



**CITY OF
FREMONT
NEBRASKA**



COPY

23a

Date 12-18-2019

RECEIVED
Dodge County Highway Dept

DEC - 9 PM 2:35

400 East Military Avenue, Fremont, NE 68025-5141

December 6, 2019

RE: Request for Change of Zone from UR Urban Residential to SC Suburban Commercial

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s):

A request by the Director of Planning for a Change of Zone from UR, Urban Residential to SC, Suburban Commercial on property described as: Lot 1, Block 1 Kahn Subdivision; Lot 1, Block 2, Kahn Subdivision; Lots 20 and 21, Block 1 Kahnate Subdivision.

The Planning Commission will hold a public hearing on this item on December 16th, 2019 at 5:00 p.m. in the City Council Chambers on the second floor of City Hall at 400 E Military Ave.

If you would like more information, you are encouraged to contact the Planning Director, Jennifer Dam at 402-727-2641 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the Planning Commission in care of the Planning Department at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2659.

The Planning Department staff report and recommendation will be available at the Planning Department office on December 13th after 3:00 PM. The Planning Commission Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

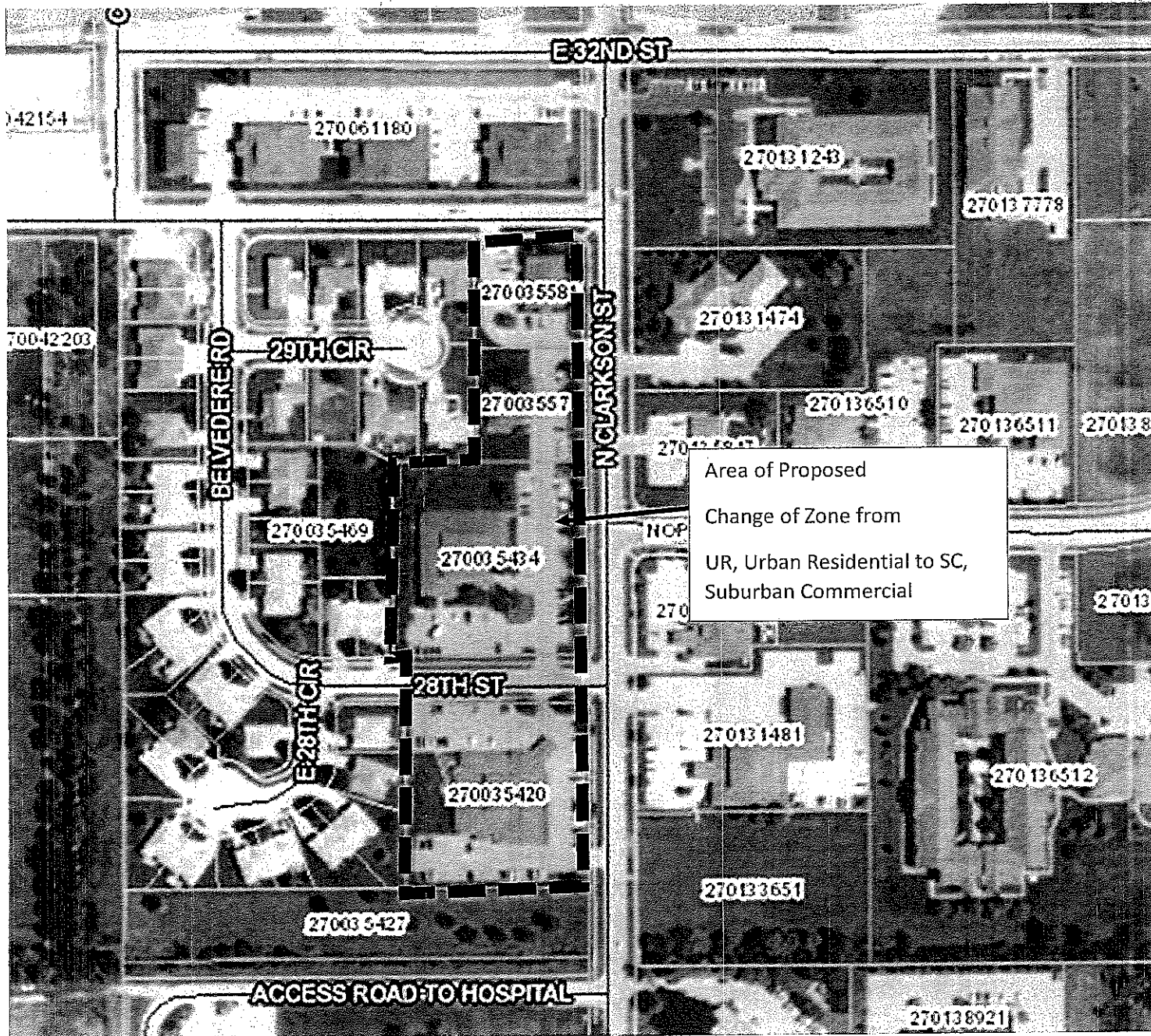
Sincerely,

Jennifer L. Dam, AICP
Planning Director

Attachment: Vicinity map

Cc: Chair Dodge County Board of Supervisors % Fred Mytty
Chair Fremont School District % Mark Shepard





Area of Proposed
Change of Zone from
UR, Urban Residential to SC,
Suburban Commercial



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400 East Military Avenue, Fremont, NE 68025-5141

December 6, 2019

RE: Request for Planned Development, Preliminary Plat, Final Plat

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s) by Hoppe & Son LLC for:

- A Change of Zone from R, Rural to PD, Planned Development to develop up to 272 multifamily dwelling units, 113 attached single family units consisting of duplex, triplex and row house designs along with commercial uses on property generally located at the southwest corner of Luther Road and County Road T.
- A Preliminary Plat generally consisting of 5 multifamily residential lots, 2 commercial lots, and 113 attached single family lots and 3 out lots on property generally located at the southwest corner of Luther Road and County Road T.
- A Final Plat generally consisting of 2 out lots, 63 attached single family, and 3 multifamily lots generally on property generally located at the southwest corner of Luther Road and County Road T.

The Planning Commission will hold a second public hearing on these items on December 16, 2019 at 5:00 pm. The meeting will be held in the City Council Chambers on the second floor of the Fremont Municipal Building 400 E Military.

If you would like more information, you are encouraged to contact the Planning Director, Jennifer Dam at 402-727-2641 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the Planning Commission in care of the Planning Department at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2659.

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Sincerely,

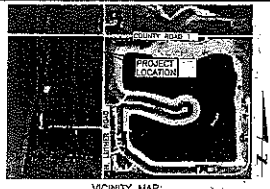
Jennifer L. Dam, AICP
Planning Director

Attachment: Schematic drawing

Cc: Fred Hoppe,
Michael Sharp
Dodge County Board

Jake Hoppe
Fremont School Board





VICINITY MAP

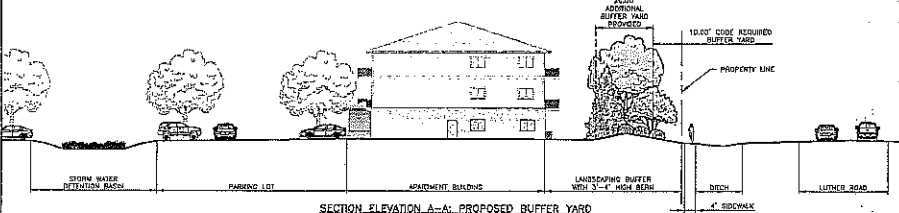
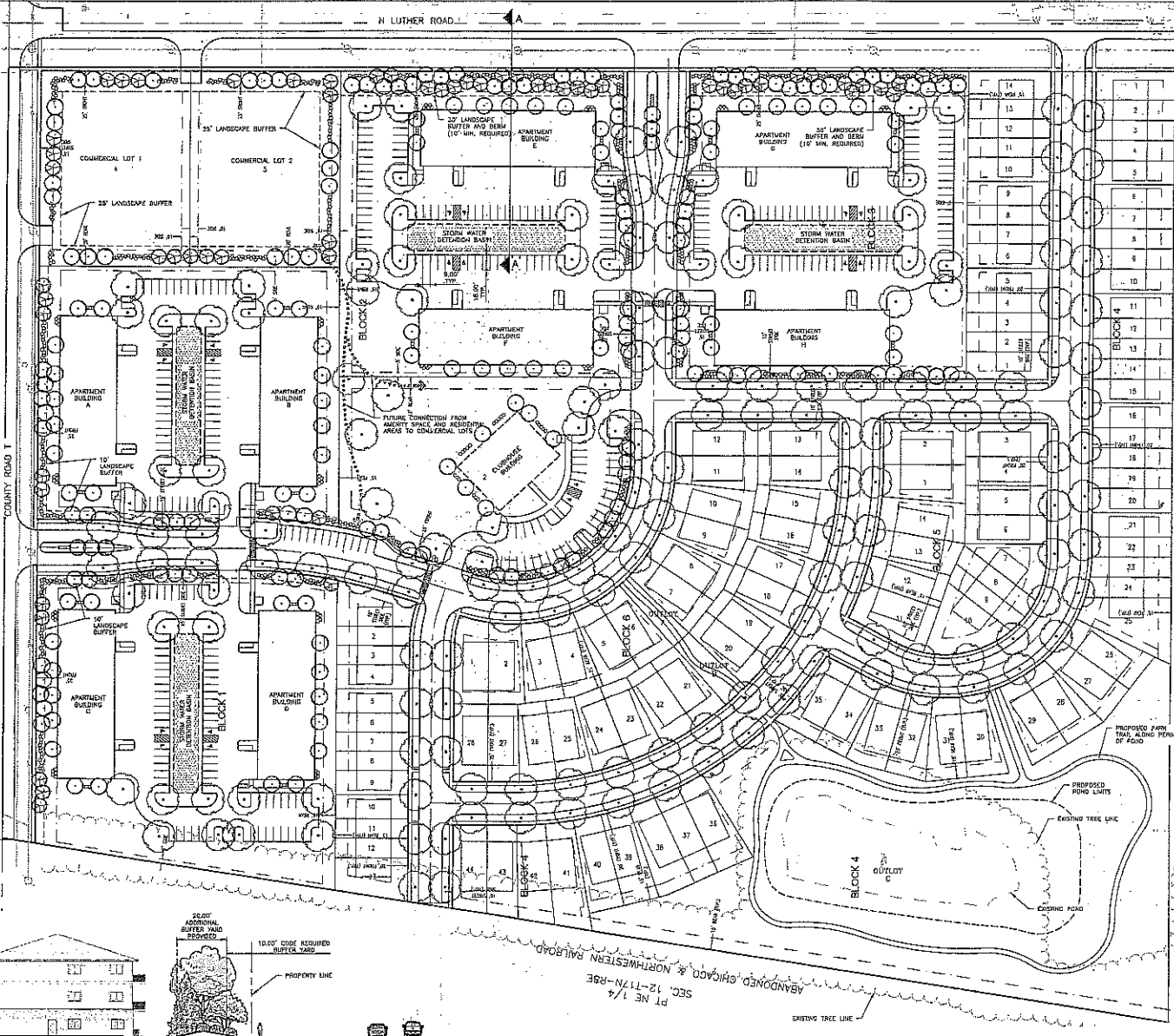
SCHEMATIC PLANT LEGEND AND SCHEDULE
 ALL PLANTING SHALL BE PER THE APPROVED PLANT LIST PER LDC SECTION 11-83.03.A
 SUPPLIED ONLINE VIA THE NEBRASKA STATEWIDE ASSOCIATION: <http://www.nebraska.gov/plant/>

	DECIDUOUS LARGE SHRUB TREES - 2.5' DBH AT PLANTING - 30'-40" MATURE HEIGHT - 20'-30' MATURE WIDTH
	DECIDUOUS ORNAMENTAL TREES - 1.5" DBH AT PLANTING - 15'-25' MATURE HEIGHT - 15'-25' MATURE WIDTH
	CONIFEROUS TREES - 1.5" DBH AT PLANTING - 30'-40" MATURE HEIGHT - 20'-30' MATURE WIDTH
	SHRUBS - 5' GROWN AT PLANTING - 3'-5" MATURE HEIGHT - 3'-5" MATURE WIDTH

SURFACE RESTORATION SCHEDULE

	STORM WATER DETENTION BASIN AREAS - NATIVE GRASSES AND FORNS
	TURF GRASS LAWN AREA

- LANDSCAPE REQUIREMENTS**
- LOT LANDSCAPING (SEC. 11-83.01) - SINGLE FAMILY ATTACHED/DETACHED**
 NO TREES PLANTED PER SECTION 11-83.01.B.1, TREES ARE PROPOSED FOR ALL STREET RIGHT-OF-WAYS WITHIN 15' OF FRONT PROPERTY LINE
- STREET LANDSCAPING (SEC. 11-83.02) - MULTIFAMILY BUILDING**
 MINIMUM FRONT YARD BUFFER: FRONT & STREET YARD = 6' (HEIGHT RESTRICTED) OR 10' (FROM 1000 sq ft)
 REQUIRED PLANTINGS:
 FRONT/STREET YARD - 1 SMALL TREE & 2 SHRUBS / 200 SF PLANTING AREA
 SIDE/YARD - 1 SMALL TREE & 2 SHRUBS / 250 SF PLANTING AREA
- PARKING LOT LANDSCAPING (SEC. 11-83.03)**
 REQUIRED ISLAND PLANTINGS / 30 PARKING SPACES
 SUPERIOR AND END CAP ISLAND REQUIREMENTS
 1 LARGE OR 2 SMALL TREES AND CONIFEROUS PLANTINGS
 PARKING LOT CORNER PLANTED WITH 2 LARGE OR 3 SMALL TREES
 BUFFER BETWEEN PARKING LOT AND PROPERTY LINE OR STREET - 1 TREE / 500 SF
- STREET TREES (SEC. 11-83.04)**
 STREET TREES ARE APPLICABLE/REQUIRED PER SEC. 11-83.04.A.2
 - ALONG BOTH SIDES OF NEW STREETS IN PLANNED DEVELOPMENTS
 - SPACED AT 60' ON CENTER BETWEEN SIDEWALKS AND BACK OF CURB
 - TREE LOCATIONS TO BE DETERMINED BASED ON OCCASIONAL DRIVEWAY CONNECTIONS TO STREETS
- BUFFER YARDS (SEC. 11-83.05)**
DISTRICT BUFFER YARDS (MULTIFAMILY / COMMERCIAL LOTS)
 - (C) SUBURBAN COUNTRYSIDE, OUTLOT (UR) URBAN RESIDENTIAL
 - TYPE C BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 2X WIDTH (STRUCTURAL) 3 TREES/100 LF, 8 SHRUBS/100 LF
- CORRIDOR BUFFER YARDS (ARTERIAL, COLLECTION AND LOCAL STREETS)**
 - (UR) URBAN RESIDENTIAL
 - ARTERIAL (LUTHER RD AND COUNTY RD 1) - TYPE B BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 10' WIDTH, 2 TREES/100 LF, 8 SHRUBS/100 LF
- (C) SUBURBAN COUNTRYSIDE
 - ARTERIAL (LUTHER RD AND COUNTY RD 1) - TYPE C BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 20' WIDTH (MINIMUM), 2 TREES/100 LF, 16 SHRUBS/100 LF



SECTION ELEVATION A-A, PROPOSED BUFFER YARD
 SCALE: 1" = 20'

LAMP RYNEARSON
 14719 W. BOULEVARD, STE. 100
 OMAHA, NE 68154
 402.492.1100
 Lamp@rynearson.com

OVERALL LANDSCAPE PLAN
 PLANNED DEVELOPMENT RESUBMITTAL
 REZONING APPLICATION

BLUESTEM COMMONS
 FREMONT, DODGE COUNTY, NEBRASKA

811
 Know what's below. Call before you dig.
 1-800-485-7373

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER / DRAWER: MICHAEL ADORSE
 DATE: 12/02/2018
 PROJECT NUMBER: 811607801
 BOOK AND PAGE: SHEET 4 OF 4



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NEBRASKA



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400 East Military Avenue, Fremont, NE 68025-5141

December 6, 2019

RE: Request for Redevelopment Plan for Fremont Mall to designate it as Enhanced Employment Area to impose a 1% occupation tax on sales

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s):

A request by Mike Bacon on behalf of the Fremont Mall for a Redevelopment Plan for the Fremont Mall Rehabilitation including a request for designation as an enhanced employment area and the imposition of a one percent occupation tax on sales.

The Planning Commission will hold a public hearing on this item on December 16th, 2019 at 5:00 p.m. in the City Council Chambers on the second floor of City Hall at 400 E Military Ave. The role of the Planning Commission is to determine whether or not the proposal is in conformity with the Comprehensive Plan. The City Council public hearing and action on the matter is tentatively scheduled for January 14th, 2020.

If you would like more information, you are encouraged to contact the Planning Director, Jennifer Dam at 402-727-2641 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the Planning Commission in care of the Planning Department at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2659.

The Planning Department staff report and recommendation will be available at the Planning Department office on December 13th after 3:00 PM. The Planning Commission Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Jennifer L. Dam, AICP
Planning Director

Attachment: Vicinity map

- Cc: Don Bacon, Attorney
- Chair, Dodge County Ag Society
- Chair Dodge County Board of Supervisors % Fred Mytty
- ESU #2 % Dr. Ted DeTurk
- Metropolitan Community College % Randy Schmailzl
- Chair, Lower Platte North NRD % Eric Gottschalk
- Chair Fremont School District % Mark Shepard





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RE: Request for Planned Development, Preliminary Plat, Final Plat

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Sincerely,

A handwritten signature in cursive script that reads "Jennifer L. Dam".

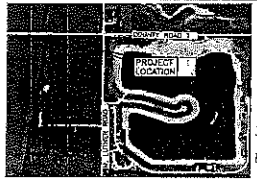
Jennifer L. Dam, AICP
Planning Director

Attachment: Schematic drawing

Cc: Fred Hoppe,
Michael Sharp
Dodge County Board

Jake Hoppe
Fremont School Board





VICINITY MAP

SCHEMATIC PLANT LEGEND AND SCHEDULE

ALL PLANTINGS SHALL BE PER THE APPROVED PLANT LIST PER USE SECTION 11-813.02.A, SUPPLIED ONLINE VIA THE NEBRASKA SENTINCE ARCHIVE(S) <http://plantsinfo.org/plant/>

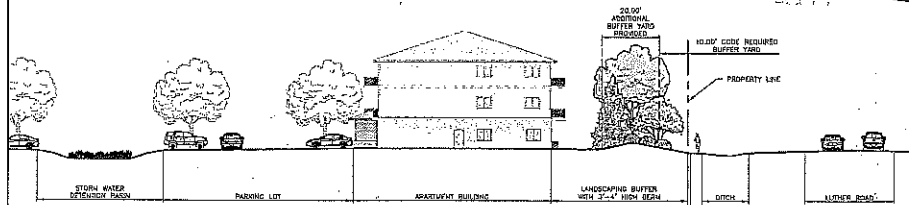
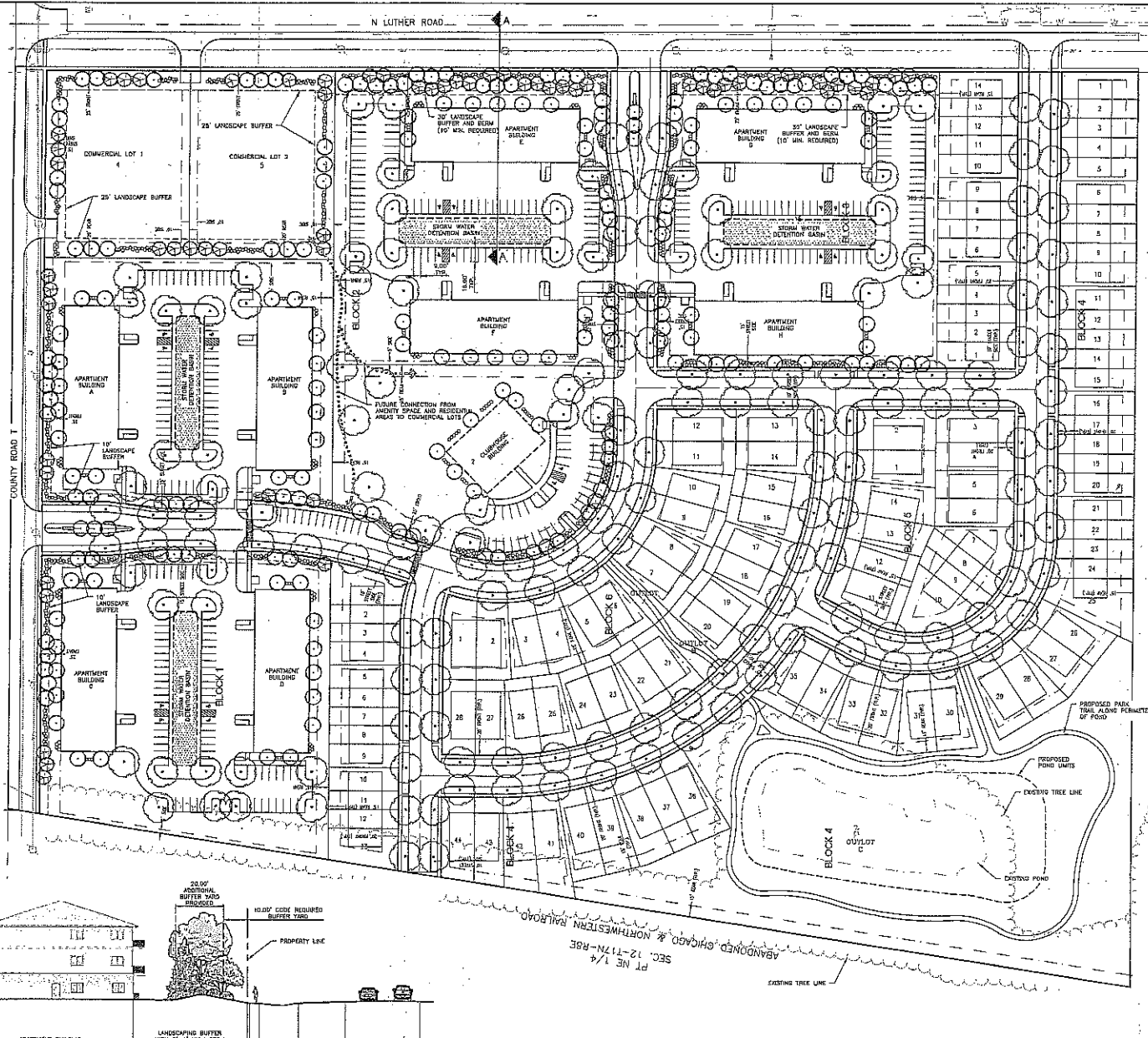
	DECIDUOUS LARGE SHADE TREES - 2.5' DBH AT PLANTING - 30'-50' MATURE HEIGHT - 20'-30' MATURE WIDTH
	DECIDUOUS ORNAMENTAL TREES - 1.5' DBH AT PLANTING - 20'-40' MATURE HEIGHT - 15'-25' MATURE WIDTH
	CONIFEROUS TREES - 6" TALL AT PLANTING - 20'-40' MATURE HEIGHT - 20'-30' MATURE WIDTH
	SHRUBS - 5' GALLON AT PLANTING - 2'-3' MATURE WIDTH

SURFACE RESTORATION SCHEDULE

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

LANDSCAPE REQUIREMENTS

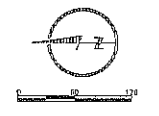
- LOT LANDSCAPING (SEC. 11-814.03) - SINGLE FAMILY ATTACHED/DETACHED**
NO TREES PLANTED PER SECTION 11-814.01.B.1, TREES ARE PROPOSED FOR ALL STREET FRONT-YARDS WITHIN 15' OF FRONT PROPERTY LINE.
- SEE LANDSCAPING SPEC. 11-814.01.C - MULTIFAMILY BUILDING**
MINIMUM BACKYARD AND/OR BALCONY
PROPOSED PD DISTRICT - "R" AND "R" STREET YARD - 4'
REQUIRED PLANTINGS:
FRONT/YEAR YARD - 1 SMALL TREE & 4 SHRUBS / 250 SF PLANTING AREA
SIDE/REAR YARD - 1 SMALL TREE & 2 SHRUBS / 250 SF PLANTING AREA
- STRIPING LOT LANDSCAPING (SEC. 11-814.03)**
REQUIRED ALONG PLANTINGS 1 / 30 PARKING SPACES
- INTERIOR AND END CAP (ISLAND) REQUIREMENTS**
1 LARGE OR 2 SMALL TREES AND SHRUBS/COVER PLANTINGS
- PARKING LOT CORNER PLANTED WITH 2 LARGE OR 4 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 65' OF CENTER BETWEEN CROWN AND BACK OF CURB
- TREE LOCATIONS TO BE MODIFIED BASED ON RESIDENTIAL DRIVEWAY CONNECTIONS TO STREET
- BUFFER YARDS (SEC. 11-814.01)**
DISTRICT BUFFER YARDS (MULTIFAMILY / COMMERCIAL LOTS)
- (S) SUBURBAN COMMERCIAL (S) URBAN RESIDENTIAL
- TYPE C BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 25' WOOD, (STRUCTURE) 3 TREES/100 LF, 8 SHRUBS/100 LF
CORRIDOR BUFFER YARDS (ARTERIAL, COLLECTOR, AND LOCAL STREETS)
- (UR) URBAN RESIDENTIAL
- ARTERIAL (URBAN RD AND COUNTY RD 1) - TYPE B BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 15' WOOD, 3 TREES/100 LF, 8 SHRUBS/100 LF
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SECTION ELEVATION A-A PROPOSED BUFFER YARD
SCALE: 1" = 2'

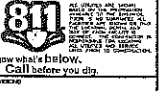
LAMP RYNEARSON

1670 W. 600TH RD, STE. 100
OMAHA, NE 68114
402.483.0100
LAMP@LAMP.RYNEARSON.COM



OVERALL LANDSCAPE PLAN
PLANNED DEVELOPMENT RESUBMITTAL
REZONING APPLICATION

BLUESTEM COMMONS
FREMONT, DODGE COUNTY, NEBRASKA



DESIGNER / DRAWN BY: [Name]
ARCHITECT / CHECKED BY: [Name]
DATE: 12/28/2019
PROJECT NUMBER: 0119028.01
BOOK AND PAGE:



CITY OF
FREMONT
NEBRASKA



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December 6, 2019

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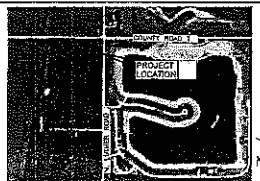
Jennifer L. Dam, AICP
Planning Director

Attachment: Schematic drawing

Cc: Fred Hoppe,
Michael Sharp
Dodge County Board

Jake Hoppe
Fremont School Board





VICINITY MAP

SCHEMATIC PLANT LEGEND AND SCHEDULE

ALL PLANTINGS SHALL BE FOR THE APPROVED PLANT LIST PER UIC SECTION 11-813.03A, SUPPLIED ONLINE VIA THE NEBRASKA STATEWIDE ABBREVIATION <http://plantsdb.usg.gov/plm/nc/>

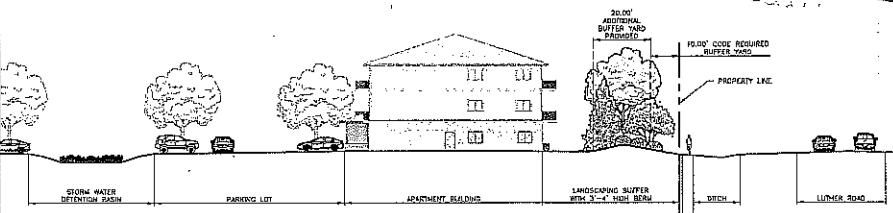
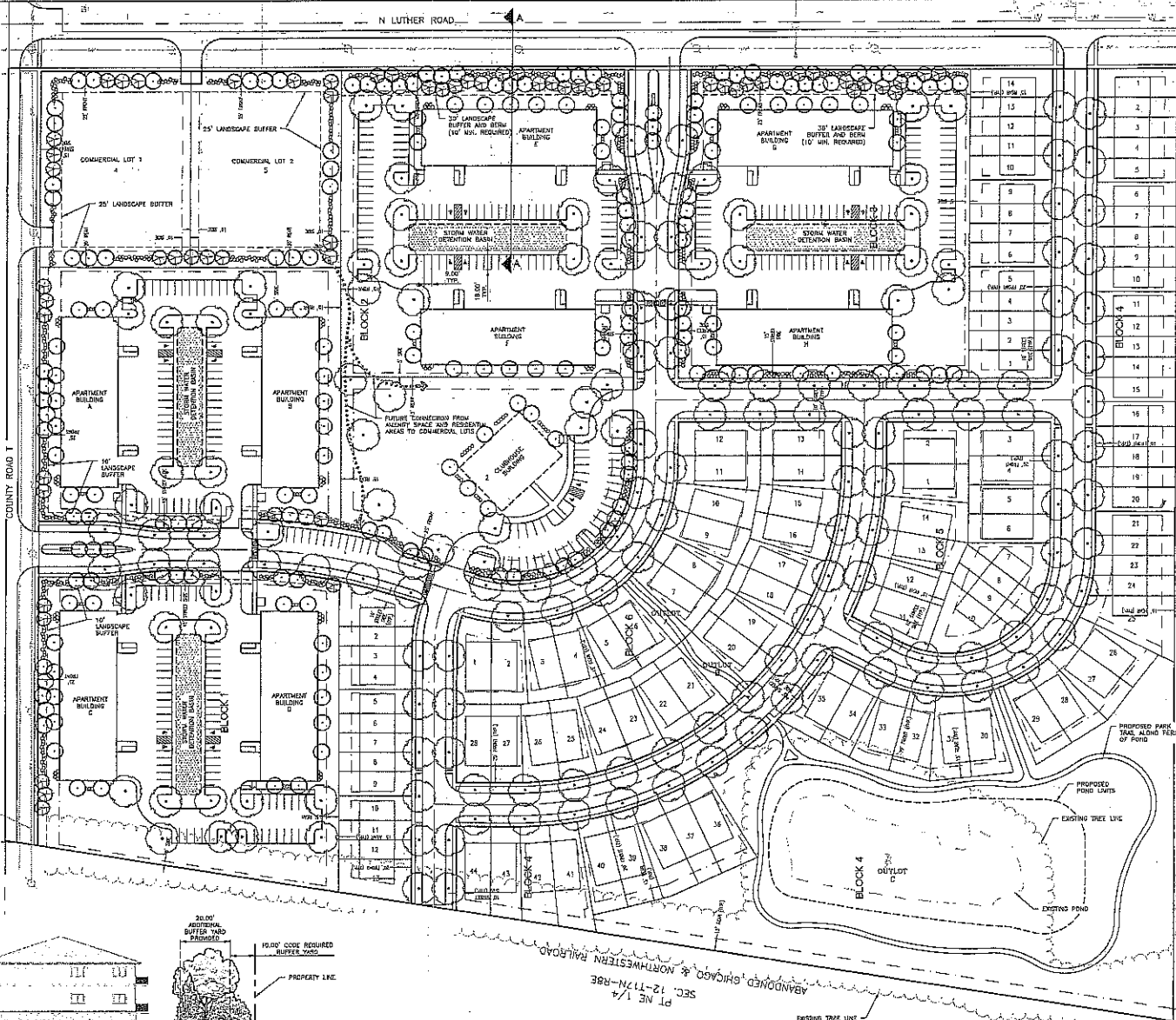
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	DECIDUOUS ORNAMENTAL TREES - 1.5' DBH AT PLANTING - 15'-25' MATURE HEIGHT - 15'-25' MATURE WIDTH
	CONIFEROUS TREES - 6" TALL AT PLANTING - 20'-40' MATURE HEIGHT - 20'-20' MATURE WIDTH
	SHRUBS - 5' GALLON AT PLANTING - 5'-6" MATURE HEIGHT - 3'-5' MATURE WIDTH

SURFACE RESTORATION SCHEDULE

	STORM WATER DETENTION BASIN AREAS - NATIVE GRASSES AND FORNS
	SOFT GRASS LAWN AREA

LANDSCAPE REQUIREMENTS

- LOT LANDSCAPING (SEC. 11-814.01) - SINGLE-FAMILY ATTACHED/DETACHED**
NO TREES PLANTED PER SECTION 11-814.01-5.1. TREES ARE PROPOSED FOR ALL STREET FRONT-OR-REAR YARDS WITHIN 15' OF FRONT PROPERTY LINES.
- SITE LANDSCAPING (SEC. 11-814.02) - MULTIFAMILY BUILDINGS**
MULTIFAMILY WALKING AND/OR BICYCLING BUILDINGS
PROPOSED FOR DISTRICT - FRONT & STREET YARD = 8'
SIDE & REAR YARD = 6'
REQUIRED PLANTINGS:
FRONT/STREET YARD - 3 SMALL TREE & 4 SHRUBS / 250 SF PLANTING AREA
SIDE/REAR YARD - 1 SMALL TREE & 2 SHRUBS / 200 SF PLANTING AREA
- PARKING LOT LANDSCAPING (SEC. 11-814.03)**
REQUIRED ISLAND PLANTINGS 1' / 30 PARKING SPACES
INTERIOR AND END CAP ISLAND RECOMMENDATIONS
1 LARGE OR 2 SMALL TREES AND GROUNDCOVER PLANTINGS
PARKING LOT CORNER PLANTED WITH 2 LARGE OR 8 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. 11-814.04-2
- ALONG BOTH SIDES OF NEW STREETS IN PLANNED DEVELOPMENTS
- SPACES 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. 11-814.05)**
DISTRICT BUFFER YARDS (MULTIFAMILY / COMMERCIAL LOTS)
- (SD) SUBURBAN COMMERCIAL RESIDENTIAL (UR) URBAN RESIDENTIAL
- TYPE B BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 20' WIDTH (OUTLINE) 3 TREES/100 LF, 5 SHRUBS/100 LF
CORNER BUFFER YARDS (ARTERIAL, COLLECTOR, AND LOCAL STREETS)
- (AU) URBAN RESIDENTIAL
- ARTERIAL (LUTHER RD AND COUNTY RD 1) = TYPE B BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 10' WIDTH 2 TREES/100 LF, 5 SHRUBS/100 LF
- (SD) SUBURBAN COMMERCIAL
- ARTERIAL (LUTHER RD AND COUNTY RD 1) = TYPE C BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 20' WIDTH (OUTLINE) 3 TREES/100 LF, 10 SHRUBS/100 LF



SECTION ELEVATION A-A- PROPOSED BUFFER YARD
SCALE: 1" = 2'

LAMP RYNEARSON
14710 N. DODGE RD., STE. 100
OMAHA, NE 68154
402.492.2149
LAMP@RYNEARSON.COM

OVERALL LANDSCAPE PLAN
 PLANNED DEVELOPMENT RESUBMITTAL
 REZONING APPLICATION
 BLUESTEM COMMONS
 FREMONT, DODGE COUNTY, NEBRASKA

811
Know what's below.
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REVISIONS

NO. / DATE	DESCRIPTION

DESIGNER / DRAWN: _____
 CHECKED: _____
 DATE: _____
 PROJECT NUMBER: 12-082-0000
 PROJECT NAME: _____
 811 DETAILS
 BOOK AND PAGE

SCALE: _____

4 OF 4