



Project Address: 9453 Spirit Street (aka 305 Bear Claw Way)
Application Type: Informational Presentation for a Residential Building Complex
UDC will be an Advisory Body
Legistar File ID #: [81073](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

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

Project Description: The applicant is proposing a Residential Building Complex consisting of four structures on one lot, including three, three-story, four-unit townhome buildings, one three-story, three-unit townhome building, all with attached garages.

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.

- **Building Design, Materials and Composition.** As noted above, the proposed Residential Building Complex is comprised of four buildings. The material palettes are relatively simple, comprised of masonry and composite siding. As designed, the proposed buildings appear to be consistent with the recently approved townhome and four-unit developments along Spirit and Chaska Streets (Legistar File IDs [70536](#) and [72249](#)), as well as the existing surrounding context. Staff requests the UDC provide feedback on the overall building design and composition.
- **Site Planning Considerations.** Staff requests the UDC provide feedback on the following site planning considerations.
 - **Building Setbacks.** As indicated on the site plan, the buildings have relatively large setbacks from the street. Pursuant to [MGO Section 28.151](#), supplemental regulations for residential building complexes, setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided. Consideration should be given to reducing setbacks, especially along Bear Claw Way, which could result in a larger, more usable open space for the development, as well as a more building forward site design.

- Open Space. As noted on the site plan there is a large “Lawn” area to the south of Buildings 3 and 4. Consideration should be given to the programming and landscape in this area, including the potential for providing amenities that would encourage passive and active recreation opportunities, and utilizing a landscape design and plant palette that not only provides a buffer and softens the adjacent parking/access drive areas, but that also provides year-round color and texture.