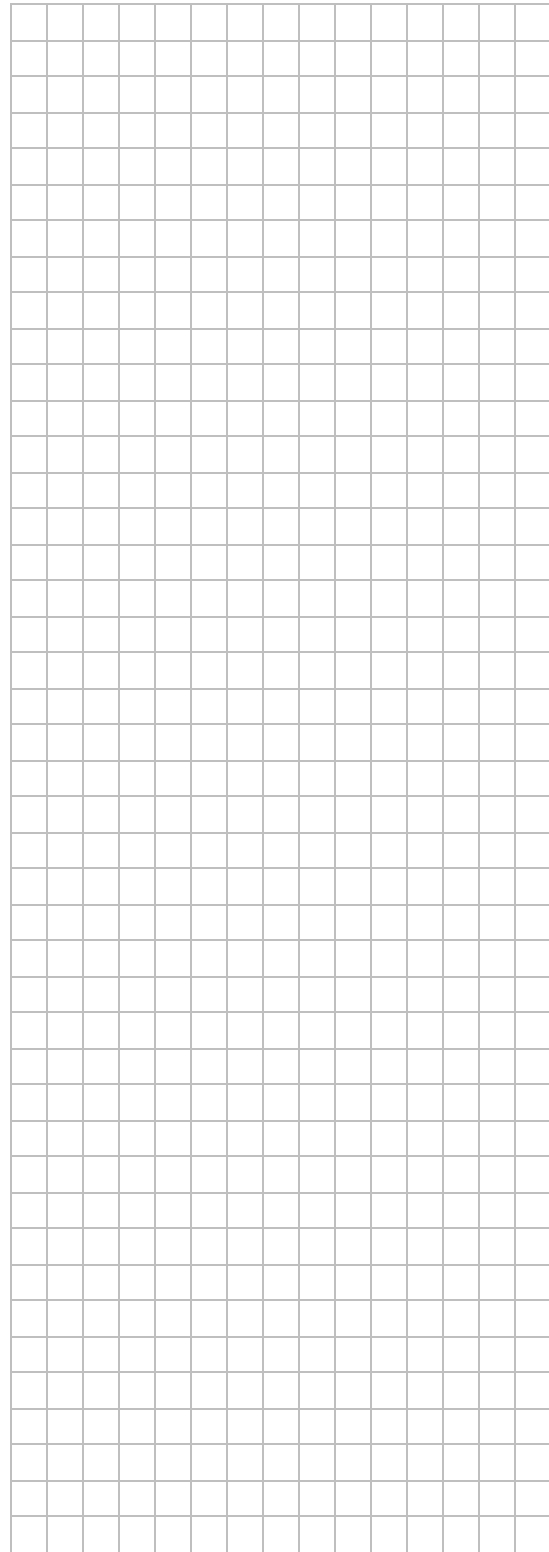
Scale: 3/16" = _____'

Case Study 9__

Description: Construction of a 15,000 SF office building on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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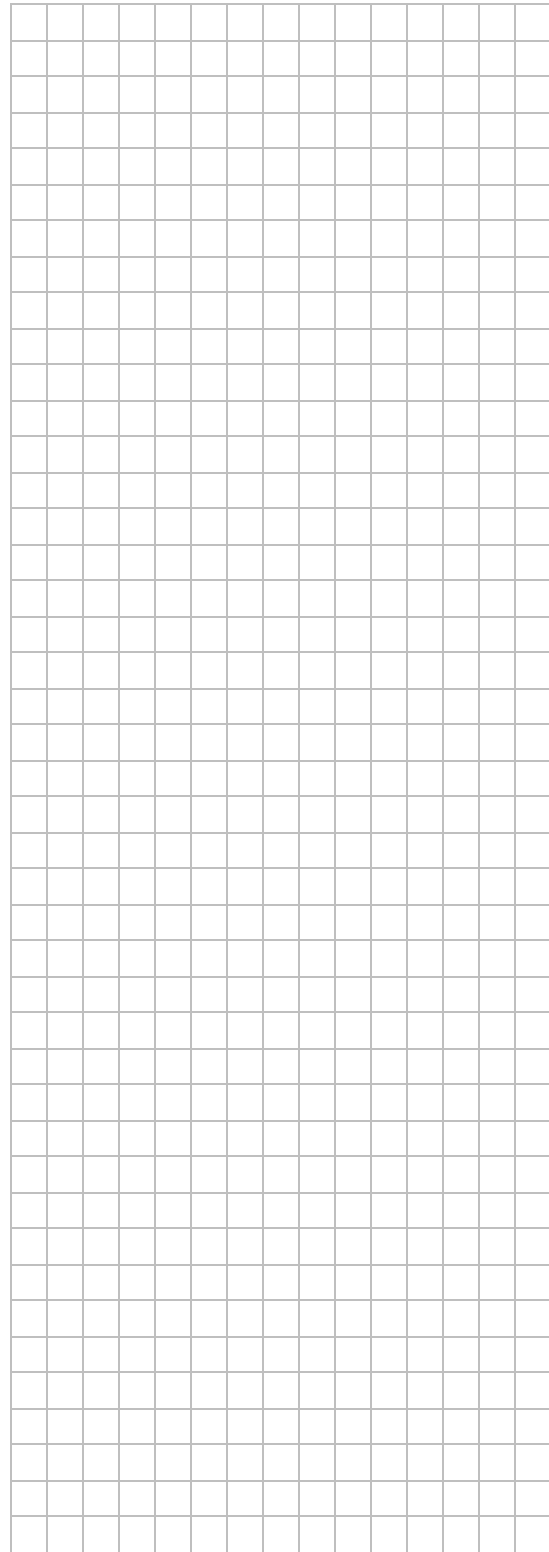
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Case Study 10____

Description: Construction of a 45,000 SF retail store on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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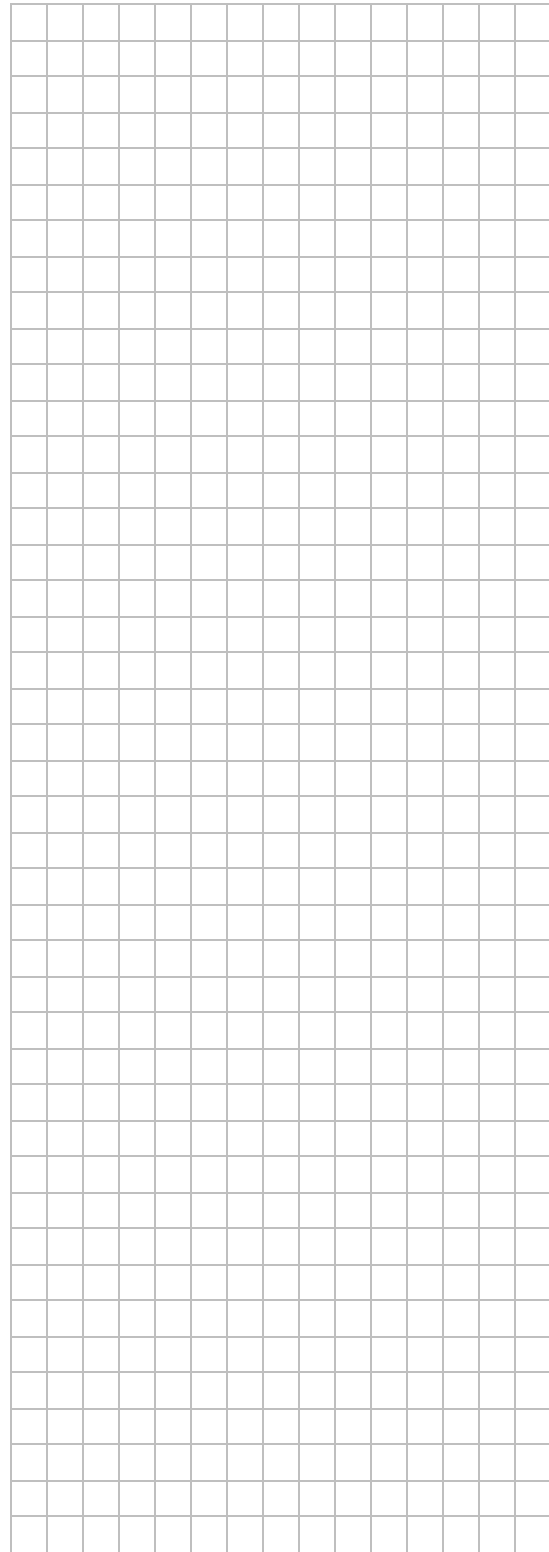
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Case Study 11____

Description: Construction of a 70,000 SF
[campus/university] academic building on a
[conforming/nonconforming] lot in a
Campus/University (CU) zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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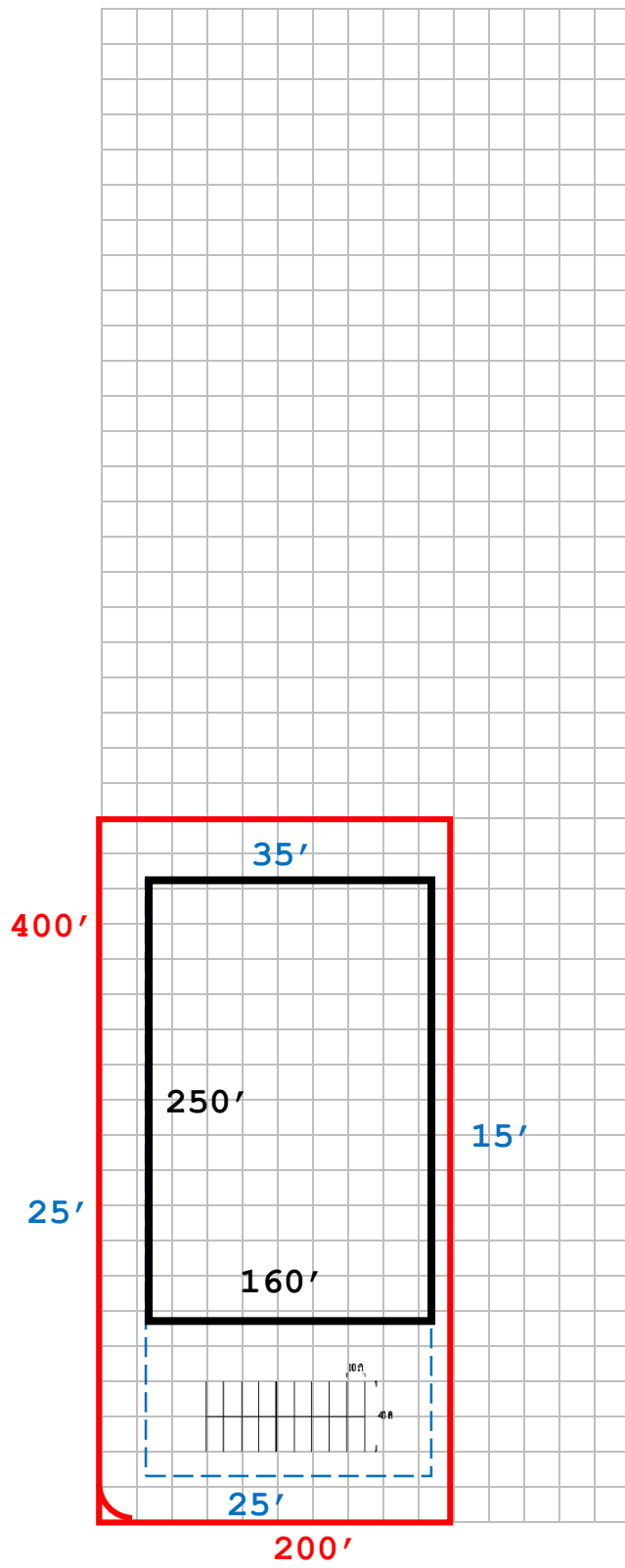
Scale: 3/16" = _____'

Case Study 12 B

Description: Construction of a 40,000 SF self-service storage facility on a [conforming/nonconforming] lot in a *Light Industrial (LI)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
- § 11-402.04
- § 11-404.04.N
- § 11-503.01
- § 11-523
- § 11-613.05
- § 11-613.09
- § 11-703.02
- § 11-705
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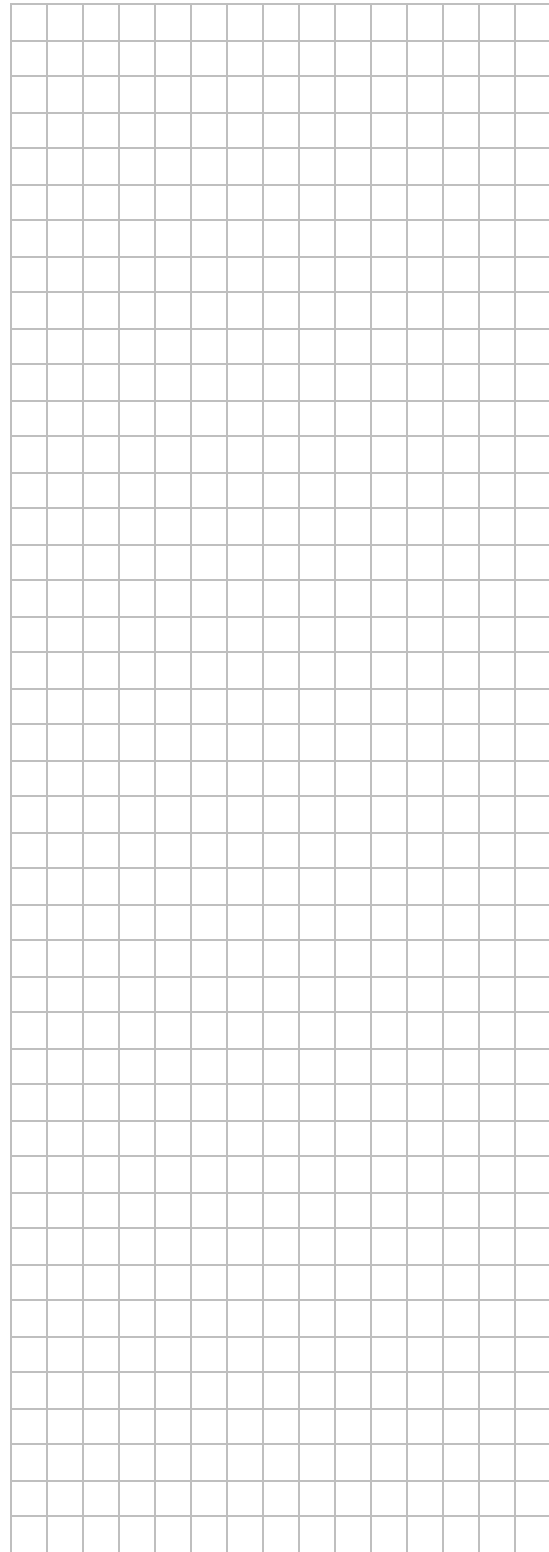
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Case Study 13 ____

Description: Construction of a 25,000 SF warehouse facility on a [conforming/nonconforming] lot in a *General Industrial (GI)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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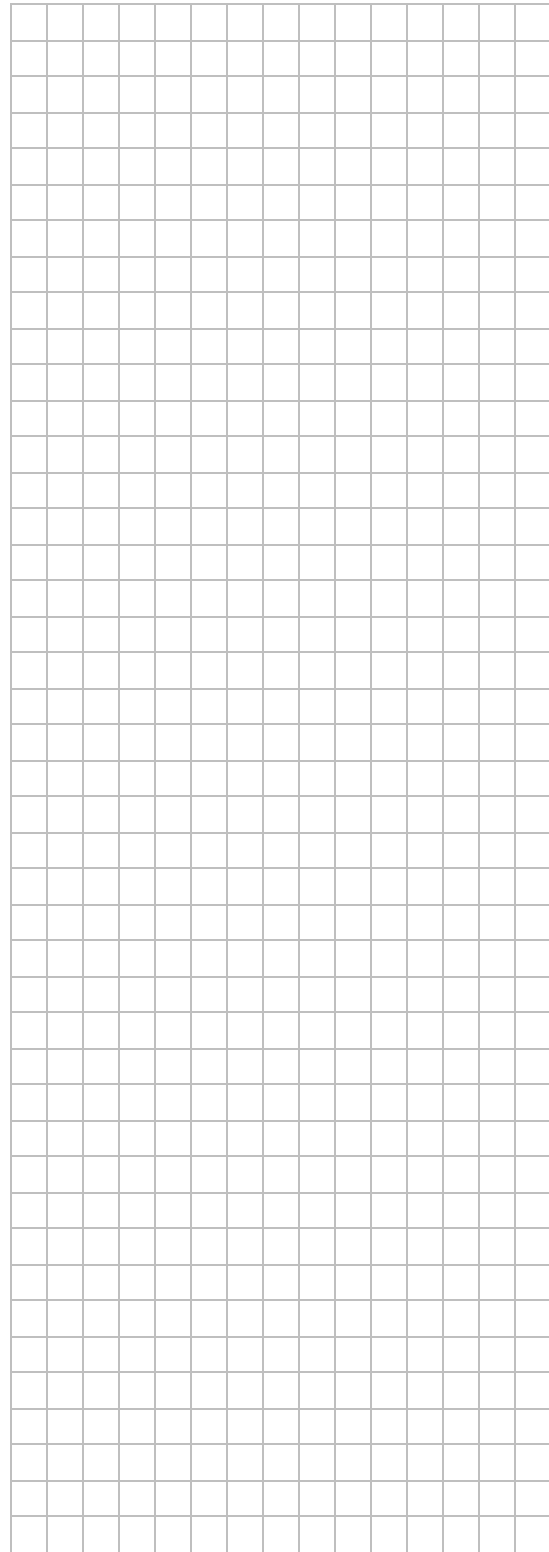
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Case Study 14____

Description: Redevelopment of an existing [conforming/nonconforming] *Single-Family Detached* dwelling (e.g. ***attached*** garage) on a [conforming/nonconforming] lot in a *Standard II, Auto-Urban Residential (AR)* zoning district to an *Accessory Dwelling Unit (ADU)* (i.e. *Accessory Suite*).

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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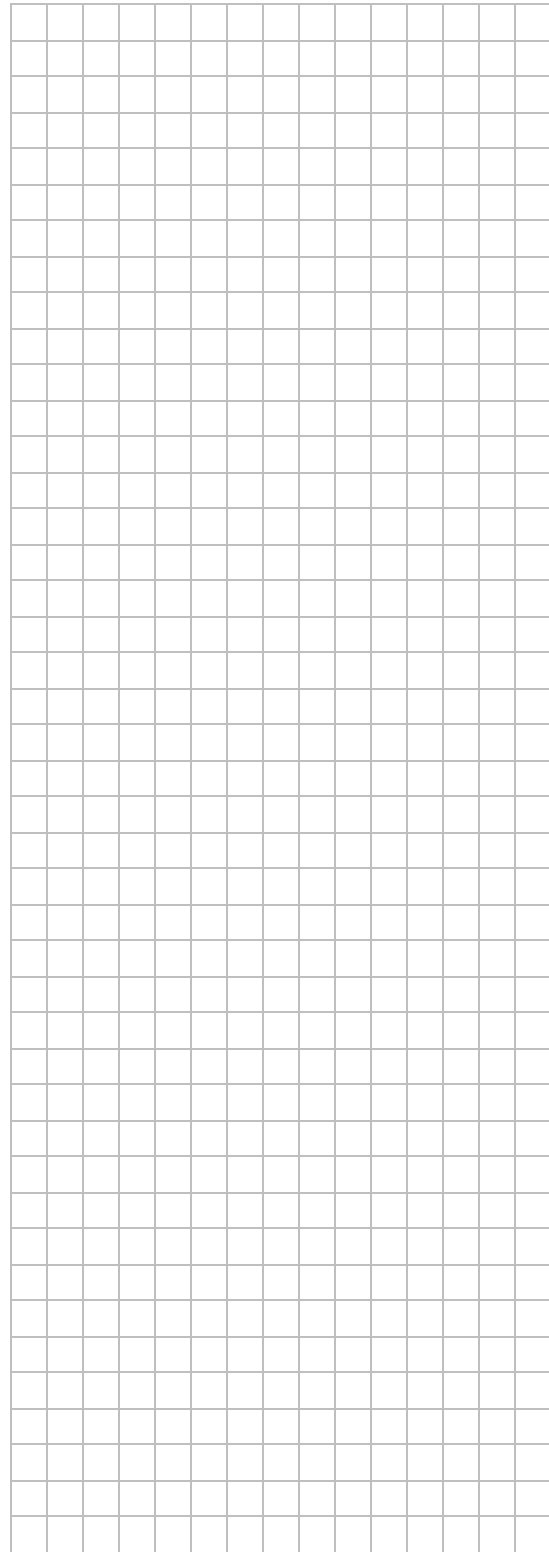
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Case Study 15____

Description: Redevelopment of an existing
[conforming/nonconforming] *Single-Family
Detached* dwelling on a
[conforming/nonconforming] lot in a *Suburban
Commercial (SC)* zoning district to a *General
Merchandise Retail Sales Establishment*.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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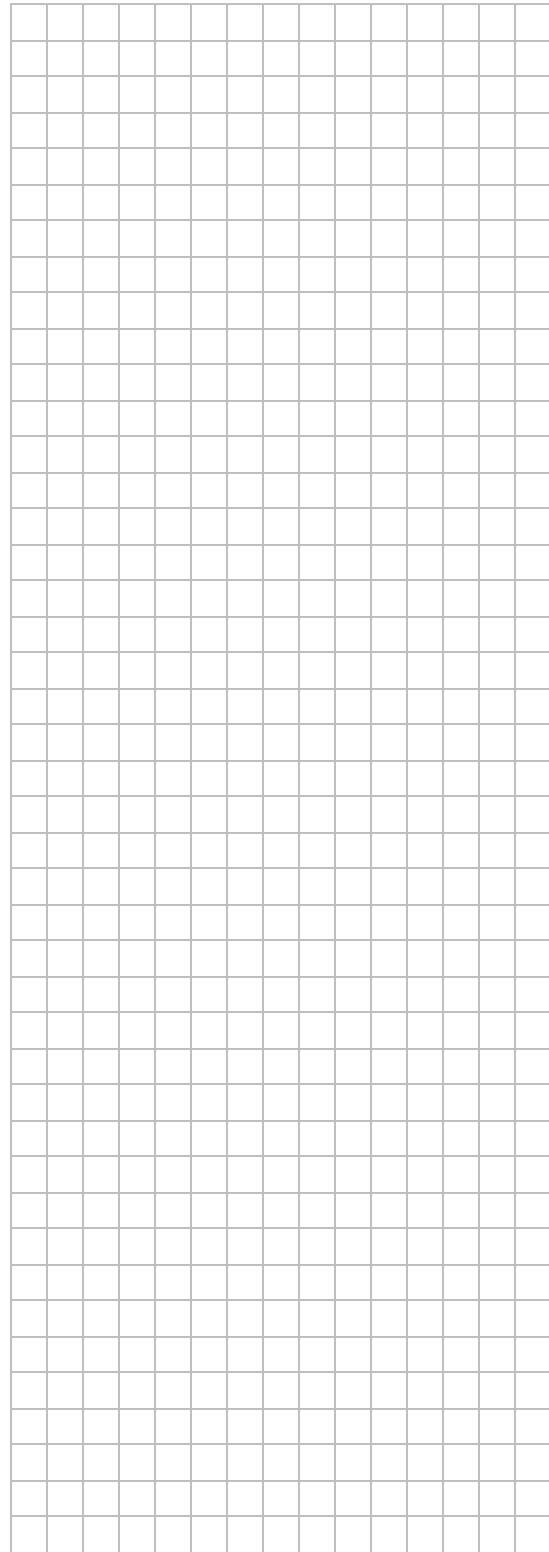
Scale: 3/16" = _____'

Case Study 16__

Description: Redevelopment of an existing
[conforming/nonconforming] *General
Merchandise Retail Sales Establishment* on a
[conforming/nonconforming] lot in a *General
Commercial (GC)* zoning district to an
[assembly] *Restaurant*.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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Scale: 3/16" = _____'