



Project Address: 9510 Spirit Street & 302 Chaska Drive
Application Type: Residential Building Complex – Informational Presentation
Legistar File ID # [70536](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

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

Project Description: The applicant is providing an Informational Presentation for the development of twelve townhouse buildings.

Approval Standards: The UDC will be an **advisory body** on this request. [Section 33.24\(4\)\(c\)](#), MGO states that: “*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 Plan Commission.*”

Adopted Plans: The project site is located within the Elderberry Neighborhood Development Plan (the “Plan”) planning area. The Plan recommends Housing Mix 2 (8-20 du/ac) land uses for the project site, which includes a variety of housing types compatible with single-family homes including duplexes, four-units, townhouses and small-scale apartment buildings. The Plan also notes that building lots generally provide front, side and rear yards, and building heights are anticipated to be up to three stories in height.

Summary of Design Considerations

Staff recommends that the UDC provides feedback on the development proposal regarding the aforementioned standards related to the items noted below. As part of this review, staff recommends UDC provide feedback on following items:

- **Building Setbacks.** As indicated on the site plan, the buildings have relatively large setbacks from the street. As previously discussed with the applicant, staff believes that consideration should be given to reducing the street-side setbacks, as well as stepping building footprints along curvilinear street frontages. Staff believes that such modifications could result in making the units more accessible from the street, as well as creating the potential for additional rear yard, and in some cases side yard spaces.
- **Open Space.** Given that each unit will have access to a two-car garage, staff, as noted in previous discussions with the applicant, believes that consideration should be given to eliminating the centrally located “future parking” areas from the site plan. In conjunction with reducing setbacks, eliminating these parking areas would create a larger, contiguous, centrally located, interior green space for residents.
- **Building Mass.** As proposed, the building elevations reflect a raised three-story elevation. While a three-story elevation is consistent with the adopted plans, zoning standards, and the surrounding context, which reflects a mix of residential building heights comprised of two and three-story buildings, design consideration should be given to minimizing the roof-pitch or utilizing an alternate roof form/configuration that would reduce the overall building height and mass.

In addition, consideration should be given to the site grading and the use of retaining walls.

- **Materials and Composition.** The materials palette is relatively simple, comprised of two types of masonry and composite siding, however consideration should be given to simplifying the architectural detailing reflected in the elevation drawings, including the horizontal masonry banding, sills and lintels, multiple roof types and materials, faux knee braces, etc.