

C	Community Development Committee	2007-16
	Meeting date: January 16, 2007	

ADVISORY INFORMATION	
Date	January 10, 2007
Subject	Chanhassen– Comprehensive Plan Amendment – Ches Mar Farm Review File No. 16500-13
Districts, Members	Metropolitan Council District 4, Jules Smith (952-361-9988)
Prepared by	Jim Uttley, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND
<p>Chanhassen 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).</p> <p>Chanhassen’s 2020 Comprehensive Plan (Review No. 16500-4) was reviewed by the Council on June 9, 1999. In 2000, the City had 20,321 residents in 6,914 households and 8,501 jobs. By 2030, the City is expected to have 38,000 residents in 14,800 households, and 15,600 jobs.</p> <p>The Council’s 2030 Regional Development Framework (RDF) identifies Chanhassen as a “developing community.” As a developing community, Chanhassen should plan and stage development that accommodates the forecasts for local growth through 2030 at net densities of 3-5 units plus per acre.</p> <p>The City is connected to the Metropolitan Disposal System (MDS) with treatment occurring at the Blue Lake Wastewater Treatment Plant.</p> <p>Since 2000, the Council has reviewed 13 comprehensive plan amendments (CPA).</p>

REQUEST SUMMARY
<p>The City of Chanhassen submitted the Ches Mar Farm comprehensive plan amendment (CPA), to correct a land use mapping error. The existing 37-acre Ches Mar Farm has 11 parcels with six single-family homes. (Figures 1 and 2) While the area is within the Metropolitan Urban Service Area (MUSA), none of the parcels have municipal sewer or water.</p> <p>The CPA proposes to correct the intended guiding. The City proposes to correct the guide plan to show the parcels as "low-density" residential reflecting their present single-family use. Ten of the parcels are guided as "medium-density" residential. One parcel is guided as Public/Semi-Public. Chanhassen proposes to correct the guide plan to show the 11 parcels as "low-density" residential reflecting the existing single-family use.</p>

PROPOSED ACTION
<p>Staff recommends that the Metropolitan Council:</p> <p>Allow the City to put the comprehensive plan amendment into effect with no modifications.</p>

ISSUES

1. Does the proposed CPA change the Council's forecasts?
2. Does the City of Chanhassen need to fulfill any requirements previously identified by the Council?
3. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?

OVERVIEW

Conformity with Regional Systems

The CPA conforms to the Regional System Plans for **Parks, Transportation and Water Resources Management** with no substantial impact on or departure from these plans..

Consistency with Council Policy

The CPA is consistent with the Council's *2030 Regional Development Framework*, forecasts and water resources management. This CPA does not change the City's 2010, 2020 or 2030 forecasts.

Compatibility with Adjacent Community Plans

The amendment will have no impact on adjacent communities.

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

Parks (*Jan Youngquist, Senior Planner, 651-602-1029*)

The proposed CPA is in conformance with the regional parks system, and will not impact regional parks and trails. The CPA is adjacent on the south boundary of Lake Minnewashta Regional Park. .

Transportation (*Ann Braden, Senior Planner, 651-602-1705*)

The proposed CPA is in conformance with the regional transportation system and will not impact the regional transportation system. The Ches Mar Farm subdivision is immediately west of Hazeltine Blvd, about 1600 feet north of Hwy 5.

Water Resources Management (*Kyle Colvin, P.E., Asst. Manager, Engineering and Planning, MCES, 651-602-1151*)

The proposed CPA is in conformance with the regional water resources management system and will not impact the regional wastewater system. The Council has adequate regional sewer capacity to serve the Ches Mar Farm properties. Chanhassen is on the Council's list of communities with I/I problems and the Surcharge List for 2007. The City's System Statement has an identified I/I Goal. Chanhassen has acknowledged the surcharge and submitted a work plan to identify and mitigate excessive I/I from the local system.

REGIONAL POLICIES

Housing (*Linda Milashius, Planner, 651-602-1541*)

The proposed CPA does not create an inconsistency with Council housing policy. Because there are no forecast changes to population and housing, the City's share of affordable housing as reflected in its housing goals to 2010 remains the same.

Surface Water Management (*Jim Larsen, Senior Planner, 651-602-1159*)

The CPA is consistent with the Council's surface water management policies. Surface water in the City of Chanhassen is managed by the Carver County Watershed Management Organization, and the Lower Minnesota River and Riley-Purgatory Bluff Creek Watershed Districts. The Carver County watershed plan was approved by the Board of Water and Soil Resources (BWSR) in 2001. The Lower Minnesota River and Riley-Purgatory Bluff Creek watershed plans were approved by BWSR in 1999 and 1997 respectively. Chanhassen updated its plan in the spring of 2006.

Water Supply (*Sara Bertelsen, Planner, 651-602-1035*)

The proposed CPA is consistent with Council water supply policy. The Council is in the process of reviewing Chanhassen's 2006 Water Supply and Emergency & Conservation Plan update.

2030 Regional Development Framework (*Jim Uttley, AICP, Planning Analyst, 651-602-1361*)

Chanhassen's 2020 Comprehensive Plan Update (CPU) reviewed by the Council on June 9, 1999, proposed 1,199 net acres of MUSA expansion at an overall density of 3.1 units per net acre. The Ches Mar Farm CPA land was in the Stage I MUSA staging area (2000-2005).

The City's intent in the CPA is to correct a mapping error from the 2020 CPU. The City's plan shows the southern-most parcel of 2.3 acres as public/semi-public. (Figure 2) It is used as single-family residential and its present land use designation makes the property non-conforming. This means that if the house was destroyed by a fire or other cause, it could not be reconstructed. The City intended for the parcel to be shown on the land use plan map as low-density residential (future urban/sewered) land use category having a density range of 1.2-4 units per net acre.

The remainder of the parcels are currently shown as medium-density residential. (Figure 2) The existing uses are 5 large-lot single family houses. The City intended for the parcels to be shown on the land use plan map as low-density residential land use category having a density range of 1.2-4 units per net acre.

If the Ches Mar Farm properties had been correctly shown in the City's 2000 CPU, the plan's density would have been reduced from 3.1 to 3.01 units per net acre. This would still have met the Council's policy of 3 units per net acre overall for residential development. As a participant in the Council's Plat Monitoring Program, the City reported platting between 2000 and 2005, a total of 340 net acres adding 1,409 dwelling units for an overall density of 4.1 units per net acre.

Consistency with the Council's 2030 Forecasts (*Jim Uttley, Planning Analyst, 651-602-1361*)

The City's forecasts are consistent with the Council's forecasts. The CPA will not change the City's forecasts.

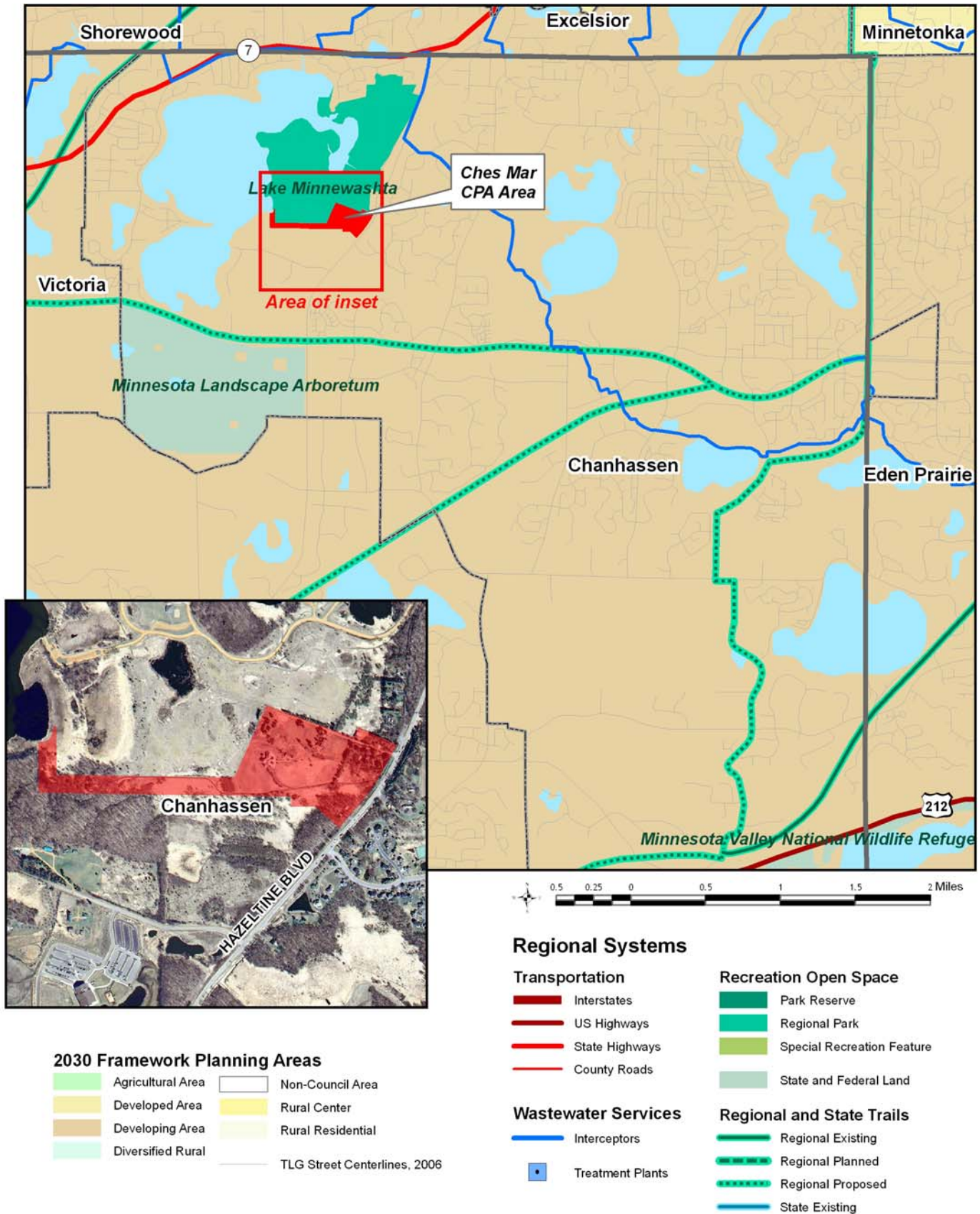
ATTACHMENTS

Figure 1 – Location Map

Figure 2 -- Existing and Proposed Comp Plan - Land Use Maps

Figure 3 – Chanhassen's 2020 Future Land Use Map

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the Ches Mar CPA Site, City of Chanhassen



Existing Land Use



Proposed Land Use







**City of Chanhassan
Ches Mar Farm CPA**

Figure 2

Review File No. 16500-13

Legend

-  Low Density Residential
-  Medium Density Residential
-  Public/Semi-Public
-  Parcel Boundaries

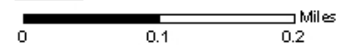


Figure 3. 2020 Land Use Plan, City of Chanhassen

