May 24, 2019

RE: Conditional Use Permit

Dear Property Owner:

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

A request by Brian Zubert on behalf of Eastowne Development, Fremont Health and Signa Properties, for a Conditional Use Permit for a Residential Cluster for a 216 unit apartment complex of age 55+ workforce housing generally described as Lots 1 & 2 Fountain Springs 2nd Subdivision, Lot 2 Fountain Springs 3rd Subdivision and Lots 1 & 2 Fountain Springs 4th Subdivision located in the SE ¼ Section 11, Township 17 Range 8 East, and more generally located at the northwest corner of 29th Street and Yager, lying south of 32nd Street, to be known as the Fountain Spring Adult Apartment Properties.

A public hearing on this application will be held before the City of Fremont City Council on the 11th day of June, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The City Council study session begins at 6:45 PM followed by the formal meeting at 7:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant: Robert Fields at 402-960-2363 or anewdevelopment@outlook.com, or the Planning Director, Jennifer Dam at 402-722-2636 or jennifer.dam@fremontne.gov.

The Planning Department staff report and recommendation will be available at the City Clerk’s office on Friday, June 7th after 4:30 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: drawings

Cc: Brian Zubert
    New Development
    Eastowne Development
    Fremont Health
    Signa Properties
    Fremont School Board
    County Board
    Lower Platte North NRD
Site Statistics: (Approximately 11.35 Acres Total or 484,406 sf)

Buildings:
- 9 buildings x 10022 sf = 90,208 sf
- 7 garages x 2254 sf = 15,778 sf
- 2 garages x 444 sf = 8880 sf
- 1 office x 720 sf = 720 sf
- 99,808 sf = 22,589 sf + 12,890 sf + 720 sf = 114,092 sf

Ment Surfaces:
- North parking lot = 83,069 sf
- South parking lot = 85,170 sf

Ponds:
- 2 ponds x 6756 sf = 13,512 sf

Sidewalks:
- 8,777 sf + 5,035 sf = 13,815 sf + 3,660 sf = 21,475 sf

Demolition:
- 1,614 sf + 1,614 sf = 3,228 sf + 1,610 sf + 94 sf = 21,403 sf

Grass, Driveways & Per-Vegetation Surface:
- 92,328 sf of property size - 131,973 sf (pol) - 142,162 sf (hard surface) = 216,254 sf (449 Peninops)

Parking Facility:
- 170 Carage Space of which 38 are MC
- 385 Surface Space of which 19 are MC

SITE - SCHEME E

NORTH
1" = 80'-0"
Fountain Springs Apartments
Fifty & Over Workforce Housing

870 East 29th Street
Fremont, Dodge County, Nebraska

April 8th, 2019 - Issued for Preliminary Pricing & Review