

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

**ORDINANCE NO. 538**

**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 following plats to Planned Unit Development – Residential:

- **Near Mountain**
- **Chestnut Ridge at Near Mountain**
- **Chestnut Ridge at Near Mountain 2<sup>nd</sup> Addition**
- **Chestnut Ridge at Near Mountain 3<sup>rd</sup> Addition**
- **Chestnut Ridge at Near Mountain 4<sup>th</sup> Addition**
- **Chestnut Ridge at Near Mountain 5<sup>th</sup> Addition**
- **Chestnut Ridge at Near Mountain 6<sup>th</sup> Addition**
- **Chestnut Ridge at Near Mountain 7<sup>th</sup> Addition**
- **Chestnut Ridge at Near Mountain 8<sup>th</sup> Addition**
- **Summit at Near Mountain, Summit at Near Mountain 2<sup>nd</sup> Addition**
- **Trappers Pass at Near Mountain**
- **Trappers Pass at Near Mountain 2<sup>nd</sup> Addition**
- **Trappers Pass at Near Mountain 3<sup>rd</sup> Addition**
- **Trappers Pass at Near Mountain 4<sup>th</sup> Addition**

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

**Near Mountain** Zoning Standards

**a. Intent**

The purpose of this zone is to create a PUD for 236 single-family dwelling units. 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 **Near Mountain** PUD ordinance, the development shall comply with the requirements of the Single-Family Residential District, RSF.

**b. Permitted Uses**

The permitted uses in this zone shall be single-family homes and their ancillary uses. If there is a question as to whether or not a use meets the definition, the Planning Director shall make that interpretation.

**c. Lot Requirements and Setbacks**

The PUD ordinance requires setbacks from roadways and exterior property lines. The Housing Types are as follows:

- AA Summit at Near Mountain and Summit at Near Mountain 2<sup>nd</sup> Addition
- A Trappers Pass at Near Mountain, Trappers Pass at Near Mountain 2<sup>nd</sup> Addition, Trappers Pass at Near Mountain 3<sup>rd</sup> Addition and Trappers Pass at Near Mountain 4<sup>th</sup> Addition
- B Chestnut Ridge at Near Mountain 5<sup>th</sup> Addition, Chestnut Ridge at Near Mountain 6<sup>th</sup> Addition, Chestnut Ridge at Near Mountain 7<sup>th</sup> Addition and Chestnut Ridge at Near Mountain 8<sup>th</sup> Addition
- C Near Mountain, Chestnut Ridge at Near Mountain, Chestnut Ridge at Near Mountain 2<sup>nd</sup> Addition, Chestnut Ridge at Near Mountain 3<sup>rd</sup> Addition and Chestnut Ridge at Near Mountain 4<sup>th</sup> Addition

The following table displays the minimum lot requirements and setbacks:

Type	Units	Area (sq. ft.)	Width (ft.)*	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Hard Cover %	Misc.
AA	42	20,000	115	150	30	10	30	25	Wetland
A	51	17,200	100	125	30	10	30	25	Wetland
B	46	10,900	75	125	25	10	30	30	
C	57	9,730	68	105	25	Alt. 5 and 10	30	30	Chestnut Ridge 1, 2, 3 & 4
C	40	7,400	67	110	25	Alt. 5 and 10	30	35	Near Mountain

Wetland Setbacks: 75 feet.

\*Required width at the building setback line.

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 29<sup>th</sup> day of May, 2012 by the City Council of the City of Chanhassen, Minnesota

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Todd Gerhardt, City Manager

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Thomas A. Furlong, Mayor

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