

**CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

ORDINANCE NO. 640

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 described within Exhibit A from Rural Residential District, RR, to Planned Unit Development Residential, PUD-R.

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

The Park Zoning Standards

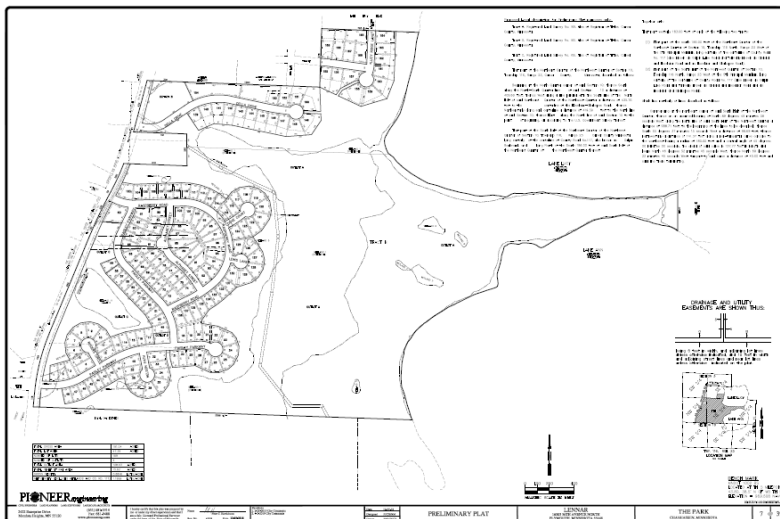
a. Intent

The purpose of this zone is to create a Planned Unit Development (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 development will preserve 50 acres of woods adjacent to Lake Ann. There are a number of housing collections with a variety of housing styles and exterior materials within each collection serving different life stages.

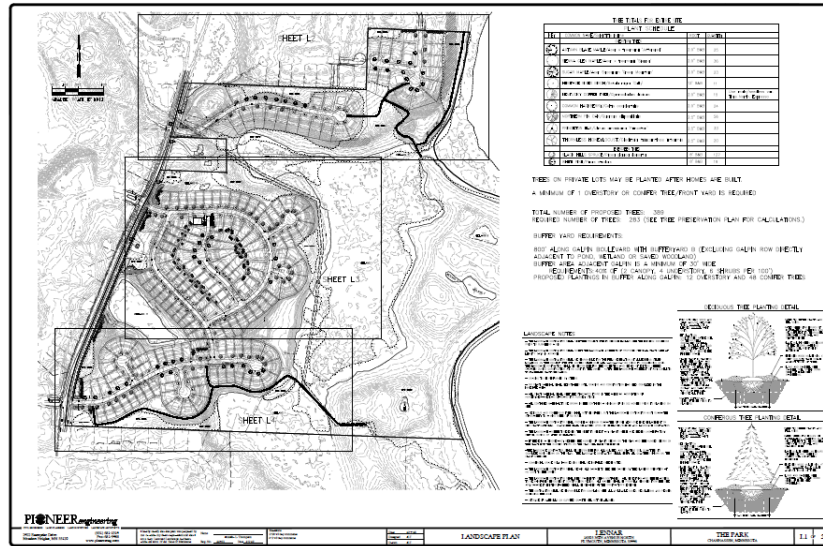
Except as modified by this PUD ordinance, the development shall comply with the requirements of the Residential Low and Medium Density District, RLM.

The property shall be developed in accordance with the following plans.

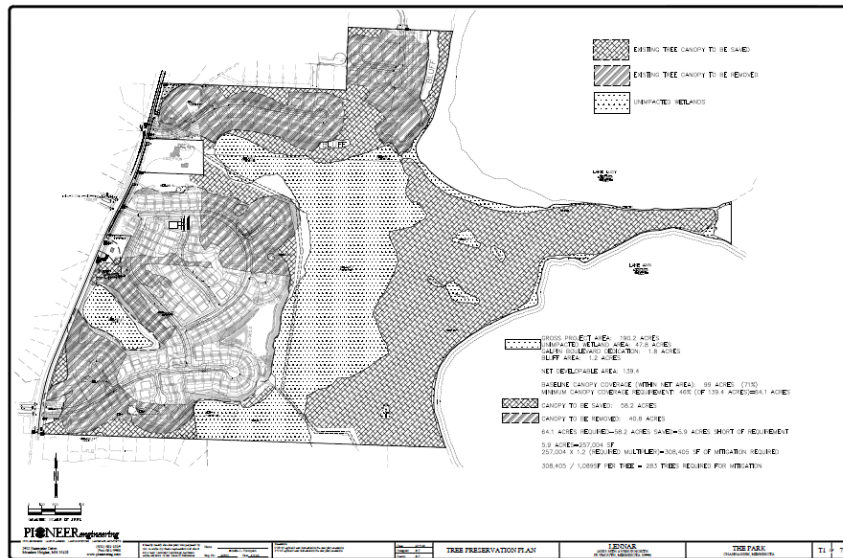
1. Preliminary Plat (revised plan dated April 4, 2019)



2. Landscaping Plan (revised plan dated April 4, 2019)



3. Tree Preservation Plan



4. House Plans

b. Permitted Uses

- The permitted uses in this zoning district shall be single-family detached houses and their accessory uses. House plans include the Lennar Lifestyle, Luxury, Landmark, Classic, and 31 Villa home plans or similar or equivalent plans.

c. Design Standards

- Development - Amenities Design

- Integrate pathways with the local street system to maximize access and flexibility of use.

2. House designs

- There shall be a mix and a variety of housing materials.
- Linear repetitive streetscape appearance and building facades shall be avoided by providing variation between the front elevations. No two identical facades shall be located next to each other.
- The same front or rear elevations shall not be located directly across from one another.
- No similar material/colors shall be located adjacent to each other.
- There shall be articulation of wall planes, a variety of roof forms, variation in roof heights or other architectural treatments.
- If side loaded garages are incorporated into the development, the front facing wall must be architecturally integrated with the design of the home (no blank wall).

d. Lot Requirements and Setbacks

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

THE PARK COMPLIANCE TABLE

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

Lots with a minimum 90 feet of frontage

Minimum Lot Dimensions and Maximum Lot Cover

Lot Area (SF)	Lot Width (Feet)	Lot Depth (Feet)	Max Lot Cover (SF)
15,000	90	125	5,500

Lot Setbacks

Front Setback	Rear Setback	Side Yard Setback	Corner Setback	CR 117 Setback
20 feet*	25 feet	7.5 feet	20 feet	50 feet

*25 feet with sidewalk

Bluffs: 30-foot setback, 20-foot impact zone.

Wetland Buffer Setback: 20 feet.

Lots with a minimum 65 feet of frontage

Minimum Lot Dimensions and Maximum Lot Cover

Lot Area (SF)	Lot Width (Feet)	Lot Depth (Feet)	Max Lot Cover (SF)
8,450	65	125	4,400

Lot Setbacks

Front Setback	Rear Setback	Side Yard Setback	Corner Setback	CR 117 Setback
25 feet	25 feet	7.5 feet	20 feet	50 feet

Bluffs: 30-foot setback, 20-foot impact zone.

Wetland Buffer Setback: 20 feet.

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 11th day of March, 2019 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Elise Ryan, Mayor

(Published in the Chanhassen *Villager* on June 6, 2019)

EXHIBIT A

Legal Description:

Tract A, Registered Land Survey No. 89, files of Registrar of Titles, Carver County, Minnesota.

Tract B, Registered Land Survey No. 89, files of Registrar of Titles, Carver County, Minnesota.

Tract C, Registered Land Survey No. 89, files of Registrar of Titles, Carver County, Minnesota.

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 116, Range 23, Carver County, Minnesota, described as follows:

Beginning at the North Quarter corner of said Section 10; thence South along the North-South Quarter line of said Section 10 as distance of 409.69 feet; thence West along a line parallel with the South line of the North Half of said Northeast Quarter of the Northwest Quarter a distance of 435.76 feet to the centerline of the Excelsior-Shakopee Road; thence Northeasterly along said centerline a distance of 419.39 feet to the North line of side Section 10; thence East along the North line of said Section 10 to the point of beginning, all according to the U.S. Government Survey thereof.

That part of the South half of the Northeast Quarter of the Northwest Quarter of Section 10, Township 116, Range 23 Carver County, Minnesota lying easterly of the centerline of County Road No. 117, also known as Galpin Boulevard, and lying North of the South 186.00 feet of said South half of the Northwest Quarter of the Northwest Quarter thereof.

Together with:

That part westerly 183.00 feet of each of the following two tracts:

(1) That part of the South 186.00 feet of the Northeast Quarter of the Northwest Quarter of Section 10, Township 116 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the centerline of County Road No. 117 (also known as Galpin Lake Road and formerly known as Chaska and Excelsior Road and as Excelsior and Shakopee Road).

(2) That part of the South Half of the Northwest Quarter of Section 10, Township 116 North, Range 23 West of the 5th Principal Meridian, lying Easterly of the centerline of County Road No. 117 (also known as Galpin Lake Road and formerly known as Chaska and Excelsior Road and as Excelsior and Shakopee Road).

Which lies northerly of lines described as follows:

Commencing at the Northeast corner of said South Half of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 49 minutes 08 seconds West, along the North line of said South half of the Northwest Quarter a distance of 588.71 feet, to the beginning of the lines to be described; thence South 65 degrees 37 minutes 15 seconds West a distance of 98.69 feet; thence Northwesterly a distance of 141.37 feet along a non-tangential curve concave to the Southwest having a radius of 180.00 feet and a central angle of 45 degrees 00 minutes 00 seconds, the chord of said curve is 137.77 feet in length and bears North 46 degrees 52 minutes 45 seconds West; thence North 69 degrees 22 minutes 45 seconds West, tangent to said curve a distance of 40.00 feet and said line there terminating.