



**Council Work Session**  
**Monday, May 10, 2021**  
**5:00 P.M.**  
**Orono Council Chambers,**  
**2780 Kelley Parkway, Orono, MN 55356**

---

## **WORK SESSION AGENDA**

The Orono Council Work Session is open to the public

---

1. Potential Land Use Classification



**Council Work Session**  
**Monday, May 10, 2021**  
**5:00 P.M.**  
**Orono Council Chambers,**  
**2780 Kelley Parkway, Orono, MN 55356**

Past Meeting Agendas

April 26, 2021

- 2022 Street Maintenance Project
- Council Delegation of Administrative Responsibility Changes

April 12, 2021

- 2022 Streets Discussion
- Density Discussion
- Housing Improvement Area Discussion
- Navarre Parking Lot

March 8, 2021

- Police Chief Update – Use of Force Statute Discussion
- Fire Update – Discussion

**Annual Discussions Timeframe:**

- Budget: Part of June, All of July, August and October.
- City Administrator & Police Chief Update (3 times per year for 15 minutes)

# CITY OF ORONO MEMORANDUM



**DATE:** May 10, 2021  
**TO:** Mayor Walsh, City Council  
**FROM:** Jeremy Barnhart, AICP, Community Development Director  
**RE:** Density Tiers

In April, the City Council provided additional guidance with respect to desired changes to the Comprehensive Plan, introducing additional land use categories that provide densities between existing densities.

One option is to introduce two new land use categories, one with density 15-20, and the other 8-9.99. Without expanding the MUSA, or increasing density elsewhere, we maintain adequate levels of density, growth opportunity, and affordable housing:

Comp Plan Change Dashboard	Current (up to Amend #5)		With adjustments as noted
----------------------------	--------------------------	--	---------------------------

Density (Units/ acres)	3.70		3.03
------------------------	------	--	------

Growth	2021-2030	2031-2040		2021-2030	2031-2040
Provided	590	272		269	437
Required (Table 3B-6, as amended)	225	340		225	340
Difference	365	-68		43.61	96.93

Affordable Housing (acres guided for 8 units or more)	63.39		63.39
Total units	759		602.07
Required # units	154		154
Difference	605		448.07

The attached table shows the impacted properties, including Dumas, Eisinger Flats, and 2060 Wayzata (the apartment proposal reviewed last month), and many potential redevelopment parcels in Navarre.

If supported staff recommends the Council direct staff to initiate a formal amendment, to be reviewed by the Planning Commission, Council, and ultimately, the Met Council.

**IMPACT OF ADDITIONAL LAND USE CATEGORIES**

Predicted Growth in Sewered Areas, Net Density Table 3B-4								
A	B	C	D	E	F	G	H	I
Name	Land Use Category	Net Residential Acres (NRA)	Lowest Guided Density	Predicted # of units (C x D)	2021-2030 Growth (Households)	2031-2040 Growth (Households)	MUSA Part	TAZ Zone
1	Area A							
2	Dumas	Urban Medium High/ Mixed Use Residential (10-20 u/a)	25.1	8	200.8	200.8	32	921
3	Eisinger Flats	Urban High (20-25 u/a)	10	15	150	150	50	921
4	Area A Total		35.1		350.8	150	200.8	
5	Area B							
6	"St. Thomas Prop"	Urban Medium High (10-20 u/a)	3.69	10	36.9	36.9	0	922
7	2060 Wayzata	Urban High (20-25 u/a)	2.51	15	37.65	37.65	10	923
8	Area B Total		6.2		74.55	74.55	0	
9	Area C, North Fire Station Area							
10	Hwy 12 frontage	Urban Medium	1.71	3	5.13		5.13	34
11	Garden Prop.	Urban Medium	3.41	3	10.23		10.23	34
12	Glendale Drive	Urban Medium	3.82	3	11.46		11.46	34
13	Area C Total		8.94		26.82	0	26.82	
14	Area D (Sewer extension into large lot areas/ Lake protection) Urban Low Density							
15	690 Brown Rd	Urban Low (0.5-2 Units /Acre)	18	0.5	9		9	40
16	740 Brown Rd	Urban Low (0.5-2 Units /Acre)	3.18	0.5	1.59		1.59	40
17	3400 Fox	Urban Low (0.5-2 Units /Acre)	5.26	0.5	2		2	31
18	3295 Fox	Urban Low (0.5-2 Units /Acre)	4.23	0.5	2		2	31
19	3345 Fox	Urban Low (0.5-2 Units /Acre)	4.69	0.5	2		2	31
20	3350 Fox	Urban Low (0.5-2 Units /Acre)	7.12	0.5	3		3	31
21	3320 Fox	Urban Low (0.5-2 Units /Acre)	3.06	0.5	1		1	31
22	3300 Fox	Urban Low (0.5-2 Units /Acre)	4.55	0.5	2		2	31
23	3280 Fox	Urban Low (0.5-2 Units /Acre)	4.95	0.5	2		2	31
24	3250 Fox	Urban Low (0.5-2 Units /Acre)	5.31	0.5	2		2	31
25	3200 Fox	Urban Low (0.5-2 Units /Acre)	4.12	0.5	2		2	31
26	3175 Fox	Urban Low (0.5-2 Units /Acre)	7.49	0.5	3		3	31
27	3125 Fox	Urban Low (0.5-2 Units /Acre)	7.44	0.5	3		3	31
28	825 Old Crystal Bay Rd	Urban Low (0.5-2 Units /Acre)	17.61	0.5	8		8	31
29	1700 Shoreline	Urban Low (0.5-2 Units /Acre)	20.14	0.5	10		10	37
30	1100 Millston Rd	Urban Low (0.5-2 Units /Acre)	12.7	0.5	6		6	37
31	1003 Wildhurst	Urban Low (0.5-2 Units /Acre)	10	0.5	4		4	1
32	135 Orono Orchard Rd	Urban Low (0.5-2 Units /Acre)	13	0.5	6	6		53
33	365 Old Crystal Bay Rd	Urban Low (0.5-2 Units/ Acre)	5.85	0.5	2		2	54
34	Area D Total		158.7		70.59	6	64.59	
35	Area E Navarre Area							
36	3880 Shoreline (Hennepin County)	Urban Medium High/ Mixed Use Residential (10-20 u/a)	9.37	8	74.96		74.96	1
37	3890 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.68	8	5.44		5.44	1
38	3860 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.64	8	5.12		5.12	1
39	3850 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.78	8	6.24		6.24	1
40	3800 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.7	8	5.6		5.6	1
41	3596 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.62	8	4.96		4.96	1
42	2389 Blaine	Urban Medium High/ Mixed Use Residential (10-20 u/a)	1.11	8	8.88		8.88	1
43	3574 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.47	8	3.76		3.76	1
44	3572 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.31	8	2.48		2.48	1
45	3542 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.46	8	3.68		3.68	1
46	3502 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.31	8	2.48		2.48	1
47	3496 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.31	8	2.48		2.48	1
48	3480 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.15	8	1.2		1.2	1
49	3472 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.15	8	1.2		1.2	1
50	3468 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.15	8	1.2		1.2	1
51	3465 Lyric	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.62	8	4.96		4.96	1
52	3440 Shoreline	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.15	8	1.2		1.2	1
53	Forfiet Land	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.15	8	1.2		1.2	1
54	Forfiet Land	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.1	8	0.8		0.8	1
55	Parking Lot	Urban Medium High/ Mixed Use Residential (10-20 u/a)	0.86	8	6.88		6.88	1
56	2520 Shadywood	Urban Medium Density (3-10 u/a)	2.02	3	6.06	6.06		1
57	3770 Shoreline (Firestation)	Urban Medium High/ Mixed Use Residential (10-20 u/a)	4	8	32	32		1
58	Area E Total		24.11		182.78	38.06	144.72	
59	<b>Planned Totals</b>		<b>233.1</b>		<b>706</b>	<b>269</b>	<b>437</b>	

From 10 to 8  
from 20 to 15

from 20 to 15

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8

From 10 to 8