

**CHANHASSEN BUSINESS CENTER
(PUD 91-4)**

DEVELOPMENT STANDARDS

Adopted 2/8/93
Amended 8/10/09
Amended 5/10/10

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.

Except as specifically provided herein, the subject property is subject to the requirements of the IOP, Industrial Office Park District, zoning district, and the City Code supplemental and off street parking requirements as may be amended. (8/10/09)

b. Permitted Uses

The permitted uses in this zone should 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 the whether or not a use meets the definition, the City Council shall make that interpretation.

1. Light Industrial. The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage. There shall be negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
2. Warehousing. Means the commercial storage of merchandise and personal property.
3. Office. Professional and business office, non-retail activity.

c. Setbacks

In the PUD standards, there is the requirement for landscape buffering in addition to building and parking setbacks. The landscape buffer on Audubon Road is 50 feet, south of Lake Drive and 100 feet along the southern property line. The PUD zone requires a building to be setback 50 feet from the required landscape buffer and public right-of-ways. There is no minimum requirement for setbacks on interior lot lines.

The following setbacks shall apply:

	Building	Parking
Audubon Road Buffer & Setback	50' plus 50'	50' plus 10'
South Property Line & Setback	100" plus 50'	100' plus 10'
Front & Rear ROW on Lake Drive	25'	15'
Interior Side Lot Line	10'	10'
Railroad Right of Way	30'	30'
Audubon Road north of Lake Drive	50'	20'

d. Development Standards Tabulation Box

Existing Developed Sites

Block	Lot #	Lot Acres	Bldg Sq. Ft.	Bldg Coverage	Impervious
1	1	2.00	5,500	6.3%	45% (47.7% on 4/16/14)
2	1	10.00	22,000	5.1%	16%
Subtotal		12.00	27,500	avg. 5.7%	avg. 30.5%

Chanhassen Business Center 4th and 5th Additions (Outlot D)

Lot #	Lot Size - Acres	Building Sq. Ft.	Building Coverage	Impervious
Lot 1, Block 1, CBC 4th	2.66	57,000	29%	60%
Lot 1, Block 1, CBC 5 th Add.	1.91	19,100	23%	55%
Lot 2, Block 1, CBC 5 th Add.	2.93	24,900	20%	65%
Subtotal	7.5	101,000	avg. 27%	avg. 60%

(8/10/09)

Third Addition (Outlot A)

Lot #	Lot Size - Acres	Building Sq. Ft.	Building Coverage	Impervious
1	5.95	30,000	12%	30%
2	6.13	36,000	13%	35%
3	6.14	69,000	26%	67%
4	5.47	75,000	31%	79%
5	5.39	75,000	31%	78%
Road	2.82			
Subtotal	31.90	283,000	avg. 22.6	avg. 58.5

Chanhassen Business Center Second Addition

Lot #	Lot Size - Acres	Building Sq. Ft.	Building Coverage	Impervious
1	3.56	40,000	26%	67%
2	1.55	17,000	26%	65%
3	1.81	19,000	24%	63%
4	2.68	34,000	29%	76%
5	2.42	29,000	28%	72%
6	2.74	27,000	23%	59%
7	2.16	26,000	28%	72%
Road	1.60			67%
Subtotal	18.52	192,000	26%	68%
TOTAL	93.02	603,500	23%	60%

The average hard surface coverage does not include Outlot A. The PUD standard for hard surface coverage is 70% for office and industrial uses. The proposed development meets this standard with an average of 62% hard surface coverage.

Building Square Footage Breakdown

Office	20%	120,700 sq. ft.
Manufacturing	25%	150,875 sq. ft.
Warehouse	54.09%	326,425 sq. ft.
Church	0.91%	5,500 sq. ft.
Total	100%	603,500 sq. ft.

e. Building Materials and Design

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. All mechanical equipment shall be screened with material compatible to the building.
2. All materials shall be of high quality and durable. Masonry material shall be used. Color shall be introduced through colored block or panels and not painted 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 or coated.
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 by walls of compatible appearing material. 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, prestressed concrete panels and concrete block 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.
10. Space for recycling shall be provided in the interior of all principal structures for all developments in the Business Center.

f. Site Landscaping and Screening

1. All buffer landscaping, including boulevard landscaping, included in Phase I area to be installed when the grading of the phase is completed. This may well result in landscaping being required ahead of individual site plan approvals but we believe the buffer yard and plantings, in particular, need to be established immediately. In addition, to adhere to the higher quality of development as spelled out in the PUD zone, all loading areas shall be screened. Each lot for development shall submit a separate landscaping plan as a part of the site plan review process.
2. All open spaces and non-parking lot surfaces shall be landscaped, rockscaped, or covered with plantings and/or lawn material.
3. Storage of material outdoors is prohibited unless it has been approved under site plan review. All approved outdoor storage must be screened with masonry fences and/or landscaping.
3. The master landscape plan for the CBC PUD shall be the design guide for all of the specific site landscape developments. Each lot must present a landscape plan for approval with the site plan review process.
4. Undulating or angular berms 3' to 4' in height, south of Lake Drive along Audubon Road shall be sodded or seeded at the conclusion of Phase I grading and utility construction. The required buffer landscaping may be installed incrementally, but it shall be required where it is deemed necessary to screen any proposed development. All required boulevard landscaping shall be sodded.
5. Loading areas shall be screened from public right-of-ways. Wing wall may be required where deemed appropriate.

g. Signage

1. All freestanding signs 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. The sign treatment is an element of the architecture and thus should reflect with the quality of the development. The signs should be consistent in color, size, and material throughout the development. The applicant should submit a sign package for staff review.
2. Each property shall be allowed one monument sign located near the driveway into the private site. All signs require a separate permit.
3. 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.
4. Consistency in signage shall relate to color, size, materials, and heights.

h. Lighting

1. Lighting for the interior of the business center should be consistent throughout the development. The applicant's proposal is consistent with the lighting standards for the PUD ordinance. The plans do not provide for street lighting. As with previous industrial parks/roadways, the City has required the developer to install street lights throughout the street system. The street lights should be designed consistent with the existing lighting along Audubon Road.
2. A decorative, shoe box fixture (as specified by City Code) 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.

