

**FINAL
CHAPTER 4
LAND USE PLAN**

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I. EXISTING LAND USE ANALYSIS

A. CITY LAND AREA

The total land area within the current municipal limits of Chaska as of 2008 is approximately 11,400 acres or 17.8 square miles. In 2002, approximately 40 acres of land in Laketown Township, north of Victoria Drive and west of Town Course, was annexed into the City of Chaska for the Town Course Heights development. In 2003, Chaska Township was annexed into the City, adding approximately 1,800 acres or 2.8 square miles to the City’s land area. In 2006, approximately 270 acres or 0.4 square miles of Laketown Township was annexed into the City as part of the Chevalle residential development north of Lake Bavaria. The City has an orderly annexation agreement with Laketown Township whereby another one (1) square mile of land primarily south of Lake Bavaria will be annexed into Chaska by 2010, which will increase the City’s total land area to approximately 18.8 square miles.

For comparison purposes, the geographic size of nearby communities is shown below. Chaska’s recent and planned land annexations substantially increase the City’s size, which is approaching the size of Chanhassen. Like Chaska, Victoria and Waconia also have orderly annexation agreements with Laketown Township. Although Victoria is currently a smaller city, it is planned to ultimately exceed Chaska and Chanhassen in land area as a result of its orderly annexation agreement with Laketown Township.

TABLE 4.1: CITY LAND AREA COMPARISONS

City	Land Area in Square Miles		
	2000	2008	Ultimate
Chaska	14.5	17.8	18.8
Chanhassen	23.0	23.0	23.0
Victoria	8.6	9.7	26.8
Carver	3.8	4.1	14
Eden Prairie	36.0	36.0	36.0
Minnetonka	28.0	28.0	28.0
Edina	16.0	16.0	16.0
Bloomington	38.3	38.3	38.3
Shakopee	29.0	29.5	29.5

Source: Metropolitan Council

B. COMMUNITY DEVELOPMENT PATTERN

The general pattern of urbanization in Chaska is somewhat unusual with the older downtown area located below the bluff at the south end of the City, the primary industrial area situated in the northeast sector far away from downtown, with residential and supporting public and commercial facilities in between these two employment centers within the community. The City measures about 5.5 miles from north to south and 4.0 miles east to west.

In general, residential development has historically expanded outward from the downtown area in a northerly direction; however, in the early 1970s, Jonathan New Town “leap-frogged” to north central Chaska on top of the bluff resulting in the mid-Chaska area infilling with new development since that time. The installation of sewer and water infrastructure throughout much of Chaska in the late 1960s and early 1970s, largely by Jonathan Development Corporation, allowed development to occur in a dispersed fashion leaving farmland scattered between neighborhoods as they were developed. New residents generally looked upon the farmland as a positive feature in their living environment, and were naturally disappointed as the leftover parcels were gradually developed for new neighborhoods and support facilities.

Unfortunately, it is generally not economically or functionally viable to mix urban and agricultural uses as a permanent development pattern. As the City continues to grow in population, the remaining farmland areas in the City are planned for infill development to accommodate future growth and efficient use of urban facilities and services. The City of Chaska strongly supports preservation of farmland in central and western Carver County where prime cropland is more prevalent. This approach is consistent with both Carver County and Metropolitan Council development objectives. County officials have done an outstanding job of preserving farmland in that area by allowing rural non-farm home sites only on a very limited basis on non-prime farmland.

In addition to infill development, the City also plans for significant urban development of the 2.8 square miles of land in the former Chaska Township, which was annexed into the City of Chaska in 2003. Continuing Chaska’s atypical development pattern, this newest area of development in southwest Chaska is actually located adjacent to Chaska’s oldest developed area, downtown Chaska and the area below the bluff.

C. LAND USE CATEGORIES

The following land use definitions are general descriptions of the categories used for land use planning in Chaska. These land use categories are depicted in **Figure 4.1** "Existing Land Uses 2008", **Figure 4.6** "2030 City Land Use Plan", and **Figure 4.7** "2030 Downtown Land Use Plan". More specific descriptions of land uses permitted in a particular area of the City are included in this Comprehensive Plan document and also in the Zoning Ordinance and accompanying Zoning Districts Map.

Rural Residential

Lots or parcels of five (5) acres or more guided for single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). Conservation Development (Conservation Residential and Conservation Business Campus) on city sewer and water are desirable land uses within Chaska's Greenbelt. It is anticipated that the conversion of these areas would be post-2030.

Conservation Residential

Lots or parcels in the Chaska Greenbelt guided for conservation or cluster residential development in order to conserve natural resources and open space in the Chaska Greenbelt areas. This land use category allows predominantly single-family detached dwellings, but also allows single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Allowed density is up to one (1) dwelling unit per gross acre for the overall conservation residential development with a minimum density of 0.20 dwelling units per gross acre (five-acre lots).

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from one (1) to five (5) dwelling units per net acre including local access streets.

Medium Density Residential

Lots or parcels guided for single-family attached dwellings, manufactured housing parks and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is six (6) to 11 dwelling units per net acre including local access streets.

High Density Residential

Lots or parcels guided for multiple-family housing such as single-family attached dwellings and multi-story dwellings such as apartments and condominiums. Density range allowed is 12 or more dwelling units per net residential acre including local access streets.

Open Space Preservation

Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and which development is prohibited through ownership, ordinances or other legal means.

Park / Recreation

Areas guided for public parks (local, county, regional, state, and federal), playgrounds (not including school yards or daycare facilities), playfields, recreational facilities, gun clubs, golf courses, and similar areas.

Public / Semi-public

Lots or parcels guided for public, semi-public and private educational facilities, places of worship, hospitals, convalescent homes, penal facilities, and facilities of local, state, and federal governments.

Downtown Mixed Use

Downtown areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are commercial, office, residential, park, and civic. Density range allowed is six (6) or more dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 50 percent of the overall mixed use area.

Neighborhood Mixed Use

Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) or more dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area. The important natural resource systems and open

spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (**Figure 3.4**) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these systems is required.

Office

Lots or parcels guided for stand-alone office buildings as opposed to offices and administrative facilities associated with industrial uses, or to retail goods and merchandise outlets.

Commercial

Lots or parcels guided for retail sales establishments offering goods and services to the general public. Included are professional offices, hotels/motels, and all recreational services that are predominantly owned and operated for profit (e.g. theaters and bowling alleys).

Industrial

Lots or parcels guided for buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Also included are scientific research, investigation, testing, experimentation, wholesaling (except live animals), contractors, goods movement facilities, communication, and utilities.

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, drycleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses.

Agricultural

Lots or parcels where agricultural uses are currently occurring but in the future may gradually be required for expansion for urban uses as the community grows and urban facilities and services become available.

Public Right-of-Way

Land guided for public right-of-way for street and railroad related uses.

Water

Open water areas such as permanently flooded open water, rivers and creeks.

Private Golf Course

Lots or parcels guided for private golf course land uses including golf courses, golf holes, practice ranges, and greens.

D. EXISTING LAND USES

Figure 4.1 provides a map of existing land use patterns in Chaska in 2008 based on the above land use categories. Table 4.2 lists the amount and percent of land in each category.

Table 4.2: Existing Land Uses

Land Use Category	Chaska (2008 Boundaries)		Laketown Annexation Area		Ultimate Chaska Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Agricultural	1,824.9	16.0%	437.4	67.8%	2,262.3	18.8%
Business Park	47.1	0.4%	0.0	0.0%	47.1	0.4%
Commercial	178.2	1.6%	0.0	0.0%	178.2	1.5%
Conservation Residential	121.1	1.1%	0.0	0.0%	121.1	1.0%
Golf Course	230.0	2.0%	0.0	0.0%	230.0	1.9%
High Density Residential	106.2	0.9%	0.0	0.0%	106.2	0.9%
Industrial	606.9	5.3%	0.0	0.0%	606.9	5.0%
Public/Semi-Public	433.7	3.8%	8.2	1.3%	441.9	3.7%
Low Density Residential	1,633.6	14.4%	61.7	9.6%	1,695.4	14.1%
Medium Density Residential	422.1	3.7%	0.0	0.0%	422.1	3.5%
Neighborhood Mixed Use	5.2	0.0%	0.0	0.0%	5.2	0.0%
Office	18.8	0.2%	0.0	0.0%	18.8	0.2%
Open Space	1,725.7	15.2%	0.0	0.0%	1,725.7	14.3%
Park	581.9	5.1%	4.7	0.7%	586.6	4.9%
Public Right-of-Way	1,524.7	13.4%	42.5	6.6%	1,567.2	13.0%
Rural Residential	1,177.5	10.3%	81.6	12.6%	1,259.1	10.5%
Water	484.0	4.3%	0.0	0.0%	484.0	4.0%
Undeveloped	260.3	2.3%	9.4	1.5%	269.7	2.2%
Total	11,382.2	100.0%	645.4	100.0%	12,027.6	100.0%

CITY OF CHASKA 2030 - LAND USE PLAN

In 2008, approximately 71 percent of Chaska's total 17.8 square miles of land is in some form of urban land use (residential, commercial, industrial, public, parks, etc.) or is restricted for development in some way (lakes, wetlands, drainageways, bluffs/slopes, floodplains, etc.) The remaining 5.1 square miles (3,281 acres) or 29% of Chaska's total land consists of agricultural, rural residential, and undeveloped land, which is potentially available for some form of urbanization in the future.

The largest land use within the current urbanized area is residential at approximately 28% of the total urban land. The next highest land user is open space at 21%, followed by public roads/railroads (19%), industrial/office/business park (8%), park/recreation (7%), lakes (6%), public (5%), private golf course (3%), and commercial (2%). If you combine the City's park/recreation and extensive open space areas (lakes, creek ravines/trails, wetlands, woodlands, etc.) owned by the City and various State and Federal agencies, parks and open space represent approximately 37% of the City's current urbanized land.

Agricultural land accounts for 16% of the City's total land at approximately 2.9 square miles of land. The 1.9 square miles of rural residential land in Chaska, which is also not as considered urbanized land, represents a significant share of the City's total land at 10.5%.

- Figure 4.1 -
"Existing Land Uses Map 2008"

II. 2030 PLANNED GROWTH

Between 2008 and 2030, it is estimated that approximately 1,869 acres of land (2.9 square miles) will be developed for urban land uses in Chaska, including the annexation areas to the west. (See **Table 4.3** below.) New residential land will account for the greatest increase at 60% of this total with a planned growth of 50%. Commercial is planned for 42% growth, followed by industrial/office/business campus (28%), open space/water (20%), and park/recreation (3%). The 2030 land use map shows public land uses actually decreasing due to some existing public land uses that are not planned to be long-term, primarily the school use in the NE industrial area and the County’s Public Works use near downtown. The land demand forecasts are primarily based upon:

- 1) a forecast of 14,000 households in 2030 compared to 8,662 households in 2007;
- 2) development of the Chaska Biotech Center with business campus uses, including office and light industrial, in the SW Chaska growth area;
- 3) development of additional commercial and mixed use areas in downtown and the Chaska Commons/Lake Hazeltine area NW of the intersection of Highway 41 and Pioneer Trail; and
- 4) provision of necessary commercial and public facilities in the SW Chaska growth area to support the new residents and industries, which will be planned as part of a mixed-use neighborhood design based on the Heights of Chaska neighborhood concept.

TABLE 4.3: FUTURE LAND DEMAND WITHIN MUSA, 2008-2030

Category	Acres 2008	Acres 2030	Acreage Change	% Change	% of Urban Change
Residential*	2,253	3,377	1,124	50%	60%
Commercial/Mixed Use	182	259	77	42%	4%
Industrial/Office/ Business Park	673	863	190	28%	10%
Public	434	403	-31	-7%	-2%
Park/Recreation**	578	595	17	3%	1%
Open Space/Water	2,409	2,901	492	20%	26%
Golf Course, Private	230	230	0	0%	0%
Total Urban***	6,759	8,628	1,869	28%	100%

* Residential category does not include Rural Residential land.

**Includes private golf course land.

***Land does not include public road right-of-way

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The Planned Growth Areas Map (**Figure 4.2**) shows the most significant future growth areas within the City's current municipal boundaries, including the Heights of Chaska, Chaska Biotech Center, SW Chaska Greenbelt, and NW Chaska Greenbelt, as well as the Laketown Township annexation area that will be annexed by 2010. In addition, the NE Dahlgren Township area is shown as a potential annexation in the future, although no formal annexation agreement is in place between the City, Township, and County. Carver County's 2030 Comprehensive Plan also identifies NE Dahlgren Township as special planning area due to its unique location near regional roads, railroad and urbanizing areas. The map also shows the proposed MUSA for the current time period of 2005-2010, as well as 2030. These planned and potential growth areas and the rationale for them are described in the following sections.

- Figure 4.2 -
"Planned Growth Areas"

A. SOUTHWEST CHASKA

Southwest Chaska encompasses the approximately 2.8 square miles of land that was annexed into the City of Chaska in February 2005 and was formerly Chaska Township. In the previous update to the City's Comprehensive Plan in 2000, Chaska Township was identified as an area of fairly significant development and critical to preserving and strengthening Chaska's downtown as a commercial and activity center. Annexation of Chaska Township provides a more logical City border that encompasses downtown Chaska, will provide a substantial population/customer support base for the downtown area, and gives Chaska the opportunity to guide development of the City's west edge, particularly along the new Highway 212 corridor and around its interchanges. In addition, the Metro Council's Regional Growth Strategy (December 1996) placed most of Chaska Township within the 2020 MUSA. The City of Chaska was in the best position to serve the Chaska Township area with necessary sewer, water, stormwater drainage, and electrical infrastructure.

The following is a summary of the reasons that the City of Chaska pursued annexation of Chaska Township. Most of the reasons relate to strengthening Chaska's sense of community and identity. The listing is not necessarily in order of importance.

- 1) Control development along future Highway 212, particularly around the interchanges at Engler Boulevard and existing Highway 212.
- 2) Create and maintain a permanent greenbelt around the City.
- 3) Round out the City's corporate limits geographically — Chaska Township represents the missing southwest corner of the City.
- 4) Help preserve and strengthen downtown Chaska as a vibrant trade center by increasing the population/customer base in proximity to the downtown.
- 5) Encourage residential development proximate to the City's commercial and public facilities — downtown, community center, fire station, municipal services building, parks, schools, churches, etc.
- 6) Increase significantly the supply of potential residential land, thereby lowering undeveloped land prices which should, in turn, result in more

affordable housing opportunities which are currently in short supply in the City due partly to high land prices.

After many years of planning and designing, new Highway 212 was completed through the City of Chaska in 2008, which splits the SW Chaska area into two areas. Approximately 2/3 of the land is on the east side of the highway and 1/3 on the west side. Although this regional freeway has been part of the City's planning for many years, actual construction changes Chaska's location advantages in the metro area and creates increased development pressures on SW Chaska. Chaska has significant undeveloped land adjacent to the new freeway and major interchanges that is guided for employment land uses.

The current study to identify a new Minnesota River Crossing to connect new U.S. Highway 212 (north of the river) with U.S. Highway 169 (south of the river) in the vicinity of Highway 41, which is being conducted by the Minnesota Department of Transportation (Mn/DOT), is considering six alternative routes, three of which would pass through the SW Chaska area. In December 2008, a Draft Tier I Environmental Impact Statement (EIS) was completed which selected an alternative route that connects to U.S. Highway 212 near its intersection with CSAH 11 in the SW Chaska area. Although the construction of this proposed new river crossing is not on Mn/DOT's 20-year plan, a final EIS will enable public preservation of right-of-way for this future bridge and roadway. Planning for future development in the SW Chaska area will need to consider this potential future regional roadway.

East of Highway 212

In 2001, the area east of new Highway 212 was selected as one of six "opportunity sites" by the Metropolitan Council for its Smart Growth Twin Cities project. Working with the City of Chaska, the Metro Council and an urban design consulting firm explored alternatives for Smart Growth development for this approximately 1,000-acre site. During 2001, three Community Design Workshops were conducted to gain input from community residents, property owners and stakeholders. The input from the community and public staff helped to create a preferred alternative site called The Heights of Chaska, which was generally based on the "Chain of Lakes" concept created during the workshops. In January of 2003, the Metro Council and the urban design consulting team released the final report entitled "Smart Growth Twin Cities – Chaska Opportunity Site", consisting of a 35-page report and a 64-page appendix, which were incorporated by reference into the Comprehensive Plan as a Comp Plan Amendment in March 2006.

The 2030 Land Use Plan Map guides the bulk of the land east of new Highway 212 to be developed for Neighborhood Mixed Use land uses, which includes all types of residential uses, commercial, office, as well as supporting public/semi-public uses such as schools, churches, parks, and open space. Based on the Stormwater/Natural Resources Management Plan for Lower West Creek that was completed in 2001, the area's significant natural resource areas and corridors have been identified for open space preservation at such time that urban development occurs. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (**Figure 3.4**) as the basis for open space preservation.

The City of Chaska's goal for the Heights of Chaska area is to create mixed-use neighborhoods with housing convenient to the downtown area, forming a distinct edge to the city along new Highway 212 and enhancing the economic vitality of downtown Chaska while preserving its charm and small town feel. The intent for these neighborhoods is to increase the sense of community, increase pedestrian movements, minimize traffic congestion, decrease suburban sprawl, decrease infrastructure costs, increase affordable housing, increase fiscal revenues, decrease environmental degradation, and provide multi-modal linkages to Chaska and the Twin Cities metropolitan region.

The design principles for The Heights of Chaska shall be as follows:

- Neighborhoods that have an identifiable center and edge.
- Neighborhoods where the most important and visible property is utilized by some public use (i.e., public buildings, parks, plazas, etc.).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk ($\frac{1}{4}$ to $\frac{1}{2}$ mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that contain diversity in land uses, building types, building sizes, building prices, and styles of ownership.

The Heights of Chaska neighborhoods will accommodate approximately 3,600 housing units with two neighborhood core areas. These areas will include approximately 70,000 square feet of commercial and office space, an amount supportable by new homes at build-out. The core areas may not be of the same scale, but will serve as a focusing element for the design of the surrounding residential areas. A 'chain of lakes' may be created in the central portion of the

site and an elementary school/community park will serve as a major educational/recreation/social attraction. Sites for civic uses (worship, daycare, etc.) are located near the village green.

The 'Big Woods', ecological and wildlife habitat corridors, ravines and steep slopes are preserved. An extensive off-road pedestrian and bicycle trail system runs through preserved open spaces and along creeks and ravines.

Walkable tree-lined streets create a pedestrian-friendly environment. All neighborhood streets are one lane each way with sidewalks and street trees. Primary connector streets have transit, additional turn lanes at key intersections, and on-street bike lanes. Traffic circles along primary connector streets may serve as traffic calming devices.

An Alternative Urban Areawide Review (AUAR) was completed for the approximately 1,000-acre Heights of Chaska area with the Final AUAR adopted by the Chaska City Council in June 2007. To meet the need of reviewing a worst case or highest intensity scenario, this scenario used 3,556 housing units and 70,000 square feet of commercial land use as the maximum land use intensity. One of the major findings and mitigation strategies of the AUAR was the need for an additional Highway 212 interchange at CSAH 140. Thus far, this interchange has not been approved by Mn/DOT.

West of Highway 212

The area near the Highway 212/Engler Boulevard interchange is planned for development of the Chaska Biotech Center. A Chaska Biotech Center concept plan was created for the area west and southwest of the Highway 212/CSAH 10 interchange in 2006 and the City was awarded a \$1 million grant from the state's Bioscience Business Development Public Infrastructure grant fund. The area was officially designated as a state bioscience development zone in 2008. Thus far, the Chaska Biotech Center concept plan has not been formally adopted by the City. The remainder of the land west of Highway 212 is designated as part of the Chaska Greenbelt.

The 2030 Land Use Plan Map guides the area near the Highway 212/Engler Boulevard interchange for Business Park land uses. Although the Chaska Biotech Center concept plan envisions the possibility of up to 800 acres of bioscience businesses, the 2030 Land Use Plan Map currently guides approximately 170 acres for Business Park uses in this area. The rest of the land west of new Highway 212 is guided for Rural Residential land uses and open space

preservation. The City of Chaska is currently working with the Minnesota Department of Transportation and the Metropolitan Council in the preparation of an interchange justification report where County Road 140 overpasses Trunk Highway 212. The purpose of this study is to show how to relieve future traffic pressure on the County Road 10/Trunk Highway 212 interchange and to facilitate job growth in "Southwest Chaska" that lies west of this location (ie., southern portion of the Chaska BioTech Center). It is expected that this job growth area would utilize the remaining sanitary sewer allocation for the City of Chaska.

Policies: Southwest Chaska

- 1) The "Smart Growth Twin Cities – Chaska Opportunity Site" (Heights of Chaska Concept Plan) report and appendices will serve as a guide and a baseline for review of development proposals within this neighborhood and is incorporated in its entirety by reference.
- 2) The "Smart Growth Twin Cities – Chaska Opportunity Site" report, which is now five years old, should be evaluated and updated based on new realities related to changes in the development market, new regional roadways (Highway 212 and a potential river crossing connection), and the bioscience zone. With new Highway 212 now completed through Chaska, the City should consider preparing a sector plan that updates the Heights of Chaska plan and encompasses the entire SW Chaska area lying on both sides of the new freeway. Also the City will consider the future design/use of Creek Road.
- 3) The protection of natural resource systems and open spaces in the SW Chaska growth area will be an important land use strategy. Future development planning within the area must include the identification, prioritization, and protection of natural resource systems and open spaces, using the Environmental Features Map (**Figure 3.4**) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these systems is required.
- 4) Support the study, approval and funding of an additional interchange with Highway 212 in the general vicinity of County Road 140, working in partnership with the County, State, Metropolitan Council, and affected property owners.

- 5) If an additional access point to Highway 212 in the general vicinity of County Road 140 is approved and funded, the City will pursue the development of this area for a clustered, high-density development along Highway 212 that uses "conservation design" techniques that still provide significant permanently public open space to achieve the goals of the Chaska Greenbelt Concept. The goal of this development would be to create high quality/pay jobs for the residents of Chaska and surrounding areas. A detailed sector plan for this area would be required.

B. LAKETOWN TOWNSHIP

Laketown Township is about 29.5 square miles in size and is located directly west of northern Chaska. In the mid-1970's, the Cities of Chaska, Victoria and Waconia entered into separate orderly annexation agreements with Laketown Township whereby the Township was divided into three areas for ultimate annexation by the three Cities.

While Victoria and Waconia were to absorb the bulk of the Township, Chaska was to receive approximately 1.5 square miles of land between 86th Street and CSAH 10 with full annexation of the Chaska portion to occur by 2010 at the latest. The rationale for this annexation area was based on this area being located in the East Chaska Creek watershed whose boundaries are generally coincident with Chaska's city limits.

The annexation area measures approximately 1/2 mile east to west by three (3) miles north to south and contains the western one-third of Lake Bavaria. Annexation of this land will provide Chaska with control over land development around the entire lake whereas such control is now divided among Chaska, Laketown Township and Carver County. This land is planned to serve as part of the Chaska Greenbelt, including the area around the western half of Lake Bavaria and the western edge of Chaska from Lake Bavaria to CSAH 10.

The portion of the annexation area directly south of Lake Bavaria contains about 85 single-family homes that have been developed over several decades at urban densities but, until recently, without urban services. In the early 1980's sewer service was extended to the area from Chaska through the Federal 201 Facilities program, which is designed to abate pollution from failing on-site sewers but not to provide service to undeveloped areas.

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In the mid-1990's the Township undertook a street and drainage reconstruction program, which replaced gravel streets with bituminous streets. Water supply is still provided by individual wells. Laketown Township contracts with the City of Chaska for fire protection and with the Carver County Sheriff's Department for police service.

Chaska and Laketown Township officials held several meetings in the latter 1990's regarding the annexation issue and the need to update the annexation agreement if annexation doesn't occur in the near future. The annexation issue has surfaced for several reasons including: 1) Chaska's residential expansion westerly to the common boundary making sewer and water service readily available to the Township, and 2) the planned relocation/reconstruction in 1999 of CSAH 11 along the west border of the annexation area. Both of these events will increase pressures for development within the area, which in turn underlines the need for agreement on land use and development controls.

In 2002, approximately 40 acres of land in Laketown Township, north of Victoria Drive and west of Town Course, was annexed into the City of Chaska for the Town Course Heights development. In 2006, approximately 270 acres or 0.4 square miles of Laketown Township was annexed into the City as part of the Chevalle residential development north of Lake Bavaria. The remaining one (1) square mile of land, which is located primarily south of Lake Bavaria, will be annexed into Chaska by 2010 at the latest.

In summary, annexation of this portion of Laketown Township is mainly to ensure adequate land use control as pressures increase for development of this area and preservation of a Chaska Greenbelt along the western edge of the City. Also, it is one of two areas within the East Creek watershed that is not within Chaska's City limits. This land is not seen as an area of substantial development and is anticipated to remain rural residential.

Policies: Laketown Township

- 1) The City of Chaska and Laketown Township officials should continue efforts to update the 1976 Orderly Annexation Agreement including land use control by the City of Chaska based upon an agreed upon land use plan. Such agreement could also include staged annexation of area/s having development priority.
- 2) The Marsh Lake Road (future Pioneer Trail) intersection with County Road 11 and the Engler Boulevard intersection with County Road 11 will

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be “key” entrances into the community as defined in Section II(C) of this Chapter. As a “key” entrance, the City will work cooperatively with the adjacent property owners to creatively preserve the rural character of these intersections.

The greenbelt areas of the Township require detail planning, as these areas of the greenbelt are the narrowest portions, being roughly one-quarter mile in width. The following narratives describe the preservation strategies for the greenbelt area within the Township:

- A. In the area north of Marsh Lake Road, the City will:
 - 1) Work with the property owner at the intersection of Marsh Lake Road and County Road 11 to preserve the agricultural utilization of the land.
 - 2) Work to locate structures, such that they are sensitive to “rural character”, given that this is the narrowest area of the Greenbelt.
 - 3) Work to protect the views from Lake Bavaria, by strictly adhering to policies and ordinances on the location of structures.
 - 4) Improve public access and utilization of Lake Bavaria.

- B. South of Marsh Lake Road and north of the railroad tracks, the City will:
 - 1) Work with the property owner at the intersection of Marsh Lake Road and County Road 11 to preserve the agricultural utilization of the land of the “Kelzer Farm”.
 - 2) Limit urban residential development on the area to the east of the “Kelzer Farm” to that area that is below and east of the ridgeline that generally starts at a point 500 feet east of the intersection of Marsh Lake Road and Shady Oak Drive, then runs southerly to a highpoint of 1000.8 feet, then runs southwest to a highpoint of 1003.0 feet, then runs southeast to a highpoint of 1000.2 feet, then runs southeast to a point which is ½ the distance between highpoints 1000.2 feet and 947.0 feet, then runs from this midpoint south to the lowpoint 917.7 which is adjacent to or on the right-of-way of Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and there terminates.

- C. North of Engler Boulevard and south of the railroad tracks, the City will:
 - 1) Support the expansion of the MUSA out to the creek that drains the Clover Ridge wetland complex and to the knob that is generally located in the Northeast Quarter of the Northeast

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Quarter of Section 36, Township 116, Range 24, such that the development of the knob area is permitted to the extent that it can be serviced by gravity sanitary sewer following the completion of a grading plan for the area. The grading plan will follow the guidelines used for similar projects.

- 2) Work with the property owner of the "Brose Farm", which is immediately south of the railroad tracks on County Road 11 to preserve the oak woods that exist there.
- 3) Work with the property owner at the intersection of Engler Boulevard and County Road 11 to preserve the agricultural utilization of the land of the "Cornelius Farm".

D. South of Engler Boulevard, the City will:

- 1) Work with the property owner at the intersection of Engler Boulevard (CSAH 10) and CSAH 11 to preserve the agricultural utilization of the land of the "Cornelius Farm".

C. CHASKA GREENBELT

One of Chaska's important objectives is to provide, to the extent possible, a "greenbelt" around the edge of the City to physically separate Chaska from adjacent communities. This is one method to preserve and strengthen Chaska's sense of community and identity as a freestanding community rather than a more typical suburban area. This has become increasingly important as metro area expansion has come to Chaska.

The Chaska 2000 Comprehensive Plan, which was prepared in the early 1990's, proposed a greenbelt concept in northwest Chaska as a continuation of the open space provided by the Minnesota Landscape Arboretum located on the northern edge of the City. In June 1993, this greenbelt concept was formalized when the City Council rezoned a 1.5 square mile area in northwest Chaska from the Rural District to a Rural Residential District, which allows four (4) dwellings per 40 acres with private sewer and water systems. This area has since been expanded to about two (2) square miles. The 2020 Comprehensive Plan called for the greenbelt to be extended around the west side of Lake Bavaria and along the western edge of the City by designating rural land along the northern and western edges of the City as Rural Residential, including portions of planned annexation lands in Laketown and Chaska Townships. The Chaska Greenbelt Map (**Figure 4.5**) delineates the greenbelt concept within Chaska's ultimate City limits as well as within some adjacent natural areas, such as the Minnesota Landscape Arboretum, Chanhassen and Shakopee. In May of 2006, the City

added greenbelt policies (#3 & 4) to include Conservation Development (Conservation Residential and Conservation Business Campus) on city sewer and water as being desirable land uses within Chaska's Greenbelt. It is anticipated that the conversion of the existing Agricultural uses to Conservation Development uses would occur post-2030.

Chaska's strongest greenbelt is obviously the Minnesota River valley and floodplain along the south edge of the City. Less evident is the open space separation between Chaska and Chanhassen consisting of the Bluff Creek ravine/wetland system in Chanhassen, which includes the Assumption Creek and Seminary Fen natural areas. The City of Chanhassen has established plans and policies to protect this area. Not only will the Chaska Greenbelt concept help preserve the individual identities of eastern Carver County communities, it will also provide a welcome break in the outward expansion of the metropolitan area.

Where Chaska's greenbelt contains developable land as opposed to wetlands, floodplain, ravines, etc., permanent rural residential housing is permitted on minimum lots of five acres, but at a maximum density of four per 40 acres. Agriculture and certain quasi-urban uses may be permitted such as recreational facilities, horse stables, "hobby farms" and limited landscape contracting services. This permanent rural residential area helps carry out another Chaska objective, which is to provide a wide variety of housing and lifestyles for Chaska residents.

Policies: Chaska Greenbelt

- 1) A permanent greenbelt shall be established around the edges of the City to the extent possible as identified in **Figure 4.5**. The primary purposes of such greenbelt are:
 - a) to help preserve and strengthen Chaska's sense of community and identity as a freestanding community,
 - b) to help achieve a wide variety of housing choices within the City including a rural lifestyle, and
 - c) to preserve and protect valuable open space and natural resources.
- 2) Standards for residential development within the portion of the greenbelt that is suitable for development (excluding floodplains, wetlands, wooded slopes, etc.) shall be as follows:

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- a) Maximum of four dwellings per 1/4 1/4 section (40 acres) including farm and non-farm dwellings.
 - b) Spacing between dwellings at least 300 feet.
 - c) Minimum five acre lot size per dwelling.
 - d) Dwellings shall not be located on steep slopes over 18 percent.

 - e) A standard on-site sewage treatment system shall be installed, and one alternate drainfield site shall be provided.
 - f) Other requirements as set forth in Section 3.1.1B (Rural Residential 2) of the Chaska Zoning Ordinance.
- 3) The protection of "rural character" will be an important land use strategy for implementing the "Greenbelt" concept. A cooperative preservation strategy between the City and "Key" property owners will enhance the rural character of the Greenbelt and strengthen the historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one housing unit per 80 acres) land uses at the "Key" entrances to the community is one method of promoting the "rural character". Methods to preserve the "rural character" of these "Key" entrances are as follows:
- a) "Key" entrances are those locations where an arterial road (planned or existing) as identified in Chapter 4 enters or exits the community.
 - b) The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.
 - c) A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.
 - d) The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.
 - e) The area that the building eligibilities are to be transferred to will be visually remote from the "Key" entrance.

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- f) The building eligibilities could not be utilized to impact wetlands, wooded steep slopes, nor high-quality stands of trees as identified by the Comprehensive Plan.
 - g) The "rural character" preservation plan and building eligibility transfer plan will be reviewed by the Planning Commission and the City Council for overall conformance to the policies and ordinances of the city. "
- 4) In lieu of Policy #2 above, projects in the Chaska Greenbelt can request a comprehensive plan map amendment to allow for cluster development (i.e., conservation development), if the project generally meets the following objectives:
- a) The development areas within the project can be serviced by Chaska sanitary sewer and water.
 - b) A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.
 - c) A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).
 - d) The viewsheds at key entrances coming into Chaska are identified, prioritized, and protected. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).
 - e) The open space and natural resources systems of the area are identified, prioritized, and protected, using the Environmental Features Map (**Figure 3.4**) as the basis for open space preservation. Public access to these systems is required.
 - f) The density of the project is approximately 1.0 dwelling units per gross acre.
 - g) Development activity is limited to approximately 1/3 of the site. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.
 - h) Protect approximately 25-50% of the gross project acreage in the form of Viewsheds, Natural Resource and Open Space beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).
 - i) Wildlife corridors, based on those identified on the Environmental Features Map (**Figure 3.4**), having a general width of 150 feet.

- Figure 4.3 -
"Chaska Greenbelt"

D. DAHLGREN TOWNSHIP

The northeast corner of Dahlgren Township abuts Chaska's western border, south of CSAH 10, and also abuts the southern edge of the Laketown Township annexation area, which is planned for annexation into Chaska by 2010. In addition, Carver County is planning to improve roadway connectivity in this area by relocating the intersection CSAH 11 and CSAH 140 and expanding CSAH 11 as a 4-lane urban roadway between Highway 5 and new Highway 212. This area, like the rest of Dahlgren Township, is designated by Carver County as being in the "Agricultural Policy Area" which limits development to one (1) dwelling unit per 1/4 1/4 section (40 acres), plus the additional density allowed in wooded areas in exchange for conservation activity.

Due to the unique location of NE Dahlgren Township, which is located adjacent to CSAH 10 (north), an active railroad line (north), CSAH 11 (east central), CSAH 43 (west), and in close proximity to the Highway 212 interchange at Engler Boulevard (CSAH 10), Carver County is encouraging special planning consideration for this area. In its 2030 Comprehensive Plan, Carver County has identified NE Dahlgren Township as the Hampshire Road Opportunity Area and established a policy to support planning proposals that call for economic development and/or transit activity. The County will support future land uses such as economic development, transit facilities, transit-oriented development, and natural resource/open space preservation. These types of land uses would most likely require municipal services and the County's policy supports amending its land use plan to change this area's current "Agricultural Policy Area" designation to the County's "Transition Policy Area" designation.

The City of Chaska has established a long history of planning for preservation and strengthening of Chaska's unique sense of community and identity as a freestanding community. In particular, the City has used the Chaska Greenbelt concept to create a greenbelt around the edge of Chaska to physically separate Chaska from adjacent communities. In light of Carver County's plans to extend and expand CSAH 11 as a major north-south 4-lane urban roadway between Highway 5 and new Highway 212, and Chaska's planned annexation of Laketown Township westerly to CSAH 11 in 2010, the CSAH 11 corridor could function as a logical western edge for the City of Chaska in the future. As the City continues to plan for growth in southwest Chaska and along the new Highway 212 corridor, and Carver County progresses with planning and designing the CSAH 11 roadway improvements, the City of Chaska will consider the possibility for expanding its western city border to CSAH 11 in NE Dahlgren Township.

Policies: Dahlgren Township

- 1) The City of Chaska supports the annexation of that part of Dahlgren Township lying easterly of the centerline of the alignment of the future County Road 11/147.
- 2) Initiate discussions with Dahlgren Township officials and property owners should be undertaken to understand the needs of all parties with the expected outcome being an Orderly Annexation Agreement for the subject portion of Dahlgren Township.
- 3) As part of the Orderly Annexation Agreement the City should strive to obtain Planning and Zoning authority (similar to Laketown and Chaska Township agreements) over the subject portion of Dahlgren Township to ensure that no uses are introduced into this area that would negatively impact the future annexation of these properties.
- 4) At such time that the subject part of Dahlgren Township is annexed by the City of Chaska, a detailed Development Plan for the area should be prepared.

E. MUSA STAGING

Originally, the 1990 MUSA contained a substantial amount of undeveloped land, primarily because of the extensive sewer and water infrastructure that was installed by Jonathan (New Town) Development Corporation in the late 1960s and early 1970s. Thus, the 1990 MUSA became the 2000 MUSA in the Chaska 2000 Comprehensive Plan. This worked well until the mid- and latter-1990s when the supply of vacant developable land became scarcer which, in turn, was partly responsible for escalating land prices in that period.

With the annexation of the former Chaska Township land into the City of Chaska in 2003, the current 2005-2010 MUSA boundary encompasses approximately 88% of the land located within Chaska's current municipal boundaries. Since the last update to the Comprehensive Plan in 2000, the following areas have been added to the MUSA:

- Land southwest of Victoria Drive for the Clover Ridge neighborhood and future non-residential development;

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- Land north of Victoria Drive for the Bella Vista & Town Course Heights neighborhoods, which included some annexation of land in Laketown Township;
- Land in southwest Chaska, generally east of new Highway 212 and north of the West Chaska Creek, which is about 2/3 of the former Chaska Township land that was annexed into the City in 2003;
- Land north and southwest of Lake Bavaria for the Chevalle neighborhood development, which also included the annexation of land in Laketown Township in 2006.

The Chaska Biotech Center concept was created for the area west and southwest of the Highway 212/CSAH 10 interchange in 2006 and the area was designated as a state bioscience development zone in 2008. The proposed 2005-2010 MUSA includes the Chaska Biotech Center area as part of the 2008 update of the Comprehensive Plan.

The only areas of land that are not included in the current 2005-2010 MUSA are the 0.7 square miles of land in southwest Chaska (formerly Chaska Township) west of new Highway 212, the 1.4 square miles of land in the Greenbelt area east of Bavaria Road in northern Chaska, and 0.7 square miles of land in Laketown Township that will be annexed by 2010. These areas are currently planned to remain outside the 2030 MUSA to serve as a Greenbelt along the western and northern edge of the City and would allow a maximum density of four (4) dwelling units per 40 acres. A small area of existing low density residential development, consisting of about 85 single-family homes, in the future annexation area of Laketown Township is planned for MUSA expansion in the 2010-2020 time period.

Chapters 8) Sewer, 9) Water, and 10) Stormwater describe in detail the facilities and services that are planned to serve these future development areas.

- Figure 4.4 -
"MUSA Staging"

III. 2030 REGIONAL GROWTH STRATEGY

A. HISTORY & ROLE OF TWIN CITIES METROPOLITAN COUNCIL

The Metropolitan Council has served as the regional planning agency for the seven-county Twin Cities Metropolitan Area since it was established as the Metropolitan Planning Commission in 1967. In 1994, the Council's role was expanded from a planning and coordinating agency to include wastewater and transit operations as a result of abolishing the Metropolitan Waste Control Commission, Metropolitan Transit Commission and Regional Transit Board, and placing their responsibilities under the Metropolitan Council.

In the mid-1970s, the Metro Council divided the region into two areas for purposes of stabilizing and controlling development: an urban service area and a rural service area. The Metropolitan Urban Service Area (MUSA) boundary became the MUSA line within which the Metro Council supported growth and the provision of regional services such as sewers and highways. Developing communities could not grow beyond the MUSA line without Metro Council approval, which was based upon various criteria including the amount of undeveloped land within the MUSA and the availability of regional facilities. Chaska's 2000 Comprehensive Plan was based upon its functional classification by Metro Council as a "Freestanding Growth Center". As such, Chaska had its own self-contained MUSA, but that classification was eliminated in the mid-1990s as a result of expanding the MUSA in Chanhassen to connect to Chaska's MUSA.

During 1996, the Metro Council undertook a major study, which culminated in a new Regional Growth Strategy and new policy areas for future growth in the region. The Metro Council adopted the new Growth Strategy in December 1996, as an amendment to its "Regional Blueprint". Chaska's 2020 Comprehensive Plan was based upon its designation by the Metro Council as part of the "Urban Area". Most of the City (78%) was located within the 2000 MUSA with the entire City located within the 2020 MUSA.

B. 2030 REGIONAL DEVELOPMENT FRAMEWORK

The 2030 Regional Development Framework provides a comprehensive regional development plan for the Twin Cities metropolitan area. The 2030 Framework contains goals, policy statements, standards, programs and maps that provide guidance for orderly, efficient and economical development in the metro area for the growth anticipated between now and the year 2030. In particular, the 2030 Framework is intended to coordinate the needs of local communities in the metro

area with the regional systems plans, including roadways, transit, aviation, wastewater services, and parks & open spaces. The 2030 Framework was adopted in January 2004 and amended in December 2006.

Similar to the Metro Council's prior regional plans, the 2030 Framework is based on planning for urban areas and rural areas. "Geographic Planning Areas" have been established by the Metro Council and are illustrated on the 2030 Regional Growth Strategy Map (**Figure 4.5**). The urban areas are divided into two (2) specific geographic planning areas: Developed Communities and Developing Communities. The rural areas are divided into four (4) specific geographic planning areas: Rural Centers/Rural Growth Centers, Diversified Rural Communities, Rural Residential Areas and Agricultural Areas. Those geographic planning areas relevant to Chaska are listed and briefly described below:

Developing Community: Most of the City, with the exception of the annexation areas in Laketown Township and the former Chaska Township, is designated by the Metro Council as a "Developing Community" geographic planning area. The City of Chaska is at the southwest edge of the metro's urban area and the Regional Growth Strategy Map places the "Developing Community" portion of the City within the 2010 MUSA (**Figure 4.4**), with the exception of the Chaska Greenbelt area east of Bavaria Road and south of the Minnesota Landscape Arboretum. Within Developing Communities, the Metro Council supports the provision of regional urban services, including highways, transit, sewers, and parks. Developing Communities are guided for staged development that accommodates local growth forecasts through 2030 at appropriate densities, which is 3-5 dwelling units per acre overall and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity.

Diversified Rural Community: The planned annexation area within Laketown Township is designated as a "Diversified Rural Community" geographic planning area, which is similar to the "Urban Reserve" designation of the Metro Council's 1996 Regional Growth Strategy. Diversified Rural Communities are intended to accommodate a mix of farm and non-farm land uses, including large-lot residential and clustered housing, agriculture, and facilities and services requiring a rural location. From a regional perspective, Diversified Rural Communities are not needed for urban development, but should be preserved for post-2030 urban development. Areas in the Diversified Rural area are guided for a maximum interim density of one (1) residence per 10 acres. Connection to regional wastewater services will be reviewed on a case-by-case basis to determine feasibility.

Agricultural: The entire 2.8 square mile annexation area in southwest Chaska, formerly Chaska Township, is currently designated as an “Agricultural” geographic planning area by the Metro Council. From a regional perspective, Agricultural areas should preserve prime agricultural soils and agricultural land uses through at least 2030. Should post-2030 growth forecasts indicate a need to develop some agricultural lands at urban densities, agricultural land uses will enable the efficient expansion of regional urban infrastructure. Maximum density within the Agricultural area is one residence per 40 acres. Connection to regional wastewater services will be reviewed on a case-by-case basis to determine feasibility.

Rural Center: The City of Carver is designated as a “Rural Growth Center” geographic planning area. The Metro Council intends to use regional investments and incentives to help Rural Growth Centers accommodate growth as an alternative to scattered development in the rural area. The Metro Council also intends to plan for improvements to regional infrastructure to support expected growth in Rural Growth Centers at residential densities of 3-5 plus units per acre; for wastewater services consider acquiring and operating the plant or locating a new wastewater treatment facility in the Rural Growth Center if doing so would be more efficient and cost effective, and provide other regional benefits.

As mentioned earlier, the 2.2 square miles of land within Chaska that is outside of the MUSA is located in the northwest and southwest corners of the City in the Chaska Greenbelt. Within the current MUSA, 82 percent of the area is urbanized or has development restrictions due to wetlands, slopes, floodplains, natural open space, etc. This leaves approximately 1,575 acres (about 2.5 square miles) for future urban development within the current MUSA. One of the most important parts of the 2030 Comprehensive Plan is to identify and stage any needed expansions to the MUSA to accommodate Chaska’s future growth demands and development objectives.

Policies: Metro Council’s Regional Development Framework

- 1) The City of Chaska endorses the Metropolitan Council’s 2030 Regional Development Framework, which was adopted in January 2004 and amended in December 2006. Such endorsement includes use of Met Council’s 2030 population, household and employment forecasts and a commitment to support efficient use of land and public investments by such means as infill development and redevelopment within the 2030 MUSA, provision of balanced life cycle housing, and requiring minimum

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housing densities of three (3) dwellings per acre on average in newly developed areas.

- 2) Within the context of the 2030 Regional Growth Strategy, the City of Chaska is committed to preserving and strengthening its separate identity and sense of community with small town values and characteristics. Ways to maintain such community identity include physical separation from other urban areas via the Chaska Greenbelt concept; maintaining the economic health, vitality and service function of the downtown area; maintaining a strong school system with close community ties; creating popular community gathering places; and providing a full range of high quality public facilities and services for all age groups.

- Figure 4.5 -
"2030 Regional Growth Strategy Map"

IV. 2030 LAND USE PLAN AND POLICIES

Sections II identified the City's planned growth areas and the geographic limits of the 2030 MUSA. This section establishes the 2030 Land Use Plan Map (**Figure 4.6: 2030 City Land Use Plan**) for the community, including the planned growth areas, and the land use policies to guide future growth, development and redevelopment. **Table 4.4** below summarizes the 2030 planned land uses by category.

Table 4.4: 2030 Land Use Plan

Land Use Category	Chaska (2008 Boundaries)		Laketown Annexation Area		Ultimate Chaska Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Agricultural	0.0	0.0%	81.0	12.5%	81.0	0.7%
Business Park	250.7	2.2%	0.0	0.0%	250.7	2.1%
Commercial	154.8	1.4%	0.0	0.0%	154.8	1.3%
Conservation Residential	182.8	1.6%	0.0	0.0%	182.8	1.5%
Golf Course	216.4	1.9%	0.0	0.0%	216.4	1.8%
High Density Residential	148.9	1.3%	0.0	0.0%	148.9	1.2%
Industrial	606.9	5.3%	0.0	0.0%	606.9	5.0%
Public/Semi-Public	402.4	3.5%	8.2	1.3%	410.6	3.4%
Low Density Residential	1,793.0	15.8%	121.2	18.8%	1,914.2	15.9%
Medium Density Residential	568.5	5.0%	0.0	0.0%	568.5	4.7%
Downtown Mixed Use	3.6	0.0%	0.0	0.0%	3.6	0.0%
Neighborhood Mixed Use	1,073.2	9.4%	0.0	0.0%	1,073.2	8.9%
Office	15.7	0.1%	0.0	0.0%	15.7	0.1%
Open Space	1,966.0	17.3%	4.7	0.7%	1,970.8	16.4%
Park	599.6	5.3%	7.1	1.1%	606.7	5.0%
Public Right-of-Way	1,520.8	13.4%	42.5	6.6%	1,563.3	13.0%
Rural Residential	1,394.8	12.3%	380.8	59.0%	1,775.6	14.8%
Water	484.0	4.3%	0.0	0.0%	484.0	4.0%
Total	11,382.2	100.0%	645.5	100.0%	12,027.6	100.0%

A. OPEN SPACE PRESERVATION

Chaska's extensive natural open space system encompasses the Minnesota River Valley, East and West Chaska Creek ravines, floodplains, numerous natural lakes wetlands, clayhole lakes, and wooded areas. Most of the extensive East Chaska

Creek drainageway system consisting of the creek bed and attendant ravines and wetlands is presently owned by the City of Chaska. This acquisition was made possible primarily by federal and state grants in 1972 and 1976, and also by conveyance of undevelopable land by developers. See Chapter 6 - Environmental Protection for a more detailed discussion.

In addition to the City's natural open space system, the state and federal open space areas include the Minnesota Valley National Wildlife Refuge surrounding Chaska Lake, the Minnesota Valley State Recreation Area just across the river from downtown Chaska, and the Minnesota Landscape Arboretum on the northern edge of the community. Also, the Bluff Creek Corridor is located just east of the Chaska/Chanhassen border, which includes Assumption Creek, the last remaining native trout stream in Carver County, and the Seminary Fen, one of the rarest types of wetland (calcareous fen) in the U.S. The Seminary Fen was recently designated as a MN Scientific & Natural Area (SNA) by the MN DNR. Although the Bluff Creek Corridor is located in Chanhassen, this creek ravine/drainageway serves as the eastern portion of Chaska's Greenbelt Concept, a physical separation and open space between the two cities.

Policies: Open Space Preservation

- 1) The remaining East Chaska Creek drainageway system, not currently owned or controlled by the City of Chaska, and relevant West Chaska Creek drainageway system should be preserved for its functional and amenity value through development regulations and conservation/scenic easements obtained at the time of development.
- 2) The planning of urban development in vicinity of the creek/ravine system should encourage the positive influence of that system to be extended outward to the maximum extent possible.
- 3) The City of Chaska recognizes the Bluff Creek Watershed Natural Resources Management Plan (1996) and the Bluff Creek Overlay District (1998), which were prepared and adopted by the City of Chanhassen, as means to preserve the Bluff Creek Corridor. The intent of this plan and overlay district is to preserve this natural resource corridor through protection of significant natural resources and guided development.

- Figure 4.6 -
"2030 City Land Use Plan"

B. RESIDENTIAL LAND USES

In April 2007, there were 8,662 households in Chaska and another 119 in the Laketown Township annexation area. It is assumed that there will be a total of 14,000 households within Chaska in the year 2030. This means that another 5,338 households will be added from 2008-2030 for an average annual growth rate of 232 households per year. For comparison purposes, from 2000 through 2007 a total of 2,848 residential building permits were issued for an annual average of 356 housing starts per year, whereas, the 1990s had an annual average of 193 housing starts per year. The future growth pace is projected to be higher in the 2008-2020 time period, 348 housing starts per year on average, then dropping to 150 housing starts per year on average from 2020-2030.

During the 1990s, more than 80 percent of the residential permits were for single-family detached units with 15 percent being single-family attached, and less than 5 percent being multiple-family housing. However, single-family detached represented just under 40 percent of new housing units in 2000-2007 with multiple-family housing at 47 percent and single-family attached housing at 15 percent. It was discussed earlier that the aging of the population will likely continue to create a greater demand in the future for single-family attached and multiple-family housing growth. Thus, future residential land will likely need to accommodate a broader mix of housing types than it did in the 1990s, which is already occurring in the time period since 2000. This percentage breakdown is closer to Chaska's housing construction pattern during the 1970s and 1980s when multiple-family and manufactured home developments out paced single-family detached housing.

The 5,338 households to be added will be located as follows:

- 1) Within the 357 vacant lots that were platted at year-end 2008;
- 2) Within the 705 lots approved as concept plans at year-end 2008;
- 3) Within the 4/40 (greenbelt) areas in northwest Chaska, southwest Chaska, and portions of the Laketown Township annexation area (129 units); and
- 4) Within approximately 1,400 agricultural and undeveloped acres in Chaska and in Laketown Township annexation area that are designated on the 2030 Comprehensive Plan for residential or mixed use development.

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These four general areas should have a minimum holding capacity of approximately 5,500 additional housing units. When taken together with the 8,781 existing housing units in Chaska and the Laketown Township annexation area, the holding capacity of the ultimate City of Chaska land is approximately 14,300 households. These households will yield an ultimate population between 35,700 and 38,500 persons depending on whether the average household size is closer to 2.55 (Metro Council's forecast) or 2.75 (recent trend). For purposes herein, an estimated ultimate population of 35,700 persons in Chaska, including the Laketown Township annexation area, will be used based on a household size of 2.55 persons.

In conclusion, Metro Council's 2030 forecast of 14,000 households in Chaska can be accommodated within the areas designated for residential uses, including mixed uses, on the 2030 Comprehensive Plan map. Chaska will be essentially fully developed in 2030 or soon after when its ultimate holding capacity of about 14,000 households will be reached. At that time, the City is projected to contain approximately 35,700 residents — a 50% increase from the April 2007 count of 23,775 persons.

A summary of the preceding residential land demand/supply calculation and is shown below.

HOUSING DEMAND CALCULATIONS

Total households forecast 2030	14,000
Less 2007 households in City	<u>- 8,662</u>
	5,338
Less 2007 households in Laketown Township	<u>- 119</u>
	5,219
Plus estimated houses demolished 2008-2030	<u>+ 40</u>
	5,259
Less 2008 undeveloped <i>platted</i> lots	<u>- 357</u>
	4,902
Less 2008 undeveloped <i>planned</i> lots	<u>- 705</u>
	4,197
Less potential new lots in 4/40 areas	<u>- 129</u>
2008-2030 additional households needed on new land	4,068

TABLE 4.5: UNDEVELOPED RESIDENTIAL LAND SUPPLY, 2008-2030

Residential Land Use Category	Acres	Minimum Density	Households
2030 planned low density residential land	281	1	281
2030 planned medium density residential land	146	6	876
2030 planned high density residential land	43	12	516
2030 planned neighborhood mixed use land (75% residential)	801	3	2,403
2030 planned downtown mixed use land (50% residential)	2	6	12
2030 planned conservation residential land	62	.2	12
Total 2030 planned residential land	1,542	N/A	4,100

C. DOWNTOWN AREA LAND USES

Historic downtown Chaska contains a mix of land uses typical of a small town downtown, including civic, commercial, office, park, and residential. The core commercial area continues to be centered on Chestnut Street (Highway 41), Second Street, and Chaska Boulevard (old Highway 212), but has recently expanded to the area north of Chaska Boulevard as land has redeveloped. Downtown remains the civic center of the community with the City Square, City Hall, Police, City Plaza, Chaska History Center, and County Library all located in the center of downtown. In addition, Chaska is the County Seat with Carver County's government facilities located on the eastern edge of downtown. Downtown is also home to other institutions, including three churches and their affiliated elementary schools, the Carver-Scott Educational Cooperative School, and the community's only elderly care and housing institution.

As part of updating its Comprehensive Plan, Carver County completed a *2030 Retail and Services Space and Land Demand Study* in January 2008. The objective of this study was to estimate the quantity of land necessary to support future retail and services development in Carver County, which includes retail, service, food service, financial, and medical establishments. This study also provides basic data relating types of retail and service establishments, quantity of establishment, existing square footages and acreages, and growth trends from 1986-2006. In 2006, downtown Chaska had 104 retail and service establishment, including 43 retail and 61 service, and occupied approximately 589,000 square feet of space. In terms of square footage, retail represented 63 percent of the space, followed by service (26.5%), financial (4.4%), food service (4.3%), and

medical (2%). In terms of number of establishments, restaurants represent 18% of the total retail/service establishments in the downtown area. From 1986-2006, square footage of retail and services in downtown grew by approximately 33 percent with the largest growth occurring during the 1997-2001 time period. Based on trade area households, future population growth, and potential competitive developments, the study estimates future downtown development potential between 2008 and 2030. The study estimates demand for retail and services square footage space will increase in the range of 63 to 79 percent over the next twenty years. An additional 37 to 47 acres of land may be needed to accommodate this development demand.

The location of downtown Chaska at the base of a 17.8 square mile City, with a road pattern shaped as a funnel, presents serious accessibility issues as the City continues to grow northerly away from downtown. Trade area traffic is funneled into downtown primarily via Highway 41, which has increasingly become a congested arterial highway, particularly with the completion of new Highway 212. The present downtown feeder system with Highway 41 as its backbone cannot be upgraded sufficiently to support traffic volumes generated by a City of 35,000 persons. Community and neighborhood shopping facilities are necessary in upper Chaska as the City grows to 35,000 persons and significant commercial development has occurred over the past 10-20 years to meet these needs. This continuing shift to a growing population and employment base above the bluff, which is physically and spatially separate from the historic downtown Chaska area, presents challenges for downtown. Downtown's accessibility challenges are countered by its relatively strong role as the historic image of the City and the center of many community functions and activities as mentioned above. The shopping role of downtown is actually only one of several functions, which collectively serve to create downtown's unique identity.

The 1980s and 1990s saw a transition and expansion of the downtown area. In essence, the downtown was geographically expanded to include the Klein brickyard area north of Chaska Boulevard (old Highway 212) and secondarily along Chaska Boulevard to the northeast. The historic downtown area south of Chaska Boulevard took on more of a service specialty character while the convenience goods retail sector consolidated north of Chaska Boulevard. This change has strengthened Chaska's role as a trade center in Eastern Carver County, but has had some obvious effects on the character of the historic downtown area.

The Klein Brickyard Redevelopment project north of Chaska Boulevard was initiated during the latter 1990s. This project is the largest redevelopment effort

undertaken by the City to date and most likely won't be matched in the future. The focus of this project has been to create a mixed-use area (retail, office and residential) that reflects and complements the historic character of the historic downtown, and presents a positive image from both Highway 41 and Chaska Boulevard (old Highway 212). Provision of convenient parking and a pedestrian-friendly environment are also important objectives. This area includes a mix of retail businesses, both in vertical mixed-use buildings and freestanding buildings, offices, and high density residential uses. The buildings are oriented toward an extension of Walnut Street that directly connects this expansion area to the historic downtown. Some of the housing units are also oriented toward Clayhole Lake which includes a public trail and lake overlook feature.

Downtown is facing significant impacts from recent and future transportation changes in Chaska. With the completion of new Highway 212 in 2008 as a freeway through central Chaska, old Highway 212 has been turned back from the State to Carver County as CSAH 61. Since old Highway 212 travels through downtown, the City took the opportunity to officially name the roadway Chaska Boulevard in conjunction with the conversion from a state highway to a county highway. As a result of the completion of new Highway 212, traffic on Highway 41 is projected to increase significantly as it provides one of the limited crossings of the Minnesota River for traffic from the south traveling to new Highway 212. The volumes, speeds, and types of traffic carried on Highway 212 have major impacts on the downtown environment and its possibilities for revitalization. In addition, in December 2008 Mn DOT announced its recommendation for a new route for a Highway 41 river crossing that would connect TH 169 south of the Minnesota River and new Highway 212 in Chaska. The recommended route would travel along the south side of downtown near the river levee and Chaska Ballpark and have significant impacts on downtown, including potentially noise, visual and pollution. Finally, the Union Pacific Railroad spur that cuts through downtown Chaska was officially abandoned in 2008 which opens up a variety of opportunities for reuse of this land.

One of the City's basic goals is to continue to assist in revitalizing and expanding the historic downtown area as one of the community's major commercial districts. A broader downtown goal is to preserve and strengthen downtown as the primary focus of community activity and identity. The "new" City Hall/County Library, City Square enhancement, streetscape improvements, elderly care and housing facilities, Block 12 (theater) redevelopment, Block 54 (Riverbend hotel and townhomes) redevelopment, Block 38 (Werner Arcade) redevelopment, River Gables mixed-use building (commercial with apartments above), and numerous historic building renovations are all examples of broadening and

strengthening the historic downtown area. Although the City has a history of successful redevelopment projects in downtown, the desire for dramatic, long-term and cost-effective revitalization efforts in downtown have been hampered by the lack of a holistic vision and master plan for downtown. Recent downtown planning efforts that provide a foundation for a downtown master plan include the Historic Downtown Chaska Design Guidelines (2004), Chaska Historic Context Study (2006), Downtown Streets Master Plan concepts (2003), and Brick City Paseo concepts (2007).

Policies: Downtown Area Land Uses

- 1) Continue to promote and support activities that will assist in revitalization/expansion of the historic downtown area by making it a more desirable place to shop, do business, to live in, and to visit.
- 2) Manage and improve the provision of downtown parking facilities, in partnership with private redevelopment, to ensure that downtown's parking facilities are located in a convenient and efficient manner, using high quality design appropriate to an urban and historic downtown environment.
- 3) Preserve and strengthen the role of downtown Chaska as the center of community identity and activity. Facilities that collectively add to downtown's vitality and identity include the preservation of City Hall, Carver County Library, City Square, Chaska History Center, Carver County Government Center, post office, churches, schools, farmer's market and medium/high density housing. The many civic functions that are held in downtown such as River City Days are very important ingredients of a City Center.
- 4) Encourage development of additional medium and high density housing in appropriate locations within convenient walking/driving distance of the downtown area as a means to strengthen its vitality and customer base.
- 5) Establish the geographical expansion limits of the historic downtown commercial core, generally recognizing Walnut Street as the east edge and Pine Street as the west edge. The exception is the west side of Pine Street north of 4th Street, which may be appropriate for non-residential re-use.
- 6) Encourage the continued restoration/rehabilitation of downtown Chaska's historic buildings, particularly those constructed of "Chaska brick" from the

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City's early brickyards. New buildings should be consistent with neighboring buildings and the historic character of downtown relative to materials, size, scale, color and character. Promote use of the Historic Downtown Chaska Design Guidelines for relevant historic buildings.

- 7) Create a Downtown Area Master Plan that will provide a long-term holistic vision for the historic downtown Chaska area and the necessary guidance for coordinated future public and private redevelopment and investment efforts. A Downtown Area Master Plan should establish the downtown area's long-term identity, desired market niche and strategy, future land uses, transportation and safety coordination, regional and community connections, housing revitalization and affordability, new housing opportunities, urban design and streetscape enhancements, views and landmarks, parking strategies, heritage preservation, infrastructure improvements, parks and green spaces, pathways/trails, bike routes, and implementation strategies. A Downtown Master Plan should incorporate recent downtown planning efforts focused on specific downtown elements, including the Chaska Historic Context Study, Historic Downtown Chaska Design Guidelines, Downtown Streets Master Plan concepts, and Brick City Paseo concepts.

- Figure 4.7 -
"2030 Downtown Area Land Use Plan"

D. COMMERCIAL LAND USES

A city's commercial development is primarily dependent upon 1) the supporting population base residing within the city's trade area, 2) local employment base residing beyond the trade area, and 3) regional traffic volumes through the City. All of these elements have been increasing in Chaska and will continue to do so. Beyond the historic downtown commercial uses in lower Chaska, there is a community commercial center in northern Chaska, neighborhood commercial centers, and two commercial areas along Chaska Boulevard. The development of new commercial centers outside of the historic downtown area began in the 1980s to serve the expanding population and employment base in the central and northern areas of the City.

Community Commercial Center

In the 1980s, the development of the Jonathan Square commercial buildings at the northwest corner of Highway 41/Pioneer Trail, which is located approximately 3 mile north of downtown Chaska, initiated this new trend. Starting in the late 1990s, the much larger Chaska Commons shopping center at the northeast corner of this same intersection began to develop in phases. Chaska Commons now contains a large supermarket, home improvement store, clinic, branch bank, restaurants, and numerous smaller retail tenants. In addition, the southeast corner of this intersection was developed with a SuperTarget store in 2001. More recently, the Hazeltine Plaza commercial area has begun development just north of Chaska Commons, which includes a Kohl's department store, and will reinforce the significance of this intersection as a community commercial center in northern Chaska. Two large freestanding medical clinics were also developed in the latter 1990's, Ridgeview Medical Plaza in Chaska Commons associated with Ridgeview Hospital in neighboring Waconia, and Chaska Health Center in Jonathan Square associated with St. Francis Hospital in nearby Shakopee.

Carver County's 2030 Retail and Services Space and Land Demand Study identified 44 retail and service establishments, including 25 retail and 19 service, in this commercial area in 2006. This commercial area, as of 2006, had grown to occupy 550,000 square feet of space, which makes it essentially the same size as downtown Chaska. However, the scale and mix of establishments is much different than downtown Chaska with big box retail stores comprising more than half of the total square footage. Retail uses represent 83 percent of the total square footage, followed by medical (9%), service (4%), financial (2%), food – full service (1%), and food – limited service (.5%). In terms of number of establishments, restaurants represent 20% of the total retail/service

establishments in this commercial area. Based on trade area households, future population growth, and potential competitive developments, the study estimates future downtown development potential between 2008 and 2030. The study estimates demand for retail and services square footage space will increase by more than 100 percent (ranging from 125% to 155%) over the next twenty years. An additional 68 to 86 acres of land may be needed to accommodate this development demand.

Neighborhood Commercial Centers

Over the past five years, the Chaska Grandview commercial center has developed as a neighborhood commercial center at the SW corner of Highway 41 and Engler Boulevard. Designated as a neighborhood commercial center in the 2020 Comprehensive Plan, Chaska Grandview consists of a mix of neighborhood commercial uses, including a bank, convenience store/gas station, daycare, professional and medical offices, and a multi-tenant retail building. In 2006, this commercial center contained 15 establishments, including one retail and 14 service establishments. This center was not completely developed in 2006.

In 2008, neighborhood commercial uses have been developed in the center of the Clover Ridge neighborhood in the form of a mixed-use building with commercial at street level and residential above. The commercial space is approximately 8,000 square feet, located on the first floor, and is intended to accommodate multiple tenants.

Chaska Boulevard (CSAH 61) Commercial Areas

The north frontage of Chaska Boulevard (old Highway 212) immediately northeast of the historic downtown area was developed as a highway-oriented general commercial strip in the 1970s and early 1980s. It has been a valuable segment of the City's business community and contains a mix of commercial businesses, including a construction materials yard, hardware store, automobile dealership, two restaurants, gas station, and car wash. Due to the lack of a frontage road, the individual driveway access to each property creates some traffic problems on Chaska Boulevard; however, the addition of a center turn lane in the mid-1990s improved these access situations.

During the mid- and latter-1990s, some additional highway-oriented development took place near the eastern City entrance on the west side of the Chaska Boulevard/Audubon Road intersection. The City played a proactive role in that development by purchasing excess United Sugars property as well as a

segment of the abandoned United Pacific Railroad right-of-way, which was subsequently sold for commercial, industrial and residential development. Recent developments of commercial, office and industrial development on the east side of the Chaska Boulevard/Audubon Road intersection has occurred with no direct access from these highways to individual lots, thereby avoiding the traffic safety problems associated with the earlier highway strip development. In addition, to the commercial businesses typical of this area, recent development has also included office and industrial development, such as the Klein Bank and Chaska Gateway developments. In 2006, this commercial area contained 20 establishments, including nine retail and 11 service establishments.

Some of the older commercial developments along Chaska Boulevard are beginning to exhibit signs of redevelopment potential, such as the recently closed Chaska Lumber business near the downtown area. Any future redevelopment of highway-oriented businesses near downtown could present valuable opportunities to improve the physical design and connectivity of this area, including better connections to the historic downtown area, future residential growth areas north and east of Clayhole Lake, the East Chaska Creek ravine, and a redesigned Chaska Boulevard.

General Analysis / Directions

The past twenty years have been the fastest growth period in Chaska's history. While the industrial development was actively pursued by the City, the residential development occurred due to market conditions including metro area expansion, lower cost land prices, job opportunities, low interest rates and the discovery of Chaska as a desirable place to live. In relative terms, comparatively less commercial development took place during the rapid period of industrial and residential construction. Traditionally, commercial development lags behind population/housing growth in a developing area. Business owners and commercial developers usually want to be assured of a solid market before making significant investments in a new/expanding area. The exception is some larger chain stores, which can sustain initial losses.

The presence of a sizable and growing customer base in Chaska was recognized by business interests beginning in the latter 1990s as judged by the significant growth in commercial development from 1997-2001. Approximately 532,000 square feet of retail/service space was developed during this time period, which was about a 77% increase. Most of this growth from 1997-2001 was in the development of the Chaska Commons commercial center at Highway 41/Pioneer Trail, which accounted for 83% of the total growth. This commercial center is

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planned for future expansion to the north and potentially east, including the current development occurring as part of the Hazeltine Plaza commercial uses north of Chaska Commons. If the future demand estimated in the Carver County study is realized, this community commercial center would be larger in size than downtown Chaska by approximately 30 percent.

Commercial development is one of the most difficult types of land use to properly plan in a City-wide sense, and to take through the public review/approval process on an individual site basis. Residential growth creates the primary demand for commercial services, yet residents adjacent to or nearby proposed sites often object due to a fear of potential negative impact.

The nature of commercial development sometimes creates some opposition from residents because it is often an in-filling process, but one that is fully planned and anticipated. The problem arises from its timing which typically occurs after the residential support base is in place. Industrial development in Chaska has been largely non-controversial because it is mostly tucked away in a corner of the City by itself. Since commercial outlets serve residents, they should logically be located within or conveniently accessible to the residential portion of the City.

The commercial areas that have been designated in Chaska relate to the market for commercial services — basically those locations which are convenient to the residential population base and which are accessible from the arterial/collector streets. Strip commercial development along main roadways, which causes traffic conflicts and a negative community image, is consciously prohibited.

Since there is a limited supply of designated/reserved commercial land, it is important that the “right” kind of development take place. It would be unfortunate if prime sites were taken for second or third rate facilities and later, more desirable uses could not be accommodated due to the lack of appropriate sites. This is what makes commercial development planning more complex — the lack of a solid projection of the various types, sizes and timing of commercial facilities that may want to locate in Chaska in the future.

In order to maintain and strengthen Chaska’s existing commercial centers, the City is focused on continuing the expansion and revitalization of its existing commercial centers. As market demand calls for

Carver County's 2030 Retail and Services Space and Land Demand Study also evaluated the potential for two additional community commercial centers: the northeast quadrant of new Highway 212/Highway 41 and SW Chaska along new

Highway 212 (between Engler Boulevard and County Road 147). The recent completion of new Highway 212 included the interchange at Highway 41, which will increase the development market's interest in the approximately 15-acre site in the northeast quadrant of this intersection. This land was guided for commercial in the 2020 Comprehensive Plan and the study estimated this site's potential for a large regional shopping center. However, this site is now being considered for a hospital use and the land use designation has been changed to Business Park. The study also looked at the development potential for retail and services in SW Chaska along new Highway 212. With the planned population growth in SW Chaska, as well as growth in trade area households, this area has the potential to evolve as a large community shopping area anchored by discount superstores, supermarkets, home center, and possibly a national department store and other big box retailers. Restaurants, personal services, and other services would complement these large retail uses. The study estimates that this area could support in the range of 1.2 to 1.6 million square feet of space, which would require approximately 128-160 acres of land. In addition, the final route of the new Highway 41 river crossing could significantly influence the retail development potential of this area.

Commercial Land Use Allocation / Designation

About 180 acres of developed commercial land exists in Chaska in December 2008. Chaska's 2030 Comprehensive Plan, similar to many other cities, designates a limited amount of potential commercial land at fairly specific locations. In 2008, only 1.6 percent of the City's developed area was commercial. This percentage of commercial land is low since the "rule of thumb" for similar communities is 4-5 percent. Due to Chaska's continued focus on maintaining and strengthening its existing community commercial centers – the historic downtown Chaska area and the Chaska Commons area - it is not the City's goal to pursue this level of commercial land. Although the 2030 Comprehensive Plan does not guide additional land for commercial, additional commercial land should be considered for the SW Chaska growth area as it begins to develop into a significant area within the community. The appropriate types and levels of commercial uses desired for this growth area should be studied in more detail as this area will be impacted by several significant development initiatives, including the Heights of Chaska mixed-use neighborhood, Chaska Biotech Center, and potentially a new Highway 41 connection to new Highway 212. In addition, 87 acres are guided for mixed use development, which allows the integration of multiple land uses, including commercial, office, residential, park, and civic.

In big picture terms, Chaska's 2030 Land Use Plan regarding commercial land uses is described as follows:

- 1) Two community retail/service areas — the historic downtown Chaska area in the lower part of the City, and the Highway 41/Pioneer Trail commercial center serving upper Chaska.
- 2) A limited number of smaller neighborhood retail/service centers located at certain arterial/collector roadway intersections.
- 3) Two general commercial areas oriented to Chaska Boulevard (old Highway 212) northeast of the historic downtown area.

Although it is difficult to categorize the various store types and markets into neat packages, community retail service outlets generally serve a two to three mile primary trade area radius, while neighborhood centers serve a one half to one mile radius. Highway-oriented/general commercial areas are more akin to community service areas than to neighborhood centers. It should be stressed that Chaska's overriding market strength is for local convenience goods and services as opposed to regional facilities that draw from beyond the City's primary trade area. For the most part, Chaska is not in a position to compete with regional centers like Eden Prairie Center, Ridgedale and Burnsville Center. Furthermore, regional facilities are generally not reflective of the small town image and character that Chaska strives to maintain.

Policies: Commercial Land Uses

- 1) Support the provision and expansion of a full range of commercial goods and services for the resident and working population of the Chaska area. Local businesses should be located, structured and marketed to most effectively compete with neighboring trade centers, as opposed to competing within the City.
- 2) Balance the desire to provide a full range of commercial goods and services for the residents of the Chaska area, with the corresponding desire to achieve and protect a quality residential environment, and a high-quality image of the City for motorists that travel to, from and through the City.
- 3) Concentrate the bulk of Chaska's commercial development in two community retail/service areas — the historic downtown Chaska area

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serving southern Chaska and the Highway 41/Pioneer Trail area serving northern Chaska. This basic plan should be complemented by a limited number of smaller neighborhood retail/service areas, together with a few areas of highway-oriented general development along Chaska Boulevard (old Highway 212) frontage and at key highway intersections.

- 4) Reserve the 25-acre triangle and proximate area formed by existing Highways 212/17 and Engler Boulevard at the east entrance to the City for general or specialized commercial development. Access to this area is very good but it is at the edge of residential development; hence, highway-oriented facilities that are strong enough to generate their own trade would appear to be most appropriate. Development of this area at the City's east entrance should be carefully planned to ensure a high quality image and to minimize traffic hazards/congestion along the highways. Development controls through the Planned Commercial Development process should be used. A frontage road or similar local service road should be installed for direct access to businesses as opposed to driveways off the arterial routes. This 25-acre site would also be appropriate for some mixed-use development including limited industrial development such as office/ warehouse and office/showroom.
- 5) Prohibit highway-oriented commercial development in strip fashion along the City's arterial and collector street system.

E. BUSINESS LAND USES

Chaska's non-commercial business areas are intended to provide the community with places for sustaining the City's economy, providing employment opportunities, and expanding the tax base. As used herein, the term "business land uses" includes industrial, warehouse, office, office showroom, and business park areas. Business park has been added as a new land use category to reflect changes in the types of industrial developments being built today and opportunities for bigger scale, as well as higher density, developments that contain a mix of complementary business uses, including light industrial, office, warehouse, showroom, and supporting uses.

Early industries such as the sugar factory, the flour mill and elevator, and the pickle company were located along the two early railroads. Later, a small cluster of industries located in the vicinity of County Highway 17 and old Highway 212.

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The large industrial area in northeast Chaska was started in the early 1970's as part of the Jonathan New Town development. After an impressive start, the pace of development in this area subsided until the mid-1980s when the City became involved and offered various incentives to new, expanding and relocating industries. Between 1984 and 1998, 45 new business/industrial projects were completed on about 425 acres of land. The new development added 5,000 employees and well over \$100 million in new valuation. The sites ranged from three to 62 acres with most in the three to ten acre range. Most of the firms relocated from central city or southern and western inner-ring suburbs, in search of larger sites to accommodate expansion needs; however, a few notable companies were "homegrown" in Chaska. Generally, high employment and building-to-land ratios were achieved. Nearly all of the companies serve a national or international market as opposed to a local or metro service area.

As part of updating its Comprehensive Plan, Carver County completed a *2030 Business Park Space and Land Demand Study* in January 2008. The objective of this study was to estimate the quantity of land necessary to support future business park development in Carver County, which includes industrial, office warehouse, bulk warehouse, office showroom, and commercial office uses. This study reported that Chaska's 4.8 million square feet of business park development in 2006 represented 45 percent of Carver County's inventory of such uses, with Chanhassen at 3.9 million square feet or 37 percent. In terms of growth between 1986 and 2006, Chaska ranked second, behind Chanhassen, adding approximately 2.8 million square feet of business park development. The existing 4.8 million square feet of business park development in Chaska breaks down as follows:

- Office warehouse/industrial 2.8 million square feet
- Bulk warehouse 1.7 million square feet
- Commercial office 0.3 million square feet

The Carver County study shows huge growth, over 100 percent, occurred in business park development from 1986-1996 in Chaska, which increased development from approximately 2 million square feet in 1986 to 4.4 million square feet in 1996. However, growth dropped off significantly in the past ten years with the addition of only 0.4 million square feet from 1997-2006. As a result of the rapid expansion in business development during the 1986-1996 period, the City had substantially less land available for business development. With the annexation of the Chaska Township land in 2003, the City is now guiding an additional 190 acres of land for business park development west of the new Highway 212 & Engler Boulevard interchange. There also remains approximately 36 acres of undeveloped land that is guided for industrial and

three acres of undeveloped land guided for office elsewhere within the community. In addition, there is the potential for some existing companies to expand their operations and physical plant on their present sites in coming years in response to normal business expansion patterns. In total, there is currently approximately 230 acres of undeveloped land guided for development of business park, industrial, or office uses.

As of December 2008, about 673 acres of land were developed as industrial, office, and business park uses in Chaska. This land consists of primarily industrial development at approximately 607 acres, followed by 47 acres of business park, and 19 acres of office uses. The Carver County study estimates that total business park demand for 2008-2030 could be between 3 million and 3.8 million square feet. Based on estimated building coverages per acre, the number of acres required for this level of development would be in the range of 208-261 acres. This study indicates that the City may want to consider designating additional land for business park uses in the future.

Business park uses are guided for three areas in the community at this time:

- Highway 212 & Engler Boulevard area in southwestern Chaska;
- McKnight Lake & Big Woods Lake area along Highway 41 in northern Chaska;
- Northeast quadrant of new Highway 212 and Highway 41.

These larger sites offer the potential to create employment centers that are characterized by a complementary mix of business uses (including light industrial, office, warehouse, and supporting uses), higher development densities and jobs per acre, higher quality design (including architectural, site and natural features), and increased tax revenues.

The southwestern site, which is characterized by gently rolling cropland with some wetland formations, is approximately 170 acres and designated for development of the Chaska Biotech Center. This site is a highly visible site strategically located along new Highway 212 and its interchange with Engler Boulevard. It is anticipated that this area will be developed soon after the completion of new Highway 212 and will consist of larger parcels (greater than 10 acres), a mix of complementary business uses, contain superior building design, and provide a generous land use buffer (at least 300 feet) to the adjacent Clover Ridge residential neighborhood to the north. In general, the design of this business park should focus on accommodating large sites for corporate headquarters developments similar to Arbor Park West in northern Chaska, which accommodates the corporate headquarters of Fluoroware, FSI and LifeCore. Sites of 15 to 40 acres should be designed rather than three to ten

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acres as was common in Chaska's earlier industrial developments. One potentially important type of occupant for the business park would be existing companies in Chaska that may need to expand and cannot do so on their present sites or elsewhere in the City. Such companies may need sites in the range of 40 acres or they will be forced to relocate outside of Chaska.

The northern site, which is approximately 65 acres, consists of the land west of Highway 41 that borders McKnight Lake, Big Woods Lake, and the Chaska Greenbelt area to the west. The Oak Ridge Conference Center has been developed on the northern portion of this site. The undeveloped southern portion of the site is approximately 20 acres in size. To the north of this site is the Arbor Park West business development described above.

The central site, which is approximately 15 acres, is located at the highly visible northeastern corner of new Highway 212 and Highway 41. This site is located at a new major entrance into the community; therefore, high-quality building and site design will be required.

Most of Chaska's contemporary industrial development has typically been medium quality as gauged by such factors as building materials, design, landscaping, and lack of outdoor storage. Zoning regulations and criteria for obtaining financial incentives have consciously encouraged such development standards. This is generally regarded as a positive situation; however, these standards have been a problem for some local businesses that wish to expand or relocate but cannot justify the investment required to meet these standards. Some of the businesses also want to maintain outdoor storage yards, which are prohibited in some areas or restricted by Chaska's regulations. For the most part, such lower grade development, typified by metal buildings and outdoor storage, would be inappropriate in the existing or designated industrial areas. One small area at County Highway 140 and CSAH 61 (old Highway 212) is zoned and developed for such uses, but it is visually hidden from view by natural terrain and landscaping. At this time, no similar low-exposure area has been identified in Chaska for future development of this nature.

Chaska had approximately 12,700 jobs in 2007 with most of these jobs created since 1970 when the community had about 3,000 jobs. Job creation averaged about 2,400 new jobs per decade in the 1970s and 1980s and jumped to nearly 3,200 in the 1990s. As of 2007, approximately 1,750 jobs have been added since 2000 and job growth for this decade is projected to drop back to the 2,400 level. Employment increases are projected to slow considerably after 2010 when baby boomers will be entering their retirement years to about 1,500 jobs per decade.

Chaska has a history of a high jobs-to-households ratio, maintaining a 1.8 jobs-to-households ratio from 1980 to 2000. Since 2002, the growth in households has outpaced growth in jobs, which has resulted in a declining jobs-to-households ratio, which was 1.47 in 2007. By 2020, this ratio is projected to fall to 1.2 as a result of household growth continuing to outpace job growth.

Chaska is fortunate to have a diversified industrial base producing a wide variety of products and services. As a result, if one company or industry sector is negatively affected by market conditions or other factors, the slack is taken up by another firm or sector that needs employees or building space.

Policies: Business Land Uses

- 1) The City of Chaska shall continue to help provide an economic climate that stimulates business creation and innovation.
- 2) The City of Chaska shall continue to work closely with existing businesses with a view toward encouraging and assisting them to remain, expand or relocate in Chaska.
- 3) Potential unmet needs of both employers and employees in Chaska shall continue to be identified in terms of labor force, housing, commercial services, public facilities and services, and transportation/transit facilities and services. The City shall assist in meeting such needs where possible.
- 4) The northeast area consisting mainly of five contiguous industrial/business parks shall be filled out and maintained as a high quality employment center. The original Jonathan Industrial Park should be upgraded where individual sites are at variance with the area's overall positive environment.
- 5) The Highway 41 frontage in upper Chaska shall be encouraged to continue to develop with quality commercial, office, industrial, and corporate headquarters users, in a manner that will preserve a positive City image, and that will minimize traffic hazards/congestion on Highway 41. The frontage south of the Twin Cities and Western Railroad shall be limited to non-manufacturing uses to ensure compatibility with the residential/recreational character of the surrounding area.

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- 6) The Chaska Biotech Center area in SW Chaska designated on the 2030 Comprehensive Plan Map for business park use shall be reserved for large site, high-quality light business park development at such time that market conditions, infrastructure, and land acquisition are in place to accommodate such development. Since the area is owned by a number of different farmers, investors or developers, the City will need to assume a proactive role in the business park's planning and development. A Master Plan should be prepared in advance of infrastructure installation including a transportation analysis that addresses truck traffic and employee trip generation issues and their relation to proximate existing and future residential areas. The Master Plan should also address the visual and environmental relationship of the park to the proposed residential area directly north and screening/buffering for the residents on Wetzel Lane.
- 7) Partner with the State of Minnesota to develop infrastructure and incentives to attract high-quality bioscience businesses to the Chaska Biotech Center.
- 8) Reserve land in the northeast quadrant of new Highway 212 and Highway 41, which contains about 15 acres to be accessed off of Hundtermark Road, for business park uses. Since this site is located at a new major entrance into the community and will be highly visible, high-quality building and site design will be required. It is anticipated that the primary land use at this corner would be a higher density office or medical building. Accessory retail uses that complement the principal use would be acceptable, as long as these accessory uses were developed in conjunction or after the principal use and did not generate heavy traffic demands onto Hundertmark Road, a residential collector street.
- 9) Restrict the type of development on the unique three-acre parcel at the north end of Lake Grace to office uses that would capitalize upon the panoramic views of the adjacent lake.
- 10) In areas where industrial, office, or business park uses are proposed for development adjacent to existing or planned residential areas, the City will require that a sufficient buffer area and strategy be part of the development proposal.

V. EXISTING HOUSING CHARACTERISTICS

Chaska contains a wide variety of housing types which reflects one of the City's primary housing goals — to provide a balanced housing supply to meet the varied needs of residents of all ages and socio-economic circumstances. This section analyzes the present housing stock (December 2007), past trends, and future needs.

A. HOUSING TYPES

The breakdown of housing units by type and their increase between 1980, 1990, 2000, and 2007 is shown in **Table 4.6** below.

TABLE 4.6: HOUSING TYPE, 1980, 1990, 2000 AND 2007

Type	1980		1990		2000		2007 (December)	
	No.	%	No.	%	No.	%	No.	%
Single-Family Detached	1,441	46.5	2,060	46.0	3,642	58.5	4,694	52.1
Single-Family Attached	Data unavailable		498	11.1	660	10.6	1,548	17.2
Manufactured Homes	651	21.0	774	17.3	659	10.6	666	7.4
Multi-Family	1,007*	32.5	1,144	25.6	1,267	20.3	2,104	23.3
Total	3,099	100.0	4,476	100.0	6,228	100.0	9,012	100.0

* Includes all dwellings with two or more units and apartments in non-residential buildings.
Source: U.S. Census, City of Chaska

Analysis:

- 1) Not surprisingly, single-family detached housing comprises the largest percentage of Chaska's housing inventory at 52 percent of the total housing units in 2007. This percentage is down somewhat from the 2000 level of 58.5 percent but higher than 1980 and 1990 levels. By comparison, the percentage of single-family detached in the metro area as a whole in 2000 was about 62 percent.
- 2) Single-family attached housing includes duplexes and separate entry townhouses, although the U.S. Census data has handled these

housing types in different ways over the years. The percentage of this type of housing in Chaska increased significantly between 2000 and 2007 from 11 to 17 percent of total housing units.

- 3) Multiple-family housing includes housing types with three or more units that have a shared entry, including apartments, condominiums, and housing in mixed-use buildings. Such units may be either owner- or renter-occupied. In 2007 there were 2,104 multiple-family housing units in Chaska, consisting of 1,994 apartments and 110 condominiums. Nearly all were developed since 1970. These units exclude the numerous scattered rental units in older dwellings primarily in lower Chaska, as well as apartments in downtown commercial buildings. They also exclude Auburn Manor's nursing home and assisted living facilities.
- 4) The percentage of manufactured homes, which are located primarily in two manufactured home parks, has decreased from 21 percent in 1980 to 7.4 percent in 2007. By comparison, manufactured homes comprised only 2 percent of the metro region's total housing units in 2000.

B. HOUSING PERMIT TRENDS

The number of residential building permits (housing starts) in Chaska by year since 1970 is shown by the following tables and charts (**Tables 4.7 and 4.8, Figures 4.7 and 4.8**).

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TABLE 4.7: CHASKA HOUSING STARTS 1970-2007

Year	Number of Permits by Type				Total
	Single Family Detached	Single Family Attached	Apartments/ Condos	Manuf. Homes	
1970	28	92	30	73	223
1971	132	26	48	30	236
1972	131	22	179	64	396
1973	25	13	46	39	123
1974	25	2	30	88	145
1975	30	0	0	23	53
1976	28	0	0	40	68
1977	66	0	0	50	116
1978	89	6	142	83	320
1979	72	4	0	77	153
1970-79	626	165	475	567	1,833
1980	22	0	28	47	97
1981	13	2	0	23	38
1982	26	0	59	16	101
1983	59	5	0	8	72
1984	28	21	44	2	95
1985	41	16	172	0	229
1986	109	8	20	0	137
1987	129	0	116	3	248
1988	100	0	200	0	300
1989	117	7	30	0	154
1980-89	644	59	669	99	1,471
1990	116	0	0	0	116
1991	167	4	0	0	171
1992	284	36	0	0	320
1993	253	37	19	0	309
1994	120	7	0	0	127
1995	96	15	0	0	111
1996	117	17	0	0	134
1997	135	61	0	0	196
1998	149	46	0	0	195
1999	133	61	53	0	247
1990-99	1,570	284	72	0	1,926
2000	108	89	248	0	445
2001	130	54	208	0	392
2002	201	106	208	0	515
2003	221	58	190	0	469
2004	186	49	241	0	476
2005	117	44	123	0	284
2006	68	10	123	0	201
2007	46	14	6	0	66
2000-07	1,077	424	1,347	0	2,848
1970-2007	3,917	932	2,563	666	8,078

Source: City of Chaska records and Metro Council

TABLE 4.8: PERCENTAGE BREAKDOWN OF CHASKA HOUSING STARTS BY TYPE

Period	Single Family	Manuf. Home	Townhome/ Duplex	Apartment
1970-1979	34%	31%	9%	26%
1980-1989	44%	7%	4%	45%
1990-1999	81%	—	15%	4%
2000-2007 (8 years)	38%	—	15%	47%
1970-2008	48%	12%	32%	8%

Source: City of Chaska and Metro Council

FIGURE 4.7: TOTAL CHASKA HOUSING STARTS, 1970-2007

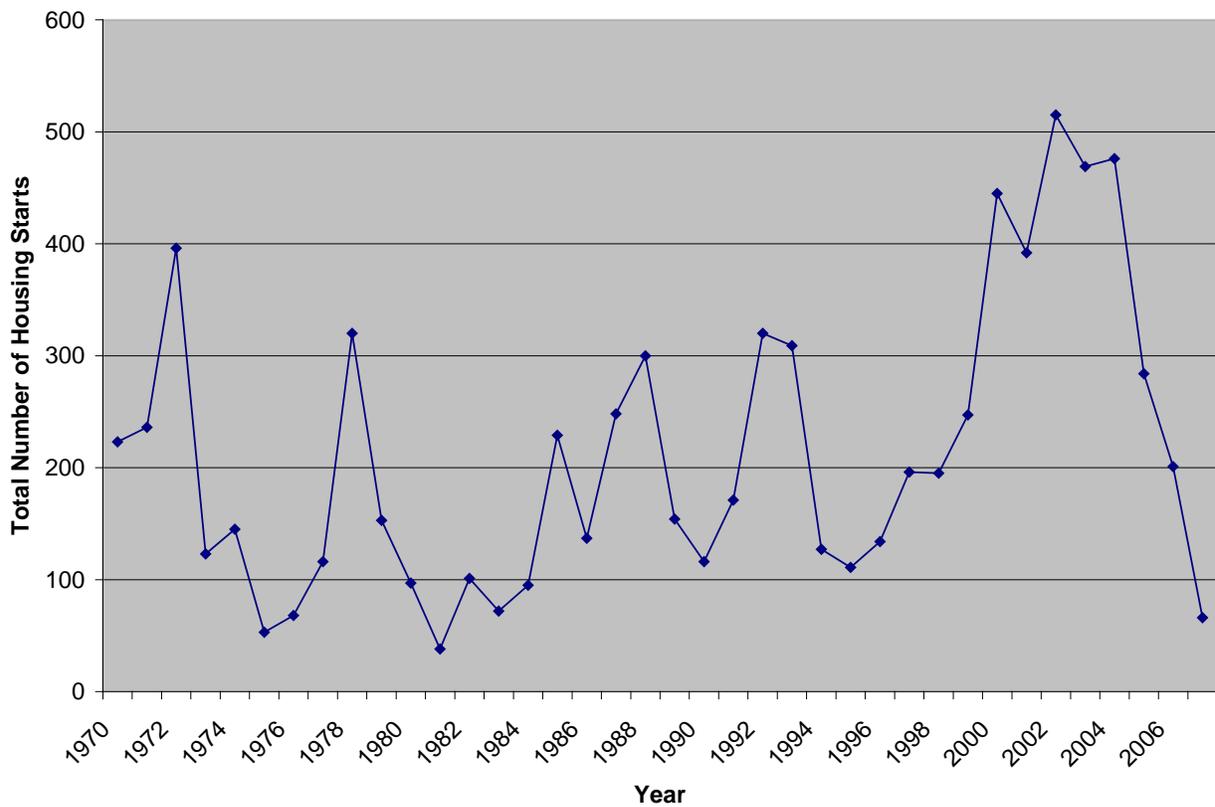
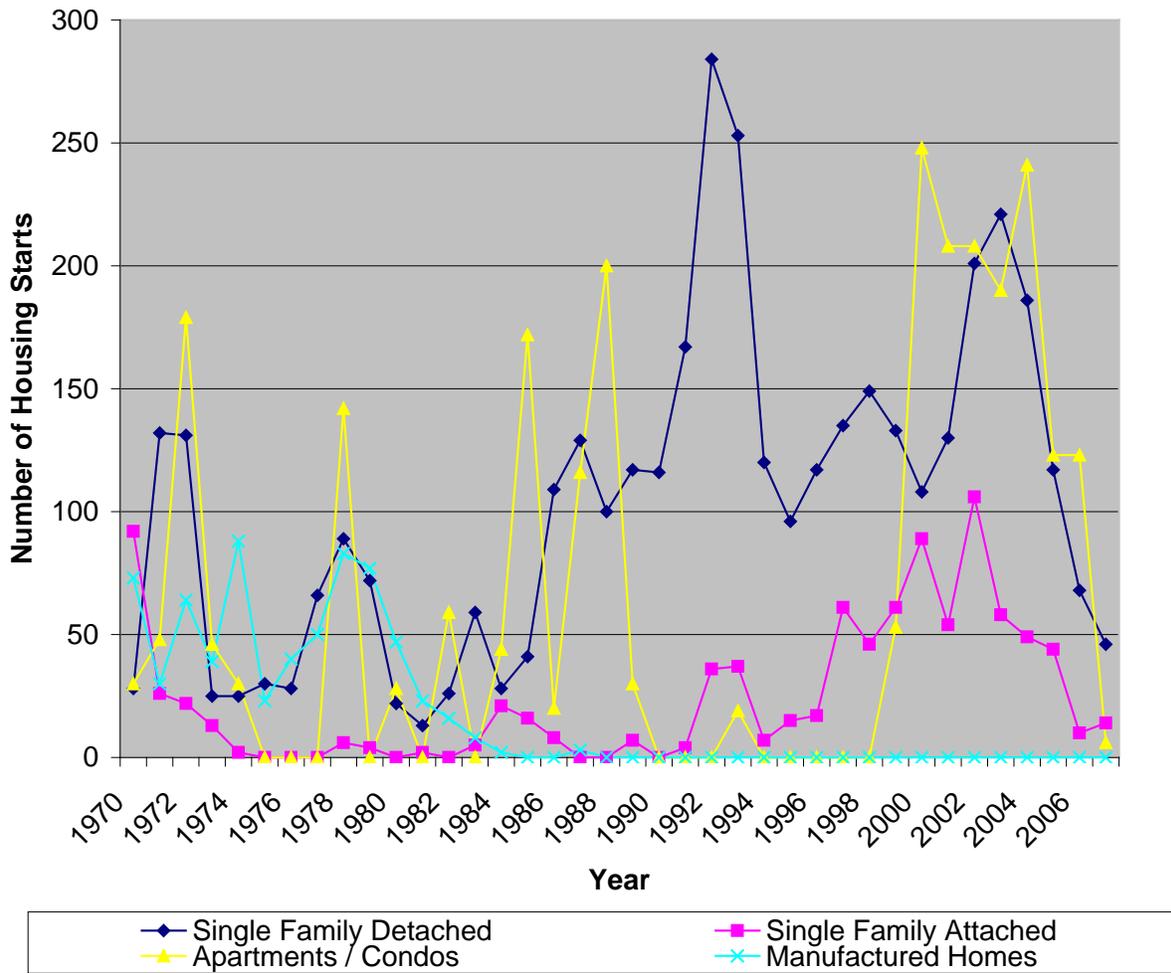


FIGURE 4.8: TOTAL CHASKA HOUSING STARTS BY TYPE



Analysis:

- 1) The total housing permits trend line (including manufactured homes) is similar to the trends occurring in the metro area as a whole and reflects the three economic recessions of the mid-1970s, early 1980s, 1989-1991, and mid-1990s. Total housing starts averaged about 190 units per year in the 1970s and 1990s, but were somewhat less in the 1980s at about 150 starts. From 2000-2007, housing starts per year jumped to an average of about 350.
- 2) Single-family home construction also reflects the 1970s and the 1980s recessions, but was not affected by the 1989-1991 recession. Single-family home construction was brisk from 1986 through 2005. Single-

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family housing starts averaged 160 per year between 1990 and 2005, compared to about 60 units annually in the 1970s and 1980s.

- 3) Two manufactured home parks were developed in the 1960s and 1970s and, together with Jonathan New Town in the early 1970s, constituted the primary causes of the 1970-1979 heavy growth period.
- 4) Townhouses and duplexes accounted for about 32 percent of total new housing from 1970 through 2007. The construction of new townhouses accelerated significantly in the 1990s with more than 75% of the townhouses built after 1990.
- 5) Apartment construction accounted for one fourth of Chaska’s new housing in the 1970s, and almost one-half in the 1980s and 2000-2007. However, construction of new apartments represented only four percent (72 units) in the 1990s. This sharp decline was due primarily to unfavorable economic conditions for apartment investment.

C. HOUSING AGE

Since Chaska is an older established community as compared to most of the newer suburban communities, it is logical that the age of its housing is also older than most suburbs. About 30 percent of Chaska’s housing (2,750 housing units) was constructed before 1980 and about 9 percent (800 housing units) was built before 1960. On the flip side, the huge housing growth spurt since 2000 accounts for more than 30 percent of Chaska’s housing (2,840 housing units).

TABLE 4.9: HOUSING AGE

Year Built	Number of Housing Units	% of Total
2000 to 2007	2,840	31.5%
1995 to 1999	1,037	11.5%
1990 to 1994	1,283	14.2%
1980 to 1989	1,097	12.2%
1970 to 1979	1,557	17.3%
1960 to 1969	421	4.7%
1940 to 1959	330	3.7%
1939 or earlier	447	5.0%
Total Housing Units	9,012	100.0%

Analysis:

- 1) As an older established community that has seen multiple waves of housing growth over time, Chaska benefits from having a variety of housing types simply based upon the varying development periods, from traditional small town downtown houses to Jonathan’s modernist housing to more typical suburban housing to Clover Ridge’s neo-traditional housing.
- 2) Chaska’s significant inventory of older housing, particularly downtown, presents greater demands for significant housing maintenance and rehabilitation efforts to preserve healthy and desirable neighborhoods.

D. HOUSING VALUE

The median value of Chaska’s owner-occupied single-family homes as reported by the 2000 Census was \$161,000, which includes the house and lot. Manufactured homes in parks and townhomes/condominiums are not included. Housing values in selected south and west metro communities are shown below in **Table 4.10** for comparison purposes.

TABLE 4.10: 2000 MEDIAN OWNER- OCCUPIED HOUSING VALUE

City	Value
Victoria	\$228,700
Chanhasen	210,700
Eden Prairie	198,300
Plymouth	197,600
Minnetonka	190,100
Prior Lake	175,100
Lakeville	170,400
Savage	168,400
Apple Valley	164,500
<i>Chaska</i>	<i>161,000</i>
Burnsville	155,900
Maple Grove	155,300
Eagan	154,300
Carver	152,500
Waconia	151,500
Bloomington	147,000
Brooklyn Park	131,000
Shakopee	141,500

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Total (average)	\$169,656
Carver County	\$170,200
Total Metro Area	\$140,507

Source: U.S. Census

Analysis:

- 1) Chaska’s median housing value in 2000 was just below the average of these nearby south and west metro communities, which is a shift from 1990 when Chaska placed near the bottom of the list. Chaska’s median housing value was about 15% higher than the metro area average, which is also a shift from 1990 when Chaska had essentially the same median housing value as the metro area.
- 2) Victoria, Chanhassen, and Eden Prairie had substantially higher median values at \$228,700, \$210,700 and \$198,300, respectively.
- 3) More recent data from the Carver County Housing Study found the following *average* housing values in 2006 for Chaska:
 - Average resale price of existing single-family homes \$330,400
 - Average resale price of existing multi-family homes \$191,700
 - Average sale price of new construction single-family homes \$515,000
 - Average sale price of new construction multi-family homes \$235,000

E. HOUSING TENURE

The 2000 Census reported that 24.8 percent of Chaska’s total housing units were renter-occupied — 1,512 out of a total 6,104 housing units. This share was a little lower than the metro average of 27.6 percent but somewhat higher than most developing metro communities. Chaska’s proportion of rental housing decreased significantly in the 1990s from 31 percent to 25 percent in 2000. This decrease was due to rental units comprising only about 11 percent of the total housing starts in the 1990s. Historically, Chaska’s share of renter-occupied housing was also relatively high in 1980 (27%) and 1970 (30%). Recent data from the Census Bureau’s 2005-2007 American Community Survey data estimated 25.1 percent of Chaska’s total housing units were renter-occupied.

The Carver County Housing Study completed in March 2007 found that a total of 469 new rental housing units were constructed from 2000-2006, including 408

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market rate and 61 affordable units. These 469 rental units represent approximately 17 percent of the total housing starts from 2000-2006 in Chaska.

Table 4.11 compares Chaska’s 2000 median rent prices to other south and west metro communities and to the metro average. Chaska’s 2000 median rent price was comparable to the metro average but significantly lower than most other selected communities.

More recent data from the Carver County Housing Study, which was conducted in January 2007, found average monthly rents at market-rate developments ranged from \$770 (one bedroom) to \$1,240 (three bedrooms). For affordable developments, average monthly rents ranged from \$610 (one bedroom) to \$910 (three bedrooms).

TABLE 4.11: 2000 MEDIAN HOUSEHOLD RENT PRICE COMPARISONS

City	Monthly Rent	% Renter Occupied
Minnetonka	\$915	24.3%
Maple Grove	\$891	7.5%
Eden Prairie	\$883	21.6%
Plymouth	\$857	23.4%
Lakeville	\$807	8.6%
Eagan	\$806	25.2%
Burnsville	\$779	31.7%
Bloomington	\$753	29.3%
Apple Valley	\$746	12.1%
Victoria	\$715	7.7%
Prior Lake	\$705	12.4%
Shakopee	\$700	21.0%
Savage	\$694	8.8%
Chaska	\$683	24.8%
Brooklyn Park	\$663	26.8%
Chanhassen	\$657	10.4%
Waconia	\$652	23.7%
Carver	\$638	15.0%
Total (average)	\$752	21.7%
Carver County	\$637	16.5%
Total Metro Area	\$641	27.6%

Source: U.S. Census

One explanation for Chaska’s low rent levels may be the presence of its two elderly housing facilities which made up 11 percent of total rental units — 172 elderly units out of 1,512 total rental units in 2000. Another reason is simply that much of Chaska’s rental housing stock is older thereby commanding lower rental rates.

1. Age of Renters

The age profile of Chaska renters in 2000 was similar to the metro area as a whole as shown in **Table 4.12**.

TABLE 4.12: 2000 AGE BREAKDOWN OF RENTERS

Age Bracket	% of Total Householders*	
	Chaska	Metro Area
15-24	12.8%	16.1%
25-34	28.5%	30.6%
35-44	20.6%	19.6%
45-54	13.5%	12.0%
55-64	5.6%	6.4%
65-74	9.0%	5.1%
75+	10.0%	10.3%
Total	100.0%	100.0%

Source: U.S. Census

* Head of Rental Household

Analysis:

- 1) Not surprisingly, the largest rental age group was the 25-34 group at nearly 30 percent of total renters; however, it has declined from almost 40 percent in 1990. Next highest was the 35-44 group at about 20 percent which increased from about 17 percent in 1990. The 13.5 percent for the 45-54 group is significantly higher than the 7.7 percent level of 1990.
- 2) Seniors (65 and over) also made up a significant portion of the rental households at 19 percent of the total, which is somewhat higher than the metro area as a whole (15 percent). In 2000, 257 rental units were occupied by householders over 65 years of age as reported by the Census. It is assumed that the senior rental units (172 units) within the

Waybury and Talheim elderly housing facilities in downtown Chaska account for 60 percent of the rental units within the 65 and over age group.

2. Rental Occupancy Rates

The 2000 Census reported a 96.4 percent occupancy rate for the 1,568 total available rental units in Chaska. However, Carver County’s Housing Study, which surveyed a total of 1,699 rental units, reported a lower occupancy rate of 92.4% in January 2007.

F. RESIDENTIAL DENSITIES

Residential densities as used herein refer to the number of housing units (occupied or vacant) per net residential acre. At the end of 2007, the net density of Chaska’s developed residential area was 4.0 housing units per acre. **Table 4.13** shows a breakdown by type of housing.

TABLE 4.13: CHASKA 2007 NET RESIDENTIAL DENSITIES W/I MUSA

Type of Housing	Net Acres	Housing Units	Units/Acre
Single-Family Detached *	1,751	4,694	2.68
Manufactured Home Parks	146	666	4.56
Multi-family	356	3,652	10.26
Total	2,253	9,012	4.00

Source: City of Chaska

* Includes some single-family homes converted to multiple housing in lower Chaska and excludes 357 undeveloped, platted lots.

Single-family density on average is 2.68 units/lots per net acre. However, individual single-family neighborhoods/areas vary significantly with densities ranging from one to five units per net acre. Multiple-family developments in Chaska have a wide range of densities from a low of three (3) units per acre to 73 per acre.

In effect, the rules for regulating densities that were used in the 1960s and 1970s are not readily applicable to today’s innovative designs. The Chaska Zoning Ordinance has been revised to regulate densities according to several criteria that include:

- 1) Number of bedrooms;

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- 2) Number of units per building;
- 3) Size of unit;
- 4) Vertical stacking and number of levels;
- 5) Underground or understructure parking;
- 6) Units designed for the elderly or "empty nesters";
- 7) Common parking lots vs. private/assigned parking spaces.

Chaska's Zoning Ordinance contains the following traditional residential zoning districts and maximum permitted densities.

District	Maximum Density
R1 Low Density Residence	4.0 *
R1A Low Density Single Family Residence	2.3
R1B Low Density Single Family Residence	1.7
R2 Medium Density Residence	5.0 **
R3 Multiple Family Residence Varies:	10.9-36.0 ***

- * Duplexes are permitted at slightly higher densities.
- ** Small multiple family dwellings are permitted at higher densities.
- *** Density bonuses apply.

In summary, a variety of multiple family building/site designs are desirable as long as the density of the various developments is proportionate to the design and environmental setting of the project. Chaska contains a living laboratory of multiple family housing, which can be used as a basis for preparing contemporary development standards.

Since the mid-1970s, a planned development district (PDD) process has been widely used in Chaska as new residential developments have been proposed in the community. Instead of pre-zoning all potential residential land within the MUSA, Comprehensive Plan development policies and standards have guided new development, together with a joint City-developer planning/design process. This gives the City more control over the design while providing developers more flexibility than is available with traditional zoning districts. It also promotes a greater mix and variety of housing styles and densities, and often results in increased protection of significant environmental resources.

Metro Council's Regional Development Framework, which was adopted in January 2004, is based upon the assumption that the average net residential density for new housing in developing communities will be at least 3.0 housing units per acre. This minimum benchmark was established to slow outward growth and to use land resources and public facilities more effectively. The City

of Chaska is committed to achieving an average density of three housing units per acre in new developments consisting of the cumulative total of all developments including single-family, townhomes, apartments, and condominiums.

VI. FUTURE HOUSING DEMAND

In the past, it was common to think of just two basic types of housing in Chaska and the Twin Cities metro area — apartments mainly for young people “just starting out” and single-family homes for couples with children, even if the children were grown and gone. As the City has grown in population, the diversity of its households has increased, including number of people per household, family types, ethnicity, income, and age. The City now contains a broader variety of housing types and will need to plan for the City’s long-term housing needs in terms of a broader range of housing types. As the City looks out to the year 2030, Chaska’s future housing demand will be significantly driven by the following housing factors:

- Population and household growth,
- Age distribution shifts,
- Lifecycle housing needs,
- Affordability challenges.

A. POPULATION and HOUSEHOLD GROWTH

Based on the population and household projections for 2010, 2020 and 2030, Chaska’s housing stock will need to grow substantially over the next two decades. The current decade, 2000-2010, is slated to be the City’s biggest growth period thus far, more than doubling the population growth of the 1990s and representing a 50 percent increase over 1990s household growth. Population and household growth in Chaska is anticipated to peak in the 2010-2020 time period adding about 3,500 households and more than 8,000 in population. Between 2007 and 2030, the City is anticipating growth of more than 5,000 new housing units in the community.

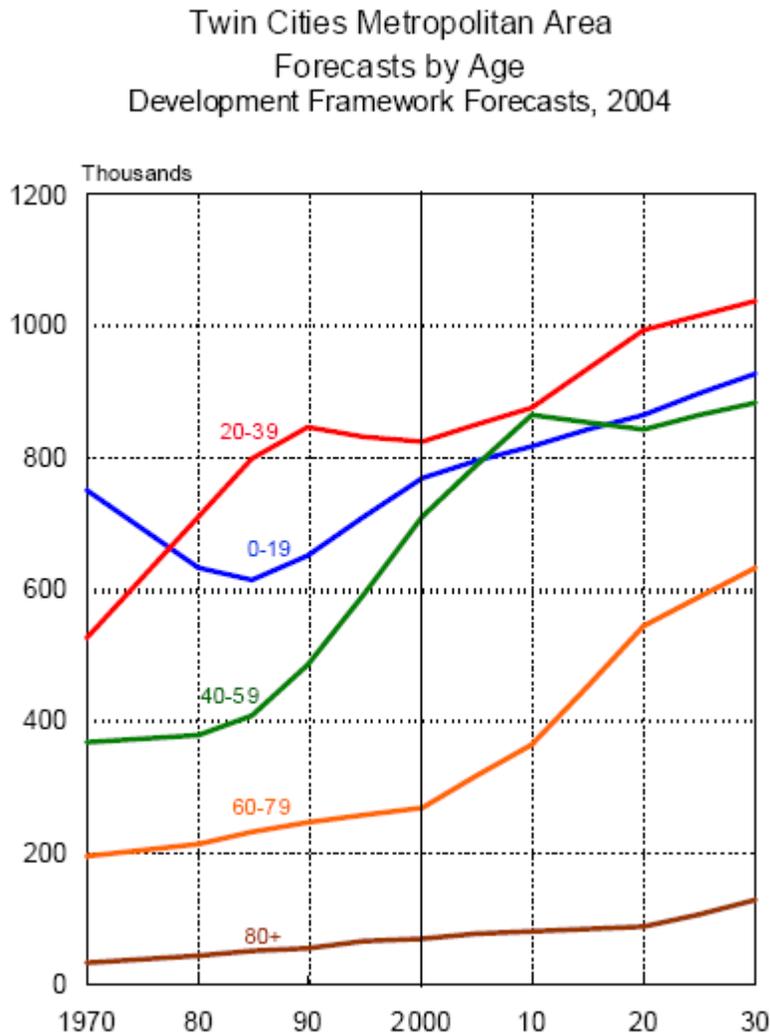
B. CHANGING AGE COMPOSITION OF POPULATION

The three birth rate periods since World War II (baby boom, baby bust, and baby bloom) will continue to have a dramatic impact on housing markets within the metro area in coming years. But since the City of Chaska enjoys a somewhat unique position within the metropolitan context, the impact of shifts in the region’s age composition and housing demand will be tempered by local

conditions such as the community’s employment opportunities, accessibility, and quality-of-life attractions.

Figure 4.9 shows age composition trends and projections to 2030 for the Twin Cities metro region.

FIGURE 4.9: REGIONAL AGE COMPOSITION 1970 - 2030



A description of the age shifts and housing demands as they relate to Chaska follows.

- 1) Regionally, as the baby boom generation continues to age, it will have dramatic impacts on the age composition of the population. The region’s projected 30-year increase for the combined age groups under

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- age 55 is 19% compared to 111% for the combined age groups age 55 and over. The 65-69 age group is expected to experience the greatest growth from 2000 to 2030, increasing by 165%. In general, Chaska had a smaller percentage of its 2000 population in the older age groups (45 years of age and older) than the metro area. About six percent of the City's total population was 65 or older in 2000 versus the ten percent for the metro area. The City's 2000 population was relatively young with a median age of 32 versus the metro area's average of 34. Likewise, Chaska currently has a relatively low amount of senior housing, just over 250 housing units, which is approximately three percent of its total housing units. As a result of this dramatic shift in the size of the population that will be age 55 and over, the City will face a higher demand for senior housing units in the future.
- 2) Regionally, the significant growth in the 60+ age group through 2030 will increase the demand for townhouses and multi-family housing options. Historically, many older homeowners have remained in their single-family detached homes as long as they were able to. However, as successive generations enter these older age groups and a broader range of multi-family housing options are created, more seniors may choose to downsize earlier than they have in the past. In order to allow Chaska residents to continue living in Chaska as they grow older, the City will need to ensure that a sufficiently broad range of townhouse and multi-family housing options are developed within the community. This trend should be monitored closely in Chaska because multi-family housing occurs at much higher densities and requires less land to be developed.
 - 3) Regionally, a steady increase is projected in the size of the 20-29 age group from 2000 to 2030. This age group, which is the baby bust generation born between 1965 and 1980, actually declined in size during the late 1980s and the 1990s. As the size of this age group increases, the demand should increase for townhouses and multi-family housing options. Chaska shifted from building predominately single-family detached houses during the 1990s to building a mix of housing types since 2000, which should bode well for meeting future housing demands. The City should continue to monitor its mix of housing types and adjust its land use plans periodically to maintain a diversified mix of housing options.

- 4) Regionally, there were approximately the same number of people in the 25-34 and 35-49 age groups, typically defined as the “first-time homebuyers” and “move-up homebuyers” respectively, from 1970 to 1990. The balance between these two groups seemed to facilitate the move-up housing market well, which meant that there were enough young people entering the housing market to purchase the starter homes of the people wanting to move-up in the housing market. Beginning in 1990, there was a substantial change in this relationship, when a gap emerged between the sizes of these two groups. Essentially, there are substantially more people in the move-up homebuyer group than the first-time homebuyer group, which creates a shortage in the market for starter homes. Since starter homes are a significant component of Chaska’s existing housing, the City should improve its capacity to monitor its housing inventory based on various factors, such as size, value and age of housing, and guide residential land toward creating a balance of starter homes and move-up homes.

In summary, significant demographic shifts will continue to occur between 2008 and 2030, which will have substantial impacts on the type of housing demands in Chaska. However, long-term monitoring of age and housing trends will be necessary to detect demographic shifts that may be driven by forces beyond simple age relationships, for example changes in the economy or generational preference shifts. While Chaska will not respond to the market exactly the same as the region, it is anticipated that, in relative terms, a drop in the demand for single family homes will occur along with increased interest in multi-family housing. This will be a distinct change from the pattern in the 1990s when single-family detached housing comprised 86 percent of the total housing starts, compared to only 14 percent multi-family units. In effect, what this means is that Chaska will likely return to its historical housing development pattern which included a greater mix of housing types than were developed in the 1990s. In contrast, only 38 percent of the housing starts from 1970 to 1990 were single family detached homes.

C. LIFECYCLE HOUSING

Today, the lifecycle includes much more variation in housing types. People’s housing needs and preferences change as they pass through the lifecycle. Typically, people progress from rental housing as single people, to buying a home after they marry and have children. The “empty nester” married couples whose children have grown often wants to down-size or move to a townhouse or condominium, partly to alleviate home maintenance. The cycle usually ends with

an older person living alone, often in need of help with home maintenance or health care.

Stages of Lifecycle Housing

<u>Age</u>	<u>Stage</u>
18-24	Household formation, generally renters
25-34	First-time home buyers, some renters
35-49	Move-up home buyers
50-64	Empty nesters, may move to smaller housing
65-74	Young Seniors, variety of housing options
75+	Older Seniors, often needing services and housing options

This pattern, while not followed by all people, shows remarkable consistency for a majority of the population.

It is in a city’s best interest to plan for a variety of housing to meet the life-cycle needs of the area’s residents. Older people who wish to move from a house to an apartment or condominium often want to stay in the community they are familiar with and in which they may have friends, family and other associations important to them. Similarly, young people growing up in a community may want to stay there when they move to an apartment or house. These moves may not be possible when the housing in a city is homogeneous in type and cost. A balance of housing to accommodate these needs contributes to a city’s long-term viability.

Another reason for providing a variety of housing types is that the demand for different kinds of housing changes through time. The best example is the baby boomer age group which first demanded apartments, then starter homes, then move-up homes, next empty nester housing, which started in the mid-1990s, and eventually senior housing.

TABLE 4.14: HOUSING INCREASE FORECASTS BY TYPE 2007-2030

<i>Housing Type</i>	2007 (December)		2030		Increase 2007-2030	
	No.	%	No.	%	No.	%
Single-Family	4,694	52%	6,730	48%	2,036	43%
Manufactured Homes	666	7%	666	5%	0	0%
Multiple-Family	3,652	41%	6,604	47%	2,952	81%

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Total					
Housing Units	9,012	100%	14,000	100%	4,988 55%

Source: Chaska Community Development Department, Carver County Housing Needs Assessment (2007)

D. AFFORDABLE HOUSING

The Federal Government defines affordable housing as housing that costs no more than 30 percent of a household’s income. But since households with higher incomes typically do not spend more than 30 percent of their incomes on housing, Metro Council focused on housing that is affordable to low and moderate income households. Those households were defined as having incomes less than 80 percent of the metro area’s median income for owner-occupied housing and 50 percent or less for rental housing. In 2008, a household earning this 80 percent of the metro area’s median income could afford a home costing approximately \$214,900; a household earning 60 percent of the metro area’s median income could afford a \$158,000 home. In 2008, a household earning 50 percent of the metro area’ income could afford to pay \$910 per month for rent and utilities for a two-bedroom unit. These values are adjusted annually in relation to changes in household incomes.

In its *Determining Affordable Housing Needed in the Twin Cities 2011-2020 Report*, the Metropolitan Council set Chaska’s affordable housing goal at 1,105 additional affordable housing units within the 2011-2020 time period. The City will continue to encourage and support the development of new affordable housing within the community through the above policies and implementation programs described in the Housing Implementation section of this chapter.

VII. CHASKA HOUSING POLICIES

As used herein, the following housing policies are general statements, which are intended to guide the planning and development of housing in Chaska to the year 2030. Residential represents the community’s largest land use component, which has been and will be developed almost entirely by the private sector. As such, it is very responsive to market conditions and less responsive to government controls. In contrast, policies and programs for the provision of public support services (utilities, streets, parks, etc.) can be quite specific and can be governmentally controlled and programmed. Within this context, the following housing policies should be regarded as a general guide for proactively shaping the future residential environment of Chaska, and for reactively reviewing individual residential development proposals.

Chaska' housing policies have been shaped substantially by its involvement in the Metropolitan Livable Communities Act (LCA) Program. In 1995, the Metropolitan Livable Communities Act, which included establishment of the Metropolitan Livable Communities Fund, was passed by the Minnesota Legislature and signed into law by the Governor. The LCA is intended to stimulate housing, economic and community development in the seven-county Twin Cities metro area. The LCA program is voluntary; however, cities that enroll gain access to financial assistance provided by the Metropolitan Livable Communities Fund. To participate, cities must negotiate affordable and life-cycle housing goals with the Metropolitan Council. Chaska has participated in the Livable Communities Program since 1996, which included the establishment of housing performance goals for 2010 agreed to between the City and the Metropolitan Council. Participation in the LCA program makes the City eligible to compete for annual funding from the LCA funding, including the Livable Communities Demonstration, Local Housing Incentives, and Tax Base Revitalization funding accounts.

As a framework for negotiating the affordable and life-cycle housing goals with each community, the Metropolitan Council established benchmark ranges in three primary categories:

- 1) Affordable housing, percentage of affordable units for both ownership and rental housing in the City.
- 2) Lifecycle housing as gauged by the percent of non-single family detached units (attached units, manufactured homes, and multi-family housing), and by the owner/renter split of the housing stock.
- 3) Density of residential development, both single-family and multi-family.

Benchmark ranges were established for each community within similar geographic areas and at similar stages of growth and development. For analysis purposes, the metro area was divided into eight planning sectors, which, in turn, were divided into three stages of growth and development — fully developed, developing, or free-standing growth centers. Thus, Chaska's percentages were compared to the benchmark ranges in the developing area of the southwest sector. As a reference, the 2010 housing performance goals are shown in **Table 4.15**, however, the LCA agreement expires in 2010. It is anticipated that 2020 goals will be established with the Metropolitan Council in the near future.

TABLE 4.15: CHASKA'S 2010 LCA HOUSING PERFORMANCE GOALS

Benchmark Categories	Chaska Index	Benchmark SW Sector	Chaska's 2010 Goal
<i>Affordability:</i> <i>Ownership:</i> Units less than \$115,000 in 1994 excluding manufactured homes	75%	60-69%	65%
<i>Rental:</i> Units less than \$500 in 1990	49%	35-37%	36%
<i>Life-Cycle:</i> Non single family, detached units include multiple family and manufactured homes in 1993	49%	35-37%	37%
Owner/renter mix, 1990	69/31%	(67-75)/(25-33)%	75-25%
<i>Density:</i> Single family, detached, 1990	2.6/acre	1.8-1.9/acre	2.3/acre
Multi-family, 1990	9/acre	10-14/acre	10/acre

Source: Chaska Community Development Department

As can be seen, Chaska ranked significantly better than the benchmarks for the other southwest communities in terms of its existing housing affordability and diversification of housing stock. The one category in which the City ranked slightly below the benchmark was the 1990 density of multi-family housing at nine units per acre. However, the 2007 multi-family density was 10.2 units per acre, which meets the 2010 goal of 10 units per acre.

The City of Chaska's housing policies are established for the following categories:

- A. Housing Growth Rate
- B. Residential land availability
- C. Residential density

A. HOUSING GROWTH RATE POLICIES

- 1) Assume for planning purposes a growth rate of approximately 350 additional households per year during the 2008-2020 period, then dropping to 150 households per year from 2020-2030.

Discussion:

Total housing starts averaged about 190 units per year in the 1970s and 1990s, but were somewhat less in the 1980s at about 150 starts. From 2000-2007, housing starts per year jumped to an average of about 350. Regionally, household growth during the next decade (2010-2020) is forecast to be somewhat less than the growth since 2000 but higher than growth during the 1990s and 1980s; whereas, the 2020-2030 time period is forecasted to have substantially less household growth regionally. Dependent upon the market of course, Chaska's growth rate 2008-2020 is projected to be similar to its growth rate since 2000 – about 350 new housing units per year on average – and then drop back to about 150 new housing units per year from 2020-2030.

B. RESIDENTIAL LAND AVAILABILITY POLICIES

- 1) Provide an adequate supply of land to accommodate projected future housing demand.
- 2) Ensure that necessary support services (sewer, water, drainage, and streets) are provided at appropriate locations in advance of anticipated residential development.

Discussion:

At year-end 2008, Chaska's MUSA contained approximately 1,200 acres of undeveloped land designated for residential development. Based on the allowed density for the various residential land use categories, this land will accommodate 4,303 new housing units. Taken together with the 357 platted but undeveloped existing lots, 705 lots approved as concept plans, and the potential for 129 additional rural residential lots, the City's land guided for residential could accommodate approximately 5,500 potential new housing units. Taken together with the 8,781 existing housing units in Chaska and the Laketown Township annexation area, the City's residential land holding capacity could accommodate approximately 14,300 housing units, which slightly exceeds the 2030 projection of 14,000 households.

C. RESIDENTIAL DENSITY POLICIES

- 1) Support Metro Council's Regional Development Framework, which focuses on efficient use of land and resources including requiring minimum residential densities of three (3) to five (5) dwelling units per net acre, on average, in new developments.

- 2) Acceptable density standards for specific multiple family housing developments are often established at the time development proposals are processed through the Planned Development procedures. As a general guide for reviewing such proposals, the following density standards shall be used.

MULTIPLE FAMILY DENSITY STANDARDS

Housing Type	Maximum Density (Units per Acre)
A) Single family horizontally attached units (townhomes, quads, etc.)	6 / acre
B) Two story walkup, vertically stacked units (apartments, manor homes, etc.)	10 / acre
C) Three story walkup, vertically stacked units (apartments, condominiums) <i>with understructure parking</i>	15 / acre 18 / acre
D) Four or more story elevator apartment, Type I construction, understructure parking required (apartments, condominiums)	24 / acre
E) Elderly housing: same as (4) above but designed with smaller units — smaller household sizes and less parking demand	36 / acre

Discussion:

Chaska’s existing net residential density within the current MUSA at year-end 2007 is about four units per net acre (see **Table 3-12**). Although total land used for single-family detached residential uses had a density of 2.68 units per net acre, recent single-family detached housing development in Chaska has included neo-traditional neighborhood development, which incorporates small-lot single-family detached housing at higher densities up to seven units per acre. Support for traditional smaller and more efficient lots in the future, together with a continued balance between single-family detached and denser housing types, will help maintain the minimum of 3.0 units per acre goal for future residential developments.

It is difficult as well as unreasonable to apply a rigid set of density standards to multiple-family housing because its design varies so greatly. The variables include number of bedrooms, number of units per building, size of unit, vertical stacking and number of levels, understructure vs. surface parking, units designed for empty nesters or the elderly, and common parking lots vs. private/assigned parking spaces. Since a variety of multiple-family building/site designs are desirable, the above standards should be regarded as guidelines to achieve densities proportionate to differing designs. The planned development review/approval process is the most useful tool for achieving appropriate densities on an individual basis.

D. LIFECYCLE HOUSING POLICIES

- 1) Provide a balanced housing supply to meet the varied needs of residents of all ages, lifecycle stages, household sizes, and socio-economic circumstances in all geographic areas of the city, and to maintain a sustainable community in both social and economic terms. The City's future housing options should include a broad mix of housing style, size, price, and maintenance level options.
- 2) Promote the development of additional non-traditional housing types, such as condominiums, townhomes, and smaller single-family detached homes for empty nesters and smaller households that may desire smaller units and perhaps less maintenance. The anticipated increase in empty nester and smaller households may also increase future demand for rental apartments.
- 3) Support provision of housing types and services that encourage independent living for elderly people. Such housing types and services include apartments, townhomes, condominiums and cooperatives, as well as accessory apartments, shared housing, and personal care homes.
- 4) Support a substantial increase in development of multiple-family housing toward meeting the future multiple-family housing demand projected in the Carver County Comprehensive Housing Needs Assessment (2007) for 2015 and 2030.
- 5) Support the retention and upgrading of the City's current manufactured housing neighborhoods as a viable and attractive home ownership option.

Discussion:

Chaska has a wide variety of housing types due to its beginnings as a freestanding city, the progressive approaches to creating a mix of housing options in Jonathan New Town neighborhoods in the 1970s and Clover Ridge neighborhood in the past decade, two large manufactured home parks, and several townhome, condominium and apartment developments throughout the community. Based on the demographic and housing demand projections identified for the metro area and Chaska specifically, the City can build upon this foundation to ensure that the development of future new housing maintains and expands the range of housing options to meet the projected needs of people at all of the various lifecycle stages.

Of most significance are the projected increases in the empty nester and senior housing market segments. The baby boomers started to expand the empty nester market in the mid-1990s and will continue to be a strong force into the 2020 to 2030 time period. The oldest baby boomer was 60 years of age in 2006. Likewise, the percentage of persons over 65 years of age will continue to increase through 2030 due to the aging of the baby boom generation and increasing life spans. The first baby boomer will reach 65 in 2010 at which time an even greater demand will be created for senior housing. The demand for non-traditional housing types will grow significantly as these two age groups grow in size over the next 20 years.

E. AFFORDABLE HOUSING POLICIES

- 1) Continue to support the development of new rental and ownership housing which is affordable by low- and moderate-income households to accommodate the City's share of the regional affordable housing needs.
- 2) Continue to use housing development methods such as Planned Development Districts (PDD's), cluster development, and innovative site plans and building types to help conserve energy and resources used for housing.
- 3) Continue to work with Carver County CDA, regional, state and federal agencies, and non-profit housing organizations to obtain financial assistance for providing subsidized and more affordable housing for all age groups.

- 4) Creatively and cooperatively work with developers on residential projects that receive regulatory relief (i.e., increased residential acreages, increased densities, reduced right's-of-way, reduced pavement sections, private roads, reduced setbacks, fee waivers, and expedited processes, etc.) to provide housing opportunities for persons and families of low and moderate income by:
 - a. Establishing sales prices or rents for housing affordable to low- and moderate-income households;
 - b. Establishing maximum income limits for initial and subsequent purchasers or renters of the affordable units;
 - c. Establishing means, including, but not limited to, equity sharing, or similar activities, to maintain the long-term affordability of the affordable units; and
 - d. Establishing a land trust agreement to maintain the long-term affordability of the affordable units.

Discussion:

According to the 2000 Census, Chaska's median housing values and rental rates were quite low compared to south and west developing metro suburbs. The City continues to rank quite well in its share of total housing which is affordable to low and moderate income households. Nonetheless, the ability to provide new affordable ownership housing is difficult due primarily to escalating land prices. In its *Determining Affordable Housing Needed in the Twin Cities 2011-2020 Report*, the Metropolitan Council set Chaska's affordable housing goal at 1,105 additional affordable housing units within the 2011-2020 time period. The 2030 City Land Use Plan map designates approximately 190 acres of undeveloped land for Medium Density Residential, High Density Residential, and Downtown Mixed Use land uses that could accommodate a minimum of 1,404 housing units. The City will continue to encourage and support the development of new affordable housing within the community through the above policies and implementation programs described in the Housing Implementation section of this chapter.

F. HIGHER DENSITY HOUSING LOCATION POLICIES

- 1) Continue to encourage the development of higher density multiple-family housing types in a dispersed pattern throughout the community as opposed to designation of focused areas, which would create large concentrations of such housing.

- 2) Continue to support the development of new higher density multiple-family housing adjacent to high amenity natural sites such as woodlands, parks, lakes, creeks, ravine/open space system and golf courses. Dispersal of higher density multiple-family housing adjacent to natural amenities will help ensure quality residential developments that will be compatible with lower density single-family neighborhoods and will be more likely to maintain their value over the long term.
- 3) Continue to support the development of new higher density multiple-family housing in locations with convenient access to basic services, including stores, restaurants, services, parks, and transit.
- 4) Continue to encourage the maximum number of townhouses of any one-product line to approximately 75 units. Historically, townhouse projects in Chaska have limited their product lines to below this number, due to the smaller size of the parcels that were available. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public. In the future, the City has several large sites that will contain more than 75 units of townhouses. The City should limit the product lines to a maximum of 75 of any of type of unit, but not necessarily limit the size of the project.

Discussion:

Chaska has been quite successful in dispersing higher density multiple-family housing in desirable locations. Jonathan New Town was instrumental in introducing such a pattern to Chaska in the early 1970s and it has carried on in non-Jonathan developments since then. More recently, a major component of the design of the Clover Ridge neighborhood was the preservation and enhancement of natural amenities within and adjacent to higher density multiple-family housing development. In many other communities, higher density multiple-family housing is relegated to second rate sites, which sometimes leads to lack of maintenance, and to social problems in the long term.

G. HOUSING ENVIRONMENTAL IMPACTS POLICIES

- 1) Protect residential developments from adverse impacts such as noise, glare, odor, and air pollution.

CITY OF CHASKA 2030 - LAND USE PLAN

- 2) Prohibit new residential development from encroaching upon vital natural resources such as wetlands, wooded steep slopes, bluffs/ravines, drainage ways and floodplains.
- 3) Ensure that new residential development within significant upland wooded areas is designed such that the ecological and aesthetic benefits of the woodlands are preserved.
- 4) Encourage new residential developments to capitalize upon the positive influence of Chaska's significant natural environment. Designs that are sensitive to the environment will provide quality living areas while also preserving the natural resources.

Discussion:

Existing policies within the Environmental Protection element of Chaska's Comprehensive Plan, together with environmental regulations in the City's zoning and subdivision ordinances, have been used extensively in past years to help achieve the above policies.

H. NEIGHBORHOOD REVITALIZATION / FORMATION POLICIES

- 1) Encourage the revitalization in older neighborhoods as attractive living areas. Means to accomplish this include housing rehabilitation, street maintenance and reconstruction, preservation and upgrading of neighborhood facilities (parks, walkways, etc.) and traffic control.
- 2) Support revitalization of historic and traditional Chaska housing, particularly in the historic downtown Chaska area, for its historic small town character and identity, and also for the economic benefit of a solid population support base proximate to downtown businesses. Clusters of older housing outside of the historic downtown Chaska area should also be targeted for revitalization, such as the original Jonathan New Town neighborhoods, Stoughton Avenue, and Sandy Acres neighborhood.
- 3) Assist low and moderate income homeowners to obtain loans and grants from available sources for rehabilitation and updating of housing in Chaska's older neighborhoods.

- 4) Require plans for new residential areas to provide for the development of complete systems of supporting public facilities (parks, walkways, etc.), and to preserve significant natural amenities. To the extent possible, the creation of unified neighborhoods shall be encouraged.

Discussion:

Since Chaska is one of the oldest communities in the metro area, it follows that the early neighborhoods around the historic downtown contain a collection of homes dating back to the 1850s. Much of lower Chaska’s housing was located within the Minnesota River floodplain and was accordingly restricted by floodplain regulations from undergoing substantial rehabilitation. Such regulations were removed with completion of the Flood Control Project in 1998. The City encourages housing rehabilitation within the former floodplain as well as throughout lower Chaska.

The reconstruction of the residential street network is another public project that is needed in lower Chaska that will provide incentive for private sector improvements. Similar projects in other older communities have had a very positive effect on neighborhood revitalization and enhancement.

Chaska’s older neighborhoods are very valuable assets to the City. They need to be monitored and provided assistance in order to maintain them as desirable places to live.

I. HOUSING TENURE POLICIES

- 1) Maintain a 75 percent owner/25 percent renter household mix through 2030 as shown in the following tabulation.

TABLE 4.16: HOUSING INCREASE FORECASTS BY TENURE 2007-2030

Tenure of Households	2007 Estimate		2030		Increase 2007-2030	
	No.	%	No.	%	No.	%
Owner-Occupied	6,750	75%	10,500	75%	3,750	55%
Renter-Occupied	2,262	25%	3,500	25%	1,238	55%
Total Households	9,012	100%	14,000	100%	4,988	55%

Source: Chaska Community Development Department

Discussion:

The share of renter-occupied households decreased from 31 percent in 1990 to about 25 percent in 2000 and 2007. Chaska's 1996 agreement with Metro Council regarding the Livable Communities Act established a goal of 25 percent rental housing by 2010. Since the 2007 share is estimated at about 25 percent, the goal is to maintain that share which will result in about 1,200 new rental units by 2030.

J. GENERAL HOUSING

- 1) Adopt and enforce necessary codes and inspection standards to prevent blight from occurring.
- 2) Support property tax policies, which encourage the maintenance and rehabilitation of both owner occupied and rental housing.
- 3) Continue to support fair housing practices and non-discrimination in the sale and rental of housing units.

VIII. HOUSING IMPLEMENTATION

As stated earlier, the bulk of Chaska's housing has and will be developed by the private sector. As such, it is very responsive to market conditions and less responsive to government controls and initiatives. The Comprehensive Plan designates sufficient land for accommodating 14,000 households in 2030 at an average density of at least three housing units per acre.

The Plan map identifies some specific areas of higher density housing, but densities and housing types within most of the undeveloped residential areas will be determined at the time of development through the Planned Development process. In addition, more detailed "Sector Plans" of the potential residential areas will be prepared as amendments to the generalized Comprehensive Plan map. Such Sector Plans will assign densities as well as housing types, where appropriate, and will show significant environmental features to be preserved along with proposed neighborhood support facilities such as parks, trails, school sites, and neighborhood collector streets.

A. DEVELOPMENT STANDARDS / CONTROLS

CITY OF CHASKA 2030 - LAND USE PLAN

The City of Chaska, through its zoning and subdivision ordinances, has long supported the use of Planned Development Districts (more commonly known as PUD's) in the creation of new residential developments.

The primary purpose of utilizing planned development districts for guiding new development is to place emphasis upon a more flexible regulatory process as compared to rather rigid development regulations common to traditional zoning districts. The planned development process provides for a joint planning/design effort by developers and City officials rather than the City establishing exact limits within which developers must perform.

In addition to the general purpose of planned development districts, the purposes of the Planned Residential District are to allow greater variety in the types of residential environment available to the residents of Chaska, to respond to changes in housing choices and in new housing concepts, to encourage innovative design in the development of neighborhoods, to encourage the provision of privately controlled common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments.

While the PRD approach is used most often, the City also has a full range of traditional single family residential zoning districts with established standards/guidelines. These districts and their minimum lot area are as follows:

- R2 - 7,200 sq. ft.
- R1 - 9,000 sq. ft.
- R1-A - 11,500 sq. ft.
- R1-B - 15,000 sq. ft.

The City will regularly review and, as necessary, change its zoning and subdivision regulations, design standards, and approval process to ensure that these regulations and standards remain relevant and appropriate.

B. HOUSING ACTIVITIES / INITIATIVES

The following activities and initiatives will be undertaken, either individually or in partnership, by the City of Chaska, the Carver County CDA, other housing agencies and organizations, and private housing developers.

1. Carver County Home Ownership Initiatives

a) **Development, Affordable Financing, Down Payment Assistance, HomeBuyer Education, & Foreclosure Prevention**

- The CDA has the experience to develop affordable single-family housing and is prepared to offer all cities in Carver County its expertise and assistance.
- The CDA offers homebuyer education and certification to all Carver County residents.
- The CDA offers foreclosure prevention counseling and financial assistance, if qualified, to all Carver County residents.
- The CDA is undertaking the expansion of the permanently affordable community land trust program throughout Carver County to address the ever-increasing need for workforce housing.
- The CDA will continue to work with participating first-time homebuyer lenders to promote various down payment assistance and closing cost assistance programs that will work in conjunction with existing programs.
- The CDA will continue to seek new sources of funding to commit to its homebuyer education and foreclosure prevention activities, expanding the program to address the increased demand for services.

b) **Homeowner Rehabilitation**

The CDA currently (2008) administers the following programs in Carver County:

MHFA Deferred Loans

- Maximum income: \$18,000 adjusted
- Maximum loan amount: \$10,000
- Interest rate: 0%
- Deferred 30 year loan

Carver County CDA Home Improvement Loans

- Maximum income: no limit

Maximum loan amount: \$5,000

Interest rate: 3-9%

Terms commensurate with repayment ability

The CDA will continue to apply for existing funding and seek additional sources of funding to address the increasing demand for homeowner rehabilitation programs, i.e. Community Development Block Grants, MHFA grants, private foundation grants.

2. Carver County Rental Housing Initiatives

a) **New Construction**

The Carver County CDA assisted in the formation of the Carver County Housing Development Corporation, a non-profit entity with the ability to partner with private developers to create affordable housing projects and developments. Carver County has recently been involved in the successful development of affordable rental housing projects in the Chaska Brickyard redevelopment, which is 32 housing units in a mixed-use building, and a mix of affordable single-family detached homes and townhomes in the East Creek Acres project northeast of downtown Chaska.

b) **Tenant-Based Subsidy Programs**

Section 8 Rental Assistance Program, Metropolitan Council HRA

The Carver County CDA administers 520-530 Section 8 Rental assistance certificates and vouchers monthly for the Metro HRA.

The Carver County CDA's operating jurisdiction includes all of Carver County and a portion of Hennepin County.

Shelter plus Care Rental Program

Shelter plus Care (S+C) is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities and their families who are living in places not intended for human habitation (e.g. streets) or in emergency shelters. The CDA presently serves seven individuals and three families residing in Carver County, in conjunction with Carver County Mental Health's First Street Center.

Housing Trust Fund Rental Program

The HTF program is intended to be temporary in nature, and to serve households whose gross income at the time of initial occupancy does not exceed 60 percent of HUD area median income. Funding is provided on an annual basis through Minnesota Housing. We presently serve 15 households with this program residing in Carver County.

MHFA Bridges Assistance

This subsidy is for persons with serious and persistent mental illness. The CDA continues to apply and secure program funding for five housing units.

Carver County CDA Rental Inventory / HousingLink

The CDA maintains an up-to-date comprehensive inventory of vacant rental units in Carver County as well as the southwest suburban metro area. The inventory is made available to the public and includes information such as contact names and phone numbers, rental price ranges, and available amenities.

c) Project-Based Subsidy Programs

Carver County Public Housing Program

The CDA has 81 housing units in their Public Housing Program scattered across Carver County. Households pay 30 percent of their gross income toward their monthly rent payments. The CDA's program is site-based, so the subsidy stays with the unit.

d) Rental Housing Programs, Facilities and Number of Units

	Number of Units
1) Tax Credit Program (administered by MHFA):	
• East Creek Carriage Townhomes	39
• Brickyard Townhomes	29
• Carver Ridge Townhomes	<u>82</u>
	150
2) Project-Based Subsidized Housing:	
• Talheim (seniors)	59
• Waybury (seniors)	114
• Chaska Village Townhouses (families and seniors)	<u>28</u>
	201

County CDA properties:

• Scattered site public housing	14
• Lake Grace Manor	91
• Jonathan Acres	<u>86</u>
	191

3) *Tenant-Based Subsidized Housing:*

• Section 8	69
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Grand Total: 611

IX. PUBLIC FACILITIES

This section addresses the major existing and anticipated public facilities within the City, whether City owned or otherwise. These include facilities owned by the City of Chaska, Carver County, and School District 112

A. CHASKA FACILITIES

1. City Hall / Police / Library

This multi-purpose facility, located at 4th and Pine Streets in Downtown Chaska, was opened in the Summer of 1989. The building contains 30,800 square feet and houses the offices of City Administration, Community Development, Police, Finance/Personnel and Utility Billing. In addition to its City functions, the facility is also home to the Carver County Library and the Library's administrative offices. The Library leases space from the City, and its administrative offices are located in space that will ultimately be used for expansion of City Hall functions.

2. Chaska Community Center

This multi-use facility, located on Park Ridge Drive north of Engler Boulevard and east of the School Campus, opened in 1990, with expansions completed in 1997 and 1998. The Chaska Community Center is intended to provide leisure opportunities with a particular emphasis on family and intergenerational activities, and to serve as an important "community gathering place".

The Community Center was first expanded in 1997 to add a 230 seat performing arts theater. The second expansion in 1998 consisted of a second sheet of ice and attendant facilities to help meet the increasing demand for the original hockey rink. In conjunction with the hockey rink, an additional 10,000 square

feet was added for a fitness and rehabilitation therapy space to be operated by St. Francis Medical Center.

3. Municipal Services Building

The Municipal Services Building located on Victoria Drive was opened in 1986, with an expansion planned to be completed in 1999. The planned expansion would add 13,600 square foot of additional garage space to the original 26,700 square foot building. The Municipal Services Building houses the shops, garages and offices of the City's Public Works and Public Utilities departments. The Public Works Department is responsible for street and trail maintenance. The Public Utilities Department is responsible for sewer, water and electric service.

Long term improvements to the Municipal Services Building include the relocation of the cold storage building and expansion of the water treatment plant with new settlement ponds. With these future improvements, it is anticipated that no future additions will be needed in order to accommodate the City's long term maintenance needs.

4. Senior Citizen Center (THE LODGE - For Active Older Adults)

The Lodge, located next to the Chaska Community Center, was developed to serve the Active Older Adults (AOA) population for ages 55 and older. The Lodge is designed with areas that encourage socializing, including a large central space to allow older adults to gather together and share their talents. It also includes a kitchen, multi-purpose room, library/computer kiosk, pool table, reception/office area, enclosed deck overlooking the Minnesota River Valley and an outdoor terrace and garden.

5. Fire Station

This state-of-the art facility, located south of Engler Boulevard and east of Meadow Park, was opened in 1996. With the opening of the new station, the former fire station located on Hwy. 212 in lower Chaska was sold for private use. The new fire station site is centrally located in the City and is intended to serve the entire City now and into the future. The building currently has six apparatus bays housing fire equipment, and has the potential to expand to ten bays in the future. Besides space for fire equipment and fire fighting facilities, the building houses a community meeting room and a small historical center highlighting the history of Chaska's Fire Department.

6. Water Treatment Facility

Chaska has recently completed the construction of the new Water Treatment Facility that is capable of treating 12.6 million gallons per day, for iron and manganese removal to only trace levels by gravity filtration. Sodium hypochlorite is used to disinfect the water for bacteria and fluoride is added to enhance tooth protection, as required by state law. Water is pumped to the distribution system after treatment and is stored in 4 elevated towers that have the capacity to hold 4 million gallons. The facility was built based on the needs of Chaska at ultimate development.

7. Chaska Town Course Golf Course/Clubhouse and Par 30 Executive Course

The Chaska Town Course, opened in 1997, is located directly south of Lake Bavaria in northwest Chaska. The 18-hole golf course is intended to operate as a quality municipal golf course serving as a community recreation resource and as a community gathering place. Designed by Arthur Hills, the Town Course has been ranked as one of the most desirable municipal courses to play in the country. The club house is consistent with the golf course concept of a high quality facility designed to also facilitate community functions and gatherings.

The Chaska Par 30 Executive is a small and challenging golf course designed by Robert Trent Jones. The course opened for play in 1971. The bent grass greens are average sized. The bluegrass fairways are wide. This is an excellent course for beginning golfers or for experienced players looking to challenge their short game.

8. Chaska History Center

The Chaska History Center houses the Chaska Historical Society. This society was officially organized in 1980 by a group of people who recognized the need to record and preserve the history of Chaska. The Chaska society, a chapter of the Carver County Historical Society, is located in the Chaska History Center at 112 West Fourth Street in a newly restored 1890 Livery Stable. The Chaska History Center has become the resource center for researching the history of Chaska and its people through exhibits, photographs, letters, diaries, maps, artifacts, documents and copies of the Chaska Herald newspaper.

9. City of Chaska Facility Needs

The City of Chaska underwent an extensive public facility construction program from 1989-1999. During this ten-year period the City constructed the City Hall, Community Center, City Fire Station, Chaska Town Course, and expanded the Municipal Services Building. This building period established the core public facilities for the City of Chaska. Hence, minor expansions to the City Hall and Municipal Services Building are the only public building projects that may be needed in the future to accommodate the ultimate growth of Chaska.

10. Electric Utility

Chaska has provided safe and reliable electric service since 1914. With a city owned electric utility, the citizens of Chaska receive personal service from a dedicated staff and cheaper electric rates because the “profits” from the utility go right back into the City of Chaska’s general fund to keep taxes low. A municipal owned electric utility differs from an investor owned utility such as Xcel Energy in many ways but the most obvious is local support. The City of Chaska Electric Utility can quickly respond to customer needs and provide immediate support with local personnel who take pride in their community.

Power for the City of Chaska is purchased wholesale from the Minnesota Municipal Power Agency (MMPA). MMPA provides power, conservation improvement programs, green power programs and other services to 11 cities in Minnesota. Avant Energy, MMPA’s energy management company, provides generation resources with 2 local combustion turbine generators and with hydroelectric and coal power plants contacts.

As of 2009, three electric distribution substations supply power throughout the City using primary overhead and underground lines operated at 13,800 volts to the step-down transformers located at all industrial, commercial and residential locations. From the transformer the customer owned service lines then bring the power to the building. The electric department also maintains signal lights and street lights throughout the City and locates all buried underground lines.

As of 2009, a 2030 planning study is currently being completed outlining the requirements of the distribution system for the short-term and long-term needs of the City. The electric department has actively pursued improvements to the distribution infrastructure to maintain high reliability and provide an efficient system with low losses (<4%).

Chaska is not new to industrial customers. The existing industrial parks in the City operate on a 24/7 basis and demand highly reliable electric service. This is

provided with dedicated feeders serving these customers, sectionalizing to minimize customer impacts, looping capabilities for all underground lines and power quality investigations when needed. A remote monitoring system is in place for substation circuits serving these loads and disturbances are automatically reported to the on-call person.

For a new customer in the 15-25 MW range located at the new West Creek Corporate Center industrial park, plans are already underway to serve this load. Recently, the Electric Department completed installation of conduits under the new Highway 212 to tie into the existing City distribution system. The Electric Department has been planning a site for a new distribution substation that may be installed in cooperation with neighboring utilities. To service this substation and the growing load, an existing 69,000-volt transmission line is being upgraded to 115,000 volts.

There are many ways to provide redundant service to a critical load. Starting at the substation level, redundant transformers can be installed to cover a transformer failure. Redundant feeder lines can be provided with automatic transfer capability should one fail. At the customer site, redundant transformers and/or local generation can also be a solution. Chaska continues to work with the customer on an individual basis to determine the level of redundancy required and what makes the most sense for that customer.

B. CARVER COUNTY FACILITIES

1. Carver County Government Center

The City of Chaska is the County Seat of Carver County. The Carver County Courthouse is located at the intersection of Fourth and Beech Streets in lower Chaska. The original building was built in 1965 and contained 60,800 square feet. The first of two expansions was added in 1985 and included 27,600 square feet of office space for the Human Services Department. The building was expanded again by 124,000 square feet in 1994 and included three new court rooms, a 111-bed jail, a law library, and offices for the county attorney's and sheriff's departments.

In 2008, the County began construction on a building addition to the Justice Center, which included adding an upper floor to the southern half of the building. This addition added two new courtrooms and an expanded court services area and totaled about 15,300 square feet. At this time, the County began "finishing" the lower level of the Justice Center, which is about 30,600 square feet in size.

The newly built-out lower level will accommodate the records storage, the law library, jury assembly space and an EOC/training room and conference area.

2. Carver County License Center

Carver County also operates a licensing center at 418 Pine Street, which is immediately west of City Hall. The 3,440 square foot building is owned by Chaska and leased by the County. The center handles motor vehicle transactions, driver licensing, game and fish licensing, and passport proceedings. The State of Minnesota operates the Chaska Exam Station at the center where written and road tests are performed. The center can be expanded an additional 1,500 square feet to the west bringing its total square footage up to 4,940 square feet.

3. Carver County Environmental Center

The Carver County Environmental Center was built in 2002 in the northeast industrial area of Chaska to provide convenient recycling and household waste services for Carver County residents year round. The Environmental Center also serves as a hazardous waste education facility with a public meeting room designed to use site-generated energy and constructed out of re-use material.

4. Carver County Community Development Agency

The Carver County Community Development Agency (CDA), located at 705 North Walnut in downtown Chaska, serves the housing and business development needs of eleven cities and nine townships in Carver County. The CDA provides affordable housing opportunities for residents throughout the County and manages 500 rental units for working families and seniors. The CDA also administers various programs to help residents, which include: credit counseling; housing counseling; refinance counseling; foreclosure counseling; purchasing Carver County Community Land Trust homes; single-family rehabilitation loans; and multi-family (rental) rehabilitation loans.

The CDA also operates an active economic development program geared to the needs of businesses interested in expanding or locating in Carver County. It helps businesses, site selectors and developers: find suitable land or buildings; access technical assistance; tap available financing, loans or incentives; facilitate business planning; secure permits and approvals; and manage construction projects. Staff also serves as an economic development resource, funding and referral source to cities and townships throughout the County.

C. INDEPENDENT SCHOOL DISTRICT 112 FACILITIES
(Public Schools)

Chaska is located within Minnesota Public School District #112. Also served by District #112 are the Cities of Chanhassen, Victoria, Carver, and East Union. Currently, the District operates one preschool, five elementary schools, two middle schools, and one senior high school. District #112 also owns and maintains a building in which a special education school operates. The public schools within the City of Chaska are outlined below.

1. Kindergarten Center

The Kindergarten Center, formerly known as the Early Childhood Center, is located off Village Road within the Jonathan area of Chaska. As of Spring 2009, 405 kindergartners attended the school. The Center's capacity, depending on class size, is between 500-725 students.

2. Jonathan Elementary School

Jonathan Elementary School, which opened in September 1991, is located north of Pioneer Trail and west of Highway 41. The capacity of the school is approximately 625-650 and enrollment during 2008/2009 was about 575 students. The school serves students in grades K-5.

3. Chaska Elementary School

Chaska Elementary School is located on a campus with the Chaska Middle Schools at the intersection of Engler Boulevard and Highway 41. As of Spring 2009, 572 students in grades 1-5 were enrolled in the school, which is close to its capacity of 500-600 students.

4. Clover Ridge Elementary School

Clover Ridge Elementary School is located in the Clover Ridge neighborhood near the intersection of Hundertmark Road and Clover Ridge Drive. Serving grades 1-5, this school has an enrollment of 684 as of Spring 2009. The capacity of the school is approximately 625.

5. Chaska Middle School East and West

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Chaska Middle School East, also located on the school campus, educates students in grades 6-8. Enrollment as of Spring 2009 was 1,000 students, which is near capacity. The completion of the new High School in 1996 enabled district officials to remodel the former high school in 1996 enabled district officials to remodel the former high school as a middle school serving grades 6-8, which is now Chaska Middle School West. As of Spring of 2009, enrollment was 1,050 students, at its intended capacity of about 1,000 students.

6. Pioneer Ridge Freshman Center (to become Pioneer Ridge Middle School)

The Pioneer Ridge Freshman Center was constructed in Fall of 2002 to focus singularly on ninth grade students. The enrollment, as of Spring of 2009, is 675. The capacity of the Center is 700 students. As of Fall of 2009, the Freshman Center is going to be reclassified as a Middle School and will subsequently house students grades 6-8.

7. Chaska Senior High School

Chaska Senior High School, which opened in September of 1996, is located south of Pioneer Trail and east of Highway 41. The High School was originally built with three wings, or "houses," which could accommodate 500 students each. The site can accommodate a fourth house for future expansion. As of Spring of 2009, enrollment for grades 10-12 was at 1,969 students.

8. Carver-Scott Educational Cooperative — Carver Annex

The Carver-Scott Cooperative is located in the old Junior High Building at the intersection of Ash and 4th Streets in lower Chaska. The building is owned and maintained by School District #112; however, it is operated by a special school district organized by the State to educate vocational and other special students of high school age, as well as adults attempting to obtain their high school diplomas. These students originate not only from within School District #112, but also from other districts throughout the State. In Spring of 2009, it was estimated that 6,500 students (not including Adult Programming) were enrolled in the Carver-Scott Cooperative facilities throughout Carver and Scott Counties. Approximately 500 students are enrolled in vocational programs, which is referred to as Career Technical Education.

The Carver-Scott Cooperative operates out of a number of other buildings throughout Chaska, one of which is the old Continental Engineering building located on Sixth Street and Ash Street. This building houses the East Creek

Family Center, the New Beginnings program as well as the Stepping Stones program.

D. OTHER SCHOOLS IN CHASKA
(Private and Parochial)

Besides those public schools associated with School District #112, several other schools are located within the City of Chaska. These facilities are briefly outlined below.

1. Jonathan Montessori House of Children

Jonathan Montessori is located along Hundertmark Road near Village Road. Along with its pre-kindergarten and kindergarten, and as of Spring of 2009 has 63 students. The building also includes a public charter school, the World Learner School, which serves grades 1-8. As of Spring 2009, the World Learner School has an enrollment of 175 students and a capacity of 200 students.

3. Guardian Angels School (Catholic)

The Guardian Angels School is located at the intersection of 2nd and Cedar Streets in lower Chaska. As of Spring 2009, 210 students in grades K-8 were enrolled in the school, as well as 32 students enrolled in pre-school.

4. St. John's Lutheran Church School

The St. John's School is located at the intersection of Ash and 4th Streets in lower Chaska. As of Spring 2009, the school served 216 students from pre-kindergarten through eighth grade. With a school expansion in 2001, St. John's increased school capacity to approximately 375 students.

5. Southwest Christian High School

Southwest Christian (SWC) is a college-preparatory high school for students in grades 9-12 located in the northeast business park area of Chaska. The school is an independent, interdenominational school that serves students from more than 40 area churches and 25 communities. SWC utilizes a discipleship model of Christian education, helping students to think and act biblically in their worldview and is home to 159 students.

E. CEMETERIES

The City of Chaska owns and maintains Mount Pleasant cemetery north of downtown along the Minnesota River bluff line. Approximately 400 gravesites remain open out of 2,000 sites created in the mid-1800s. On average, 10-15 sites are purchased each year; thus, it appears that the facility will not reach its ultimate capacity during the 1999-2020 planning period. Nonetheless, the City should evaluate its long range needs regarding the feasibility/desirability of expanding westerly into the existing farmland prior to residential development of that property. The City will evaluate whether additional non-denominational cemetery space should be provided, and if so, whether it should be as an expansion of Mount Pleasant or in a new location.

Guardian Angels Cemetery is off of Highway 140 northwest of downtown Chaska in the SW Chaska growth area. The St. John's and Moravian cemeteries are located within developed areas of the community. Guardian Angels and St. John's are relatively large and have significant expansion space. The small Moravian Cemetery is essentially full but another Moravian facility is located a few miles west of the City.

X. NEIGHBORHOOD HOME OWNERS' ASSOCIATIONS

The City of Chaska has a history of supporting the creation of neighborhood home owners' associations (HOAs) at the time of development of new planned residential developments that provide common neighborhood facilities, such as parks, trails, open spaces, and streets. This history began with the planning for the innovative Jonathan New Town neighborhoods in the 1960s. It has continued with the City's utilization of Planned Development Districts, specifically Planned Residential Development (PRD) and Planned Multi-Use Development (PMD) Districts for most of the community's new residential neighborhoods since that time. There are currently more than 35 residential HOAs existing in the City of Chaska.

The Jonathan Home Owners' Association is by far the largest HOA in Chaska and one of the largest in the metro area. Based on the 2000 U.S. Census, Jonathan neighborhoods represented approximately 1/3 of the population of Chaska with more than 2,899 households and an estimated population of 8,000. In general, Jonathan includes the neighborhoods south of the TC & W railroad, west of Highway 41, and north of new Highway 212. A second major area of Jonathan is the Autumn Woods neighborhood, which is located about one mile east of Highway 41. Two other small residential areas within Jonathan are two

townhouse developments located on the south shore of Hazeltine Lake (Carvers' Green and Hazeltine Estates) and a small pocket of single-family homes located at the southeast corner of Lake Bavaria (Lake Bavaria Estates). Common facilities include a wide variety of neighborhood amenities, such as open green spaces, parks, tot lots, trails, pedestrian tunnels and bridges, community gardens, mail stations, entrance monuments, street boulevards and islands.

Jonathan Development Corporation (JDC) began planning for Jonathan New Town in 1965. In 1970, a project agreement was executed between JDC and the federal government whereby financial assistance would be provided for development of the new town. Jonathan became one of 13 New Towns throughout the country that were funded in part through a federal New Town program available at that time.

Jonathan was originally planned to become a self-supporting town of 50,000 residents and some 22,000 jobs. A major diversified town center was envisioned similar in size to Southdale and Eden Prairie Center. Seven villages, each supported by a convenience commercial center and elementary school, were planned along with a system of smaller neighborhoods within each village. Complete separation of vehicles and pedestrians was to occur by means of an extensive trails system, which crossed streets by means of underpasses.

Nearly 13 square miles of land were acquired for the New Town, mostly in Chaska, but also in Chanhassen, Victoria and Laketown Township. The commercial and industrial core was to be located in north Chaska in proximity to T.H. 41. A strong element of the town concept was preservation of the natural environment. One third of the land area was to remain in open space use — mostly the natural creek/ravine and wetland systems.

Jonathan, along with the other federally assisted New Towns across the country, did not develop as originally conceived. There are many and varied reasons for their "failure", but a leading reason was the recession of the mid-1970's which drastically slowed the anticipated rate of development, and resulted in the inability of the developer to repay government loans. Eventually, in 1980, the federal government foreclosed and JDC ceased development activities.

At the time of JDC's foreclosure, an impressive beginning on the New Town had been made. An extensive infrastructure system was in place consisting of trunk sewer/water lines and facilities, local streets, pedestrian trails system, a hierarchy of parks and about one square mile of environmentally sensitive open space. The City of Chaska acquired most of the open space and part of the trails

system in the late 1970's through grants from the federal government. Two state-of-the-art industrial/business parks were nearing completion, approximately 600 housing units were constructed and occupied, and the first Village Center was built with a supermarket as its anchor. The Village Center was closed in the latter 1980's due partly to changing shopping center concepts, and it is now owned and used by School District #112 for office and educational purposes.

A wide variety of housing types and price ranges were constructed in Jonathan in the 1970's. They included single-family neighborhoods of varying lot sizes and housing costs, cluster housing, townhomes, apartments, and condominiums. Design innovation was the hallmark of most of the housing developments. Subsidized rental apartments were located across the street from the most expensive single-family neighborhood. All homes were located adjacent to the pedestrian trail system.

Following foreclosure, an agreement was executed between First National Bank of St. Paul and Chaska Investment Company (CIC), whereby CIC would become the new owner/developer of the remaining Jonathan land. Since then, CIC has sold some parcels and developed others for a variety of land uses, including single-family and multi-family housing, industrial, and commercial uses. As each new residential neighborhood was developed, it became part of the Jonathan Home Owner's Association (HOA).

Jonathan's unique and strong livability qualities make it a very desirable place to live. Its early design innovations give Jonathan a unique image, but one that has also blended well physically and socially with the rest of the City. Many of the neighborhood planning/design principles and concepts that have guided Jonathan's early development have positively influenced the subsequent development of non-Jonathan land in Chaska.

In general, the purposes of the PRD and PMD Districts are to allow greater variety in the types of residential environments available to the residents of Chaska; to respond to changes in housing choices and in new housing concepts; to encourage innovative design in the development of single-family neighborhoods such as cluster housing, but not necessarily at higher densities; the provision of privately controlled common open space ancillary to new housing developments; and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments. Provision of common open space is required for all PRD and PMD Districts and all land that is planned for common open space must be conveyed to an organization that will own and maintain it. As part of creating a PRD/PMD

District, the City also supports density bonuses when a developer is willing to provide additional neighborhood amenities, such as common open space. In addition, the City supports the incorporation of non-standard street designs to facilitate creative neighborhood concepts with the understanding that these non-standard streets would be maintained by an HOA.

Policies: Neighborhood Homeowners' Associations

- 1) Planned Development Districts that provide common neighborhood amenities, including but not limited to parks, trails, and open spaces, and/or non-standard street designs, will be required to create a homeowners' association for ownership and maintenance of these quasi-public facilities.
- 2) Once quasi-public facilities such as parks, trails, open spaces, streets, and utilities are established as part of a planned unit development or subdivision approval, the City of Chaska will not entertain taking over ownership or maintenance of these facilities as public facilities, unless it is concluded that significant inequities exist within the community, in which case the City would seek to resolve such inequities.

XI. TRADITIONAL NEIGHBORHOOD DEVELOPMENT

The purpose of Traditional Neighborhood Development (TND) guidelines is to allow for the development of compact, mixed-use, pedestrian-oriented residential neighborhoods. The intent of facilitating TND's is to increase the sense of community, increase pedestrian movements, minimize traffic congestion, decrease suburban sprawl, decrease infrastructure costs, increase affordable housing, increase fiscal revenues, decrease environmental degradation, and provide multi-modal linkages to Chaska and the Twin Cities metropolitan region.

The provisions of TND's are adaptations of urban conventions, which predominated residential neighborhood development in the United States from colonial times until the 1940's and historically were based on the following design principles:

- Neighborhoods that have an identifiable center and edge.
- Neighborhoods where the most important and visible property is utilized by some public use (ie., public buildings, parks, plazas, etc.).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (¼ to ½ mile radius).

- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that contain diversity in land uses, building types, building sizes, building prices, and styles of ownership.
- Neighborhoods whose name links it directly to the activity that is occurring at its center.

Policies: Traditional Neighborhood Development

- 1) The inclusion of TND's into the community fabric requires modifications from existing policies and ordinances, since the intent of these areas are to create "urban-centers" rather than "suburban-enclaves". The City will continue to review its policies and ordinances to ensure that there are appropriate mechanisms that will allow for these developments, while still requiring good design standards and protecting the health, welfare and safety of the general public. The creation of unique PRD and PMD Districts will be used to establish the desired standards and design guidelines for future traditional neighborhood developments.
- 2) The following development areas should be considered as being eligible for TND's: Downtown Chaska, Riverwoods, Brickyard/Clayhole Lake Area, Clover Ridge, and the SW Chaska growth area east of new Highway 212 (Heights of Chaska concept plan area).

XII. HERITAGE PRESERVATION

Like so many early river towns, Chaska has a rich heritage, which is manifested by a significant collection of historic buildings, some dating back to the mid-1800s. Of particular interest and unique value are the many "Chaska brick" buildings, which were a product of the City's early brickyards. The existing clayhole lakes serve as a reminder of Chaska's former brickmaking industry.

"Chaska brick" homes are scattered throughout lower Chaska and the surrounding rural area. Some early industrial buildings were also constructed of "Chaska brick" and are still standing, such as the mill and United Sugars. The most apparent concentration of "Chaska brick" buildings is found in the downtown commercial area, particularly along 2nd Street and Walnut Street.

The majority of the City's historically relevant buildings have been preserved to varying degrees. Conversely, a few "gems", such as the courthouse and school adjacent to the City Square, were razed before historic preservation became popular.

In recent years, many commercial buildings in the downtown area have been restored or rehabilitated to recall their original designs and materials. The City has financially assisted many of these downtown restoration/rehabilitation efforts since the latter 1980s.

In 1978, the State Historical Society designated several individual buildings and a district for historic preservation. In 1980, the Walnut Street Historic District was listed as a National Historic District on the National Register of Historic Places (NRHP) as well as seven (7) individual buildings. The Walnut Street Historic District contains City Square and portions of six other contiguous blocks, which encompasses 29 contributing properties within the district. There is some discussion at the local level of eliminating the district in favor of individual building designations since some of the structures in the district are not historically relevant.

In 1989, the City adopted a Heritage Preservation Ordinance, which established the Planning Commission as the Heritage Preservation Commission (HPC) and set forth various criteria and standards for designating historic buildings, sites and districts. Subsequently, members of the Chaska Historical Society prepared an inventory of buildings and sites having historic value. A brochure describing 50 historic buildings/sites was prepared during the 1990s to guide walking and driving tours of historic downtown Chaska.

In 1991, the City created a Historic Preservation Task Force to survey older buildings and sites, receive citizens' suggestions regarding historically significant buildings, research historic information, and recommend buildings and sites worthy of local historic designation. The Task Force used specific criteria contained in the Heritage Preservation Ordinance in its considerations of which buildings and sites to designate as historic places. Three groups of buildings and sites were recommended by the HPC and approved by the City Council as local historic buildings/sites in 1992, 1993, and 1996, with a total of 51 buildings/sites now designated within the City. In 2006, five additional properties were designated as local historic buildings/sites by the City Council. Thus, as of 2008, the City had 56 locally designated historic properties.

In 2002, the City significantly expanded and revised its Heritage Preservation Ordinance in order to meet the specific ordinance requirements for qualifying as a Certified Local Government (CLG), as established by State Historic Preservation Office (SHPO). The City also established the Heritage Preservation Commission as a separate commission from the Planning Commission, which was also a CLG

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requirement. City Staff also researched and developed a draft Heritage Preservation Plan, which has not been completed nor adopted up to now.

In 2003, the City of Chaska applied for and became a Certified Local Government (CLG), which is administered and by the SHPO. As a CLG, the City is empowered to assume a leadership role in the community by identifying, evaluating and protecting local historic resources; eligible to apply annually for grants administered by the State Historic Preservation Office (SHPO) from a designated federal CLG pass-through allocation; receive technical advisory services from the SHPO; and have a formal role in the National Register process.

In 2003, the City of Chaska applied for and received a \$10,000 CLG matching grant from the SHPO and the Historic Preservation Fund (National Park Service, U.S. Department of the Interior) to help fund the costs of creating the Downtown Preservation Design Manual. The Downtown Preservation Design Manual was adopted by the City Council in March 2004 as the City's design guidelines for historic building storefronts in the downtown commercial district and as the primary design criteria for the Chaska Economic Development Authority when considering applications for the City's Storefront Rehabilitation Loan and Initial Architectural Feasibility Grant program.

The City of Chaska applied for and received a second CLG matching grant of \$5,000 to develop the Chaska Historic Context Study, which was approved by the City Council in August 2006. Historic Context Study provides a "framework" document that establishes the overarching themes or "contexts" of Chaska's historical development that provide the City with a tool for organizing and evaluating its historical resources and lend a broader perspective on the Chaska's historical development. The Historic Context Study is intended to be the primary guide for evaluating current historic resources, designating new resources, and planning for preservation in future generations. The historic contexts will allow for a more fair designation of properties, as each site can then be viewed in terms of what is best for the City as a whole, rather than as a single instance in isolation. The eight (8) historic contexts are as follows:

- a. Native American, Early Archeological, Early Settlement: 1700-1858
- b. Chaska Brick: 1857-1950
- c. Commerce and Industry and Civic Services: 1850s-1950s
- d. Farmsteads and Agricultural Life: 1852-1950s
- e. Transportation: 1700-1950s
- f. Religion: 1842-1950s
- g. Residential: 1857-1950s
- h. Preservation of the Recent Past: 1956-present

Policy: Heritage Preservation

- 1) Promote the preservation and continued use of Chaska’s designated historical and architectural resources for the education and general welfare of the people of the City of Chaska.
- 2) Promote the benefits of heritage preservation as a tool for increasing the economic, cultural, and functional vitality of historic downtown Chaska.
- 3) Investigate increasing the City’s inventory of locally and nationally designated historic resources, using the eight (8) historic contexts from the City’s adopted Historic Context Study and accompanied by expanded interpretation of these resources.
- 4) Identify and evaluate more recent potential historic resources for future studies and designation, such as the original Jonathan development, Hazeltine Golf Course, Chaska Cubs athletic park, and the river levee.
- 5) Provide educational, financial, technical, and regulatory assistance to ensure the preservation of the City’s historic resources.
- 6) Explore the potential for creating a downtown heritage preservation plan in conjunction with a downtown master plan that links heritage preservation with economic development, public improvements, redevelopment, and placemaking.

XIII. RESOURCE PROTECTION

A. SOLAR ACCESS

The Metropolitan Land Planning Act (Minnesota Statutes 473.859, Subd. 2) requires that local comprehensive plans include an element for the protection and development of access to direct sunlight for solar energy systems. The City will protect such access by requiring minimum standards for lot sizes, amounts of open space, yard setbacks, and maximum building heights for urban residents. Land uses should not preclude the possible use of solar energy systems. The City will review and revise, as necessary, the Zoning and Subdivision Ordinances to ensure protection of solar access. Currently the structure setback and height standards within the Zoning Ordinance are sufficient to prevent potential interference to solar collectors from adjacent structures and vegetation.

B. AGGREGATE RESOURCES

The Metropolitan Land Planning Act requires local comprehensive plans contain a land use plan that includes the local government's goals, intentions, and priorities concerning aggregate resources. In 2000, the Metropolitan Council and the Minnesota Department of Natural Resources (MN DNR) developed the *Minnesota Geological Survey: Aggregate Resources Inventory of the Seven-County Metropolitan Area*. Sizable deposits of moderate- to poor-quality sand and gravel are present along the southeastern border of Carver County along the Minnesota River. However, most of the deposit is not available for mining due to urbanization of the land as well as the potential environmental impacts to the Minnesota River. Section 9.4 of the City's Zoning Ordinance contains the City's requirements regarding land excavation and reclamation.

XIV. SOLID WASTE MANAGEMENT

Minnesota's solid waste management policies and purposes are specified in Minnesota Statutes, Section 115A. The Minnesota Pollution Control Agency (MPCA) is the state agency with responsibility for developing and enforcing the state's solid waste management policies and regulations. Planning for solid waste management is primarily a county responsibility in Minnesota. Metropolitan counties must develop county plans that are in accordance with the most recent "metropolitan long-range policy plan" adopted by the Metropolitan Council, and revised by the MPCA. As required by Minnesota state statute, Carver County regulates the various aspects of solid waste management through Chapter 50 of the Carver County Code of Ordinances, which was originally adopted in 1987 and revised in 1995 and 2000. Under its current ordinance, Carver County does not require cities or towns to organize collection, although the County has the authority to do so under state statute. Carver County licenses all haulers collecting municipal solid waste within the County.

The Minnesota Office of Environmental Assistance (OEA) and the Solid Waste Management Coordinating Board (SWMCB) jointly prepared and adopted the Metropolitan Solid Waste Management Policy Plan in late 2003/early 2004. The OEA combined with the Minnesota Pollution Control Agency (MPCA) in 2005 to form the new MPCA. The SWMCB is a joint powers board, made up of six metro counties including Anoka, Carver, Dakota, Hennepin, Ramsey, and Washington Counties. Based on the policies of the Regional Policy Plan, the SWMCB prepared a Regional Solid Waste Master Plan in 2004 that established regional outcomes, regional strategies, and county initiatives. Each of the counties developed their supplemental portion of the Master Plan addressing individual county issues.

Carver County updated its Solid Waste Master Plan in 2004 which replaced the County's previous Solid Waste Master Plan that was adopted in 1999. The Carver County Solid Waste Master Plan 2005-2024 was prepared by the Carver County Environmental Services Department, with assistance from the Solid Waste Advisory Committee, representatives from communities within the County, and licensed haulers. Although this Plan lays out a framework for waste management for the next 20 years, its primary objective was to guide waste management by the County through the next five years, when the next major plan revision is anticipated, which would be 2010.

Carver County supports the MPCA hierarchy of preferred waste management methods as established by state statute and presented below:

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- 1) Waste reduction and reuse
- 2) Materials recovery (recycling)
- 3) Yard and food waste composting
- 4) Resource recovery
- 5) Land disposal

Carver County's existing solid waste management programs include the following:

- Carver County Environmental Center
- Household hazardous waste (HHW), permanent and mobile facilities
- Very Small Quantity Generator (VSQG)
- Special waste collections, such as electronics, motor oil & filters, fluorescent tubes, high intensity discharge lamps, batteries, mercury, appliances, tires, etc.
- Battery recycling
- Waste reduction and recycling, residential and non-residential
- Waste processing coordination and funding
- Landfill coordination
- Public education and information resources
- Solid waste regulation
- Yard waste management
- Backyard composting bin
- Solid waste and recyclable collection licensing

The Carver County Environmental Center, which was established in 2002, is located at 116 Peavey Road in Chaska. The site was chosen largely for its strategic location, which is in the center of Carver County's largest population areas of Chaska, Chanhassen, and Victoria. The site has good access and visibility from Highway 41 allowing for maximum exposure for both residents and businesses. The Environmental Center serves as a year-round, one-stop, drop-off site, which allows for the collection of household hazardous waste, special waste, and recycling. Having all of the services under one roof and open throughout the year makes the collection process more efficient for the County and convenient for residents and businesses. The Environmental Center also provides a product reuse area and an environmental education clearinghouse. The Environmental Center was designed with convenience and safety as top priorities.

Thus, while the primary responsibility for solid waste management rests with the State and counties, the City of Chaska works quite closely with the Carver County Environmental Services Department and participates in the County's various solid waste management programs.

Policies: Solid Waste Management

- 1) The City of Chaska strongly supports waste reduction, reuse, recycling, composting, and resource recovery as the preferred municipal solid waste management methods to decrease the region's dependence on landfills.
- 2) The City of Chaska strongly supports the strategies, initiatives, and outcomes of the Carver County Solid Waste Master Plan 2005-2024.
- 3) The City of Chaska will continue to work closely with Carver County in its on-going efforts to plan and implement a viable and acceptable solid waste management program, including the updating of the Solid Waste Master Plan.

**XV. CITY OF CHASKA / CARVER COUNTY
COMPREHENSIVE PLANS RELATIONSHIP**

The following statement is the fundamental land use goal of Carver County's 2030 Comprehensive Plan:

Carver County strives to manage the use of the land in order to preserve its unique rural and agricultural character, encourage rural and urban compatibility, preserve the needs of communities, protect its natural, historic, and cultural resources and meet the economic needs of its residents without sacrificing the ability to provide for the needs of future generations.

To accomplish this goal, Carver County supports the preservation of its rural character by protecting farmland and open space and directing residential, industrial and commercial growth to the municipalities.

Preserving Carver County's rural character, however, may be difficult in the face of development pressure. Carver County is the smallest of the seven counties in the Twin Cities metro area; yet, the County's population is increasing significantly. In the 1990s, Carver County was one of the fastest growing counties in Minnesota, growing from about 27,000 residents in 1990 to just over 70,000 in 2000. In 2007, Carver County's population had grown to just over 88,000 residents.

Since Chaska is the largest city in Carver County, the City plays a vital role in the implementation of Carver County's Land Use Plan. Between 2007 and 2030, the

CITY OF CHASKA 2030 - LAND USE PLAN

City anticipates an additional 5,300 households, which represents about 12% of the total number of households anticipated in Carver County during that time period. The County's goal of concentrating residential growth in existing cities is consistent with Chaska's 2030 Comprehensive Plan, which establishes a minimum residential urban density of three households per acre.

The City of Chaska worked closely with Carver County in the preparation of the City's 2030 Comprehensive Plan. Accordingly, the City and County 2030 Comprehensive Plans are consistent with each other.

Policy: Carver County 2030 Comprehensive Plan

The City of Chaska endorses Carver County's 2030 Comprehensive Plan. Such endorsement includes the County's policies of maintaining the viability of the agricultural economy; preserving the historic rural character of Carver County by protecting farmland and open spaces; directing residential, industrial, and commercial growth to the municipalities; and supporting the growth and identity of municipalities in an organized and efficient manner. The City of Chaska believes the City's 2030 Comprehensive Plan is consistent with and supports the implementation of Carver County's 2030 Comprehensive Plan.