



## CITY OF ORONO

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May 25, 2017

Westwood Professional Services  
Attn: Tom Goodrum  
7699 Anagram Drive  
Eden Prairie, MN 55331

**VIA EMAIL**  
**tom.goodrum@westwoodps.com**

**Re: Condominium rezoning**  
**File # 17-3944**

The City has received your application for a rezoning to the RPUD zoning district, to allow for the construction of a 40 unit residential condominium unit building. Review of a rezoning to RPUD is actually one of two simultaneous steps; review of rezoning, or map change; and review of a master development plan. The RPUD allows for flexibility in land development in order to achieve several goals, including provision of lifecycle housing, preservation of desirable site characteristics, high quality of design, sensitive development in transitional areas, and development consistent with the comprehensive plan. This flexibility is offered because of the comprehensive review of a project.

The review of the rezoning will be concurrent of the review of the general concept plan, much of which has been provided, either with this application, are as part of the sketch plan. We do require you to submit information for the concept review and approval, I cannot refer to previous applications for certain materials. Approval of the rezoning will be subject to the formal approval of the master plan, which identifies the final details of the project.

**I. RPUD standards.** The city has reviewed the standards for a RPUD and offers the following comments. These comments are based on Division 11 of the Orono City Code, starting at Section 78-626, which prescribes the review process and development standards for the proposed district. The numeral in parenthesis corresponds to that paragraph of 78-626, a copy of which is provided.

(1) The property must be 5 acres to be rezoned to RPUD. The Council will need to approve flexibility as the subject parcel is currently 2.63 acres.

(6) Please confirm the floor area ratio. (Total Building Floor Area/ Total Lot Area= FAR.) If this exceeds 1.0, flexibility will be required.

(7) Requires a 50 foot setback from Shadywood and a setback equivalent to the height of the building from the side and rear property lines.

(7b) discusses height, and the height was an issue for the City Council. City Code identifies height as:

*Building height* means the vertical distance between the highest existing ground level or ten feet above the lowest ground level, whichever is lower, and the top of the cornice of a flat roof, or the deck line of a mansard roof, or the uppermost point on a round or other arch-type roof, or the median height of the highest gable of a pitched or hipped roof. Topographic

changes which elevate the adjoining ground level above the existing terrain shall not be considered in determining building height. For a pitched or hipped roof situation, regardless whether the highest living space in a building is a half-story or full story, if the highest living space contains windows (excluding skylights) the upper measuring point for defining building height shall be the median height of the top of the highest window and the highest peak of the roof.

It might be helpful to identify the actual *defined height* of the building. To do this, the building will need to be sited and the height calculated based on existing topography. A grading plan will need to be combined with the building elevations provided. Assuming the highest adjacent grade is one foot below the first floor elevation, the defined height of the building appears to be 49.8 feet tall. Flexibility would be required.

To illustrate the impact of your height proposal, perhaps a perspective drawing, or picture, superimposing the building into the street scape, both north and south bound Shadywood, and from the residential area to the east, would be helpful to the public and City officials.

(7b) expressly prohibits flat roofed buildings, flexibility will be required.

(11) requires 10% of the gross project area to be set aside as private recreational use. These can include trails, nature areas, picnic areas, etc. This area should be identified.

(14) Landscape plan must be submitted to correspond with paragraph 14.

(14 g) screening of the parking lot adjacent to Shadywood is required. I recommend continuing the pattern established by the existing Freshwater business center. Trash receptacles, if not located in the underground parking area, will need to be screened or in a building.

(15) Specifics on the building must be provided as part of the rezoning application, including Elevations, floor plans and dimensions, location of trash, recycling, and HVAC units. The HVAC units may not be visible from the road.

(17) The city engineer is reviewing the traffic information provided; future comments, if any, will be forwarded.

(18) Approval of the final development plan will need to include utility, grading, and drainage plans, detailed building elevations and floor plans, landscaping, sign, and lighting plans. A permit may not be issued until this plan is approved.

## **II. The following comments are based on a review of the project:**

- a. Section 78-1707 A4 outlines a maximum hardcover of 50%. Please provide hardcover calculations.
- b. Stormwater calculations should be provided to ensure that ponding size is adequate.
- c. Please confirm the number of units. Exhibit C: Context map suggests 49 units, the narrative and other materials suggest 40 units.
- d. Exhibits D, E, and F suggest an apartment building. It is advisable to review the application for consistency in terms.
- e. Has a wetland delineation been completed and approved? If so, documentation must be provided and

appropriately shown on the site plan.

f. Please provide a dimensioned site plan, showing parking, drives, wetland delineations, wetland setbacks (10 feet from the MCWD buffer), easements.

### **III. Platting**

The narrative describes the gross density at 12.66 units per acre, and 15.63 units net, which indicates a plan to shift the shared property line to the north and west. This alone will require a subdivision exception, and legal descriptions of both parcels, before and after the shift. However, a condominium building implies ownership of individual units, plus a share of the common areas. Please identify how you propose this subdivision. Are both actions anticipated to be covered in a plat or other method?

These comments reflect my best effort at being comprehensive. Please recognize additional comments may be generated based on new information, or further review of the project. Please feel free to contact me at 952.249.4626 or by email at [jbarnhart@ci.orono.mn.us](mailto:jbarnhart@ci.orono.mn.us) if you have any questions on the above requirements.

Sincerely,

**CITY OF ORONO**

A handwritten signature in black ink, appearing to read "Jeremy Barnhart". The signature is fluid and cursive, with the first name "Jeremy" and last name "Barnhart" clearly distinguishable.

Jeremy Barnhart, AICP  
Community Development Director