

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

ORDINANCE NO. 564

**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 The Preserve at Bluff Creek 1st Addition, The Preserve at Bluff Creek 2nd Addition , The Preserve at Bluff Creek 3rd Addition and The Preserve at Bluff Creek 4th Addition to Planned Unit Development - Residential.

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

The Preserve Zoning Standards

a. Intent

The purpose of this zone is to create a PUD for The Preserve. 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 Preserve** PUD ordinance, the development shall comply with the requirements of the Residential Low and Medium District (RLM) for detached single-family homes.

b. Permitted Uses

The permitted uses in this zone shall be single-family detached residential dwellings and their accessory uses.

c. Lot Requirements and Setbacks

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

	Standards
Setbacks	
Lyman Boulevard	50 feet
Exterior Eastern (Perimeter) Setback	50 feet
Front lot line garage side	25 feet
Front lot line on corner lots non-garage side	20 feet
Side lot line (garage/house)	5/10 feet minimum 15 between units
Rear lot line	15 feet
Wetland: Buffer and buffer setback	16.5 feet and 40 feet
Bluff Creek Primary zone boundary	40 feet with the first 20 feet as buffer
Lot Requirements	
Maximum hard surface coverage per lot*	3,631 square feet
Minimum lot size	8,000 square feet

*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.

d. Building Materials and Design

The developer proposes six to ten home styles with three different options for each style. The homes range in size from the smallest at 35' x 55' to the largest at 40' x 56'. There is room for additions, three-season porches or decks of approximately 600 square feet. No two adjacent housing units may be of the same style or color scheme.

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 13th day of August, 2012 by the City Council of the City of Chanhassen, Minnesota.

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

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