

September 11, 2000
Amended May 10, 2010

ECKANKAR RELIGIOUS CAMPUS CHANHASSEN, MINNESOTA

DEVELOPMENT DESIGN STANDARDS

a. Intent

The purpose of this zone is to create a Planned Unit Development (PUD) for a religious campus. 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 building proposed for development shall proceed through site plan review based on the development standards outlined below. The Office Institutional District regulations shall apply except as modified by this ordinance. May 10, 2010

b. Permitted Uses

The permitted uses in this zone should be limited to uses appropriate within a religious campus setting as defined below. If there is a question as to the whether or not a use meets the definition, the Planning Director shall make that interpretation.

Institutional. Establishments that are public/semi-public in nature. Structures or places where worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held. Included in this use are administrative, cultural, storage facilities, and internal studios or communication/electronic facilities associated with the belief system.

Administrative Offices
Archives
Assembly or worship halls
Chapels
Churches
Cultural facilities
Education facilities or services
Libraries
Museums
Temples

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

Caretaker's Residence
Day care
Maintenance and support facility

Retail Sales (limited to three percent (3%) of a building’s floor area
Telecommunication Antennas

Prohibited Uses

Overnight Camping
Permanent outdoor public address systems

c. Setbacks

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

The following setbacks shall apply:

	Building	Parking
Powers Boulevard.: Buffer yard & Setback	B, 100'	100'
West 78 th Street: Buffer yard & Setback	B, 100'	100'
West Perimeter Side Lot Line (adjacent to Lake Ann Park): Buffer yard & setback	B, 100'	75'
North Perimeter Side Lot Line (adjacent to residential): Buffer yard & setback	C, 200'	100'
Wetlands: buffer area & setback	20', 75'	20', 75'
Bluff: buffer area & setback	20', 75'	20', 75'

Buffer yards are as specified in the City of Chanhassen Landscaping and Tree Removal Ordinance, Article XXV.

The buffer area adjacent to wetlands and bluffs must be maintained in a natural state. Manicured lawns and landscaping areas are not permitted within the 20 foot buffer area (sections 20-406 and 20-1403).

No permanent fences shall be permitted between the required perimeter landscape buffer and the property line.

d. Development Site Coverage and Building Height

1. The standard for hard surface coverage is 20% for the overall development. Additionally, approximately 30 percent of the site will be altered from its natural state, exclusive of prairie restoration, wetland planting and habitat landscape areas.
2. More than one (1) principal structure may be placed on the parcel.

3. The maximum building height shall be three stories/40 ft., exclusive of architectural roof features such as steeples, bell towers, etc.
4. The following table shall govern the amount of building area for the different uses:

	<u>Office (sq. ft.)</u>	<u>Institutional (sq. ft.)</u>	<u>TOTAL sq. ft.</u>
Existing		50,000	50,000
Phase I	110,000	10,000	120,000
Phase II	60,000	94,000	154,000
Phase III	0	105,000	105,000
TOTAL	170,000	259,000	429,000

5. Building square footages may be reallocated between phases subject to approval by the Planning Director. Building square footages may be reallocated between uses subject to approval of the Planning Director. In no instance shall more than 430,000 square feet of building square footage be developed without an amendment to the PUD. However, the development may include construction of up to a total of 2,000 square feet in maintenance and equipment storage building(s) and one caretaker’s residence of up to 2,500 square feet. Such a building(s) shall not be greater than 30 feet in height. If constructed as a detached building, these square footages shall be excluded from building area totals.
6. The developer shall update the traffic study done for the overall development after development of an additional 90,000 square feet of building area being accessed from Powers Boulevard at Saddlebrook.
Curve to determine if traffic mitigation measures will be required on Powers Boulevard.

e. Building Materials and Design

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. The intent is to create a pedestrian friendly, religious campus with cohesive and harmonious architecture, yet with variation in materials and design.
2. All materials shall be of high quality and durable. Major exterior surfaces of all walls shall be face brick, stone, glass, architecturally treated concrete, cast in place panels, decorative block , stucco, or approved equivalent as determined by the city. Color shall be introduced through colored block or panels and not painted block, brick, or concrete panels. Architectural wood may be used in the chapels. Wood may also be used for decorative features such as arbors, fences, screens or trellises.

3. Block shall have an architectural face such as weathered face or be polished, fluted, or broken face. Exposed cement (“cinder”) blocks shall be prohibited.
4. Metal siding, poured in place gray concrete (unless retaining wall), EIFS, vinyl siding and similar materials will not be approved except as support material to one of the above materials, as accent materials, or as trim or as HVAC screen, and may not exceed more than 20 percent of a wall area.
5. All accessory structures shall be designed to be compatible with the primary structures.
6. All roof mounted equipment shall be screened by walls of compatible appearing material or integrated into the building design. Wood screen fences are prohibited.

All exterior process machinery, tanks, etc., are to be fully screened by compatible materials. All mechanical equipment shall be screened with landscaping berming, and/or material compatible to the building.

7. 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. All walls shall be given added architectural interest through building design or appropriate landscaping.
8. Space for recycling shall be provided in the interior of all principal or accessory structures. Trash enclosures shall be screened from public view.
9. All elevations shall receive nearly equal architectural treatment and visual qualities.
10. The materials and colors used for each building shall be selected in context with the adjacent building and provide for a harmonious integration with them. Extreme variations between buildings in terms of overall appearance, bulk and height, and colors shall be prohibited.
11. Building roof forms shall be massed and detailed to add variety and articulation. These forms include such elements as pitched roofs, towers, arches, vaults, entryway projections, canopies, etc.
12. The following design elements are examples of different ways to accent a building:

Building Accents

Towers, arches, columns, bosses, tiling, cloisters, colonnades, buttresses, loggias, marquees, minarets, portals, reveals, quoins, clerestories, pilasters.

Roof Types

Barrow, dome, gable, hip, flat.

Roof Accents

Cupolas, cornices, belfries, turrets, pinnacles, sky lights, gargoyles, parapets, and lanterns. Accent elements such as towers, turrets, spires, etc., shall be excluded from the building height limitation.

Window Types

Bay, single paned, multi-paned, angular, square, rectangular, half-round, round, italianate.

Window Accents

Plant boxes, balconies, decks, canopies, awnings, recesses, embrasures, arches, lunettes.

f. Site Landscaping and Screening

1. All buffer landscaping, including boulevard landscaping, shall be installed when the adjacent grading and construction is completed. Each building shall submit a separate landscaping plan as a part of the site plan review process.
2. All open spaces and non-parking lot surfaces, except for plaza areas, shall be landscaped, rockscaped, covered with plantings and/or lawn material, or left in a natural or restored vegetative state. Tree wells and grates shall be included in pedestrian areas and plazas.
3. Loading areas shall be screened from public right-of-ways. Landscaped screening is the preferred screen method. Wing walls may be required where deemed appropriate.
4. Native species shall be incorporated into site landscaping, whenever possible.
5. Parking lot landscaping must comply with the vehicular area landscaping requirements in city code. Landscaping islands and peninsulas shall be a minimum of ten (10) feet in width.
6. At the time of site plan review and approval, the city and developer shall determine where a conservation easement shall be established to permanently preserve wetland, woodland, and bluff area in proximity to the area being proposed for development.

g. Signage

Intent: The principal use of this site is for a religious campus, and therefore, identification needs are different than for a commercial use. It is the intent of these sign standards to provide direction and building identification, rather than advertising.

1. Three project identification signs shall be permitted for the development one at the entrance on Powers Boulevard, one at the corner of Powers Boulevard and West 78th Street, and one at the entrance on West 78th Street. Project identification sign(s) may be located at the entrances to the development. Project identification signs shall not exceed 24 square feet in sign display area nor be greater than five feet in height. Pylon signs are prohibited. 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 and height throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout.
2. Wall signs shall be limited to the Eckankar symbol and/or the building name or function. Such signs shall be integral to the building. Wall signs shall be limited to five (5) percent of the wall area with a maximum sign area of 100 square feet.
3. The location of letters and logos shall be restricted to the approved building sign bands or building monuments. Building monuments shall be limited to a height of five (5) feet and a sign area of 24 square feet. Signage shall be limited to one side of a building.
4. Signage shall be comprised of individual dimensional letters and logos.
5. Directory signs may be located within the development. (Section 20-1255 (2))
6. Directory signs shall not exceed 5 feet in height.
7. All wall or monument signs require a separate sign permit.

h. Lighting

1. Lighting for the interior of the religious campus should be consistent throughout the development. The development is required to install street lights throughout the access drive and parking lot system.
2. A shoe box fixture with decorative natural colored pole shall be used throughout the development parking lot area for lighting. Decorative, pedestrian scale lighting shall be used in plaza and sidewalk areas and may be used in parking lot areas.
3. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the project perimeter property line. This does not apply to street lighting.
5. Light poles shall be limited to a height of 20 feet.

i. Parking

1. Parking shall be provided based on the shared use of surface parking areas whenever possible.
2. The development shall be treated as a integrated religious campus and provide a minimum of parking. The office/administrative component shall be treated as an integrated office building and provide 4.5 spaces per 1,000 square feet for the first 49,999 square feet, four per thousand square feet for the second 50,000 square feet, and 3.5 per thousand square feet thereafter. Churches and educational facilities shall comply with city ordinance.
3. The development may provide up to 45 percent of any one site's parking as proof of future parking. The plan must show the location for all minimum parking requirements. The city may require the installation of additional parking spaces whenever a need arises, due to continuing parking deficiencies.
4. At least one landscaped pedestrian passageways shall be provided though each parking lot area.

j. Alternate Access

1. Roadway geometrics for each site shall accommodate transit service.
2. Pedestrian access in the form of sidewalks or bituminous trails shall be provided from the existing Temple parking lot and from the area of the religious office and museum and library buildings in the interior of the site along the access drives to the public sidewalk and trail system on Powers Boulevard and West 78th Street as adjacent development within the project takes place.
3. The developer and site users shall promote and encourage Traffic Demand Management Strategies.
4. Each building site shall provide areas for bicycle parking and storage.