

April 12, 2019

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 - Incomplete for Review
Metropolitan Council Review File No. 21810-1
Metropolitan Council District 16, Council member Deb Barber

Dear Ms. Aanenson:

Thank you for your submission of the City of Chanhassen's 2040 Comprehensive Plan (Plan) supplemental material received on March 11, 2019. The Metropolitan Council received the original Plan on December 31, 2018. Council staff found that there are areas where the Plan remains incomplete. Review of the Plan will be suspended until the additional information is submitted and found complete for review. The following items are incomplete for review:

Potential Conformance Issue: Regional Wastewater Service and Land Use Policy

Although the land use analysis is unable to be completed, the Plan may not be reflecting planned land uses at densities sufficient to be in conformance with regional wastewater system plans and to be consistent with Emerging Suburban Edge Community Designation land use policies. The Plan's calculations of average net residential density must use the lowest allowable density from planned land use ranges.

In response to the Density Calculations comment in the Council's letter dated January 22, 2019, the supplemental information refers to preliminary review comments on the forecasting methodology, that recommend using the midpoint of density ranges. There is a distinction between planning for forecasted growth (which correctly uses the mid-point) and meeting the City's required density minimums consistent with Council wastewater and land use policies for Emerging Suburban Edge communities. The minimum value of the allowed density range for residential land uses is applied in the land use analysis to ensure that, even in a worst-case scenario at the lowest planned densities, the City meets the minimum 3-5 units per acre density required for Emerging Suburban Edge communities. We apologize if there was confusion regarding the difference between forecast capacity and minimum density requirements.

Response: Staff has revised Figure 2-4 to use the minimum density for each residential land use category as required. See revised figure 2-4 below (p. 24):

FIGURE 2-4 | Net Developable Residential Acreage 2020-2040

Class	Acres	Minimum Density	Units
Low Density Residential	817	1.2	980
Medium Density Residential	186	4	744
High Density Residential	151	8	1,208
Mixed Use (Residential)	19	8	152
Regional/Lifestyle Center	48	10	480
Downtown	12	16	192
Totals	1,233	3.05	3,756

Wastewater (Roger Janzig, 651-602-1119)

Provide an electronic map or maps (GIS shape files or equivalent) showing the following information for the existing sanitary sewer system:

- Existing connections points to the metropolitan disposal system
- Future connection points for new growth, if needed (P. 183)
- Intercommunity connections

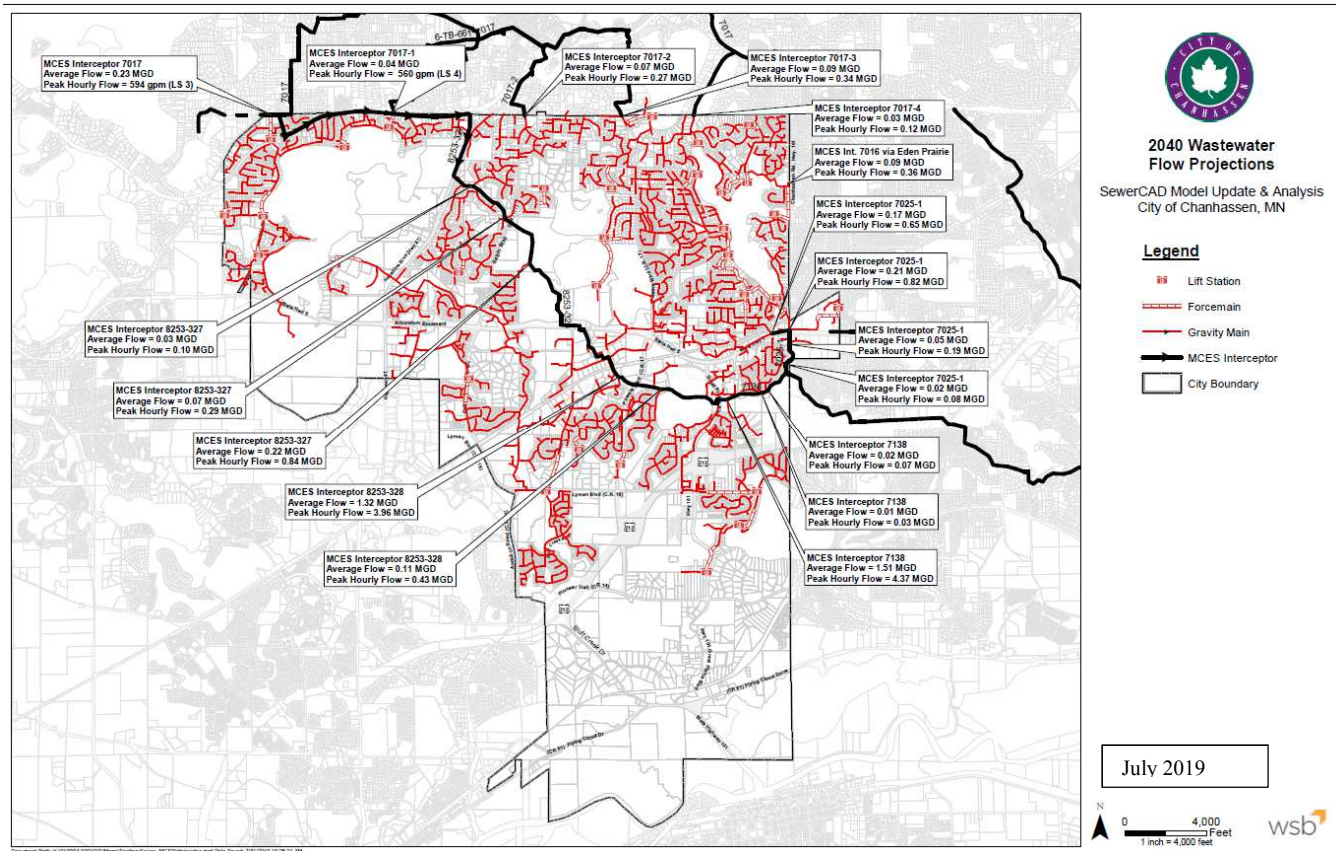
Response: The City submitted maps via follow-up email

Provide a copy of intercommunity service agreements entered into with an adjoining community, or language that confirms the Council's understanding that the communities reimburse each other for the municipal wastewater charges that each will occur by receiving flow from the adjacent community; including a map of areas covered by the agreement.

Response: City submitting the Eden Prairie Cooperative Agreement for your files. This area covers the Settlers West Development in Chanhassen south of Pioneer Trail (CSAH 14) in the Eden Prairie boundary. We have added language about cities' reimbursement for wastewater charges as well as a map of the interconnection areas (p. 179)

- Provide a table or tables that include the local system information capacity and design flows for existing trunk sewers.
 - For local sanitary sewer lines 12" and larger that connect to a Metropolitan Interceptor, provide the 2040 design flow and pipe capacity for each connecting trunk sewer.
 - Provide assignment of 2040 growth forecasts by Metropolitan interceptor facility. If the City needs assistance delineating the service areas associated with the interceptors below, Council staff can assist.
 - 7017
 - 7017-1
 - 7017-2
 - 7017-3
 - 7017-4
 - 7138
 - 7025-1

Response: The City will insert the following Map and table in Section 7.5, Future Sanitary Sewer System. (p. 169)



Capacities of the sanitary sewers 12" and larger that discharge to an MCES Interceptor

Trunk Sewer Location	Sanitary Sewer Sub-District	Diameter (in)	Capacity (gpm)	2040 Peak Hourly Flow (gpm)	2040 Residual Capacity (gpm)
MN-7	MW-1	12	974	210	764
Washta Bay Rd	MW-7	18	1,610	145	1,465
Chanhausen Rd	NO-2	15	1,452	176	1,276
Ridge Rd	NO-7	12	975	88	887
Lake Dr W	LA-3	24	4,614	1,997	2,617
Majestic Way	LA-6	12	883	583	300
Great Plains Blvd	LR-4	21	3,185	3,070	115
Lake Dr E	LL-7	12	746	132	614
W 78th St	LL-7	15	1,403	36	1,367
W 78th St	LL-7	18	3,616	501	3,115

- Describe the requirements and standards in the City for minimizing inflow and infiltration.
 - Include a copy of the local ordinance or resolution that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer

system.

- Include a copy of the local ordinance or resolution requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system.

Response: See Appendix C, Section 7.8, City Code Section 19-44

- Describe the sources, extent, and significance of existing inflow and infiltration in both the municipal and private sewer systems.
 - Include a summary of the extent of the systems that contributes to I/I such as locations, quantities of piping or manholes, quantity of service laterals, or other measures. If an analysis has not been completed, include a schedule and scope of future system analysis.
 - Include the measured or estimated amount of clearwater flow generated from the public municipal and private sewer systems.
 - For quantifying I/I, some communities have used the EPA guidance to determine the annual I/I and peak month I/I
<https://www3.epa.gov/region1/sso/pdfs/Guide4EstimatingInfiltrationInflow.pdf>
 - The method described in the Plan for quantifying clear water varies depending on water usage rates and may not provide an accurate or reasonable measurement of inflow or infiltration.
 - Include a cost summary for remediating the I/I sources identified in the City. If previous I/I mitigation work has occurred in the City, include a summary of flow reductions and investments completed. If costs for mitigating I/I have not been analyzed, include the anticipated wastewater service rates or other costs attributed to inflow and infiltration.
- Describe the implementation plan for preventing and eliminating excessive inflow and infiltration from entering both the municipal and private sewer systems.
 - The Plan needs to include the strategy for implementing projects, activities, or programs planned to mitigate excessive I/I from entering the municipal and private sewer systems.
 - A copy of the detailed I/I Capital Improvements Plan from the I/I Reduction Plan is included in Appendix C. However, there is no information on the planned activities or costs in Appendix C, which is required.

Response: The plan discusses I/I strategies on pages 161 – 163. Annually, we previously submitted work programs to the Metropolitan Council. We could add them as an appendix to the Chapter, but are not sure this is necessary since the Metropolitan Council already has them. The city discusses in this section what projects are undertaken annually and for which we provide annual funding. However, we cannot tell, until the study is completed if a specific work program should be developed.

We propose on adding the following language to the section on I/I regarding an I/I study shown in **bold**:

Infiltration is clear water that enters the sanitary sewer system through defects in the sewer pipes, joints, manholes, and service laterals. Water that enters the sewer system from cross connections with storm sewer, sump pumps, roof drains, or manhole covers is considered inflow. **The City defines certain inflow as a form of illicit discharge, defined by City Code of Ordinances Sec. 19-44. Section 19-44 does not allow for certain types of cross connections by prohibiting direct or indirect discharges from roof drains, sump pumps, unauthorized swimming pool discharges, cistern overflow pipes or other surface drain connections to the sanitary sewer system. Any such connection found contributing to this inflow shall**

be disconnected and the piping removed in accordance with the Ordinance.

The quantity of I/I entering a wastewater collection system can be estimated utilizing wastewater pumping records, daily rainfall data and water usage characteristics **flow data obtained from meters, such as the meters MCES has in place to monitor the City's sanitary flows. By taking the City's base flows, calculated as daily flows during winter months, and comparing them to the City's average daily flows, the amount of I/I collected in the City's system can be estimated. Based on available MCES flow data, the contribution of I/I to Chanhassen's overall wastewater flow is approximately 13% from 2000-2017, as seen from Figure 7-13.**

Figure 7-13 Infiltration and Inflow Calculations

Year	Average Daily Flow (Million Gallons)	Base Flow (Million Gallons)	Yearly I/I Contribution
2012	1.459	1.368	6%
2013	1.630	1.352	17%
2014	1.624	1.303	20%
2015	1.395	1.154	17%
2016	1.715	1.481	14%
2017	1.724	1.613	6%
AVERAGE			13%

Water from inflow and infiltration can consume available capacity in the wastewater collection system and increase the hydraulic load on the treatment facility. In extreme cases, the added hydraulic load can cause bypasses or overflows of raw wastewater. This extra hydraulic load also necessitates larger capacity collection and treatment components, which results in increased capital, operation and maintenance, and replacement costs. As sewer system age and deteriorate, I/I can become an increasing problem. Therefore, it is important that I/I be reduced whenever it is cost effective to do so.

The MCES has established wastewater flow goals for each community discharging wastewater into the Metropolitan Disposal System (MDS) based on average day flows and allowable peaking factors. These enforced wastewater flow goals are aimed at reducing excessive I/I within the city's sanitary sewer system and also the MCES interceptor system. In February 2006, MCES adopted an I/I Surcharge Program which requires communities within the MCES service area to reduce or minimize excessive I/I over a period of five years. In the case that communities exceed the wastewater flow goals set by MCES during the five-year surcharge period, the community will be assessed a surcharge for flows above the goal.

The City of Chanhassen was identified by the MCES as having excessive I/I during the development of the I/I Surcharge Program. As part of the MCES surcharge program, the City of Chanhassen has the ability to recover or avoid the imposed surcharges **by investing in the repair and maintenance of the City sanitary sewer system rather than paying surcharge amount directly to MCES**, surcharges can be avoided. **This**

is done by taking official steps to reduce excess I/I through planned city (or private) fund expenditures that meet MCES requirements. The investments into the sanitary sewer system are added up over a 5 year work plan period, and at the end of the 5 year work plan if the total amount invested into the system are equal to the surcharge amount, then the surcharge is considered paid. In addition, costs spent on repair or reconstruction of the MCES interceptor may be directly credited to the City of Chanhassen's surcharge amount.

The City of Chanhassen's goal is to abate I/I in a measurable manner: reducing wastewater flows such that they are 75% or less than the water consumption. Figure 7.13 7-14 shows the percentage of wastewater to water consumption for the last 17 years. From 2000 to 2006, six of the seven years monitored exceeded 75%. Over the next five years two years exceeded the threshold. From 2012 to 2016 two years exceeded the 75% threshold.

Year	Wastewater to Water Consumption	Year	Wastewater to Water Consumption	Year	Wastewater to Water Consumption
2000	94%	2007	83%	2012	55%
2001	102%	2008	74%	2013	70%
2002	120%	2009	65%	2014	78%
2003	89%	2010	78%	2015	68%
2004	108%	2011	74%	2016	83%
2005	100%	Average	75%	Average	71%
2006	66%				
Average	95%				

FIGURE 7.13 |
Historic Wastewater
to Water Consumption
Percentages

In the summer of 2006, the City completed an I/I study to assess the City's sanitary sewer I/I and implemented the I/I reduction program in response to the MCES program. Previous to the 2006 study, the city conducted a sump pump inspection program in the late 1990s in an effort to eliminate illicit discharges, and conducted a feasibility report for a sewage flow monitoring program in 2002 aimed at achieving fair and equitable allocations of the wastewater treatment costs provided by MCES. Since 2006, the city has completed inspections, repairs, and upgrades to the public sanitary sewer system with the goal of reducing I/I. The City on average has invested approximately \$200,000 a year into I/I abatement programs, and will continue to do so as seen from the 2019-2023 CIP in *Figure 7-1*.

While many improvements have been installed in the city's public sanitary sewer system, MCES metering and city lift station run time data shows that certain areas of the sanitary sewer system are still experiencing I/I issues. This is why it is important for the City to continue investing in I/I abatement. Also, MCES has stated that up to 80% of I/I can originate from private property connections (illicit discharge, unmaintained systems, etc.).

Thus, the city is conducting a similar study to that performed in 2006 which focuses more heavily on the impact private property connections have on the city's overall I/I issue, and evaluates mitigation options if a private I/I issue exists. Consultant engineering services have been contracted for this study which will include: performing sewershed data review and providing a means for the collection of flow data (i.e. metering); preparation of a report that summarizes the findings of the sewershed review and flow data collected, including identifying critical areas contributing to I/I; and providing recommendations to remediate infiltration and inflow issues for both private side and public contributions. The final report will be completed in November 2019. The City will adjust its I/I

abatement efforts and future planning based on the report's findings, along with continuing public education and outreach on the importance of the issue and ways the public can help address I/I.

- The "Plan" cites, by reference, Appendix C where the sub-surface sewage treatment systems (SSTS) management program is described, however Appendix C, actually contains information relative to prohibited discharges to the sanitary sewer system and is not related to SSTS management program(s). The Plan needs to describe the City's management program for sub-surface sewage treatment systems (SSTS) to comply with MPCA 7080 regulations.

Response: See page 154 - 155. The correct citation is Chapter 19, Article IV of the Chanhassen City Code. We have summarized that this chapter provides regulation for the design and maintenance of SSTS revisions shown in bold. (You were correct that Appendix C deals with I/I issues.)

On-site Disposal Systems

There are several areas within the City of Chanhassen that are currently on septic systems. Some of these areas are developed with one or two acre lots that could be developed or subdivided with sanitary sewer service. Figure 3.6 in Appendix A presents the lots which currently utilize septic systems. The areas are primarily located in the districts south of the Highway 212 corridor. The remaining existing septic systems are scattered throughout the remainder of the city in areas with larger lots. There are currently 388 Subsurface Sewage Treatment Systems (SSTS) in the community with 380 serving residential and eight serving commercial/industrial uses. Chapter 19, Article IV of the Chanhassen City Code addresses SSTS, **which provides regulation for the design and maintenance of SSTS.**

(https://library.municode.com/mn/chanhassen/codes/code_of_ordinances?nodeId=CICO_CH19WASESEDI_ARTIVSUS_ETRSY)

SSTS are required to be pumped every three years. A compliance report must be completed upon the sale of a home that is served by SSTS, unless one has been completed within the last three years.

- Include a map or maps (GIS shape files or equivalent) showing the location of sub-surface sewage treatment systems and the location of nonconforming systems or systems with problems.

Response: Map on 184.

Advisory Comments

Information in the Plan on the I/I program is dated and refers to documents from 2006. We recommend reviewing the www.metrocouncil.org/iandi website and the Thrive MSP 2040 for current policy.

Land Use (Angela R. Torres, 651-602-1566)

- The total area for the City is not consistent between previous, current, and future planning periods. The City explained in supplemental information that the existing land use (2015) time period difference was a result of refinements in GIS and parcel data, which is understandable. However; total area for the 2020 through 2040 planning periods needs to match in Figure 2-6. Calculations for these planning periods should be a result of more recent analysis. Year 2020 reflects the same land area as 2015. Please update the 2020 column of Figure 2-6.

Response: Figures 2-6 (p. 26), 2-7 (p. 27) and 2-8 (p. 28) have been revised to match. Note that we have also updated Table 6.2((p. 109) to address changes made to these figures. The total acreage listed in the narrative text of section 2.5.2 (p. 28) and 2.5.4 (p. 32) has been revised to match the revisions in Figures 2-6, 2-7, and 2-8.

- The supplemental information includes clarification that there are five (5) subdistricts within the Commercial land use category, and describes definitions, allowable uses, and potential zoning districts for each. Two subdistricts, Residential/Lifestyle Center and Central Business District, permit residential uses. This information clarifies several land use comments in the previous review letter. Some additional information is still needed to meet minimum requirements for the land use analysis. The expected share of residential use in the Commercial subdistrict, Central Business District, is required as well as the minimum and maximum allowable density range and net residential acres for the CBD. This allows the Council to adequately plan for regional services and is required.

Response: Footnotes have been added to Figure 2-6 (p. 26), and the narrative text of section 2.7.1 (p.32 – 33) has been revised to note the expected residential share, a minimum density of 16 units an acre, and a historical maximum density of 33 units an acre.

Additional footnotes for Figure 2-6 (P. 26 – 27)

1. Redevelopment within the downtown Central Business District, which is a zoning category of the commercial land use, includes approximately 40 acres. Of this area, approximately 30 percent will incorporate a residential component. Between 2015 and 2020, four acres redeveloped with 134 dwelling units and 19,000 square feet of retail space. Between 2021 and 2030, approximately six acres will redevelop including housing. From 2031 to 2040, an additional six acres may redevelop including housing.
2. (Vacant Commercial) Approximately 24 acres within the Avienda lifestyle development, which is dual guided for commercial and office use, will be residential development. Approximately 15 acres will develop between 2021 and 2030 and nine acres will develop between 2031 and 2040.
3. (Vacant Office) Approximately 24 acres within the Avienda lifestyle development, which is dual guided for commercial and office use, will be residential development. Approximately 15 acres will develop between 2021 and 2030 and nine acres will develop between 2031 and 2040.

The relevant portion of the revised Section 2.7.1 is provided below:

Land within City's Central Business District subcategory is fully developed; however, as buildings approach the end of their design life, opportunities for redevelopment will emerge. Staff expects that 40 acres within this area will redevelop between 2021 and 2040, with 30 percent, 12 acres, of that redevelopment taking the form of residential uses. Residential uses within this area will develop with a minimum density of 16 units an acre. Maximum density is limited by performance standards; and, historically, residential uses with the Central Business District have developed with densities between 23 and 33 units an acre. For projecting land demand, and average density of 24 units an acre was used.

- The five subdistricts to the Commercial land use category need to either be added to Figure 2-6 or a separate table so that acres and staging are associated with all land uses.

Advisory Comments

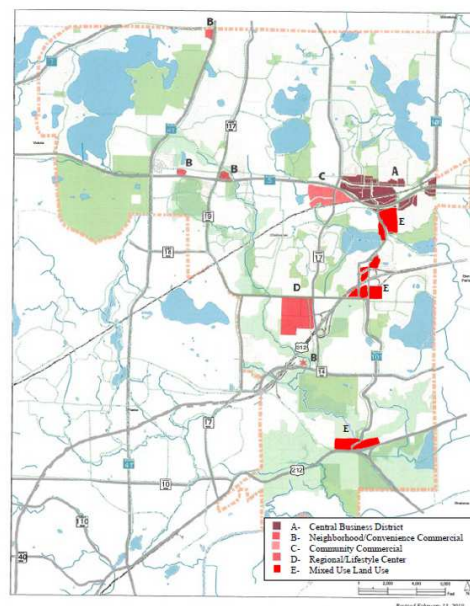
- Currently, the Business Fringe District does not identify residential uses, although the description includes discussion of the vision for future mixed-use development. If future developments include residential uses, the City would need to request a Plan amendment to accommodate residential uses.

Response: Since Business Fringe District is a zoning district and not a Commercial Land Use Subcategory, staff has removed the Business Fringe District subsection to avoid confusion.

- The supplemental information refers to the five Commercial subdistricts inconsistently as both zoning and land use categories. We assume that the Commercial subdistricts are accurately interpreted as sub-*land use categories* given that the Plan states on page 32 "zoning districts within this land use category is CBD or BH." As land uses, most of the land use requirements for these subdistricts are met, with the exception of items mentioned above. If this is an incorrect assumption, contact Council staff to discuss.

Response: Staff has retitled Figure 2-11 (p. 31) and revised the narrative text (p. 32 – 34) to clarify that these are subcategories of the commercial land use category. The revised text will read as follows:

FIGURE 2-11 Chanhassen Commercial Land Use Subcategories and Mixed Land Use
Chanhassen Commercial Land Use Subcategories and Mixed Land Use



2.7 | Commercial Land Use

Traditionally, the city has focused on directing commercial development into the Central Business District. This policy has helped Chanhassen create and maintain a strong business community. However, between the city's growth and the realignment of Highway 212, the city has determined that there is a potential for significant commercial development outside of the downtown core. In order to take advantage of this opportunity, the city guided land for Regional Commercial use and is in the process of moving the Avienda regional lifestyle and mixed-use center through the approval process. This development will significantly increase the amount of commercial real estate in the city, and will create a second, complimentary, hub of commercial activity. Since 2008, the city has added over 300,000 square feet of commercial uses.

Within the area guided for Commercial Land Use there are several distinct subcategories shown in Figure 2-11. The intent, characteristics, and potential zoning of these subcategories are described in Sections 2.7.1 to 2.7.4.

2.7.1 | Central Business District

Definition/Vision:

The Central Business District subcategory is a compact walkable area featuring a wide variety of business, commercial, office, and residential uses providing a comprehensive range of services at higher development densities than are present elsewhere in the city.

The Central Business District is a dense concentration of jobs, services, housing, and civic uses. The city's highest density developments are located in the Central Business District. The scale of these developments is supported by infrastructure such as the Chanhassen Transit Station.

The proximity of numerous commercial and civic uses accessible by attractive walking paths draws shoppers, visitors, and residents to the area and promotes multiple trips between destinations. New developments in this area are encouraged to complement the existing mix of uses and to contribute to maintaining a vibrant and active district over the course of an extended day. Attention is also given to creating attractive and comfortable pedestrian links between varied uses within the area as well as promoting a sense of place.

Goods and Services Examples:

» Residential (High Density) » Office » Entertainment (Restaurants, Theaters, Music Venues)
» Retail, Grocery, Household Goods and Services » Fitness Activities » Hotels » Health Services (Clinics)

Land within City's Central Business District subcategory is fully developed; however, as buildings approach the end of their design life, opportunities for redevelopment will emerge. Staff expects that 40 acres within this area will redevelop between 2021 and 2040, with 30 percent, 12 acres, of that redevelopment taking the form of residential uses. Residential uses within this area will develop with a minimum density of 16 units an acre. Maximum density is limited by performance standards; and, historically, residential uses within the Central Business District have developed with densities between 23 and 33 units an acre. For projecting land demand, an average density of 24 units an acre was used.

Zoning districts within this land use are CBD (Central Business District) or BH (Business Highway).

Previously, the BG (General Business District) zoning district was used within the area; however, these areas were rezoned as CBD. The BG zoning classification is still the underlying zoning district for several PUDs within the Central Business District.

2.7.2 | Neighborhood/Convenience Commercial

Definition/Vision:

The Neighborhood/Convenience Commercial subcategory is intended to host business that provide the daily goods and services needed by residents or nearby employees. These areas are oriented towards smaller sites with direct access to collector streets and are preferably located close to intersections of collector or arterial roads. These land uses are scaled to be compatible with surrounding land uses, which are typically residential. Neighborhood/convenience commercial uses should have a minimal impact on surrounding properties, as measured in terms of hours of operation, signage, and the noise, light, and odors generated.

No single use in this district should exceed 10,000 square feet in gross built area.

Goods and Services Examples:

- » Small to medium sized restaurants (no drive through windows)
- » Dry Cleaning » Neighborhood Scale Health/Fitness Services
- » Office » Day Care
- » Neighborhood Scale Convenience Store » Gas Stations » Personal Services

The zoning application for this land use is BN (Neighborhood Business District) or PUD (Planned Unit Development).

2.7.3 | Community and General Commercial

Definition/Vision:

The Community and General Commercial subcategory facilities large-scale commercial and office developments requiring high visibility along arterial roads. This type of development has the capacity to generate enough light, noise, and traffic to have a moderate impact on the surrounding areas.

These developments are located in areas with access to arterial streets, preferably at intersections with collector and arterial streets, have moderate to large-sized sites, are within the MUSA, and have environmental features, such as soils and topography, suitable for compact development. These projects must have adequate buffering by physical features or adjacent compatible uses to protect nearby residential developments.

Goods and Services Examples:

- » Furniture and Home Furnishings
- » Electronic and Appliance Stores
- » Building Material and Garden Supplies
- » Auto Parts and Accessories
- » Sporting Goods

Suitable areas will be zoned CC (Community Commercial) to facilitate this land use.

2.7.4 | Regional/Lifestyle Center Commercial

Definition/Vision:

The Regional/Lifestyle Center Commercial subcategory facilitates the creation of a regional destination featuring a highly walkable commercial core complimented by residential and office uses.

A region center is a mixed commercial development with retail and entertainment uses of an appropriate scale to serve a regional market. The development should be designed to serve pedestrian and mass transit users along with automobile users. Its design should create an attractive and comfortable walking experience for visitors and residents establishing a sense of place or destination. The center's retail component should be integrated with its office and residential components, with mindful transitions between land uses.

Goods and Services Examples:

- » Entertainment
- » Department Store
- » Comparison Shopping
- » Specialty Retail/Boutique
- » Restaurants
- » Hotels
- » Residential

The city has dual guided 160 acres at the southeast corner of Powers and Lyman Boulevards as commercial and office to allow for a potential regional/lifestyle center. The city projects that 30 percent, 48 acres, of land developed within the Regional/Lifestyle Center Commercial subcategory will develop for residential uses with net densities between 10 and 16 units. For projecting land demand, an average density of 13 units per acre was used. The City anticipates that 48 acres of new residential development within the Regional/Lifestyle Center Commercial subcategory will occur between 2020 and 2040.

The zoning for this type of development is PUD-Regional Commercial.

Implementation (Angela R. Torres, 651-602-1566)

The Plan must include, at a minimum, a summary of the zoning category descriptions as well as the current zoning map. Discussion in the Plan can explain that these are for reference, printed on a specific date, and that the current version of the Zoning Code is available online as suggested in the supplemental information. However, the information is required as part of the Implementation plan. This can be included as an appendix and does not have to be part of the land use chapter. Future changes to this information in the appendix would not require a Plan amendment.

Response: Staff will provide a list of the zoning districts and Intent statements for each district with a link to the city code and zoning map in an appendix to Chapter 10 (p. 296-301).

Housing (Tara Beard, 651-602-1051)

The supplemental information explains, and adds context to, the land use and housing figures 2-6, 2-8 and 3-25 in a way that resolves incompleteness for the majority of the Council's incompleteness comments.

However, to include the Regional/Lifestyle Center acres referenced in the housing chapter as addressing Chanhassen's 2021-2030 affordable housing need, those acres and the corresponding density must also be acknowledged in Figure 2-6. The housing chapter indicates that the Regional/Lifestyle Center is located within the commercial land use category, but Figure 2-6 indicates that 75 acres of commercial land will be developed between 2021 and 2030; 30% of which is 22.5 acres. Figure 3-25 shows 36 acres available for residential development within the Regional/Lifestyle Center. Figure 2-6 needs to show which land use category is inclusive of the Regional/Lifestyle Center acres planned for residential use consistent with Figure 3-25, for internal Plan information consistency, which is required.

Response: Footnotes have been added to figure 2-6 (p. 26 – 27) clarifying the categorization and anticipated timeline of development for land within the Regional/Lifestyle Center and Downtown subcategories. Figure 3-5 (p. 57) and its associated narrative text have been revised as follows:

FIGURE 3-25 | Demonstrated Capacity to meet Affordable Housing Allocation

Capacity to Meet Affordable Housing Need Allocation			
Land Use Category	Vacant Acres	Density (units/acre)	Total Units
High Density Residential	52	8	416
Mixed Use Primarily Residential	15	8	120
Regional/Lifestyle Center Commercial	30	8	240
Downtown	6	8	48
Total	103	8	824

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The city anticipates that 103 acres guided for residential uses with minimum densities of at least 8 units/acre will develop between 2020 and 2030. These 103 acres are divided between 52 acres guided for high density residential land use which has a density range of 8-16 units/acre, 15 acres guided for mixed use primarily residential which has a density range of 8-20 units/acre, 30 acres guided for regional/lifestyle center which has a density range of 10-16 units/acre, and 6 acres of downtown redevelopment with an expected density range of 16 to 33 units an acre.

OTHER ADVISORY INFORMATION

Council staff offer the following additional advisory comments for your consideration.

Transportation (Russ Owen, 615-602-1742)

- Consider replacing "B" arterial roadways with "other" arterial roadways. This reference can be found on page 122. This terminology change occurred with the most recent update of the Transportation Policy Plan and although, not required at this time, would be consistent with the updated TPP.

Response: The language has been revised. All "other" references had been revised previously.

- For clarity, consider adding a Figure number and a legend to the Map on page 131.

Response: Figure number and legend are added.

- The following routes serve Chanhassen and should be mentioned in the Plan: Routes 602, 690, 691, 692, 695, 698, and 699.
-

Response: Routes added with note that this was as of Dec. 2018. (p. 132)

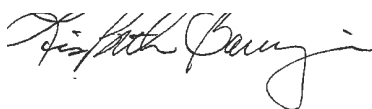
- The City has two major transit facilities and should be mentioned in the Plan. The Chanhassen park-ride served by 690, 692, 698 and 699; and the Southwest Village park-ride served by 602, 690, 691, 695, 698 and 699.

Response: Routes from each Chanhassen Transit Facility were added with a note that this was as of Dec. 2018.

To expedite the Council's review of supplemental materials submitted in response to incomplete items, please provide a cover memo that outlines where and how the incomplete items are addressed in the new material.

After all the required elements of the Plan are submitted and found complete, the Council staff will begin the official review process. Please contact Angela R. Torres, Sector Representative/ Principal Reviewer, at 651-602-1566 or the listed technical staff, with any questions or for additional assistance.

Sincerely,



LisaBeth Barajas, Director
Community Development

CC: Deb Barber, Metropolitan Council District 4
Angela R. Torres, Local Planning Assistance Manager

Kate Aanenson, Community Development Director

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Raya Esmaeili, Reviews Coordinator

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