

CITY OF CHANHASSEN  
CARVER AND HENNEPIN COUNTIES, MINNESOTA

ORDINANCE NO. 606

**AN ORDINANCE AMENDING CHAPTER 20 OF THE  
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,  
BY REZONING CERTAIN PROPERTY  
CHILDREN'S LEARNING ADVENTURE  
PLANNED UNIT DEVELOPMENT**

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 the property described in Exhibit A to Planned Unit Development.

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

**a. Intent**

The purpose of this zone is to create a PUD office institutional district. 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. Each lot proposed for development shall proceed through site plan review based on the development standards outlined below. More than one principal building on the lot is prohibited. Construction of additional principal structures will required a subdivision of the property. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Ancillary uses may be permitted as listed below once a primary use has occupied the site. Shared parking may be used within the development. Except as modified below, the requirements of the Office and Institutional District (OI) shall apply.

**b. Uses**

Permitted Uses in this zone are:

1. Community Center
2. Day Care – Establishments providing for the care and supervision of infants and children on a daily basis
3. Health Services – Establishments primarily engaged in furnishing medical, surgical and other health services to persons in a clinical or outpatient basis
4. Library
5. Museum
6. Office – Professional and business office
7. Private or Public Recreational Facilities
8. Schools

9. Utility Services
10. The property described in Exhibit B to the Planned Unit Development may only be used for open space and public parks

Accessory Uses (in conjunction with and integral to a permitted use)

1. Antennas, as regulation by Article XXX of this chapter.
2. Fences
3. Parking Lots
4. Play Equipment, Gazebos, etc.
5. Sheds
6. Signs

**c. Setbacks**

The following building and parking setbacks shall apply:

	Setback building/parking (feet)
Galpin Blvd.	50/20
Highway 5	70/20
West 78 <sup>th</sup> Street	50/20
Interior Lot Lines	0/0
West Perimeter Lot Line	30/20

The maximum hard surface coverage is 65 percent. Any one site or lot can exceed the 65 percent hard coverage requirement.

**d. Building Height, Materials and Design**

1. Building height shall be limited to two (2) stories and a maximum height of fifty (50) feet. The Children’s Learning Adventure building shall be as specified in Section 3.2.
2. The PUD requires that the development demonstrate a higher quality of architectural standards and site design.

**e. Alternative Access**

1. Pedestrian access shall be provided from each site to the public sidewalk and trail system.
2. Each site shall provide areas for bicycle parking and storage.

Section 3. DEVELOPMENT PLAN. The PUD must be developed and maintained in accordance with the following development plan which is on file with the City and which is incorporated herein by reference.

1. The plan sheets prepared by CEI Engineering Associates, Inc. dated March 20, 2015, sheets C1 of 9 through C9 of 9 and Sheets L6 through L6.4, revised April 6, 2015, as amended by the Site Plan approved by the City Council on May 26, 2015.
2. Architectural plans prepared by CASCO dated March 18, 2015, sheets A-1, AS1-1, exterior elevations and site line study, and preliminary photometric plan sheets E0.1 and E0.2, as amended by the Site Plan approved by the City Council on May 26, 2015.
3. Lighting at the top of the building is not included in the plan and is not permitted. Lighting directed skyward is not permitted.
4. The illuminated sign inside the rotunda may be illuminated between the hours of 6:00 a.m. to 10:00 p.m. at a maximum of 5,000 Nits. During all other hours the illumination may not exceed 500 Nits.
5. Signage must comply with the office institutional regulations with wall signs on the south and east elevations of the building only.

Section 4. 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 5. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this 26<sup>th</sup> day of May, 2015, by the City Council of the City of Chanhassen, Minnesota

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Todd Gerhardt, City Manager

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Denny Laufenburger, Mayor

(Summary Ordinance to be published in the Chanhassen *Villager* on July 2, 2015)

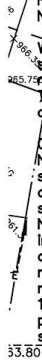
# Exhibit A

## LEGAL DESCRIPTION

Parcel A:

That part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 116, Range 23 and the Northwest Quarter of the Northwest Quarter of Section 15, Township 116, Range 23, Carver County Minnesota, described as follows:

Beginning at the Southwest corner of said Section 10; thence on an assumed bearing of North 1 degree 56 minutes 40 seconds West along the West line of said Southwest Quarter, a distance of 1,023.08 feet, to a point on said West line distant 1668.88 feet South of the West Quarter corner of said Section 10; thence South 79 degrees 32 minutes 20 seconds East, a distance of 177.77 feet; thence South 86 degrees 32 minutes 20 seconds East, a distance of 100.40 feet; thence South 78 degrees 32 minutes 20 seconds East, a distance of 194.14 feet; thence South 74 degrees 32 minutes 20 seconds East, a distance of 150.00 feet; thence South 47 degrees 17 minutes 20 seconds East, a distance of 75.43 feet; thence North 82 degrees 42 minutes 40 seconds East, a distance of 74.98 feet; thence South 58 degrees 17 minutes 20 seconds East, a distance of 84.58 feet; thence South 89 degrees 17 minutes 20 seconds East, a distance of 163.25 feet; thence South 18 degrees 17 minutes 40 seconds West, a distance of 820.19 feet to the Northerly right of way line of Trunk Highway 5; thence North 85 degrees 54 minutes 50 seconds West along said Northerly right of way, a distance of 33.08 feet; thence South 56 degrees 40 minutes 55 seconds West along said Northerly right of way, a distance of 158.95 feet; thence North 85 degrees 54 minutes 50 seconds West along Northerly right of way, a distance of 518.22 feet to the West line of the Northwest Quarter of Section 15, Township 116, Range 23; thence North 1 degree 37 minutes 50 seconds West along said West line of the Northwest Quarter, a distance of 9.12 feet to the point of beginning.



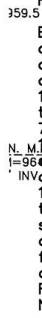
Which lies Northwesterly of that particular Northwesterly right-of-way line of Parcel 216, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-08, recorded as Document No. 265755 and as amended on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-14, recorded as Document No. 279658, described as follows:

Commencing at the Southwest corner of said Section 10; thence on an assumed bearing of North 1 degree 56 minutes 40 seconds West, along the West line of the Southwest Quarter of said Section 10, a distance of 401.19 feet, to a particular right-of-way line of said Parcel 216 at the point of beginning of the line to be described; thence North 47 degrees 18 minutes 16 seconds East a distance of 175.14 feet, to an angle point in said right-of-way line; thence North 47 degrees 18 minutes 19 seconds East a distance of 22.71 feet, to a point of curvature in said right-of-way line; thence Easterly a distance of 662.60 feet, along a non-tangential curve concave to the South having a radius of 633.04 feet and a central angle of 59 degrees 58 minutes 14 seconds and having a chord of 632.76 feet which bears North 77 degrees 17 minutes 27 seconds East to an angle point in said right-of-way line; thence North 56 degrees 16 minutes 30 seconds East, not tangent to said curve a distance of 114.28 feet, to an angle point in said right-of-way line; thence North 22 degrees 13 minutes 10 seconds East, along said right-of-way line, a distance of 116.13 feet and said line there terminating.

AND

Parcel B:  
L=960.3

That part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 116, Range 23 and the Northwest Quarter of the Northwest Quarter of Section 15, Township 116, Range 23, Carver County, Minnesota, described as follows:



Beginning at the Southwest corner of said Section 10; thence on an assumed bearing of North 1 degree 56 minutes 40 seconds West along the West line of said Southwest Quarter, a distance of 1,023.08 feet, to a point on said West line distant 1668.88 feet South of the West Quarter corner of said Section 10; thence South 79 degrees 32 minutes 20 seconds East, a distance of 177.77 feet; thence South 86 degrees 32 minutes 20 seconds East, a distance of 100.40 feet; thence South 78 degrees 32 minutes 20 seconds East, a distance of 194.14 feet; thence South 74 degrees 32 minutes 20 seconds East, a distance of 150.00 feet; thence South 47 degrees 17 minutes 20 seconds East, a distance of 75.43 feet; thence North 82 degrees 42 minutes 40 seconds East, a distance of 74.98 feet; thence South 58 degrees 17 minutes 20 seconds East, a distance of 84.58 feet; thence South 89 degrees 17 minutes 20 seconds East, a distance of 163.25 feet; thence South 18 degrees 17 minutes 40 seconds West, a distance of 820.19 feet to the Northerly right of way line of Trunk Highway 5; thence North 85 degrees 54 minutes 50 seconds West along said Northerly right of way, a distance of 33.08 feet; thence South 56 degrees 40 minutes 55 seconds West along said Northerly right of way, a distance of 158.95 feet; thence North 85 degrees 54 minutes 50 seconds West along said Northerly right of way, a distance of 518.22 feet to the West line of the Northwest Quarter of Section 15, Township 116, Range 23; thence North 1 degree 37 minutes 50 seconds West along said West line of the Northwest Quarter, a distance of 9.12 feet to the point of beginning.

EXCEPT that part of the above described property which lies Northwesterly of that particular Northwesterly right-of-way line of Parcel 216, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-08, recorded as Document No. 265755 and as amended on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-14, recorded as Document No. 279658, described as follows:

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AND EXCEPT said Parcel 216.

Carver County, Minnesota  
Abstract Property

## EXHIBIT B

That part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 116, Range 23 and the Northwest Quarter of the Northwest Quarter of Section 15, Township 116, Range 23, Carver County Minnesota, described as follows:

Beginning at the Southwest corner of said Section 10; thence on an assumed bearing of North 1 degree 56 minutes 40 seconds West along the West line of said Southwest Quarter, a distance of 1,023.08 feet, to a point on said West line distant 1668.88 feet South of the West Quarter corner of said Section 10; thence South 79 degrees 32 minutes 20 seconds East, a distance of 177.77 feet; thence South 86 degrees 32 minutes 20 seconds East, a distance of 100.40 feet; thence South 78 degrees 32 minutes 20 seconds East, a distance of 194.14 feet; thence South 74 degrees 32 minutes 20 seconds East, a distance of 150.00 feet; thence South 47 degrees 17 minutes 20 seconds East, a distance of 75.43 feet; thence North 82 degrees 42 minutes 40 seconds East, a distance of 74.98 feet; thence South 58 degrees 17 minutes 20 seconds East, a distance of 84.58 feet; thence South 89 degrees 17 minutes 20 seconds East, a distance of 163.25 feet; thence South 18 degrees 17 minutes 40 seconds West, a distance of 820.19 feet to the Northerly right of way line of Trunk Highway 5; thence North 85 degrees 54 minutes 50 seconds West along said Northerly right of way, a distance of 33.08 feet; thence South 56 degrees 40 minutes 55 seconds West along said Northerly right of way, a distance of 158.95 feet; thence North 85 degrees 54 minutes 50 seconds West along Northerly right of way, a distance of 518.22 feet to the West line of the Northwest Quarter of Section 15, Township 116, Range 23; thence North 1 degree 37 minutes 50 seconds West along said West line of the Northwest Quarter, a distance of 9.12 feet to the point of beginning.

Which lies Northwesterly of that particular Northwesterly right-of-way line of Parcel 216, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-08, recorded as Document No. 265755 and as amended on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-14, recorded as Document No. 279658, described as follows:

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