

ORDINANCE NO. 532

**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 Liberty on Bluff Creek to Planned Unit Development - Residential.

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

Liberty on Bluff Creek Zoning Standards

a. Intent

The purpose of this zone is to create a PUD neighborhood mixed-density housing zone. The use of the PUD zone is to allow for more flexible design standards while creating a higher-quality and more-sensitive proposal. Except as modified by the Liberty on Bluff Creek standards below, the development shall comply with the requirements of the R-8, Mixed Medium Density Residential District.

b. Setbacks

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

Building Setback	Required
From Collector Street	50 feet
From Exterior Lot Lines	30 feet
Interior Lot Lines	0 feet
Interior Public Right-of-Way	30 feet
Hard Surface Coverage (Total site*)	30 %

*Hard surface is averaged over the entire development.
Individual lots may exceed the hard surface coverage limitation.

A minimum 20-foot driveway is required.

All structures must maintain a 30-foot setback from the bluff and no grading may occur within the bluff impact zone (i.e., the bluff and land located within 20 feet from the top of a bluff).

A wetland buffer 16.5 to 20 feet in width (with a minimum average of 16.5 feet) must be maintained around all wetlands, with the exception of Basin C. A wetland buffer 20 to 30 feet in

width (with a minimum average of 20 feet) must be maintained around Basin C. Wetland buffer areas should be preserved, surveyed and staked in accordance with the City's wetland ordinance. All structures must be set back 40 feet from the edge of the wetland buffer. The wetland buffer setback should be shown on the plans.

c. Lot Requirements

1. Minimum Lot Area (per unit): 1,250 square feet
2. Minimum Lot Width: 25 feet
3. Minimum Lot Depth: 50 feet

d. Minimum Elevation

The lowest floor elevation of all buildings must be at least three feet above the HWL of the adjacent ponds.

e. Residential Standards

The following four products may be constructed as approved as shown on design plans dated September 29th 2005, prepared by Westwood Professional Services with the following modifications:

- Primer Plan changes dated October 14, 2010
- Concord Plan changes dated August 24, 2011
- Chateau Plan changes dated October 11, 2011

Each building permit must conform to the following standards. The following four products may be constructed as part of the development:

1. Premier Homes

- a. Two-Story (with or without basement).
- b. Building exterior material shall be a combination of 4" vinyl siding or shake and brick and other masonry material.
- c. Colors used shall be similar to the colors represented at the September 29, 2005 City Council Meeting.
- d. Each town house shall consist of 4 & 6 units with 2-car garages. The garage door shall be decorative with windows.
- e. Each unit shall utilize accent architectural features such as: louvers, dormers, shed or gable dormers over the patio, etc.
- f. All units shall utilize fiberglass shingles.
- g. All units shall have access onto an interior street.
- h. All mechanical equipment shall be screened with material compatible to the building or landscaping.
- i. The following are approved revisions to the architectural requirements:

Front

- Wainscot height on garage fronts
- 4" inch trim around the garage door and above the brick/stone
- Windows without grids
- 11 locations for window shutters
- More gables (9) over 2nd floor
- Non-operable gable vents removed
- New square footage to clean up roof jogs
- Brick or block wainscot extends back 2' from front

Rear

- Windows without grids
- 6 new locations for window shutters
- Non-operable gable vents removed
- New square footages to clean up foot jogs
- Two foundation jogs standard (end units)
- No transom over the patio door

2. Regency Homes

- a. Two-story buildings with underground parking, buildings are 10 and 12 units.
- b. Building exterior material shall be a combination of 4" vinyl siding, vinyl shakes, brick and stone and other masonry material.
- c. Colors used shall be similar to the colors represented at the September 29, 2005 City Council Meeting.
- d. Each unit shall utilize accent architectural features such as louvers, dormers, front porches, etc.
- e. All units shall utilize fiberglass shingles.
- f. All units shall have access onto an interior street.
- g. All mechanical equipment shall be screened with material compatible to the building or landscaping.
- h. The following are approved revisions to the architectural requirements:

(Concord)

- Eliminating roof structure over garage door and adding band-board and trim details around garage doors.
- Replaced single patio door and double window in front elevation with a sliding patio door.
- All front entries have gable roofs.
- Added shakes and decorative louvers to gable features on the building ends.
- Split face block removed from bottom on rear elevations.
- Color schemes will be maintained as currently shown on site.
- Grids will remain on all windows including those in the garage doors

3. Majestic homes

- a. Three-story lookout town homes (four to seven-unit town homes) with garages in the rear.
- b. Building exterior material shall be a combination of 4" vinyl siding or shake and brick and stone and other masonry material.
- c. Colors used shall be earth tones shall be similar to the colors represented at the September 29, 2005 City Council Meeting.
- d. Garage doors shall be decorative and have windows and have a shed roof over door.
- e. Each unit shall utilize accent architectural features such as dormers, gable and shed roofs, porches, pergolas over the porch, etc.
- f. All units shall utilize fiberglass shingles.
- g. All units shall have access onto an interior street.
- h. All mechanical equipment shall be screened with material compatible to the building or landscaping.

4. Chateau homes

- a. Two-story town homes with tuck-under garage (four to eight-unit town homes).
- b. Building exterior material shall be a combination of 4" vinyl siding or shake and brick and stone and other masonry material.
- c. Colors used shall be shall be similar to the colors represented at the September 29, 2005 City Council Meeting.
- d. Garage doors must be decorative and include windows.
- e. Each unit shall utilize accent architectural features such as dormers, bay windows, arched windows, shutters, etc.
- f. All units shall utilize Class A fiberglass/asphalt shingles (230 lb. per sq. inch).
- g. All units shall have access onto an interior street.
- h. All mechanical equipment shall be screened with material compatible to the building or landscaping.
- i. The following are approved revisions to the architectural requirements:
 - Additional shake siding in the main gable feature on the ends as well as the large gable on the front and back.
 - Eliminating the horizontal trim that was used in the above mentioned gables to separate the different materials to that used to be present.

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 14th day of May, 2012, by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Thomas A. Furlong, Mayor

Summary Ordinance approved by the City Council on May 29, 2012 and published in the Chanhassen *Villager* on June 7, 2012