

**GALPIN BUSINESS PARK  
CHANHASSEN, LLC**

**DEVELOPMENT DESIGN STANDARDS (PUD)**

**A. Intent**

Galpin Business Park is a PUD created to accommodate neighborhood services and conveniences. The use of PUD zoning is to allow for a greater variety of uses, the internal transfer of density and construction phasing. In return, the development provides higher quality architectural standards and a more environmentally sensitive project. The goal is to preserve open space, protect wetlands and retain existing vegetation through the efficient/shared use of land, transitional and buffer landscapes. All future lots that are developed are to be reviewed based upon the development use and standards listed below. The Neighborhood Business District regulations shall apply, except as modified by this ordinance. All submittals are to consist of:

- ⇒ Architectural site plan
- ⇒ Rendered building elevations
- ⇒ Material board

Grading and utility plans to conform to current city standards in effect when the proposed new development is submitted for review.

Landscape plan to conform to the city landscape ordinance and these standards.

Color rendering/photo-composite images of the new work proposed as seen from Highway 5 midpoint along the wetland in Outlot A, the intersection of Highway 5 and Galpin and the intersection of Galpin and West 78<sup>th</sup> Street. Three total.

Mutual access, cross easements and maintenance agreements are required of all property owners.

If discrepancies arise between the PUD and other sections of the city ordinances, the stated PUD shall govern for a period of up to two years after the final plat approval for Galpin Business Park.

**B. Permitted Uses**

The permitted uses for this PUD shall consist of and be limited to those listed and described below or as approved by the city council. The city council shall interpret whether or not a future use meets the following definitions.

- ⇒ Convenience store with gas pumps, freestanding canopy and car wash.
- ⇒ Dry cleaning and laundry pick-up stations.
- ⇒ Retail shops.
- ⇒ Self service laundry.
- ⇒ Day care.
- ⇒ Offices - professional and business.
- ⇒ Health services/medical facilities.
- ⇒ Financial institutions.
- ⇒ Small appliance and shoe repair shops.
- ⇒ Personal service establishments.
- ⇒ Standard restaurants without a drive through.
- ⇒ Fast Food restaurants without a drive through and integral (less than 40 percent of the building area) with a multi-tenant building.
- ⇒ Veterinary clinics.

**Ancillary approved uses (in conjunction with and integral to a primary use).**

- ⇒ Telecommunications antennas/dishes if concealed from view at the public right of way.
- ⇒ Parking.
- ⇒ Trash/equipment enclosures.
- ⇒ Up to a four lane covered drive through for a bank
- ⇒ A single covered drive through for a pharmacy.
- ⇒ Outdoor storage dispensing display, e.g., pop machine, ice machine, secure propane tank storage.
- ⇒ ATM machines

**Prohibited uses:**

- ⇒ Outdoor storage and/or sales areas.
- ⇒ Automotive sales, service and repair.
- ⇒ Fast food with a drive through.

**C. Setbacks**

The development is to be regulated by the Highway 5 corridor HC-2 District and the PUD standards. There are no minimum requirements for building, parking or drive aisle setbacks on the interior lot lines within the PUD.

<b>Frontage</b>	<b>Minimum Setback Building/Parking/Drive Aisle</b>	<b>Maximum Setback Building</b>
Highway 5	70'/70'/50'	150'
Galpin Boulevard	30'/20'/10'	100'
West 78 <sup>th</sup> Street	50'/20'/10'	100'
Bluff Creek Overlay	40'/40'/40'	N/A
Wetland (Shown Outlot A)	50'/50'/50'	N/A

#### **D. Lot Coverage**

The hard surface lot coverage will be limited to a maximum of 41% over the entire site. Any single lot may exceed the 41% requirement. The hard surface area of each lot is as follows:

<b>Lot</b>	<b>Total Area</b>	<b>HARDSURFACE AREA</b>		
		<b>Building Footprint (up to)</b>	<b>Paving (up to)</b>	<b>% (up to)</b>
Lot 1	81,037 sf/1.86 ac	12,000 s.f.	61,359 s.f.	90%
Lot 2	82,897 sf/1.9 ac	20,000 s.f.	46,317 s.f.	80%
Outlot A	164,124 sf/3.86 ac	0 s.f.	16,754 s.f.	10%
Outlot B	42,902 sf/.98 ac	0 s.f.	0	0%
<b>Total:</b>	<b>370,925 sf/8.52 ac</b>	<b>32,000 s.f.</b>	<b>124,430 s.f.</b>	<b>41%</b>

#### **E. Development Standards**

##### **1. SIZE, PORTION PLACEMENT**

- a. Entries: Main entrances shall be oriented toward Highway 5. Entrances shall be designed with additional architectural detailing.
- b. Articulation: Buildings of more than 40 feet in width shall be divided into smaller increments, between 20 and 40 feet, through articulation of façade.

- c. Large unadorned CMU walls; solid unrelieved walls without architectural detailing, changes in material, color, accents, fenestrations, etc.; or walls without significant visual interest in keeping with the mass, size and scale of the wall as viewed from public ways shall be prohibited. Buildings shall have varied and interesting detailing. No two structures are to be identical. All walls to incorporate architectural interest through building design or appropriate landscaping. Acceptable design shall incorporate changes in materials and colors, materials with textured surfaces, aggregate, etc. and/or offsets in the building walls.
- d. Multi-story Structures: Ground level of multi-story structure shall be visually distinct from upper stories.

## **2. MATERIAL AND DETAIL**

- a. In order to meet the requirements of a PUD, the development must demonstrate a higher quality of architectural standards and design.
- b. All materials shall be of high quality and durability. Masonry or higher quality materials shall be used. Color shall be integral to the material used, i.e. colored CMU, brick, or stucco. No painted masonry surfaces will be allowed. Colored mortar is encouraged but not required.
- c. Acceptable materials include:
  - 1. Brick.
  - 2. CMU/Block - shall be of a decorative nature with either a split/rock face, burnished, fluted or scored. Block shall be used as a base material or for building accents (not to exceed 15 percent).
  - 3. Stucco or EIFS, as an accent material (not to exceed 15 percent).
  - 4. Stone - natural or manmade.
  - 5. Glass - clear, colored, textured, translucent or glass block.
  - 6. Laminated shingles, standing seam metal roofs, concrete or quarry tile roofs, or other materials as approved by the city council are to be used on all pitched roofing.
  - 7. Metal panels, siding or structures may only be used for canopies, soffits, trim, HVAC screens and building accents.
  - 8. Paved areas shall consist of any of the following: bituminous, stamped/colored

bituminous, concrete, stamped/colored concrete, brick or stone pavers.

9. All building facades visible from a public right of way must be treated comparable to the rest of the building. Design elements must be used nearly equally on all sides.
10. Overhead doors where required, are to be screened as best as possible without interfering with their use or creating a safety hazard. Screening may consist of landscaping, earthen berms, or walls built to match the building. Screening does not need to be complete. Overhead doors shall be the same color as the primary building material.
11. Drive throughs are allowed if used in conjunction with a financial institution, pharmacy, or other occupancy specifically approved by the city council. No drive through will be allowed for fast food restaurants. The drive through must be connected to the principal building. The drive through shall not be located on the street frontage of a building. Materials must be of complementary appearance to the primary building.
12. A convenience center fueling station canopy up to 20' above finished grade is allowed.

### **3. COLOR**

- a. Colors shall be harmonious. Building colors shall be muted colors with low reflectivity. Bright or brilliant colors and sharply contrasting colors may be used for accent purposes occupying a maximum of 10 percent of building façade.
- b. All materials, color, size and texture, are to be approved to assure compatibility with the PUD.

### **4. HEIGHT AND ROOF DESIGN**

- a. Building heights shall be limited to 3 stories or 40', as measurement to the highest point from the top of the first floor elevation. The measurement shall include architectural details (parapets), transmission antennas, transmission equipment, satellite dishes, and non-structural building elements. Pitched roofs shall be measured to the midpoint of the roof.
- b. Each primary building shall incorporate one or more of the following: pitched roof, stepped parapet/roofs, or raised tower elements depending upon the scale and type of building. Other architectural elements such as arches, vaults, canopies, recessed entries and niches, colonnades, detailing, etc., may be used to add architectural interest, direction or articulation to the buildings.

## **5. FAÇADE TRANSPARENCY**

- a. At least 50 percent of a building elevation adjacent to a public right-of-way shall have windows and/or doors. Reflective glass is not permitted.

## **6. SITE FURNISHING**

- a. Site furnishings shall be designed as part of the site architectural concept and landscape. Benches, tables and chairs and similar features shall be required with all new development.

## **7. FRANCHISE ARCHITECTURE**

- a. Franchise architecture shall be revised if it does not comply with the design standards.

## **8. LOADING AREAS AND REFUSE AREAS, ETC.**

- a. All accessory structures shall be complementary to the primary structure.
- b. All building and mechanical equipment, processing machinery, etc. mounted either on the ground, building or roof shall be screened from view from adjacent public right of ways. Screens shall consist of parapets and/or walls of compatible appearing materials. Wooden and chain link fences are prohibited.
  - 1.
- c. Each building shall incorporate space within the building or adjacent enclosed or screened structure for recyclables.
- d. All utilities are required to be underground.
- e. Gate material shall not be chain link.

## **9. LANDSCAPING**

- a. Natural areas shall be preserved to the maximum extent.
- b. Landscaping shall enhance natural and architectural features, strengthen vistas, and provide shade.
- c. Landscaping shall emphasize massing of plant materials over isolated or scattered material.
- d. The master landscape plan for Galpin Business Park shall be the design guide for the site landscape developments. Each lot must present a landscape plan for approval with the site plan review. Total quantity of landscaping along Highway

5, West 78<sup>th</sup> Street and Galpin Boulevard shall comply with Buffer Yard Standard B, City Landscape Ordinance for Vehicular Areas, and Foundation and Aesthetic Plantings.

- e. A portion of the canopy and under story trees required by city ordinance for Lot 1 and Lot 2 may be relocated onto Outlot 'B' to further enhance Bluff Creek and buffer the residential area to the north subject to city approval.
- f. Outdoor storage of materials is prohibited unless it has been specifically approved during site plan review. All approved outdoor storage must be screened with either masonry walls/fences, landscaping and berms or a combination of the two.
- g. Landscape berming is encouraged for use in screening elements such as overhead doors, parking, equipment, and trash enclosures. Maximum slope 33%. The berm is to be sodded, seeded or covered with a wood or stone landscape mulch. The same type of mulch must be used throughout the entire development. Mulch areas must be bordered by sidewalk, curbing, brick pavers, masonry pavers, metal or plastic edging materials.
- h. Landscaping may be installed incrementally as the lots are developed. Lot 1, Outlot 'A' and Outlot 'B' are to be completed simultaneously. Grass areas with potential for erosion are to be sodded or seeded with erosion control fabric per master plan. The landscape areas within Lot 1 and Lot 2 are to be irrigated. Buffer yard plantings shall be installed with the first phase of development.
- i. On Lot 1 and Lot 2, deceased trees and shrubs within the buffer yard are to be replaced in kind as originally approved, within one year unless approved by the city council. Trees and shrubs are to be maintained, pruned, and trimmed of dead branches, volunteer grasses and weeds. Lawn areas are to be mowed regularly. Wood mulches are to be replenished to a like new condition every five years or less.
- j. Prairie grasses and similar natural vegetation is to be left in a natural state.
- k. Loading docks shall be screened year round from view of public right of way by walls, berms, landscaping, a combination thereof, or as approved by the city council. Overhead doors shall be the same color as the primary building materials.
- l. Retaining walls may be used to accommodate changes in grade elevations. Acceptable materials include natural stone, cut stone, and integral color concrete block retaining wall systems. Wood retaining walls are prohibited.
- m. Perimeter vehicular use areas adjacent and/or fronting the public right of ways is to be screened to the height of 3' above the parking surface. Landscaping, berms,

fences or any combination thereof may accomplish this.

## **10. LOT FRONTAGE AND PARKING LOCATION**

- a. One row of parking shall be allowed within the required building setback adjacent to Highway 5 or West 78<sup>th</sup> Street. The majority of parking shall be located to the side or rear of the building.
- b. Each developed lot to provide bicycle parking.
- c. Parking quantities and stall sizes are to meet current city standards in effect when the proposed new development is submitted for review. Each change in use shall require a reevaluation of the parking.
- d. Shared parking shall be required throughout the project. Parking stalls may be located on the adjacent development as negotiated between the affected parties.
- e. Each developed lot to provide pedestrian access from the public sidewalk along Galpin Boulevard to the principal buildings.

## **F. SIGNAGE**

1. Galpin Business Park, Chanhassen, LLC, shall be permitted one shared pylon sign. The pylon sign shall be located along Highway 5 near Galpin Boulevard and setback a minimum of one-half (1/2) the required building setback from the property line. The pylon is to be no more than 15 feet above finished grade to the highest point. A maximum of 64 s.f. of sign face per side is allowed. The maximum width of the sign shall be 10 feet. Pylon signs shall be of monument style.
2. One monument sign each is allowed for Lot 1 and Lot 2. The maximum height of monument signs are to be 8' above grade. A maximum of 64 s.f. of sign face per side is allowed. The maximum width of the sign shall be 10 feet.
3. The pylon and monument sign bases and supports are to be of masonry materials (brick, decorative CMU, stone or stucco) to match the primary buildings, be consistent, and to compliment each other. Sign faces shall be colored translucent plastic. If illuminated, signs are to be internally lit.
4. Signage throughout the development shall be consistent in size, location, heights, materials and illumination.
5. Wall signs shall be as permitted below.



Maximum Percentage of Wall	Wall Area in Square Feet	Maximum Square Footage of Signs
15%	0-600	90
13%	601-1,200	156
11%	1,201-1,800	198
9%	1,801-2,400	216
7%	2,401-3,200	224
5%	3,201-4,500	230
3%	4,500+	240

6. All signs shall require a separate sign permit.

**G. LIGHTING**

1. Site lighting throughout the development shall be consistent. Access roadways to be lit comparable to the existing lighting on West 78<sup>th</sup> Street. A uniform average of up to 7 foot candles is to be provided throughout the developed areas. A maximum average illumination intensity of 50 foot candles may be used below canopies and drive throughs. Canopy and drive through lights must be recessed.
2. Site area lighting to be shoe box fixtures. The lamps shall be consistent with the City Code.
3. Light poles to be consistent throughout the development, square, prefinished, 30' maximum to the highest point.
4. All site lighting must be shielded to prevent any off site spillage and glare. A maximum of 1 to 2 foot candles are allowed along the property lines at Highway 5, Galpin Boulevard and West 78<sup>th</sup> Street.

**H.** 1. Loud speakers are prohibited.