

**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 Walnut Grove to Planned Unit Development – Residential.

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

Walnut Grove Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for mixed density residential homes consisting of 168 townhouses, 44 cottage homes and 35 single-family detached homes for total of 247 units. 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 Walnut Grove PUD ordinance, the development shall comply with the requirements of the RSF, Single-Family Residential District for single-family homes, R-4, Mixed Low Density Residential District for the cottage homes and R-8, Mixed Medium Density Residential for the townhouses.

b. Permitted Uses

The permitted uses in this zone shall be single-family homes, townhouses and their accessory uses. The type of uses to be provided on common areas shall be gazebos, play equipment, picnic and bus shelters, sheds and signage.

c. Lot Requirements and Setbacks

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

	Standards
Setbacks: (single-family detached)	
Front lot line	30 feet
Side lot line	10 feet
Rear lot line	30 feet *
Setbacks: (cottage and townhouses)	
Front lot line	0 feet
Side lot line	0 feet
Rear lot line	0 feet

	Standards
Hard Surface Coverage	30% over the entire development
Lot Requirements: (single-family detached)	
Minimum Lot Size	10,400 Square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	125 feet
Lot Requirements: (cottage homes)	
Minimum Lot Size	3,400 Square feet
Minimum Lot Width	47 feet
Minimum Lot Depth	78 feet
Lot Requirements: (townhouses)	
Minimum Lot Size	1,000 Square feet
Minimum Lot Width	26 feet
Minimum Lot Depth	39 feet

*Lots 4 - 17, Block 2, rear setback 25 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 ____ day of _____, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

(Published in the Chanhassen *Villager* on _____)