

Community Development Committee

Meeting date: July 15, 2013

For the Metropolitan Council meeting of July 24, 2013

Subject: City of Chanhassen, Chanhassen Apartments Comprehensive Plan Amendment, Review File No. 20265-5

District(s), Member(s): District 4, Council Member Gary Van Eyll

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: Angela R. Torres, Senior Planner, 651-602-1566/LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

Division/Department: Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Chanhassen to put the Chanhassen Apartments Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Background

The Council reviewed the City's update, Review File No. 20265-1 on October 22, 2008, and allowed the City to put the plan into effect. The City has submitted three amendments, all of which were administratively reviewed.

The proposed amendment reguides 14 acres from Residential-Low Density/Office to Residential-Low/High Density and Office/Residential-High Density. The CPA will support the development of a 155-unit apartment building.

Rationale

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

Funding

None.

Known Support / Opposition

There is no known opposition.

City of Chanhassen Comprehensive Plan Amendment
Chanhassen Apartments

Review File No. 20265-5, Council Business Item No. 2013-209

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).

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. There have been three comprehensive plan amendments (CPAs), all of which have been reviewed administratively.

The City submitted a CPA to reguide 2.2 acres from Commercial to Office Industrial to accurately reflect existing and future uses (Review File 20265-2). The CPA was reviewed administratively and allowed to be placed into effect on November 10, 2009.

The City submitted a CPA to make text corrections in the land use and transportation chapters (Review File No. 20265-3). The CPA was reviewed administratively and allowed to be placed into effect on February 14, 2011.

The City submitted a CPA to change the functional class of a local roadway to a Minor Collector (Review File No. 20265-4). The CPA was reviewed administratively and allowed to be placed into effect on May 3, 2013.

This is the City’s fourth CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reguide property for a 155-unit market rate apartment building. The project includes two parcels, separated by 78th Street West, and located at the northwest corner of Highway 5 and Galpin Boulevard (CSAH 117) in Chanhassen. The proposal reguides 14 acres from Residential-Low Density/Office to Residential Low/High Density and Office/Residential-High Density. The proposal will transfer development rights from the density created on the north parcel to the south parcel and hold a conservation easement to preclude future development on the north parcel.

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 reviewed the City's Update on October 27, 2008 (Review File No. 20265-1).

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 Township'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 proposed amendment conforms to the regional system plan for Wastewater, with no substantial impact on, or departure from this plan. Additional comments are included below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The CPA is complete for regional parks review and conforms to the 2030 Regional Parks Policy Plan.

Transportation

Reviewer: Ann Braden (651-602-1705)

The proposed amendment conforms to the 2030 Transportation Policy Plan (TPP).

Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for subsurface sewage treatment systems, surface water management, and water supply. The proposed CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for Developing communities. The CPA will not change the City's forecasts. Additional review regarding consistency with Council policies is detailed below.

Land Use

Reviewer: Angela Torres (651-602-1566)

The CPA is consistent with 2030 Regional Development Framework (RDF) policies for Developing communities. The RDF directs developing communities to accommodate forecasted growth at an overall residential density of at least 3 units per acre. Of an estimated 14 acre property, the proposed CPA indicates 6.1 gross acres will be held in conservation, transferring the density units to the remaining 7.9 gross acres. Overall, the CPA proposes 155 total units at a net density of approximately 20.1 units per acre.

Housing

Reviewer: Angela Torres (651-602-1566)

The CPA is consistent with Council housing policy requirements of the Metropolitan Land Planning Act. The City is not a participant in the Livable Communities program so does not have a negotiated life-cycle housing goal. The City's estimated share of affordable housing is

acknowledged in their Comprehensive Plan Update (CPU) and estimated to be 1,166 units through 2020. This particular project does not include an affordable housing component.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The CPA is consistent with regional policy for forecasts. The CPA will not affect community-wide forecasts. The site contributes to housing growth within the existing forecast.

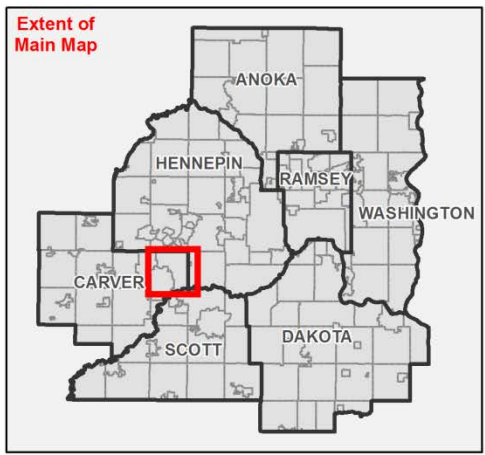
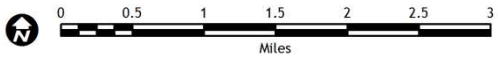
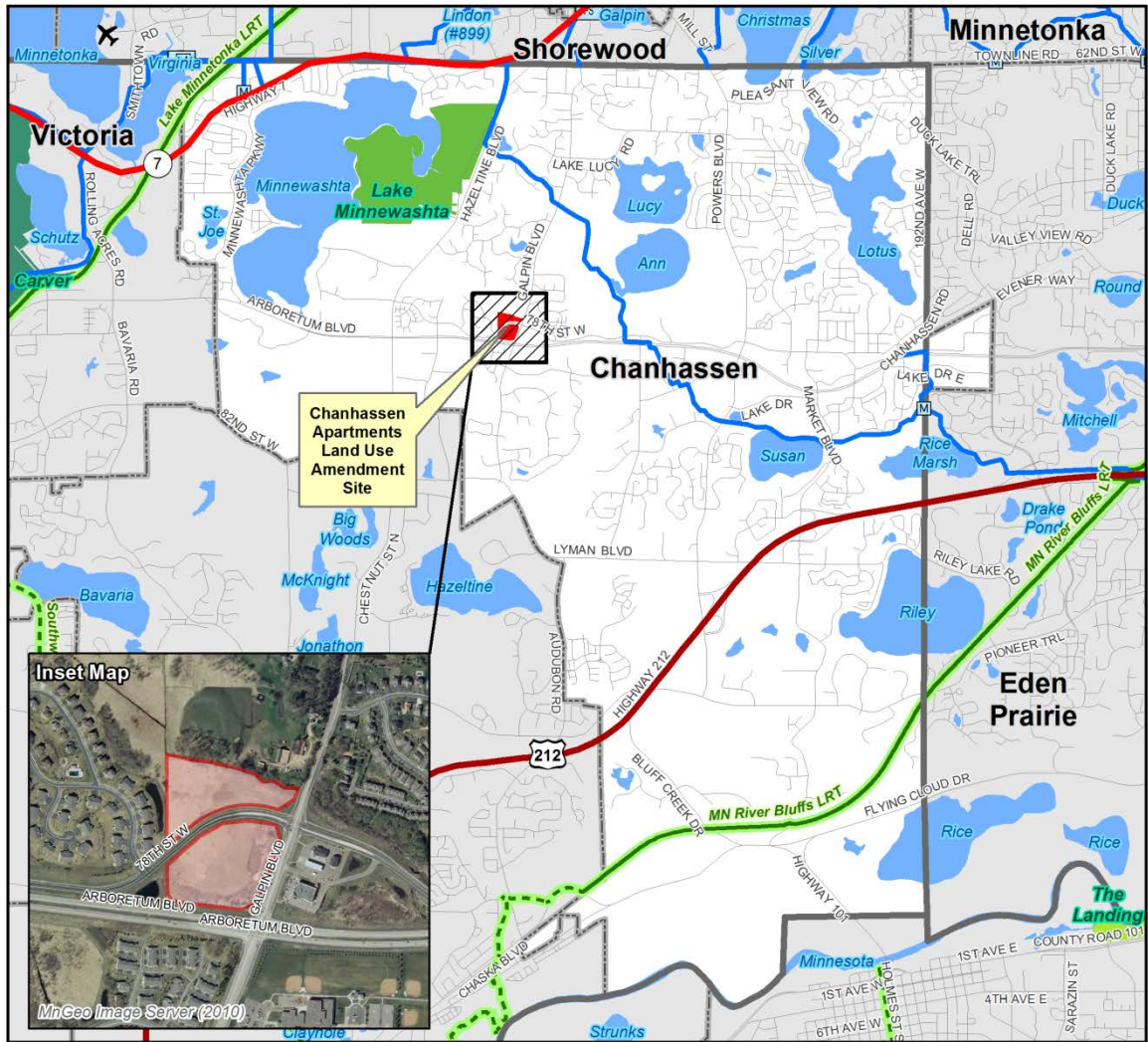
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

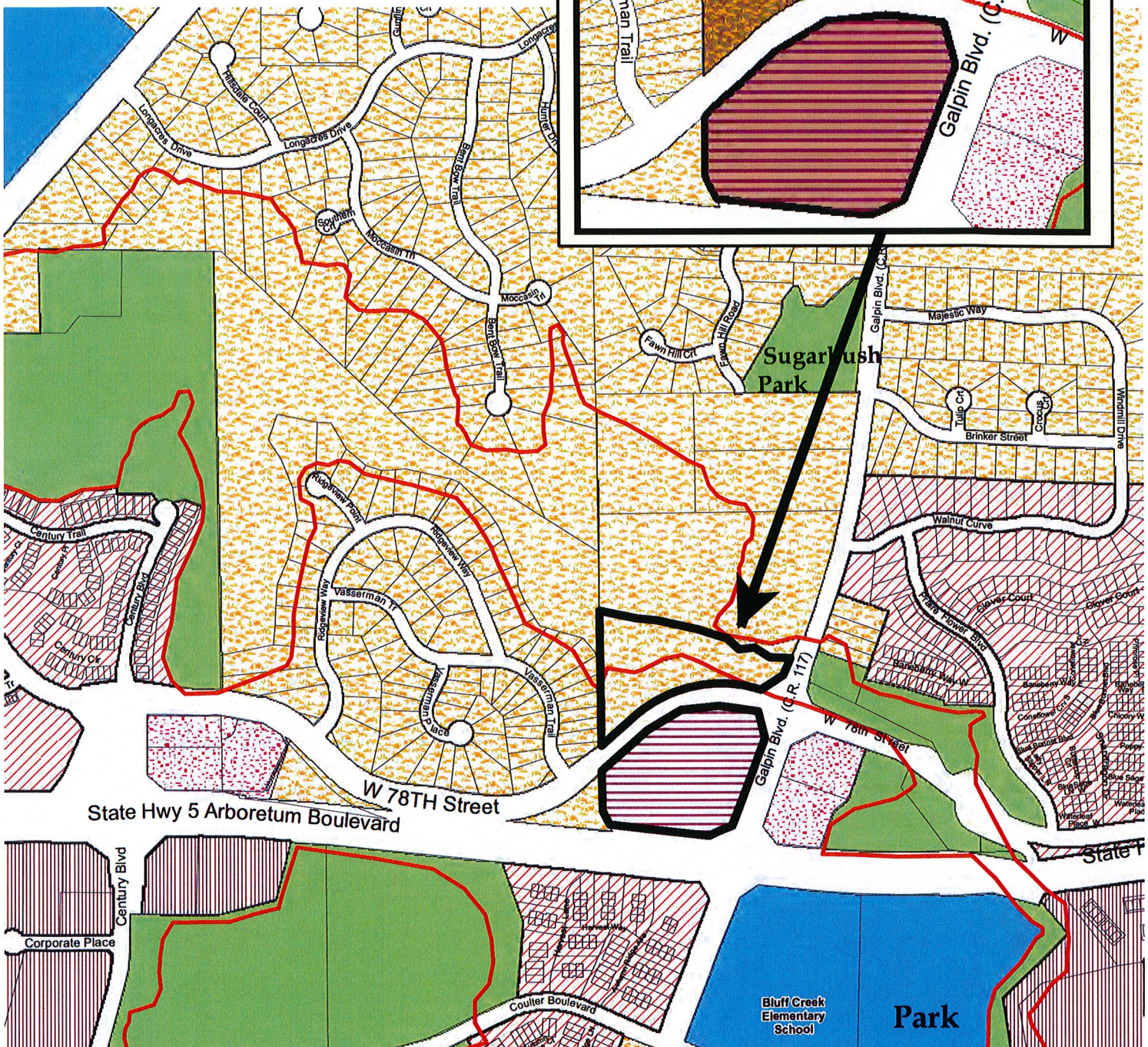
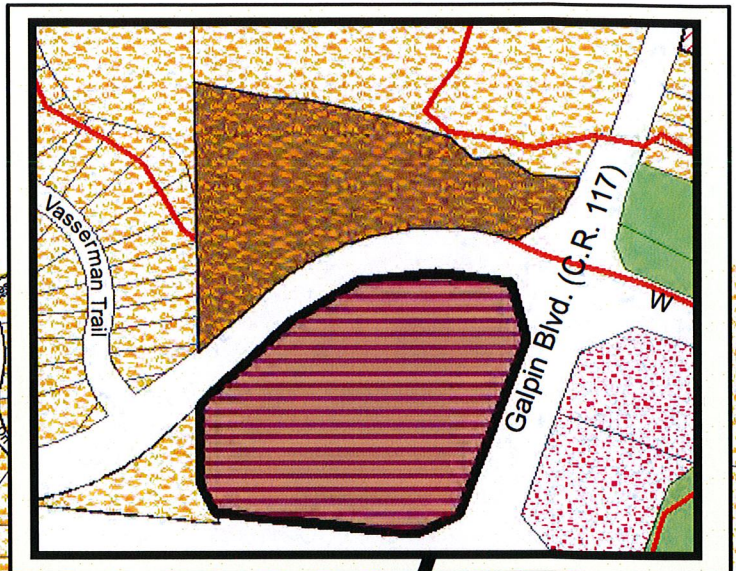
Figure 1: Chanhassen – Location & Regional Systems

Figure 2: Proposed Amendment Site



- Regional Systems**
- Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Wastewater Services**
 - Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - STATUS
 - Existing
 - Planned
 - Airports
 - Ncompass Street Centerlines, 2013

City of Chanhasen 2030 Landuse



Legend					
	COMMERICAL		RESIDENTIAL LARGE LOT		AGRICULTURE
	OFFICE		RESIDENTIAL LOW DENSITY		PARKS OPEN SPACE
	OFFICE INDUSTRIAL		RESIDENTIAL MEDIUM DENSITY		PUBLIC SEMI PUBLIC
	MIXED		RESIDENTIAL HIGH DENSITY		