

**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 Lot 2, Block 1, Saratoga 3<sup>rd</sup> Addition to Planned Unit Development – Residential.

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

**Saratoga 3<sup>rd</sup> Addition Zoning Standards**

**a. Intent**

The purpose of this zone is to create a PUD high density residential development. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be underground. The development shall proceed through the site plan review based on the development standards outlined below. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Except as modified by the standards below, the development shall comply with the requirements of the R-12, High Density Residential District.

**b. Permitted Uses**

The permitted uses in this zone shall be limited to multi-family residential uses. A total of 46 units are permitted on the site. *(There are eight existing units.)*

***Multi-family Residential*** – This shall be defined as multi-storied apartments or condominium units.

**c. Prohibited uses**

- Townhouses
- Detached Townhouses
- Detached Single-Family Homes

**d. Setbacks**

<b>Street Frontage</b>	<b>Minimum Setback Building/Parking (feet)</b>
Laredo Drive	50/50
Saratoga Drive	50/50
Santa Vera Drive	50/50
Interior Lot Line	15/50

The PUD standard for hard surface coverage is 65%

**e. Building Materials and Design**

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. All mechanical equipment shall be screened with material compatible to the building.
2. All material shall be of high quality and durable. Major exterior surfaces of all walls shall be face brick, stucco with metal, wood, rock face block and stone accents. The structure shall have a pitched roof.
3. Block shall have a weathered face or be polished, fluted or broken face.
4. All accessory structures shall be designed to be compatible with the primary structure.
5. All roof mounted equipment shall be screened by walls of compatible appearing material or camouflaged to blend into the building or background. Wood screen fences are prohibited. All exterior process machinery, tanks, etc., are to be fully screened by compatible materials.
6. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping. The building(s) shall have varied and interesting detailing. The use of a solid wall unrelieved by architectural detailing, such as change in material, change in color, fenestrations, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its views from the public ways shall be prohibited.
7. Space for recycling shall be provided.
8. There shall be no underdeveloped sides of building. All elevations visible from the street shall receive nearly equal treatment and visual qualities.

**f. Site Landscaping and Screening**

1. Landscaping along streets shall comply with buffer yard standard B. Interior lot lines shall comply with buffer yard A, 10 feet in width. A landscape plan must be presented for approval with the site plan review process.
2. Storage of materials outdoors is prohibited unless it has been approved under site plan review.

**g. Signage**

1. Signage shall comply with the sign ordinance for residential districts.
2. All signs shall require a sign permit.

**h. Lighting**

1. All light fixtures shall be shielded. Light levels shall be no more than ½ candle at the property line. Light fixtures shall not be more than 20 feet in height. This does not apply to street lights.

**i. Alternative Access**

1. Separate pedestrian access shall be provided from the site to the public sidewalk and trail system.

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 \_\_\_\_\_, 20 \_\_, by the City Council of the City of Chanhassen, Minnesota

\_\_\_\_\_  
Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

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