

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

ORDINANCE NO.

**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 from Agricultural Estate District (A-2) to Planned Unit Development – Residential (PUD-R), for property within the Arbor Glen development, with the following legal description:

All Lots, Blocks and Outlots of Arbor Glen Addition, except Outlot E, Carver County,
Minnesota.

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

a. Intent

The purpose of this zone is to create a villa-style housing development, PUD Residential zone. 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 placed underground. Except as modified by the Arbor Glen development standards, the development must comply with the Residential Low and Medium Density District, RLM.

b. Permitted Uses

The permitted uses within the neighborhood shall be 18 homes and appropriate accessory structures. Low-intensity neighborhood-oriented accessory structures to meet daily needs of residents may include bus shelter, development signage, garden, gazebo, maintenance shed, picnic shelter, permanent open space, playground equipment, public or private art or trails.

c. Lot Requirements

Minimum Lot Size: 5,000 square feet
Minimum Frontage: 50 feet at building setback
Minimum Depth: 95 feet

d. Setbacks

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

	Standards
Highway 101 and Lyman Blvd.	50 feet
Perimeter Project Lot Lines	50 feet
Gas Pipeline	20 feet from easement
Front - Interior private street	25 feet to curb; side yard (street) 10 feet to curb
Side Lot Line	6 feet
Hard Surface Coverage	Maximum 2,940 square feet per lot *
Driveway side yard setback	5 feet
Wetland: Buffer and buffer setback	20 feet and 30 feet
Bluff Creek Primary zone boundary	40 feet
Building Height	35 feet

* The entire development, including the private street and outlots, may not exceed 25 percent hard coverage.

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 July, 2016, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Denny Laufenburger, Mayor

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