



Agenda Item # 21d  
Date 3/24/21

COPY

400 East Military Avenue, Fremont, NE 68025-5141

February 2, 2021

RE: Request for Amendment to the North Broad Street Redevelopment Plan

Dear Property Owner:

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

A request by Trent R. Sidders for an amendment to the Redevelopment Plan for the North Broad Street Redevelopment Area for the Project Protein Redevelopment Project generally located on the west side of N. Yager Road, approximately 880 feet south of Highway 30/275.

A public hearing on this item will be held before the Planning Commission on March 15, 2021 at 5:00 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 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 March 12th 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](http://www.fremontne.gov).

Copies of the Redevelopment Plan Amendment and Cost Benefit Analysis are available in the office of the Fremont Planning Department at 400 East Military. You may also contact Jennifer Dam, Planning Director, as indicated below.

If you would like more information, you are encouraged to contact the Planning Department at (402) 727-2636 or Jennifer Dam at 402-727-2641 or [jennifer.dam@fremontne.gov](mailto:jennifer.dam@fremontne.gov).

Sincerely,

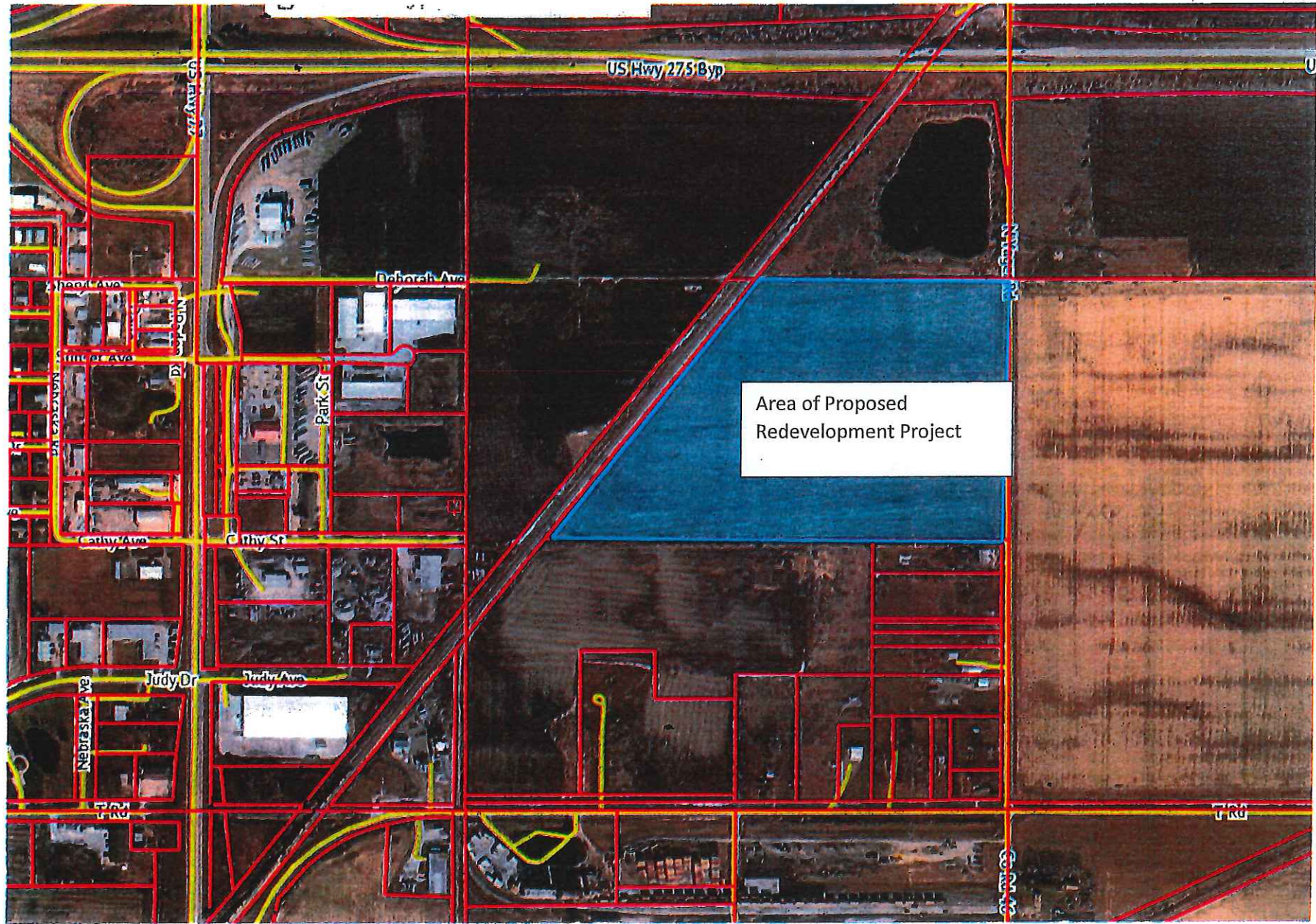
Jennifer L. Dam, AICP  
Planning Director

Attachment: Schematic drawing

Cc: Fremont School Board  
County Board  
Metropolitan Community College  
Educational Service Unit 2  
Lower Platte North NRD

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Dodge Co Highway Dept







400 East Military Avenue, Fremont, NE 68025-5141

March 4, 2021

RE: Request for change to the UDC for Floor Area Ratio in a Business Park District

Dear Property Owner:

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

A request by the City of Fremont for a change to the required Floor Area Ratio in the BP, Business Park zoning district from 0.342 to 0.41 for a single story and from 0.435 to 0.635 for a two-story and from 0.478 to n/a for a three-story building.

This proposal does not impact the uses that are permitted, limited or conditional uses in the BP, Business Park district. The previously proposed Change of Zone from BP, Business Park to LI, Light Industrial has been withdrawn..

A public hearing on this item will be held before the Planning Commission on March 15, 2021 at 5:00 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 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

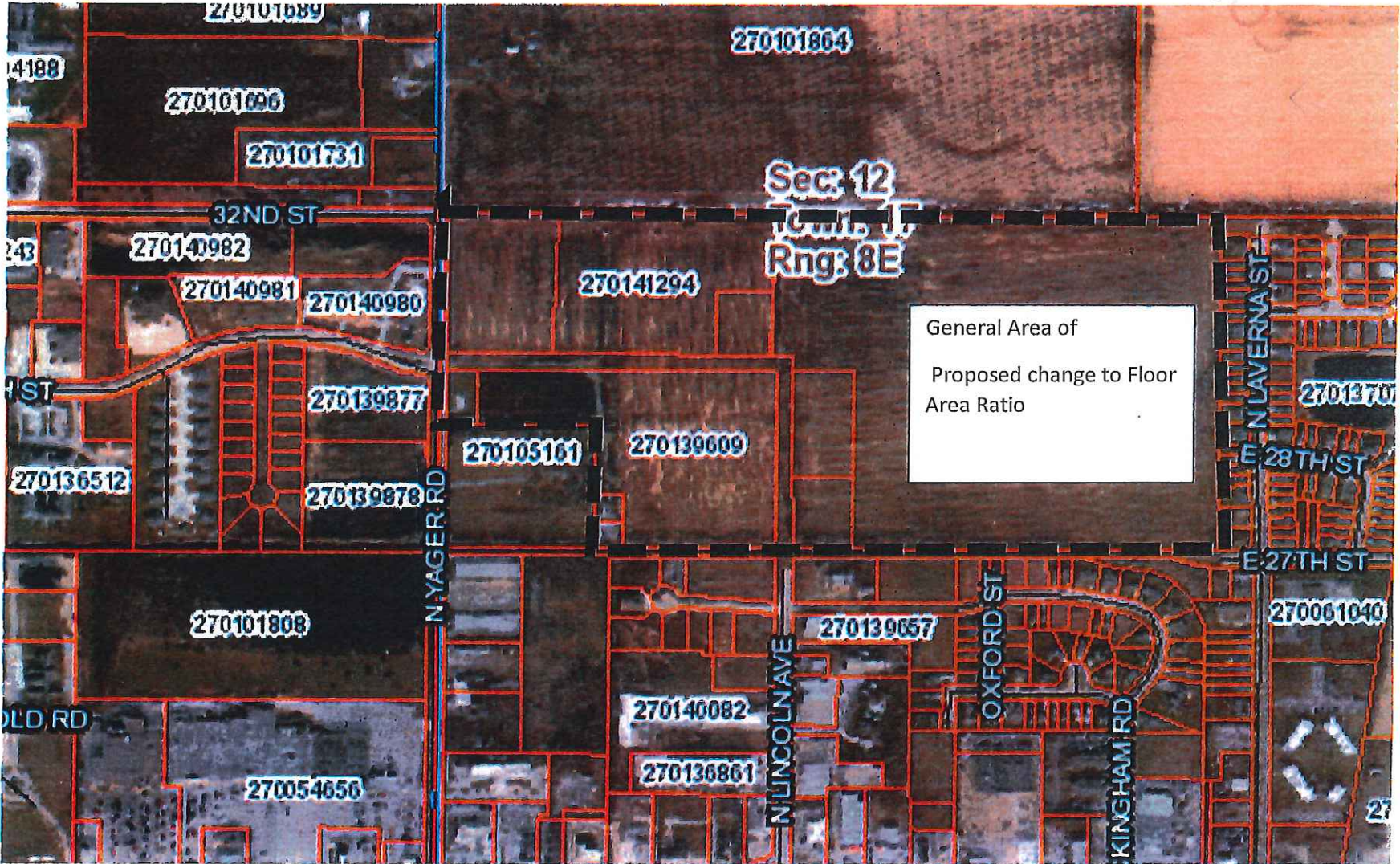
Attachment: Schematic drawing

Cc: Applicant  
Fremont School Board  
County Board

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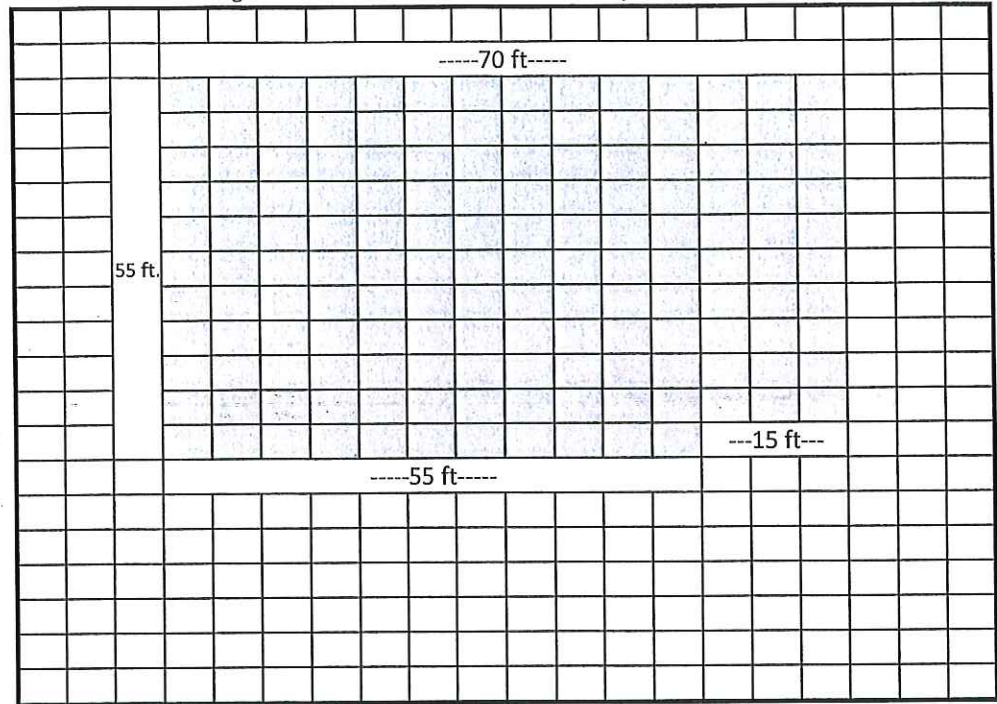
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EQUAL HOUSING OPPORTUNITY

Vicinity Map



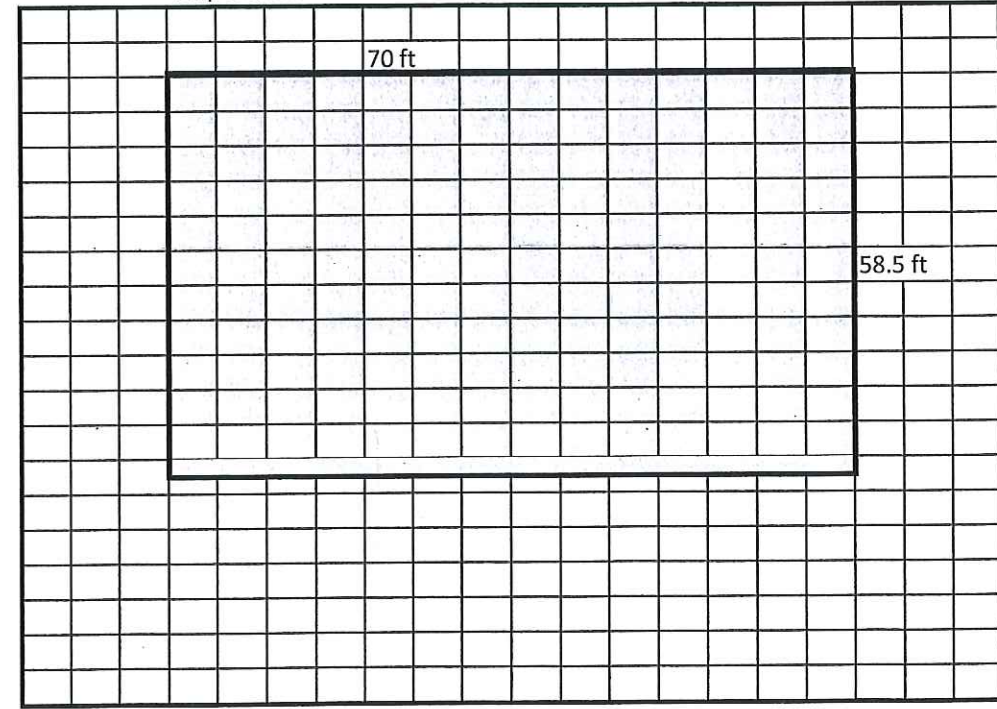
**Examples of existing and proposed Floor Area Ratios**

Existing BP Floor Area Ratio 0.342 for 1 story




100 feet  
Example 10,000 square foot lot (100x100)  
A FAR of 0.342 allows a one-story building size of 3,420 square feet

Proposed Floor Area Ratio of .41



100 feet  
Example 10,000 square foot lot (100x100)  
A FAR of 0.41 allows a one-story building size of 4,100 square feet

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100 feet

100 feet

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