

## **ORDINANCE NO. 937**

### **AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA FROM RURAL (R) TO PLANNED INDUSTRIAL DISTRICT (PID-7) AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PID-7**

#### **THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:**

Section I.     Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended for the following property from Rural (R) to Planned Industrial District (PID-7):

Blocks 1 of the Plat of Stream MN3, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Bavaria Vista area:

- 1.** Existing Conditions Survey, prepared by EFN, undated
- 2.** Preliminary Plat (pg PP1.0), prepared by Kimley-Horn, dated June 30, 2017
- 3.** Existing Conditions Survey (pg C1.0), prepared by Kimley-Horn, dated June 30, 2017
- 4.** Erosion and Sedimentation Control Plan Phase I (pg C2.0), prepared by Kimley-Horn, dated June 30, 2017
- 5.** Erosion and Sedimentation Control Plan Phase II (pg C2.1), prepared by Kimley-Horn, dated June 30, 2017
- 6.** Site Plan (pg C3.0), prepared by Kimley-Horn, dated June 30, 2017
- 7.** Grading and Drainage Plan (pg C4.0), prepared by Kimley-Horn, dated June 30, 2017
- 8.** Utility Plan (pg C5.0), prepared by Kimley-Horn, dated June 30, 2017
- 9.** Composite Plan (pg C6.0), prepared by Kimley-Horn, dated June 30, 2017
- 10.** Landscape Plan (pg L1.0), prepared by Kimley-Horn, dated June 30, 2017
- 11.** Building 1: Landscape Plan (pg L1.1), prepared by Kimley-Horn, dated June 30, 2017
- 12.** Landscape Details (pg L1.2), prepared by Kimley-Horn, dated June 30, 2017
- 13.** Floor Plan-Level One (pg A02-01), prepared by Corgan, dated June 30, 2017

**14.**Floor Plan-Level Two (pg A02-02), prepared by Corgan, dated June 30, 2017

**15.**Exterior Elevations (pg A05-01), prepared by Corgan, dated April 25, 2007

**16.**Site Section (pg A06-02), prepared by Corgan, dated July 31, 2017

**17.**Photometric Plan, prepared by Corgan

Section II.     PID-7 District Regulations. Permitted uses and regulations applicable to the PID-7 District shall be as follows:

A. INTENT:

The purpose of the PID-7 district is to provide an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the natural beauty found along West Chaska Creek and its adjacent residential developments, and one which will ensure the full use, benefit and prestige of a Planned Office/Industrial District of exemplary standards.

It is intended that development within PID-7 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

Uses which involve "heavy" manufacturing or processing activities, which are predominantly storage or warehousing in nature, which emanate objectionable odors, or which require the outdoor storage of goods and materials are specifically discouraged from locating in the PID-7 District.

B. PERMITTED PRINCIPAL USES:

1. Office and administrative facilities.
2. Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials.
3. Scientific research, investigation, testing or experimentation.
4. Data Centers.
5. Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-7 District.

C. PERMITTED ACCESSORY USES:

Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured on-site, provided no more than 10 percent of the principal structure is used for this purpose.
4. Indoor storage and warehousing when incidental to a permitted use.
5. Dish antennas subject to provisions of Section 9.17.2.
6. Radio transmitters, microwave, and telecommunications towers under 45-feet in height.
7. Residential Dwelling necessary for security and safety reasons in relation to a principal use.
8. Solar energy devices.
9. Cafeterias, educational facilities, vending services, daycare services, and recreational establishments for employees of on-site businesses.

D. DEVELOPMENT STANDARDS:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PID-7 District. Additional requirements shall be as follows:

1. Open storage of raw materials, supplies, and finished and semi-finished products and equipment shall not be permitted.
2. Uses that emanate objectionable odors shall be prohibited.
3. Minimum building setback:  
From centerline of Engler Boulevard (CR 10): 150 feet  
From centerline of other local public streets: 65 feet  
From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided  
From adjacent residential (principal) use: 300 feet (property line to property line)
4. Minimum setback from impervious surfaces for parking, loading, and driving:  
From street right-of-way: 20 feet  
From other property lines: 10 feet
5. Maximum building coverage: 35 percent
6. Minimum lot size: 4 acres
7. Minimum amount of open landscaped area on each lot not covered by loading and driving areas: 30 percent of total lot.
8. Maximum Building Height: 36 feet
9. Parking:

A. One space for each 2,000 square feet of warehouse floor/data hall area.

B. One space for each 250 square feet of office area.

C. All other uses to adhere to Section 9.2.6 Required Number of Off-Street Parking Spaces per the zoning ordinance.

E. PLAN REVIEW:

Complete site development and building design plans, as required by the Chaska Zoning Ordinance, shall be reviewed by the Planning Commission and approved by City Council prior to issuance of building permits for structures in the PID-7 District.

Section III.    Effective Date

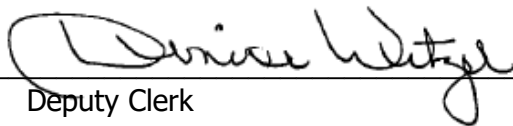
This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 21<sup>st</sup> day of August, 2017.



Mark Windschitl, Mayor

Attest:

  
Deputy Clerk