



400 East Military Avenue, Fremont, NE 68025-5141

February 3, 2020

RE: Request for Planned Unit Development

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 & Sons for:

Agenda Item # 25h-
Date 2-12-2020

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.

The Planning Commission will hold a public hearing on these items on February 17, 2020 at 5:00 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 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 February 14 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.

Sincerely,

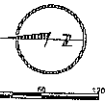
A handwritten signature in cursive script that reads "Jennifer L. Dam".

Jennifer L. Dam, AICP
Planning Director

Attachment: Schematic drawing

Cc: Michael Sharp
Fred Hoppe
Jake Hoppe
Fremont School Board
Dodge County Board





**SITE LAYOUT DEVELOPMENT PLAN
 PLANNED DEVELOPMENT RESUBMITTAL
 REZONING APPLICATION**

**BILVESTEN COMMONS
 FREMONT, DODGE COUNTY, NEBRASKA**



Know what's below.
Call before you dig.

PREPARED BY:
 CHECKED / DRAWN BY:
 MICHAEL SHARP
 DATE:
 01/28/2024
 PROJECT NUMBER:
 24070747
 ROCK AND PAGE

SHEET

ZONING
 EXISTING ZONING: R-1 - RURAL
 PROPOSED ZONING: PD - PLANNED DEVELOPMENT

OVERALL DEVELOPMENT
 TOTAL SITE AREA: 44.1 ACRES
 BUILDING AREA COVERED: 740 ACRES 21.7%
 IMPERVIOUS COVERED: 515 ACRES 28.4%
 PARKING COVERED: 15.80 ACRES 31.9%

APARTMENT BUILDINGS A - H

THE SIZE AND SHAPE OF ALL APARTMENT BUILDINGS ARE REPRESENTATIVE AND APPROXIMATE AREA FOOTPRINTS. EACH APARTMENT BUILDING AS SHOWN HAS AN TOTALING 30 UNITS (24 UNITS STANDARD) WITH A MIX OF STUDIO, 1 BEDROOM, 2 BEDROOM, AND 3 BEDROOM UNITS.

- REAR YARD HAS 15 GARAGES AND 6 UNITS
 - FLOORS 1 AND 2 HAVE 12 UNITS PER FLOOR

FRONT YARD SETBACK: 20'
 REAR YARD SETBACK: 15'
 INTERIOR SIDE YARD SETBACK: 5'
 STREET SIDE YARD SETBACK: 10'

PARKING CALCULATIONS

MULTI-FAMILY BLOCK 1 - LOT 11 (BUILDINGS A - D)
 300 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)
 240 SPACES DESIRED
 241 SPACES PROVIDED VIA PARKING LOT (INCLUDING 8 ACCESSIBLE SPACES)
 9 BICYCLE PARKING SPACES PROVIDED
 50 BICYCLE PARKING SPACES PROVIDED

MULTI-FAMILY BLOCK 2 - LOT 1 (BUILDINGS E - H)
 80 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)
 100 SPACES DESIRED
 131 SPACES PROVIDED VIA PARKING LOT (INCLUDING 4 ACCESSIBLE SPACES)
 5 BICYCLE PARKING SPACES PROVIDED
 10 BICYCLE PARKING SPACES PROVIDED

MULTI-FAMILY BLOCK 3 - LOT 1 (BUILDINGS I - M)
 80 SPACES REQUIRED (INCLUDING 4 ACCESSIBLE SPACES)
 130 SPACES DESIRED
 133 SPACES PROVIDED VIA PARKING LOT (INCLUDING 4 ACCESSIBLE SPACES)
 5 BICYCLE PARKING SPACES PROVIDED
 10 BICYCLE PARKING SPACES PROVIDED

CLUBHOUSE/OFFICE/COMMERCIAL DEVELOPMENT (30,000 SF BUILDING)
 REAR 30' DRIVE FLOOR AREA @ 100' PARKING FLOOR AREA @ 4,000 SF BUILDING
 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 = 45 (INCLUDING 2 ACCESSIBLE SPACES)
 44 SPACES PROVIDED (INCLUDING 2 ACCESSIBLE)

SINGLE FAMILY RESIDENTIAL ATTACHED - ROW HOUSES

48 TOTAL LOTS
 MINIMUM LOT WIDTH: 24'
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 10'
 INTERIOR SIDE YARD SETBACK: 5'
 STREET SIDE YARD SETBACK: 10'

SINGLE FAMILY RESIDENTIAL ATTACHED - DUPLEX/TRIPLEX

40 TOTAL LOTS
 MINIMUM LOT WIDTH: 30'
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 25'
 INTERIOR SIDE YARD SETBACK: 10'
 STREET SIDE YARD SETBACK: 10'

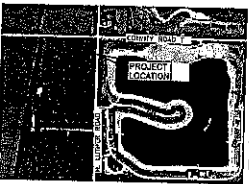
CLUBHOUSE/OFFICE/COMMERCIAL LOT

THE SIZE AND SHAPE OF THE BUILDING IS REPRESENTATIVE AND SUBJECT TO CHANGE.

FLOOR AREA RATIO (FAR): 0.17 (1-STORY)
 0.21 (2-STORY)
 MAX. BUILDING CROSS AREA: 15,000 SF (1-STORY)
 30,000 SF (2-STORY)
 MAX. BUILDING HEIGHT: 60'
 MIN. STREET FRONTAGE: 25'
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 25'
 INTERIOR SIDE YARD SETBACK: 10'
 STREET SIDE YARD SETBACK: 15'

STREET IMPROVEMENTS

STOP SIGNS AND TO BE PLACED AT ALL INTERSECTION POINTS ON N LUTHER ROAD AND COUNTY ROAD 1 AS WELL AS SIDE STREET POINTS SETBACK ON 30TH STREET AND BIG BLUESTEM ROAD.



VICINITY MAP

