



Agenda Item # 346
Date JAN 15 2020
COPY

PLANNING DEPARTMENT
FREMONT, NEBRASKA

2020 JAN -6 PM 2:41

RECEIVED

400 East Military Avenue, Fremont, NE 68025-5141

January 2, 2020

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 City Council will hold a public hearing on these items on January 14, 2020 at 7:00 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 City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025.

The City Council agenda and staff reports will be available at the City Clerk's office on January 10th after 3:00 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

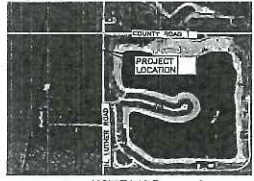
Tyler Ficken,
City Clerk

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 USD SECTION 11-813.D.2.A. SUPPLIED ONLINE VIA THE NEBRASKA STATEWEBSITE ARCHITECTURE: <https://statewebsites.org/plants/>

	RECURRING LARGE SHADE TREES - 8.5' DBH AT PLANTING - 30'-50' MATURE HEIGHT - 20'-30' MATURE WIDTH
	RECURRING DIMENSIONAL TREES - 1.5' DBH AT PLANTING - 15'-20' MATURE HEIGHT - 15'-25' MATURE WIDTH
	COMMON TREES - 6' TALL AT PLANTING - 30'-40' MATURE HEIGHT - 30'-35' MATURE WIDTH
	SHRUBS - 5' CALLED 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
 NO TREES PLANTED PER SECTION 11-814.01.B.1. TREES ARE PROPOSED FOR ALL STREET RIGHT-OF-WAYS WITHIN 10' OF FRONT PROPERTY LINES.

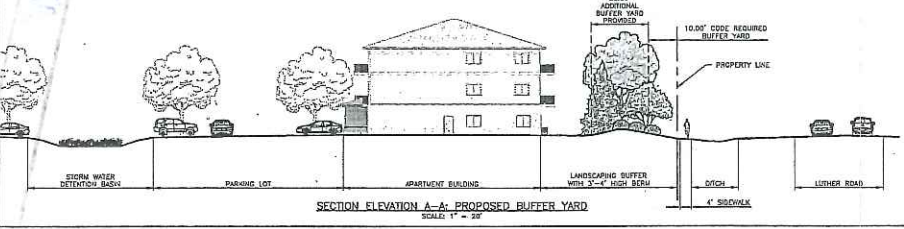
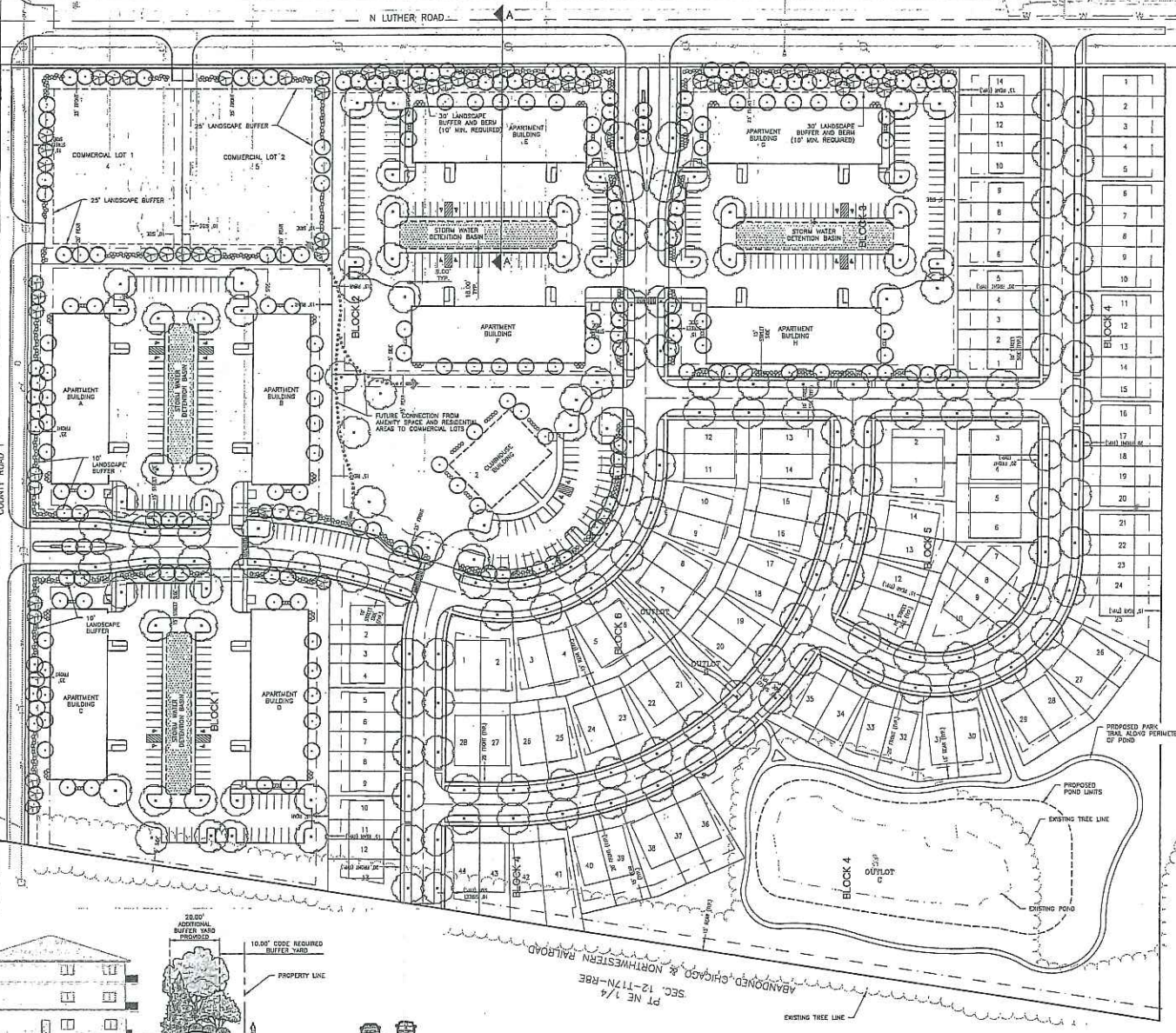
SITE LANDSCAPING (SEC. 11-814.02) - MULTIFAMILY BUILDING
 MINIMUM RADIIUS AROUND BUILDING PROPOSED PD DISTRICT: FRONT & REAR YARD = 8' SIDE & REAR YARD = 6'

REQUIRED PLANTINGS:
 FRONT/STREET YARD - 1 SMALL TREE & 4 SHRUBS / 200 SF PLANTING AREA
 SIDE/REAR YARD - 1 SMALL TREE & 2 SHRUBS / 250 SF PLANTING AREA

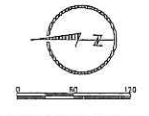
PARKING LOT LANDSCAPING (SEC. 11-814.03)
 REQUIRED ISLAND PLANTINGS: 1 / 20 PARKING SPACES
 INTERIOR AND END CAP ISLAND REQUIREMENTS:
 1 LARGE OR 2 SMALL TREES OR 10 SHRUBS PER PLANTING
 PARKING LOT CORNER PLANTED WITH 1 LARGE OR 5 SMALL TREES
 BUFFER BETWEEN PARKING LOT AND PROPERTY LINE OR STREET = 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 OR REPAVED ROADWAYS
 - SPACED AT 60' ON CENTER BETWEEN SUBMARK AND BACK OF CURB
 - TREE LOCATIONS TO BE REVIEWED BASED ON RESIDENTIAL DRIVeway CONNECTIONS TO STREETS

BULLET YARDS (SEC. 11-815)
 DISTRICT BUFFER YARDS (MULTIFAMILY / COMMERCIAL LOTS)
 - (C2) SUBURBAN COMMERCIAL ADJUTING (CM) URBAN RESIDENTIAL
 - TYPE C BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 25' WIDTH, (STRUCTURAL) 3 TREES/100 LF, 8 SHRUBS/100 LF
 CORRIDOR BUFFER YARDS (ARTERIAL, COLLECTOR, AND LOCAL STREETS)
 - (CM) URBAN RESIDENTIAL
 - ARTERIAL (COUNTY RD AND COUNTY RD T) - TYPE B BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 10' WIDTH, 2 TREES/100 LF, 8 SHRUBS/100 LF
 - (C2) SUBURBAN COMMERCIAL
 - ARTERIAL (COUNTY RD AND COUNTY RD T) - TYPE C BUFFER YARD REQUIRED
 - PLANTINGS REQUIRED: 25' WIDTH, (NATURAL) 3 TREES/100 LF, 10 SHRUBS/100 LF



LAMP RYNERSON
 14716 W. DODGE RD., STE. 100
 OMAHA, NE 68154
 402.498.2188
 Lamp@ryner.com



OVERALL LANDSCAPE PLAN
 PLANNED DEVELOPMENT RESUBMITTAL
 REZONING APPLICATION

BLUESTEM COMMONS
 FREMONT, DODGE COUNTY, NEBRASKA

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

DESIGNER / DRAWN BY
 MICHAEL SHARP
 DATE
 12/08/2019
 PROJECT NUMBER
 011819101
 BOOK AND PAGE



COPY

RECEIVED
020 JAN -6 PM 2:41
FRED HOPPE, NEBRASKA
FREMONT COUNTY CLERK

400 East Military Avenue, Fremont, NE 68025-5141

January 2, 2020

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:

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The City Council will hold a public hearing on these items on January 14, 2020 at 7:00 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 City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025.

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Sincerely,

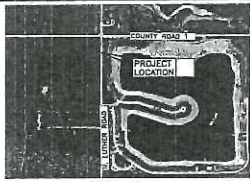
Tyler Ficken,
City Clerk

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 UDC SECTION 11-613.03A, SUPPLIED ONLINE VIA THE NEBRASKA STATEwide ARBOREAL PLANT LIST (<http://plantsdb.nes.gov/plants/>)

	DECIDUOUS LARGE SHADE TREES - 2.5' DBH AT PLANTING - 20'-25' MATURE HEIGHT - 20'-30' MATURE WIDTH
	DECIDUOUS ORNAMENTAL TREES - 1.5' DBH AT PLANTING - 15'-20' MATURE HEIGHT - 15'-25' MATURE WIDTH
	CONIFEROUS TREES - 6' TALL AT PLANTING - 20'-25' MATURE HEIGHT - 20'-30' MATURE WIDTH
	SHRUBS - 5' CALLON AT PLANTING - 3'-4' 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
NO TREES PLANTED PER SECTION 11-814.01.B.1, TREES ARE PROPOSED FOR ALL STREET RIGHT-OF-WAYS WITHIN 15' OF FRONT PROPERTY LINE.

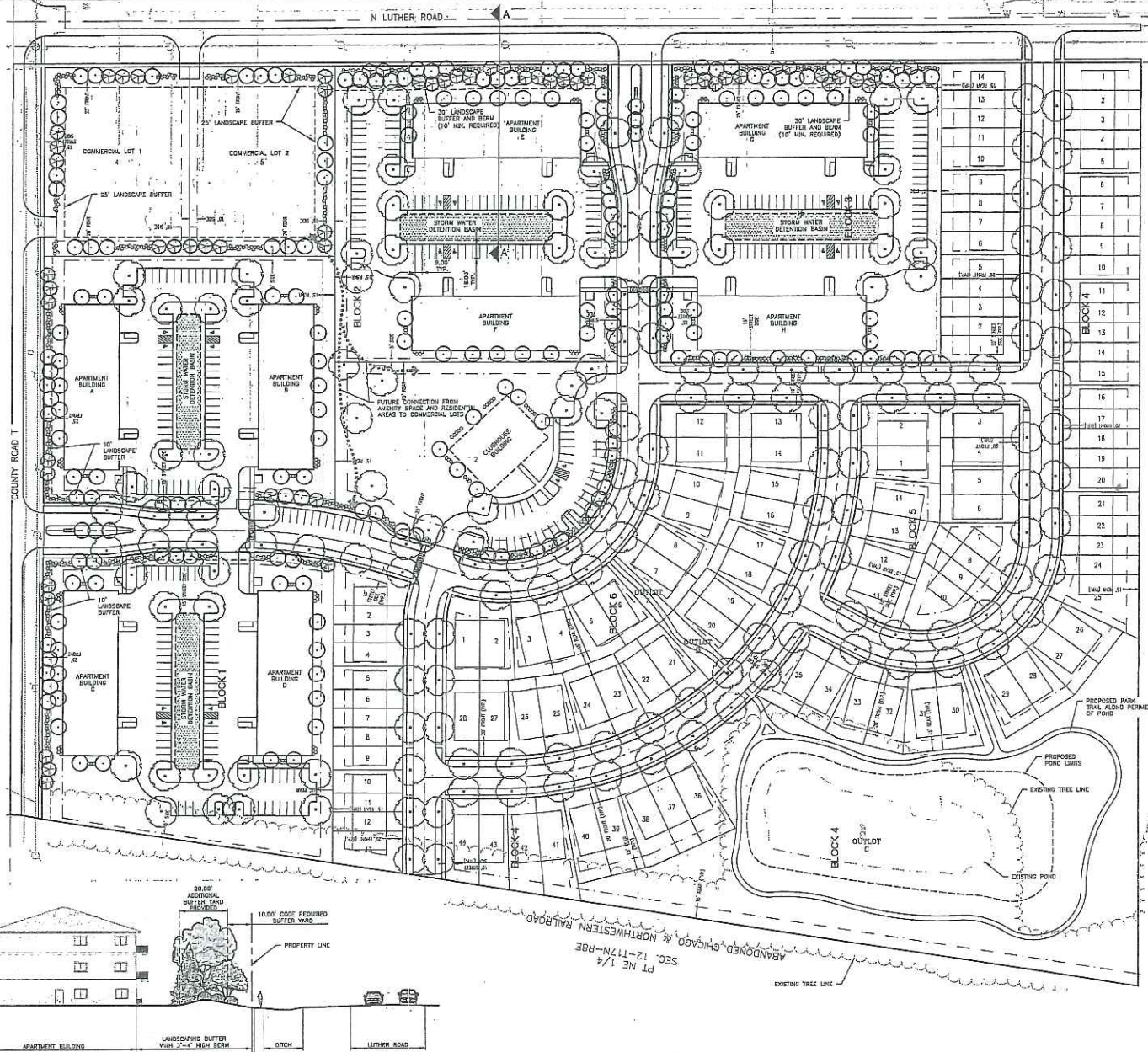
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MINIMUM BUFFER AMONG BUILDINGS:
PROPOSED PD DISTRICT - FRONT & REAR YARD - 8'
SIDE & REAR YARD - 8'
REQUIRED PLANTINGS:
FRONT/STREET YARD - 1 SMALL TREE & 4 SHRUBS / 200 SF PLANTING AREA
REAR/REAR YARD - 1 SMALL TREE & 3 SHRUBS / 200 SF PLANTING AREA

PARKING LOT LANDSCAPING (SEC. 11-814.03)
REQUIRED ISLAND PLANTINGS 1 / 300 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

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BUFFER YARDS (SEC. 11-814.05)
DISTRICT BUFFER YARDS (MULTIFAMILY / COMMERCIAL LOTS)
- (C) SUBURBAN COMMERCIAL, AUTOTING (U) URBAN RESIDENTIAL
- TYPE C BUFFER YARD REQUIRED
- PLANTINGS REQUIRED: 25' WIDTH, (STRUCTURAL) 3 TREES/100 LF, 8 SHRUBS/100 LF

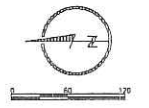
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SECTION ELEVATION A-A - PROPOSED BUFFER YARD
SCALE: 1" = 20'

LAMP RYNERSON

14175th, DODGE RD, STE. 100
OMAHA, NE 68154
402.484.4100
Lamp@ryerson.com



OVERALL LANDSCAPE PLAN
PLANNED DEVELOPMENT RESUBMITTAL
REZONING APPLICATION

PROPOSED PARK TRAIL ALONG PERIMETER OF POND
PROPOSED POND LAWS
EXISTING TREE LINE
EXISTING POND

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

DESIGNER / CHARTER
MICHAEL SHARP
CIVIL
12/01/2019
PROJECT NUMBER
SL19001A
BOOK AND PAGE



CITY OF
FREMONT
NEBRASKA



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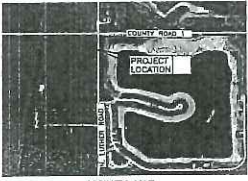
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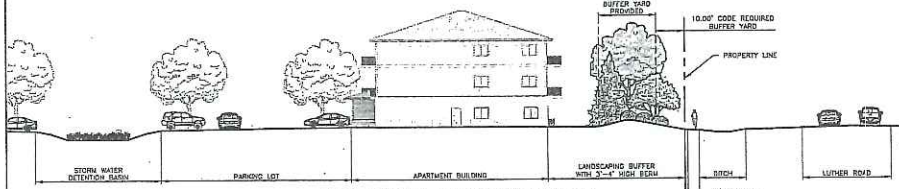
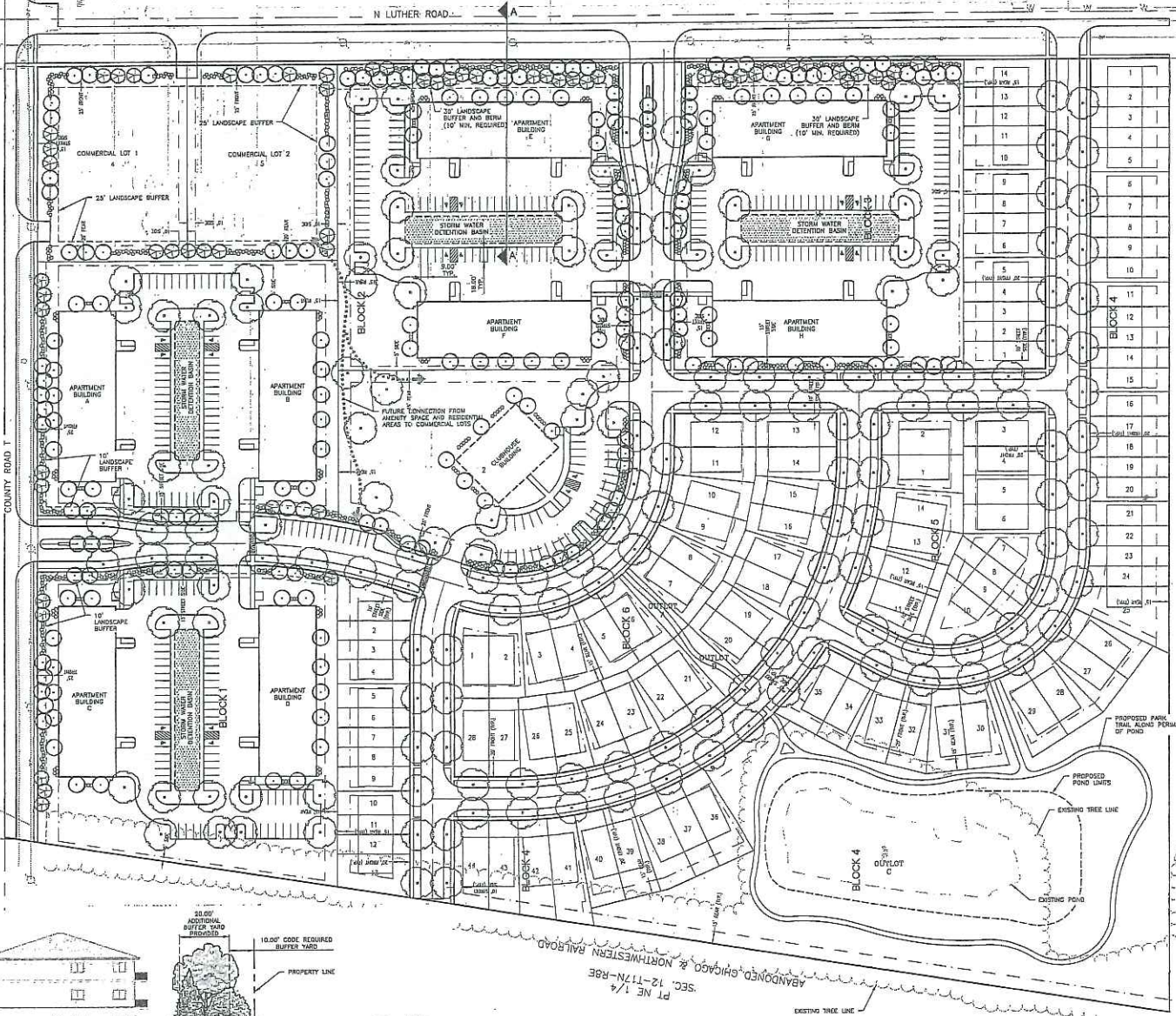
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RAINING LOT LANDSCAPING (SEC. 11-814.03)
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 REAR AND END CAP ISLAND REQUIREMENTS
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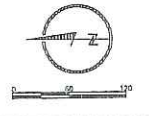
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 CORRIDOR BUFFER YARDS (ARTERIAL, COLLECTOR, AND LOCAL STREETS)
 - (U) URBAN RESIDENTIAL
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SECTION ELEVATION A-A: PROPOSED BUFFER YARD
 SCALE: 1" = 20'

LAMP RYNERSON
 14710 W. DODGE RD., STE. 100
 OMAHA, NE 68154
 402.462.4118
 Lamp@lryerson.com



OVERALL LANDSCAPE PLAN
 PLANNED DEVELOPMENT RESUBMITTAL
 REZONING APPLICATION

BLUESTEM COMMONS
 FREMONT, DODGE COUNTY, NEBRASKA

811
 Know what's below.
 Call before you dig.
 1-800-4-A-DIG

DESIGNER / DRAWN
 MICHAEL SHARP
 DATE
 12/06/2019
 PROJECT NUMBER
 811/19/001
 BOOK AND PAGE
 SHEET
 4 OF 4



**CITY OF
FREMONT
NEBRASKA**

COPY

**RECEIVED
2020 JAN -6 PM 2:14
DEPT. OF CITY CLERK
FREMONT, NEBRASKA**

400 East Military Avenue, Fremont, NE 68025-5141

January 2, 2020

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 Community Development Authority and the Fremont City Council will hold public hearings on this item on January 14, 2020 at 7:00 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 City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025.

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Sincerely,

Tyler Ficken,
City Clerk

Attachment: Vicinity map

- Cc: Mike 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



SURVEY CERTIFICATION

To Public Life Insurance Company, a Tennessee corporation, its successors and/or assigns as their interest may appear. Title File No. 2015-0180, a Missouri limited liability company, the Republic National Title Insurance Company, and Nebraska Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards of Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPE, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 14, 15, 16, 17, 18, 19, 20(2) and 22 of Table A thereof. The fieldwork was completed on March 31, 2015.

CLARENCE ROGER CARRELL
REGISTRATION NO. 339
STATE OF NEBRASKA
Survey Date: MARCH 31, 2015
Revised:

ZONING AND SETBACK INFORMATION

Per zoning letter Dated January 19, 2016, the surveyed property is zoned CC - Community Commercial Zoning District with a PD - Planned Unit Development.

All setbacks are City Approved in a Planned Unit Development.

PARKING INFORMATION

1 stall per 200 sq ft of building space = 1288 required
1 handicap stall per 50 required stalls = 26 required

Parking requirements were shown on a survey completed by Louis Survering dated July 29, 2004. - Requirements may have been adjusted per a Planned Unit Development approval.

Parish's Count
Register Stalls - 2004
Handicap Stalls - 22
Total Stalls - 1066

STATEMENT OF APPARENT ENCROACHMENTS:

NONE

FLOOD NOTE:

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 31533C0493 B, DATED JANUARY 2, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION APPLICABLE FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY NOTES:

- SN1 - This survey was made in accordance with the 2011 Minimum Standards of the State of Nebraska.
- SN2 - The property described herein (the "Property") is the same as the property described in Standard Title Guaranty Company Commitment No. MTANB-12122, with an effective date of February 25, 2015 and that all easements, encroachments and restrictions referenced in said title commitment or agreement from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
- SN3 - All utilities serving the Property enter through adjoining public streets and/or easements of record.
- SN4 - There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises.
- SN5 - The Property has direct access to North Mill Road, a dedicated public street or highway.
- SN6 - The total number of striped parking spaces on the Property is 538 plus 157 garage stalls, including 233 regular stalls and 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.
- SN7 - Table A Item 18 - There was no observed evidence of current earth moving work, building construction or building additions on the Property.
- SN8 - Table A Item 17 - There are no proposed changes in street right-of-way lines affecting the Property, according to the City of Fremont Planning Department.
- SN9 - Table A Item 17 - There was no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
- SN10 - Table A Item 18 - There was no observed evidence of use of the Property as a solid waste dump, dump or embryo landfill.
- SN11 - Table A - Item 10(c) - Party/Mineral wells as shown on drawing.

SPECIAL EXCEPTION NOTES

Per Consultant for Title Insurance, File No. 0261196, Dated March 24, 2015 at 8:00 AM, Prepared by Nebraska Title Company.

e-r: NOT SURVEY MATTERS

1. Easement for Electric Power Line granted in the Department of Utilities of the City of Fremont, Dodge County, Nebraska, recorded July 9, 1958 in Book 2, Page 117; records of Dodge County, Nebraska. - AFFECTS PROPERTY AS SHOWN

1. Easement recorded July 13, 1970 in Book 5, Page 512; records of Dodge County, Nebraska. - AFFECTS PROPERTY AS SHOWN

e-g: NOT SURVEY MATTERS

1. Easements and restrictions recorded and shown in the Plat and Declaration of Redmar Addition Replat 1, recorded May 31, 2007 in Book 2007, Page 3276; records of Dodge County, Nebraska. - AFFECTS PROPERTY AS SHOWN

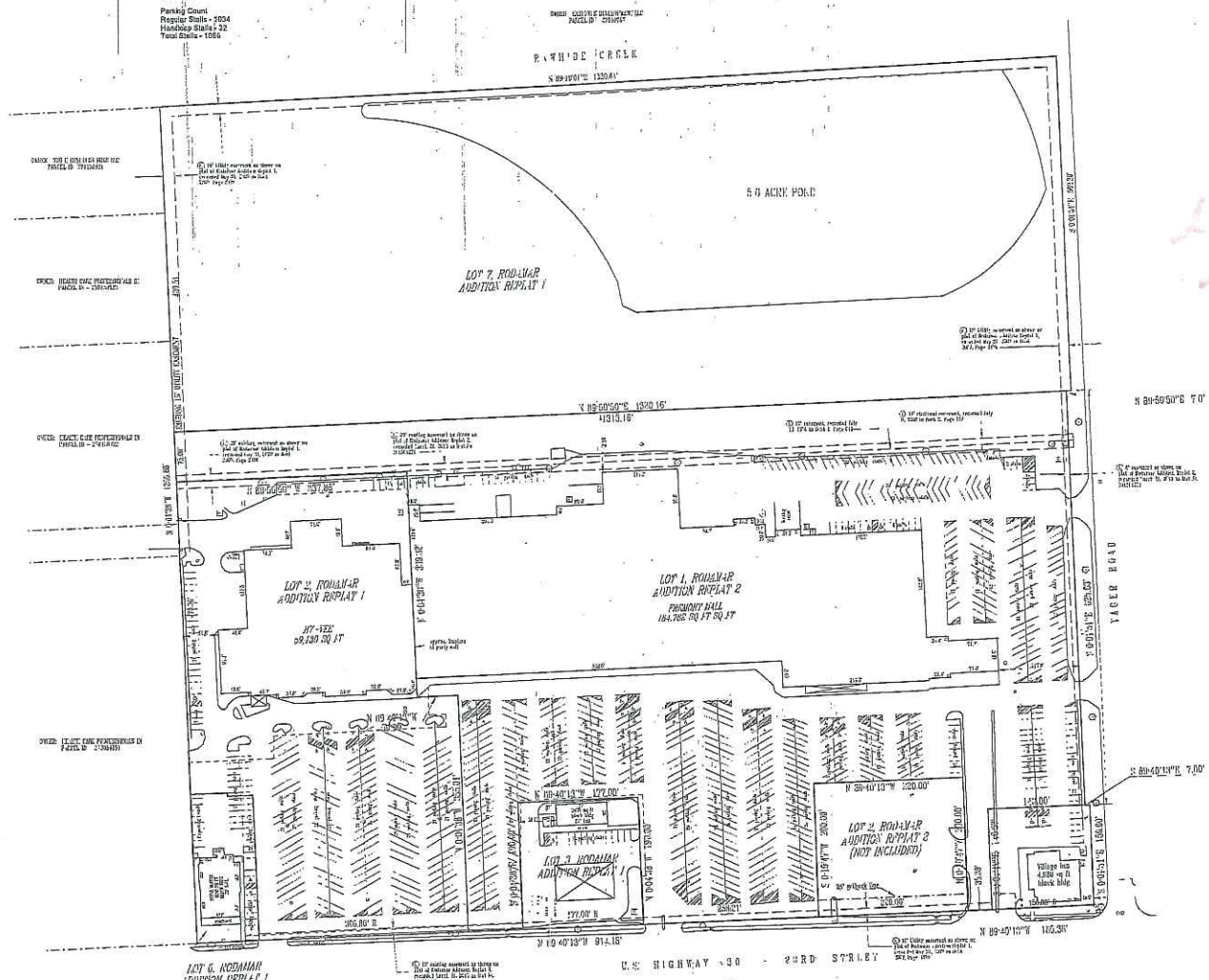
e-r: NOT A SURVEY MATTER

1. Easements and restrictions recorded and shown in the Plat and Declaration of Redmar Addition Replat 2, recorded March 23, 2015 as last, No. 201501293; records of Dodge County, Nebraska. - AFFECTS PROPERTY AS SHOWN

LEGAL DESCRIPTION

Lots Two (2), Three (3), Five (5), Six (6) and Seven (7), Redmar Addition Replat 1, City of Fremont, Dodge County, Nebraska.

Lot One (1), Redmar Addition Replat 2, City of Fremont, Dodge County, Nebraska.
Being the same tract of land as shown in Commitment for Title, File 0261196, dated March 24, 2015 at 8:00 AM, prepared by Nebraska Title Company.



drawn by jwc
work completed by jwc/ms
file name ACT5421

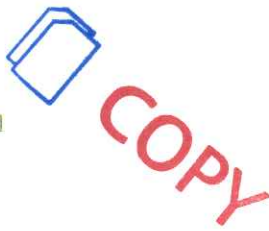


ALTA SURVEY
FREMONT HALL

job number
AC 15421
date
MARCH 31, 2015
sheet
1 OF 1



CITY OF
FREMONT
NEBRASKA

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2020 JAN -6 PM 2:41

DODGE COUNTY, NEBRASKA
FRED MYTTY, COUNTY CLERK

400 East Military Avenue, Fremont, NE 68025-5141

January 2, 2020

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.

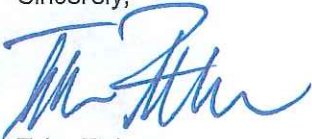
The City Council will hold a public hearing on this item on January 14, 2020 at 7:00 p.m. in the City Council Chambers on the second floor of City Hall at 400 E Military Ave.

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 City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025.

The City Council agenda and staff reports will be available at the City Clerk's office on January 10th after 3:00 PM and will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

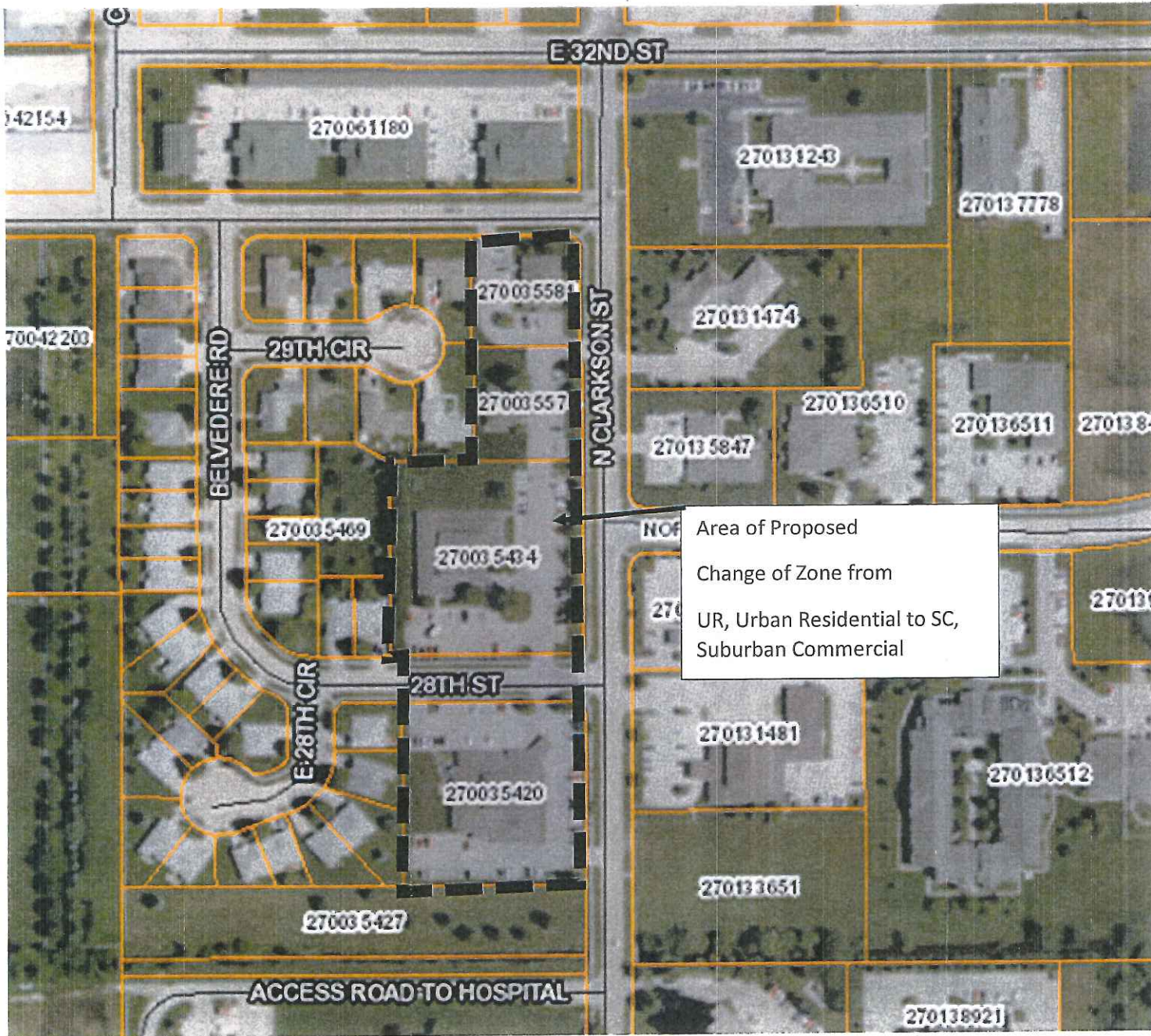


Tyler Ficken
City Clerk

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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