

**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 Chanhassen City Code, the City's zoning ordinance, is hereby amended by rezoning all property within The Woods at Longacres, The Woods at Longacres 2nd Addition, The Woods at Longacres 3rd Addition, The Woods at Longacres 4th Addition, The Woods at Longacres 5th Addition and The Woods at Longacres 6th Addition to Planned Unit Development - Residential.

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

The Woods 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 and a private park.

c. Lot Requirements and Setbacks

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

| | Standards |
|------------------------------|------------------|
| Setbacks: | |
| Project perimeter | 30 feet |
| Front Lot Line | 30 feet # |
| Side Lot Line | 10 feet @ and * |
| Rear Lot Line | 30 feet |
| Setback from Wetland Buffer | See tables below |
| Separation between buildings | 20 feet |
| Hard Surface Coverage | 25 % |
| | |

| | |
|--------------------------|--------------------|
| Lot Requirements: | |
| Minimum Lot Size | 11,000 Square feet |
| Minimum Lot Width | 90 feet |
| Minimum Lot Depth | 100 feet |

20 feet - Lots 1 and 8 – 10, Block 1, Lot 2, Block 3 and Lot 2, Block 4, The Woods at Longacres; and
 25 feet - Lots 2 – 7, Block 1, Woods at Longacres 6th Addition.

@ House must maintain minimum 6-foot side setback and garage a 9-foot side setback.

* Accessory structures must maintain 10-foot side setback.

Wetland Buffer and Setback

The Woods at Longacres:

| Block | Lot | Wetland Buffer (feet) | Wetland Setback (feet) |
|-------|-----|-----------------------|------------------------|
| 1 | 3 | 0 | 80 |
| 1 | 4 | 10-15 | 45 |
| 1 | 5 | 10-55 | 45 |
| 1 | 6 | 10-30 | 40 |
| 1 | 7 | 10 | 60 |
| 1 | 8 | 10-15 | 40 |
| 1 | 9 | 10-20 | 50 |
| 1 | 10 | 20-40 | 50 |
| 1 | 11 | 45 | 50 |
| 1 | 12 | 35-45 | 40 |
| 1 | 13 | 20-35 | 40 |
| 3 | 1 | 10-40 | 50 |
| 3 | 2 | 10-20 | 40 |
| 3 | 3 | 10-20 | 40 |
| 3 | 4 | 10-15 | 220 |
| 3 | 5 | 10 | 250 |
| 3 | 6 | 10-40 | 75 |
| 3 | 7 | 10-50 | 50 |

Woods at Longacres 2nd

| Block | Lot | Wetland Buffer (feet) | Wetland setback (feet) |
|-------|-----|-----------------------|------------------------|
| 1 | 1 | 0 - 20 | 40 |
| 1 | 2 | 0 - 20 | 40 |
| 2 | 1 | 0 - 20 | 40 |
| 2 | 2 | 0 - 20 | 40 |
| 2 | 3 | 0 - 20 | 40 |
| 2 | 4 | 0 - 20 | 40 |
| 3 | 5 | 0 - 20 | 40 |
| 3 | 6 | 0 - 20 | 40 |
| 3 | 7 | 0 - 20 | 40 |
| 3 | 8 | 0 - 20 | 40 |

Woods at Longacres 3rd

| Block | Lot | Wetland Buffer (feet) | Wetland setback (feet) |
|-------|-----|-----------------------|------------------------|
| 1 | 1 | 10 - 20 | 40 |
| 1 | 2 | 20 - 35 | 40 |
| 1 | 3 | 30 - 35 | 40 |
| 1 | 4 | 10 - 30 | 40 |
| 1 | 5 | 10 - 18 | 40 |
| 1 | 6 | 10 - 40 | 40 |
| 2 | 5 | 10 - 25 | 40 |

Woods at Longacres 4th

| Block | Lot | Wetland Buffer (feet) | Wetland setback (feet) |
|-------|-----|-----------------------|------------------------|
| 4 | 12 | N/A | 40 |
| 4 | 13 | N/A | 40 |
| 4 | 14 | N/A | 40 |
| 4 | 15 | N/A | 40 |
| 5 | 1 | N/A | 40 |
| 5 | 2 | N/A | 40 |
| 5 | 3 | N/A | 40 |

Woods at Longacres 6th

| Block | Lot | Wetland Buffer (feet) | Wetland setback (feet) |
|-------|-----|-----------------------|------------------------|
| 1 | 10 | 10 | 40 |
| 1 | 11 | 10 | 40 |
| 1 | 12 | 10 | 40 |
| 1 | 14 | 10 | 40 |
| 1 | 15 | 10 | 40 |
| 1 | 16 | 10 | 40 |

Section 3. The zoning map of the City of Chanhassen 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.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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