City Council Item

May 12, 2025

Item	Approve Minor Planned Unit Development (PUD) Amendment to Chanhassen Retail Center Planned Unit Development (Planning Case 2025-09)	
File No.	25-09	**Item No:** D.8
Agenda Section	**CONSENT AGENDA**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"Motion to approve the requested minor amendment to the Chanhassen Retail Center PUD as presented."

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

SUMMARY

The applicant is requesting an amendment to the Building Materials and Design section of the PUD regulations in respect to painted surfaces and pitched roofs. This request is to remove the requirement of exclusively pitched roofs and allow for either pitched or parapet walls to screen rooftop mechanical equipment.

An amendment to a Planned Unit Development (PUD) Ordinance is a zoning action by the city. Therefore, a public hearing is required and was held at the Planning Commission on May 6. No residents spoke and the Planning Commission did not express any concerns.

The proposed ordinance amendment would remove the requirement of only a pitched roof within the PUD and allow for painted surfaces throughout the PUD.

The PUD was established in 1992 and amended in 2010 and 2018. Due to the age of this PUD,

architectural styles and preferences have evolved, and parapet roofs are now preferred architectural elements to screen rooftop mechanical equipment. Other existing buildings within the PUD, such as Noodles and Company, and Jersey Mike's, have exclusively flat roofs. The former Chanhassen Brewing building and the existing LeeAnn Chin have portions of pitched roofs, but also flat roofs. Based on the staff's review of the development and existing PUD, the proposed amendment to the architectural standards within the PUD is not a substantial one and does not remove the public benefit or intent of the PUD ordinance itself.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

The Planning Commission recommended unanimous approval of the PUD ordinance amendment as presented.

ATTACHMENTS

Development Application
Ordinance Amending PUD
Narrative
Proposed Building Renderings
Proposed Plans
Affidavit of Mailing
Affidavit of Publication