



CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

MEMORANDUM

TO: City Council
FROM: Kate Aanenson, ACIP, Community Development Director
DATE: September 24, 2018
SUBJ: 2040 Comprehensive Plan Discussion of Land Use

The proposed land use amendments were discussed at the following meetings:

July 18, 2017 – Planning Commission held a hearing to discuss the following chapters: Housing, Land Use, Sewer, Water and Parks and Trails.

October 9, 2017 – City Council held a hearing to approve distribution of the Comprehensive Plan for jurisdictional review. The land use map amendments were included as part of the packet.

October 17, 2017 – Planning Commission held a public hearing on the draft 2040 Comprehensive Plan including discussion of the land use map amendments.

July 17, 2018 – Planning Commission held a public hearing to recommend submittal of the 2040 Comprehensive Plan to the Metropolitan Council for review. The land use map amendments were included as part of the discussion and the Planning Commission approved the plan without the land use amendments.

August 13, 2018 – City Council held a work session on the 2040 Comprehensive Plan. Mr. Erhardt presented his land use amendment.

September 24, 2018 – City Council holds a work session to review revisions to the 2040 Comprehensive Plan based on the August 13, 2018 work session comments. Mark Halla represents the Halla Family.

MEMORANDUM

TO: Planning Commission
FROM: Kate Aanenson, ACIP, Community Development Director
DATE: July 18, 2017
SUBJ: 2040 Comprehensive Plan Discussion

Please add the following pages to your 2040 Comprehensive Plan Binder, including the updated Comprehensive Plan Schedule.

During the discussion under land use, there are two requests for land use changes. There will be someone representing both requests. The representatives will be allotted time to discuss their requests.

Please visit www.ci.chanhassen.mn.us/2040compplan for all updates.

MEMORANDUM

TO: Todd Gerhardt, City Manager
FROM: Kate Aanenson, Community Development Director
DATE: October 9, 2017
SUBJ: Comprehensive Plan Distribution

PROPOSED MOTION

“The Chanhassen City authorizes the distribution of the draft 2040 Comprehensive Plan for jurisdictional review on October 20, 2017.”

City Council approval requires a majority vote of City Council.

EXECUTIVE SUMMARY

The city is required to update its Comprehensive Plan every ten years. As part of the update process, the city must submit the draft Comprehensive Plan to all adjacent governmental units for a review period of up to six months. Prior to distributing the Comprehensive Plan for jurisdictional review, staff is presenting the draft elements to City Council for an initial review. The 2040 Comprehensive Plan is an update of the existing 2030 Comprehensive Plan, rather than a complete rewrite of the Plan. A plan update is considered complete when it includes the elements required by statute and contains sufficient information for us to evaluate the following three primary criteria:

- Conformance with metropolitan system plans.
- Consistency with adopted policy plans.
- Compatibility with plans of affected and adjacent jurisdictions.

The Comprehensive Plan consists of the following elements: Housing, Implementation, Land Use, Natural Resources, Parks and Trails, Transportation, Sewer (Waste Water), Surface Water and Water Supply.

City staff has attempted to garner resident comments of the plan through having a kiosk at the July 3, 2017 City Center celebration. On September 13 and 14, 2017 staff held open houses at the library and Recreation Center, respectively, to garner citizen input and provide information. The city has established a web page, www.ci.chanhassen.mn.us/2040compplan, to promote dissemination of information regarding the draft 2040 Comprehensive Plan.

During the 6 month review period the city will continue to seek input. This would include community events such as Feb Festive.

Throughout the summer, staff has presented draft material to the Planning Commission on the various chapters of the comprehensive plan. The Planning Commission will hold public hearings on the draft 2040 Comprehensive Plan on October 17, 2017 and, if needed, November 21, 2017. Additional hearings will be held in the spring to address any jurisdictional comments or concerns. Final city adoption of the 2040 Comprehensive Plan will take place in April or May of 2018.

2040 COMPREHENSIVE PLAN CHAPTERS

Introduction

The introduction provides a general overview and framework for the City of Chanhassen Comprehensive Plan.

Land Use

The land use plan identifies appropriate locations for all types of uses and provides for the orderly expansion of municipal services through the Metropolitan Urban Service Area (MUSA) phasing plan. The land use plan provides the framework for the way the land is used. The plan deals with the following issues:

- Development influences on the city.
- The estimated consumption of land in five-year increments.
- Comparison of the 2030 Land Use Plan and the 2040 Land Use Plan (a separate sheet reviews the list of proposed changes to the land use map).
- Discussion of each of the land use designations.
- There are three requested land use map amendments:
 - a. City initiated residential low density to parks and open space.
 - b. Halla (3 parcels) low density to high density residential.
 - c. Erhart adding 3 additional acres to office and dual guiding the 13 acres to high density.

Housing

The housing chapter addresses the city's goals for housing in the community. The following issues are discussed:

- Inventory of existing housing including types and price.
- Analysis of future housing demand.
- Status of the city's progress toward the Livable Communities Act.
- Discussion of the city's demographics.

Forecast Year	Population	Households	Employment
2010	22,952	8,352	10,905
2020	26,700	10,000	15,200
2030	31,700	11,900	16,500
2040	37,100	14,000	17,600

Natural Resources

This chapter of the plan addresses natural communities including forestry and water resources. The following issues are addressed:

- Creation of a management plan for lands that have been acquired by the city.
- Create an inventory of the natural resources.
- The commitment of the city to preserve the city's natural resources; woodlands, wetlands, lakes, rivers and streams.
- Adoption of Green Step Cities initiative.

Park and Recreation

At the September 11, 2017 City Council meeting, the Parks and Recreation System Plan was presented. The Park and Recreation chapter deals with the following issues:

- Current park system.
- Additional parks that will need to be acquired in still developing areas.
- Additional community ball field space that will need to be acquired to meet demands of future growth.
- Our pedestrian trail and sidewalk system is widely recognized as one of the most comprehensive in the State.
- In addition to local parks, residents are afforded convenient access to county, state and federal outdoor recreation destinations.

Transportation

The transportation element is based on the city's 2040 Land Use. Updates to these plans recognize changes in land use, development patterns and other planning processes including: the Minnesota Department of Transportation's "Transportation System Plan 2008 - 2030" (TSP), Carver County's Transportation Plan 2017 Update, and the Metropolitan Council's Transportation System Framework.

- The Plan shows how the city will achieve its goal of creating an integrated multi-modal transportation system which permits safe, efficient and effective movement of people and goods while supporting the city's development plans, and complementing the county, metropolitan, and state transportation systems that are within its boundaries.
- Addresses existing and projected deficiencies in the city's roadway system.
- Establishes a functional roadway classification system for the roads within the community.
- Evaluates system deficiencies.
- Discusses existing and future improvements and funding mechanisms for the construction of transportation improvements.
- Includes a table allocating forecasted population, household, and employment growth by TAZ for 2020.
- Includes a map of existing and forecasted 2040 traffic volumes.
- Identifies existing transit routes and services.
- Incorporate transportation goals, objectives, and strategies outlined in the 2040 Transportation Policy Plan.

Sewer (Waste Water)

The Sanitary Sewer Comprehensive plan covers the future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend sewer service to development areas of the community.
- Plan is based on anticipated land use, population growth and anticipated growth corridors.
- Maintenance and upkeep of the existing sanitary sewer infrastructure.
- Reduction efforts for Inflow and Infiltration.
- Capital Improvements Plan.

Water

The Water Comprehensive plan covers the existing and future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend water service to development areas of the community.
 - Plan is based on anticipated land use, population growth, anticipated growth corridors, and estimated future water demand projections for 2020, 2030, 2040.
 - Future needs for wells, storage and treatment facilities.
 - Maintenance and upkeep of the existing water infrastructure.
 - Capital Improvements Plan.
 - Identifies issues and actions to address them as part of the local comprehensive plan.
- Water conservation and reuse, protection of source and sub-regional collaboration.

Surface Water

The City of Chanhassen manages its lakes, streams, and wetlands through its Local Stormwater Management Plan (LWMP) and in partnership with four Watershed Management Organizations (WMO): the Carver County WMO, Riley-Purgatory-Bluff Creek, Minnehaha Creek, and the Lower Minnesota River Watershed Districts. The LWMP identifies areas of focus during the period 2018-2027, providing a guide to projects and programs to protect and improve these water resources.

Parts of the city drain to either Lake Minnewashta or Christmas Lake and then to Lake Minnetonka. The rest of the city drains to the Minnesota River. There are 9 major lakes in Chanhassen, 2 natural system lakes and hundreds of smaller ponds and wetlands including the Seminary Fen. Bluff Creek is the longest stream in the city, flowing just over 7 miles southeast to Rice Lake in the Minnesota River floodplain. The headwaters of Riley Creek is Lake Ann. From the lake's outlet Riley Creek flows southeast through Lake Susan, Rice Marsh Lake, and Riley Lake, then outlets that lake and flows to the Minnesota River. Assumption Creek, located in the Minnesota River Valley, is a DNR-designated trout stream. Where known, the LWMP includes information about the water quality in these lakes and streams, and the steps the city and WMOs are taking to manage them.

Included in the LWMP is an update to the city's storm drainage models. These models break the drainage system down into ten subwatersheds, and model the network of storm sewers, channels, ponds, and wetlands that store and convey rainwater and snowmelt. These models can be used to ensure pipes and ponds are of sufficient size and to predict where flooding might occur during large rainstorms.

Discussion

A number of water resources-related problems, issues, and requirements were identified in this planning process. These include:

- The reissue of the State of Minnesota's NPDES General Stormwater Permit in 2013 requires local governments such as Chanhassen to adopt and enforce standards and ordinances for development and redevelopment which limits stormwater runoff from sites over one acre in size.
- New or expanded maintenance and administrative responsibilities are required in the NPDES permit to control runoff and protect and improve water quality from city owned or maintained land.
- All 4 WMO's are updating their 10 year Comprehensive Plans. The city is required to amend their LWMP to be consistent with each WMO.
- In order to maintain and/or obtain primary responsibility for managing local water resources additional ordinance revisions are required. The alternative is to defer the authority to the local WMO.
- Some of the lakes and streams in the city do not meet the state's water quality standards for recreation and aquatic life.
- Stream gullies and escarpments are contributing excess sediment into Bluff Creek and the Minnesota River.

To address these issues, the LWMP sets forth six goals as well as policies and action steps it proposes to take. The LWMP's Implementation Plan includes capital improvement projects, city-conducted as well as partnership projects with the WMOs and other partners; management programs such as education and outreach and water quality monitoring; operations and maintenance activities such as street sweeping, stormwater system inspections and repairs, road salt management and staff training; and ordinance revisions. While the LWMP is a ten-year plan, the Implementation Plan is reviewed annually, and new projects and programs may be added as more information is available and as opportunities arise.

- Goal 1. Promote abstraction through infiltration, reuse and other methods where practicable to do so to provide flood protection, ground water recharge and improved water quality.
- Goal 2. Achieve water quality standards in lakes, streams, and wetlands consistent with their designated uses and established classifications.
- Goal 3. Protect and rehabilitate wetlands to maintain or improve their function and value.
- Goal 4. Prevent contamination of the aquifers and promote groundwater recharge to maintain base flows in streams and wetlands.
- Goal 5. Maintain primary responsibility for managing water resources at the local level where efficient to do so but continue coordination and cooperation with other agencies and organizations.
- Goal 6. Provide information and educational resources to improve knowledge and promote an active public role in management of water resources.

The Surface Water Management Plan is referenced in the Comprehensive Plan but will be a separate document tracking with the Comprehensive Plan. Because of the technical nature of the plan, and the review requirements for adopting it has been separated from body of the 2040 plan.

Capital Improvements and Implementation

This chapter details city code amendments and initiatives that the city must undertake to implement the comprehensive plan. Additionally, a copy of the city's Capital Improvement Plan required for facilities improvements has been included in the chapter.

RECOMMENDATION

Staff requests that City Council review the chapters and provide comments and direction for any changes to the chapters. Staff requests that City Council authorize the distribution of the draft 2040 Comprehensive Plan for jurisdictional review after the initial public hearing held by the Planning Commission on October 17, 2017.

ATTACHMENTS

Metropolitan Council Comprehensive Plan Submittal Guide
Jurisdictional Review List
Draft 2040 Comprehensive Plan

MEMORANDUM

TO: Planning Commission
FROM: Kate Aanenson, AICP, Community Development Director
DATE: October 17, 2017
SUBJ: 2040 Comprehensive Plan

BACKGROUND

The Planning Commission held discussions this year to review the draft 2040 Comprehensive Plan (Plan). The Planning Commission reviewed the following:

April 4, 2017	Overview of Comprehensive Plan.
April 18, 2017	Sewer, Transportation, and Water
July 18, 2017	Housing, Land Use, Sewer, Water and Parks & Open Space
August 1, 2017	Natural Resources
August 15, 2017	Water Resources
October 3, 2017	Surface Water, Goals & Policies, Implementation and CIP

City Council approved the Plan for jurisdictional review on October 9, 2017. The Plan is being distributed to other jurisdictions on October 20, 2017 and the comment period is open until April 20, 2018 for jurisdictional review. Following that date, the Planning Commission will review the Plan based on comments received during the review period, jurisdiction comments, the city's written responses to any comments and make a recommendation to City Council for adoption of the Plan. City Council can then approve the Plan contingent upon submitting the Plan to the Metropolitan Council for their review and finding the plan consistent with the Metropolitan System Plans. Only after the Metropolitan Council finds the plan consistent with the regional plan can the city's 2040 Comprehensive Plan go into effect.

The 2040 Comprehensive Plan consists of the following chapters:

- Chapter 1: Introduction
- Chapter 2: Land Use
- Chapter 3: Housing
- Chapter 4: Natural Resources
- Chapter 5: Parks and Trails

Chapter 6: Transportation
 Chapter 7: Sewer
 Chapter 8: Water
 Chapter 9: Surface Water
 Chapter 10: Capital Improvements and Implementation

The reason for this public hearing is to initiate the six month jurisdictional review process by allowing individuals to comment on the draft 2040 Comprehensive Plan and permit the Planning Commission to review, ask questions, comment and provide direction on creating the final 2040 Comprehensive Plan document that will be adopted in 2018.

DISCUSSION

INTRODUCTION

The introduction provides a general overview and framework for the City of Chanhassen Comprehensive Plan. This chapter addresses the city's vision as it moves forward.

LAND USE

The goal of the city is to create a mixture of land uses that provides a high quality of life and a reliable tax base. We have a very successful downtown and there is additional opportunity for retail with the potential development of a mixed use development at Highway 212 and Powers Boulevard as well as part of the mixed used development at Flying Cloud Drive and Highway 101, which was re-guided in 2015 as part of the CSAH 61 corridor study. Based on staff analysis, there is a sufficient diversity of residential land uses to accommodate housing growth in the community.

Land Use	2030 Land Use Plan		2040 Land Use Plan		Change 2030-2040 Acres
	Acres	Percent	Acres	Percent	
Commercial	328	2.2%	328	2.2%	-
Office/Industrial	883	6.0%	843	5.7%	(40)
Office	339	2.3%	277	1.9%	(62)
Parks & Open Space	1,410	9.6%	1,518	10.3%	108
Public/Semi-Public	1,204	8.2%	1,204	8.2%	-
Residential Large Lot	971	6.6%	948	6.4%	(23)
Residential Low Density	4,707	31.9%	4,597	31.1%	(110)
Residential Medium Density	400	2.7%	499	3.4%	99
Residential High Density	218	1.5%	218	1.5%	-
Mixed Use	115	0.8%	143	1.0%	28
Undevelopable	4,185	28.4%	4,185	28.4%	-
TOTAL	14,760		14,760		-
Undevelopable					
Lakes, Floodplain, Rivers, Streams	2,059		2,059		
Road Right-of-Way	1,244		1,244		
Agriculture	882		882		
TOTAL	4,185		4,185		

Map Amendments

The city has received two requests for consideration of designated land use as a part of the update to the 2040 Comprehensive Plan. Staff is also proposing one land use amendment.

1. Request from Erhart Family

Tim and Diane Erhart are requesting two issues. One is removal of an area from the Bluff Creek Overlay District, approximately 3.2 acres which is currently guided low density. The second request is for a dual guiding of the property for High Density Residential and Office. Following is analysis for your consideration.

Amendment Request as prepared by Tim Erhart:

After further consideration in addition to our recent request to modify the Bluff Creek Overlay District Map as it relates to land east of Powers Blvd we additionally request a change to type of use permitted. We request that the area adjacent to Powers Blvd be dual guided. Currently the area is guided office/industrial only. We believe that an alternative good use would be high density residential. The area is well served by the nearby TH #212 intersection, accessed via Powers Blvd. We understand that a bus station will be constructed in the immediate area as well. A residential use would allow residents use of the extensive trail system (planned) in the area as well as convenient access to Fox Woods Preserve. Moreover, residents would have access to Bandimere Park by a nature trail. We also believe that offices would also allow use of the outdoor activity provided however it could be that high density residential may even provide more opportunities for people to enjoy.

History of the site:

- *Bluff Creek Overlay District created in 1998 (See attached Overlay District code)*
- *3 acres re-guided with the 2008 Comprehensive Plan from Low Density to Office*
- *Land use amendment to allow 7 additional acres medical office.*
- *A medical office plan was given site plan approval in 2009 but was never constructed.*

<i>Erhart</i>	<i>Acres gross Existing land use</i>	<i>Requested land use</i>	<i>Land Use - Office potential sq.ft.</i>	<i>Land Use High Denisty 8-16 units an acre potential units</i>
	9.5 acres	9.5 + 3.2 = 12.7	166,000 sq. ft.	101 -203 units

Remove Erhart Property from Bluff Creek Overlay District.

Purpose of First Request:

The Introductory sentence of the BCOD refers to the Bluff Creek Watershed Area. Starting with the second sentence and all references thereafter the term Bluff Creek corridor is employed. IT is clear from a reading of the BCOD ordinance that the intent is to apply development restrictions to "land areas abutting and in the vicinity of the (Bluff Creek) watercourse and its tributaries" (sec. 20-1552). To emphasize the focus on proximity, the word corridor is used four times in the Purposes section of the ordinance. The Ordinance also purposed to "Foster the creation of a greenway connecting Lake Minnewashta Regional park and the Minnesota River Valley". In addition, other sentences are included that clearly indicated that this ordinance was intended to be applied to the corridor (and some cases a tributary) but not all lands in the Bluff Creek watershed or lands at a distance from Bluff Creek.

The Bluff Creek watercourse lies nearly one quarter mile from the nearest point of our property, which demonstrates that our property is not "in the vicinity of Bluff Creek". Second, a four lane highway (Powers Blvd) separates our property from the Bluff Creek Corridor. Third, there are no tributaries of Bluff Creek on our property. In fact, there are not tributaries east of Powers Blvd. All water leaving the area east of Powers Blvd flows through pipes and road ditches, all man-made devices.

Conclusion:

Having our land included in the BCOD is inconsistent with the stated purpose and intent of BCOD and therefore is a misapplication of the ordinance. Therefore, we request that our land be removed from the BCOD.

Second Request:

If the city cannot agree to remove our land from the BCOD then:

- 1. Adjust the Primary Zone line to a position where one can clearly distinguish why the line would be placed in such a location. In other words, there would be one or more features of the land that differentiate one side of the line from the other side. This is in contrast to the arbitrary location of the line as it is now and where no one can differentiate one side from the other.*
- 2. Adjust the BCOD boundary lines such that only those areas with permanent natural features such as bluffs, wetlands, and buffers between conflicting land uses are included within the primary and secondary zone.*
- 3. Guide the entire 12.7 acres within the proposed BCOD limits illustrated on the maps to office, industrial or institutional use.*
- 4. Guide the 1.8 acres directly south of New Street for public use and relocated storm pond.*

Purpose of Second Request:

1. *Amending the current plan and BCOD limits will allow the best use of the 12.7 acre area site (titled Fox Office Campus). Its location and direct access to the TH# 212/Powers Blvd interchange makes this area ideal for office, industrial, or institutional use.*
2. *Convert the 3.2 acre area currently guided residential to office, industrial or institutional use as this area can only be accessed through the area already guided for such use.*
3. *Retain the existing natural area (RIM pond and north/south wooded hill) which serves as a buffer between future residential development to the east and the planned office park to the west.*
4. *Maintain the existing (private) trail connection between a future trail head at New Street (see map) and Fox Woods Preserve. This trail runs through the center of the wooded buffer area. Once development occurs this trail will be designated for public use.*
5. *Provide space for community facilities including a trail head and trail head parking at Powers Blvd directly south of New Street.*
6. *Allow space for the relocation of the existing storm pond to the south side of the New Street (map).*
7. *Provide space for a planned lift station intended to serve the area south of Pioneer Trail*
8. *Provide parking and service access to the lift station's stationary equipment.*

Bluff Creek Overlay District

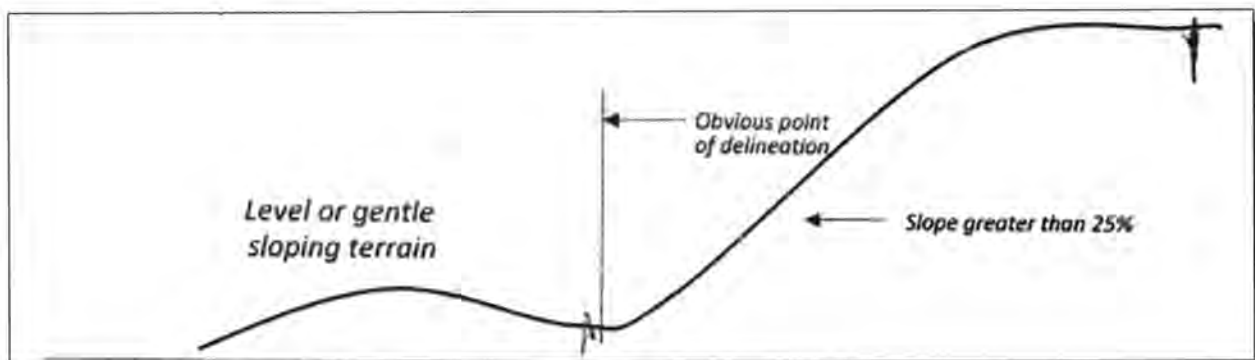
Knowing where to apply the development restriction of the Bluff Creek Overlay District Ordinance (BCOD) to a property depends primarily on what is included in the Primary and Secondary Zone and what is not. The ordinance is then applied to all areas of property which lie within those zones. This specifically determines how the property within the BCOD can be used, what areas are "undevelopable" vs. "developable", what value the property is to the current owner and future users, and what tax generation capacity will result for the city when developed. Which such significant impact, it is critical that the boundary be laid down with great care and thoughtfulness and with some sense of consistency based on other similar lands within the city. Most importantly, there must be scientific analysis applied (inferred but not described in the ordinance) to objectively determine the boundaries of the BCOD.

At the time the BCOD ordinance was adopted, the Primary Zone boundary was established generally through the use of aerial photographs as no "on the ground" survey and/or data was available for scientifically determining the limits of the zone. The intent (Section 20-1555 Boundary delineation) was that as properties come up for development the landowner was to provide field data to assist the city in making a determination of the line's final location. While this process seems to be well intended, the ordinance, while describing the kind of data requested, is basically silent on how to use the data to establish the actual location of the delineating line (the one exception is sec 20-1551 which deals with slopes specifically stating that area exceeding 25% slope should be preserved). No additional guidance or process is given that would allow one or more individuals, by applying the ordinance's guidelines, to make

similar and consistent determinations of the boundary line's location. It is our view that it should be inherent in any standard that two reasonably experienced people applying the same standard would come up with essentially the same conclusion. This is hardly the case with the BCOD. As a result, this lack of definition leaves it up to the sole discretion of the city staff as to where the BCOD is established. This arbitrary process could lead to many substantial disagreement, as I believe it has in the past.

We submit that there must be some "standard" established, which when applied results in a consistent determination as to the location of the BCOD boundary lines. It is also our view that the primary criteria for determining this boundary should be permanent features such as topography and existing wetlands rather than plant cover, a fence or the edge of a field. Nor should it be based on an existing road or previous use such as agriculture or a building site. These things are most often created by human activity and change over time. Moreover, employing tree coverage is problematic as it also changes over time and penalizes the landowner who cultivates the property for agricultural production would be able to freely develop the property as there would be no tree cover due to his actions (and subsequently no BCOD). I believe this is unfair and contrary to the spirit of the ordinance. That said, where existing tree cover combine with a specific topographic feature forms a buffer between two conflicting land uses, tree cover may be considered a factor in establishing the line's location. Trees simply by themselves are not a reason to include land in the Bluff Creek Overlay District. Topography and wetlands are much more permanent land features and better define what an appropriate use of the land is for generations to come.

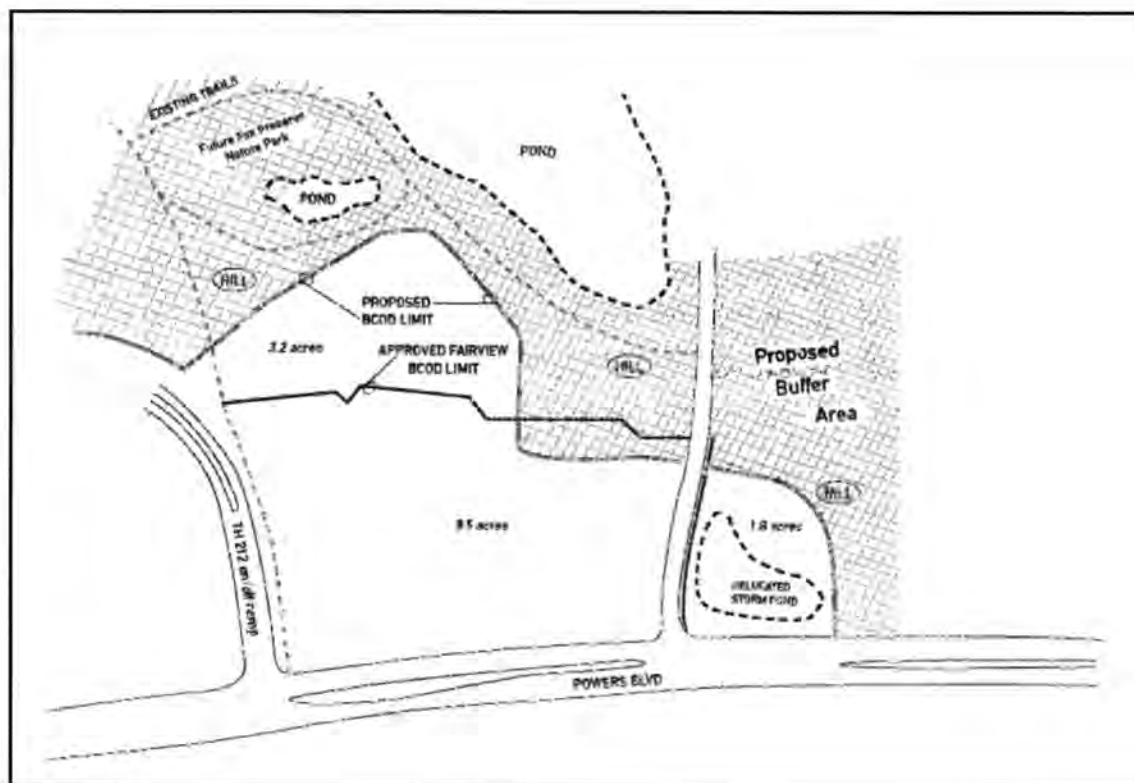
Use of topography and wetlands allow for more obvious and conclusive locations of such boundaries. Areas where level or gently slope abruptly change to a steep and prolonged slope are obvious points of separation and should be applied as logical boundary lines as city ordinances are already established such definitions in code.



Wetland boundaries are established easily through surveying, something that is already required of every development and should be used to establish boundary line locations as well.

We submit that these two criteria (extensive slopes and wetlands) should be the dominant factors used to establish the boundary line locations for this application of the BCOD. Neither the original location of the primary line (generated by aerial photos) nor the adjusted line (Fairview

Clinic project) demonstrate any topographic or wetland features that would distinguish one side from the other. We therefore submit a proposed new location (described on the enclosed maps and below) which demonstrates an obvious location for the Primary Zone boundary. This location clearly exhibits a natural boundary condition where a measurable difference exists between what is "inside" the primary zone and what is "outside". This proposed line is located where terrain changes abruptly from a rolling terrain to a steep extended slope.



Conclusion Regarding Request Number Two:

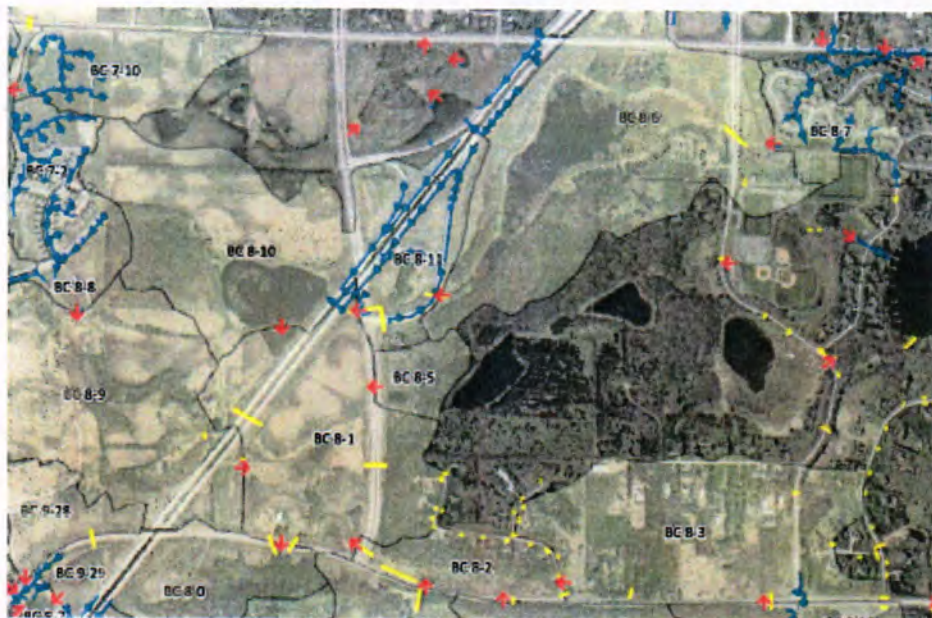
- 1. The area in question lies directly adjacent to the Interstate 212/Powers Blvd interchange which includes excellent access to the intersection. The area also exhibits great view from the east bound traffic on TH 21. This makes the area ideally suited for office or industrial or institutional use.*
- 2. It provides a beautiful setting for users as they are surrounded on three sides by park land.*
- 3. We believe the current BCOD boundary line shown on the current city mapping for the area is unscientific and arbitrary and should be revised to comply with some reasonable standard or at least exhibit obviousness as to why it is located where it is.*

4. *The 3.2 acre area now guided residential is adjacent to the 9.5 acres guided office/industrial. The only access to the 3.2 acre area is through the 9.5 acre area and in our view should be guided for office/industrial and/or institutional as well. Moreover, the area is rather noisy due to traffic from TH# 212 making it undesirable for residential use.*
5. *The 3.2 acres identified on the enclosed map represents an ideal location for a multi-story office building and its required parking area. It adjoins the 9.5 acre parcel guided office/industrial and offers a unique site line from eastbound TH 212 traffic.*
6. *Allows the construction of office space similar in size to Fairview but moved further to the north and east. This provides for greater separation of uses between the large lot residential area to the south. This movement also eliminates the requirement for removal of part of the steep hill which would also then require the construction of a long 12ft high retaining wall (included in the Fairview plan). Lastly it also eliminates the need to build a parking ramp as approved with the Fairview site as adequate space for surface parking is made available with the addition of the 3.2 acres.*
7. *The 1.8 acres south of the new street would be used for the trail head leading to Fox Woods Preserve, trail head parking, the relocation of the existing storm pond and a planned sewer lift station. The proposed trail head parking can also serve as access to the lift station.*
8. *It appears that currently the city intends to use this 3.2 acres as additional park land rather than use the land for its best suited purpose. Even without the 3.2 acres in question, approximately 52.5% of the 360 acres located in the vicinity is already designated as open space and is intended to be used by the public as park or wetland. Addition another 3.2 acres of highly developable and potentially tax generating property to an already expansive natural area will add little noticeable value.*
9. *The plan shown includes a trail connection to Fox Preserve at two points, starting from the trail head at New Street. This route is completely wooded and overlooks the five acre Rim pond to the east and is screened by trees from the proposed office and parking area to the west. It also contains a smaller pond between the "Y" of the trail on the north end. The development of the 3.2 acres as office/industrial will have no negative impact on this trail connection and its amenities. In fact, such a development can easily include internal connections to the Fox Preserve and area trail system. Including the 3.2 acres as park does not in any way add to the already great experience that this trail provides.*
10. *Lastly the majority of the 3.2 acre area in question is currently used for agriculture as is a majority of the 9.7 acres already guided office/industrial. This allows easy transition from the current use to office, industrial or institutional use.*



Staff response to the Bluff Creek

Designation:



As can be seen, this area contributes to Bluff Creek. At one time, this area drained overland to Bluff Creek. With urban development, the drainage has been confined in certain areas to pipes and culverts.

The drainage pattern on top of the bluff takes local drainage and directs it west towards Powers Boulevard. It also serves as the EOF for the large water body immediately east of the wooded area. Lastly, there is a mitigation area located northerly on the property.

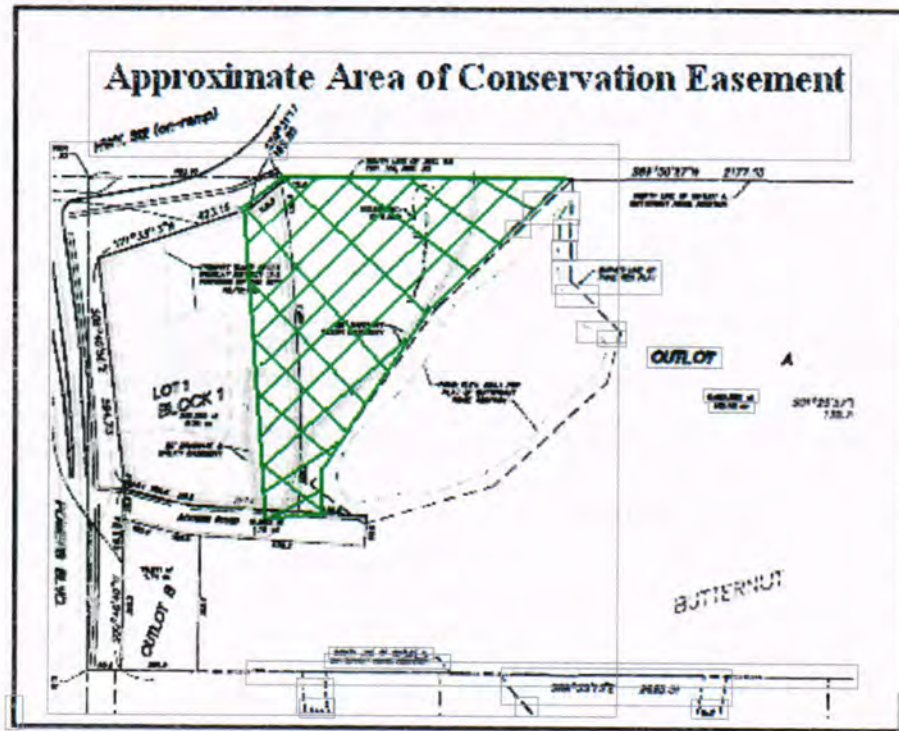


Part of the discussion should be about the effects of urbanization on channel characteristics and flow hydraulics. As the area tributary to Bluff Creek is converted from prairie and woodland conditions to urbanized conditions, the following occurs:

1. Base flow is decreased which leads to a failure to support aquatic vertebrates.
2. The flashiness of the flows increase as water is directed to the creek faster than under natural conditions.
3. The duration of the elevated flows is increased. Even with the installation of detention ponds, it still leads to a longer duration of peak flows even if the peak flow is decreased from an urbanized condition without ponds.
4. All of this leads to increased scouring, head cutting, escarpment formation and sediment loading and deposition.
5. This increased sediment load falls out of suspension downstream and leads to an embedded condition meaning there is a diminished fish habitat as the small riffles formed in the cobbled substrate disappear. This also leads to an increase in water temperature and a decrease in transitivity of light and reduced plant and plankton production.

It is for this reason that we look at the entire watershed and not just that which is immediately adjacent to Bluff Creek.

To facilitate the preservation of the natural resources on this property, the city proposed the dedication of a conservation easement over the primary zone north of the proposed access road and east of the office building.



City code specifies how the primary zone boundary is determined:

Section 20-1555 (b)

Boundaries; maps. The primary and secondary zones include land that is generally defined in this ordinance and in the Bluff Creek Watershed Natural Resources Management Plan. Boundaries as established by officially adopted city maps shall be prima facie evidence of the location and type of watershed zone. The official maps shall be developed and maintained by the planning department. The applicant shall provide appropriate technical information, including but not limited to a topographical survey, flora and fauna survey and soil data deemed necessary for the city to determine the exact watershed zone boundary. The community development director shall make a determination to maintain the officially designated watershed zone boundary or if the boundaries need to be corrected on city plans and maps based upon the data that is supplied. ***Data for watershed zone delineation shall be generated and provided by a qualified professional specializing in watershed management, environmental science or other related profession.*** The applicant may appeal the community development director's determination of the watershed zone boundary and type to the city council.
(Emphasis added)

Staff response to Erhart land use amendment request:

1. Taking 3.2 acre out of the Bluff Creek overlay district is premature as with the recent Avienda request. City code specifies the requirements for revising the boundary. The applicant withdrew

their request and will make a request as part of a site plan review. This option would be a variance request to the code.

2. Dual guiding 9.9 - 12.7 acres to High Density or Office would permits up to 112-203 units. Based on the housing study we have sufficient land guided for high density.

2. Request from Don Halla Family

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

Golf Course	Acres gross	Current Land Use Low Density 1.2-4 u/a	Requested Land Use High Density 8-16 u/a
Halla Family LP	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

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.

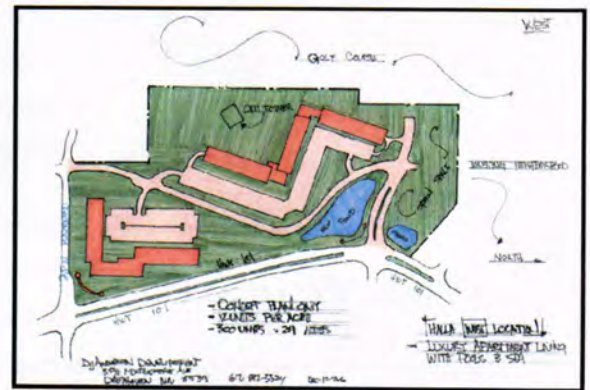
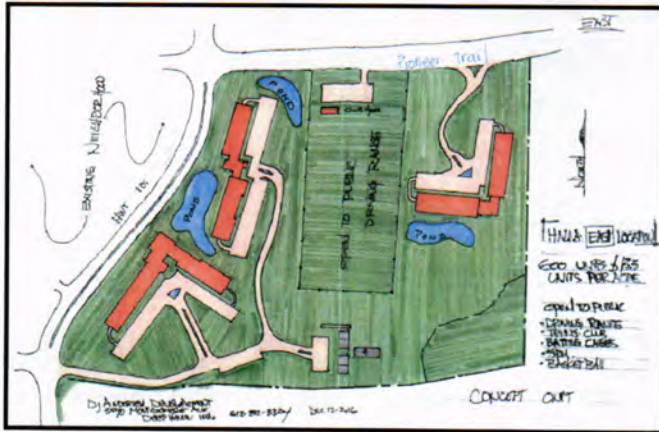
It is our intention to bring continuity to these locations as it seems to be a main intersection that has more potential for public use.

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:

Based on the housing study, we have sufficient land guided for high density residential uses to meet the city's housing goals and needs.

3. City Initiated amendment:

City owned property (1.91 acres) guided Residential Low Density change to Parks & Open Space. The site is heavily wooded and has a 36 foot elevation drop from north to south. The city intends to keep this property as permanent open space. PIN 250020500

HOUSING

The Housing Chapter of the Comprehensive Plan analyzes the existing and projected housing needs of the city. The city has adopted the Metropolitan Council's Systems Statement, which includes population, households and employment projects.

The housing chapter addresses the city's goals for housing in the community. The following issues are discussed:

- Inventory of existing housing including types and price.
- Analysis of future housing demand.
- Status of the city's progress toward the Livable Communities Act.
- Discussion of the city's demographics.



Forecast Year	Population	Households	Employment
2010	22,952	8,352	10,905
2020	26,700	10,000	15,200
2030	31,700	11,900	16,500
2040	37,100	14,000	17,600

NATURAL RESOURCES

The natural resources section identifies the important environmental amenities and attributes in the city and their corresponding issues. The main goals encompass identifying and preserving natural resources, and increasing overall tree cover and maintaining the urban forest. Proper management of public natural resources is the overarching issue and critical to the success of Chanhassen retaining its natural resources identity.

This chapter of the plan addresses natural communities including forestry and water resources. The following issues are addressed:

- Creation of a management plan for lands that have been acquired by the city.
- Create an inventory of the natural resources.
- The commitment of the city to preserve the city's natural resources; woodlands, wetlands, lakes, rivers and streams.
- Consider adoption of GreenStep Cities initiative.

PARK & RECREATION

At the September 11, 2017 City Council meeting, the Parks and Recreation System Plan was presented. The Park and Recreation chapter deals with the following issues:

- Current park system.
- Additional parks that will need to be acquired in still developing areas.
- Additional community ball field space that will need to be acquired to meet demands of future growth.
- Our pedestrian trail and sidewalk system is widely recognized as one of the most comprehensive in the State.
- In addition to local parks, residents are afforded convenient access to county, state and federal outdoor recreation destinations

The Park and Recreation chapter of the 2040 Comprehensive Plan provides an overview and an analysis of the city's existing system. It identifies objectives and policies that will guide park and recreation decision making through the year 2040 as well as identifying key initiatives that will be completed to enhance the current park and trail systems.

In our community, we have numerous non-city recreational facilities that play an integral role in fulfilling residents' recreational needs. Minnewashta Regional Park, the Minnesota Landscape Arboretum, the Minnesota Valley Wildlife Refuge, Raguet Wildlife Management Area, golf courses and Camp Tanadoona are all important recreation destinations. Two regional trails owned by the Hennepin County Regional Railroad Authority and managed primarily by Three Rivers Park District can be found in both the southern and northern tiers of the city. In addition, regional trails are located along State Highway 101 and State Highway 5.

TRANSPORTATION

The transportation chapter is based on the city's 2040 Land Use. Updates to these plans recognize changes in land use, development patterns and other planning processes including: the Minnesota Department of Transportation's "Transportation System Plan 2008 - 2030" (TSP), Carver County's Transportation Plan 2017 Update, and the Metropolitan Council's Transportation System Framework.

- The Plan shows how the city will achieve its goal of creating an integrated multi-modal transportation system which permits safe, efficient and effective movement of people and goods while supporting the city's development plans, and complementing the county, metropolitan, and state transportation systems that are within its boundaries.
- Addresses existing and projected system deficiencies in the city's roadway network.
- Establishes a functional roadway classification system for the roads within the community.
- Discusses existing and future improvements and funding mechanisms for the construction of transportation improvements.
- Includes a table allocating forecasted population, household, and employment growth by TAZ for 2020, 2030 and 2040.
- Includes a map of existing and forecasted 2040 traffic volumes.
- Identifies existing transit routes and services.
- Incorporate transportation goals, objectives, and strategies outlined in the 2040 Transportation Policy Plan.

SANITARY SEWER

The sanitary sewer plan presents the existing sanitary infrastructure and the general location and size of future sanitary sewer infrastructure under fully-developed conditions. The Sanitary Sewer Comprehensive plan covers the future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend sewer service to development areas of the community.
- Plan is based on anticipated land use, population growth and anticipated growth corridors.

- Maintenance and upkeep of the existing sanitary sewer infrastructure.
- Reduction efforts for Inflow and Infiltration.
- Capital Improvements Plan.

The city has determined that all of Chanhassen will be included in our 2020 MUSA area. A list of strategic infrastructure improvements and sequencing has been developed necessary to install the infrastructure. There is a significant city investment required to extend urban services and there is a need to expand the service area that may connect to the system in a timely manner. Additionally, there are failing septic systems that should be replaced with a centralized sewer system. A lift station on the Powers Boulevard south of Highway 212 and forcemain from this lift station along the Highway 212 corridor are identified as the key infrastructure improvement for all the land south of Highway 212.

WATER

The Comprehensive Water Plan identifies the existing trunk and lateral watermain and wells within the city. The general alignment and size of future trunk watermain and the general location of future well sites and future water towers is also shown. The Water Comprehensive plan covers the existing and future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend water service to development areas of the community.
- Plan is based on anticipated land use, population growth, anticipated growth corridors, and estimated future water demand projections for 2020, 2030, 2040.
- Future needs for wells, storage and treatment facilities.
- Maintenance and upkeep of the existing water infrastructure.
- Capital Improvements Plan.
- Identifies issues and actions to address water conservation and reuse, protection of source and sub-regional collaboration as part of the local comprehensive plan.

SURFACE WATER

The Local Water Management Plan (LWMP) was prepared in conformance with Minnesota Statutes 103B.235 and Minnesota Rules 8410. This plan is intended to provide the City of Chanhassen with information and direction in the administration and implementation of water resource management activities within the city during the period 2018-2027. It serves as a guide to projects, provides for effective allocation of resources, and sets forth a funding plan for projects and programs over the next 5 to 10 years.

The City of Chanhassen realizes the importance of water resource management. In August of 2006 the city adopted the Second Generation Surface Water Management Plan. The LWMP is currently in the process of being amended and updated and is anticipated to be sent out for

review to appropriate jurisdiction by January 2018. The LWMP must follow a separate and mandatory review process pursuant to Minnesota Statutes 103B.235 and Minnesota Rules 8410.

The city's Plan will adopt by reference the local 2018 - 2027 surface water management plan (LWMP) and will incorporate the 6 water resource goals as specified in the LWMP.

Goal 1. Promote abstraction through infiltration, reuse and other methods where practicable to do so to provide flood protection, ground water recharge and improved water quality.

Goal 2. Achieve water quality standards in lakes, streams, and wetlands consistent with their designated uses and established classifications.

Goal 3. Protect and rehabilitate wetlands to maintain or improve their function and value.

Goal 4. Prevent contamination of the aquifers and promote groundwater recharge to maintain base flows in streams and wetlands.

Goal 5. Maintain primary responsibility for managing water resources at the local level where efficient to do so but continue coordination and cooperation with other agencies and organizations.

Goal 6. Provide information and educational resources to improve knowledge and promote an active public role in management of water resources.

CAPITAL IMPROVEMENTS /IMPLEMENTATION

The Capital Improvement Program (CIP) Implementation Chapter provides a systematic assessment of the timing and magnitude of improvements that will be required to implement the comprehensive plan. Staff has included portions of the 2017-2021 CIP. However, detailed descriptions of the potential projects are not appropriate within the Comprehensive Plan since they are dealt with in the city's five-year CIP.

The individual chapters describe the proposed improvements. The city annually prepares a five-year CIP, which goes into great detail about a specific project. That document has greater accuracy and more detail than is appropriate in a comprehensive plan.

The chapter also lists required amendments, code revisions and initiatives that the city will need to undertake to implement the Plan.

RECOMMENDATION

Staff requests that the Planning Commission review the comprehensive plan, accept comments on the plan, provide comments and direction to finalize the 2040 Comprehensive Plan and concur with the submittal of the 2040 Comprehensive Plan for jurisdictional review.

ATTACHMENTS

1. Memo from MN Department of Health regarding Wellhead Protection Plan
2. Draft 2040 Comprehensive Plan

g:\plan\2040 comp plan\pc memo 10-17-17.doc

MEMORANDUM

TO: Planning Commission

FROM: Kate Aanenson, AICP, Community Development Director

DATE: July 17, 2018

SUBJ: 2040 Comprehensive Plan

BACKGROUND

The Planning Commission held discussions last year to review the draft 2040 Comprehensive Plan (Plan). The Planning Commission reviewed the following:

April 4, 2017	Overview of Comprehensive Plan
April 18, 2017	Sewer, Transportation, and Water
July 18, 2017	Housing, Land Use, Sewer, Water and Parks & Open Space
August 1, 2017	Natural Resources
August 15, 2017	Water Resources
October 3, 2017	Surface Water, Goals & Policies, Implementation and CIP
October 17, 2017	Public Hearing on Comprehensive Plan

City Council approved the Plan for jurisdictional review on October 9, 2017. The Plan was distributed to other jurisdictions on October 20, 2017 and the comment period ended April 20, 2018 for jurisdictional review.

On April 3, 2018, the Planning Commission reviewed the Plan based on comments received during the review period, jurisdiction comments, and the city's written responses to any comments. Now, we are holding the public hearing to make a recommendation to City Council for adoption of the Plan.

City Council can then approve the Plan contingent upon submitting the Plan to the Metropolitan Council for their review and finding the plan consistent with the Metropolitan System Plans. Only after the Metropolitan Council finds the plan consistent with the regional plan can the city's 2040 Comprehensive Plan go into effect.

The 2040 Comprehensive Plan consists of the following chapters:

Chapter 1: Introduction
Chapter 2: Land Use
Chapter 3: Housing
Chapter 4: Natural Resources
Chapter 5: Parks and Trails
Chapter 6: Transportation
Chapter 7: Sewer
Chapter 8: Water
Chapter 9: Surface Water
Chapter 10: Capital Improvements and Implementation

The reason for this public hearing is to recommend approval of the 2040 Comprehensive Plan.

DISCUSSION

INTRODUCTION (Chapter 1)

The introduction provides a general overview and framework for the City of Chanhassen Comprehensive Plan. This chapter addresses the city's vision as it moves forward. All the goals and policies for the 2040 Comprehensive Plan have been stated in this chapter.

LAND USE (Chapter 2)

The goal of the city is to create a mixture of land uses that provides a high quality of life and a reliable tax base. We have a very successful downtown and there is additional opportunity for retail with the development of Avienda at Highway 212 and Powers Boulevard as well as part of the mixed used development at Flying Cloud Drive and Highway 101, which was re-guided in 2015 as part of the CSAH 61 corridor study. Based on staff analysis, there is a sufficient diversity of residential land uses to accommodate housing growth in the community. In response to jurisdictional comments, the city has re-guided some agricultural lands to Parks and Open Space. Also, based on new GIS analysis, approximately 40 acres of land was added to the total area and five acres were de-annexed to Shorewood with Cathcart Park.

	2020		2030		2040		
	Land Use Plan		Land Use Plan		Land Use Plan		Change 2020-2040
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		

Map Amendments

The Planning Commission reviewed two land requests for land use changes at their April 17, 2017 as part of the Comprehensive Plan public hearing. The Commission asked staff to meet with Mr. Erhart to review his request. On June 7, 2017 the Community Development Director, City Forester, Park, and Recreation Director meet on the subject site with Mr. Erhart. The 2040 Comprehensive Plan calls this area long-term for the potential development time line. Even with the proposed reconstruction of Hwy 101 between County Road 61 and Pioneer Trail there continues to be sufficient development capacity.

Conclusion and Recommendation

Staffs response to requests

1. Erhart requests: *is removal of an area from the Bluff Creek Overlay District, approximately 3.2 acres that is currently guided low density. The second request is for a dual guiding of the property for High Density Residential and Office.*
 - a. Taking 3.2 acre out of the overlay district is premature as with the recent Avienda request. The Riley Purgatory Watershed District supported the preservation Overlay District by making it a condition of approval for wetland impacts.
 - b. The plan proposed by the Earhart's shows smaller building, limiting the grading and preserving trees. Once the land use is changed, it would be up to the developer to as to how the site is used. It could be mass graded with significant tree loss and grading and retaining walls.

- c. Dual guiding 9.9 - 12.7 acres to High Density or Office would permit up to 112-203 housing units. Based on the housing study we have sufficient land guided for high density.

Staff is still not supporting changes to the land use or the Bluff Creek Overlay District Boundary.

2. Halla

- 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 61 Corridor Study there is the potential to add another 750 multifamily 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 1000 units.
- b. There is the potential for 700 medium and high destiny 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 time line. Even with the proposed reconstruction of Hwy 101 between County Road 61 and Pioneer Trail there continues to be sufficient development capacity.

Staff is still not supporting change to the land use.

The complete analysis for both requests is found below in the *Report from April 2017*.

The city has received two requests for consideration of designated land use as a part of the update to the 2040 Comprehensive Plan.

Tim and Diane Erhart are requesting two issues. One is removal of an area from the Bluff Creek Overlay District, approximately 3.2 acres which is currently guided low density. The second request is for a dual guiding of the property for High Density Residential and Office. Following is analysis for your consideration.

Letter from Mr. Erhart – amended request

After further consideration in addition to our recent request to modify the Bluff Creek Overlay District Map as it relates to land east of Powers Blvd we additionally request a change to type of use permitted. We request that the area adjacent to Powers Blvd be dual guided. Currently the area is guided office/industrial only. We believe that an alternative good use would be high density residential. The area is well served by the nearby TH #212 intersection, accessed via Powers Blvd. We understand that a bus station will be constructed in the immediate area as well. A residential use would allow residents use of the extensive trail system (planned) in the area as well as convenient access to Fox Woods Preserve. Moreover, residents would have access to

Bandimere Park by a nature trail. We also believe that offices would also allow use of the outdoor activity provided however it could be that high density residential may even provide more opportunities for people to enjoy.

History of the site:

- Bluff Creek Overlay District created in 1998 (See attached Overlay District code)
- 3 acres re-guided with the 2008 Comprehensive Plan from Low Density to Office
- Land use amendment to allow 7 additional acres medical office.
- A medical office plan was given site plan approval in 2009 but was never constructed.

Erhardt	Acres gross Existing land use	Requested land use	Land Use - Office <i>potential sq.ft.</i>	Land Use High Denisty 8-16 units an acre <i>potential units</i>
	9.5 acres	9.5 +3.2= 12.7	166,000 sq. ft.	101 -203 units

Original request from Mr. Erhart:

Introduction

Thanks for taking the time to discuss our request to reexamine and update the Bluff Creek Overlay District (BCOD) ordinance mapping as it applies to our property in south Chanhassen. The specific area of concern is the approximate 20 acres adjacent to the south east quadrant of the TH #212 and Powers Boulevard interchange.

To assist with the discussion, we have prepared several maps one of which shows the general area bordered by Powers Blvd to the west, Lake Riley to the east, Lyman Blvd to the North and W 96th St. (extended) in the south. This area consists of approximately 360 acres. Two detailed maps are also enclosed which focus on 20± acre area where the BCOD applies.

First Request: Remove Erhart Property from Bluff Creek Overlay District.

Purpose of First Request:

The Introductory sentence of the BCOD refers to the Bluff Creek Watershed Area. Starting with the second sentence and all references thereafter the term Bluff Creek corridor is employed. IT is clear from a reading of the BCOD ordinance that the intent is to apply development restrictions to "land areas abutting and in the vicinity of the (Bluff Creek) watercourse and its tributaries" (sec. 20-1552). To emphasize the focus on proximity, the word corridor is used four times in the Purposes section of the ordinance. The Ordinance also purposed to "Foster the creation of a greenway connecting Lake Minnewashta Regional park and the Minnesota River Valley". In addition, other sentences are included that clearly indicated that this ordinance was intended to be applied to the corridor (and some cases a tributary) but not all lands in the Bluff Creek watershed or lands at a distance from Bluff Creek.

The Bluff Creek watercourse lies nearly one quarter mile from the nearest point of our property, which demonstrates that our property is not "in the vicinity of Bluff Creek". Second, a four lane highway (Powers Blvd) separates our property from the Bluff Creek Corridor. Third, there are no

tributaries of Bluff Creek on our property. In fact, there are not tributaries east of Powers Blvd. All water leaving the area east of Powers Blvd flows through pipes and road ditches, all man-made devices.

Conclusion:

Having our land included in the BCOD is inconsistent with the stated purpose and intent of BCOD and therefore is a misapplication of the ordinance. Therefore, we request that our land be removed from the BCOD.

Second Request: If the city cannot agree to remove our land from the BCOD then:

1. Adjust the Primary Zone line to a position where one can clearly distinguish why the line would be placed in such a location. In other words, there would be one or more features of the land that differentiate one side of the line from the other side. This is in contrast to the arbitrary location of the line as it is now and where no one can differentiate one side from the other.
2. Adjust the BCOD boundary lines such that only those areas with permanent natural features such as bluffs, wetlands, and buffers between conflicting land uses are included within the primary and secondary zone.
3. Guide the entire 12.7 acres within the proposed BCOD limits illustrated on the maps to office, industrial or institutional use.
4. Guide the 1.8 acres directly south of New Street for public use and relocated storm pond.

Purpose of Second Request

1. Amending the current plan and BCOD limits will allow the best use of the 12.7 acre area site (titled Fox Office Campus). Its location and direct access to the TH# 212/Powers Blvd interchange makes this area ideal for office, industrial, or institutional use.
2. Convert the 3.2 acre area currently guided residential to office, industrial or institutional use as this area can only be accessed through the area already guided for such use.
3. Retain the existing natural area (RIM pond and north/south wooded hill) which serves as a buffer between future residential development to the east and the planned office park to the west.
4. Maintain the existing (private) trail connection between a future trail head at New Street (see map) and Fox Woods Preserve. This trail runs through the center of the wooded buffer area. Once development occurs this trail will be designated for public use.
5. Provide space for community facilities including a trail head and trail head parking at Powers Blvd directly south of New Street.
6. Allow space for the relocation of the existing storm pond to the south side of the New Street (map).
7. Provide space for a planned lift station intended to serve the area south of Pioneer Trail
8. Provide parking and service access to the lift station's stationary equipment.

Bluff Creek Overlay District

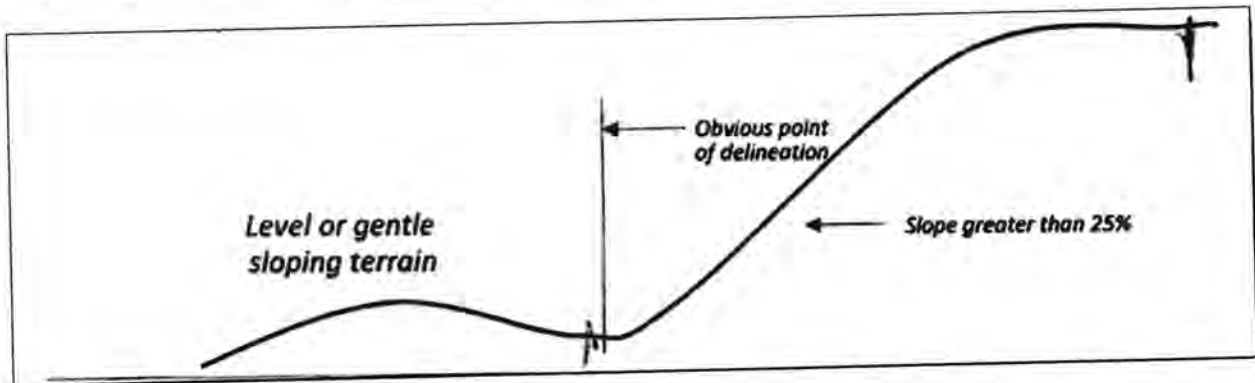
Knowing where to apply the development restriction of the Bluff Creek Overlay District Ordinance (BCOD) to a property depends primarily on what is included in the Primary and Secondary Zone and what is not. The ordinance is then applied to all areas of property which lie within those zones. This specifically determines how the property within the BCOD can be used, what areas are “undevelopable” vs. “developable”, what value the property is to the current owner and future users, and what tax generation capacity will result for the city when developed. Which such significant impact, it is critical that the boundary be laid down with great care and thoughtfulness and with some sense of consistency based on other similar lands within the city. Most importantly, there must be scientific analysis applied (inferred but not described in the ordinance) to objectively determine the boundaries of the BCOD.

At the time the BCOD ordinance was adopted, the Primary Zone boundary was established generally through the use of aerial photographs as no “on the ground” survey and/or data was available for scientifically determining the limits of the zone. The intent (Section 20-1555 Boundary delineation) was that as properties come up for development the landowner was to provide field data to assist the city in making a determination of the line’s final location. While this process seems to be well intended, the ordinance, while describing the kind of data requested, is basically silent on how to use the data to establish the actual location of the delineating line (the one exception is sec 20-1551 which deals with slopes specifically stating that area exceeding 25% slope should be preserved). No additional guidance or process is given that would allow one or more individuals, by applying the ordinance’s guidelines, to make similar and consistent determinations of the boundary line’s location. It is our view that it should be inherent in any standard that two reasonably experienced people applying the same standard would come up with essentially the same conclusion. This is hardly the case with the BCOD. As a result, this lack of definition leaves it up to the sole discretion of the city staff as to where the BCOD is established. This arbitrary process could lead to many substantial disagreement, as I believe it has in the past.

We submit that there must be some “standard” established, which when applied results in a consistent determination as to the location of the BCOD boundary lines. It is also our view that the primary criteria for determining this boundary should be permanent features such as topography and existing wetlands rather than plant cover, a fence or the edge of a field. Nor should it be based on an existing road or previous use such as agriculture or a building site. These things are most often created by human activity and change over time. Moreover, employing tree coverage is problematic as it also changes over time and penalizes the landowner who cultivates the property for agricultural production would be able to freely develop the property as there would be no tree cover due to his actions (and subsequently no BCOD). I believe this is unfair and contrary to the spirit of the ordinance.

That said, where existing tree cover combine with a specific topographic feature forms a buffer between two conflicting land uses, tree cover may be considered a factor in establishing the line’s location. Trees simply by themselves are not a reason to include land in the Bluff Creek

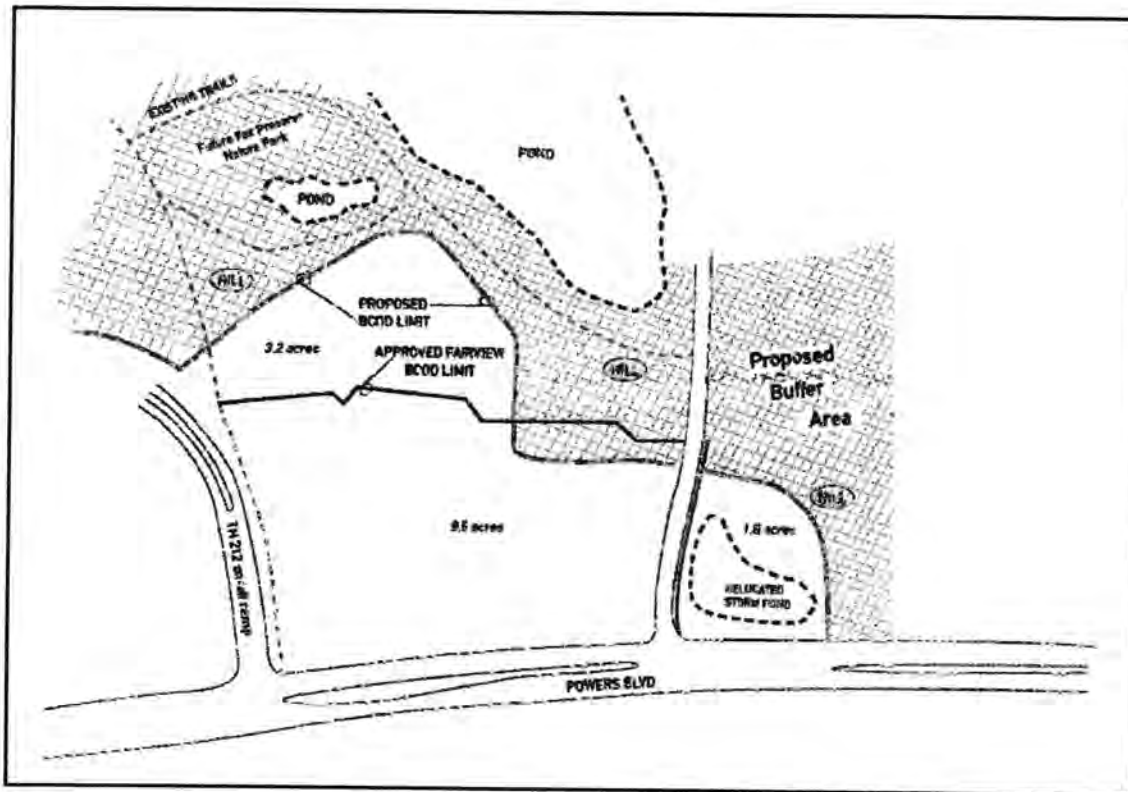
Overlay District. Topography and wetlands are much more permanent land features and better define what an appropriate use of the land is for generations to come. Use of topography and wetlands allow for more obvious and conclusive locations of such boundaries. Areas where level or gently slope abruptly change to a steep and prolonged slope are obvious points of separation and should be applied as logical boundary lines as city ordinances are already established such definitions in code.



Wetland boundaries are established easily through surveying, something that is already required of every development and should be used to establish boundary line locations as well. We submit that these two criteria (extensive slopes and wetlands) should be the dominant factors used to establish the boundary line locations for this application of the BCOD.

Neither the original location of the primary line (generated by aerial photos) nor the adjusted line (Fairview Clinic project) demonstrate any topographic or wetland features that would distinguish one side from the other. We therefore submit a proposed new location (described on the enclosed maps and below) which demonstrates an obvious location for the Primary Zone boundary. This location clearly exhibits a natural boundary condition where measureable difference exists between what is "inside" the primary zone and what is "outside".

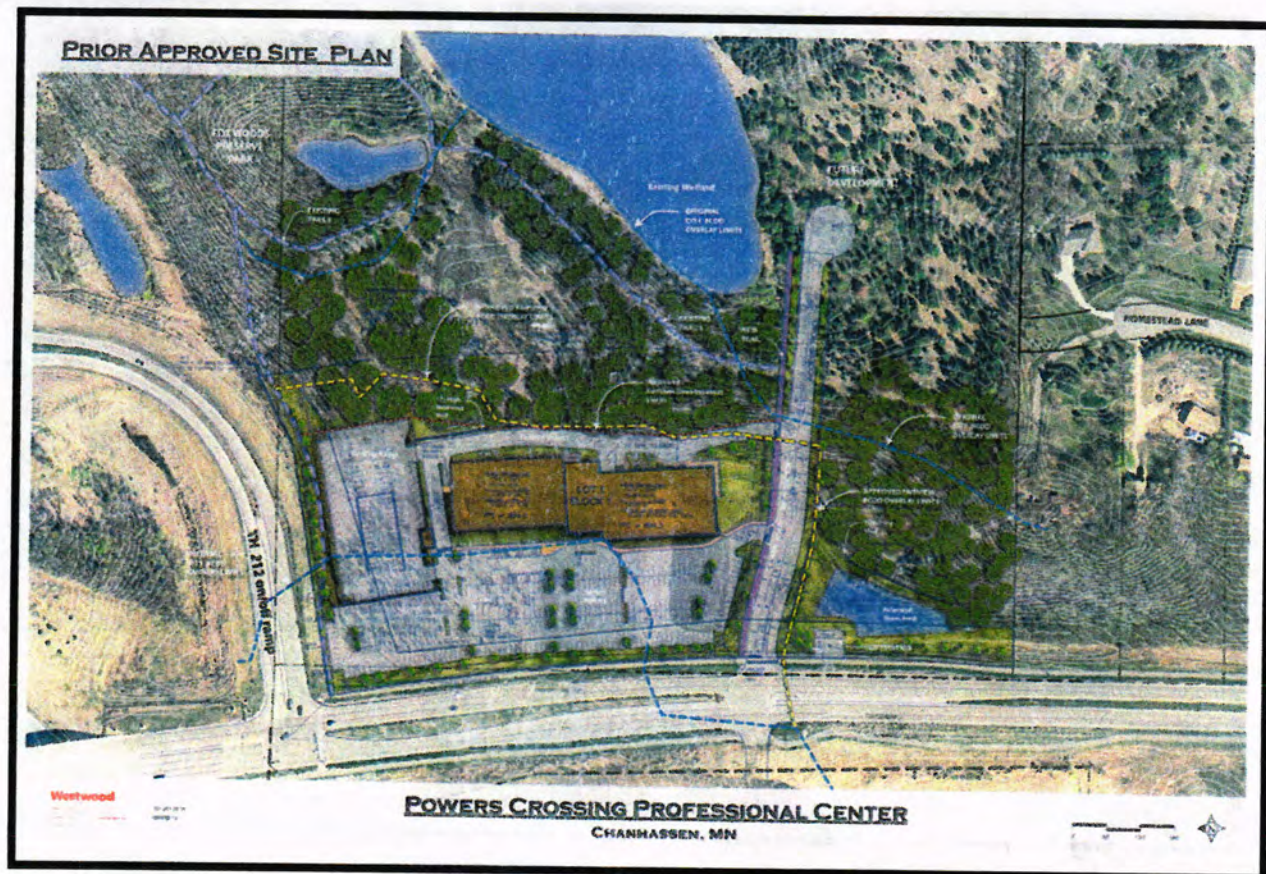
This proposed line is located where terrain changes abruptly from a rolling terrain to a steep extended slope.



Conclusion Regarding Request Number Two

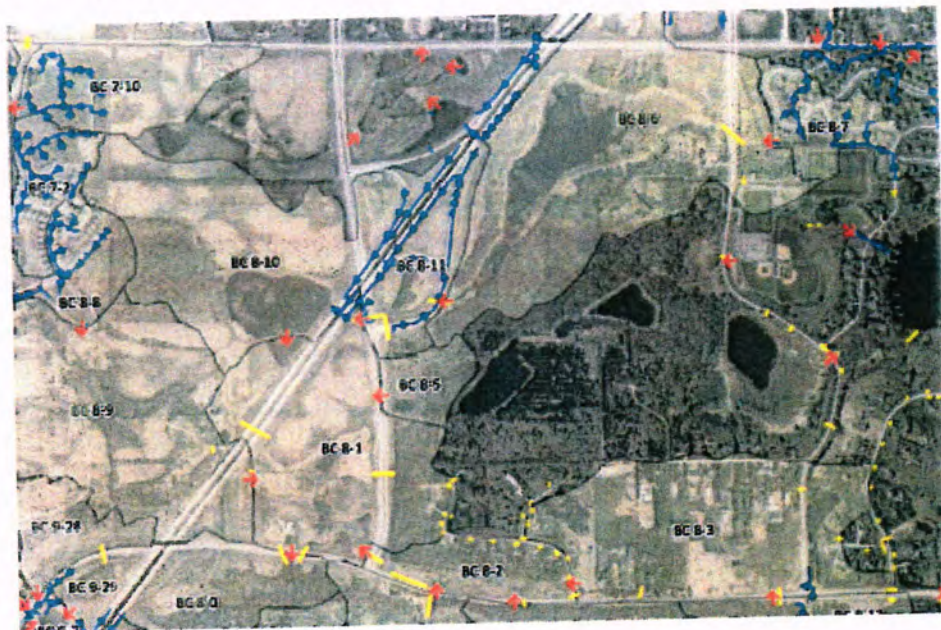
1. The area in question lies directly adjacent to the Interstate 212/Powers Blvd interchange which includes excellent access to the intersection. The area also exhibits great view from the east bound traffic on TH 21. This makes the area ideally suited for office or industrial or institutional use.
2. It provides a beautiful setting for users as they are surrounded on three sides by park land.
3. We believe the current BCOD boundary line shown on the current city mapping for the area is unscientific and arbitrary and should be revised to comply with some reasonable standard or at least exhibit obviousness as to why it is located where it is.
4. The 3.2 acre area now guided residential is adjacent to the 9.5 acres guided office/industrial. The only access to the 3.2 acre area is through the 9.5 acre area and in our view should be guided for office/industrial and/or institutional as well. Moreover, the area is rather noisy due to traffic from TH# 212 making it undesirable for residential use.
5. The 3.2 acres identified on the enclosed map represents an ideal location for a multi-story office building and its required parking area. It adjoins the 9.5 acre parcel guided office/industrial and offers a unique site line from eastbound TH 212 traffic.
6. Allows the construction of office space similar in size to Fairview but moved further to the north and east. This provides for greater separation of uses between the large lot residential area to the south. This movement also eliminates the requirement for removal of part of the steep hill which would also then require the construction of a long 12ft high

- retaining wall (included in the Fairview plan). Lastly it also eliminates the need to build a parking ramp as approved with the Fairview site as adequate space for surface parking is made available with the addition of the 3.2 acres.
7. The 1.8 acres south of the new street would be used for the trail head leading to Fox Woods Preserve, trail head parking, the relocation of the existing storm pond and a planned sewer lift station. The proposed trail head parking can also serve as access to the lift station.
 8. It appears that currently the city intends to use this 3.2 acres as additional park land rather than use the land for its best suited purpose. Even without the 3.2 acres in question, approximately 52.5% of the 360 acres located in the vicinity is already designated as open space and is intended to be used by the public as park or wetland. Addition another 3.2 acres of highly developable and potentially tax generating property to an already expansive natural area will add little noticeable value.
 9. The plan shown includes a trail connection to Fox Preserve at two points, starting from the trail head at New Street. This route is completely wooded and overlooks the five acre Rim pond to the east and is screened by trees from the proposed office and parking area to the west. It also contains a smaller pond between the "Y" of the trail on the north end. The development of the 3.2 acres as office/industrial will have no negative impact on this trail connection and its amenities. In fact, such a development can easily include internal connections to the Fox Preserve and area trail system. Including the 3.2 acres as park does not in any way add to the already great experience that this trail provides.
 10. Lastly the majority of the 3.2 acre area in question is currently used for agriculture as is a majority of the 9.7 acres already guided office/industrial. This allows easy transition from the current use to office, industrial or institutional use.





Staff response to the Bluff Creek Designation



As can be seen, this area contributes to Bluff Creek. At one time, this area drained overland to Bluff Creek. With urban development, the drainage has been confined in certain areas to pipes and culverts.

The drainage pattern on top of the bluff takes local drainage and directs it west towards Powers Boulevard. It also serves as the EOF for the large water body immediately east of the wooded area. Lastly, there is a mitigation area located northerly on the property.

Part of the discussion should be about the effects of urbanization on channel characteristics and flow hydraulics. As the area tributary to Bluff Creek is converted from prairie and woodland conditions to urbanized conditions, the following occurs:



1. Base flow is decreased which leads to a failure to support aquatic vertebrates.
2. The flashiness of the flows increase as water is directed to the creek faster than under natural conditions.
3. The duration of the elevated flows is increased. Even with the installation of detention ponds, it still leads to a longer duration of peak flows even if the peak flow is decreased from an urbanized condition without ponds.
4. All of this leads to increased scouring, head cutting, escarpment formation and sediment loading and deposition.
5. This increased sediment load falls out of suspension downstream and leads to an embedded condition meaning there is a diminished fish habitat as the small riffles formed in the cobbled substrate disappear. This also leads to an increase in water temperature and a decrease in transitivity of light and reduced plant and plankton production.

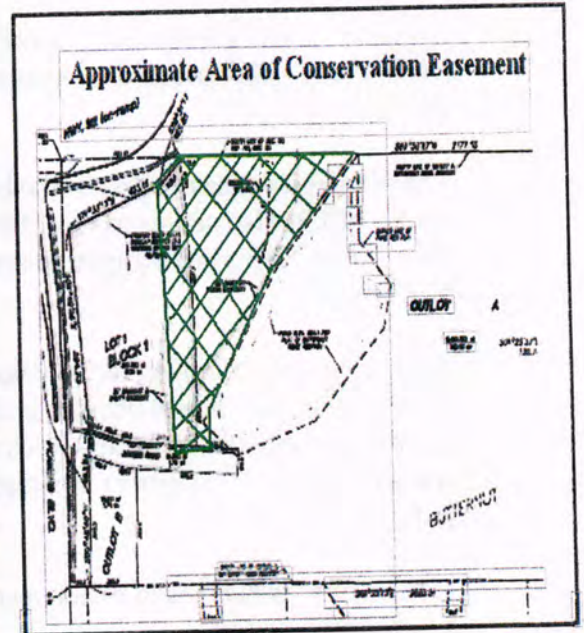
It is for this reason that we look at the entire watershed and not just that which is immediately adjacent to Bluff Creek.

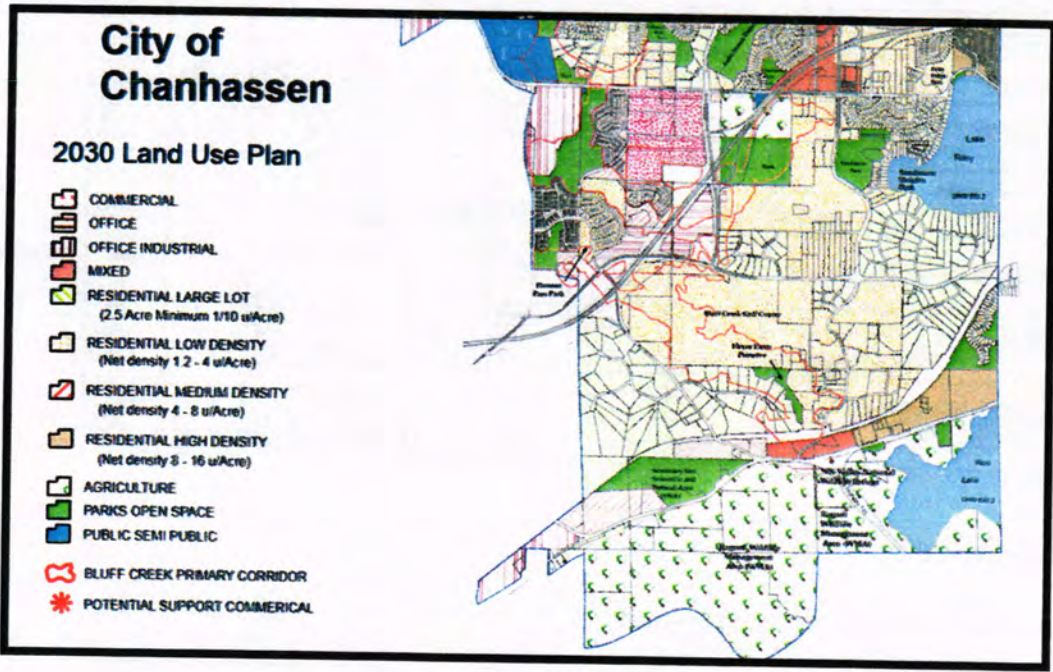
To facilitate the preservation of the natural resources on this property, the city proposed the dedication of a conservation easement over the primary zone north of the proposed access road and east of the office building.



Westwood

ERHART PROPERTY
CHANHASSEN, MN





Staffs response to request:

1. Taking 3.2 acre out of the overlay district is premature as with the recent Avienda request. The applicant withdrew their request and will make a request as of a site plan review
2. Duel guiding 9.9 - 12.7 acres to High Density or Office would permits up to 112-203 units. Based on the housing study we have sufficient land guided for high density.

LAND USE TABLE IN 5-YEAR STAGES

Existing and Planned Land Use Table (in acres)									
Within Urban Service Area	Allowed Density Range Housing		2015	2020	2025	2030	2035	2040	Change 2015-2040
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential (developed)	1.2	4	3,829	3,900	4,175	4,451	4,605	4,721	892
Low Density Residential (vacant)			881	791	516	256	102	(150)	
Medium Density Residential (developed)	4	8	300	313	349	387	452	517	217
Medium Density Residential (vacant)			199	186	150	112	47	(18)	
High Density Residential (developed)	8	16	68	99	130	161	206	250	182
High Density Residential (vacant)			149	118	87	89	44	(33)	
Mixed Use Primarily Residential* (developed)	8	20	27	39	47	54	56	58	31
Mixed Use Primarily Residential* (vacant)			31	19	11	4	2	-	
	Est. Employees/Bldg.								
C/I Land Uses	Sq. Ft.								
Commercial (developed)	1/400		206	215	252	290	309	328	122
Commercial (vacant)			122	113	76	38	19	-	
Industrial (developed)	1/500-1/750		646	752	762	773	808	905	259
Industrial (vacant)			259	153	143	132	97	-	
Office (developed)	1/300		53	62	100	108	147	187	134
Office (vacant)			153	153	87	79	40	-	
Mixed Use Primarily C/I* (developed)	1/400		30	38	52	67	77	86	56
Mixed Use Primarily C/I* (vacant)			56	48	34	19	10	-	
Extractive									-
Public/Semi Public Land Uses									
Institutional			1,204	1,204	1,204	1,204	1,211	1,211	7
Parks and Recreation			438	457	468	478	481	491	53
Open Space			944	944	1,301	1,301	1,301	1,301	357
Roadway Rights of Way			1,237	1,237	1,237	1,237	1,252	1,411	174
Utility									-
Railroad									-
Airport									-
Subtotal Sewered			10,832	10,841	11,181	11,240	11,265	11,265	2,484
Outside Urban Service Area									
	Minimum lot size	Maximum lot size	2015	2020	2025	2030	2035	2040	Change 2015-2040
Large Lot Residential	2.5	na	948	948	948	948	948	948	-
Agriculture land use			891	882	577	518	493	493	(398)
Subtotal Unsewered			1,839	1,830	1,525	1,466	1,441	1,441	(398)
Undeveloped									
Wetlands (within land use designations)	--	--	2,089	2,089	2,089	2,089	2,089	2,089	-
Open Water, Rivers and Streams	--	--	2,059	2,059	2,059	2,059	2,059	2,059	-
Total			14,760	14,760	14,795	14,795	14,795	14,795	35

Revised 6-29-18

Request from Halla:

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

Golf Course	Acres gross	Current Land Use Low Density 1.2-4 u/a	Requested Land Use High Density 8-16 u/a

Halla Family LP	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

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.

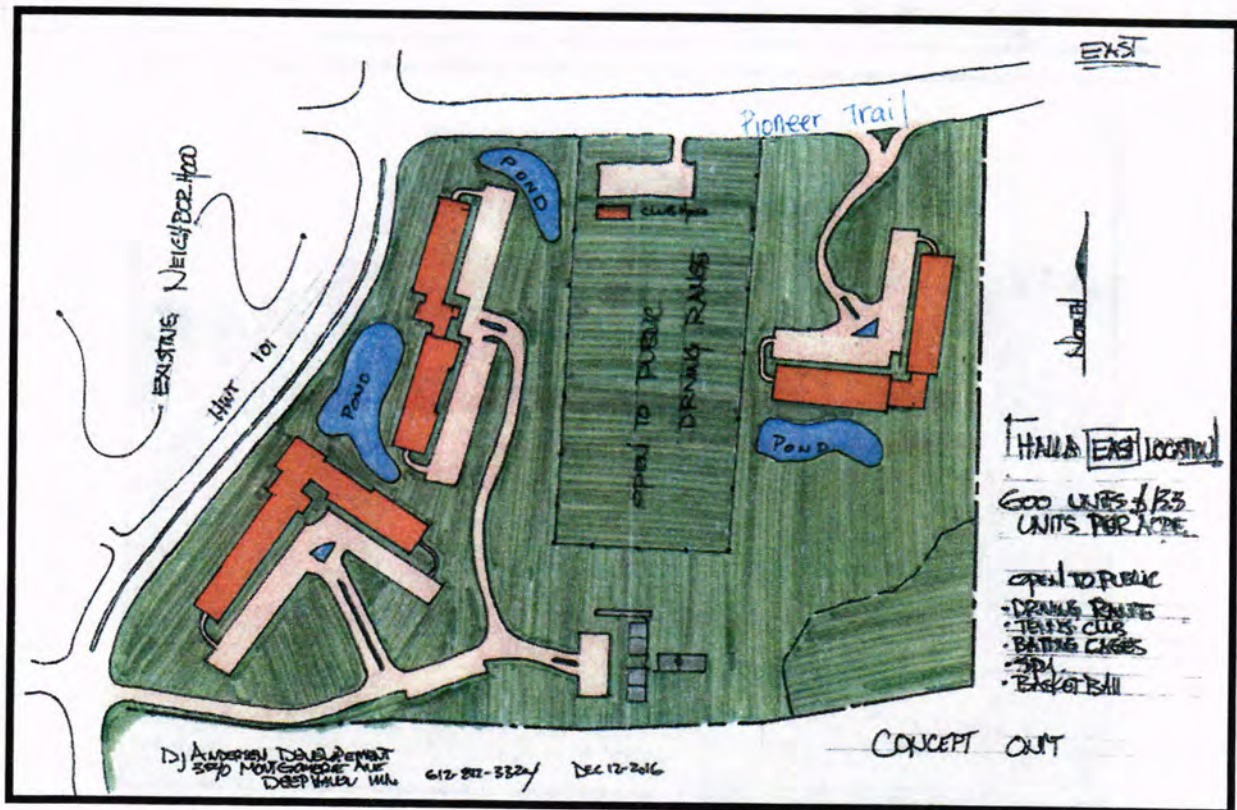
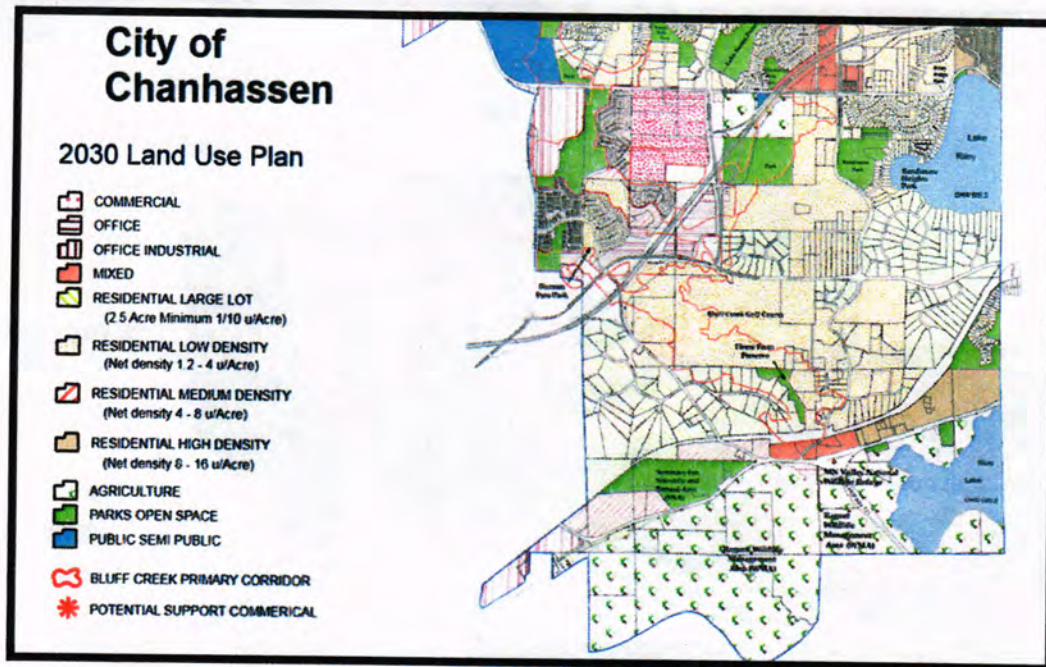
It is our intention to bring continuity to these locations as it seems to be a main intersection that has more potential for public use.

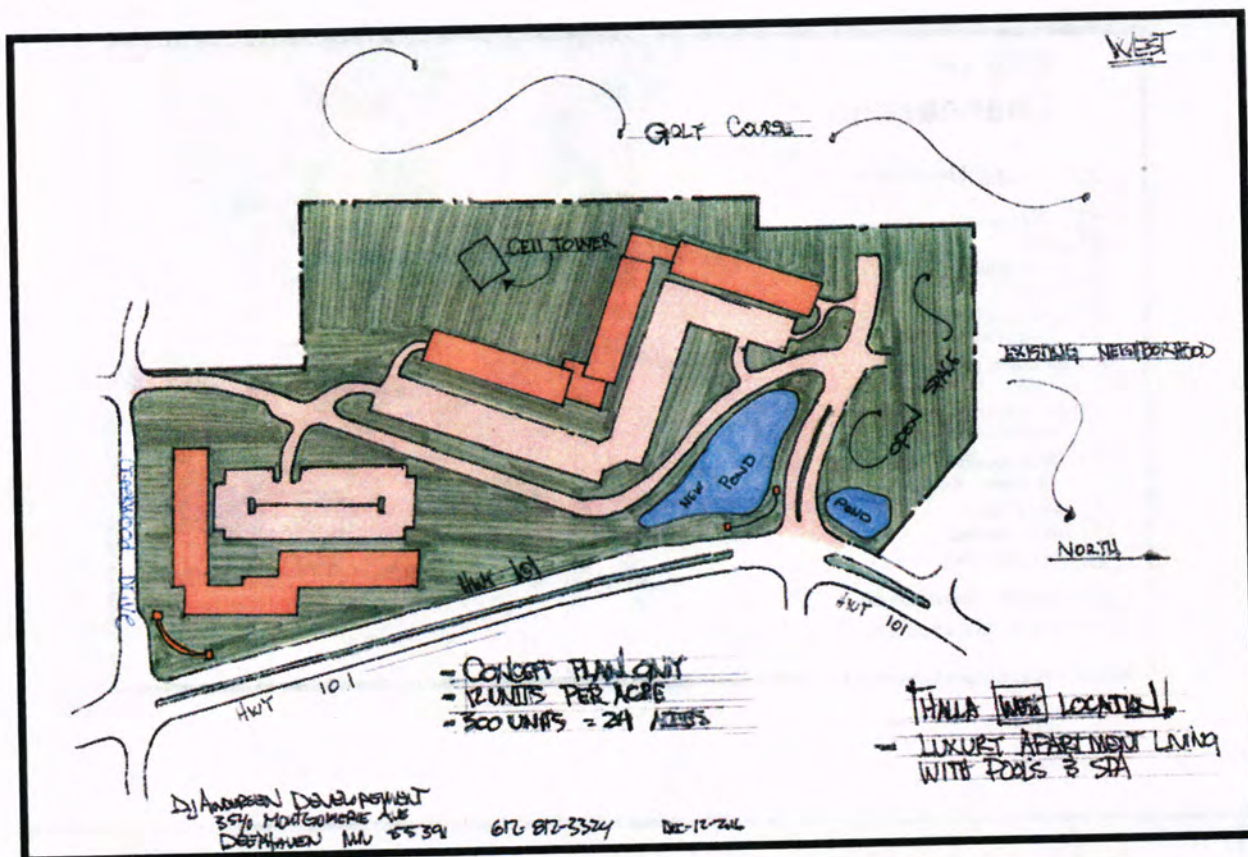
In looking through the city of Chanhassen we wanted to address the need for a product delivery of a luxury apartment living, combined with public access.

We feel that what is being proposed does not currently exist in the greater Chanhassen area. With Highway 101 and Pioneer Trall 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.









Staffs response to request:

Based on the housing study we have sufficient land guided for high density
 2015 Changes to the Land Use based on the 61 Corridor Study.

Land Use	CSAH 61 Corridor				Changes Based on Amended Land Uses 61 Corridor			
	Existing (ac.)	Change (ac.)	Proposed (ac.)	Percent	Units	Population	Building Area	Employees
Agricultural	846.83	-22.31	824.52	65.6%				
Office	158.62	-58.15	100.47	8.0%			(645,919)	(1,615)
Office-Industrial	81.92	-40.05	41.87	3.3%			(444,867)	(445)
Parks & Open Space	41.82	10.71	52.53	4.2%				
Mixed Use	0.00	28.77	28.77	2.3%	171	342	79,893	592
Residential Large Lot	39.00	-23.31	15.69	1.2%	-9	-26		
Residential Low Density	20.38	0.001	20.38	1.6%	0	0		
Residential Medium Density	0.00	89.75	89.75	7.1%	458	1,144		
Residential High Density	67.30	14.95	82.25	6.5%	127	254		
Commercial	0.00	0	0	0				
Public/Semi-Public	0.00	0	0	0				
Total	1,255.86	0.3569	1,256.22	100%	747	1,715	(1,010,893)	(1,468)

3. City Initiated amendment:

City owned property (1.91 acres) guided Residential Low Density change to Parks & Open Space. The site is heavily wooded and has a 36 foot elevation drop from north to south. The city intends to keep this property as permanent open space. PID 250020500

In response to jurisdictional comments, city owned property as part of the Foxwoods Preserve, land in the Minnesota Valley Wildlife Refuge and Roguet Wildlife Area have been re-guided from Agricultural to Parks and Open Space use.

HOUSING (Chapter 3)

The Housing Chapter of the Comprehensive Plan analyzes the existing and projected housing needs of the city. The city has adopted the Metropolitan Council's Systems Statement, which includes population, households and employment projects.

The housing chapter addresses the city's goals for housing in the community. The following issues are discussed:

- Inventory of existing housing including types and price.
- Analysis of future housing demand.
- Status of the city's progress toward the Livable Communities Act.
- Address city's efforts to meet the 806 affordable housing unit goal.
- Discussion of the city's demographics.
- In discussion with the Metropolitan Council, the city has negotiated higher employment numbers for the future.

Forecast Year	Population	Households	Employment
2010	22,952	8,352	10,905
2020	26,700	10,000	14,000
2030	31,700	11,900	17,000
2040	37,100	14,000	18,400

NATURAL RESOURCES (Chapter 4)

The natural resources section identifies the important environmental amenities and attributes in the city and their corresponding issues. The main goals encompass identifying and preserving natural resources, and increasing overall tree cover and maintaining the urban forest. Proper management of public natural resources is the overarching issue and critical to the success of Chanhassen retaining it's natural resources identity.

This chapter of the plan addresses natural communities including forestry and water resources. The following issues are addressed:

- Creation of a management plan for lands that have been acquired by the city.
- Create an inventory of the natural resources.
- The commitment of the city to preserve the city's natural resources; woodlands, wetlands, lakes, rivers and streams.
- Consider adoption of GreenStep Cities initiative.

PARK & TRAILS (Chapter 5)

At the September 11, 2017 City Council meeting, the Parks and Recreation System Plan was presented. The Park and Recreation chapter deals with the following issues:

- Current park system.
- Additional parks that will need to be acquired in still developing areas.
- Additional community ball field space that will need to be acquired to meet demands of future growth.
- Our pedestrian trail and sidewalk system is widely recognized as one of the most comprehensive in the State.
- In addition to local parks, residents are afforded convenient access to county, state and federal outdoor recreation destinations

The Park and Recreation chapter of the 2040 Comprehensive Plan provides an overview and an analysis of the city's existing system. It identifies objectives and policies that will guide park and recreation decision making through the year 2040 as well as identifying key initiatives that will be completed to enhance the current park and trail systems.

In our community, we have numerous non-city recreational facilities that play an integral role in fulfilling residents' recreational needs. Minnewashta Regional Park, the Minnesota Landscape Arboretum, the Minnesota Valley Wildlife Refuge, Raguet Wildlife Management Area, golf courses and Camp Tanadoona are all important recreation destinations. Two regional trails owned by the Hennepin County Regional Railroad Authority and managed primarily by Three Rivers Park District can be found in both the southern and northern tiers of the city. In addition, regional trails are located along State Highway 101 and State Highway 5.

TRANSPORTATION (Chapter 6)

The transportation chapter is based on the city's 2040 Land Use. Updates to these plans recognize changes in land use, development patterns and other planning processes including: the Minnesota Department of Transportation's "Transportation System Plan 2008 - 2030" (TSP), Carver County's Transportation Plan 2017 Update, and the Metropolitan Council's Transportation System Framework.

- The Plan shows how the city will achieve its goal of creating an integrated multi-modal transportation system which permits safe, efficient and effective movement of people and goods while supporting the city's development plans, and complementing the county, metropolitan, and state transportation systems that are within its boundaries.
- Addresses existing and projected system deficiencies in the city's roadway network.
- Establishes a functional roadway classification system for the roads within the community.
- Discusses existing and future improvements and funding mechanisms for the construction of transportation improvements.
- Includes a table allocating forecasted population, household, and employment growth by TAZ for 2020, 2030 and 2040.
- Includes a map of existing and forecasted 2040 traffic volumes.
- Identifies existing transit routes and services.
- Incorporate transportation goals, objectives, and strategies outlined in the 2040 Transportation Policy Plan.

SANITARY SEWER (Chapter 7)

The sanitary sewer plan presents the existing sanitary infrastructure and the general location and size of future sanitary sewer infrastructure under fully-developed conditions. The Sanitary Sewer Comprehensive plan covers the future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend sewer service to development areas of the community.
- Plan is based on anticipated land use, population growth and anticipated growth corridors.
- Maintenance and upkeep of the existing sanitary sewer infrastructure.
- Reduction efforts for Inflow and Infiltration.
- Capital Improvements Plan.

The city has determined that all of Chanhassen will be included in our 2020 MUSA area. A list of strategic infrastructure improvements and sequencing has been developed necessary to install the infrastructure. There is a significant city investment required to extend urban services and there is a need to expand the service area that may connect to the system in a timely manner. Additionally, there are failing septic systems that should be replaced with a centralized sewer system. A lift station on the Powers Boulevard south of Highway 212 and forcemain from this lift station along the Highway 212 corridor are identified as the key infrastructure improvement for all the land south of Highway 212.

- WATER (Chapter 8)

The Comprehensive Water Plan identifies the existing trunk and lateral watermain and wells within the city. The general alignment and size of future trunk watermain and the general location of future well sites and future water towers is also shown. The Water Comprehensive plan covers the existing and future extensions of municipal service to future development areas. The plan deals with the following issues:

- Organized and cost-effective plan to extend water service to development areas of the community.
- Plan is based on anticipated land use, population growth, anticipated growth corridors, and estimated future water demand projections for 2020, 2030, 2040.
- Future needs for wells, storage and treatment facilities.
- Maintenance and upkeep of the existing water infrastructure.
- Capital Improvements Plan.
- Identifies issues and actions to address water conservation and reuse, protection of source and sub-regional collaboration as part of the local comprehensive plan.

SURFACE WATER (Chapter 9)

The Local Water Management Plan (LWMP) was prepared in conformance with Minnesota Statutes 103B.235 and Minnesota Rules 8410. This plan is intended to provide the City of Chanhassen with information and direction in the administration and implementation of water resource management activities within the city during the period 2018-2027. It serves as a guide to projects, provides for effective allocation of resources, and sets forth a funding plan for projects and programs over the next 5 to 10 years.

The City of Chanhassen recognizes the importance of water resource management. In August of 2006 the city adopted the Second Generation Surface Water Management Plan. The LWMP is currently in the process of being amended and updated and is anticipated to be sent out for review to appropriate jurisdiction by January 2018. The LWMP must follow a separate and mandatory review process pursuant to Minnesota Statutes 103B.235 and Minnesota Rules 8410.

The city's LWMP has been reviewed by all the watershed districts. Their comments were received by May 3rd. The final plan is based on their comments. The city will adopt the local 2018 - 2027 surface water management plan (LWMP) and will incorporate the six water resource goals as specified in the LWMP.

Goal 1. Promote abstraction through infiltration, reuse and other methods where practicable to do so to provide flood protection, ground water recharge and improved water quality.

Goal 2. Achieve water quality standards in lakes, streams, and wetlands consistent with their designated uses and established classifications.

Goal 3. Protect and rehabilitate wetlands to maintain or improve their function and value.

Goal 4. Prevent contamination of the aquifers and promote groundwater recharge to maintain base flows in streams and wetlands.

Goal 5. Maintain primary responsibility for managing water resources at the local level and continue coordination and cooperation with other agencies and organizations.

Goal 6. Provide information and educational resources to improve knowledge and promote an active public role in management of water resources.

CAPITAL IMPROVEMENTS /IMPLEMENTATION (Chapter 10)

The Capital Improvement Program (CIP) Implementation Chapter provides a systematic assessment of the timing and magnitude of improvements that will be required to implement the comprehensive plan. Staff has prepared a 2018 - 2027 CIP. However, detailed descriptions of the potential projects are not appropriate within the Comprehensive Plan since they are dealt with in the city's five-year CIP.

The individual chapters describe the proposed improvements. The city annually prepares a five-year CIP, which goes into great detail about a specific project. That document has greater accuracy and more detail than is appropriate in a comprehensive plan.

The chapter also lists required amendments, code revisions and initiatives that the city will need to undertake to implement the Plan.

RECOMMENDATION

Staff requests that the Planning Commission review the comprehensive plan and recommend approval of the City of Chanhassen 2040 Comprehensive Plan.

CITY COUNCIL STAFF REPORT

Monday, August 13, 2018



Subject	2040 Comprehensive Plan	
Section	5:30 P.M. WORK SESSION - FOUNTAIN CONFERENCE ROOM	Item No: A.1.
Prepared By	Kate Aanenson, Community Development Director, AICP	File No: City of Chanhassen 2040 Comprehensive Plan

SUMMARY

Staff will summarize the final changes made to the Plan and answer any questions that council members have. No action is required at this time. This item will be brought back to City Council for approval of the 2040 Comprehensive Plan and submittal to the Metropolitan Council.

The local surface water management plan is tentatively scheduled for review and approval by the Minnehaha Creek Watershed District on Thursday, August 23, 2018. The city may not adopt the Plan until the watershed district approves it.

Hard copies of the 2040 Comprehensive Plan are being provided to each council member.

BACKGROUND

The Planning Commission held a public hearing on July 17, 2018 and voted 6 - 0 to recommend approval of the City of Chanhassen 2040 Comprehensive Plan and to submit to the Metropolitan Council for their review. This was the second public hearing held by the Planning Commission on the Comprehensive Plan. The first public hearing was on October 17, 2017.

The Planning Commission minutes for July 17, 2018 are in the consent agenda for the August 13, 2018 City Council packet.

DISCUSSION

The Comprehensive Plan provides a guide for the city's vision of the community as it grows in the coming years. It establishes goals and policies to provide residents, businesses, property owners, developers, and visitors a sense of the community's values and aspirations.

There have been numerous opportunities for individuals to provide input on the Plan including presentations at the Planning Commission, two public hearings, two open houses, two information stands at city events (2017 4th of July and 2018 February Festival), newsletter articles, and links on the city's web site. Here is a link to the 2040 Comprehensive Plan: www.ci.chanhassen.mn.us/2040compplan.

RECOMMENDATION

Staff requests that the City Council review the 2040 Comprehensive Plan and provide staff with any comments or direction prior to adoption.

ATTACHMENTS:

- Planning Commission Staff Report Dated July 17, 2018

Comprehensive Plan

CITY COUNCIL AUGUST 13, 2018

CITY OF CHANHASSEN 2040 COMPREHENSIVE PLAN

Comprehensive Plan Contents

Chapters:

- 1. Introduction
- 2. Land Use
- 3. Housing
- 4. Natural Resources
- 5. Parks and Trails
- 6. Transportation
- 7. Sewer
- 8. Water
- 9. Surface Water
- 10. Capital Improvements and Implementation



Introduction

The introduction provides a general overview and framework for the City of Chanhassen Comprehensive Plan. This chapter addresses the city's vision as it moves forward. All the goals and policies for the 2040 Comprehensive Plan have been stated in this chapter.

2020-2040 Land Use Comparison

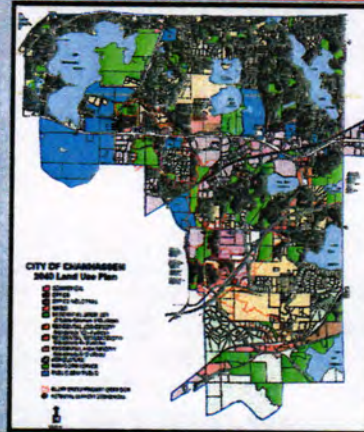
2020 - 2040 Land Use Comparison							
Land Use	2020 Land Use Plan		2030 Land Use Plan		2040 Land Use Plan		Change 2020-2040 Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
Commercial	142	1.2%	328	2.2%	328	2.2%	186
Office/Industrial	694	5.7%	883	6.0%	905	6.1%	211
Office	114	0.9%	339	2.3%	187	1.3%	73
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		

2040 Land Use Map

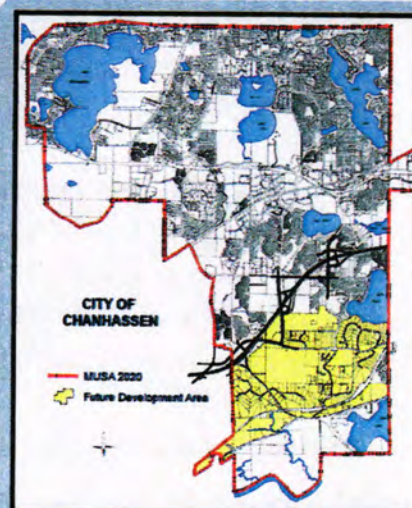
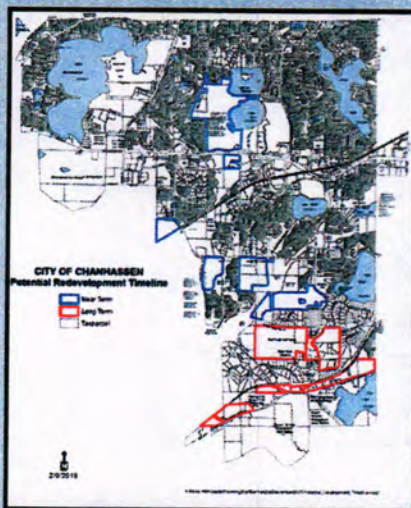
Initial 2040 Land Use Map



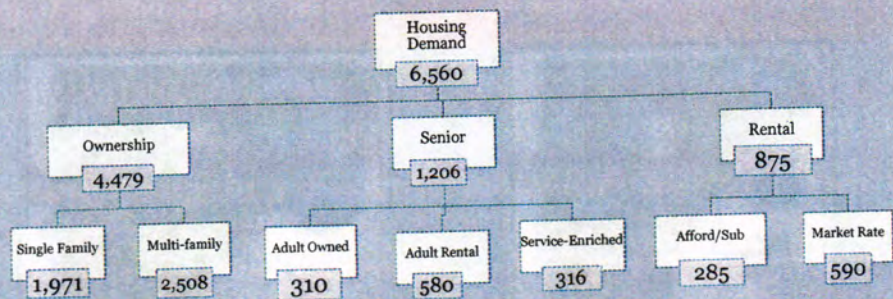
Revised 2040 Land Use Map



Anticipated Development Sequencing



Illustrative Housing Demand Breakdown



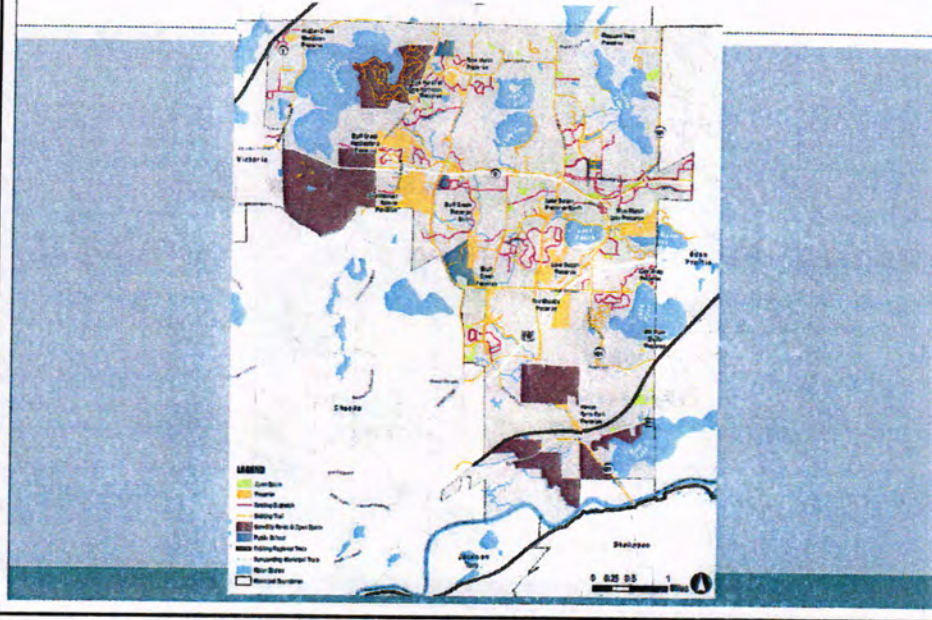
Note: This breakdown is from a 2014 study conducted by Maxfield Research Inc. The City's housing demand has subsequently been reduced to 5,000 units; however, the proportional breakdown is still informative.

Natural Resources

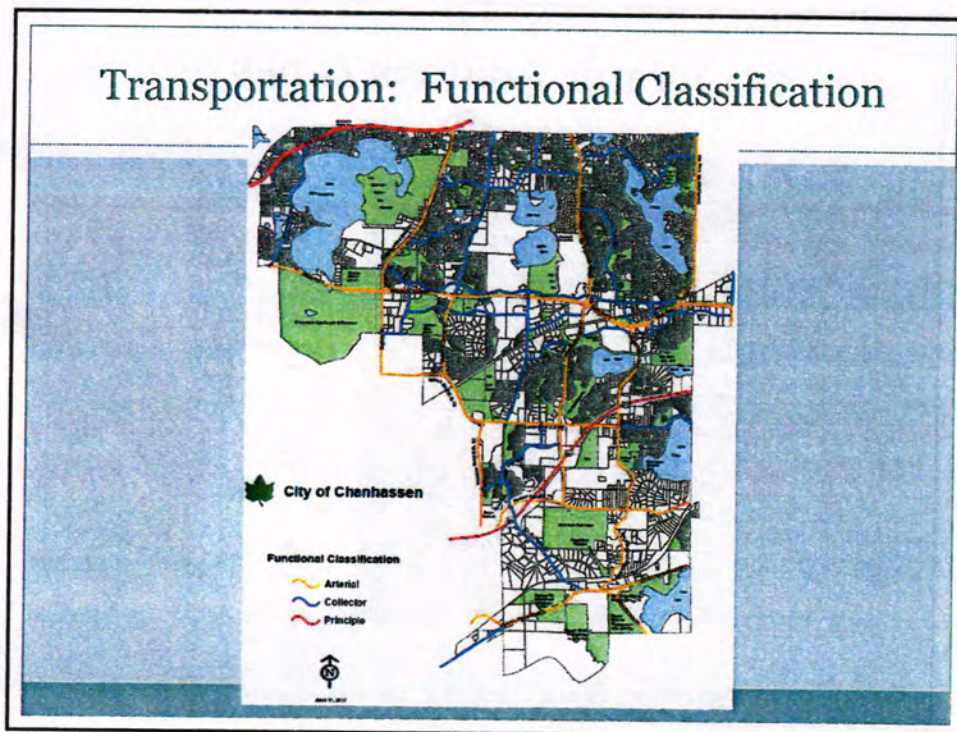
This chapter of the plan addresses natural communities including forestry and water resources. The following issues are addressed:

- Creation of a management plan for lands that have been acquired by the city.
- Create an inventory of the natural resources.
- The commitment of the city to preserve the city's natural resources; woodlands, wetlands, lakes, rivers and streams.
- Consider adoption of GreenStep Cities initiative.

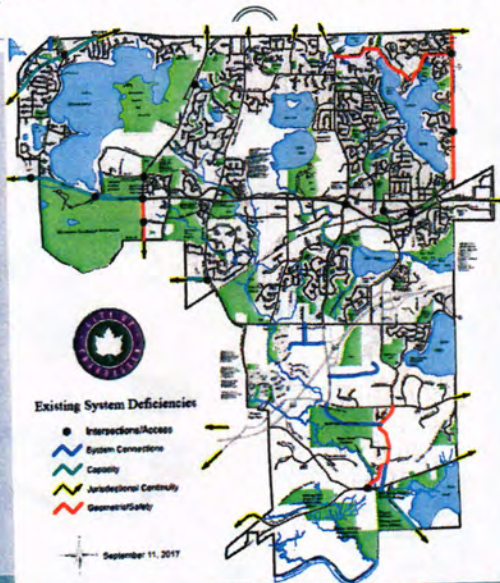
Parks, Trails and Open Space



Transportation: Functional Classification

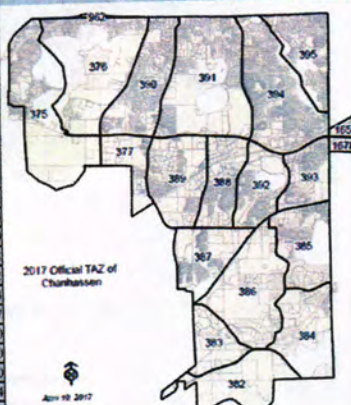


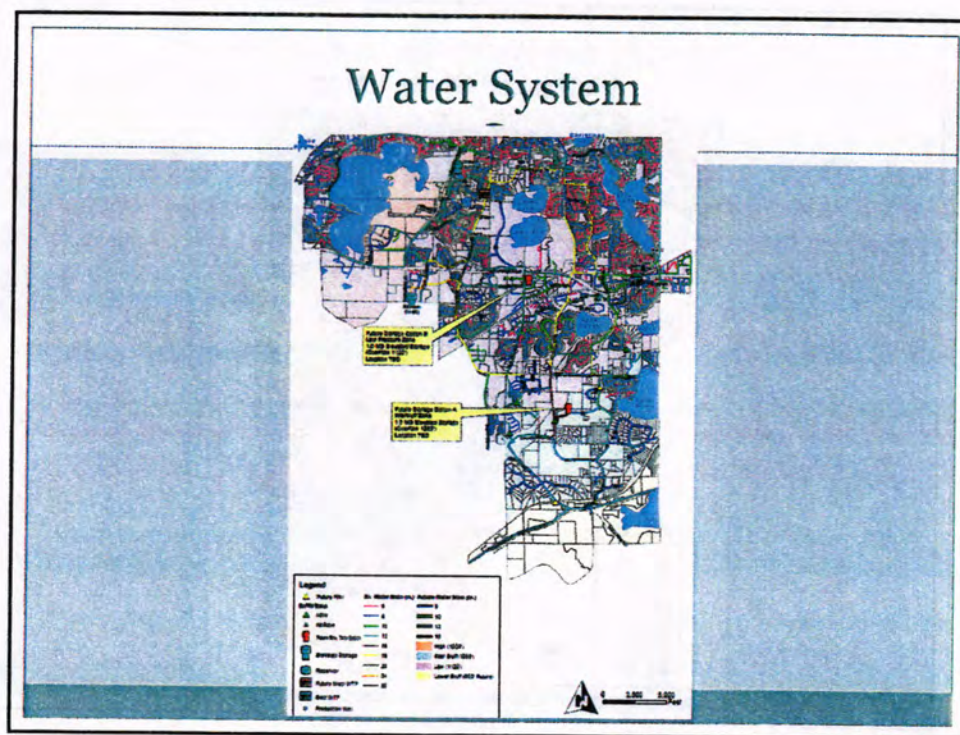
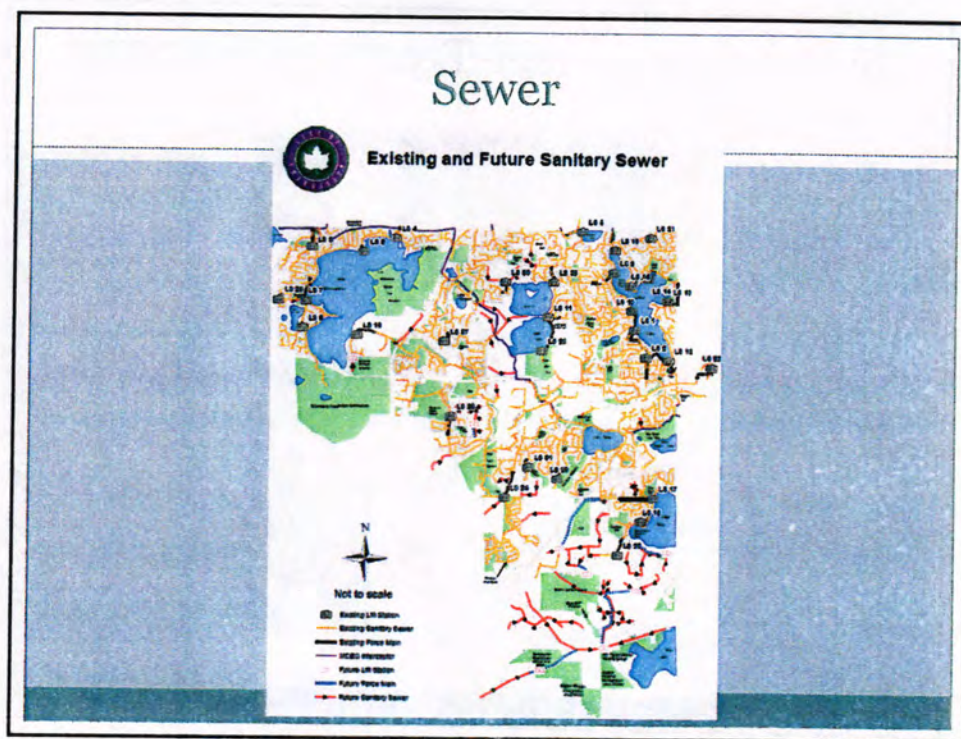
Transportation: System Deficiencies



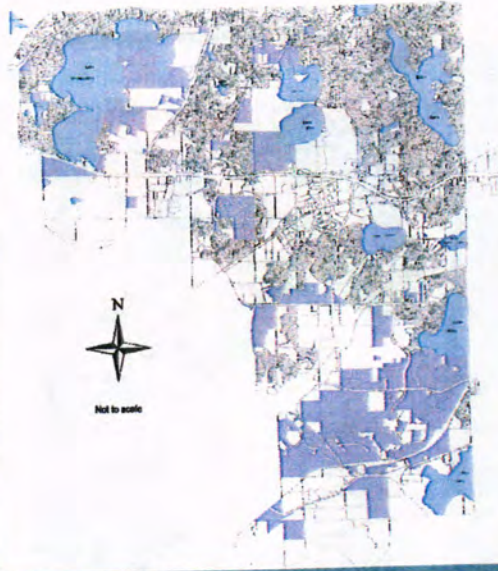
Traffic Analysis Zones

TAZ	2020			2050			2040		
	House	Pop	Employ	House	Pop	Employ	House	Pop	Employ
375	540	1,539	270	555	1,543	297	573	1,593	327
376	423	1,176	332	470	1,283	350	493	1,331	370
377	192	518	1,170	218	512	1,287	398	931	1,416
382	13	34	485	13	34	598	13	34	951
383	35	90	0	218	569	0	398	1,043	0
384	145	416	26	300	918	51	721	1,702	70
385	513	1,347	8	801	1,972	54	891	2,155	54
386	155	426	69	540	1,385	251	695	1,799	384
387	753	1,987	167	1,046	2,697	1,972	1,100	2,707	2,575
388	652	1,569	3,300	688	2,143	2,550	906	2,087	2,490
389	392	1,074	1,758	392	1,047	2,277	392	1,019	2,600
390	1,080	3,863	352	1,100	3,871	218	1,377	4,071	398
391	1,118	3,102	124	1,456	3,872	134	1,948	6,474	172
392	634	1,399	1,644	663	1,476	1,680	600	1,488	1,554
393	823	1,786	564	830	1,895	572	830	1,895	577
394	1,893	4,521	2,650	1,960	4,604	2,342	2,000	4,856	2,360
395	639	1,853	0	650	1,879	0	665	1,915	0
962	0	0	0	0	0	0	0	0	0
1657	0	0	1,489	0	0	1,294	0	0	1,054
1678	0	0	1,192	0	0	1,073	0	0	1,048
TOTALS	10,000	26,700	15,600	11,900	31,700	17,000	14,000	37,100	18,400

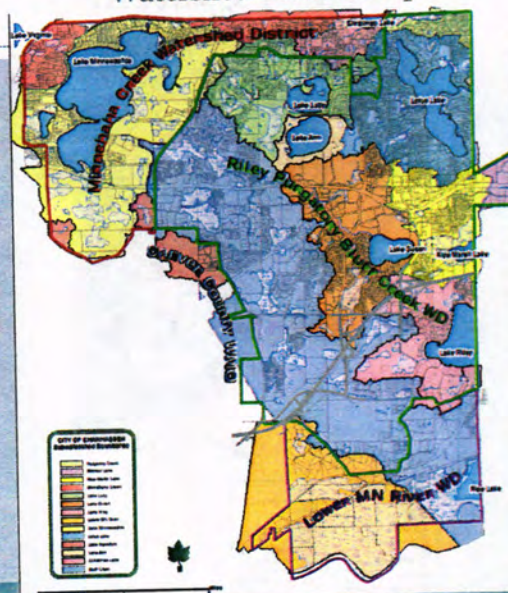




Subsurface Sewage Treatment Systems



Local Surface Water Management Plan Watershed District Map



Capital Improvement and Implementation

- The Capital Improvement Program (CIP) Implementation Chapter provides a systematic assessment of the timing and magnitude of improvements that will be required to implement the comprehensive plan.
- The chapter also lists required amendments, code revisions and initiatives that the city will need to undertake to implement the Plan.