

**CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

ORDINANCE NO. xx

AN ORDINANCE AMENDING CHAPTER 20 OF THE
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,
BY REZONING CERTAIN PROPERTY

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Chapter 20 of the Chanhassen City Code, the City's zoning ordinance, is amended by rezoning the following described property ("Subject Property") to PUD, Planned Unit Development:

Lot 11, Block 1, Chanhassen Lakes Business Park, Carver County, MN

Section 2. Paisley Park Planned Unit Development

a. Intent

The purpose of this rezoning is to create a PUD zoning district for Paisley Park. The uses, development standards and regulations of the IOP, Industrial Office Park District shall apply subject to the following modifications:

b. Permitted Uses. Only the following uses are permitted:

1. Museum.
2. Recording studio.
3. Retail sales of products stored or manufactured on the site provided no more than twenty percent (20%) of the floor space is used for retail sales. These sales may include food, beverages and memorabilia.
4. **Twelve (12) indoor concerts per calendar year. A concert-specific seating plan and temporary event permit must be filed with the City at least ten (10) days in advance of each concert. Alcohol may only be served in conjunction with a Temporary Event Permit.**
5. Private events. An event-specific seating plan must be filed with the City at least ten (10) days in advance of each event.
6. Office.
7. Multiple buildings on a lot.

c. Conditional Uses. The following conditional use is permitted:

1. Hotel.

d. Prohibited Uses. The following uses are prohibited:

1. All conditional and permitted uses not listed as permitted or conditional uses.
2. Outdoor events.
3. Liquor sales and consumption.

e. Materials and Design

Fence:

Fences shall comply with City Code requirements including the Buffer Yard requirements, except that fences may be opaque to provide security screening.

f. Development Plans and Regulations.

The PUD must be maintained in accordance with the following development plans which are on file with the City and which are incorporated herein by reference:

1. Site Plan – SRF Consulting Group, Inc. Parking Study dated September 15, 2016, Figure 5, Option 1, with a north access right-in for buses only and right-out only for buses, and passenger vehicles.
2. The tent identified on the Site Plan may only be used for the sale of food, beverages and memorabilia.
3. A hotel may only be in the round building on the Site Plan and may not exceed 35 guest rooms.
4. Site Improvement Performance Agreement approved by the Chanhassen City Council on October 24, 2016.
5. Landscaping along the east side of Audubon Road is required and shall include roses, junipers and barberry.

g. Parking

1. Parking lots and parking spaces shall comply with city code requirements.
2. If guests only arrive to the site by a shuttle bus the tour size shall be limited by the maximum occupancy under the Fire Code.
3. Audubon Road must be striped to include a left turn lane into the southern access.
4. All required permits, including from the Riley-Purgatory-Bluff Creek Watershed District, must be obtained prior to installing the pavement.

5. The north access shall be limited to a right-in for buses only and right-out of the site for buses and passenger vehicles.
6. The traffic signal at Highway 5 and Audubon Road must be optimized based on the SRF study.
7. The number of guests allowed on the site shall be limited so that either (a) there are a sufficient number of on-site parking spaces to accommodate guests who arrive by a personal vehicle, or (b) guests arrive and depart by bus.
8. Until all parking requirements have been constructed, all access to the site shall be by bus with the exception of employees, contractors and 40 guest cars per hour maximum.
9. If the on-site parking is inadequate, the maximum allowable tour size shall be reduced to a level where the on-site parking is sufficient, or the PUD and the site plan must be amended to provide more parking or guests shall be bused to and from the site. Any changes to the site plan are subject to review and approval by the City and other agencies with regulatory authority over the site.

Section 3. The zoning map of the City of Chanhassen shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 4. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 24th day of October, 2016, by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Denny Laufenburger, Mayor

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