

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

ORDINANCE NO. 498

AN ORDINANCE AMENDING CHAPTER 20 OF THE
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,
BY AMENDING A PLANNED UNIT DEVELOPMENT

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Chapter 20 of the Chanhassen City Code, the City's zoning ordinance, is hereby amended by amending the Galpin Business Park Planned Unit Development Design Standards as follows:

GALPIN BUSINESS PARK

PUD DEVELOPMENT DESIGN STANDARDS

A. Intent

Galpin Business Park is a PUD created to accommodate neighborhood services and conveniences. The use of PUD zoning is to allow for a greater variety of uses, the internal transfer of density and construction phasing. In return, the development provides higher quality architectural standards and a more environmentally sensitive project. The goal is to preserve open space, protect wetlands and retain existing vegetation through the efficient/shared use of land, transitional and buffer landscapes. All future lots that are developed are to be reviewed based upon the development use and standards listed below. **The Neighborhood Business District regulations shall apply except as modified by this ordinance.** All submittals are to consist of:

- Architectural site plan
- Rendered building elevations
- Material board

Grading and utility plans to conform to current city standards in effect when the proposed new development is submitted for review.

Landscape plan to conform to the city landscape ordinance and these standards.

Color rendering/photo-composite images of the new work proposed as seen from Highway 5 midpoint along the wetland in Outlot A, the intersection of Highway 5 and Galpin and the intersection of Galpin and West 78th Street. Three total.

Mutual access, cross easements and maintenance agreements are required of all property owners. If discrepancies arise between the PUD and other sections of the city ordinances, the stated PUD

shall govern for a period of up to two years after the final plat approval for Galpin Business Park.

G.2. Site area lighting to be shoe box fixtures ~~with metal halide lamps~~. **The lamps shall be consistent with the City Code.**

Section 2. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED by the Chanhassen City Council this 12th day of April, 2010.

ATTEST:

Todd Gerhardt, Clerk/Manager

Thomas A. Furlong, Mayor

(Published in the Chanhassen Villager on April 22, 2010)