

C	Community Development Committee	2007-81
	Meeting date: April 16, 2007	

ADVISORY INFORMATION

Date	March 28, 2007
Subject	City of Chanhassen– Comprehensive Plan Amendment – The Arbors Review File No. 16500-15
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

- The City of Chanhassen is located in eastern Carver County.
- The City's 2020 Comprehensive Plan was reviewed and accepted by the Council on June 9, 1999, review number 16500-4.
- 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.
- 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.
- The City is connected to the Metropolitan Disposal System (MDS) with treatment occurring at the Blue Lake Wastewater Treatment Plant.

REQUEST SUMMARY

The City of Chanhassen submitted a comprehensive plan amendment (CPA) to change land use for 2.77 acres of land adjacent to Lake Minnewashta from Large Lot Residential (unsewered) to Residential – Low Density (1.2-4 units per net acre, sewerd) to allow the division of the property into 3 lots. The land is within the Metropolitan Urban Service Area (MUSA).

PROPOSED ACTION

Allow the City of Chanhassen to put “The Arbors” comprehensive plan amendment into effect.

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?

ISSUE ANALYSIS AND FINDINGS

1. Land Use (Jim Uttley, Planning Analyst, 651-602-1361)

Chanhasen's 2020 Comprehensive Plan was reviewed by the Council on June 9, 1999. It proposed 4,611 gross acres of MUSA expansion to 2020 at an overall net density of 3.1 units per acre.

The 2.77 acres of land included in "The Arbors" CPA was planned to remain Large Lot Residential even though it was included in the City's 2000 MUSA in the City's 2020 Comprehensive Plan. The remainder of "The Arbors" proposed subdivision (not subject to this CPA review) was included in the MUSA and was planned as Residential – Low Density. (see Figure 2: area "A")

Chanhasen participates in the Council's Plat Monitoring Program. Between 2000 and 2006, the City platted 346 net acres adding 1,409 dwelling units for an overall net density of 4.27 units per acre.

There are three lots covered by this CPA. The northern most lot contains an existing single-family house and is 133 feet wide, which was needed to accommodate the layout of the existing building and driveway. The two other lots are 90 feet wide. All of the lots are approximately 375 feet deep stretching between Lake Minnewashta to the west and Dogwood Road to the east. The three lots have a net developable area of 2.16 acres and a net density of 1.4 units per acre. See Table 1 below.

If the proposed CPA is allowed to be put into effect, the City's 2000-2006 overall net density of 4.3 units per acre will not be impacted.

The three lots are required to be oversized because of the Shoreland Overlay Zone (SOZ) required by the Minnesota Department of Natural Resources. It requires a minimum of 90-foot lot widths on lakes, like Lake Minnewashta, and a 75-foot setback from the lake. The three lots also have wetlands located just east of the lake shore. The City's ordinance requires a 60-75-foot buffer for wetlands.

Table 1: Residential Land Use and Density Analysis – Chanhasen

	<i>Units</i>	<i>Net Acres</i>	<i>Density (units/acre)</i>
A. Comp Plan Update 2000-2020*	7,000	4,611 (gross)	3.1
B. Developed 2000- 2006**	1,479	346	4.3
C. "The Arbors" CPA	3	2.16	1.4
Subtotal B & C	1,482	348.16	4.3

2. Regional and Local Wastewater Systems (Roger Janzig, Senior Planner, Engineering and Planning, MCES, 651-602-1119)

The Metropolitan Disposal System that provides service to this project location has adequate capacity.

3. Inflow and Infiltration (I&I) (Roger Janzig, Senior Planner, Engineering and Planning, MCES, 651-602-1119)

Chanhasen has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such the community has an identified I/I reduction goal that applies to a specific part(s) of the community or to the community as a whole. The community will need to include a description of its I/I program in its 2008 Comprehensive plan update.

4. Previous Council Actions and Negotiations Fulfilled (Jim Uttley, Planning Analyst, 651-602-1361)

Since the Council's review of the Chanhasen Comprehensive Plan in 1999, the Council has reviewed 14 plan amendments and allowed them to be put into effect without modification. No regional system issues were identified in those reviews. There are no pending issues.

5. Consistency with the Council's 2030 Forecasts

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

6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection

"The Arbors" CPA does not impact the Regional Parks System.

7. Transportation

The CPA does not impact the Regional Transportation System.

8. Water Resources Management

Surface Water Management

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

Chanhassen's 2006 Water Supply and Emergency and Conservation Plan update has been reviewed by Council staff and comments sent to the City and DNR.

OVERVIEW	
Conformity with Regional Systems	The CPA conforms to the Regional System Plans for Aviation, Parks and Transportation and Wastewater Services.
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.

ATTACHMENTS

Figure 1 – Location and Regional Systems Map

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

Figure 1. Location Map, Showing Regional Systems, the Arbors of Chanhassen Project Site and Plan Amendment Area, City of Chanhassen

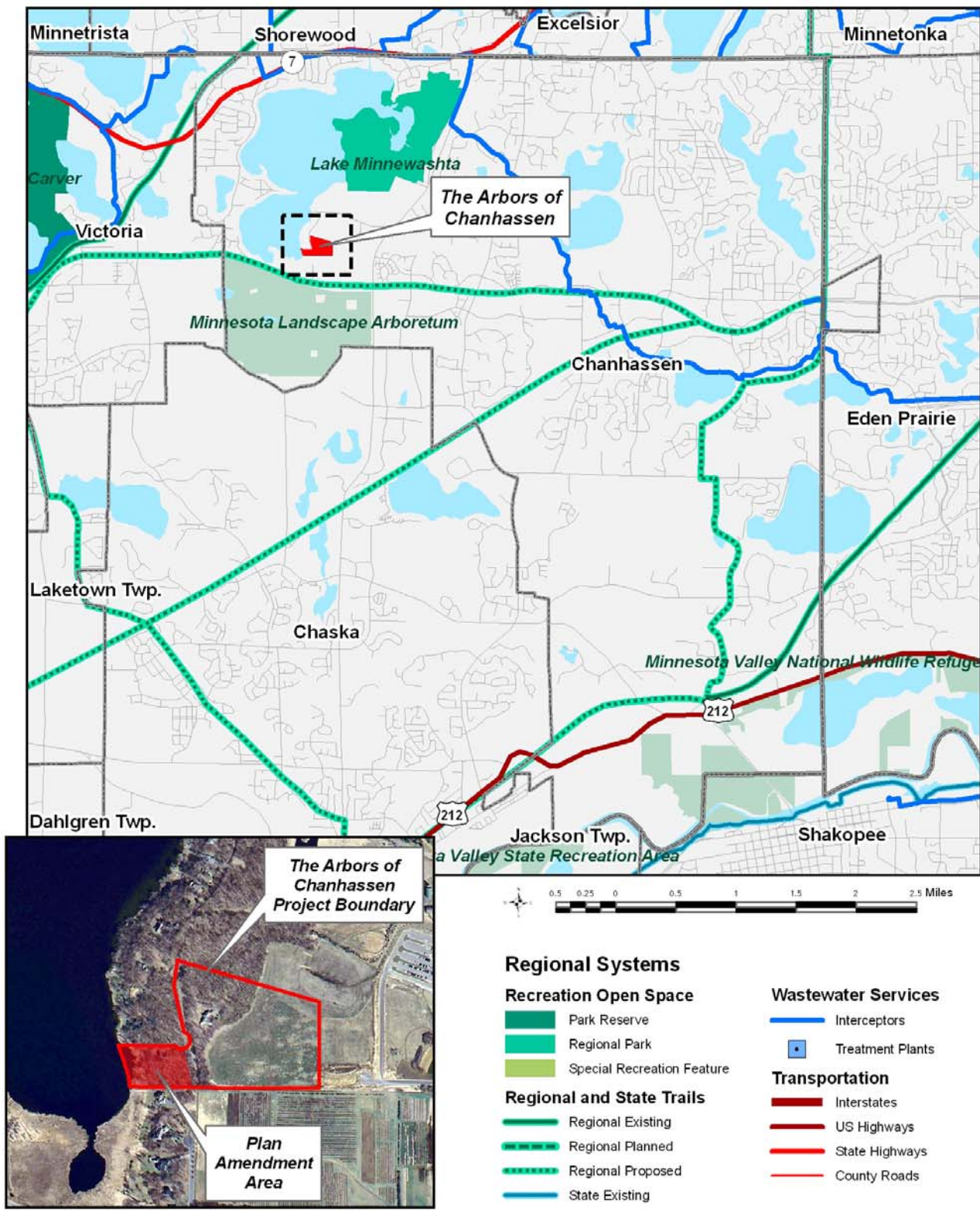
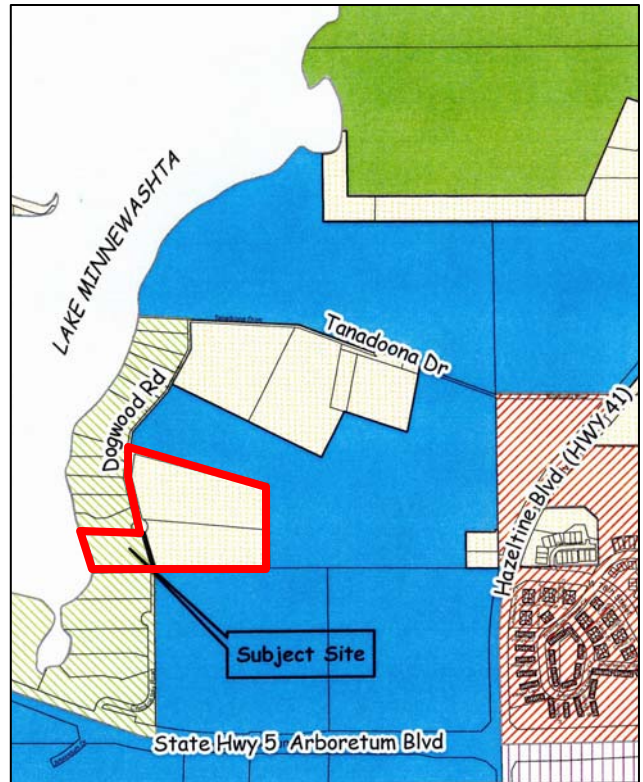


Photo Source: Markhurd (2005)

Figure 2. Existing and Proposed Land

Existing Land Use

-  Residential Large Lot
-  Parks/Open Space
-  Residential Low Density
-  Public/Semi-Public
-  Residential - Medium Density
-  The Arbors of Chanhassen



Proposed Land Use

-  Residential Large Lot
-  Parks/Open Space
-  Residential Low Density
-  Public/Semi-Public
-  Residential - Medium Density
-  The Arbors of Chanhassen

