

**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 Highlands at Bluff Creek to Planned Unit Development - Residential.

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

**Highlands at Bluff Creek Zoning Standards**

**a. Intent**

The purpose of this zone is to create a Planned Unit Development (PUD) for a townhouse development consisting of three and four-unit structures for a total of 16 units. 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 building proposed for development shall comply with the development standards outlined below. **Except as modified by the Highlands at Bluff Creek standards below, the development shall comply with the requirements of the R-8, Mixed Medium Density Residential District.**

**b. Permitted Uses**

Three and four-unit townhouse structures (16 units total).

**Accessory Use (on Outlot B only)**

Gazebo  
Maintenance Shed  
Picnic Shelter  
Project Identification Sign  
Retaining Wall  
School Bus Shelter  
Sidewalks  
Street, Private

**c. Setbacks**

The following building setbacks shall apply

West 78 <sup>th</sup> Street	50 ft.
TH 41	50 ft.
Perimeter of townhouse lot (front, rear and end)	0 ft.
Development Perimeter Property Line	30 ft.
Bluff Creek Primary Zone (Outlot A)	20 ft., with the first 10 ft. as buffer

**d. Development Site Coverage and Building Height**

1. The standard for hard surface coverage is 30% for the overall development.
2. The maximum building height shall be two stories/35 feet.

**e. Lot Requirements**

- 1. Minimum Lot Area (per unit): 3,000 square feet**
- 2. Minimum Lot Width: 36 feet**
- 3. Minimum Lot Depth: 85 feet**

**f. Building Materials and Design**

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design.
2. All materials shall be of high quality and durable. Materials used shall be from the approved material pallet.
3. All exterior equipment shall be screened by walls or landscaping.

**g. Site Landscaping and Screening**

1. All buffer landscaping, including boulevard landscaping, shall be installed when the adjacent grading and construction is completed.
2. Native species shall be incorporated into site landscaping, whenever possible.

**h. Signage**

1. One project identification sign shall be permitted for the development at the entrance on West 78<sup>th</sup> Street. Project identification signs shall not exceed 24 square feet in sign display area nor be greater than five feet in height. The sign treatment is an element of the architecture and thus should reflect the quality of the development.
2. Signage shall be comprised of individual dimensional letters and logos.

**i. Lighting**

1. A shoe box fixture with decorative natural colored pole shall be used throughout the development for area lighting.
2. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the project perimeter property 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 \_\_\_ day of \_\_\_\_\_, 20\_\_, by the City Council of the City of Chanhassen, Minnesota

\_\_\_\_\_  
Todd Gerhardt, City Manager

\_\_\_\_\_  
Thomas A. Furlong, Mayor

(Published in the Chanhassen *Villager* on \_\_\_\_\_)