



Agenda Item # 236
Date 3/23/22

400 East Military Avenue, Fremont, NE 68025-5141

March 10, 2022

RE: Request for

Dear Property Owner:

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

A request by Jenifer Bixby on behalf of Don Peterson and Associates Real Estate Company to revise and replat the Preliminary Plat of Sunridge Place Second Addition consisting of 120 lots on property generally located at the northwest corner of Jack Sutton Drive and Thornbird Drive, Fremont, Nebraska.

A request by Jenifer Bixby on behalf of Don Peterson and Associates Real Estate Company to revise and replat the Final Plat of Sunridge Place Second Addition consisting of 120 lots on property generally located at the northwest corner of Jack Sutton Drive and Thornbird Drive, Fremont, Nebraska.

A public hearing on this item will be held before the Planning Commission on March 21, 2022 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 18th 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.

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.

Sincerely,

Jennifer L. Dam, AICP
Planning Director

Attachment: Vicinity Map

COPY

2022 MAR 14 AM 7:07
RECEIVED
Dodge County Highway Dept



Vicinity Map



Proposed PRELIMINARY PLAT

for Replat 1 of SunRidge Place Second Addition

TO THE CITY OF FREMONT, NEBRASKA
PART OF WEST 1/2 OF THE NW1/4 OF SECTION 19, TOWNSHIP 17
NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

OWNER/DEVELOPER: DON PETERSON
& ASSOCIATES REAL ESTATE CO.

ZONING: AR AND UR

FLOOD ZONE: X

ENGINEER/SURVEYOR:
STEPHEN W. DODD, PE & LS

LEGEND
 - - - - - SUBDIVISION BOUNDARY
 - - - - - EXISTING EASEMENT
 - - - - - PROPOSED UTILITY & DRAINAGE EASEMENT UNLESS OTHERWISE NOTED
 () BLOCK NUMBER

LOT SUMMARY
 45 - 50' TO 55' SINGLE FAMILY LOTS
 8 - 74' SINGLE FAMILY LOTS
 59 - 82' SINGLE FAMILY LOTS
 8 - 70' TRIM FAMILY LOTS

**DRAFT
NOT FOR CONSTRUCTION
SUBMITTED 2/17/2022**

NOTES:
 1. ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
 2. ALL STREET PAVING IS 20' WIDE UNLESS OTHERWISE NOTED.
 3. ALL STREETS WILL BE CONCRETE WITH 4" CURBS.
 4. ALL STREET TURNING RADIUS ARE 20' UNLESS OTHERWISE SHOWN.
 5. UTILITY LOCATIONS AND SIZES ARE ESTIMATED AND SUBJECT TO CHANGE DURING FINAL DESIGN OF IMPROVEMENTS.
 6. FIRE HYDRANT LOCATIONS ARE APPROXIMATE.
 7. STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE DEPARTMENT OF UTILITIES.


Replat 1 of SunRidge Place Second Addition
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

PRELIMINARY PLAT
LOT AND STREET LAYOUT

SHEET 1



Small text in the bottom right corner: Stephen W. Dodd, P.E. & L.S., 602-755-0317, www.dodd-engineering.com

 COPY

400 East Military Avenue, Fremont, NE 68025-5141

March 10, 2022

RE: Request for Preliminary Plat, Change of Zone and Change to Future Land Use Map

Dear Property Owner:

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

A request by Brian Wiese for a change to the Future Land Use Map of the City of Fremont's Comprehensive Plan from Parks and Open Space to Industrial on property generally located at the northwest corner of W. Military Ave. and Business Park Drive, Dodge County, Nebraska.

A request by Brian Wiese for a Change of Zone from GC, General Commercial to LI, Light Industrial on property generally located at the northwest corner of W. Military Ave. and Business Park Drive, Dodge County, Nebraska.

A request by Brian Wiese for a Copperhead Subdivision Preliminary Plat consisting of 19 lots and a public street on property generally located at the northwest corner of W. Military Ave. and Business Park Drive, Dodge County, Nebraska.

A public hearing on this item will be held before the Planning Commission on March 21, 2022 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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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.

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Jennifer L. Dam, AICP
Planning Director

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2022 MAR 14 AM 7:08
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Dodge Co Highway Dept

Vicinity Map





COPY

400 East Military Avenue, Fremont, NE 68025-5141

March 10, 2022

RE: Request for

Dear Property Owner:

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

A request by Jamey Jaeger for a Change of Zone from R, Rural to LI, Light Industrial on property generally located at 3327 N. Yager Road and described as Tax Lot 36 located in Section 11, Township 17 North, Range 8 East, Dodge County, Nebraska.

A request by Jamey Jaeger for a Conditional Use Permit to develop a self-storage facility on property generally located at 3327 N. Yager Road and described as Tax Lot 36 located in Section 11, Township 17 North, Range 8 East, Dodge County, Nebraska.

A public hearing on these items will be held before the Planning Commission on March 21, 2022 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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