



**COPY**

400 East Military Avenue, Fremont, NE 68025-5141

February 28, 2020

RE: Request

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s) by Steve Dodd on behalf of on behalf of Rawhide Land Partnership for:

A Change of Zone from R to SR, Suburban Residential, and:

Country Club Estates 6<sup>th</sup> Addition Final Plat consisting of 18 lots on property generally located at the extension of Jones Drive and Armour Drive.

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](mailto:jennifer.dam@fremontne.gov).

A public hearing on this item will be held before the City Council on March 10<sup>th</sup>, 2020 at 7:00 p.m. in the City Council Chambers on the second floor of the Municipal Building at 400 E. Military. 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 or by fax to 402-727-2659.

The staff report and recommendation will be available at the City Clerk's office on March 6<sup>th</sup>, 2020 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](http://www.fremontne.gov).

Sincerely,

Tyler Ficken,  
City Clerk

Attachment: Schematic drawing

Cc: Steve Dodd  
Paul Gifford  
Fremont School Board  
County Board

Agenda Item # 25c  
Date 3/11/20

2020 MAR -4 PM 10:13  
RECEIVED  
Dodge Co Highway Dept



FINAL PLAT OF  
**COUNTRY CLUB ESTATES SIXTH ADDITION**  
 PART OF THE NW1/4 OF THE SW1/4 OF SECTION 10,  
 T17N, R06E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 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 N88°47'08"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°45'19"E ALONG SAID NORTH LINE A DISTANCE OF 273.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT RAWHIDE LAND PARTNERSHIP, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB ESTATES SIXTH ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS JONES DRIVE, JONES CIRCLE AND ARMOUR DRIVE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ADJUTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

MARTIN D. GIFFORD  
 FOR: RAWHIDE LAND PARTNERSHIP

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
 COUNTY OF DODGE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARTIN D. GIFFORD, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

DRAFT REV. 1 - NOT FOR CONSTRUCTION

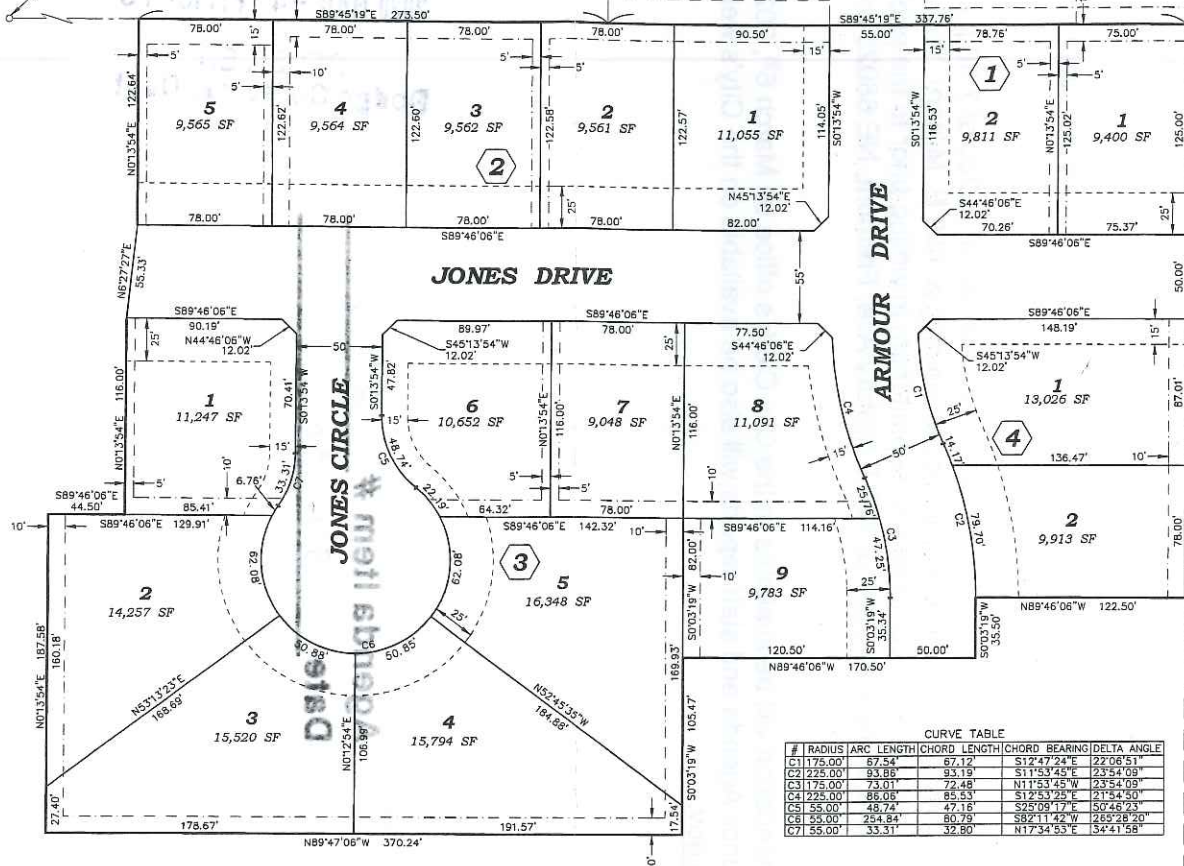
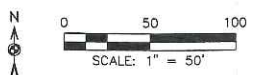
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AT ALL LOT CORNERS, INTERSECTIONS AND ENDS OF CURVES, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

STEPHEN W. DODD, LS-503



WEST 1/2 CORNER, SEC. 10-17-B  
 (FOUND ALUMINUM CAP, 0.6" DEEP)  
 SW 35.70' TO TOP OF RIVET IN E. END  
 OF 6"x4" E-W CMP CULVERT  
 W 31.32' TO 'X' NAILS ON POWER POLE  
 NW 38.00' TO CHISELLED 'X' IN TOP OF  
 N. END OF CONC. CULVERT



CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	87.54'	87.12'	S12°47'24"E	22°06'51"
C2	225.00'	93.80'	93.19'	S11°53'45"E	23°54'09"
C3	175.00'	79.01'	72.48'	N11°53'45"W	23°54'09"
C4	225.00'	86.08'	85.53'	S12°53'25"E	21°54'50"
C5	55.00'	48.74'	47.16'	S25°09'17"E	50°46'23"
C6	53.00'	264.84'	80.79'	S82°11'42"W	289°28'20"
C7	55.00'	35.31'	32.80'	N17°34'53"E	54°41'58"

**LEGEND**

- BLOCK NO. - COUNTRY CLUB ESTATES 6TH ADDITION
- BLOCK NO. - COUNTRY CLUB ESTATES 5TH ADDITION
- BLOCK NO. - WASHINGTON HEIGHTS 3RD ADDITION
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- SECTION LINE OR CENTERLINE
- FRONT AND STREET SIDE SETBACK

**PLANNING COMMISSION APPROVAL:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, THIS PLAT OF COUNTRY CLUB ESTATES SIXTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR \_\_\_\_\_

**CITY COUNCIL ACCEPTANCE**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, THIS PLAT OF COUNTRY CLUB ESTATES SIXTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR \_\_\_\_\_


CLERK \_\_\_\_\_

FINAL PLAT OF COUNTRY CLUB ESTATES SIXTH ADDITION  
 TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

Dodd Engineering & Surveying LLC  
 Stephen W. Dodd, P.E. & L.S. Ph. 402-727-9067

Email: info@doddingengineering.net  
 402 North D St., P.O. Box 1855  
 Fremont, NE 68206-1855



 COPY

400 East Military Avenue, Fremont, NE 68025-5141

February 28, 2020

RE: Request

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s) by Michael Sharp on behalf of 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.

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](mailto:jennifer.dam@fremontne.gov).

A public hearing on this item will be held before the City Council on March 10<sup>th</sup>, 2020 at 7:00 p.m. in the City Council Chambers on the second floor of the Municipal Building at 400 E. Military. 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 or by fax to 402-727-2659.

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Sincerely,



Tyler Ficken,  
City Clerk

Attachment: Schematic drawing

Cc: Michael Sharp  
Fred Hoppe  
Fremont School Board  
County Board

2020 MAR -4 PH10:15  
RECEIVED  
Dodge Co Highway Dept





SITE LAYOUT DEVELOPMENTAL PLAN  
PLANNED RESUBMITTAL  
REZONING APPLICATION

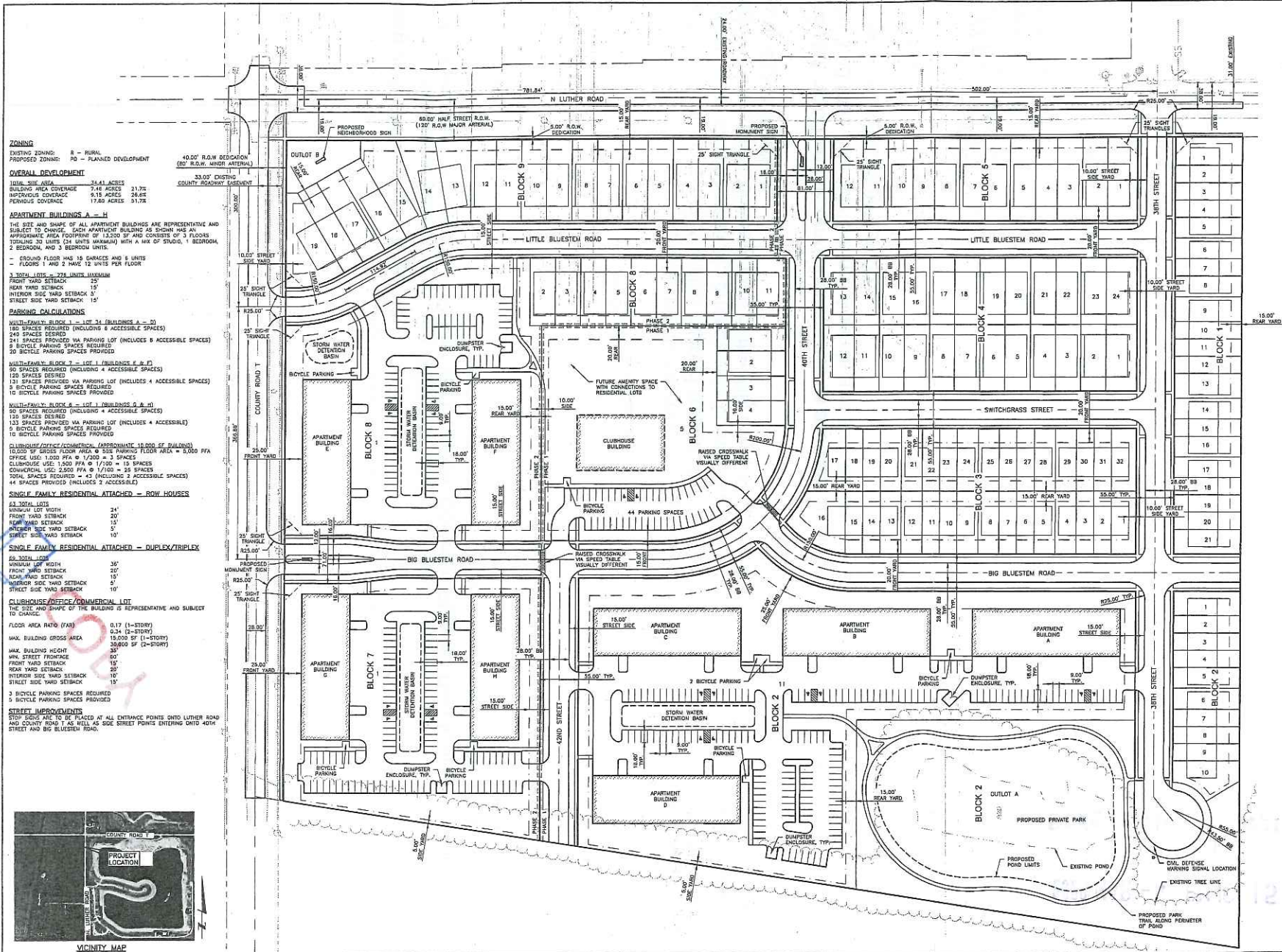
BLUESTEM COMMONS  
FREMONT, DODGE COUNTY, NEBRASKA



Know what's below.  
Call before you dig.

DESIGNER / DRAFTER  
MICHAEL SHARP  
DATE  
02/12/2020  
PROJECT NUMBER  
DL180701  
BOOK AND PAGE

SHEET



**ZONING**  
EXISTING ZONING: R - RURAL  
PROPOSED ZONING: P - PLANNED DEVELOPMENT

**OVERALL DEVELOPMENT**  
TOTAL SITE AREA: 24.41 ACRES  
BUILDING AREA COVERAGE: 7.45 ACRES 31.7%  
PERVIOUS COVERAGE: 9.15 ACRES 38.0%  
PERVIOUS COVERAGE: 17.63 ACRES 72.4%

**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 (24 UNITS MAXIMUM) WITH A MIX OF STUDIOS, 1 BEDROOM, 2 BEDROOM, AND 3 BEDROOM UNITS.  
- SECOND FLOOR HAS 18 GARAGES AND 8 UNITS  
- FLOORS 1 AND 2 HAVE 12 UNITS PER FLOOR  
3 30'x41' UNITS - 274 UNITS MAXIMUM  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 15'  
INTERIOR SIDE YARD SETBACK: 5'  
STREET SIDE YARD SETBACK: 15'

**PARKING CALCULATIONS**  
MULTIFAMILY: BLOCK 1 - LOT 34 (BUILDINGS A - D)  
180 SPACES REQUIRED (INCLUDING 8 ACCESSIBLE SPACES)  
240 SPACES DESIRED  
241 SPACES PROVIDED VIA PARKING LOT (INCLUDES 8 ACCESSIBLE SPACES)  
8 BICYCLE PARKING SPACES REQUIRED  
20 BICYCLE PARKING SPACES PROVIDED

MULTIFAMILY: BLOCK 2 - 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)  
3 BICYCLE PARKING SPACES REQUIRED  
10 BICYCLE PARKING SPACES PROVIDED

MULTIFAMILY: BLOCK 3 - LOT 1 (BUILDINGS G & H)  
90 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)  
120 SPACES DESIRED  
133 SPACES PROVIDED VIA PARKING LOT (INCLUDES 4 ACCESSIBLE SPACES)  
2 BICYCLE PARKING SPACES REQUIRED  
10 BICYCLE PARKING SPACES PROVIDED

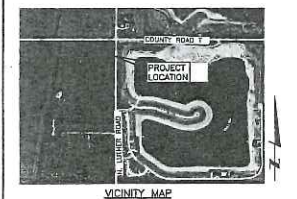
CLUBHOUSE/OFFICE/COMMERCIAL (APPROXIMATE 10,000 SF BUILDING)  
15,000 SF OFFICE FLOOR AREA @ 5000 PFA @ 3 SPACES  
OFFICE USE: 1,000 PFA @ 1/200 = 5 SPACES  
CLUBHOUSE USE: 1,500 PFA @ 1/100 = 15 SPACES  
COMMERCIAL USE: 2,500 PFA @ 1/100 = 25 SPACES  
TOTAL SPACES REQUIRED = 47 (INCLUDING 3 ACCESSIBLE SPACES)  
44 SPACES PROVIDED (INCLUDES 2 ACCESSIBLE)

**SINGLE FAMILY RESIDENTIAL ATTACHED - ROW HOUSES**  
ALL 30'x120' 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**  
ALL 30'x120' 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: 30'  
REAR YARD SETBACK: 20'  
INTERIOR SIDE YARD SETBACK: 10'  
STREET SIDE YARD SETBACK: 15'

**STREET IMPROVEMENTS**  
STOP SIGNS ARE TO BE PLACED AT ALL ENTRANCE POINTS ONTO LUTHER ROAD AND COUNTY ROAD 1 AS WELL AS SIDE STREET POINTS ENTERING ONTO 40TH STREET AND BIG BLUESTEM ROAD.





 COPY

400 East Military Avenue, Fremont, NE 68025-5141

February 28, 2020

RE: Request

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s) by Sam Heineman of H. Rentals of Fremont, LLC:

A request for a Conditional Use Permit for a day care facility on property located at 749 N. William 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](mailto:jennifer.dam@fremontne.gov).

A public hearing on this item will be held before the City Council on March 10<sup>th</sup>, 2020 at 7:00 p.m. in the City Council Chambers on the second floor of the Municipal Building at 400 E. Military. 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 or by fax to 402-727-2659.

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Sincerely,



Tyler Ficken,  
City Clerk

Attachment: Schematic drawing

Cc: Sam Heineman  
Fremont School Board  
County Board

2020 MAR -4 PM10:15  
RECEIVED  
Dodge Co Highway Dept



21-0017 J-RAN-000  
 1020 MAR - 4 - 11:00 AM  
 Dec 18, 2019 12:00



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

General Notes

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

COPY

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

Prepared and Addressed:  
 J. Butler Professional Engineer, LLC  
 5809 NW RADIAL HIGHWAY  
 OMAHA, NE 68104  
 402.960.8157

Project Name and Address:  
**EXISTING BUILDING SITE PLAN**  
 749 N WILLIAM STREET  
 FREMONT, NEBRASKA

Project No.: 20191218 (Drawing Number)	Date: <b>G1.0</b>
Date: DECEMBER 18, 2019	
Date:	