

Community Development Committee

Meeting date: May 11, 2015

For the Metropolitan Council meeting of May 27, 2015

Subject: City of Chanhassen CSAH 61 Corridor Comprehensive Plan Amendment, Review File No. 20265-8

District(s), Member(s): District 4, Deb Barber

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

Staff Prepared/Presented: Angela R. Torres, AICP, Senior Planner, Local Planning Assistance (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Chanhassen to place the *CSAH 61 Corridor* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Background

The Council reviewed the City's Comprehensive Plan Update (Business Item 2008-206, Review File No. 20265-1) on October 22, 2008. This is the City's eighth CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan to reguide approximately 288 acres from office and office industrial land uses to residential medium density, high density, and mixed use land uses. The property is located along the CSAH 61 corridor as a key southern gateway to the City. The purpose of the amendment is to incorporate the CSAH 61 Corridor Land Use and Utility Study results into the comprehensive plan.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Funding

None.

Known Support / Opposition

None known.

Review Record

City of Chanhassen CSAH 61 Corridor Comprehensive Plan Amendment

Review File No. 20265-8, Council Business Item No. 2015-102

BACKGROUND

The City of Chanhassen (City) is located in eastern Carver County, surrounded by the cities of Eden Prairie and Shorewood (Hennepin County), Chaska and Victoria (Carver County), and Shakopee and Jackson Township (Scott County).

Consistent with the policies adopted by the Council in June 2014 (Business Item 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the *2030 Regional Development Framework (RDF)* and its policy plans.

The 2030 Regional Development Framework (RDF) identifies the City as a Developing community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 27,500 to 38,000 people, from 10,200 to 14,800 households, and that employment will grow from 13,000 to 15,600 jobs.

The Council reviewed the City's Update, Review File No. 20265-1, on October 27, 2008. The City has submitted six comprehensive plan amendments (CPAs). Three of those amendments made minor land use changes, one amendment made minor text and map changes to the transportation section, and one amendment identified approved road reclassifications. These CPAs met the Comprehensive Plan Amendment Administrative Guidelines revised by the Council on July 28, 2010, and have been allowed to be placed into effect under those guidelines.

The City also submitted a CPA to adopt the Chanhassen Apartments CPA to reguide land in support of a 155-unit apartment development (Review File No. 20265-5). The Council reviewed the amendment on July 15, 2013, and the amendment was allowed to be put into effect.

This is the City's seventh proposed amendment to their 2030 Comprehensive Plan Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reguide approximately 288 acres from office and office industrial land uses to residential medium density, high density, and mixed use land uses located along the CSAH 61 corridor as a key southern gateway to the City. The purpose of the amendment is to incorporate the CSAH 61 Corridor Land Use and Utility Study into the comprehensive plan.

OVERVIEW

Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on October 27, 2008 (Review File No. 20265-1).
- West One CPA was administratively approved by the Council on November 9, 2009 (Review File No. 20265-2).
- Land Use and Transportation CPA was administratively approved by the Council on February 14, 2011 (Review File No. 20265-3).
- Road Reclassification CPA was administratively approved by the Council on May 3, 2013 (Review File No. 20265-4).
- The Chanhassen Apartments CPA was approved by the Council on July 24, 2013 (Review File 20265-5).
- The Preserve at Rice Lake CPA was administratively approved by the Council on September 12, 2013 (Review File No. 20265-6).
- Arbor Cove CPA was administratively approved by the Council on May 20, 2014 (Review File No. 20265-7).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The CPA conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with land use and housing policies are detailed below.

Land Use

Reviewer: Angela R. Torres (651-602-1566)

The *2030 Regional Development Framework* identifies the City as a Developing community, and directs Developing communities to support sewer residential development at densities of at least 3 units per acre. The CPA proposes to reguide approximately 288 acres from office and office industrial land uses to residential medium density, high density, and mixed use land uses located along the CSAH 61 corridor as a key southern gateway to the City. The purpose of the amendment is to incorporate the CSAH 61 Corridor Land Use and Utility Study into the comprehensive plan. The land use changes

allow for the potential future redevelopment of the corridor. As shown in Table 1 and illustrated in Figure 3, the City is regarding a number of different properties.

**Table 1: Detailed Land Use Changes along CSAH 61
20265-8 CSAH 61 Corridor CPA**

Acres	Guiding Change
58.96	Office to Residential Medium Density
107.34	Office to Parks
17.09	Residential Large Lot to Residential Medium Density
9.21	Office to Residential Medium Density
11.07	Office to Mixed (70%Res/30%Comm)
15.58	Office Industrial to Mixed (70%Res/30%Comm)
16.86	Office Industrial to Residential High Density
7.62	Office Industrial to Parks

The City’s Update, with previous amendments, has a planned minimum residential density of 3.73 units per acre. Consistent with the Council’s *MUSA Implementation Guidelines*, communities participating in the Plat Monitoring Program (PMP) receive credit for development platted beginning in the year 2000. Since 2000, the City has approved residential developments with an overall average density of 4.7 units per acre. The City has a combined overall density of 4.3 units per acre, consistent with the Council’s policy for sewer residential development in Developing communities.

Table 2. Residential Density Calculation for Planned Residential Land Uses

Category	Density Range			Min Units	Max Units
	Min	Max	Acres		
Low Density Residential	1.2	4	171.61	206	686
Medium Density Residential	4	8	148.49	594	1188
High Density Residential	8	16	65.9	527	1055
Mixed Use	8	20	26.65	213	533
TOTALS			412.65	1540	3462
Overall Density				3.73	8.39
Plat Monitoring Totals 2013			570.1	2682	4.70
CPU and Plat Monitoring Total			982.8	4222	4.30

Housing

Reviewer: Angela R. Torres (651-602-1566)

The CPA is consistent with the Council’s policy for housing. The City’s share of the region’s affordable housing need is 1,166 units. With this amendment, the City has over 493 acres available guided at densities high enough to support this need. This amendment adds 129 new acres to land guided to support their affordable housing allocation.

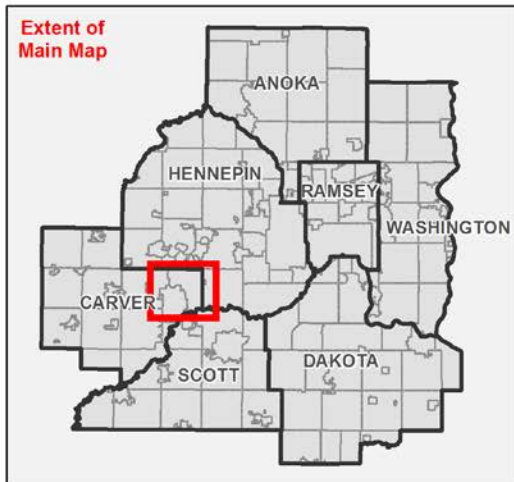
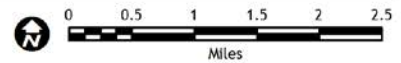
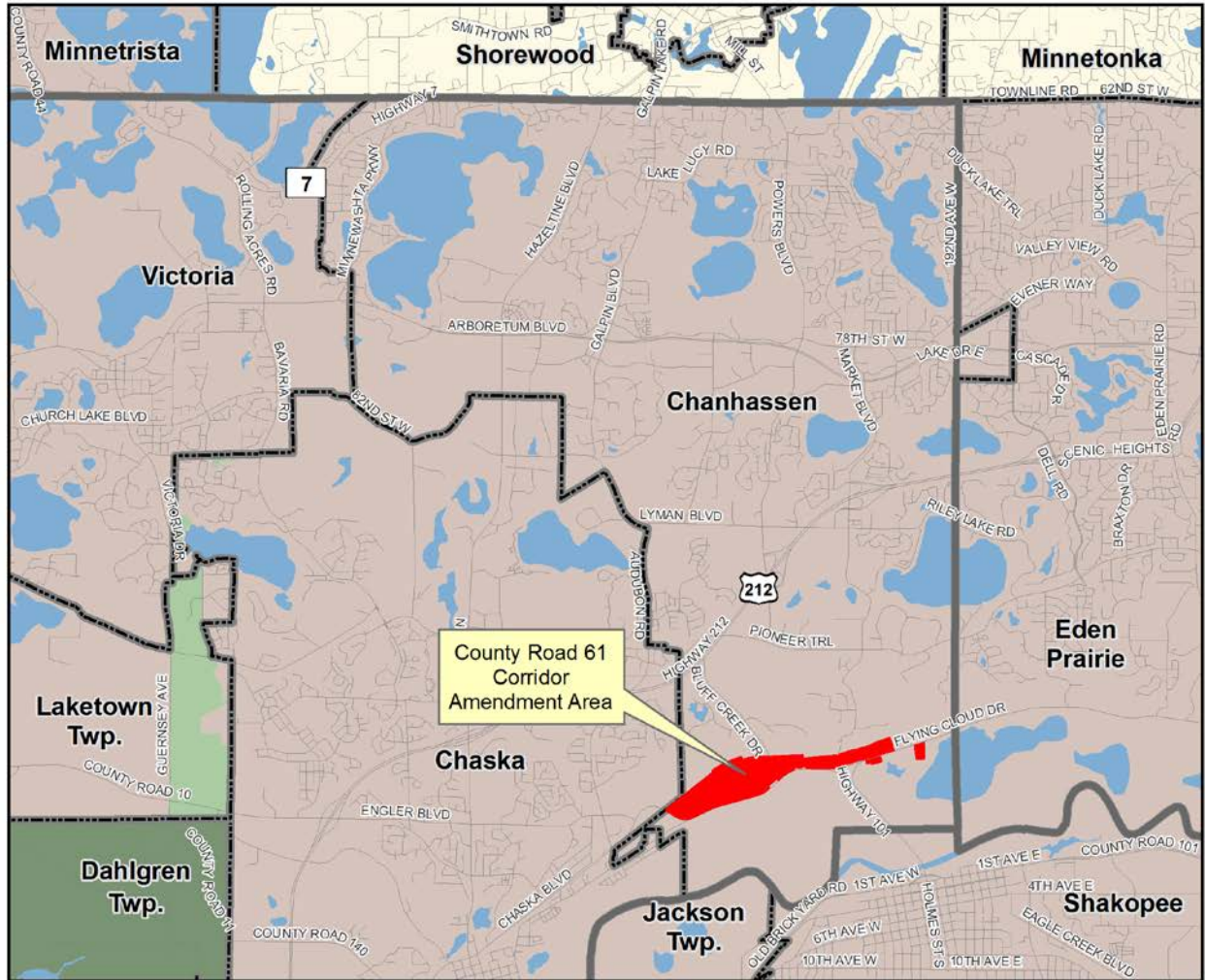
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed CPA 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.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

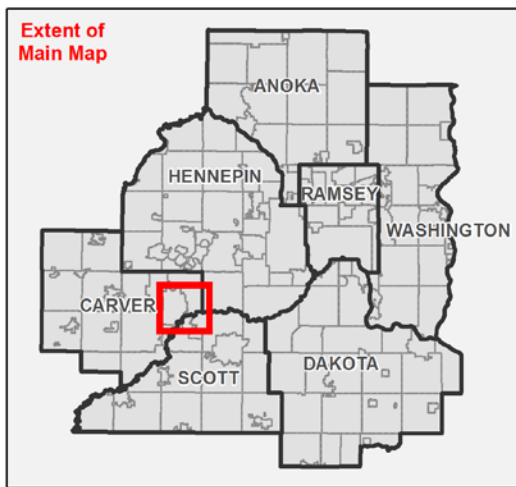
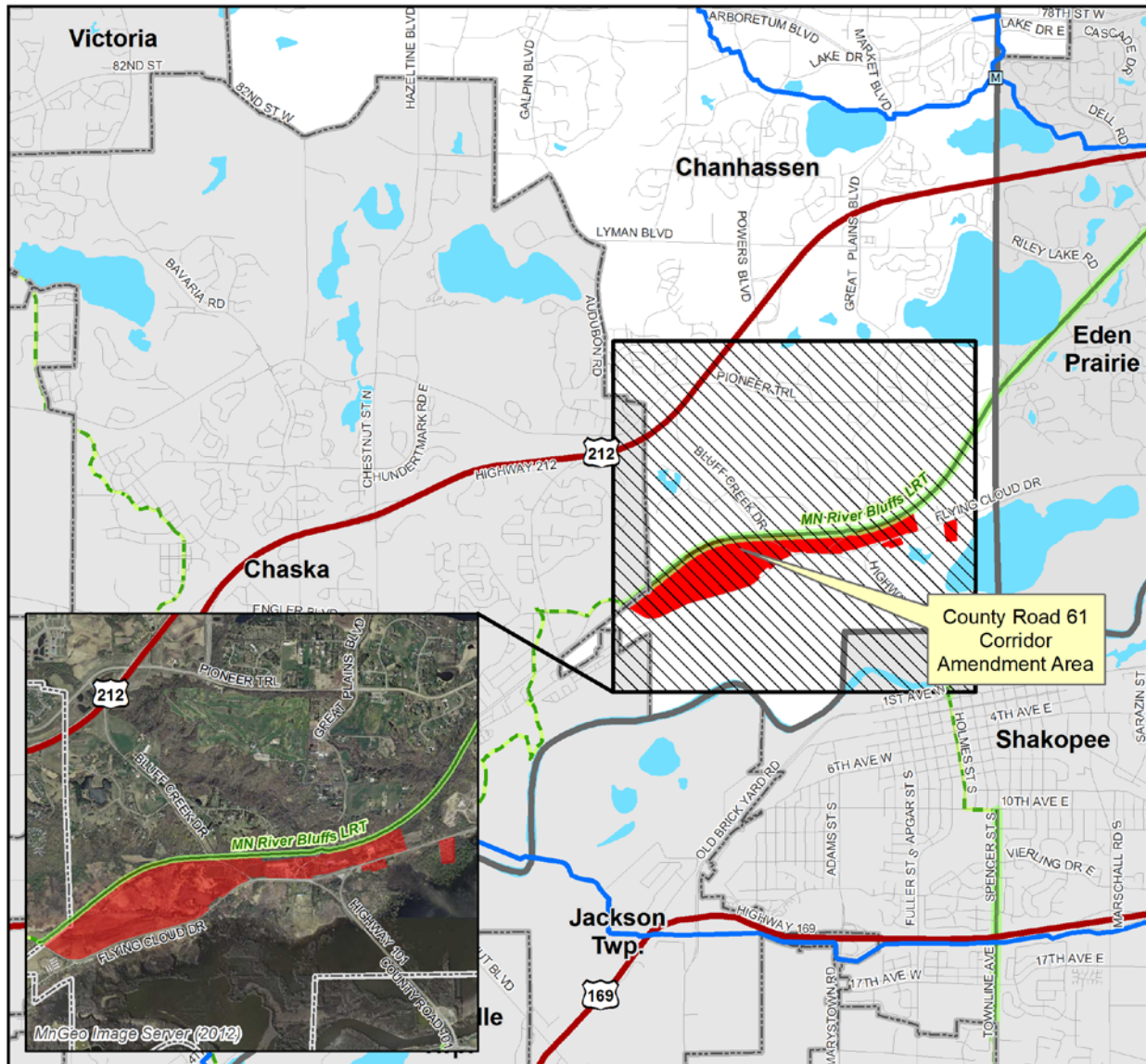
Figure 1: Location Map Showing Regional Planning Areas



2030 Framework Planning Areas

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Wastewater Services

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

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

Regional Trails

- Existing
- Planned
- Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

