

**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 Autumn Ridge, Autumn Ridge 2nd Addition, Autumn Ridge 3rd Addition, and Common Interest Community Number 25 to Planned Unit Development - Residential.

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

Autumn Ridge Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for townhomes and twinhomes. 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 **Autumn Ridge** PUD ordinance, the development shall comply with the requirements of the Mixed Density Residential District (R-8).

b. Permitted Uses

The permitted uses in this zone shall be 14 twinhomes [28 units], 2 three-unit townhouses [6 units], 7 four-unit townhouses [28 units], 1 six-unit townhouse [6 units], and 9 eight-unit townhouses [72 units] and their accessory uses.

c. Lot Requirements and Setbacks

Minimum Lot Size: 2,520 square feet

Minimum Lot Width: 30 feet

Minimum Lot Depth: 84 feet

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

Setbacks	Standards
Front Lot Line	0 feet
Side Lot Line	0 feet
Rear Lot Line	0 feet
Project Perimeter	50 feet
Hard Surface Coverage	30% *

*The entire development, including the public and private streets and Outlots, may not exceed 30 percent hard coverage. Individual lots will exceed the 30 percent site coverage.

A minimum 20-foot driveway is required.

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 _____)