

EXHIBIT A
AVIENDA
CHANHASSEN, MINNESOTA

DEVELOPMENT DESIGN STANDARDS

A. Intent

The use of planned unit developments for regional/lifestyle center commercial purposes should result in a reasonable and verifiable exchange between the city and the developer. This district is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services and services to the traveling public near freeway interchanges. It shall strive to create a self-sustaining pattern of land uses with cultural, employment, entertainment, housing, shopping, and social components.

The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors. It shall be designed to serve pedestrian and mass transit users as well as automobile traffic. Centers of this type, generally, have at least two major retail anchors and are characterized by the diversity of mixed retail and service uses. Uses within this district should complement existing retail users in the other commercial districts.

Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection, and surrounding residential uses. Such centers shall be designed with one theme, similar architectural style, similar exterior building materials, and a coordinated landscaping theme, but shall avoid monotony in design and visual appearance. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

B. Coordination with other zoning regulations.

The development shall follow the Avienda PUD and City

B. Permitted Uses

The permitted uses in this zone should be limited to uses as defined below or similar uses to those as listed in the Standard Industrial Classification. If there is a question as to the whether or not a use meets the definition, the Planning Director shall make that interpretation.

Uses and location shall be consistent with Development Plan Dated June 13, 2017.

Permitted Uses

The permitted uses in Avienda Village are all uses that would be part of a vibrant lifestyle center and as anticipated in the Comprehensive Plan. The following categories of uses were anticipated in the Comprehensive Plan and the listed uses should be permitted to ensure the success of the lifestyle center:

1. *Entertainment:*

- a. Arcades and similar uses, accessory to permitted uses
- b. Art Galleries
- c. Bowling alleys
- d. Dance, art, music, and similar professional studios
- e. Movie theaters

2. *Retail sales establishments:*

- a. Clothing and apparel stores, including shoes, jewelry, accessories, etc.
- b. Drug stores and pharmacies.
- c. Flower shops without green houses.
- d. Furniture and home furnishings.
- e. Home and furniture stores, including furniture store, home improvement center, electronic store, appliance store, and similar establishments (**only 1 use of this type at a maximum of 50,000 square feet**)
- f. **Office supply stores selling** items such as electronics, computers and software, musical instruments and office supplies at retail.
- g. General merchandise stores that carry an assortment of merchandise from all the other categories. Such establishments may include but are not limited to department store, discount store, and similar establishments. (**Limited to 18,000 square feet for any single user**)
- h. Miscellaneous retail stores for items such as antiques, articles on consignment, beauty supply, sporting goods and bicycles, books (except adult book stores), stationery, jewelry, art, hobbies, crafts, toys, and games, cameras and photographic supplies, gifts, novelties, and souvenirs, pets and pet supplies, luggage and leather goods, sewing, needlework, catalog and mail-order, and news dealers.
- i. Supermarkets and other food and grocery stores such as butcher shops and fish markets, fruit and vegetable markets, dairy products stores, candy, nut, and confectionery stores and retail bakeries. (**limited to only 1 Supermarket not to exceed 98,000 square feet**)
- j. Cigar stores as a principle use. Tobacco products and accessories only when accessory to a principal use.
- k. Stores selling interior decorating supplies, such as paint, light fixtures and décor. (**Limited to 18,000 square feet for any single user**)

3. *Hospitality and food service establishments including:*
 - a. *Bars and Taverns*
 - i. Cafes, delicatessens, food catering establishments.
 - ii. Coffee shops and cafes.
 - iii. Patio/al fresco dining facilities. **Accessory to a principal use.**
 - iv. Restaurants.

4. **Hotels (only 1 permitted in the development in the retail hospitality district)**

5. *Services*
 - i. Barber and beauty salons and spas including hair, nail, tanning, skin and scalp services.
 - ii. Computer services
 - iii. Day care center, childcare centers, preschools and Montessori school
(Only one permitted in the development 16,000 square feet)
 - iv. Dry cleaning, Laundry and garment services
 - v. Farmers markets.
 - vi. Finance, insurance and real estate.
 - vii. Financial institutions.
 - viii. Health and recreation clubs, instructions and services.
 - ix. Health services.
 - x. Legal services.
 - xi. Offices of doctors, dentists, optometrists, lawyers, accountants, realtors, accountants, attorneys, architects, engineers, business or financial consultants or other professionals, and corporate, executive, administrative, or sales offices including incidental sales of medical or dental aids.
 - xii. Optical goods.
 - xiii. Photographic studios.
 - xiv. Print and Copy shops.
 - xv. Shoe repair shops and shoeshine parlors.
 - xvi. Tattoo and body art and piercing services (MS ch. 146B), when accessory to a permitted use.
 - xvii. Travel agency.

6. *Housing*

Residential development in a regional/lifestyle center commercial PUD may only occur in conjunction with a commercial or office development and may not encompass more than 20 percent of the proposed development. The residential component of a development may be constructed concurrent or after construction of the commercial or office component, but may not proceed such commercial or office development. The phasing of the residential component shall be reviewed and approved as part of the development plan.

(PUD allow up to 30% residential this would allow 550 d/u at 16 units/acre)

- a. Multiple-family dwellings.
- b. Senior housing independent living and **(assisted not to exceed 150 units)**.
- c. Single family homes. (Density of 3-6 units an acre on Lots 1 and 2 of Block 2 low Density Housing District)
- d. Townhomes, including detached townhomes and twin homes.

7. *Other uses:*

- a. Retail businesses or service establishments that generally provide commodities or services and that are judged by the Planning Director (1) to be similar in character and operation to the permitted uses described above; (2) to be closely complementary and to enhance the permitted uses; and (3) to be compatible with the intent and purposes of the Avienda Village Regional Lifestyle Center PUD.
- b. Drive-through accessory to a permitted use. (A maximum of four shall be permitted in Avienda. Two drive through associated with the supermarket and two other drive through only in the hospitality district.)

8. Prohibited Uses

- a. **Auto related: including gas stations, tires repair etc.**
- b. **Truck, motorcycle boats, etc. sales.**
- c. **Club warehouse including wholesale.**

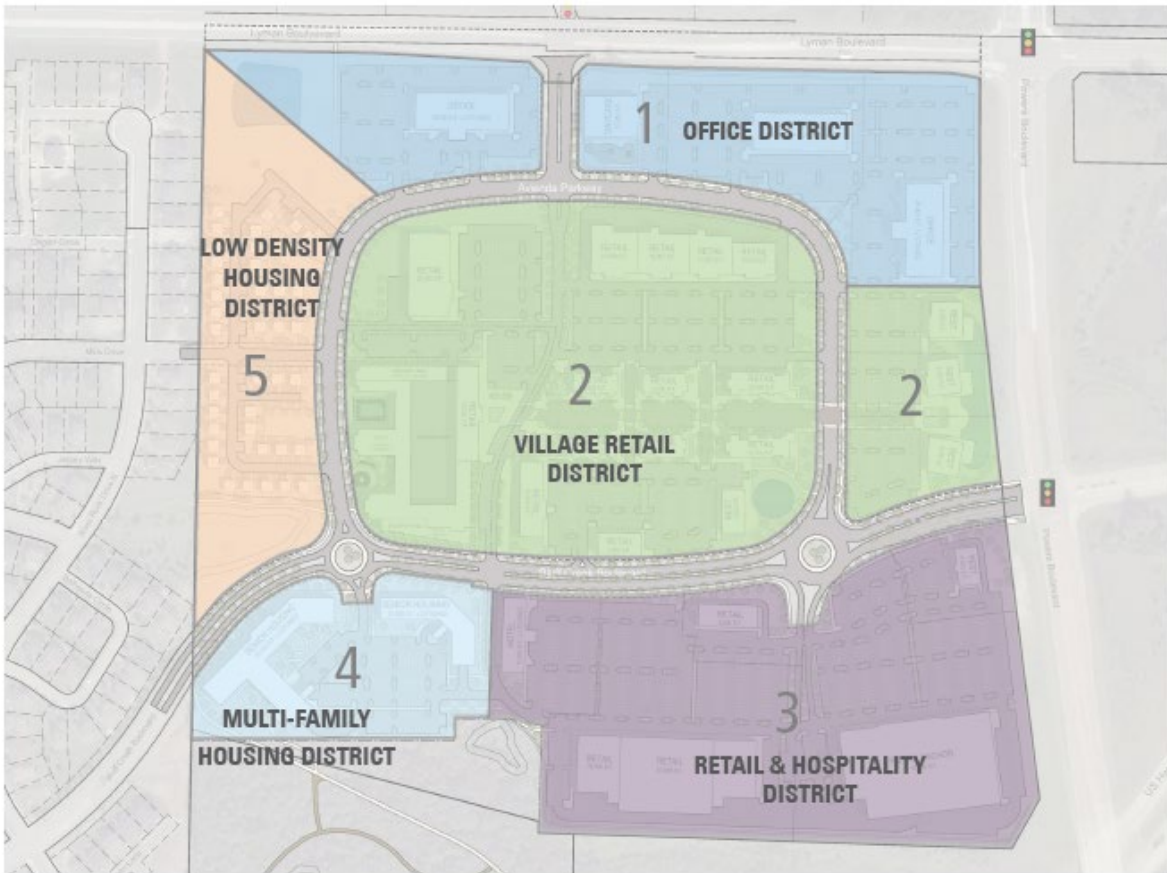
C. Minimum setbacks:

Building setbacks are also a function of the building height. As a building's height increases above 35 feet, the front, rear, and project perimeter setback shall increase on a one to one basis. The increased setback shall only apply to that portion of the building that exceeds 3 feet, e.g., a 40-foot tall building would be set back 30 feet (~~front or rear~~) perimeter at that point where the building height equals 40 feet. A building height may step back, providing the setback/building height ratio is maintained.

The 30-foot PUD exterior setback may be changed, increased or decreased, by the city council as part of the approval process when it is demonstrated that environmental protection or development design will be enhanced. Otherwise all buildings must maintain a 1 foot setback to 1 building height on the perimeter of the PUD property lines.

D. Design Standards

Unless otherwise permitted in the PUD the design standards shall follow the Chanhassen City Code Chapter 20 Article XXIII DIVISION 7. - DESIGN STANDARDS FOR COMMERCIAL, INDUSTRIAL AND OFFICE-INSTITUTIONAL DEVELOPMENTS



The Master Plan identifies five distinct sub districts within Avienda. Each of these sub-districts (outlined on the plan below) is defined by specific site development patterns and perhaps a distinctive character or image. The sub- districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map They include:

- a. Sub-District 1 - Workplace – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- b. Sub-District 2 - The Village – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- c. Sub-District 3 - Commercial – provides a location for larger scale retail and other auto-oriented commercial uses
- d. Sub-District 4 - Multi-Family – provides opportunities for high density senior or rental apartments
- e. Sub-District 5 - Low Density Residential – provides opportunities for small lot homes

Material Classification* *applications proposal*

Class I:

- a. Brick

- b. Natural stone
- c. Glass
- d. Copper metal panels
- e. Specialty concrete
- f. Architecturally precast textured concrete panels

Class II:

- a. Opaque panels
- b. Ornamental metal
- c. Architectural rockface concrete masonry unit
- d. Masonry stucco
- e. Exterior insulating finishing system (EIFS)
- f. Wood

*Other comparable or superior materials may be approved by Design Review Committee (DRC)

The applicant should demonstrate that the PUD will provide for a high level of architectural design and building materials. While this requirement is not intended to minimize design flexibility, a set of architectural standards should be prepared for city approval. The primary purpose of this section is to assure the city that high quality design will be employed and that home construction can take place without variances or impact to adjoining lots. The PUD agreement should include the following:

1. Standards for exterior architectural treatments;
2. Streetscape requirements:
 - a. Every building shall incorporate a streetscape, public realm space between the building the roadway. The use of canopies, awnings or arcades is encouraged in these interfaces.
 - b. Outdoor seating areas must be in a controlled or cordoned area with at least one access to an acceptable pedestrian walk. Seating areas may be shared by multiple uses. When a liquor license is involved, an enclosure is required around the outdoor seating area and the enclosure shall not be interrupted; access to such seating area must be through the principle building. Outdoor seating areas must be located and designed so as not to interfere with pedestrian and vehicular circulation.
- c. Streetscape elements shall include: Landscaping, lighting and street furniture such as benches, bus shelters, kiosks, planters, public art, tables and chairs, etc.

E. Development Site Coverage and Building Height

1. The PUD standard for hard surface coverage is 70% for the overall development. Individual lots may exceed this threshold, but in no case shall the average exceed 70 percent.
2. More than one (1) principal structure may be placed on one (1) platted lot.
3. The maximum building height shall be:
 - (1) Office District - three stories (**waiting to see the view perspective from Lyman Boulevard**)
 - (2) Village Retail District
 - Apartment 6 stories
 - Retail 1 story
 - Restaurants 1 story
 - (3) Retail Hospitality District
 - Hotel 3 stories
 - Apartment 5 stories
 - Retail 1 story
 - (4) Multi- family District – four stories/40 feet
 - (5) Low Density Housing District - 35 feet

F. Parking requirements

1. **Parking shall follow Chanhassen City Code ARTICLE XXIV. - OFF-STREET PARKING AND LOADING**
2. There is no minimum parking setback when it abuts, without being separated by a street, another off-street parking area.
3. Drive thru must meet the following stacking requirements:

| Use | |
|--------------|------------------------|
| Banks | 8 vehicles (160 feet) |
| Coffee shops | 13 vehicles (260 feet) |
| Restaurant | 12 vehicles (240 feet) |
| Pharmacies | 5 vehicles (100 feet) |

G. Landscaping plan.

An overall landscaping plan is required. The plan shall contain the following:

1. Boulevard plantings. Located in front yards shall require a mix of over-story trees and other plantings consistent with the site. Landscaped berms shall be provided to screen the site from major roadways, railroads and less intensive land uses. In place of mass grading for building pads and roads, stone or decorative blocks retaining walls shall be employed as required to preserve mature trees and the site's natural topography.

2. Exterior landscaping and double-fronted lots. Landscaped berms shall be provided to buffer the site and lots from major roadways, railroads, and less intensive uses. Similar measures shall be provided for double-fronted lots. Where necessary to accommodate this landscaping, additional lot depth may be required.
3. Foundation and yard plantings. A minimum budget or plan for foundation plants shall be established and approved by the city. As each parcel is developed in the PUD, the builder shall be required to install plant materials meeting or exceeding the required budget or prior to issuance of certificate of occupancy or provide financial guarantees acceptable to the city.
4. Tree preservation. Tree preservation is a primary goal of the PUD. A detailed tree survey should be prepared during the design of the PUD and the plans should be developed to maximize tree preservation.
5. No fences shall be permitted between the required landscape buffer and arterial and collector roads.

H. Signage

The intent of this section is to establish an effective means of communication in the development, maintain and enhance the aesthetic environment and the business's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, to minimize the possible adverse effect of signs on nearby public and private property, and to enable the fair and consistent enforcement of these sign regulations. It is the intent of this section, to promote the health, safety, general welfare, aesthetics, and image of the community by regulating signs that are intended to communicate to the public, and to use signs which meet the city's goals:

- a. Establish standards which permit businesses a reasonable and equitable opportunity to advertise their name and service;
- b. Preserve and promote civic beauty, and prohibit signs which detract from this objective because of size, shape, height, location, condition, cluttering or illumination;
- c. Ensure that signs do not create safety hazards;
- d. Ensure that signs are designed, constructed, installed and maintained in a manner that does not adversely impact public safety or unduly distract motorists;
- e. Preserve and protect property values;
- f. Ensure signs that are in proportion to the scale of, and are architecturally compatible with, the principal structures;
- g. Limit temporary commercial signs and advertising displays which provide an opportunity for grand opening and occasional sales events while restricting signs which create continuous visual clutter and hazards at public right-of-way intersections.
- h. All sign shall comply with the city sign ordinance ARTICLE XXVI. – SIGNS unless otherwise permitted in this document.**

1. Project Identification Sign

Six project identification signs shall be permitted for the development. The location of the Project Identification signs shall be as follows:

- a. Southwest and southeast of the intersection of Sunset Trail and Lyman Boulevard.
- b. Southwest of the intersection of Powers and Lyman Boulevard.
- c. Northwest and southwest of the intersection of Powers Boulevard and Bluff Creek Boulevard.
- d. The most southeasterly corner of the development, facing Highway



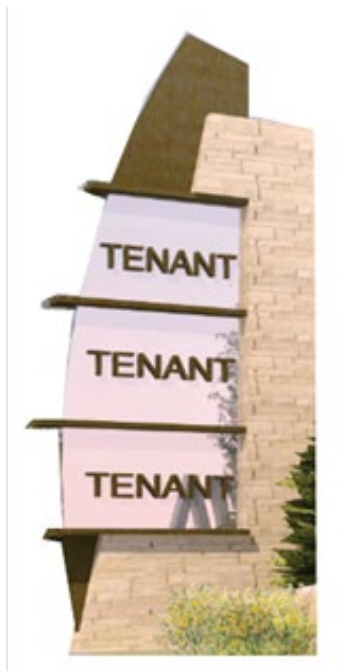
Project identification signs shall not exceed 80 square feet in sign display area nor be greater than eight feet in height. The sign shall be setback a minimum of 10 feet from the property line and be located outside the sight distance triangle.

The design and dimensions of the sign shall be identical throughout the development.

2. Off-premise directory sign

- a. The sign architectural structure shall not exceed 8 feet in height.

- b. The individual tenant sign panel area shall not exceed 8 square feet, 6 feet wide and 1' 4" high, no more than three panels per off-premise directional sign.
- c. The overall sign area shall not exceed 32 square feet.
- d. The sign shall be located outside of the sight triangle and shall not interfere with the driver's intersection sight distance.
- e. The sign shall maintain a minimum of 10 feet from the back of the curb.
- f. The sign shall maintain a 1.5-foot separation from trails/sidewalks.
- g. The sign shall not be illuminated.
- h. The sign shall not interfere with snow removal operations.
- i. The sign lettering shall not exceed 1 foot and have a uniform style.
- j. The sign shall only include the names and logos of the businesses.
- k. The sign design shall compliment the design and materials of the proposed buildings.
- l. The applicant shall construct the sign.





- m. Sixteen off-premise directory signs shall be permitted for the development. The location of the off-premise directory signs shall be as follows:
- i. Four corners of the intersection of Avienda Parkway and Sunset Trail
 - ii. Four corners of the intersection of Bluff Creek Boulevard and Sunset Trail.
 - iii. Four corners of each of the intersections of Avienda Parkway and Bluff Creek Boulevard.

3. Monument Sign

- a. Each lot shall be permitted one monument sign. One monument sign shall be permitted per lot with the exception of Lots 1 and 2, Block 5. These signs shall not exceed 24 square feet in sign display area nor be greater than 5 feet in height.
- b. All monument signs shall maintain a uniform architectural design that complements the architecture of the buildings. Signage must consist of individual letter as required by the City Code.
- c. These signs shall be set back a minimum of 10 feet from the property line and be located outside the sight triangle.
- d. All monument signs shall face the internal streets (Avienda Parkway and Bluff Creek Boulevard.)



4. Wayfinding Signs

Way finding signs shall be permitted along the internal street located within Lots 1 and 2, Block 5.



- a. The sign shall not exceed 8 feet in height.
- b. The sign area shall not exceed 32 square feet.
- c. The sign shall be located outside of the sight triangle and shall not interfere with the driver's intersection sight distance.
- d. The sign shall maintain a minimum of 10 feet from the back of the curb.
- e. The sign shall maintain a 1.5 foot separation from trails and sidewalks.
- f. The sign shall not be illuminated.
- g. The sign shall not interfere with snow removal operations.
- h. The sign lettering shall not exceed 6 inches and have a uniform style.
- i. The sign shall only include the names and logos of the businesses and a directional arrow.
- j. The sign design shall compliment the design and materials of the proposed building.
- k. The sign shall not obstruct driver's views of any city owned street signage or railroad signage.
- l. The sign will be owned and maintained by the developer.
- m. The applicant shall construct the sign.

5. Wall Signs

- a. The location of letters and logos shall be restricted to the approved building sign bands, the tops of which shall not extend above **parapet height**. The letters and logos shall be restricted to a maximum of 30 inches in height. All individual letters and logos comprising each sign shall be constructed of wood, metal, or translucent facing.
- b. **Second** story illuminated signs that can be viewed from neighborhoods outside the PUD site, are prohibited.
- c. Tenant signage shall consist of store identification only. Copy is restricted to the tenant's proper name and major product or service offered. Corporate logos, emblems, and similar identifying devices are permitted provided they are confined within the signage band and do not occupy more than 30% of the sign area unless the logo is the sign.
- d. Wall signs are limited to two elevations per building.
- e. Single tenant buildings shall be permitted wall signs on two elevations only. The size of the sign shall be based on Table 1.

| Table 1 | |
|-------------------------------|------------------------------------|
| Max. Percent of Wall Area | Wall Area in Square Feet (sq. ft.) |
| 15% | 0-600 |
| 13% | 601-1,200 |
| 11% | 1,201-1,800 |
| 9% | 1,801-2,400 |
| 7% | 2,401-3,200 |
| 5% | 3,201-4,500 |
| 3%, not to exceed 275 sq. ft. | 4,500+ |

- f. Halo Lit signs are permitted consistent with the wall area criteria, including maximum nits and only white.

6. Projecting sign (wall)

- a. Shall be limited to Lots 1 and 2, Block 5
- b. Sign area shall not exceed 2 square feet and not project more than 2 feet from the building.

7. Festive Flags/Banners

- a. Flags and banners shall be permitted on approved standards attached to the building facade and on standards attached to pedestrian area lighting.
- b. Flags and banners shall be constructed of fabric or vinyl.
- c. Banners shall not contain advertising for individual users, businesses, services, or products.
- d. Flags and banners shall project from buildings a maximum of two feet.
- f. Flags and banners shall have a maximum area of 10 square feet.
- g. Flags and banners which are torn or excessively worn shall be removed at the request of the city.



8. Building Directory

- a. In multi-tenant buildings, one building directory sign may be permitted. The directory sign shall not exceed eight square feet.

9. On Premise Directional Signs

- a. On-premises signs shall not be larger than four (4) square feet. The maximum height of the sign shall not exceed five (5) feet from the ground. The placement of directional signs on the property shall be so located such that the sign does not adversely affect adjacent properties (including site lines or confusion of adjoining ingress or egress) or the general appearance of the site from public rights-of-way. No more than four (4) signs shall be allowed per lot. The city council may allow additional signs in situations where access is confusing or traffic safety could be jeopardized.
- b. Bench signs are prohibited except at transit stops as authorized by the local transit authority.
- c. Signs and Graphics. Wherever possible, traffic control, directional, and other public signs should be consolidated and grouped with other street fixtures and furnishings to reduce visual clutter and to facilitate vehicular and pedestrian movement. A system of directional signs should also be established to direct traffic within the commercial area and away from residential areas.

10. Prohibited Signs

- a. Pylon signs are prohibited.
- b. Back lit awnings are prohibited.

- c. Window Signs are prohibited except for company logo/symbol and not the name. Such logo shall not exceed 10% of a window area.
- d. Menu Signs are prohibited.
- e. Signs employing mercury vapor, low pressure and high pressure sodium, and metal halide lighting; plastic panel rear-lighted signs.
- f. Signs on roofs, dormers, and balconies.
- g. Billboards.
- h. Back-lit awnings.
- i. Interchangeable letter boards or panels.
- j. Flashing signs.

11. Sign Design and Permit Requirements

- a. 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.
- b. All signs require a separate sign permit.
- c. Wall business signs shall comply with the city's sign ordinance for the Neighborhood business district for determination of maximum sign area. Wall signs may be permitted on the "street" front and primary parking lot front of each building.

(report continued on next page)

Street Elements in Chanhassen

Street Elements in Chanhassen

| |
|---|
| Furnishings |
| 1 Banners/Special Lighting |
| 2 Benches |
| 3 Bike Racks |
| 4 Bollards |
| 5 Bus Shelters |
| 6 Sleeve "Wraps" |
| 7 Kiosks |
| 8 Newspaper Vending |
| 9 Trash Receptacles |
| Plantings |
| 11 Continuous Planting Pit/Paving Bands |
| 12 Hanging Baskets |
| 13 Planters |
| 14 Planting Screens |
| 15 Street Trees (With Grates) |
| Signage |
| 16 Basic Way Finding Signage |
| 17 Pedestrian Lights |
| Paving |
| 18 Accessible Ramps |
| 19 Paved "Bump-outs" |
| 20 Paved Crosswalk |
| 21 Corner Paving Pad |
| 22 Ornamental Fencing |
| Civic Art |
| 22 Civic Art |



Furnishings

- 1 Banners/Special Lighting** (unifying street element)
- 2 Benches**
- 3 Bike Racks**
- 4 Bollards**
- 5 Bus Shelters**
- 6 Ornamental Light Pole Base**
- 7 Kiosks**
- 8 Newspaper Vending**
- 9 Trash/Recycling Receptacles**
- Other furnishings**



Plantings

- 11. Continuous Planting Pit/Paving Bands
- 12. Hanging Baskets
- 13. Planters
- 14. Planting Screens
- 15. Street Trees (With Grates)



Signage

- 16 Basic Way Finding Signage
- 17 Pedestrian Lights



Paving

18 Accessible Ramps

19 Paved Crosswalk (Stamped Concrete)

20 Corner Paving Pad

21 Ornamental Fencing



Civic Art

22 Civic Art

