

**AN ORDINANCE AMENDING CHAPTER 20 OF THE  
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,  
BY REZONING CERTAIN PROPERTY**

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Chapter 20 of the Chanhasseen City Code, the City's zoning ordinance, is hereby amended by rezoning all property within Meadows at Longacres, Meadows at Longacres 2<sup>nd</sup> Addition, Meadows at Longacres 3<sup>rd</sup> Addition and Meadows at Longacres 4<sup>th</sup> Addition to Planned Unit Development - Residential.

Section 2. The rezoning of this property incorporates the following development design standards:

**Meadows at Longacres Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD for single-family detached housing. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Except as modified by the Meadows at Longacres PUD ordinance, the development shall comply with the requirements of the Single-Family Residential District (RSF).

**b. Permitted Uses**

The permitted uses in this zone shall be single-family detached houses and their accessory uses.

**c. Lot Requirements and Setbacks**

The PUD ordinance requires setbacks from roadways and exterior property lines. The following table displays those setbacks.

	<b>Standards</b>
<b>Setbacks:</b>	
Project perimeter	30 feet
Front Lot Line	30 feet #
Side Lot Line	10 feet @ and *
Rear Lot Line	30 feet
Wetland: Buffer and buffer setback	See Wetland Buffer and Setback Tables
Separation between buildings	20 feet
<b>Hard Surface Coverage</b>	25 %

<b>Lot Requirements:</b>	
Minimum Lot Size	10,000 square feet
Minimum Lot Width	90 feet
Minimum Lot Depth	100 feet

# 20 feet for Lot 6, Block 1; Lots 1, 8 and 13, Block 2; Lot 5, Block 3; Lots 5 – 7, Block 4; and Lots 1 – 3, Block 5, Meadows at Longacres; all Meadows at Longacres 2<sup>nd</sup> Addition; Lots 1 – 3, Block 1, Meadows at Longacres 3<sup>rd</sup>, Lot 1, Block 2, Meadows at Longacres 3<sup>rd</sup> from Bent Bow Trail only; Lots 5 – 10, Block 4, Meadows at Longacres 4<sup>th</sup> Addition; and 25 feet for Lot 4, Block 4, Longacres 4<sup>th</sup> Addition from Bent Bow Trail.

@ House must maintain minimum 6-foot side setback and garage a 9-foot side setback with a minimum 20-foot separation between buildings.

\* Accessory structures must maintain 10-foot side setback.

### **Wetland Buffers and Setbacks**

#### **Meadows at Longacres**

Block	Lot	Wetland Buffer (feet)	Wetland Setback (feet)
1	1	30	125
1	2	30	110
1	3	30	120
2	1	30	60
2	2	70	100
2	3	135	165
2	10	80	110
2	11	40	70
2	12	35	65
3	2	15	45
3	4	10	40
3	5	15	45
4	2	10	40
4	3	10	40
5	1	20	50
5	2	20	50
5	3	15	45
5	4	20	50
5	7	10	40

**Meadows at Longacres 2<sup>nd</sup> Addition**

Block	Lot	Wetland Buffer (feet)	Wetland Setback (feet)
1	1	10 - 30	40
1	2	10 - 30	40
2	1	0 - 20	40

**Meadows at Longacres 3<sup>rd</sup> Addition**

Block	Lot	Wetland Buffer (feet)	Wetland Setback (feet)
1	1	0 - 20	40
2	1	10 - 30	40

**Meadows at Longacres 4<sup>th</sup> Addition**

Block	Lot	Wetland Buffer (feet)	Wetland Setback (feet)
2	2	10 - 30	40
2	3	10 - 30	40
3	1	10	40
3	2	10	40
3	3	10	40
3	4	10	40
3	5	10 - 30	40
3	6	10 - 30	40
4	4	20	40
4	5	30	40
4	6	30	40
4	7	30	40
4	8	10	40
4	9	10	40
4	10	10	40

Section 3. The zoning map of the City of Chanhasen shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 4. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2012 by the City Council of the City of Chanhassen, Minnesota.

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Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

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