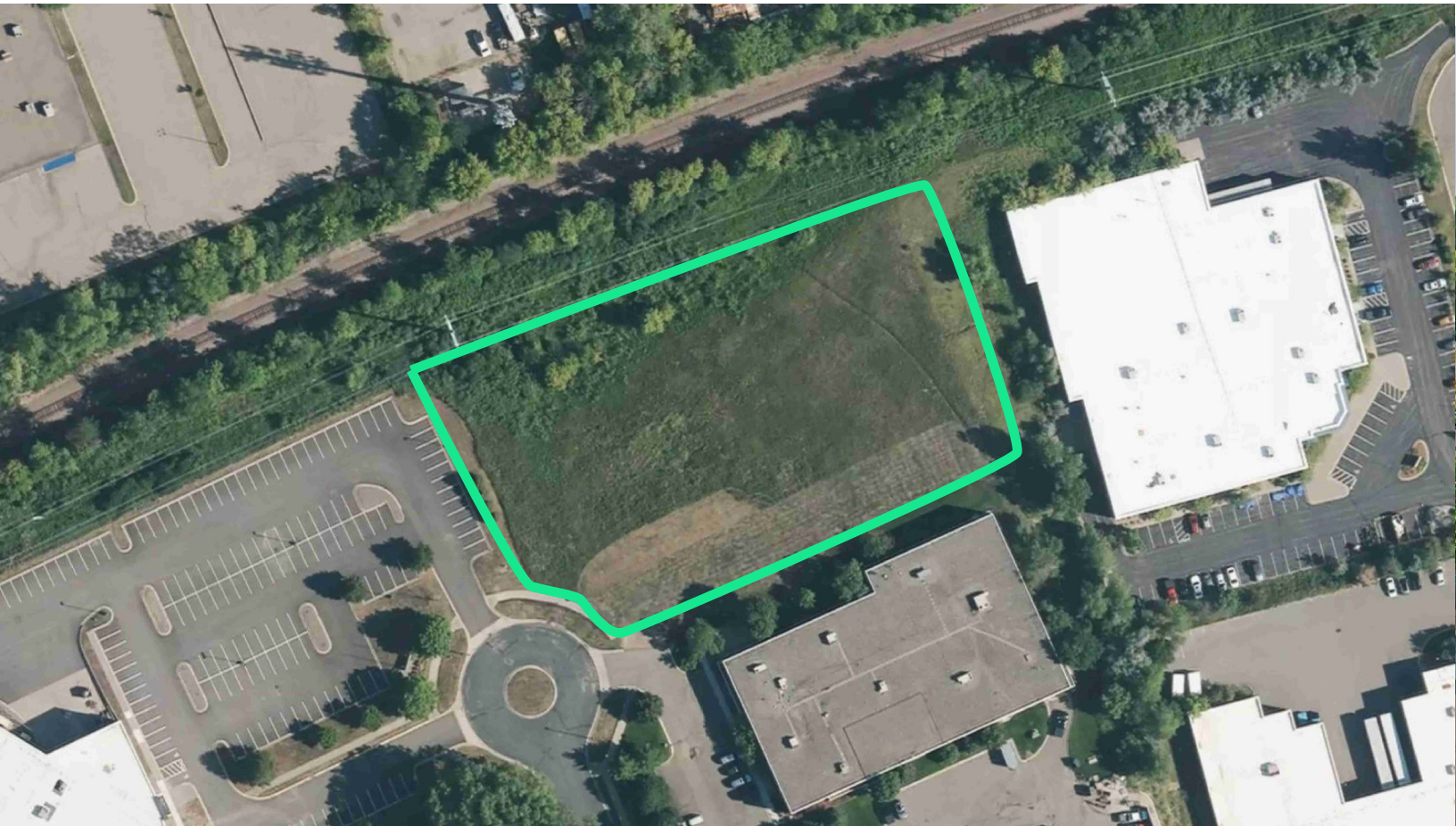


# Upland Circle Land

2.51 Acres Of Industrial  
Outside Storage Land

8145 Upland Cir  
Chanhassen, MN 55317



## Contact Us

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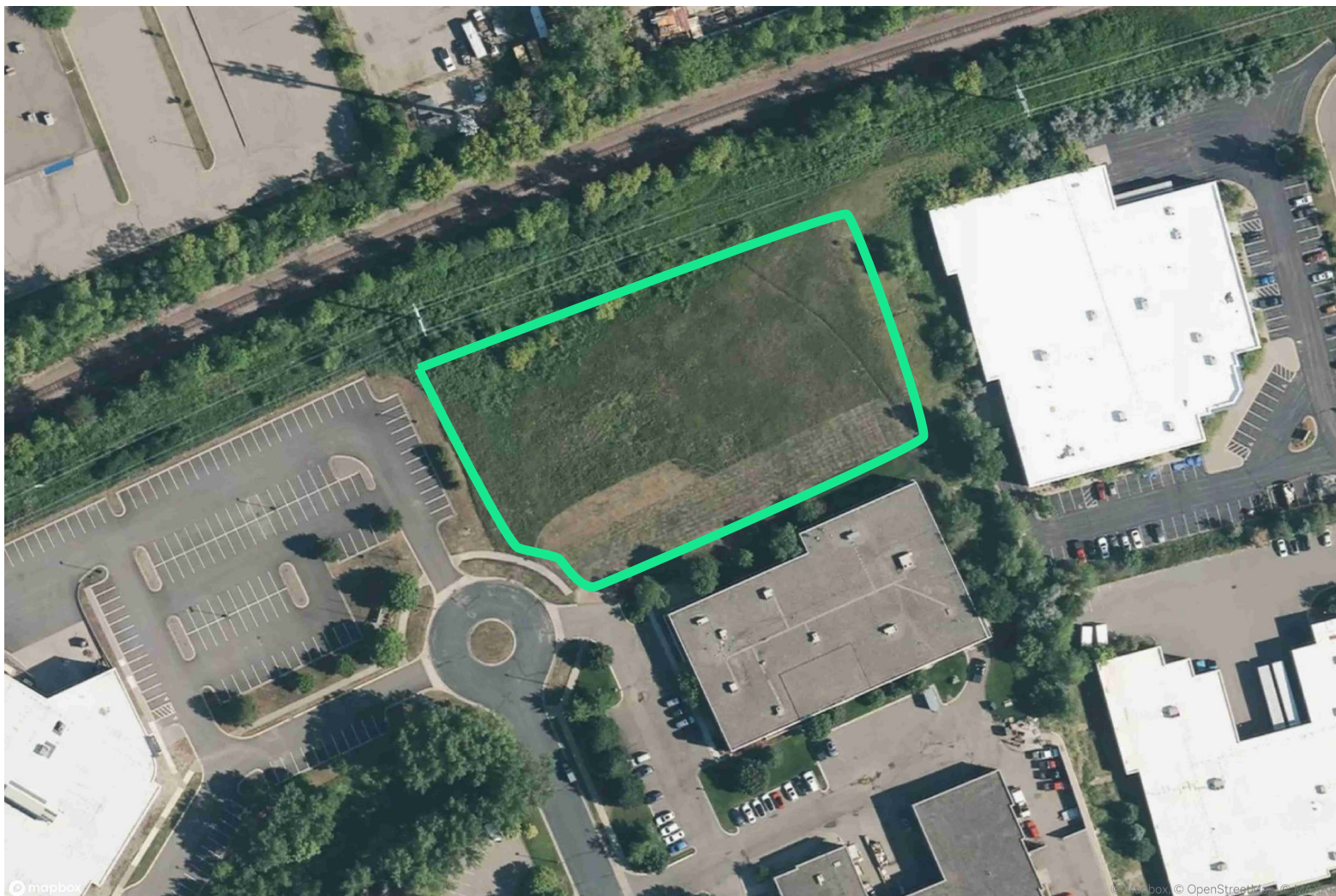
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## Upland Circle Land

8145 Upland Cir, Chanhassen MN 55317

# For Sale



### Total Land SF

+ 109,335 SF (2.51 Acres)

### PID #

+ 252200060

+ Industrial Outside  
Storage permitted with  
CUP

### Zoning

+ IOP (Light Industria)

### 2025 Est. Taxes

+ \$10,562.00

### Sale Price

+ \$6.00 PSF (\$656,000)

## Zoning Ordinances

### **Sec 20-811 Intent**

The intent of the “IOP” District is to provide an area identified for large-scale light industrial and commercial planned development.  
(Ord. No. 80, Art. V, § 16(5-16-1), 12-15-86)

### **Sec 20-812 Permitted Uses**

The following uses are permitted in an “IOP” District:

1. Adult day care, subject to the requirements of section 20-966.
2. Antennas as regulated by article XXX of this chapter.
3. Automotive repair shops.
4. Brewery operated in conjunction with a taproom producing less than 3,500 barrels per year, subject to the requirements of section 20-969.
5. Conference/convention centers.
6. Health services.
7. Indoor health and recreation clubs.
8. Light industrial.
9. Microdistillery operated in conjunction with a cocktail room, subject to the requirements of section 20-967.
10. Offices.
11. Off-premises parking lots.
12. Print shops.
13. Recording studios.
14. Utility services.
15. Vocational school.
16. Warehouses.

(Ord. No. 80, Art. V, § 16(5-16-2), 12-15-86; Ord. No. 240, § 21, 7-25-95; Ord. No. 259, § 27, 11-12-96; Ord. No. 377, § 109, 5-24-04; Ord. No. 628, § 40, 12-11-17; Ord. No. 632, § 14, 6-11-18)

### **Sec 20-813 Permitted Accessory Uses**

The following are permitted accessory uses in an “IOP” District:

1. Accessory solar energy systems (subject to the requirements of section 20-1093).
2. Automotive repair shops.
3. Commercial kitchen operated in conjunction with a brewery taproom or microdistillery cocktail room, subject to the requirements of section 20-971.
4. Daycare centers.
5. Parking lots and ramps.
6. Retail sales of products stored or manufactured on the site provided no more than 20 percent of the floor space is used for retail sales.
7. Signs.
8. Temporary outdoor sales and events (subject to the requirements of section 20-964).

(Ord. No. 80, Art. V, § 16(5-16-3), 12-15-86; Ord. No. 93, § 1, 7-25-88; Ord. No. 377, § 110, 5-24-04; Ord. No. 619, § 14, 2-27-17; Ord. No. 651, § 24, 12-9-19; Ord. No. 660, § 1, 9-28-20)

### **HISTORY**

Amended by Ord. 660 on 9/28/2020

Amended by Ord. 693 on 7/11/2022

### **Sec 20-814 Conditional Uses**

The following are conditional uses in an “IOP” District:

1. Brewery operated in conjunction with a taproom, producing over 3,500 barrels per year.
2. Contracting yards.
3. Day care centers as part of a multi-tenant building.
4. Day care centers as a separate facility.
5. Food processing.
6. Gun range, indoor.
7. Home improvement trades.
8. Hotels and motels.
9. Lumber yards.
10. Motor freight terminals.
11. Outdoor health and recreation clubs.
12. Screened outdoor storage.
13. Research laboratories.
14. Commercial towers as regulated by article XXX of this chapter.
15. Electrical distribution and underground electric distribution substations.

(Ord. No. 80, Art. V, § 16(5-16-4), 12-15-86; Ord. No. 97, § 1, 10-24-88; Ord. No. 120, § 4(12), 2-12-90; Ord. No. 259, § 28, 11-12-96; Ord. No. 377, § 111, 5-24-04; Ord. No. 390, § 5, 3-14-05; Ord. No. 527, § 4, 8-22-11; Ord. No. 632, § 15, 6-11-18)

State law reference(s)—Conditional uses, M.S. § 462.3595.

## Zoning Ordinances

### **Sec 20-815 Lot Requirements And Setbacks**

The following minimum requirements shall be observed in an "IOP" district subject to additional requirements, exceptions and modifications set forth in this chapter:

1. The minimum lot area is one acre.
2. The minimum lot frontage is 150 feet, except that lots fronting on a cul-de-sac shall have a minimum frontage of 60 feet.
3. The minimum lot depth is 200 feet.
4. The maximum lot coverage is 70 percent.
5. Off-street parking shall comply with district setback requirements except:
  1. There is no minimum setback when it abuts a railroad right-of-way, except as provided in chapter 20, article XXV, division 3, pertaining to landscaping requirements.
  2. There is no minimum setback when it abuts, without being separated by a street, another off-street parking area.
  3. The minimum setback is 50 feet when it abuts a residential district without being separated from the residential district by a street or railroad right-of-way.
  4. The minimum setback is 25 feet for side street side yards.
  5. Parking setbacks along public rights-of-way may be reduced to a minimum of ten feet if the applicant can demonstrate to the satisfaction of the city that 100 percent screening is provided at least five feet above the adjacent parking lot. The intent of this section is that the city is willing to trade a reduced setback for additional landscaping that is both an effective screen and of high quality aesthetically. Acceptable screening is to be comprised of berming and landscaping. Screening through the use of fencing is not permitted.
6. The maximum height is as follows:
  1. For the principal structure, four stories/50 feet.
  2. For accessory structures, one story.
7. Minimum setback requirements:
  1. For front yards, 30 feet.
  2. For rear yards, ten feet.
  3. For side yards, ten feet.
  4. The minimum setback is 100 feet when it abuts a residential district without being separated from the residential district by a street or railroad right-of-way.

In instances where existing topography and/or vegetation provide buffering satisfactory to the city, or where quality site planning is achieved, the city may reduce setback requirements by up to 50 percent. The applicant shall have the full burden of demonstrating that there is sufficient separation and screening for the higher intensity use.

5. Buffer yards.
  1. The city comprehensive plan establishes a requirement for buffer yards. Buffer yards are to be established in areas indicated on the plan where higher intensity uses interface with low density uses and shall comply with chapter 20, article XXV, of the Chanhassen City Code.
  2. The buffer yard is not an additional setback requirement. The full obligation to provide the buffer yard shall be placed on the parcel containing the higher intensity use.
  3. The buffer yard is intended to provide physical separation and screening for the higher intensity use. As such, they will be required to be provided with a combination of berming, landscaping and/or tree preservation to maximize the buffering potential. To the extent deemed feasible by the city, new plantings shall be designed to require the minimum of maintenance, however, such maintenance as may be required to maintain consistency with the approved plan, shall be the obligation of the property owner.

(Ord. No. 80, Art. V, § 16(5-16-5), 12-15-86; Ord. No. 94, §§ 1, 7, 7-25-88; Ord. No. 136, §§ 1A, 1B, 1-28-91; Ord. No. 451, § 8, 5-29-07; Ord. No. 474, §§ 14, 15, 10-13-08)

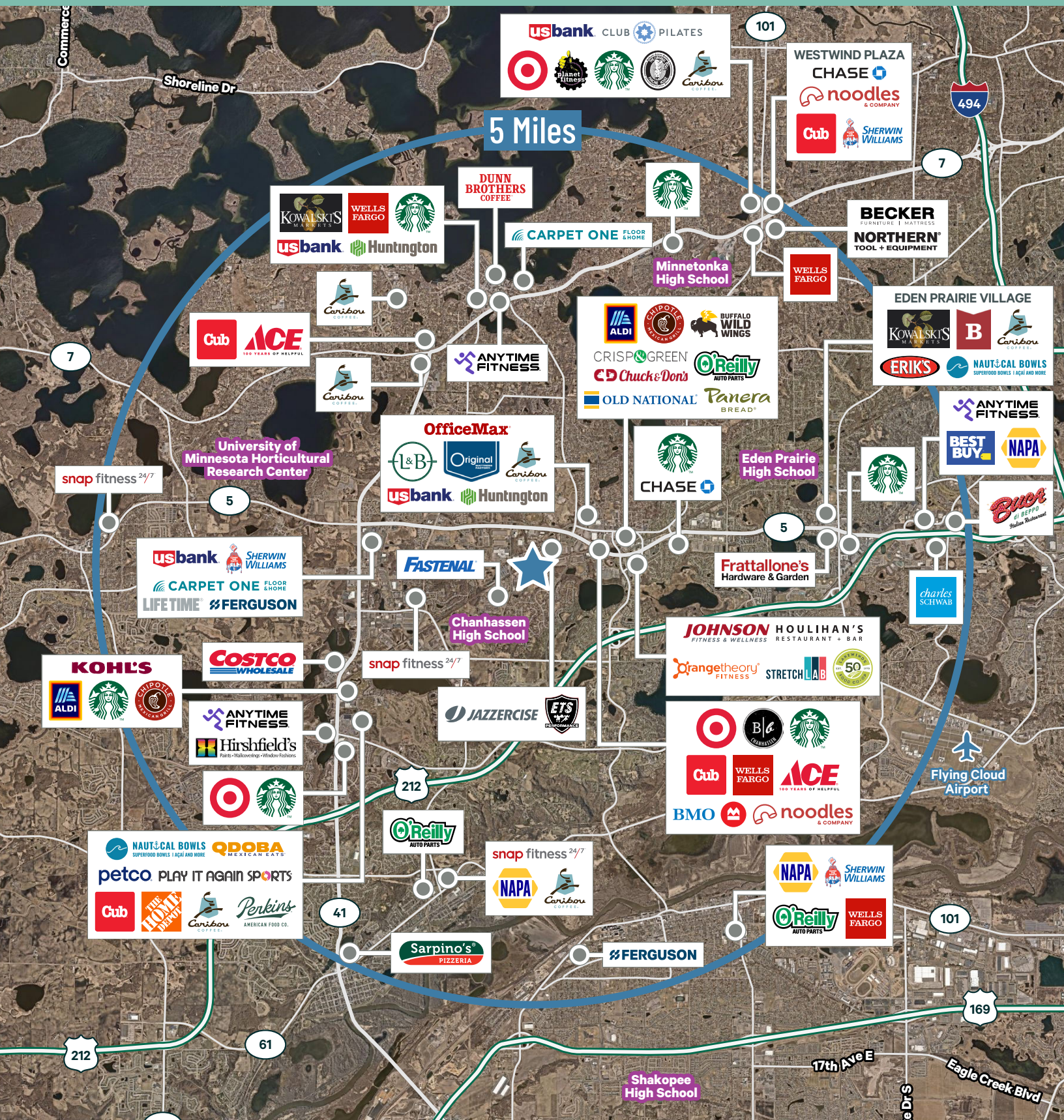
### **Sec 20-816 Interim Uses**

The following are interim uses in the "IOP" District:

1. Churches.
2. Concrete mixing plants.

(Ord. No. 120, § 3, 2-12-90)

Amenity Map



*Great Access to Hwy 5 & Hwy 212*



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