City Council Item

April 14, 2025

Item	Adopt Ordinance Amending Chapter 1 Definitions and Chapter 20 Section XXX: Lot Requirements and Setbacks for the Residential Low and Medium Density zoning district	
File No.		**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council adopts an ordinance amending Chapter 1 Definitions and Chapter 20 Section XXX: Lot Requirements and Setbacks for the Residential Low and Medium Density zoning district."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The city proposes adding "Detached Townhomes" as a dwelling unit specifically defined by city ordinance and adding dimensional requirements associated with "Detached Townhomes." This is being proposed based on the existing and anticipated continued interest in detached townhomes as they offer a housing option similar to detached single-family homes but with reduced maintenance responsibilities. The city has had this housing product developed previously under a Planned Unit Development (PUD) approval within Avienda. Attached to this case is a portion of the Avienda Detached Townhome site plan, including dimensional setbacks.

BACKGROUND

The Planning Commission held a public hearing for the proposed ordinance on April 8, 2025. The

following is a summary of comments received during the public hearing:

- Concern about the timing and rate at which the city is considering ordinance amendments.
- What impacts proposed ordinance amendments could have on future development.
- The potential for a variance being required related to the proposed Pioneer Ridge development.

The Planning Commission discussed the proposed ordinance. The Planning Commission discussion generally consisted of the following:

- Rationale behind the proposed setback and lot requirements for detached townhomes.
- Specifics related to the proposed definition of Detached Townhomes as a dwelling type.
- Comparisons of the proposed detached townhomes to similar developments locally in Chaska and Chanhassen, as well as an example from California.

DISCUSSION

BUDGET

RECOMMENDATION

The Planning Commission unanimously recommended approval of the attached ordinance as attached.

ATTACHMENTS

Ordinance XXX: Adopting Definition for Detached Townhomes and Applicable Zoning Regulations