CITY OF FREMONT
NEBRASKA PATHFINDERS

UNIFIED DEVELOPMENT CODE BETA COMMITTEE AGENDA REGULAR MEETING TUESDAY, MARCH 10, 2017

MEETING: 3:00 P.M. – CITY COUNCIL CHAMBERS

1. Call to Order.
2. Review and discuss [case study] beta projects.
    - Staff report
    - Committee discussion – no formal action required
3. Adjournment.

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

Staff Report

TO: UDC Beta Committee

FROM: Troy Anderson, Director of Planning

DATE: March 7, 2017

SUBJECT: [Case Study] Beta Projects

Recommendation: no formal action required.

Background: As a follow-up to February's discussion regarding beta projects, individual case study reports have been prepared and are included for the convenience of the Committee. The expectation is to select a dozen or so case studies for evaluation. We may not have time to thoroughly vet all case studies during the March 10, 2017, meeting and so it will be at the pleasure of the Committee to determine which case studies to evaluate at the March 10, 2017, meeting and which case studies to evaluate at the March 21, 2017, meeting.

Fiscal Impact: N/A

	Project Description	A	B	C	D	E
1	Development of a 60 lot residential subdivision	N/A	N/A	N/A	N/A	-
2	Introduction of a home occupation or home based business	-	-	-	-	-
3	Construction of a 120 SF detached accessory structure	-	-	N/A	N/A	-
4	Construction of a 576 SF [two-car garage] detached accessory structure	-	-	N/A	N/A	-
5	Construction of a 70 SF addition	-	-	-	-	-
6	Construction of a 2,400 SF one-family dwelling with a 576 SF [two-car] garage	-	-	N/A	N/A	-
7	Construction of a 32 unit multi-family residential [apartment complex]	-	-	N/A	N/A	-
8	Construction of a 4,250 SF [fast-food] restaurant	-	-	N/A	N/A	-
9	Construction of a 15,000 SF office building	-	-	N/A	N/A	-
10	Construction of a 45,000 SF retail store	-	-	N/A	N/A	-
11	Construction of a 70,000 SF [campus/university] academic building	-	-	N/A	N/A	-
12	Construction of a 40,000 SF self-service storage facility (2-3 ac. lot/tract)	-	-	N/A	N/A	-
13	Construction of a 25,000 SF warehouse facility	-	-	N/A	N/A	-
14	Redevelopment of an attached two-car garage to an Accessory Dwelling Unit (ADU) (i.e. accessory suite)	-	-	-	-	-
15	Redevelopment of a one-family dwelling to a retail store	-	-	-	-	-
16	Redevelopment of a retail store to an assembly [restaurant] use	-	-	-	-	-

A - Conforming Lot [and Structure]
B - Nonconforming Lot [and Conforming Structure]
C - Conforming Lot and Nonconforming Structure
D - Nonconforming Lot and Structure
E - Floodway/Floodplain

Case Study 5_C_

Description: Construction of a 70 SF addition to an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard I, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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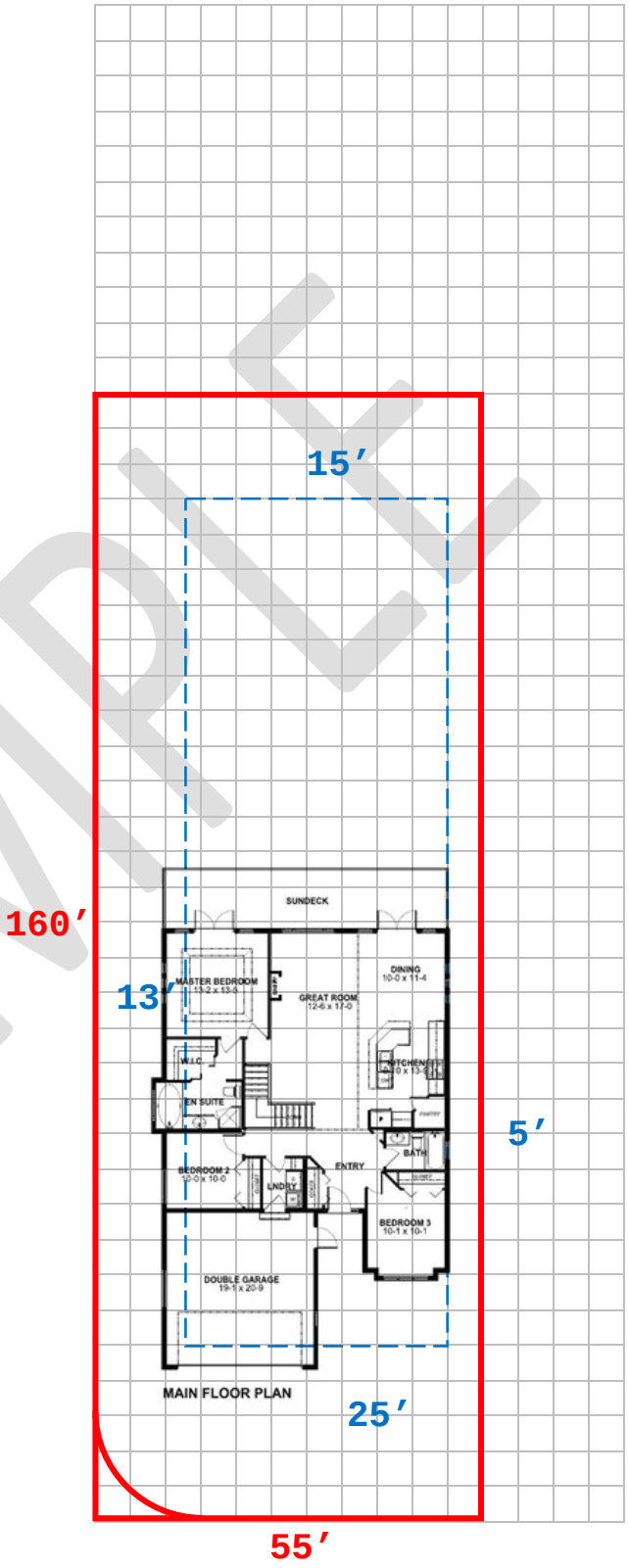

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SAMPLE

Case Study 1*

Description: Development of a 60 lot *Standard II*, *Single-Family Detached*, residential subdivision in an *Auto-Urban Residential (AR)* zoning district. The existing tract consists of nine acres and is adjacent to all necessary utilities.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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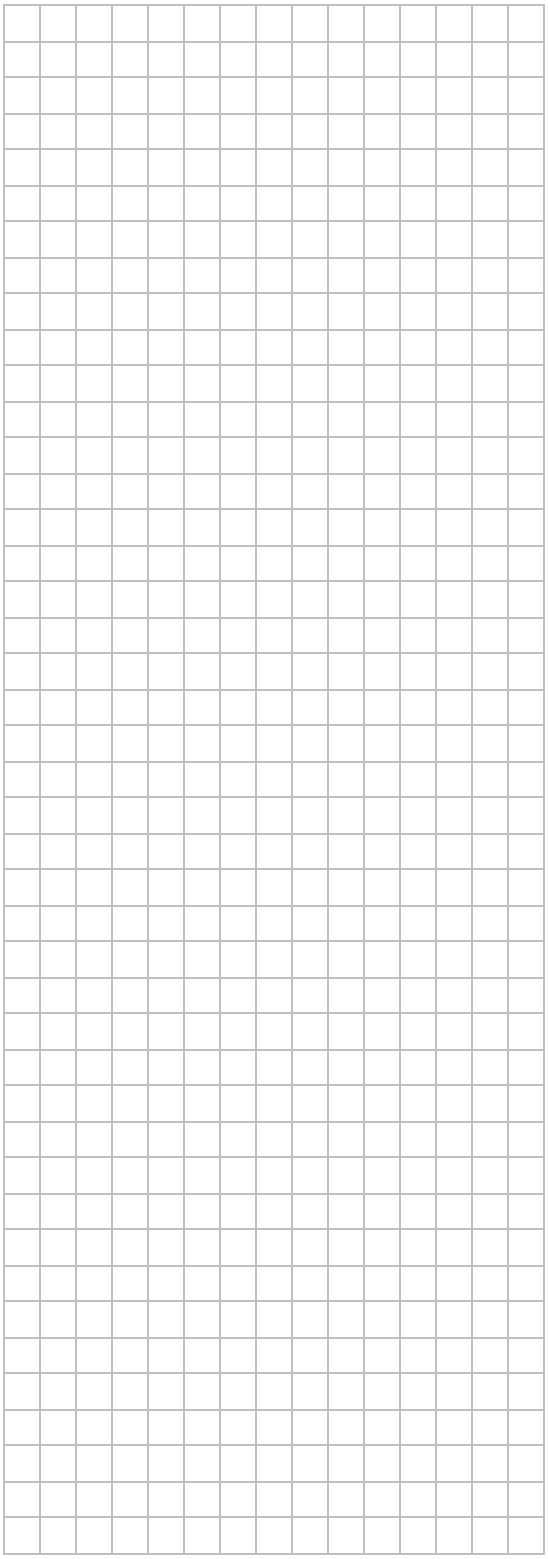
* Scenarios A, B, C, and D, are not applicable.



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Case Study 2___

Description: Introduction of a *Home Occupation* or *Home Based Business* in an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard II, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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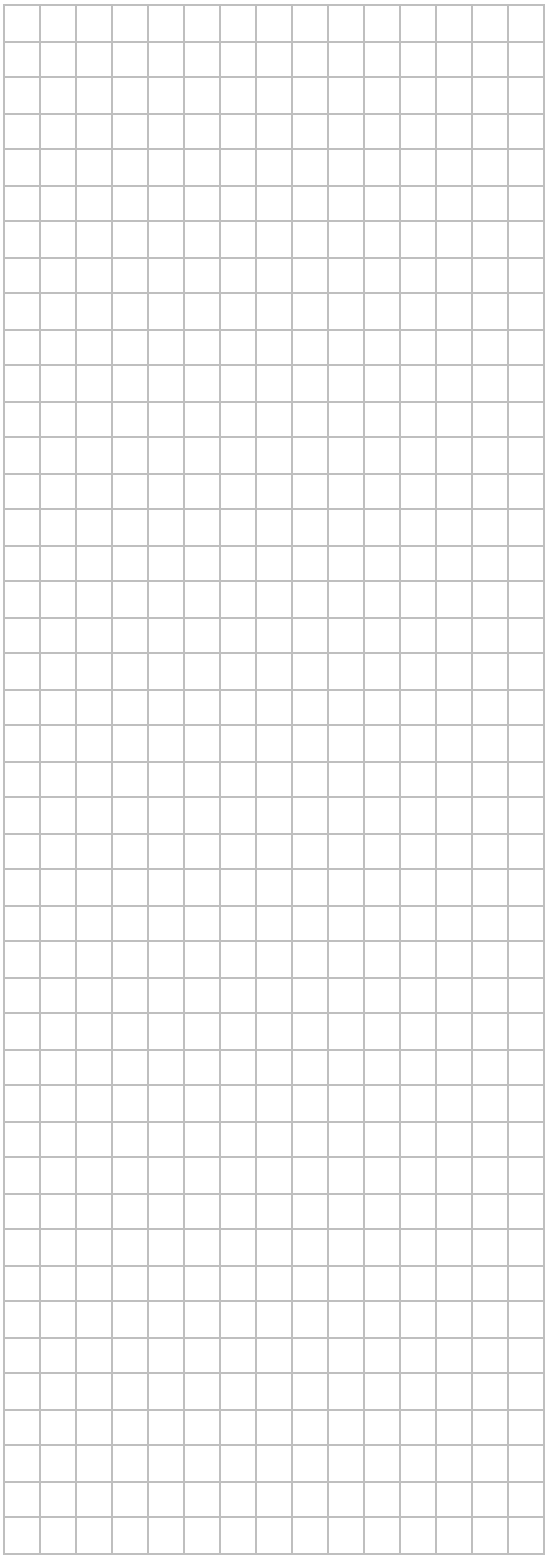

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Case Study 3___

Description: Construction of a 120 SF *detached accessory structure* on a [conforming/nonconforming] lot in a *Standard I*, *Suburban Residential (SR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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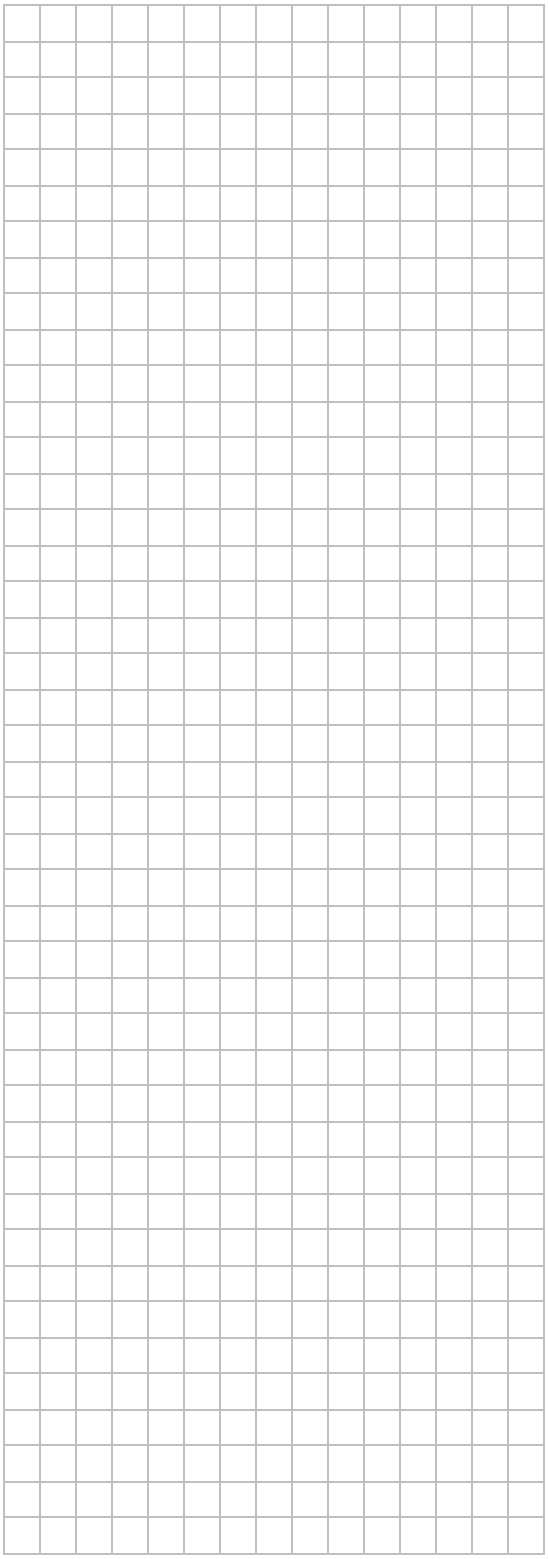

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Case Study 4___

Description: Construction of a 576 SF [two-car garage] *detached accessory structure* on a [conforming/nonconforming] lot in a *Standard I*, *Urban Residential (UR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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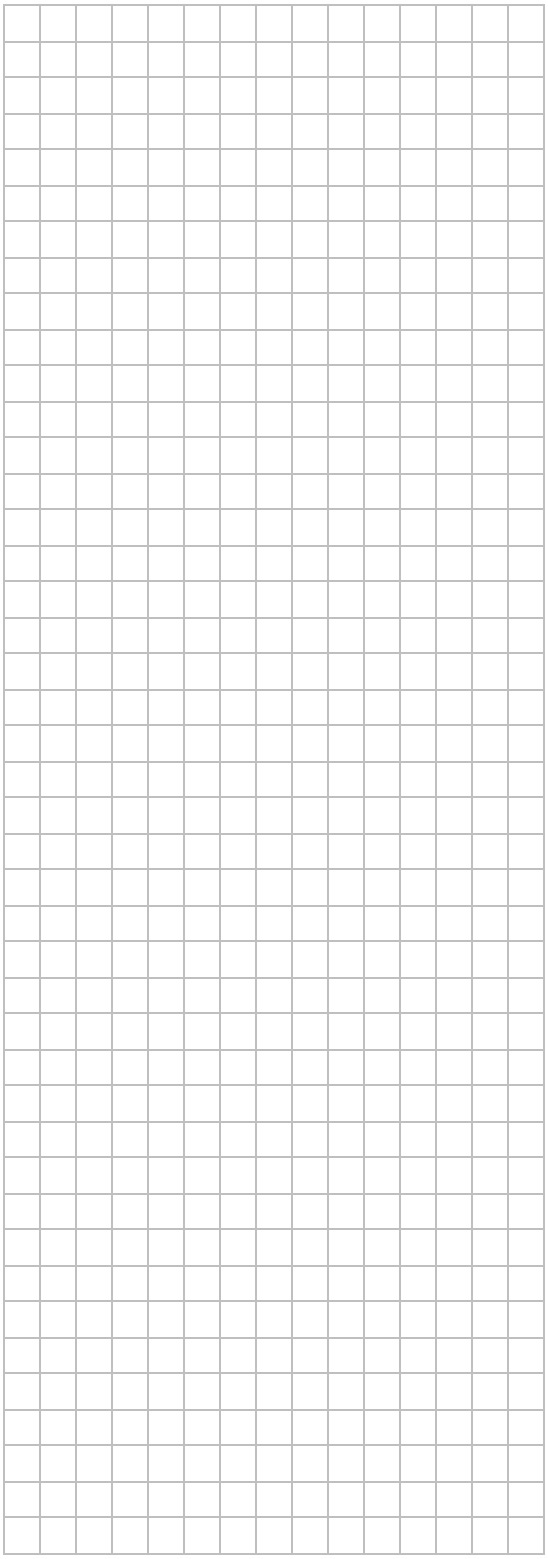

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Case Study 5___

Description: Construction of a 70 SF addition to an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard I, Auto-Urban Residential (AR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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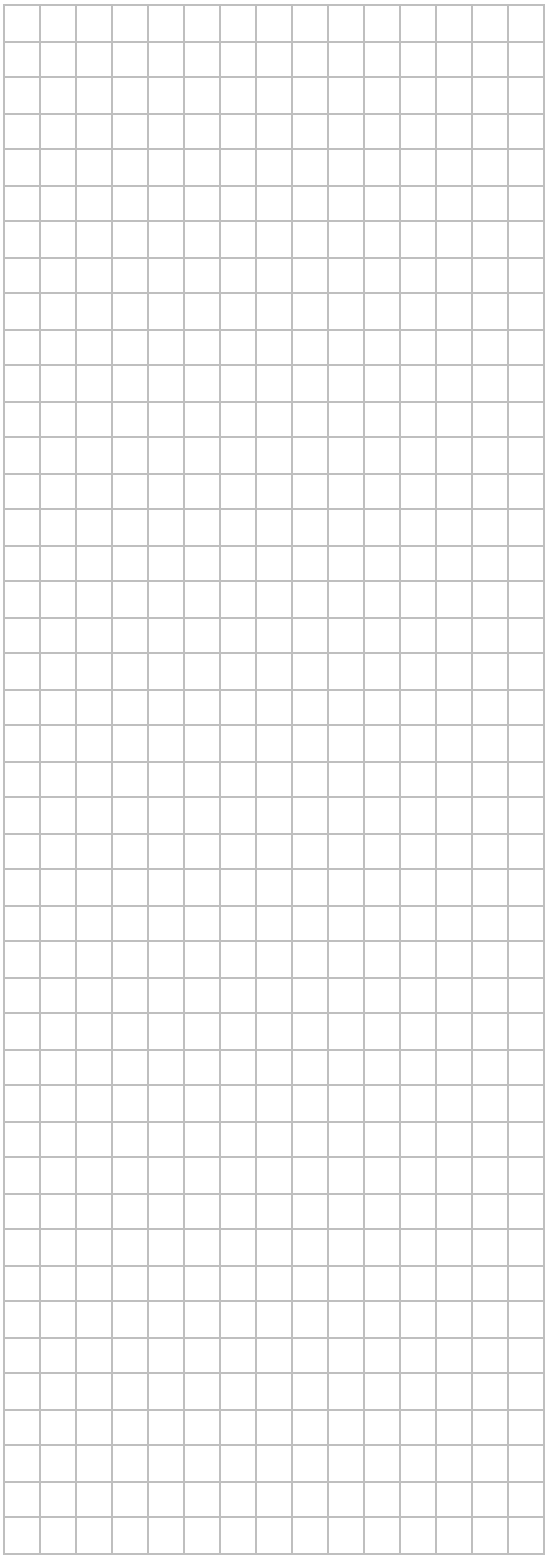

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Case Study 6___

Description: Construction of a 2,400 SF *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Standard II*, *Suburban Residential (SR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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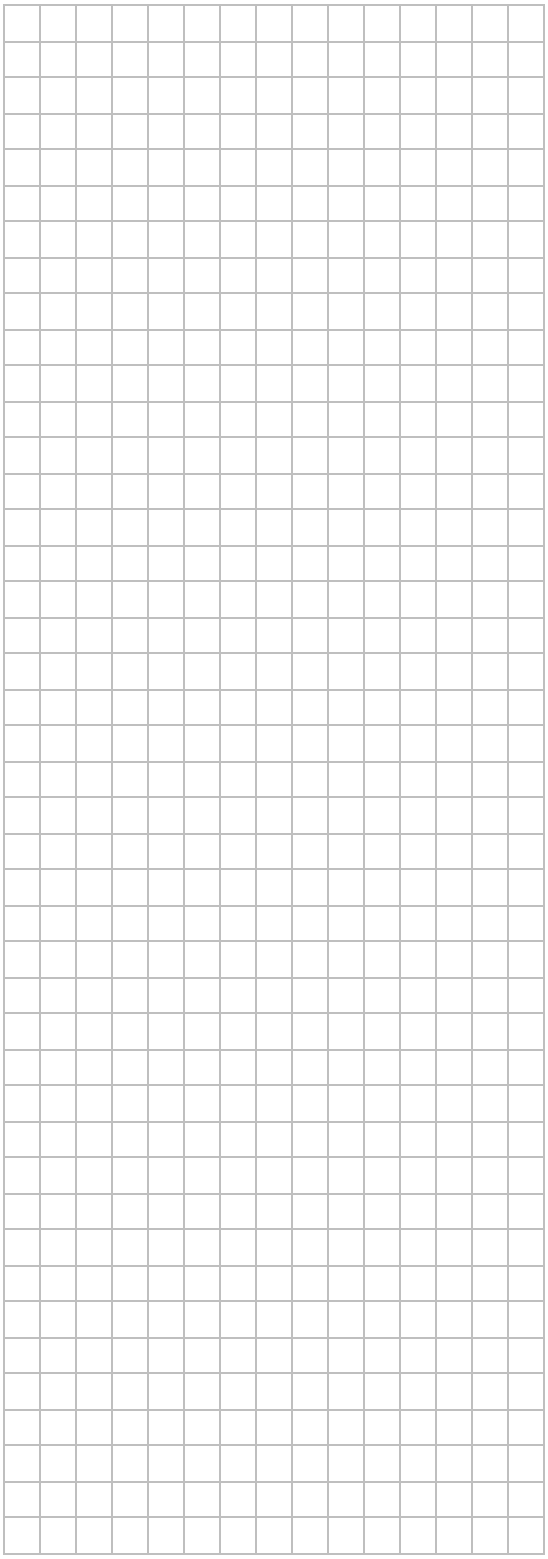

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Case Study 7___

Description: Construction of a 32 unit *Multifamily* [residential apartment complex] on a [conforming/nonconforming] lot in a *Multifamily*, *Urban Residential (UR)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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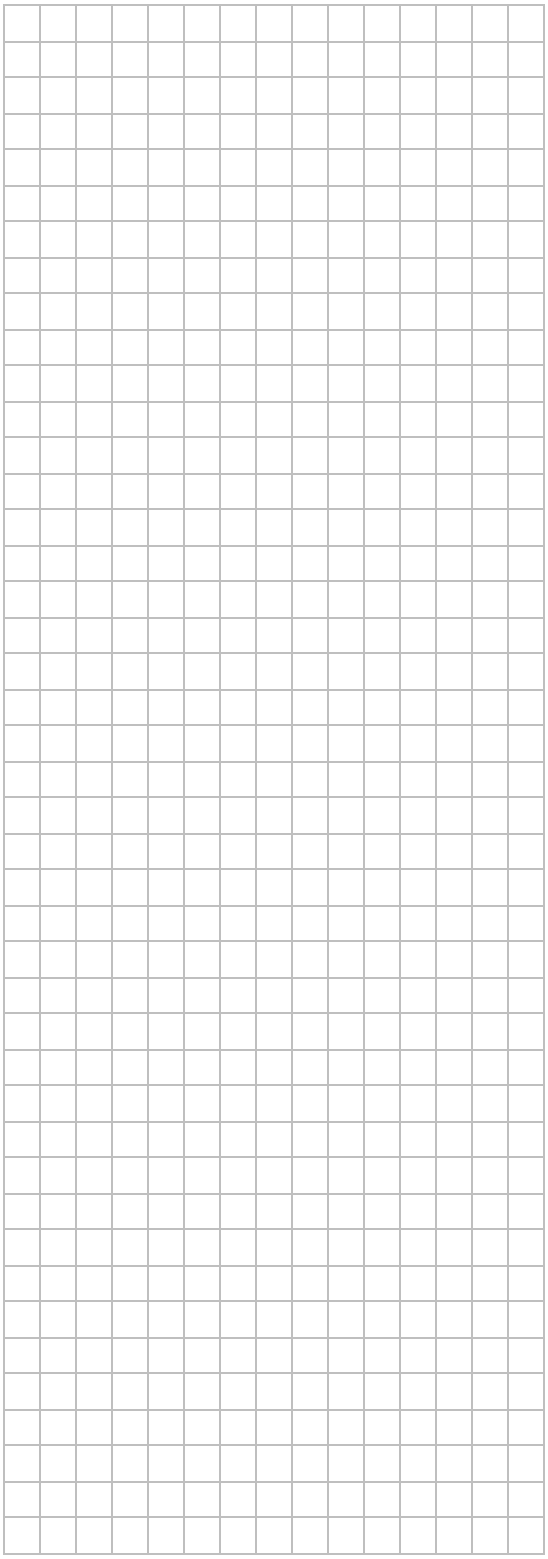

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Case Study 8___

Description: Construction of a 4,250 SF [fast-food] restaurant on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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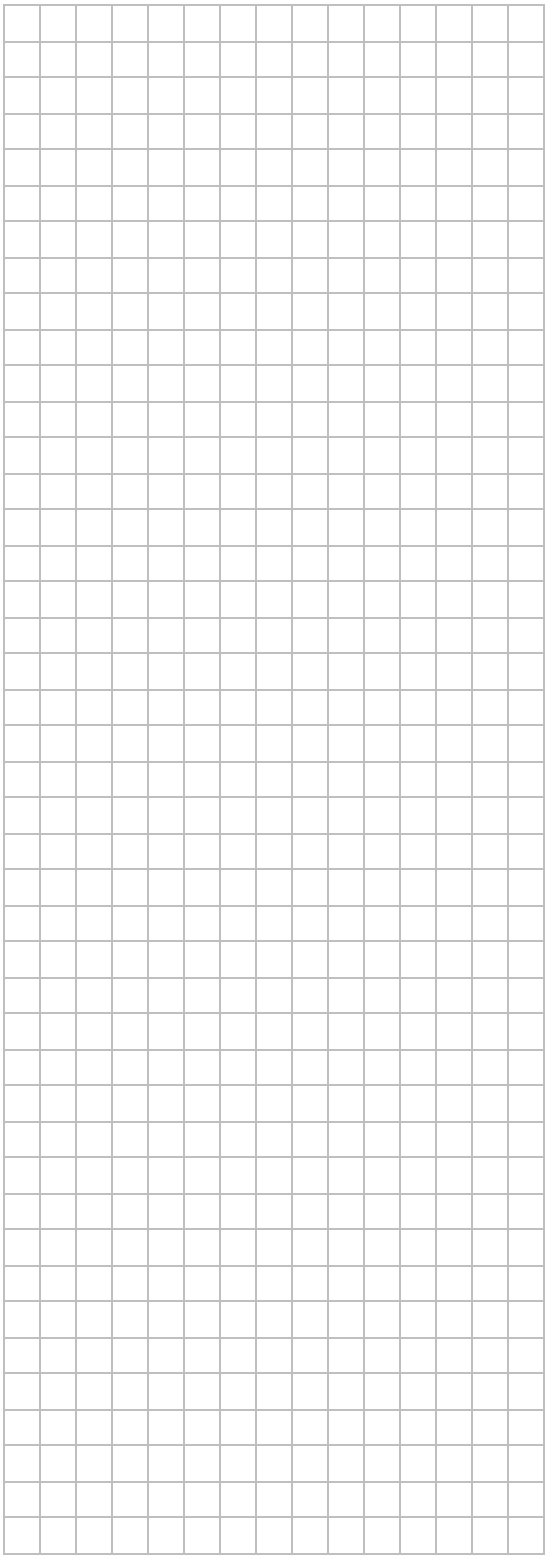

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Case Study 9___

Description: Construction of a 15,000 SF office building on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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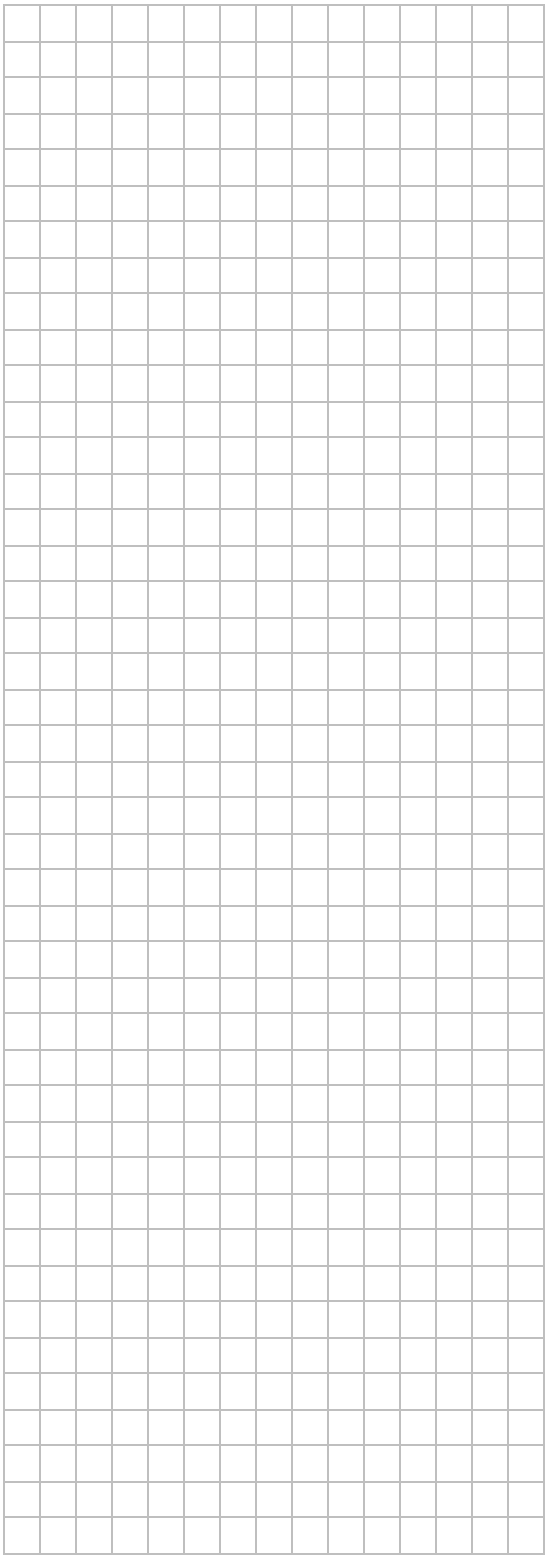

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Case Study 10___

Description: Construction of a 45,000 SF retail store on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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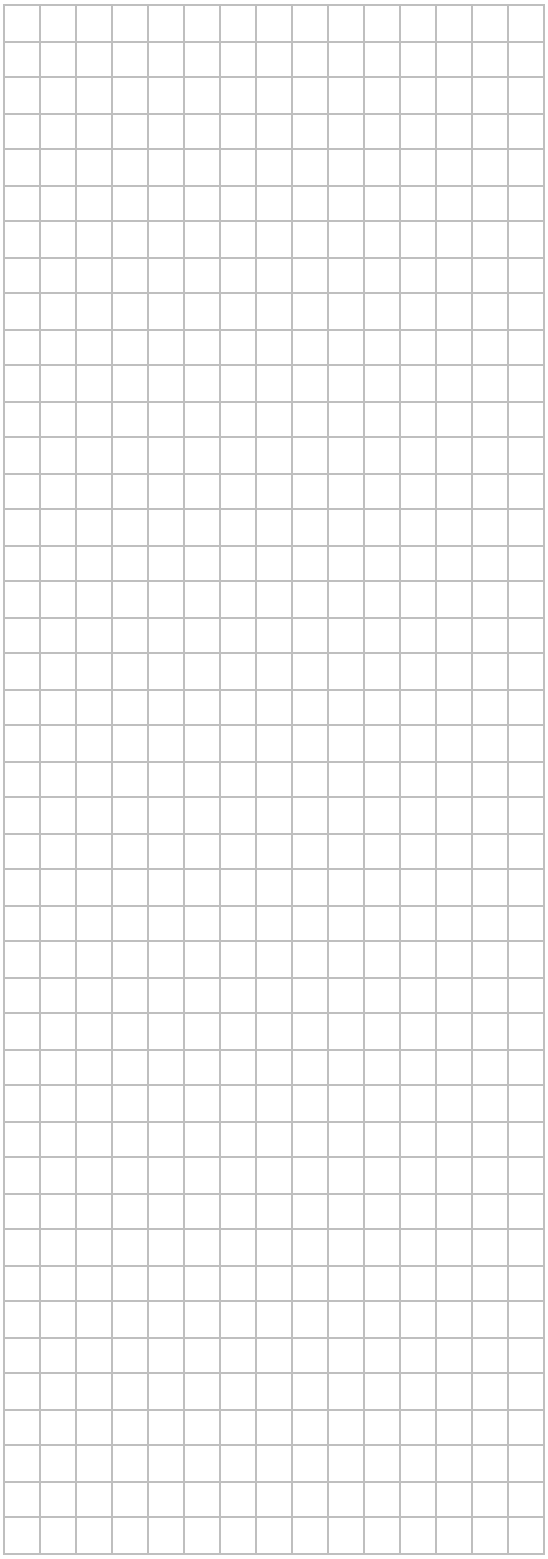

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Case Study 11___

Description: Construction of a 70,000 SF [campus/university] academic building on a [conforming/nonconforming] lot in a *Campus/University (CU)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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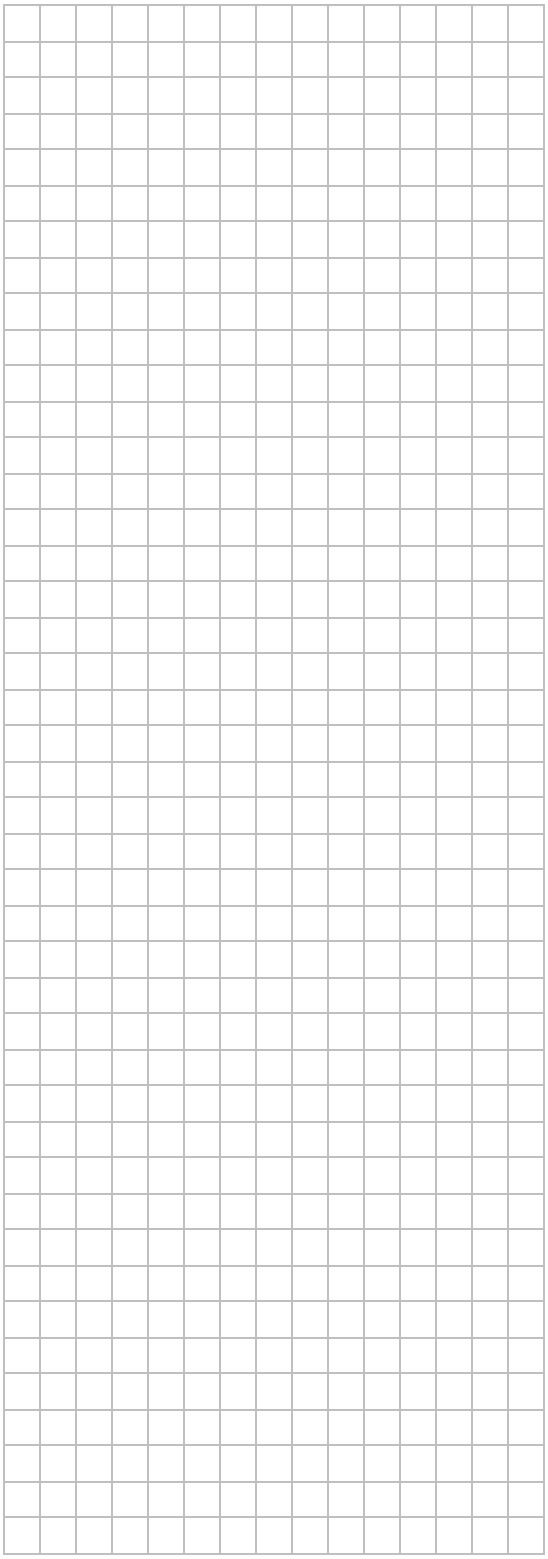

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Case Study 12___

Description: Construction of a 40,000 SF self-service storage facility on a [conforming/nonconforming] lot in a *Light Industrial (LI)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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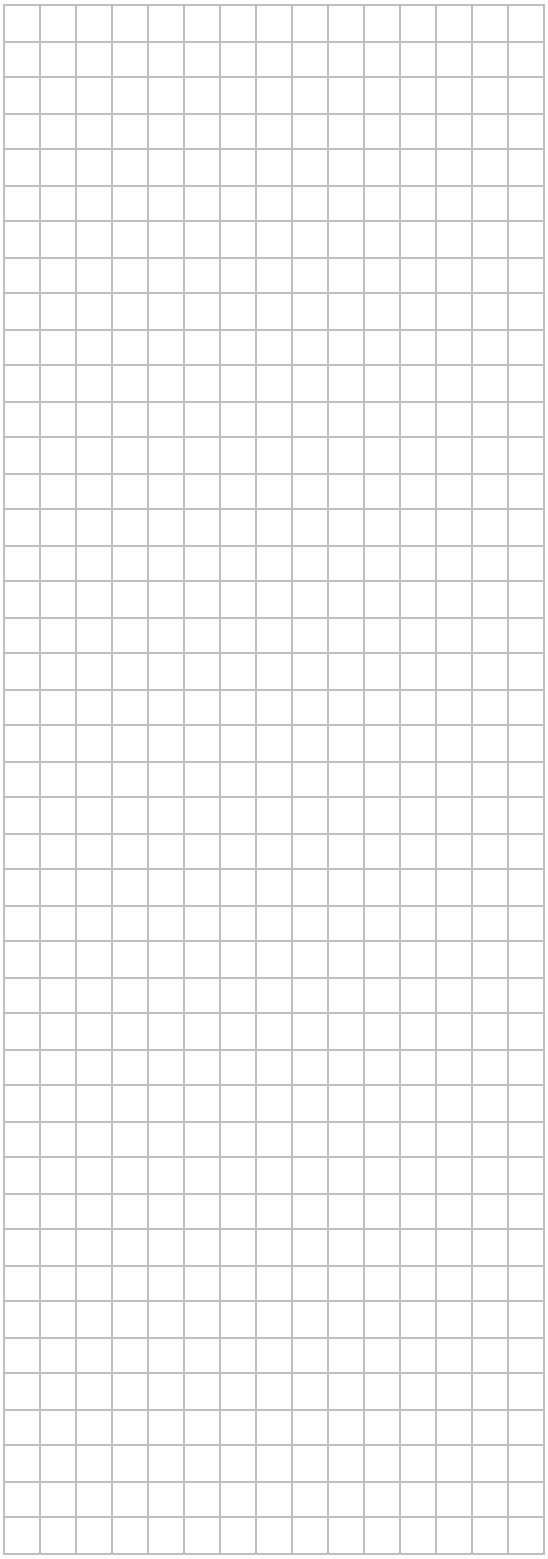

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Case Study 13___

Description: Construction of a 25,000 SF warehouse facility on a [conforming/nonconforming] lot in a *General Industrial (GI)* zoning district.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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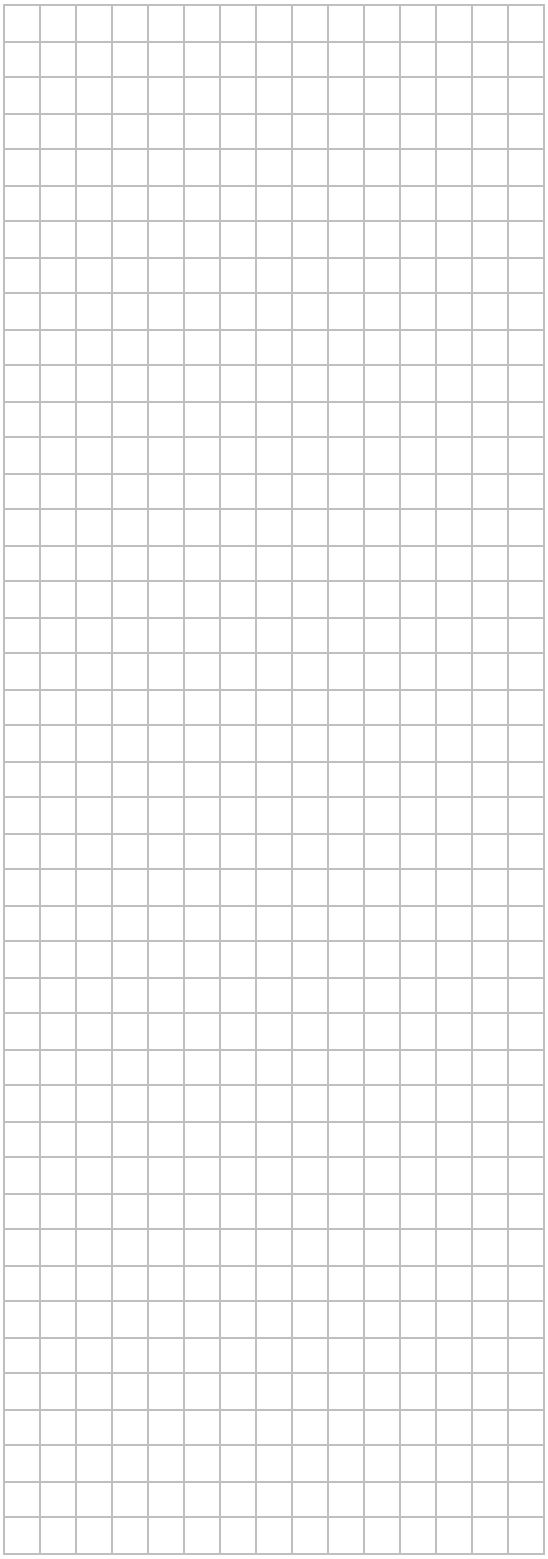

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Case Study 14___

Description: Redevelopment of an existing [conforming/nonconforming] *Single-Family Detached* dwelling (e.g. ***attached*** garage) on a [conforming/nonconforming] lot in a *Standard II, Auto-Urban Residential (AR)* zoning district to an *Accessory Dwelling Unit (ADU)* (i.e. *Accessory Suite*).

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.01)
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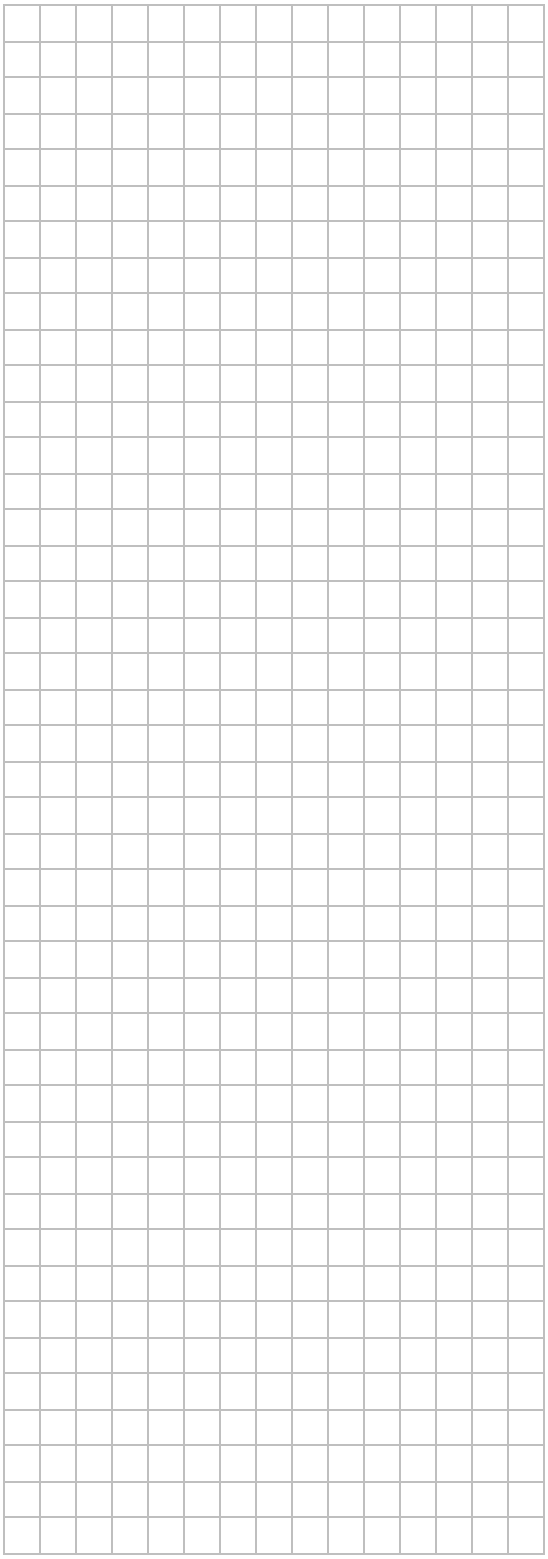

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Case Study 15___

Description: Redevelopment of an existing [conforming/nonconforming] *Single-Family Detached* dwelling on a [conforming/nonconforming] lot in a *Suburban Commercial (SC)* zoning district to a *General Merchandise Retail Sales Establishment*.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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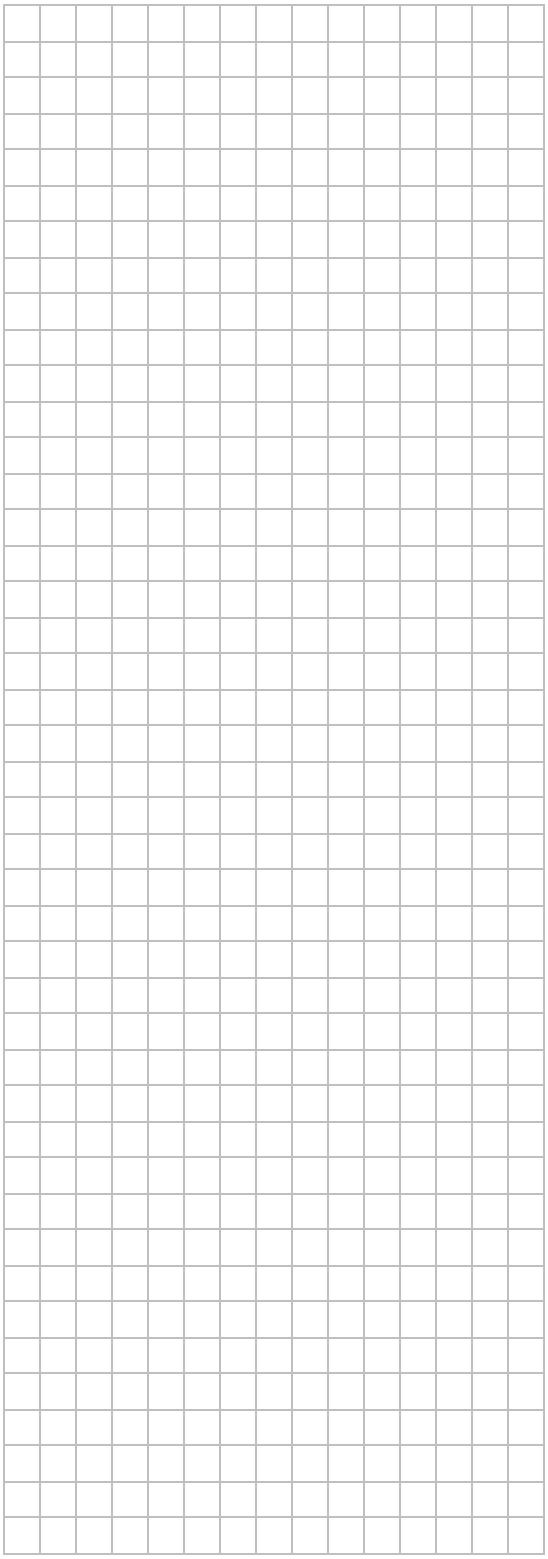

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Case Study 16___

Description: Redevelopment of an existing [conforming/nonconforming] *General Merchandise Retail Sales Establishment* on a [conforming/nonconforming] lot in a *General Commercial (GC)* zoning district to an [assembly] *Restaurant*.

Applicable Code Sections:

- § 11-303 (i.e. Table 11-303.02)
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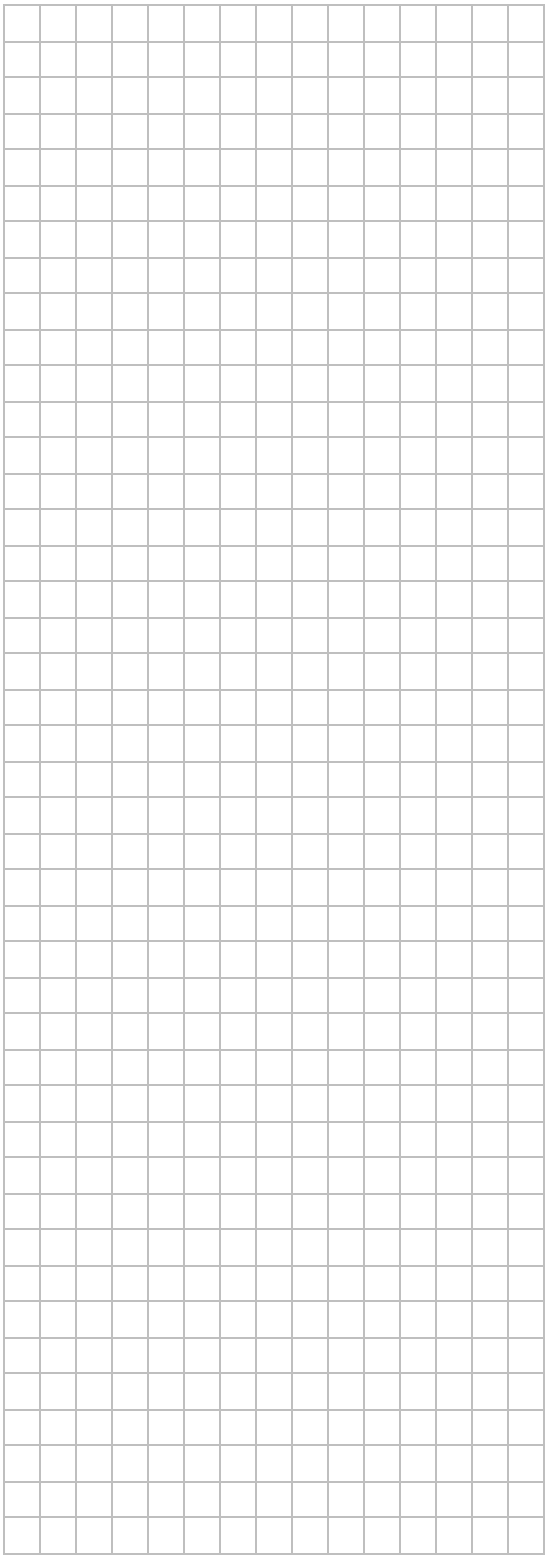

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