

Planning Commission Item

March 21, 2023



Item	Southwest Village - PUD amendment and Site Plan amendment to allow a Multitenant User and a Drive Through for a Coffee Shop, 680 SouthWest Village Drive	
File No.		Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Bob Generous, Senior Planner	
Applicant	Solomon Real Estate Group and Southwest Metro Transit Commission	
Present Zoning	Planned Unit Development District (PUD)	
Land Use	Mixed Use	
Acerage	11.1	
Density	0.31 F.A.R.	
Applicable Regulations	Chapter 20, Article II, Division 6, Site Plan Review Chapter 20, Article IV, Section 20-292, Drive-Through Facilities Chapter 20, Article VIII, Planned Unit Development Standards Chapter 20, Article XXIII, Division 7, Design Standards for Commercial, Industrial and Office-Institutional Developments Southwest Village PUD standards	

SUGGESTED ACTION

"The Chanhassen Planning Commission recommends approval of the Southwest Village Planned Unit Development – Mixed Use/Transit Oriented Development, PUD, amendment ordinance and site plan approval for a 12,600 square foot, one-story commercial building with a drive-through coffee shop subject to the conditions of approval,

And Adopts the Findings of Fact and Recommendation."

SUMMARY

The applicant is requesting:

1. An amendment to the Southwest Village Planned Unit Development standards to permit a coffee shop with a drive-through, revise the retail building permitted square feet, and revise the sign standards for the project; and
2. Site plan approval for a 12,600 square foot, one-story, multi-tenant commercial building with a coffee shop with a drive-through pickup window.

BACKGROUND

On June 11, 2007, the Chanhassen City Council granted final plat approval of Planning Case #06-18 for Southwest Village for two lots and three outlots, as shown on the plans stamped 'Received May 11, 2007'.

On June 12, 2006, City Council approved the site plan for two 8,500 square-foot retail buildings for Planning Case 06-18 for Lot 2, Block 1, SouthWest Village as shown in plans dated received April 13, 2006.

On June 12, 2006, the Chanhassen City Council approved a Planned Unit Development Amendment to the existing standards, a Variance to allow reduced setbacks from collector roads, Preliminary Plat to subdivide 10.01 acres into 35 lots and 3 Outlots – SOUTHWEST VILLAGE, and Site Plan Review for the construction of two multi-tenant commercial buildings, a parking ramp, 1 six-plex, 3 five-plex, and 3 four-plex townhomes, Planning Case 06-18.

DISCUSSION

The proposed development completes the development of Southwest Village which was originally approved in 2006. However, a drive-through was not permitted and two 8,500 square-foot retail buildings were approved for the site. To permit the revised plan, an amendment to the Southwest Village PUD is necessary and a site plan approval is required for the building.

Staff has worked extensively with the applicant to finalize the development and is recommending approval of the site plan. Staff is recommending that only those sections of the PUD (Permitted Uses and Prohibited Signs) be amended to approve the project.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Planning Case #2023-04, PUD ordinance Amendment and Site Plan prepared by Westwood Professional Services, Inc., dated 02/17/2023, subject to the conditions of the staff report and adopt the findings of fact and recommendation.

ATTACHMENTS

[Staff Report](#)

[Findings of Fact and Recommendation](#)

[Southwest Village PUD Ordinance Amendment](#)

[Civil Plans](#)

Architectural Plans

Carver County Letter dated March 9, 2023

MNDOT Letter dated March 9, 2023

Existing PUD Design Standards

Public Hearing Notice and Mailing List