



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9703 Paragon Street, Lot 7 and Lot 8
Application Type: Residential Building Complex – Initial/Final Approval is Requested
Legistar File ID # [61859](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Ryan McMurtrie, United Financial Group, Inc.; Kevin Burow, Knothe & Bruce Architects, LLC

Project Description: The applicant is seeking initial/final approval for a multi-phased development on two lots. Lot 7 will have two two-story buildings with 71 total apartments, underground parking and an outdoor pool. Lot 8 will include three buildings that are two to three stories with 12 total apartments.

Project History/Schedule:

- The UDC received an informational presentation on September 2, 2020.
- The Plan Commission is scheduled to review this proposal on November 23, 2020.

Approval Standards:

The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c) which states: “The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.”

Summary of Design Considerations and Recommendation

Planning staff recommends that the UDC review the [Elderberry Neighborhood Plan](#) and provide comments related to the aforementioned standard that requires the UDC to review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.

Staff refers the UDC to their comments from the 9/2/20 informational presentation:

Lot 7 Comments

- The smaller units, could those driveways be shorter? You could see the drive aisles getting closer to the buildings on the north and south and creating more greenspace between the buildings.
- Reduce some of the asphalt.
- It seems odd that the front doors face an infiltration pond when you have a street view, then backyard doesn't face another parking lot or side of a building.
- Is it possible to reconfigure the infiltration pond? Consider more organic shape rather than engineered. Can you intercept some stormwater upstream and not just designate the corner low point of all the water, maybe a swale in that parking lot island to slow the water down?

Lot 8 Comments:

- The parking lot islands between Buildings 5 and 6, I like the connector but the sidewalk cutting through the parking lot doesn't seem to be going anywhere. Not the best connection to the townhomes.
- Show how the swimming pool and lawn area will be viewed. No chain link fence, maybe tie the two together with a masonry wall. Add a 3D landscape feature and give it some sense of space. It could also be a nice entry feature, make it a prominent point of entry from Chaska for the pedestrians.