

Planning Commission Item

November 3, 2025



Item	Draft Ordinance XXX: Amending Chanhassen Business Center Planned Unit Development Zoning Ordinance	
File No.		Item No: F.1
Agenda Section	<u>ADMINISTRATIVE PRESENTATIONS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

No formal action; general discussion only.

SUMMARY

The city, in reviewing Planned Unit Development (PUD) ordinances, identified the Chanhassen Business Center PUD as a zoning ordinance that should be reviewed, as the original PUD ordinance did not place any restrictions on the permitted accessory uses, conditional uses, or interim uses allowed by the underlying Industrial Office Park (IOP) zoning district. The PUD zoning ordinance provides the city with discretion to further restrict the allowed uses from those of the base IOP zoning designation.

Staff has recommended the restriction of the following currently permitted accessory uses:

1. Automotive Repair Shops

Staff has recommended the restriction of the following currently permitted conditional uses:

1. Contracting yards
2. Hotels and motels
3. Motor freight terminals
4. Screened outdoor storage

The property located at 1850 Lake Drive currently has a Conditional Use Permit (CUP) for a contractor's yard. The use would be permitted to continue so long as the terms of the CUP continue to be met.

Staff is reviewing the property located at 1690 Lake Drive and its existing screened outdoor storage to verify if the city previously approved that.

BACKGROUND

DISCUSSION

RECOMMENDATION

ATTACHMENTS

[Rezoning ordinance](#)

[Map of PUD Area](#)