

**City of Oakdale  
ORDINANCE NO. 929**

**PERTAINING TO THE HELMO STATION PLANNED UNIT DEVELOPMENT TO ALLOW  
MULTIFAMILY HIGH DENSITY BUILDINGS ALONG THE 4<sup>TH</sup> STREET NORTH FRONTRAGE  
TO BE UP TO FOUR RESIDENTIAL STORIES IN HEIGHT, NOT TO EXCEED 52 FEET IN  
HEIGHT, SUBJECT TO CONDITIONS**

The City Council of the City of Oakdale ordains:

**Section 1.** The Helmo Station Planned Unit Development (Ordinance No. 839) is amended to allow multifamily high density buildings along the 4<sup>th</sup> Street North frontage to be up to four residential stories in height, not to exceed 52 feet in height, subject to the developer satisfying the following conditions:

1. The high density multifamily building shall be set back a minimum of 40 feet from the northern property line.
2. A viewshed analysis shall be submitted with the Site Plan application to understand the visual appearance of the proposed four-story building from the existing residential neighborhood to the north.
3. The four-story building shall incorporate varying rooflines and articulations.
4. The developer shall install additional landscaping between the northern edge of the high density multifamily building and the 4<sup>th</sup> Street North frontage for additional screening. The additional landscape screening shall be reviewed at time of Site Plan application.
5. The developer must update the Helmo Station traffic study to the satisfaction of the City Engineer.
6. Satisfaction of park dedication requirements in accordance with the City's adopted Fee Schedule.

**Section 2.** This Ordinance shall take effect and be in full force from and after its adoption and publication, as provided by law.

Voting For: Mayor Kevin Zabel; Council Members Noah Her, Jake Ingebrigtsen, Andy Morcomb, and Susan Willenbring;

Voting Against: None.

Adopted this 27<sup>th</sup> day of August, 2024 by the Oakdale City Council.

  
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Kevin Zabel, Mayor

Attest:

  
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Sara Ludwig, City Clerk

Posted: August 22, 2024

Published: August 30, 2024