

January 23, 2020

Kate Aanenson, Community Development Director
City of Chanhassen
7700 Market Boulevard
P.O. Box 147
Chanhassen, MN 55317

RE: **City of Chanhassen 2040 Comprehensive Plan - Notice of Council Action**
Metropolitan Council Review File No. 21810-1
Metropolitan Council District 3, Christopher Ferguson

Dear Ms. Aanenson:

The Metropolitan Council reviewed the City of Chanhassen 2040 Comprehensive Plan (Plan) at its meeting on January 22, 2020. The Council based its review on the staff's report and analysis (attached).

The Council found that the City's 2040 Plan meets all Metropolitan Land Planning Act requirements; conforms to the regional system plans including transportation, aviation, water resources management, and parks; is consistent with *Thrive MSP 2040*; and is compatible with the plans of adjacent jurisdictions.

In addition to the Advisory Comments and Review Record, the Council adopted the following recommendations.

1. Authorize the City of Chanhassen to put its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
4. Advise the City to implement the advisory comments noted in the Review Record for Surface Water Management.
5. Approve the City of Chanhassen Comprehensive Sewer Plan.
6. Implement the advisory comments in the Review Record for Wastewater.

Please consult the attached staff report for important information about the City's next steps. Of particular importance are the Council's actions, listed on page 1, general Advisory Comments listed on page 3, and the specific comments for technical review areas, which are found in the body of the report. The final copy of the Plan needs to include all supplemental information/changes made during the review.

Kate Aanenson
January 23, 2020
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Congratulations on completing this important project. It was a pleasure to work with the City's staff and consultants throughout the review process.

Sincerely,

A handwritten signature in black ink that reads "Angela R. Torres". The signature is written in a cursive, flowing style.

Angela R. Torres, AICP, Manager
Local Planning Assistance

Attachment

cc: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
 Christopher Ferguson, Metropolitan Council, District 3
 Raya Esmaeili, Sector Representative/Principal Reviewer/Reviews Coordinator

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Committee Report

Business Item No. 2020-10 JT

Community Development Committee

Meeting date: January 6, 2020

Environment Committee

Meeting date: January 14, 2020

For the Metropolitan Council meeting of January 22, 2020

Subject: City of Chanhassen 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21810-1

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Chanhassen to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's sewer-served forecasts upward as shown in Table 2 of the attached Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Chanhassen's Comprehensive Sewer Plan.
2. Implement the advisory comments in the Review Record for Wastewater.

Summary of Community Development Committee Discussion/Questions

Senior Planner, Raya Esmaeili, presented the staff's report to the Committee.

Community Development Director, Kate Aanenson, Senior Planner, Bob Generous, and Associate Planner, MacKenzie Young-Walters, from the City of Chanhassen were in attendance.

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on January 6, 2020.

Summary of Environment Committee Discussion/Questions

No comments or questions. The Environment Committee approved the proposed action on its consent agenda at the January 14, 2020 meeting.

Community Development Committee

Meeting date: January 6, 2020

Environment Committee

Meeting date: January 14, 2020

For the Metropolitan Council meeting of January 22, 2020

Subject: City of Chanhassen 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21810-1

District(s), Member(s): District 3, Christopher Ferguson

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Chanhassen to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Chanhassen's Comprehensive Sewer Plan.
2. Implement the advisory comments in the Review Record for Wastewater.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Chanhassen to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Chanhassen is located along the eastern border of Carver County. It is surrounded by the communities of Shorewood, Minnetonka, Eden Prairie, Shakopee, Jackson Township, Chaska, and Victoria.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with proposed changes
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Chanhassen 2040 Comprehensive Plan

Review File No. 21810-1, Business Item No. 2020-10 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Carver County and Three Rivers Park District are both Park implementing agencies for the different Regional Parks System components in the City of Chanhassen, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Lake Minnewashta Regional Park. Regional Trails located within the City include the Minnesota River Bluffs LRT Regional Trail, and the Highway 101, Highway 5, Twin Cities & Western, County Road 61, and Highway 41 regional trail search corridors. The plan also appropriately acknowledges State and Federal recreation lands within the City. (Figure 1)

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which are TH 7 and U.S. 212. The Plan also discusses any right-of-way preservation needs.

The City's Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the community's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include an EAW for Highway 101 from CSAH 14 to CSAH 61, regional river crossing studies on TH 41 and TH 101 and the Carver County Roadway Safety Plan.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area III.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designations, as well as the opportunities and challenges related to its Transit Market Area.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies the Regional Bicycle Transportation Network (RBTN) and the regional trails. The Plan includes a map of the regional transportation bicycle network and shows the Tier 1 and 2 alignments, as well as the Tier 2 corridor.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. Twin Cities and Western Railroad operates anywhere between one to 10 trains daily through the City. This also provides connectivity to Class 1 railroads. There are no intermodal freight facilities within the City.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households and population appropriately sum to the Metropolitan Council's citywide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community's *Thrive* designation and applicable TPP policies for transit station areas.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the 2040 *Water Resources Policy Plan* (WRPP). It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's agreed to forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors: 8253-327, 8253-328, 7017-1, 7017-2, 7017-3, and 7017-4. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 14,000 sewered households and 18,400 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has, or will have, adequate capacity to serve the City's growth forecasts.

The Plan provides a 2040 sanitary flow projection for each major sewer district within the City. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The land use plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Emerging Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems including; a program for the inspection of private property I/I sources through defective service wye connections, and clear water connections through sump pumps or foundation drains. The City is scheduled to complete a study evaluating the impact of I/I from private property sources, and mitigation options if it is determined that private property I/I is an issue. Other activities include annual inspections, repairs and upgrades to the public collection system. The City has historically completed approximately \$200,000 per year for I/I mitigation efforts and has programed this level of work through 2040 in its Capital Improvement Program.

The Plan describes the requirements and standards for minimizing I/I and references City Code of Ordinance (Section 19-44) that does not allow certain cross connections that result in direct or indirect discharges from roof drains, sump pumps, unauthorized swimming pool discharges, cistern overflow pipes, or other surface water dischargers to the sanitary sewer system. The Ordinance also requires the disconnection of such connections if discovered.

The Plan describes the sources, extent, and significance of existing I/I within the public and private wastewater collection systems and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that 24% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe, this being significant as clay tile pipe can become more susceptible to I/I as it ages. By comparing recent wastewater flow generation during winter months and comparing it to annual average flow, the City has determined that approximately 13% of the City's average annual flow from I/I.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Advisory Comments

The Plan identifies a Study that will evaluate the impact of I/I from private property sources and identify mitigation options if it is determined that private property I/I is an issue. The Plan states that this Study should be completed in November 2019. Once the final Study has been completed and approved by the City, the City shall submit a copy to the Metropolitan Council Environmental Services.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council's 2040 WRPP for local surface water management. Chanhassen is located within the oversight boundaries of four Watersheds: Lower Minnesota River, Riley Purgatory Bluff Creek, and Minnehaha Creek Watershed Districts (WDs); and within the Carver County

Watershed Management Organization. Chanhassen submitted a draft Local Water Management Plan (LWMP) update in February 2018. Council water resources staff reviewed and commented on the draft LWMP to the City and four Watersheds in a letter dated March 16, 2018. The LWMP was approved by the Lower Minnesota River WD on April 18, 2018, by the Riley Purgatory Bluff Creek WD on May 2, 2018, and by the Minnehaha Creek WD on September 13, 2018; and adopted by the City on December 10, 2018. The Plan incorporates the City's draft LWMP as Chapter 9 that was reviewed by the four Watershed Organizations and the Council.

Advisory Comments

When available, we request that the City provide a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts, if it differs from the January 2018 version in its March 22, 2019 Plan submittal.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

City and Council staff have discussed and agreed on revision of the community-wide forecast and sewer-served forecast. The Plan includes the revised communitywide forecast (table 2.2, table 3.19 of the Plan). The revisions are indicated in underlined text below in Table 1.

Table 1. City of Chanhassen Forecasts

	Census 2010	Estimated 2017	Previous Council Forecasts			City Proposed Changes		
			2020	2030	2040	2020	2030	2040
Population	22,952	25,955	26,700	31,700	37,100	26,700	31,700	37,100
Households	8,352	9,346	10,000	11,900	14,000	10,000	11,900	14,000
Employment	10,905	14,910	15,200	16,500	17,600	<u>15,600</u>	<u>17,000</u>	<u>18,400</u>

Chapter 7 of the Plan presents sewer-served forecasts (table 7.6, also appears in table 2.2 of the Plan). The revisions are indicated in underlined text below in Table 2.

Table 2 City of Chanhassen Sewer-Served Forecasts

	Census 2010	City Proposed Changes		
		2020	2030	2040
Population	22,952	26,700	31,700	37,100
Metro Sewered	20,576	<u>25,660</u>	<u>30,660</u>	<u>36,060</u>
Households	8,352	10,000	11,900	14,000
Metro Sewered	7,519	<u>9,620</u>	<u>11,520</u>	<u>13,620</u>
Employment	10,905	<u>15,600</u>	<u>17,000</u>	<u>18,400</u>
Metro Sewered	10,662	<u>15,400</u>	<u>16,800</u>	<u>18,200</u>

The Council will approve the community-wide and sewer-served forecast revisions simultaneous with action on the Plan.

Chapter 2 of the Plan inventories land supply for future development. Tables 2.4 and 2.6 in the Plan specify developable quantities of land. From these tables, Chanhassen's land use plan accommodates the households and population forecasted to 2040.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as areas that are in the early stages of transitioning into urbanized levels of development.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment, and target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land uses in the City of Chanhassen are predominately low density residential (32.6%), with most of the existing commercial/office (4.5%) and office/industrial areas (6.1%) near the transportation corridors of State Highway 5 and U.S. Highway 212. Approximately 9% of the City is parks and open space (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for an Emerging Suburban Edge community designation. Overall, areas along transportation corridors are identified for office industrial, mixed use, and higher density residential developments. As shown in Figure 5, the Plan identifies areas of potential development as near term (2020-2030) and long term (2030-2040). Most of the areas identified for near term development are immediately west of Lakes Lucy and Ann, as well as some areas in central Chanhassen, with highway access. These areas are mostly identified with land uses of low density residential, office, and office industrial. Areas in the southern part of the City identified for long term development are mostly low density residential, followed by medium and high density residential, and include some mixed-use parcels along state highway 10. Further, as shown in Table 3 below, the overall density of development in the City of Chanhassen is 3.05 units per acre.

Table 3. Planned Residential Density, City of Chanhassen

Category	2020-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	1.2	4	817	980	3,268
Medium Density Residential	4	8	186	744	1,488
High Density Residential	8	16	151	1,208	2,416
Mixed Use (Residential)*	8	20	19	152	380
Regional/Lifestyle Center*	10	16	48	480	768
Downtown*	16	30	12	192	360
TOTALS			1,233	3,756	8,680
			Overall Density	3.05	7.04

*30% residential

City of Chanhassen does not have any parcels enrolled in the agricultural preserves program, or any orderly annexation agreements with neighboring communities.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 9,500 homes including nearly 1,300 multifamily units and close to 8,300 single-family homes. Roughly 1,250 homes are rented. More than 1,600 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 3,000 households earning 80% of AMI or

below are paying more than 30% of their income toward housing costs. Notably, there are roughly 70 units affordable to households with income at or below 30% AMI and more than 500 cost-burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock with special attention to naturally occurring affordable rental housing, variety of housing types for all stages of life (including ownership for seniors looking to downsize and ownership for first-time homebuyers), and housing that is affordable to a range of income levels, especially moderate and low income households. The City currently has 179 publicly subsidized housing units, none of which are known to be specifically for people with disabilities or to be age restricted.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 806 units; 464 of which are needed at prices affordable to households earning 30% of AMI or less, 197 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 145 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 932 new housing units.

The housing implementation plan component of the Plan describes that the City will consider Tax Increment Financing (TIF) in high density areas, applications to Livable Communities Act Programs, and applications to the Carver County CDA Land Trust. The Plan also indicates that the City will not consider site assembly, municipal housing bonds, or accessory dwelling units to provide rental housing. The City states that they will partner with Carver County CDA to meet many of their housing needs.

Water Supply

Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)

The Plan is consistent with 2040 WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

Chanhassen's local water supply plan is an important component of comprehensive water planning and includes historical and projected use and demand data, potential natural resource impact information, as well as information related to the City's approach to water efficiency and demand reduction. The community prepared a draft local water supply plan in 2016 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Metropolitan Council (Council) and reviewed separately in a letter to the DNR dated December 22, 2016.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is in conformance with the 2040 WRPP for SSTS. It indicates that there are 380 individual SSTS serving residential parcels and eight additional systems serving commercial/industrial properties in the community. There are no identified public or private Community Wastewater Treatment Systems within the City. Chanhassen City Code Chapter 19, Article IV adopts the majority of Carver County Ordinance Chapter 52 – Subsurface Sewage Treatment Systems by reference, and serves as the City's SSTS Ordinance, which is consistent with MPCA Chapter 7080-7083 Rules and Council's 2040 WRPP requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as

required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is silent on the presence of viable aggregate resources within the City. This determination is consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits available for extraction within the community.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a historic preservation section within the land use chapter. It mentions that there are a number of historic sites and building within the city and that the City will continue to encourage their preservation, protection, and restoration when feasible. The Plan references that the City will establish a Recognition Program of historic properties to maintain and protect them. The City will rely on Carver County to be the Historic Preservation Organization.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the implementation chapter of the Plan.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

In response to the 2015 System Statement, the City submitted the following documents for review:

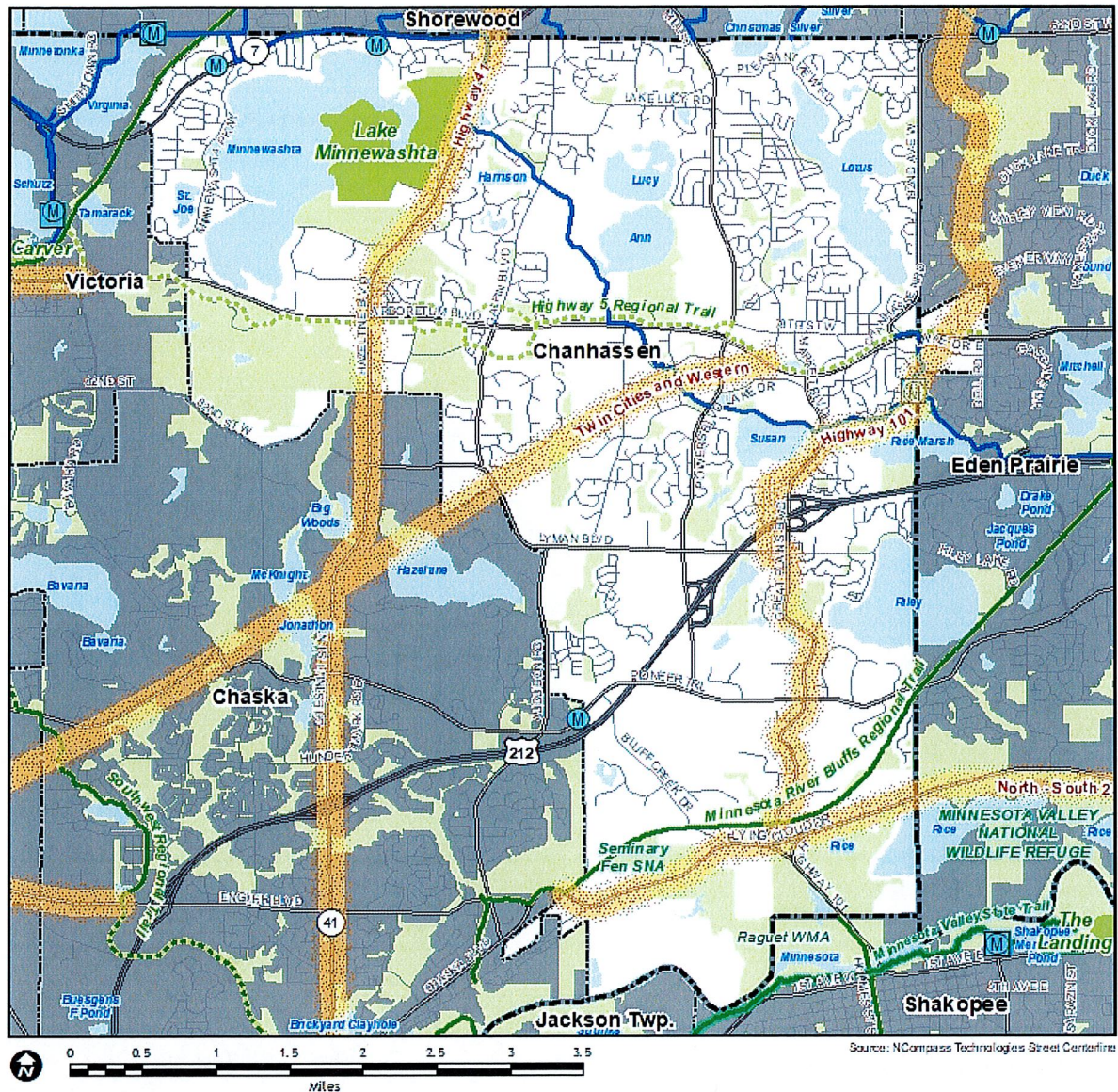
- October 19, 2017: City of Chanhassen Preliminary 2040 Comprehensive Plan
- February 1, 2018: Local Surface Water Management Plan
- December 18, 2018: City of Chanhassen 2040 Comprehensive Plan
- December 28, 2018: Revised Forecasts Tables
- March 22, 2019: Revised 2040 Comprehensive Plan responding to Council incomplete items for Transportation, Wastewater, Regional Parks and Trails, Land Use, Housing, Implementation, Water Supply, Forecasts, Surface Water Management, and Mapping.
- October 29, 2019: Revised 2040 Comprehensive Plan responding to Council incomplete items for Wastewater, Implementation, Housing, and Transportation.
- November 18, 2019: Updated Land Use and Housing Chapters.

Attachments

- Figure 1: Location Map with Regional Systems
Figure 2: *Thrive MSP 2040* Community Designations
Figure 3: Existing 2030 Planned Land Use

- Figure 4: 2040 Planned Land Use
Figure 5: Potential Development Timeline
Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations

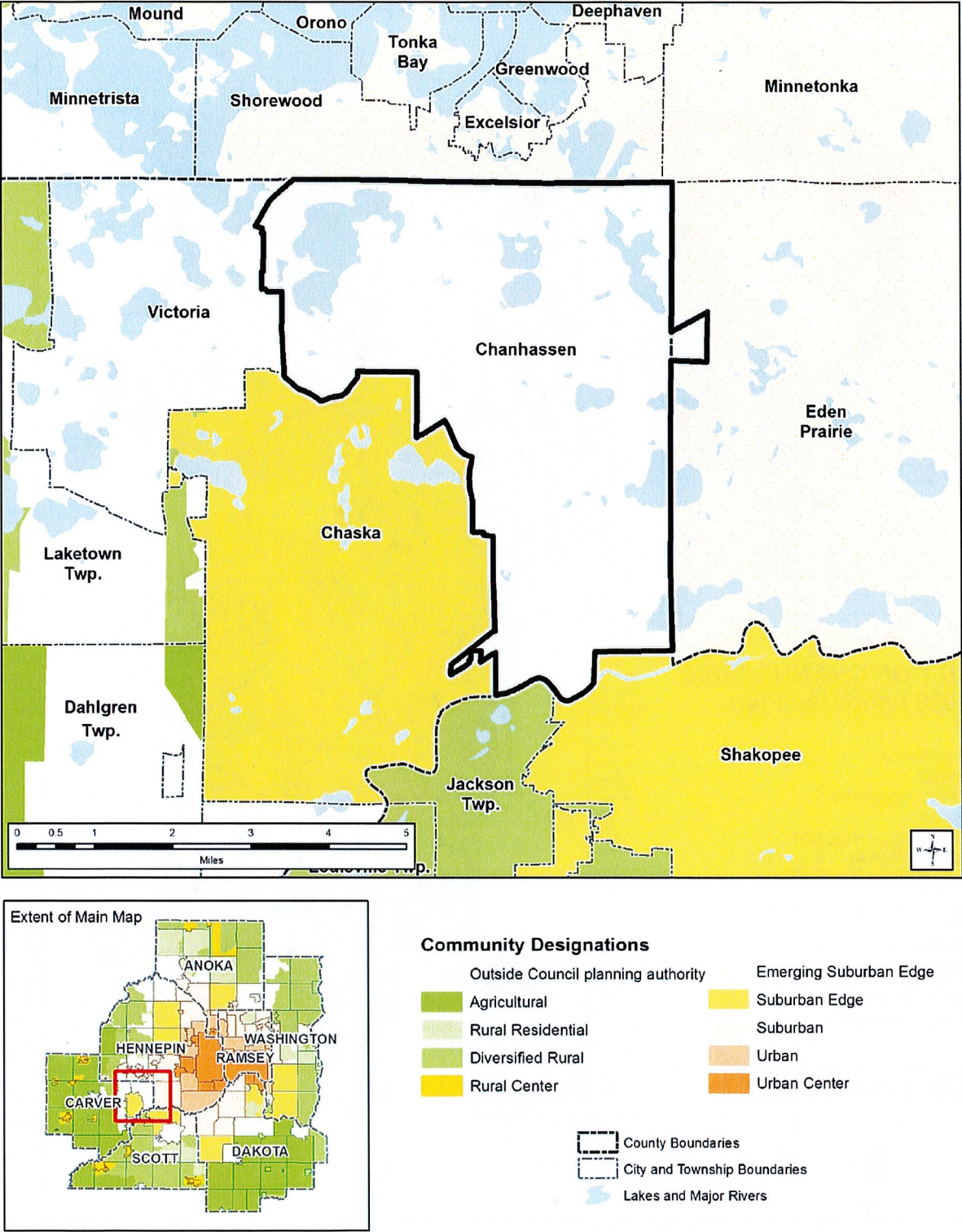
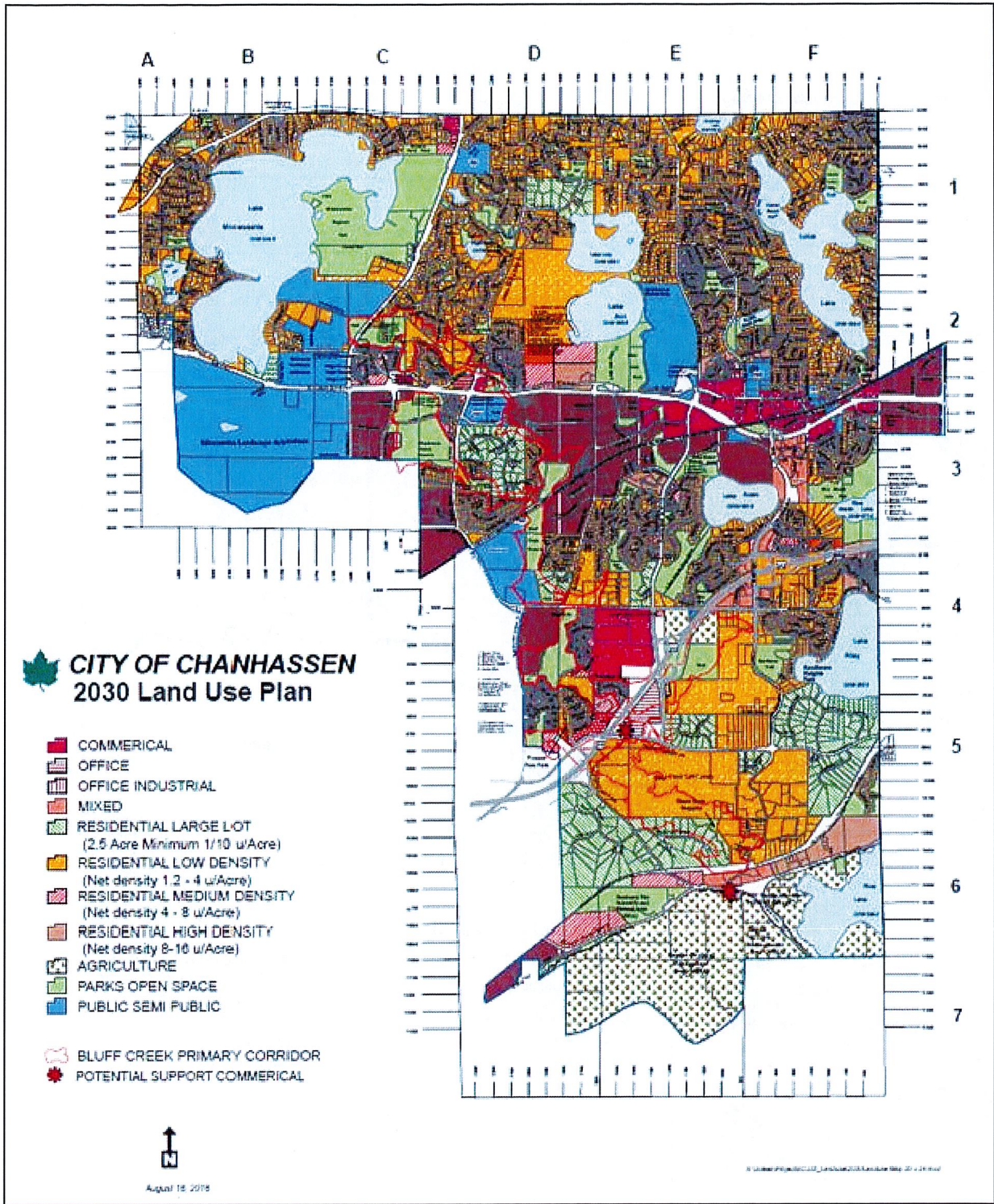


Figure 3. Existing 2030 Planned Land Use



CITY OF CHANHASSEN
2040 Land Use Plan

■ COMMERCIAL
 ■ OFFICE
 ■ OFFICE INDUSTRIAL
 ■ MIXED
 ■ RESIDENTIAL LARGE LOT
 (2.5 Acre Minimum 1/10 u/Acre)
 ■ RESIDENTIAL LOW DENSITY
 (Net density 1.2 - 4 u/Acre)
 ■ RESIDENTIAL MEDIUM DENSITY
 (Net density 4 - 8 u/Acre)
 ■ RESIDENTIAL HIGH DENSITY
 (Net density 8-16 u/Acre)
 ■ AGRICULTURE
 ■ PARKS OPEN SPACE
 ■ PUBLIC SEMI PUBLIC

■ BLUFF CREEK PRIMARY CORRIDOR
 ■ POTENTIAL SUPPORT COMMERCIAL

11/19/2018

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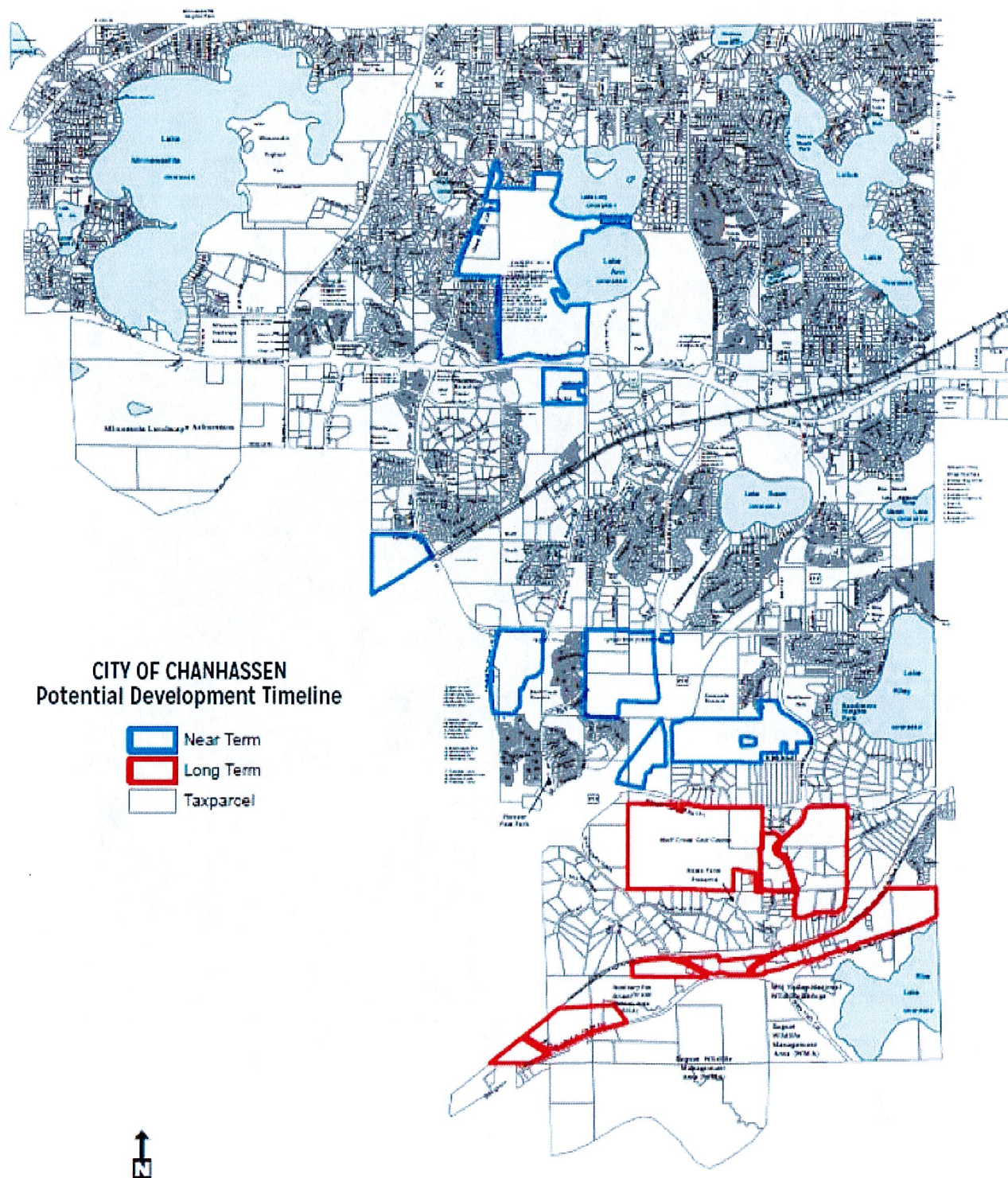


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **806 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	52.00		8		100%		416
Mixed Use Primarily Residential	15.00		8		100%		120
Commercial - Lifestyle Residential	15.00		10		100%		150
Office - Lifestyle Residential	15.00		10		100%		150
Commercial - Downtown Residential	6.00		16		100%		96
Total	103						932

Sufficient/(insufficient) units possible against share of regional need: **126**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **126**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

