

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

**ORDINANCE NO. 695**

**AN ORDINANCE AMENDING CHAPTER 20 OF THE  
CHANHASSEN CITY CODE, THE CITY'S ZONING ORDINANCE,  
BY REZONING CERTAIN PROPERTY**

**Section 1.** Chapter 20 of the Chanhassen City Code, the City's zoning ordinance, is amended by rezoning the following described property (“Subject Property”) to PUD, Planned Unit Development:

Lot 1, Block 1, Paws Claws and Hooves Addition, Carver County, Minnesota, Excepting Parcel 1C and Parcel 1D as shown on Carver County Right of Way Plat No. 29, Carver County, Minnesota.

And

Lot 2, Block 1, Paws Claws and Hooves Addition, Carver County, Minnesota, Excepting Parcel 1A and Parcel 1B as shown on Carver County Right of Way Plat No. 29, Carver County, Minnesota.

**Section 2.** Flying Cloud Center Planned Unit Development

**Flying Cloud Center  
(PUD 2022-04A)**

A. Intent

The purpose of this zone is to create a Mixed Use PUD accommodating a mix of commercial, office, residential, and warehousing uses with the intention that the warehousing uses be phased out after municipal sewer becomes available. The use of the PUD zone is to allow for a greater variety of uses consistent with the property’s “Mixed” Land Use guidance and to allow for more flexible design standards in order to ensure a higher quality and more sensitive development.

B. Uses

The allowed uses in in this zone shall be as listed in this section. If there is a question as to whether or not a use falls under a stated category, the Community Development Director shall make that interpretation.

a. The following are Permitted Uses

- i. Antennas as regulated by article XXX of the zoning code.
- ii. Arts, Entertainment, and Recreation
- iii. Banks and Financial Institutions
- iv. Brew pub, subject to the requirements of section 20-968.
- v. Brewery operated in conjunction with a taproom producing less than 3,500 barrels per year, subject to the requirements of section 20-969.
- vi. Clinics
- vii. Clothing and Clothing Accessories Stores
- viii. Electronics and Appliance Stores
- ix. Food and Beverage Stores
- x. Gasoline Stations

- xi. Health and Personal Care Stores
  - xii. Microdistillery operated in conjunction with a cocktail room, subject to the requirements of section 20-967.
  - xiii. Multifamily dwellings
    - 1. Maximum of 46 units
  - xiv. Offices
  - xv. Restaurants
  - xvi. Personal and Laundry Services
  - xvii. Sporting Goods, Hobby, Musical Instrument, and Book Stores
  - xviii. Warehousing and Storage
    - 1. No new warehousing and storage uses shall be permitted for this PUD after municipal sewer becomes available.
- b. The following are Permitted Accessory Uses
- i. Accessory Solar Energy Systems (subject to the requirements of section 20-1093).
  - ii. Garage as part of a multifamily residential development.
  - iii. Parking Lots
  - iv. Signs as per allowed in a General Business District
    - 1. Signs must reflect the quality of the development and must be architecturally compatible with the buildings materials and colors.
  - v. Temporary outdoor sales and events (subject to the requirements of section 20-964)

C. Lot Requirements and Setbacks

- a. Shall be as specified for the General Business District.
- b. Maximum height is as follows:
  - i. For the principal structure, three stories/35 feet.
  - ii. For accessory structures, one story/15 feet.

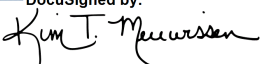
D. Design Standards

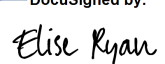
- a. This area is part of the City’s southern gateway and as such it is expected that building elevations facing Highway 61 will exceed the minimum standards established by Divisions 7 and 9 of Article XXIII of the City Code.

**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 12th day of September, 2022 by the City Council of the City of Chanhassen, Minnesota.

DocuSigned by:  
  
 27A7BEAB6267410...  
 Kim Meuwissen, City Clerk

DocuSigned by:  
  
 D0665DE57B5943C...  
 Elise Ryan, Mayor

(Ordinance 695 published in the Chanhassen Villager on September 22, 2022)