City Council Item

April 14, 2025

Item	Extending an Agreement to Allow an Auto Repair Garage on Property Zoned PUD, Located at 7914 Kerber Blvd	
File No.		**Item No:** D.9
Agenda Section	**CONSENT AGENDA**	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves extending an agreement to allow an auto repair garage on property zoned PUD and located on Lot 1, Block 1, West One Addition."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

The site is zoned Planned Unit Development (PUD), and the requested use of Auto Repair Garage is not permitted on the property. In 2010, the owner of the property stated that they had an auto repair Garage as a lessee in the building, which made it a legal non-conforming use. To resolve this conflict, staff recommended the city enter into an agreement with the owner, limiting the use of any Auto Repair Garage to no more than five years. This agreement has since been renewed for an additional 5 years in 2015 and 2020.

DISCUSSION

Staff have not received any complaints during the time the business has operated out of the site, and

while staff is supportive of a final extension of this agreement, staff does not intend to support any future requests for renewal of this agreement. With the recent updates to the Central Business Zoning District and the adoption of the Downtown Design Guidelines and Standards, this use does not fit the future vision for downtown Chanhassen. The purpose of this proposed final extension is to provide the business with an opportunity to find a new location within the next five years to relocate the business. However, staff have written the proposed extension to include the fact that a future City Council could, at their sole discretion, approve another extension of the original agreement if they choose.

BUDGET

RECOMMENDATION

Staff recommends the City Council adopt the following motion:
"The City Council approves extending an agreement to allow an auto repair garage on property zoned PUD and located on Lot 1, Block 1, West One Addition."

ATTACHMENTS

Staff Report
Agreement History Memo 2025
Agreement
Letter from Property Owner
West One PUD Agreement