

CHANHASSEN RETAIL CENTER

DEVELOPMENT STANDARDS

a. Intent

The purpose of this zone is to create a PUD commercial/retail zone. 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 Central Business District regulations shall apply except as modified by this ordinance.

b. Permitted Uses

The permitted uses in this zone should be limited to appropriate commercial and service uses consistent with the City's CBD development goals. 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. Day Care Center
 2. Standard Restaurants
 3. Health and recreation clubs
 4. Retail
 5. Financial Institutions, including drive-in service *
 6. Newspaper and small printing offices
 7. Veterinary Clinic
 8. Animal Hospital
 9. Offices
 10. Health Care Facility
 11. Garden Center (completely enclosed)
 12. Bars and Taverns
 13. Fast Food Restaurants (Maximum of 2) *
- Drive-thru's should be buffered from all public views.

c. Setbacks

Per City Code.

d. Development Standards Tabulation Box

USE	Lot Area	Bldg sq Ft.	Parking
Permitted Use	20,000 sq. ft.	NA	Per code

e. Building Materials and Design

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.

1. 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. Painted surfaces shall be allowed on the Target Store only.
2. Brick may be used and must be approved to assure uniformity.
3. Block shall have a weathered face or be polished, fluted, or broken face.
4. Concrete may be poured in place, tilt-up or pre-cast, and shall be finished in stone, textured or coated.
5. Metal standing seam siding will not be approved except as support material to one of the above materials or curtain wall on office components.
6. All accessory structures shall be designed to be compatible with the primary structure.
7. All roof mounted equipment shall be screened by pitched roofs, except for the Target store shall have a parapet wall for screening. Wood screen fences are prohibited. Screening shall consist of compatible materials.
8. All outlots shall be designed with similar material and colors as Target. (Target will be the first store to build and they will establish or set the theme.)
10. All buildings on Outlot B shall have a pitched roof line.

f. Site Landscaping and Screening

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.

1. All open spaces and non-parking lot surfaces (outlot) shall be landscaped, or covered with plantings and/or lawn material.
2. Outdoor storage is prohibited.
3. The master landscape plan for the Target 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. Loading areas shall be screened from public right-of-ways. Wing wall may be required where deemed appropriate.

5. Outlot B shall be seeded and maintained in a weed free condition in all areas proposed for future development.

g. Signage

One freestanding pylon sign shall be permitted for Target. This site is limited to a monument sign.

1. Each property shall be allowed one monument sign. Monument signage shall be subject to the monument standards in the sign ordinance.
2. ~~Wall signs are permitted on no more than 2 street frontages.~~ The total of all wall mounted sign display areas shall not exceed fifteen (15) percent of the total area of the building wall upon which the signs are mounted.
3. All signs require a separate sign permit.
4. The signage will have consistency throughout the development and shall tie the building materials to be consistent with the signs. This includes the freestanding wall and monument signs. Signs shall be an architecture feature, they shall not be solely mounted on a pole of a foundation. A common theme will be introduced at the development's entrance monument and will be used throughout.
5. Consistency in signage shall relate to color, size, materials, and heights.

h. Lighting

1. All light fixtures shall be shielded high pressure sodium fixtures or LED. Light level for site lighting shall be no more than 1/2 candle at the property line. This does not apply to street lighting.
2. Glare, whether direct or reflected, as differentiated from general illumination, shall not be visible beyond the limits of the site from which it originates.
3. Lights shall be on a photoelectric cell to turn them on and off automatically as activated by yearly conditions.
4. Light poles shall be Corten, shoe box light standards.