

MEMORANDUM

TO: City Council

FROM: Kate Aanenson, AICP, Community Development Director

DATE: September 24, 2018

SUBJ: 2040 Comprehensive Plan

BACKGROUND

At the work session on August 13, 2018, City Council provided direction for revisions to the draft 2040 Comprehensive Plan. Prior to preparing the documents for approval for submittal to the Metropolitan Council, staff is bringing back the proposed changes for review as well as providing another opportunity to discuss the 2040 Comprehensive Plan.

DISCUSSION

REVISIONS

City Council reviewed the 2040 Comprehensive Plan on August 13, 2018. Below is a summary of the comments and staff's proposed revisions. (Proposed revision in **bold/strike-through** format):

Page 3, Chapter 1, Introduction, 2nd paragraph – include mention of the Landscape Arboretum as one of the community amenities.

The visioning exercise summary showed that people live in Chanhassen for many reasons. The small-town feel but being within an easy striking distance of big city amenities is important. The parks, lakes, and trails with open space and recreational opportunities are important to people. Chanhassen has community values that are family friendly, promote health, engaging, and close-knit neighbors. It is kid friendly with strong schools and beautiful parks. It is a safe, neighborly place to live with low crime rates. The downtown is attractive and walkable. There are many housing choices and low taxes. Special attractions and community amenities such as the Chanhassen Dinner Theatres, Chanhassen Library, **Minnesota Landscape Arboretum**, Paisley Park Museum, fishing, the February Festival and the 4th of July Celebration are available.

Page 4, Chapter 1, Introduction, section 1.2 Development – when referencing the downturn in the housing market, add the year 2009 for complete reference.

The City of Chanhassen is defined by the Metropolitan Council as Emerging Suburban Edge which is expected to plan for forecasted population growth at densities of at least 3-5 units per acre for new development and redevelopment. The 2030 Comprehensive Plan anticipated a faster rate of growth than what occurred. This was due to the downturn in the housing market **in 2009**. The city estimates that by 2040 the city will be built out with a population of 37,100.

Page 8, Chapter 1, Introduction, section 1.7.2, Housing – policy encourages housing at upper limit of density.

~~While density is given by a range in the Comprehensive Plan, the city shall encourage require~~
development ~~at the upper end of~~ **within** the density range **given by the Comprehensive Plan**.

Page 13, Chapter 1, Introduction, section 1.7.5, Transportation, policy Transit – economic and effective provision of rail transit.

The city will support Federal, State, Metropolitan, and local efforts directed toward the **economic and effective** provision of rail transit for the community.

Pages 23, 25, 26 and 29, Chapter 2, Land Use, Figure 2-4 Net Developable Residential Acreage 2020 – 2040; Figure 2-6, Land Use Table in 5-Year Stages; Figure 2-8 2020 – 2040 Land Use Comparisons; and Figure 2-10, 2040 Land Use Map:

3.2 acres of the Erhardt property be re-guided from Residential – Low Density to Office. If the City Council agrees, this change will be made to the Land Use Map and appropriate tables prior to submittal to the Metropolitan Council for their review.

In addition, Mr. Erhardt had requested a dual guiding for Residential High Density use for the entire 13.2 acres of land. However as we discuss as part of the Halla analysis, the city has a sufficient amount of High Density Residential land to meet the current and futures need of the city.

Existing: Residential Low Density

Proposed: Office

	2020		2030		2040		Change 2020-2040
	Land Use Plan		Land Use Plan		Land Use Plan		
Land Use	Acres	Percent	Acres	Percent	Acres	Percent	Acres
Commercial	142	1.2%	328	2.2%	328	2.2%	186
Office/Industrial	694	5.7%	883	6.0%	905	6.1%	211
Office	114	0.9%	339	2.3%	187	1.3%	73
Parks & Open Space	1,297	10.6%	1,410	9.6%	1,787	12.1%	490
Public/Semi-Public	1,204	9.9%	1,204	8.2%	1,211	8.2%	7
Residential Large Lot	870	7.1%	971	6.6%	950	6.4%	80
Residential Low Density	3,295	27.0%	4,707	31.9%	4,721	32.0%	1,426
Residential Medium Density	219	1.8%	400	2.7%	517	3.5%	298
Residential High Density	120	1.0%	218	1.5%	250	1.7%	130
Mixed Use	51	0.4%	115	0.8%	143	1.0%	92
Undevelopable	4,200	34.4%	4,185	28.4%	3,796	25.7%	(404)
TOTAL	12,206		14,760		14,795		2,589
Undevelopable							
Lakes, Floodplain, Rivers, Streams			2,059		2,059		
Road Right-of-Way			1,244		1,244		
Agriculture			882		493		
TOTAL			4,185		3,796		

If the Erhardt land use amendment is approved, the Office land use would increase to 190 acres and the Residential Low Density land use would decrease to 4,718 acres.

The proposed change to the Bluff Creek primary zone boundary is a Zoning Code amendment and requires a separate public hearing before the Planning Commission and then a hearing before City Council for approval. Staff will bring this change back to City Council as part of our City Code revision process.

Page 36, Chapter 2, Land Use, section 2.13.6, Infill Development – Add discussion of residential neighborhood development.

The maturation of the city has led to an increase in infill development-~~especially in the downtown core. In areas zoned commercial/industrial, B buildings~~ that are no longer viable or are obsolete are being redeveloped **to meet the demands of the modern marketplace. In areas zoned for residential uses, the availability of municipal services and market conditions have led to parcels being subdivided, creating new homes and neighborhoods. The City expects the amount of infill development to increase throughout the period covered by this Comprehensive Plan as the City approaches full buildout. The city is in the process of completing a downtown study/vision. The city anticipates that infill development within the downtown core will create approximately 200 new dwelling units between 2020 and 2040. While this plan does not contemplate a land use change, it will examine the existing market conditions and may make recommendations for uses and infrastructure improvements.**

Page 115, Chapter 6, Transportation, TH 101 South of Pioneer Trail to CSAH 61 – Acknowledge successfully receiving funding for 101 south.

Proposed revision:

~~Minimal funding has been provided~~ **As of August 2018, nine million dollars have been allocated** by the State of Minnesota for this improvement. Additional funding will need to be secured for the future improvements to the corridor. It is expected that state and local funds will be needed to help finance the improvements.

Page 233. Chapter 10, Comprehensive Plan Implementation and Capital Improvement Plan, Operations, tobacco use policy – modify to be consistent with other initiative language.

Proposed revision:

Consider ~~Create~~ **establishing** a tobacco use policy.

LAND USE AMENDMENTS

In addition to the amendment discussed at the August 13, 2018 work session for the Erhardt property, the Halla family requested that their property also be reviewed for a land use change from Residential Low Density to Residential High Density. Since they did not appear at the August 13, 2018 work session, staff has advised them that City Council would be holding a work session on September 24, 2018 and they could attend that meeting.

The Planning Commission reviewed the land use map amendments at hearings on October 17, 2017 and July 17, 2018 and agreed with staff's recommendation that the land use amendments should not be approved.

Halla Family

There are two sites that are being requested for consideration for a land use change:

	Acres gross	Current Land Use Low Density 1.2-4 u/a	Requested Land Use High Density 8-16 u/a
Halla Family LP (Golf Course)	45.04	85 – 150 units	360 – 720 units
Mark Halla 12.21 Halla Family LP 12.06 Maryanne White 1.69	25.87	31 – 103 units	207 – 414 units

(staff report continued on next page)

Andersen Development - representing the Don Halla Family

Daniel J. Andersen

3540 Montgomerie Ave

Deephaven, MN

55391

612-812-3324 - *DANIEL@ANDERSENDEV.COM*

December 19, 2016

RE: Halla Property Located at - 10000, Great planed BLVD (Highway 101) and 495 Pioneer Trail

Future comprehensive plan amendment for both locations. This comp plan will be described as

EAST AND WEST. The reason for this description is we believe the use in both locations should be a like kind application.

In its current state the nursery brings an industrial look and feel whereas the golf course fits in its location well, but is underutilized for a long-term delivery.

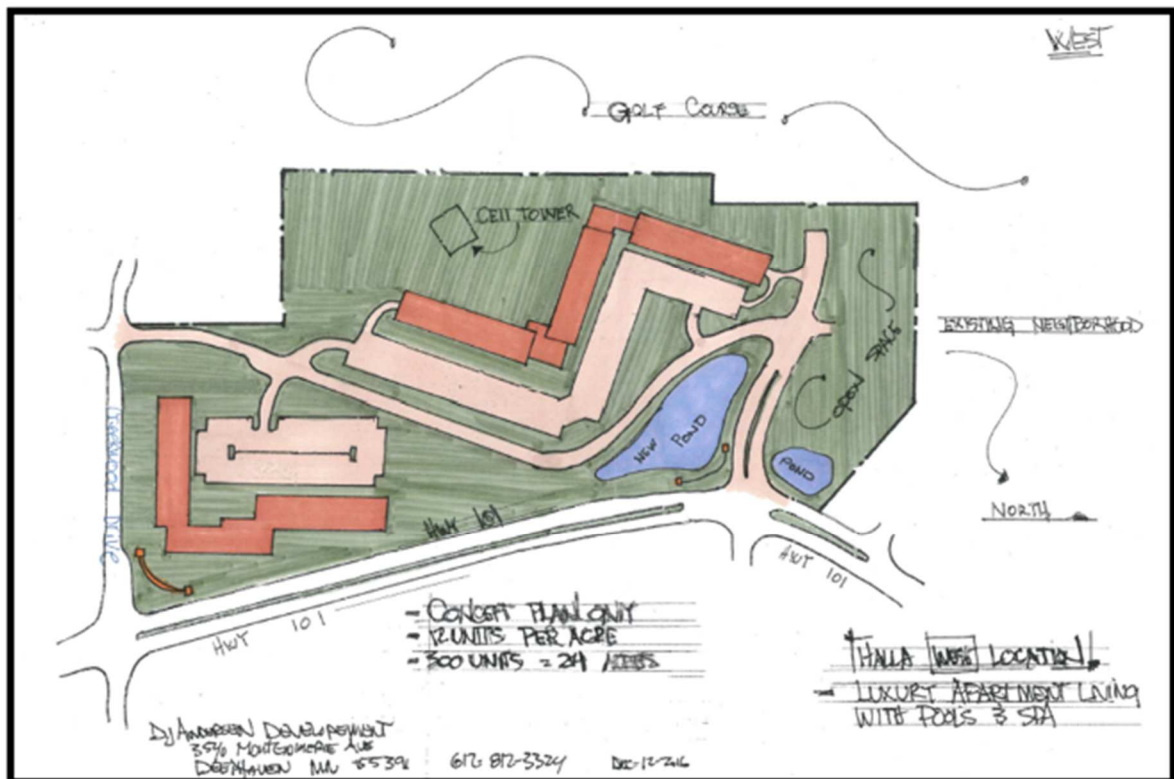
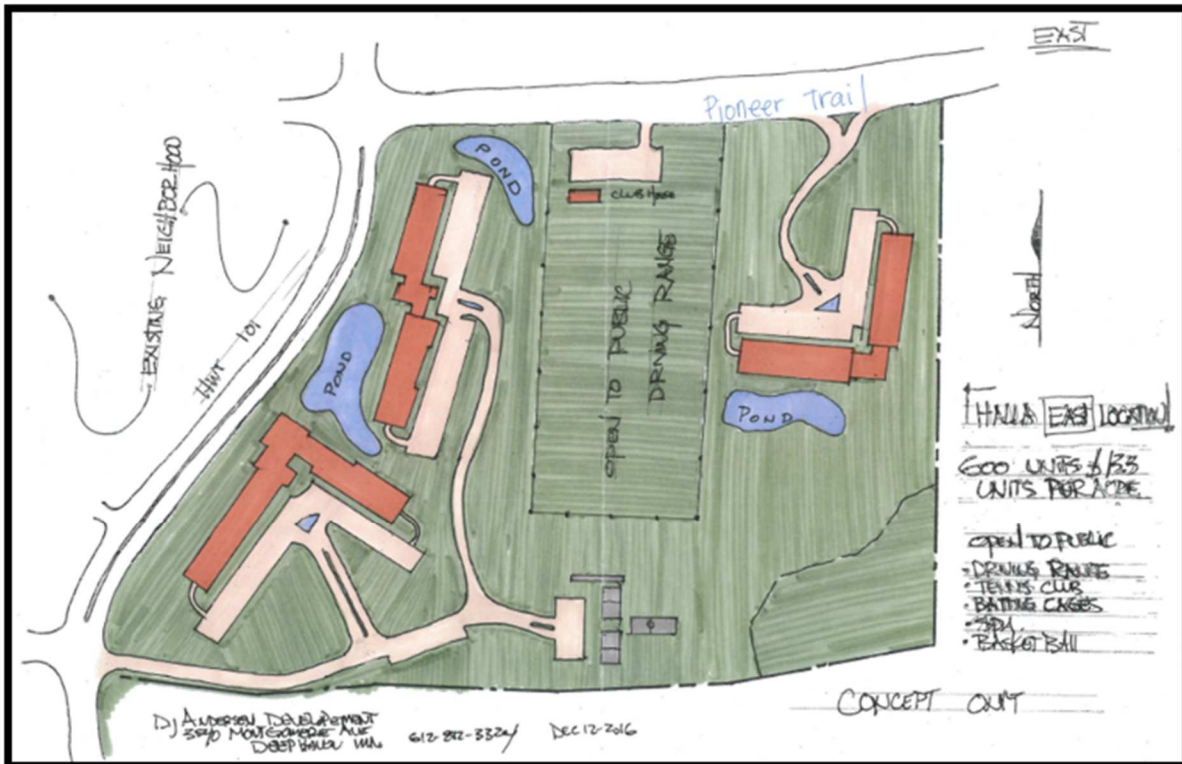
It is our intention to bring continuity to these locations as it seems to be a main intersection that has more potential for public use.

In looking through the city of Chanhassen we wanted to address the need for a product delivery of a luxury apartment living, combined with public access.

We feel that what is being proposed does not currently exist in the greater Chanhassen area. With Highway 101 and Pioneer Trail being a very busy intersection, a high end single family use has no merit, moreover, there are plenty of different single family representations present.

This concept will show that open space is important to the community and allows the open space to have a public use and opportunity for walking trails, tennis courts (possible a tennis club not shown on concepts), basketball courts, and batting cages. As one can see we have kept what we feel is the start of a wonderful community asset currently in the driving range on the west portion of this proposal.





Staff response to the Halla request:

Staff recommends denial of the requested land use amendments.

- a. Based on the housing study in the 2040 Land Use Plan, the city has sufficient land guided for high density.
 - 1) With the completion of the Highway 61 Corridor Study, there is the potential to add another 750 multi-family units between the mixed-use district and the high and medium density districts.
 - 2) The current guiding of the Gorra property (medium and high density) has the potential for 1,000 housing units.
- b. There is the potential for up to 800 medium and high density housing units in the Avienda Development that will take place over the next few years.
- c. Based on the size of the subject properties, the low-density land use provides zoning districts (PUD or RLM) that would allow for the creation of unique neighborhoods using varying lot sizes.
- d. The 2040 Comprehensive Plan calls this area long-term for the potential development timeline. Even with the proposed reconstruction of Highway 101 between County Road 61 and Pioneer Trail, there continues to be sufficient development capacity throughout the city to meet housing demand.
- e. The realignment of Highway 101 will require the acquisition of additional right-of-way. A land use change may negatively affect the acquisition.
- f. Should additional senior housing be provided in this location, there are significant public safety costs that would be associated with this type of housing, including additional fire and health services cost.
- g. Multi-family housing should be located in closer proximity to service and commercial areas to allow the residents easier access to such facilities.
- h. Multi-family housing should be located with convenient access to transit facilities.
- i. It appears premature to contemplate multi-family development in this area without the provision of urban services and prior to the submittal of a development review application.

The property owners may apply for a Land Use Map Amendment through the normal development review process. At that time, neighboring properties would be notified as part of the public hearing process. To the north of the properties are Residential Large Lot single-family home developments, Halla Great Plains Addition, and Lake Riley Woods. To the east of the golf course is a Residential Large Lot single-family residential development, Deerbrook.

RECOMMENDATION

Staff requests comments and direction from City Council on finalizing the City of Chanhassen 2040 Comprehensive Plan. Specifically, we request review and comment on the proposed revisions made after the August 13, 2018 work session.

ATTACHMENTS

Mark Halla Email and Attachments to Bob Generous dated 9/13/2018

Generous, Bob

From: Mark D. Halla <hallakm@aol.com>
Sent: Thursday, September 13, 2018 8:39 AM
To: Generous, Bob
Cc: hallakm@aol.com
Subject: Concept plan for higher density at Halla properties
Attachments: 101 Development Concept Dan Anderson.pdf

Hi Bob!

Thanks for getting back to me.

We have also had some developers propose some concepts for single family/multi family dwellings but we liked Dan's proposal more because it brings higher value to us as land owners, higher tax base to the city, and more open space overall.

Thanks for getting this into the packet.

Blessings,

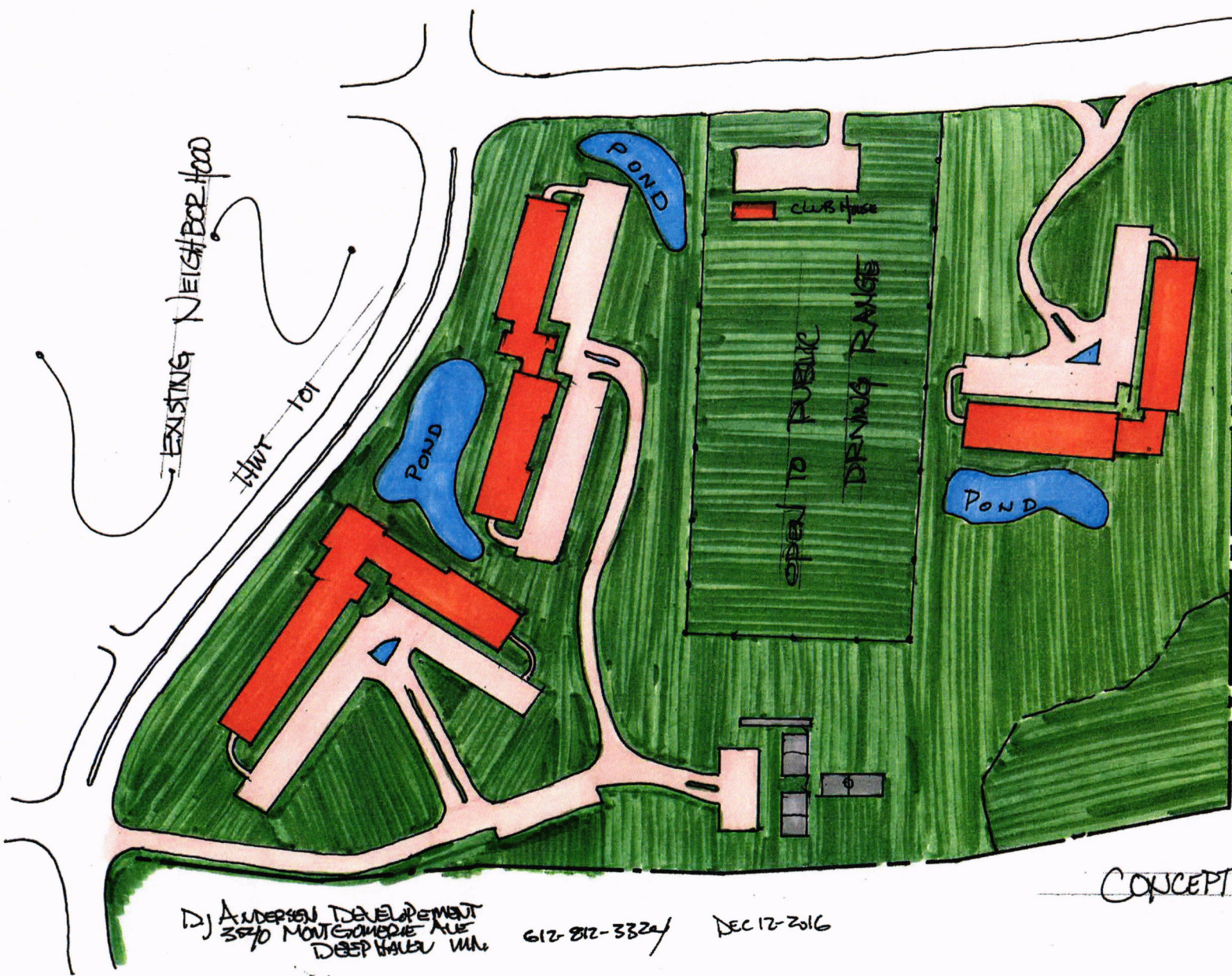
Mark D. Halla
Steward, The Mustard Seed, Inc.
www.TheMustardSeedInc.com
[To See Our 3 Minute Video, Click Here!](#)
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EXIST



NORTH

[HALLA EAST LOCATION]

600 UNITS $\$13.3$
UNITS PER ACRE

OPEN TO PUBLIC

- DRIVING RANGE
- TENNIS CLUB
- BATTING CAGES
- SPA
- BASKETBALL

CONCEPT ONLY

DJ ANDERSON DEVELOPMENT
3570 MONTGOMERY AVE
DEEP HAVEN, WA

612-212-3324

DEC 12-2016

WEST

GOLF COURSE

CENT TOWER

EXISTING NEIGHBORHOOD

NORTH

- CONCEPT PLAN ONLY
- 12 UNITS PER ACRE
- 300 UNITS = 24 ACRES

THALA WMA LOCATION

LUXURY APARTMENT LIVING
WITH POOLS & SPA

DJ ANDERSON DEVELOPMENT
3540 MONTGOMERY AVE
DEERHAVEN MA 01931

617-812-3324

DEC-12-2016

