

Approved 08/22/05
Amended 04/10/06
Amended 7/28/08
Amended 3/24/14

CHANHASSEN WEST BUSINESS PARK

DEVELOPMENT DESIGN STANDARDS

Development Standards

a. Intent

The purpose of this zone is to create a PUD light industrial/office park. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be placed underground. Each lot proposed for development shall proceed through site plan review based on the development standards outlined below. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Ancillary uses may be permitted as listed below once a primary use has occupied the site. Shared parking may be used within the development.

b. Permitted Uses

The permitted uses in this zone shall be limited to light industrial, warehousing, and office as defined below. The uses shall be limited to those as defined herein. If there is a question as to whether or not a use meets the definition, the Community Development Director shall make that interpretation.

Light Industrial - The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure. There shall be negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.

Conferences/Convention Center - establishments designed to accommodate people in assembly, providing conference and meeting services to individuals, groups, and organizations.

Contractor yard - means any area or use of land where vehicles, equipment, and/or construction materials and supplies commonly used by building, excavation, roadway construction, landscaping and similar contractors are stored or serviced. A contractor's yard includes both areas of outdoor storage and areas confined within a completely enclosed buildings used in conjunction with a contractor's business. Must comply with the following standards:

- (1) Equipment and supply storage must be screened or enclosed. Screening shall comply with Buffer Yard D and F4 Fencing as specified in Chapter 20 of the Chanhassen City Code..
- (2) Vehicles/Equipment shall be stored within an enclosed or screened area.
- (3) No unlicensed or inoperable vehicle/equipment shall be stored on premises.
- (4) All chemicals shall be stored in proper storage facilities, specified by OSHA regulations.
- (5) The contractor shall be Licensed, Bonded and Insured

Day Care - establishments providing for the care and supervision of infants and children on a daily basis. The following applies to Day care centers:

- (1) The site shall have loading and drop off points designed to avoid interfering with traffic and pedestrian movements.
- (2) Outdoor play areas shall be located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas.
- (3) Each center shall obtain all applicable state, county, and city licenses.

Health Services- establishments primarily engaged in furnishing medical, surgical and other health services to persons.

Office - Professional and business office.

Recreation/Health Club - establishments engaged in operating reducing and other health clubs, spas, and similar facilities featuring exercise and other physical fitness conditioning.

Research Laboratory - establishments engaged in scientific research or study. Must comply with the following standards:

- (1) All chemicals and pollutants and waste must be stored, used and disposed of according to OSHA and Hazmat regulations and standards.
- (2) The building must be secure from persons other than laboratory personnel.
- (3) No outdoor experiments that cause hazards or excessive noise or odors shall be permitted on site.

Utility services

Warehousing - Means the commercial storage of merchandise and personal property.

Ancillary Uses (in conjunction with and integral to a primary use)

Antennas

Screened outdoor storage - Outside storage is permitted, if approved by the City Council as part of the site plan review, subject to being completely screened with 100 percent opaque fence and/or landscape screening.

Showroom - showroom type display area for products stored or manufactured on-site provided that no more than 20 percent of the floor space is used for such display and sales.

Telecommunication Towers by conditional use permit only.

Prohibited uses

- Auto related including sales and repair
- Churches
- Garden Center
- Home furnishings and equipment stores
- Home Improvement/Building Supply
- Lumber Yard
- Retail
- Outdoor speakers or public address systems

c. Setbacks

The development is regulated by the PUD Standards. There are no minimum requirements for setbacks on interior lot lines in the PUD zone, except as specified below. The following setbacks shall apply:

In the PUD standards, there is the requirement for landscape buffering in addition to building and parking setbacks.

The following building and parking setbacks shall apply:

	Buffer yard, Setback building/parking (ft.)
Galpin Blvd.	C, 50, 50
Lyman Blvd.	C, 50, 20 (amended 4/10/06)
Street A	NA, 30, 10
Interior Lot Lines	B, 0, 0

West Perimeter Lot Line (adjacent to industrial)	C, 30, 20
North Perimeter Lot Line (adjacent to residential): Buffer yard & setback	D, 100, 100

No fences shall be permitted between the required landscape buffer and arterial and collector roads.

The PUD standard for hard surface coverage is 70% for office and industrial uses. Any one site/lot can exceed the 70 percent requirement, but in no case can the entire finished development exceed 70 percent.

d. Development Standards Tabulation Box

1. Building Area

Building Square Footage Breakdown

Use	Percent Total	Square Feet
Office	30%	115,500
Light Industrial /Warehouse	70%	261,500
Total (Maximum)		377,000

(amended 7/28/2008 and 3/24/14)

The actual use percentages and square footage totals may vary provided that the total building square footages are not exceeded.

2. More than one (1) principal structure may be placed on one (1) platted lot.
3. Building height shall be limited to 3 stories or 40 feet, except for Lot 5, Block 2 (lot 5) and Lot 3, Block 1 (lot 6) which shall have a building height limit of 2 stories and 30 feet, including parapet.

e. Building Materials and Design

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design.
2. All materials shall be of high quality and durable. Masonry or higher quality material shall be used. Color shall be introduced through colored block or panels and not painted cinder block.
3. Brick may be used and must be approved to assure uniformity.

4. Block shall have a weathered face or be polished, fluted, or broken face.
5. Concrete may be poured in place, tilt-up or pre-cast, and shall be finished in stone, textured, coated, or painted.
6. Metal siding will not be approved except as support material to one of the above materials or curtain wall on office components or, as trim or as HVAC screen.
7. All accessory structures shall be designed to be compatible with the primary structure.
8. All roof mounted equipment shall be screened from adjacent public right-of-ways by walls of compatible appearing material or camouflaged to blend into the building or background. Wood screen fences are prohibited. All exterior process machinery, tanks, etc., are to be fully screened by compatible materials.
9. The use of large unadorned, concrete panels and concrete block, or a solid wall unrelieved by architectural detailing, such as change in materials, change in color, fenestrations, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass, and scale of the wall and its views from public ways shall be prohibited. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping. The buildings shall have varied and interesting detailing.
10. Space for recycling shall be provided in the interior of all principal structures or within an enclosure for each lot developed in the Business Park.
11. Each building shall contain one or more pitched roof elements depending on scale and type of building, or other architectural treatments such as towers, arches, vaults, entryway projections, canopies and detailing to add additional interest and articulation to structures.
12. There shall be no underdeveloped sides of buildings visible from public right-of-ways. All elevations visible from the street shall receive nearly equal treatment and visual qualities.

f. Site Landscaping and Screening

1. Landscaping along Lyman and Galpin Boulevards shall comply with buffer yard standard C. Landscaping along the northern project perimeter shall comply with buffer yard D. Landscaping along the westerly project perimeter shall comply with buffer yard B. All buffer yard plantings shall be installed as part of the subdivision. Each lot must present a landscape plan for approval with the site plan review process.

2. Storage of material outdoors is prohibited unless it has been approved under site plan review. All approved outdoor storage must be screened with **berms**, masonry fences and/or landscaping.
3. When parking lots are less than three feet above the adjacent roadway, an undulating or angular berm or elevation change of three feet or more in height shall be installed. All required boulevard landscaping shall be sodded.
4. Loading areas shall be screened 100 percent year round from public right-of-ways. Wing walls may be required where deemed appropriate.

g. Signage

1. The Chanhassen West Business Park PUD shall be permitted one project identification sign at the entrance on Galpin Boulevard. The sign shall not exceed eight feet in height. A maximum of 80 square feet of sign area shall be permitted. The project identification sign shall not be counted against the permitted signage on an individual parcel.
2. All freestanding parcel signs shall be limited to monument signs. The sign shall not exceed eighty (80) square feet in sign display area nor be greater than eight (8) feet in height.
3. Each property shall be allowed one monument sign per street frontage.
4. The signage will have consistency throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout. The sign treatment is an element of the architecture and thus should reflect the quality of the development. The signs should be consistent in color, size, and material throughout the development.
5. Wall sign shall be permitted per city ordinance for industrial office park site.
6. All signs shall require a separate sign permit.

h. Lighting

1. Lighting for the interior of the business center should be consistent throughout the development.
2. A decorative, shoe box fixture (high pressure sodium vapor lamps) with a square ornamental pole shall be used throughout the development area for area lighting.
3. Lighting equipment similar to what is mounted in the public street right-of-ways shall be used in the private areas.

4. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the property line. This does not apply to street lighting.

i. Alternative Access

1. Each site shall accommodate transit service within the individual development, whenever possible.
2. Pedestrian access shall be provided from each site to the public sidewalk and trail system.
3. The developer and site users shall promote and encourage Traffic Demand Management Strategies.
4. Each site shall provide areas for bicycle parking and storage.
5. Preferential parking shall be provided for car and van pool vehicles within each site.

Building and Site Coverage estimates:

Lot	Lot Area (acres)	Building area (sq. ft.)	PUD Bldg. area Estimate F.A.R. 0.28 (sq. ft.)	Site coverage (acres)	Site Coverage (%)
Lot 3+ pt 1 & 2, B 1 (Waytek)	7.4	110,000	97,300	5.1	69
Pt Lot 1 & 2, B1	2.65	30,000 est.	25,300	1.85	70
Lot 1, B 2 (BIG/SNAP)	3.8	50,000	46,500	2.66	70
Lot 2, B2 (Building 2)	3.32	46,152	40,300	2.65	80
Lot 3, B2 (CW III)	2.85	30,500	34,800	1.96	68
Lot 4, B2 (Minger)	5.0	49,700	61,400	3.1	62
Lot 5, B2 (Outset)	3.58	48,000	43,700	2.5	70
Outlot C	3.8	0	0	0	0
Total	32.4	364,352	349,300	19.82	61