



**CITY OF ORONO**  
RESOLUTION OF THE CITY COUNCIL

NO. 6709

**A RESOLUTION GRANTING APPROVAL OF  
AMENDMENT #6 OF THE  
ORONO 2008-2030 COMMUNITY MANAGEMENT PLAN:  
2525, 2535, AND 2545 SHADYWOOD ROAD  
FILE #16-3847**

**WHEREAS**, the City of Orono (hereinafter "City") is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, in September 2010 the Orono City Council adopted the 2008-2030 Orono Community Management Plan (hereinafter "CMP" or "the Comprehensive Plan") to provide for the orderly development of the City, in compliance with the Metropolitan Land Planning Act of 1976 and Minnesota Statutes Chapters 462 and 473; and

**WHEREAS**, an important element of the 2008-2030 CMP is the Land Use Plan, which identifies areas of the City which have been guided for residential use in a wide range of densities in order to provide a variety of housing options for Orono residents; and

**WHEREAS**, the properties at 2525, 2535, and 2545 Shadywood Road (hereinafter "Property") within the City of Orono are approximately 3.67 acres in gross area, of which 1.33 acres is delineated wetland and 0.211 acres are proposed wetland buffers, leaving 2.129 acres of net buildable area; and

**WHEREAS**, the Property was incorporated into the Metropolitan Urban Service Area (MUSA) prior to the adoption of the 2008-2030 CMP, and

**WHEREAS**, the Property consists of three parcels with differing Land Use guidance: The western most lot (2525 Shadywood Rd) is guided Low-Medium Density Residential (at a density of 2-3 units per acre) and the eastern most lots (2535 and 2545 Shadywood Rd) are guided for Mixed Use (4-15 units per acre); and

**WHEREAS**, the 2008-2030 CMP guiding of the Property for higher density was a result of the City's intent to meet Metropolitan Council goals for housing diversity and affordability while allowing the shoreland areas of Orono already within the MUSA to be developed at the low densities commensurate with preservation of the water quality of Lake Minnetonka; and



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**WHEREAS**, the City has completed review of the development proposal for the Property which would result in construction of 7 single family homes on 2.129 currently developable acres for a net density for the site of 3.29 units per acre, which does not achieve the 4-15 units per acre density for which the eastern half of the property is guided; and

**WHEREAS**, the City Council has reviewed the development proposal (Shadywood Villas) and finds that it meets a number of goals for housing as established within the Housing element of the CMP, including:

- Provides opportunities for a mix of housing types, locations, and cost ranges which will meet the needs and provide adequate housing for a broader range of ages, family groups, lifestyle needs and levels of income to the greatest extent practical.
- Provides housing types and residential densities consistent with environmental and land use plans and with the availability of public services and facilities; and

**WHEREAS**, it is anticipated based on calculations by the City that development of this property at the proposed 3.28 units per acre density can be approved through a Metropolitan Council administratively-approved amendment to the CMP. The amendment should be considered as exempt from the 60-day comment period by adjacent jurisdictions because it is less than 40 acres in area, it does not change any Metropolitan Growth Forecasts, and is further from adjacent jurisdictions than the City's standard notification distance.

**WHEREAS**, on August 22, 2016, the City Council adopted resolution 6665 conditionally approving the amendment, and directing staff to forward same to the Metropolitan Council for their review,

**WHEREAS**, Metropolitan Council staff in a letter dated September 9, 2016 indicated that the proposed amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines and does not affect official forecasts. The letter indicated that the amendment does not affect the City's ability to accommodate its share of the region's affordable housing need. The letter concluded that the City may place the amendment into effect.



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**NOW, THEREFORE, BE IT RESOLVED** that the Orono City Council approves the following amendments of the 2008-2030 Community Management Plan:

a. to re-guide the subject Property for a density of 3-7 units per acre to allow for development at a density of 3.28 units per acre rather than the 4-15 units per acre density for which the Property was guided in the 2008-2030 CMP, and

b. an amendment to the Mixed Use category, supporting density ranges from 6 units to 15 units per acre, up from the 4 to 15 units per acre as currently guided.

Adopted by the City Council of Orono, Minnesota this 12<sup>th</sup> day of December, 2016.

ATTEST:

  
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Diane Tiegs, City Clerk

  
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Lili Tod McMillan, Mayor