

Planning Commission Item

May 6, 2025



Item	Consider Minor Planned Unit Development (PUD) Amendment to Chanhassen Retail Center Planned Unit Development (Planning Case 2025-09)	
File No.	#25-09	Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant	Greg Dahling, Finn Daniels Architects	
Present Zoning	Planned Unit Development District (PUD)	
Land Use	Commercial	
Acerage	0.85	
Density		
Applicable Regulations	Ordinance No. 492 Chanhassen Retail Center PUD Regulations, Building Materials and Design	

SUGGESTED ACTION

"Motion to recommend adoption of the proposed minor amendment to the Chanhassen Retail Center Planned Unit Development."

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. 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

RECOMMENDATION

Staff recommends approval of the requested ordinance amendment as presented.

ATTACHMENTS

[Application](#)

[Ordinance Amending PUD](#)

[Narrative](#)

[Proposed Renderings](#)

[Proposed Plans](#)

[Affidavit of Mailing](#)

[Affidavit of Publication](#)