

APPENDIX 4—AVIENDA CONCEPT STAFF REPORT



CITY OF CHANHASSEN

I-1

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

MEMORANDUM

TO: Todd Gerhart
FROM: Kate Aanenson AICP, Community Development Director
SUBJ: Avienda CASE # 2016-25
DATE: November 28, 2016

BACKGROUND

PROPOSED ACTION:

The City Council provide observations and feedback to the developer on the Concept Planned Unit Development including the observations in the attached November 1st Staff Report.

The PUD ordinance states, “in order to receive guidance in the design of a PUD prior to submission of a formal application, an applicant may submit a concept plan for review and comment by the Planning Commission and City Council. Following the receipt of the report and recommendations from the Planning Commission, the City Council shall consider and comment on the concept plan”.

ANALYSIS

On November 1st a public hearing was held before the Planning Commission (verbatim minutes are included in the November 28th packet). Following is a generalized list of issues and concerns raised:

- Density on two of the residential parcels are 26-34 units an acre exceeding city density limits
- Loss of wetlands – would like to see a plan that saves the wetlands and the overall impact to the wetlands after the development is completed
- Tree loss
- Over grading of the site – ignoring the terrain
- Can they meet the storm water requirements?
- Walkability of the proposal

- Traffic on Bluff Creek Boulevard
- Amount of commercial development – with the expectation the uses would be different/complementary to what exists in the current down-town area with emphasis on specialty/high-end retail
- Screening or loading on the back of buildings/access management
- Light and noise pollution
- Sustainability of big boxes
- Lack of charm / should be quaint / what makes it unique
- Too much asphalt
- Lack of parks and open space – gathering places

Acting Chair Steven Weick summarized the comments at the November 1st meeting as he felt fell into 4 buckets:

1. “There’s aesthetics that I think people are very concerned about moving forward. Whether it be site grading which then probably leads to the charm of what you actually create there as far as the buildings. There’s noise and light pollution that I would consider aesthetics. Park space and open space.
2. There’s a traffic bucket that you know we’ll look at but obviously that was a primary concern that came out of the meeting this evening. Specifically the access points for Bluff Creek on both sides. Not just going into the neighborhood but entering the site from 212 as well as the proposed entrance, I think it’s at Mill is the name of the, so I think those 3 points are specific traffic concerns.
3. I think there was some good density questions that came up just regarding, and obviously this is preliminary but we need to keep that into consideration and we will as these things move forward but that is a very valid concern that was raised, and finally I think
4. The wetland preservation and how we do that moving forward so I think those, a lot of the comments fell into those 4 buckets so if we can certainly be sure in addition to everything that’s noted by staff in the packet, if we can specifically make note of those items that came out this evening I think we’ll be moving in a good direction.”

RECOMMENDATION

The City Council provide observations and feedback to the developer on the Concept Planned Unit Development including the observations in the attached November 1st Staff Report.

Attachments

1. Email from Jennifer Swanson
2. Email from Geetha Bhatraj
3. Email Bhanu Thota
4. Email from Pramod Putta
5. Email from Lori and Corey Hothan
6. Planning Commission Staff Report dated November 1, 2016

Aanenson, Kate

From: Jennifer Swanson <swanjls@yahoo.com>
Sent: Thursday, November 03, 2016 5:21 PM
To: Aanenson, Kate
Subject: Proposed Developmetn

Follow Up Flag: Flag for follow up
Flag Status: Completed

Kate,

I had the opportunity to view the planning meeting earlier this week regarding the proposed development at Lyman and Powers Blvd. You had indicated that one of the goals of the project was to have a housing component as part of the project. When the previous study was conducted there was not to my knowledge a housing component identified for the site. I am curious when that change took place. You had also indicated that the southwest building was to be designated as senior housing. In the McComb study there was a conclusion that the site could support 825k - 1M+ of retail and would be a regional draw. The concern that I have is that because a significant portion of the project is being developed as housing there will not be the appropriate square footage available for retail to make this a regional draw. If the PUD approves the proposed layout toward the acreage designated for High Density housing what guarantee will there be that it is senior housing vs Market Rate apartments. I feel that the location of this project gives significant retail advantages over other locations in Chanhassen. The close proximity to Highway 212 gives the potential for retail development and will utilize existing infrastructure.

Eric Swanson
1440 Bethesda Cir
Chanhassen, MN

Aanenson, Kate

From: geetha bhatraj <gbhatraj22@gmail.com>
Sent: Monday, October 31, 2016 10:18 AM
To: Aanenson, Kate
Subject: Avienda Development

Hi Kate,

This is Geetha. I live in the neighborhood on the preserve. I attended the discussion the last week or before in regards to the Avienda development. Looks to be a great development initiative. It was brought to our notice that there could be a possible road connection from the Mills drive into the new development for School bus and public Safety.

Ours is a young neighborhood with lot of infants and toddlers. So having that road extension is not a great value addition for the community as it might increase thru traffic and increase safety concerns. This is due to the fact that once we have a road we really cannot restrict the traffic. By having dead end will restrict the traffic. During the meeting same concerns were raised by other members in the neighborhood.

Please consider this as a sincere request from our neighborhood not to have a road extension on Mills drive. Hope council takes decision considering preserve residents opinion.

Thanks
Geetha

Aanenson, Kate

From: Bhanu Thota <bhanuprashant.t@gmail.com>
Sent: Tuesday, November 01, 2016 3:58 PM
To: Aanenson, Kate
Subject: Avienda Development - Mills Drive resident - Concerns

Hi,

I am Bhanu Thota, resident of 1495 Mills Dr of Preserve. I would like to raise my concern regarding the proposed Avienda Development in our area. Myspecific concern is regarding the road connection from Mills Drive to the new development. Our community has a lot of infants and toddlers and connecting the Mills Drive to the new development will increase the traffic. This is a serious issue for the young kids.

Please consider this as a sincere request from our neighborhood not to have a road extension on Mills drive. Hope council considers our concerns in making the decision.

Sincerely,
Bhanu Thota
1495 Mills Dr

Aanenson, Kate

From: Pramod Putta <pramod.putta@gmail.com>
Sent: Tuesday, November 01, 2016 3:39 PM
To: Aanenson, Kate
Subject: Avienda Development - Mills Drive Concerns

Hi,

Good afternoon, this is Pramod and Kavitha living at 1502 Mills Dr of Preserve. We are writing to voice our concern about possible proposed road connection from Mills drive into the new development for School bus and public Safety. We are very concerned about safety of little kids with possible increased traffic that new connection may bring into the neighborhood.

Please consider this as a sincere request from our neighborhood not to have a road extension on Mills drive. Hope council considers our concerns in making the decision.

Sincerely,
Pramod Putta and Kavitha Vimmigari
1502 Mills Dr

November 3, 2016

Dear City Council,

We are Lori and Corey Hothan; we live at 1941 Commonwealth Blvd., #5, Chanhassen, MN 55317. Our e-mail address is LHothan01@hotmail.com.

The purpose of our letter/e-mail is in regards to the New Development "of Avienda." We do have some key concerns we would like to share with you as our City Council, pertaining to this new development. Please see our key concerns listed below:

Traffic Over-Flow:

- We have a huge concern with where the connection of our existing development, which is off of **Bluff Creek Blvd.**, where this would be connected to the New Development for Avienda. If this connection was actually to take place, this would bring way too much over-flow of traffic into our existing development. This is totally unnecessary to connect this street (**Bluff Creek Blvd.**) into the New Development of Avienda. If there is a law that this actually and physically has to take place, then we as homeowner's have the right to see actual documentation supporting this connection. However, if there technically is not a law or something backing this connection, then this truly should not take place for the reasons listed above. The City Council and the Builder need to take this into serious consideration as to what this would actually do to the existing developments and/or homeowner's.
- The other concern pertaining to the **Traffic Over-Flow**, would be for the homeowner's who live right off of Hwy 212, Pioneer Trail and Lyman Blvd. where you are building this New Proposed Development for Avienda, that when the current homeowner's come home from work the traffic from the new development is going to create a huge traffic mess. How can this really be addressed if this New Development takes place right off of the on and off ramp of Hwy 212? That is one of the key questions of the day.

Noise Buffers and Pollution:

- I know the builder from what we understand from our neighbor, had briefly mentioned or touched on two of the things that are highly important to those homeowner's, such as our selves who currently live in the existing developments which are right off of **Bluff Creek Blvd.**. I know for both of us that when you are putting in this type of new development (Avienda), right off of Powers Blvd. that as homeowner's we want to know that we can still enjoy living in our existing development and not have the noise and pollution become an enormous factor. Current homeowner's who have lived here now for about 8 to 10 years, do not want to have to stress about possibly having to deal with Noise and Pollution issues.

Aesthetics' For the New Development of Avienda:

- In regards to aesthetically what is currently being proposed for how the new Avienda development looks, we feel that it would be better if they could make it look a little more eye catching or appealing so it doesn't look like every other new development that has already been built within the twin cities.
- We think maybe some stone or metal is ok for this new development, but try and find a balance. We would suggest that maybe have the developer come back and have a couple of ideas from an aesthetic outside perspective on how this New Development for Avienda could look. Please don't make this like every other development that has already been done to death.

Aesthetics' For the New Development of Avienda (continued)

- In regards to the some of the trees within this new development for Avienda, as a couple we know that some of these trees would need to be taken down. Now with that being said, it would really be nice if the developer could preserve some of the existing trees, because we really do have some gorgeous beautiful maples, etc... currently existing within this new development that is looking to be built. In any area there needs to be a balance between trees, mother nature and buildings so-to-speak.

Retail, Restaurants, Commercial and Offices:

- We also have a definite concern in regards to what is going to truly support all of the retail businesses that you are looking at putting in for this New Development for Avienda.
- If you look around the city of Chanhassen, you certainly can see and tell that there have been businesses that have come and gone over the years that they have been here. When deciding on how many businesses, restaurants, etc... it might be wise for you as a City Council to take a step back and seriously think about what is realistic in regards to how many retailers, restaurants, etc... that really should be built and put in this new development. In this day and age, our economy truly just does not support new retailers and businesses. The proof is truly in the pudding, if you truly just look around and see how many businesses in our community just are not making it that should tell you something. As a City Council you have got to be honest with yourself and suggest what is realistic and what is not.
- In regards to the Restaurants that the City Council and the Builder are looking at putting in at this new development for Avienda, we would strongly suggest that you look at actual restaurants, and not fast food chains. We have more than enough fast food chains within our Chanhassen community. **Please look at some of the key, top restaurants that would make our new development of Avienda a little different and even more so updated.** As I mentioned we have enough McDonalds' and fast food places within our Chanhassen community, so please **do not** add those to the new development of Avienda.
- The other thing pertaining to Apartments/Condo's or Business Buildings, is that we somewhat have a concern in regards to how high these buildings might end up being. We would definitely prefer these buildings to stay on the definite lower side of things, and not where we have buildings which might be say 6 to 20 stories high. Again, when putting the specs in for this new development of Avienda, you need to always keep the current homeowner's or developments in mind. We don't need sky scrapper buildings put within this new development, keep in mind in the end, how is it going to affect the existing developments and/or homeowner's.

Kate, we would greatly appreciate it if you would please pass on our current thoughts and concerns to the rest of the City Council members for this new proposed development for Avienda. We hope that the City Council takes our thoughts and concerns into serious consideration, especially since we live right by this new proposed development for Avienda. We would love to attend any of the upcoming meetings for this new proposed development. I have provided our names and phone number listed below.

Thank you ~

Best regards,

Lori and Corey Hothan

952.368.0559



CITY OF CHANHASSEN

PC DATE: November 1, 2016

CC DATE: November 28, 2016

REVIEW DEADLINE: November 29, 2016

CASE # 2016-25

BY: KA

B-1

PROPOSED ACTION:

The Planning Commission provide observations and feedback to the City Council on the Concept Planned Unit Development.

PROPOSAL: Conceptual Mixed-Use Planned Unit Development (PUD) of 6 parcels on approximately 118 acres of land.

LOCATION: Southwest corner of Powers Boulevard and Lyman Boulevard

APPLICANT: Landform Professional Services LLC
105 South Fifth Ave Suite 513
Minneapolis, MN 55330

PRESENT ZONING: A-2 Agricultural Estate

2030 LAND USE PLAN: Office, Regional Commercial, and Medium Density Residential

ACREAGE: Approximately 118 acres **DENSITY:** N/A

SUMMARY OF REQUEST: The developer is requesting conceptual review to consider rezoning from Agricultural Estate to Planned Unit Development Regional Commercial.

LEVEL OF CITY DISCRETION IN DECISION MAKING:

The Planning Commission is providing the City Council with comments and direction on the Concept Planned Unit Development.

PROPOSAL/SUMMARY

The applicant is requesting a general concept plan review for a Planned Unit Development (PUD). The site is currently zoned Agricultural Estate (A-2). With the adoption of the 2030 Comprehensive Plan in 2008, the City Council guided the property west of Powers Boulevard for either Office or Commercial. With the update of the 2030 Comprehensive Plan, the city considered two land use options for the subject properties: Office or Regional Commercial. The dual guiding allows the City Council to review the application for Regional Commercial to ensure it furthers the city's vision as stated in the Comprehensive Plan and Zoning Ordinance.

The 1.66-acre parcel located east of Powers Boulevard is zoned Agricultural Estate and is guided Medium Density Residential. The applicant has not proposed development plans for this parcel at this time. A Comprehensive Plan Amendment is necessary for any action to change the land use.

The use of the PUD zoning also allows for greater specificity in the types, location and sizes of uses. The city has the expectation that the development plan will result in a significantly higher quality and more sensitive proposal than would be the case with the other, more standard zoning districts. It is the applicant's responsibility to demonstrate that the city's expectations are to be realized as evaluated by the city's goals and policies (see Attachment #11 – 2007 Community Survey questions asked regarding a regional mall).

HISTORY OF THE SITE

A Concept PUD for a Regional Commercial zoning was approved by Planning Commission and the City Council in 2015. That application included 70 acres, this application is for 118 acres. The City Council did authorize the update of the AUAR (Alternative urban Areawide Review). The update was never executed. The development of the 118 acres is now under a new LLC and will be included in the AUAR.



Legend

-  Future Traffic Signal
-  Existing Traffic Signal
-  Stall Count
-  Public Right Of Way
-  Ponding
-  Preservation
-  Wetland and Buffer
-  Regional Commercial
-  Office
-  High Density Residential
-  Medium Density Residential

Development Data

Section	Gross Area (Acres)	Net Developable Area (Acres)	Building Area (S.F.)	Parking Stalls	Units/ Beds
A	9.93	9.55	108,000	573	
B	1.33	1.33	7,000	99	
C	9.01	8.57	93,000	128	312
D	9.56	6.32	68,000	n/a	72
E	5.33	2.97	50,000	197	
F	2.58	2.58	30,000	191	
G	3.38	3.38	33,000	249	
H	3.27	3.27	60,000	259	
I	1.86	1.63	6,500	115	
J	1.57	1.20	6,500	96	
K	2.04	1.64	6,500	119	
L	1.83	1.83	7,000	104	
M	26.70	26.70	254,500	1364	
N	2.45	2.45	25,000	138	150
O	2.58	1.91	25,000	115	100
P	3.45	3.02	40,000	108	92
RAV	11.04	0.00	n/a	n/a	
PR	15.88	0.00	n/a	n/a	
Total	113.79	78.35	820,000	3,855	726

The development plans describe the land use designations, but has not identified any specific uses. Staff has commented on this in the Market Study section.

BACKGROUND

2030 Comprehensive Plan (verbatim language)

VISION

The land use change to either Office or Regional Commercial District as a part of the 2030 Comprehensive Plan was based on the city’s vision for a lifestyle center. The Comprehensive Plan states:

2.7.4 Regional/Lifestyle Center Commercial

“Definition/Vision: A mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors and is designed to serve trail users and mass transit as well as automobile traffic. Centers of this type have at least two major retail anchors and are characterized by the diversity and mix of retail and service uses within their boundaries. Uses within this district should complement existing retail users in the other commercial districts. Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection and surrounding residential uses. Such centers shall be designed with one theme, with similar architectural style, similar exterior building materials, and a coordinated landscaping theme. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

Goods and Services Examples

- Entertainment
- Department Store
- Comparison Shopping
- Specialty Retail/Boutique
- Restaurants
- Hotels
- Residential

A new zoning district Regional Commercial (RC) will be created in the City Code to implement this land use. The city has given a dual land use of the 118 acres at the southeast corner of Powers and Lyman Boulevards to accommodate this use.”

ANALYSIS OF APPLICATION FOR REGIONAL COMMERCIAL

In 2009 the city adopted standards and guidelines for a regional/lifestyle center commercial planned unit development.

ZONING DISTRICT

The RC Zoning District is found in the PUD District.

Sec. 20-509. - Standards and guidelines for regional/lifestyle center commercial planned unit developments.

(a) Intent.

- (1) The use of planned unit developments for regional/lifestyle center commercial purposes **should result in a reasonable and verifiable exchange between the city**

and the developer. This district is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services and services to the traveling public near freeway interchanges. It shall strive to create a self-sustaining pattern of land uses with cultural, employment, entertainment, housing, shopping and social components.

(2) **The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market.** The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors. It shall be designed to serve pedestrian and mass transit users as well as automobile traffic. Centers of this type, generally, have at least two major retail anchors and are characterized by the diversity of mixed retail and service uses. **Uses within this district should complement existing retail users in the other commercial districts.**

(3) Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection and surrounding residential uses. Such centers shall be designed with one theme, with similar architectural style, similar exterior building materials, and a coordinated landscaping theme, but shall avoid monotony in design and visual appearance. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

(b) *Minimum lot size:* 10,000 square feet

(c) *Minimum lot width at building setback:* 100 feet.

(d) *Minimum lot depth:* 100 feet.

(e) *Minimum setbacks:* Building setbacks are also a function of the building height. As a building's height increases above 35 feet, the front, rear and project perimeter setback shall increase on a one-to-one basis. The increased setback shall only apply to that portion of the building that exceeds 35 feet, e.g., a 40-foot tall building would be set back ten feet (front or rear) at that point where the building height equals 40 feet. A building height may step back, providing the setback/building height ratio is maintained.

(1) *PUD exterior:* 30 feet. The 30-foot PUD exterior setback may be changed, increased or decreased, by the city council as part of the approval process when it is demonstrated that environmental protection or development design will be enhanced. Building setbacks adjacent to exterior development lot lines abutting an area designated for residential use in the comprehensive plan shall be 50 feet, unless unique circumstances are found which would allow the city to reduce the setback requirement.

(2) *Front yard:* 5 feet.

(3) *Rear yard*: 5 feet.

(4) *Side yard*: 0.

(5) *Parking*:

(6)

Setbacks	(feet):
Front:	10
Side:	10
Rear:	10

(7) *Parking setback exemptions*:

- a. There is no minimum parking setback when it abuts, without being separated by a street, another off-street parking area.
- b. Parking along public streets shall provide an appropriate transition, which shall incorporate such elements as landscaping, decorative fencing, public art, berming, etc.
- c. Parking setbacks adjacent to exterior development lot lines abutting an area designated for residential use in the comprehensive plan shall be 50 feet unless unique circumstances are found which would allow the city to reduce the setback requirement. Unique circumstances include site elevation, separation by natural features such as wetlands or stands of mature trees or substantial visual screening through berming and landscaping.

(8) Parking standards shall comply with City Code for type and location.

(f) *Maximum building height*:

Commercial—retail	2 stories
Commercial—services	3 stories
Office	5 stories
Residential	5 stories

(g) *Protection and preservation of natural features*. The applicant must demonstrate that the flexibility provided by the PUD is used to protect and preserve natural features such as tree stands, wetlands, ponds and scenic views. These areas are to be permanently protected as public or private tracts or protected by permanently recorded easements.

(h) *Landscaping plan*. An overall landscaping plan is required. The plan shall contain the following:

- (1) *Boulevard plantings.* Located in front yards shall require a mix of over-story trees and other plantings consistent with the site. Landscaped berms shall be provided to screen the site from major roadways, railroads and less intensive land uses. In place of mass grading for building pads and roads, stone or decorative blocks retaining walls shall be employed as required to preserve mature trees and the site's natural topography.
 - (2) *Exterior landscaping and double-fronted lots.* Landscaped berms shall be provided to buffer the site and lots from major roadways, railroads, and less intensive uses. Similar measures shall be provided for double-fronted lots. Where necessary to accommodate this landscaping, additional lot depth may be required.
 - (3) *Foundation and yard plantings.* A minimum budget or plan for foundation plants shall be established and approved by the city. As each parcel is developed in the PUD, the builder shall be required to install plant materials meeting or exceeding the required budget or prior to issuance of certificate of occupancy or provide financial guarantees acceptable to the city.
 - (4) *Tree preservation.* Tree preservation is a primary goal of the PUD. A detailed tree survey should be prepared during the design of the PUD and the plans should be developed to maximize tree preservation.
- (i) *Architectural standards.* The applicant should demonstrate that the PUD will provide for a high level of architectural design and building materials. While this requirement is not intended to minimize design flexibility, a set of architectural standards should be prepared for city approval. The primary purpose of this section is to assure the city that high quality design will be employed and that home construction can take place without variances or impact to adjoining lots. The PUD agreement should include the following:
- (1) Standards for exterior architectural treatments;
 - (2) Streetscape requirements:
 - a. Every building shall incorporate a streetscape, public realm space between the building and the roadway. The use of canopies, awnings or arcades is encouraged in these interfaces.
 - b. Outdoor seating areas must be in a controlled or cordoned area with at least one access to an acceptable pedestrian walk. Seating areas may be shared by multiple uses. When a liquor license is involved, an enclosure is required around the outdoor seating area and the enclosure shall not be interrupted; access to such seating area must be through the principle building. Outdoor seating areas must be located and designed so as not to interfere with pedestrian and vehicular circulation.
 - c. Streetscape elements shall include; Landscaping, lighting and street furniture such as benches, bus shelters, kiosks, planters, public art, tables and chairs, etc.

To receive the Regional Commercial PUD zoning, the ordinance requires that the property be under one owner control and be developed under a PUD. The developer is required to demonstrate that they are meeting the vision of the 2030 Comprehensive Plan as well as the intent of the zoning district. (Section 20-505)

Concept PUD – What is required?

Chapter 20 - Zoning, Article VIII. – Planned Unit Development District, Division 2. – Procedures

Sec. 20-517. - General concept plan.

- (a) In order to receive guidance in the design of a PUD prior to submission of a formal application, an applicant may submit a concept plan for review and comment by the planning commission and city council. Submission of a concept plan is optional but is highly recommended for large PUDs. In order for the review to be of most help to the applicant, the concept plan should contain such specific information as is suggested by the city. Generally, this information should include the following information appropriate to the type of development, e.g., commercial, industrial or residential:
 - (1) Approximate building areas, pedestrian ways and road locations;
 - (2) Height, bulk and square footage of buildings;
 - (3) Type, number or square footage or intensities of specific land uses;
 - (4) Number of dwelling units;
 - (5) Generalized development plan showing areas to be developed or preserved; and
 - (6) Staging and timing of the development.
- (b) The tentative written consent of all property owners within the proposed PUD shall be filed with the city before the staff commences review. Approval of the concept statement shall not obligate the city to approve the final plan or any part thereof or to rezone the property to a planned unit development district.
- (c) The final acceptance of land uses is subject to the following procedures:
 - (1) The developer meets with city staff to discuss the proposed developments.
 - (2) The applicant shall file the concept stage application and concept plan, together with all supporting data.

- (3) The planning commission shall conduct a hearing and make recommendations to the City Council. Notice of the hearing shall consist of a legal property description, description of request, and be published in the official newspaper at least ten days prior to the hearing. Written notification of the hearing shall be mailed at least ten days prior thereto to owners of land within 500 feet of the boundary of the property and an on-site notification sign erected.
- (4) Following the receipt of the report and recommendations from the planning commission, the city council shall consider and comment on the concept plan.

The PUD process provides an opportunity to receive clear direction from Planning Commission, City Council and residents of Chanhassen. The city's expectation is that the proposed development will be of higher quality and create a sense of place and identity for the community. The development shall provide regional and community scale including retail, office, and service uses that complement existing commercial uses in the downtown and provide shopping opportunities not currently located in the community. The development must also be sensitive to environmental features on site including topography, vegetation, wetlands and scenic views. Finally, the project should have appropriate transitions between uses.

One of the comments of the Concept PUD review will be an update to the Alternative Urban Areawide Review (AUAR) which was done in 2003. The traffic component will be one of the most critical elements that needs to be updated. The amount of traffic being generated and the impacts to the surrounding transportation system will need to be examined. The traffic study and its impacts may affect the land use recommendations. In order to best determine the intensity of development for the AUAR, staff is recommending that the applicant proceed to the PUD development stage (per City Code Section 20-508). This stage requires submittal of a preliminary plat and fees. After review of the development stage, a condition of final approval will be completion of the update to the AUAR.

RETAIL MARKET STUDY

In June 2014, the McComb Group, Ltd. completed a Trade Area Demographic, Characteristic and Sales Potential for the Chan-212 area. The executive summary comments include, "Chan-212 trade area's many economic attributes, population, and upper income households provide support for retail stores, restaurants and key services."

The developer had not disclosed his specific uses with this application, but based on the marketing study it is apparent a grocery store/supermarket is a potential use. In a previous meeting with staff, the developer indicated that:

- The Shopping Goods Store Type – categorized as clothing and accessories, furniture, home furnishings, electronics, sporting goods, hobby and music is significantly underrepresented in the project's primary trade area and the sales of this merchandise category from the primary trade area are being captured in other distant trade areas.

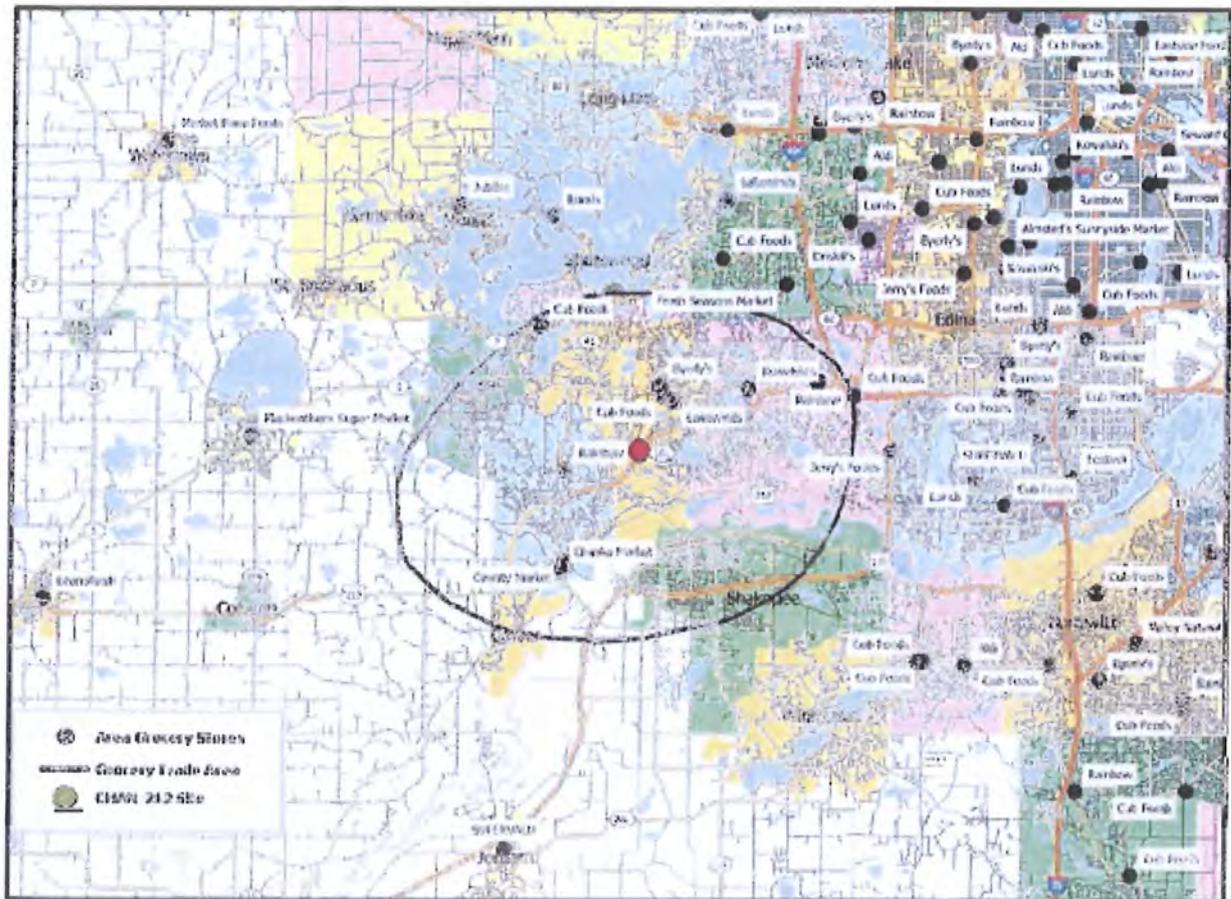
- The Chanhassen trade area is growing and creating additional sales potential for grocery stores. In addition, the Chanhassen “outflow grocery sales” are higher than normal. This suggests that trade area residents may be dissatisfied with existing grocery shopping options. The study indicated the ability of the trade area to support a new grocery store in excess of 90,000 square feet without creating hardship for existing grocery retailers.

In addition, other potential uses include warehouse clubs and supercenters, building supply and home centers.

(Staff report continued on the next page)

The Convenience Goods trade area, shown on Map 5, includes Chanhassen, Chaska, and portions of Eden Prairie, Shakopee, Carver, Victoria, Shorewood, Minnetonka, and Excelsior, along with portions of Jackson, Louisville, Dahlgren, and Laketown Townships. This trade area extends north to Lake Minnetonka, east to Highway 212 and I-494, south to Highway 41 in Shakopee, and west to Laketown Road in Laketown Township. The Convenience Goods trade area covers approximately 88 square miles centered on Chanhassen.

Map 5
CHAN-212 CONVENIENCE GOODS TRADE AREA

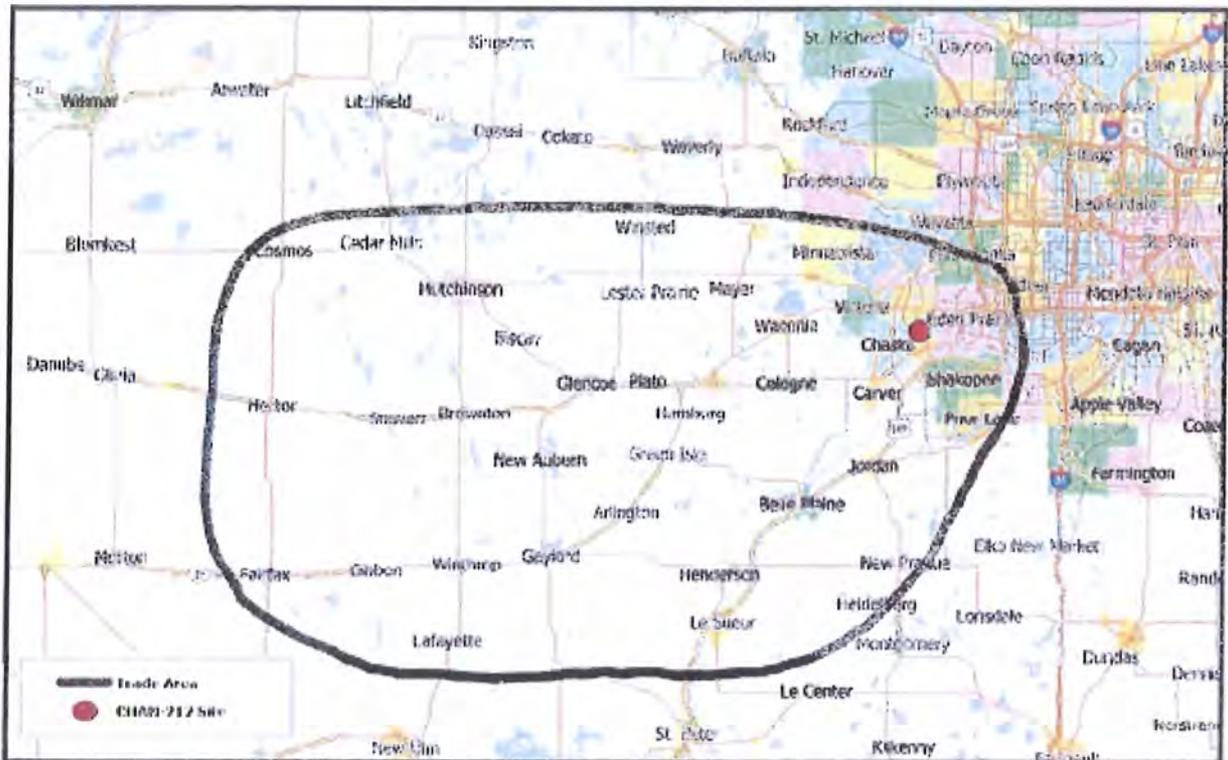


Source: Scan/US, Inc. and McComb Group, Ltd.

(Staff report continued on the next page)

The Shopping Goods trade area covers the southwest Metropolitan Area, as shown on Map 6, extending 60 miles west and encompassing over 2,100 square miles. General boundaries are six miles north of Highway 7, east to Highway 100 in Bloomington/Edina, south to Highway 22 just south of LeSueur, and west five miles from Highway 4 in Hector.

Map 6
CHAN-212 SHOPPING GOODS TRADE AREA



Source: Scan/US, Inc. and McComb Group, Ltd.

(Staff report continued on the next page)

Table 28
CHAN-212 POTENTIAL GROSS
LEASABLE AREA

Store Category	Gross Leasable Area	
	Low	High
Convenience Goods	105,000	135,000
Shopping Goods		
Anchor Stores	120,000	220,000
Junior Anchors	220,000	315,000
Inline Stores	110,000	180,000
Subtotal	450,000	715,000
Food Service		
Restaurants	20,000	30,000
Fast Food	15,000	20,000
Subtotal	35,000	50,000
Services	20,000	30,000
Destination Stores		
Health Club	50,000	60,000
Home Center	115,000	115,000
Cinema	50,000	60,000
Subtotal	215,000	235,000
TOTAL	825,000	1,165,000

Source: McComb Group, Ltd

Shopping goods retailers are stores where comparison shopping is a common part of the shopping trip. Department stores typically anchor these shopping centers. Potential anchor store GLA ranges from 120,000 square feet to 220,000 square feet (*This would be in total square feet not building foot print*). Junior anchor retailers are various size stores, ranging in size from 10,000 square feet to 50,000 square feet, also adding to the center's drawing power. Junior anchor GLA could range from 220,000 square feet to 315,000 square feet. Inline, small store tenants could range from 110,000 square feet to 180,000 square feet. Total shopping goods stores could range from 450,000 square feet to 715,000 square feet.

Food service establishments are expected to range from 35,000 square feet to 50,000 square feet. Services of various types could range from 20,000 square feet to 30,000 square feet.

Destination retailers like health clubs, home centers, and cinemas, could total 215,000 square feet to 235,000 square feet if all three are located at Chan-212.

It is possible that not all the anticipated potential tenants will locate at Chan-212 indicating that the shopping center is likely to be between 800,000 square feet and 1,000,000 square feet.

Source: McComb Group, Ltd.

*See Attachment #7 – “Sales Potential and Supportable GLA” for more specifics on uses and square footage.

Planning Departments Comments

When the city was considering the land use change on the site in 2006-07, there was much discussion about this area having uses different from the downtown. **The downtown area is intended to be the uses that meet the daily needs of residents, and the regional mall site was envisioned to be those uses that would be more of a comparison shopping that would serve a regional market including:**

Goods and Services Examples

- Entertainment
- Department Store
- Comparison Shopping
- Specialty Retail/Boutique
- Restaurants
- Hotels
- Residential

In lieu of any descriptions of this information, staff has the following comments based on a Commercial/Regional Retail Development Diagram (see Attachment #13) showing building areas, type, number, square footage or intensities of specific land uses.

1. A pattern of buildings and uses that might be oriented around a central public promenade, street, or public space of some sort, and when looked at together form a “regional” commercial destination. Given the land area available in Chanhassen (100+ acres), and in understanding the market, this concept would not necessarily be seen as a “dale” type of shopping center, but possibly more like a “Shoppes at Arbor Lake,” or the new outlet center in Eagan (paragon outlets/Eagan outlets) off of 77 and 13, or the Woodbury Lakes Development.
2. Such a center might include a collection of buildings with footprints ranging from as small as a 3,000 to 5,000 square-foot restaurant to a 100,000 square-foot multi-tenant building. Anchors might be more in the 35,000 to 75,000 square-foot range (i.e. JC Penney, Kohl’s, Sears, Dick’s Sporting Goods, Gander Mountain, Cabela’s etc.). A more likely scenario would be the smaller restaurant users or supporting commercial users in the 3,000 to 10,000

square-foot range with individual spaces within a larger building, but maintaining individual entrances facing the public space, promenade, plaza, or street.

3. Mixing in entertainment, hotel, and to a degree some residential uses could allow for shared parking. This assumes that people come to this area for the experience and that they park once and visit many locations; as opposed to more convenience retail where people are only coming to this store for a quick shopping visit (i.e. discount retailers, pharmacy, grocery, hardware, building materials etc.).

Based on the lack of specificity in the types and sizes of uses, staff is recommending a list of permitted and prohibited uses consistent with the Comprehensive Plan (see recommendation for use and square footage below).

The applicant will be required to create a PUD district with a list of specific uses. Staff is has provided recommendations for uses base on the in intent of the RC Zoning District Sec. 20-509.

Again the intent of this district:

- The use of planned unit developments for regional/lifestyle center commercial purposes should result in a reasonable and verifiable exchange between the city and the developer. This district is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services and services to the traveling public near freeway interchanges.
- The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market.
- Uses within this district should complement existing retail users in the other commercial districts.

(Staff report continued on the next page)

Recommendation for Use and Square Footage

USE	Merchandise Category	SIC Code	Square Footage Tenant (minimum)	Square Footage Tenant (maximum)
Convenience Goods				
	Specialty Food Stores: bakeries, candy, dairy, deli, fruits & vegetables, meat & fish, nut & confectionary	542, 543, 544, 545, 546 and 549	700	18,000
	Food Service: restaurants, eating and drinking, no drive thru	581 and 582	200	10,000
	Other: drug, florist, liquor, miscellaneous, newsstand, optical and tobacco	5912, 5921, 599	700	
	Specialty Grocery	541	10,000	25,000
Shopping Goods				
	General department store	5311	90,000	150,000
	Apparel & Accessories: clothing and shoes	56	900	28,000
	Furniture & Home Furnishings	571	1,200	37,000
	Electronics & Appliances	572 & 573	900	26,000
	Other: art, book, camera, cosmetic, game, gift, hobby, jewelry, leather, luggage, novelty, pet, photography, sewing, souvenir, sporting goods and stationary	5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949 and 5999	600	45,000
Services				
	Personal: adult care, miscellaneous, photography, tax preparation, veterinary	722, 729 and 835	900	8,000
	Personal: salons and spas	723 and 724	900	8,000
	Recreation: clubs and spas	7991	1,400	33,000
	Health care: clinics and offices	801, 802, 803, 804 and 809	900	60,000
	Offices: professional services	61, 62, 63, 651, 653, 654, 67, 73, 87 (not 8734)	200	60,000
	Theater: motion and theatrical	783 and 792	1,300	50,000
	Hotel (250 rooms)	701	5,000	65,000
	Bank and financial institutions	60	900	20,000
Residential				
	To be determined with PUD, assume 550 units of high and medium density			
TOTAL			116,700	643,000

Prohibited Uses	SIC Code
Automobile, Boat, Recreational Vehicles, Motorcycle and Truck, Mobile Home dealers and Supplies	527, 55, 751
Automotive Repair and Services	76
Building Materials	521, 523, 525, & 526
Car wash	754
Convenience store with gas	5411, 5541
Day Care	835
Discount Store	533
Dry cleaning	721
Elementary and secondary schools, public or private	82
Fast Food Restaurant with drive thru	5812
Gas Station	5541
Grocery Stores	5411
Hardware	5251
Hospitals	805, 806
Liquor Store	592
Membership organizations	86
Motor vehicle repair and parts	76
Nursing Homes	805
Residential Care facilities	805, 836
Supermarkets	5411
Theater	
Warehouse Club	533
Wholesalers	51

Engineering Comments

The concept plan includes the extension of Bluff Creek Boulevard from its current terminus to Powers Boulevard. **Bluff Creek Boulevard is a Municipal State Aid Route therefore the design is subject to review and approval of MNDOT’s State Aid Office.** The roadways should be aligned to encourage traffic to use Bluff Creek Boulevard for the development. The roadway however should be designed to discourage cut-through traffic to Audubon Road or

Pioneer Trail. The plan shall include a connection to the existing stub street on the northwest corner of the area to the single-family development to the west (Mills Drive) and a connection to the existing emergency exit within the Camden Ridge single-family development to the south. An internal public road that loops through the development is proposed.

The plan includes a roundabout on Bluff Creek Boulevard just west of Powers Boulevard. A public loop road- Avienda Parkway- is proposed on the north side of the Bluff Creek Boulevard extension to provide access to the retail, office and medium-density residential uses. Another roundabout or some other traffic calming feature on Bluff Creek Boulevard should be considered at the western intersection of Bluff Creek Boulevard and Avienda Parkway as a demarcation between the Avienda mixed use development and the existing residential uses to the west.

A full access is proposed at Lyman Boulevard and aligns with Sunset Trail to the north. The AUAR update will examine this intersection and include recommendations evaluate if the intersection meets signal warrants. The AUAR will also look at pedestrian movements at this intersection to see if an enhanced pedestrian crossing is warranted if a signal is not.

(Staff report continued on the next page)



As part of the AUAR update the developer shall complete a traffic study based on the proposed land uses. The study shall include the following:

- Updated current and 20-year projected traffic volumes
- Analysis of turning movements
- Level of service analysis, including recommendations for improvements should the projected level of service fall below the acceptable level
- Analysis of existing and proposed turn lanes to the development and recommendations for stacking lengths and signalization warrants
- Analysis of potential cut-through traffic on Bluff Creek Boulevard/Bluff Creek Drive to the west of the site.

Based on the existing elevations where the development improvements connect to Powers Boulevard, Lyman Boulevard, Bluff Creek Boulevard and Mills Drive the developer will have unique opportunities to utilize the grade differences to enhance the development, such as walkout medium density units and preservation of the majority of the wetland complex at Powers Boulevard/Bluff Creek Boulevard intersection.

The water main proposed for the developed shall be modeled to confirm the sizing is adequate for peak use and fire flows.

Water Resources Comments

Wetland Protection

The final updated delineation reveals eight (8) wetland basins covering 6.15 acres of land. One wetland, WL9 received an agricultural exemption. Wetland 1 and 2 were found by the Technical Evaluation Panel to be hydrologically connected and, therefore, the applicant's consultant was required to revise the boundary as shown in purple on the following exhibit from Kjolhaug Environmental Services. The city is still awaiting the GIS compatible, georeferenced shapefiles for final approval of the delineated boundary.

Chanhassen City Code enumerates ten purposes for the Wetland Protection ordinance. Among these ten is the restriction and mitigation of the harmful effects of development on wetlands. All activities within the city shall be governed by the MN Wetland Conservation Act.

Minnesota Wetland Conservation Act

Under Minnesota State Law and Chanhassen City Code §20-402 through 20-421 wetland impacts should be avoided were feasible to do so. This proposal makes little effort to avoid wetland impacts on the site. As shown in the conceptual plan for the site, all but one of the basins will be filled in their entirety for a total direct wetland impact of 5.57 acres. The remaining wetland, a low quality Type 1 basin, dominated entirely by reed canary grass, would have a high probability of secondary impact as the concept plan routes surface water runoff away from the remaining wetland.

The Minnesota Wetland Conservation Act was passed in 1991 (MN Statute 103A and MN Rule Chapter 8420) with the purpose of;

- achieving “no net loss in the quantity, quality, and biological diversity of Minnesota’s existing wetlands”;
- increasing “the quantity, quality, and biological diversity of Minnesota’s wetlands by restoring or enhancing diminished wetlands”;
- avoiding “direct or indirect impacts from activities that destroy or diminish the quantity, quality, and biological diversity of wetlands;” and
- replacing “wetland values where avoidance is not feasible and prudent.”

It is very important to note that MN Rules part 8420.520. Subpart 3.C (2) clearly defines what is “feasible and prudent” as follows.

“An alternative is considered feasible and prudent if it meets all of the following requirements:

- (a) it is capable of being done from an engineering point of view;
- (b) it is in accordance with accepted engineering standards and practices;
- (c) it is consistent with reasonable requirements of the public health, safety, and welfare;
- (d) it is an environmentally preferable alternative based upon a review of social, economic, and environmental impacts; and
- (e) it would create no truly unusual problems.”

That subpart goes on to describe the city’s obligations under when reviewing avoidance alternatives.

“(3) The local government unit must consider the following in avoidance alternatives as applicable:

- (a) whether the basic project purpose can be reasonably accomplished using one or more other sites in the same general area that would avoid wetland impacts....
- (b) The general suitability of the project site and alternate sites considered by the applicant to achieve the purpose of the project;
- (c) Whether reasonable modification of the size, scope, configuration or density of the project would avoid impacts to wetlands;
- (d) Efforts by the applicant to accommodate or remove constraints on alternatives imposed by zoning standards or infrastructure, including requests for conditional use permits, variances, or planned unit developments;
- (e) The physical, economic, and demographic requirements of the project. Economics alone do not make an alternative not feasible and prudent; and
- (f) The amount, distribution, condition, and public value of wetlands and associated resources to be affected by the project and the potential for direct and indirect effects over time.

(4) If the local government unit determines that a feasible and prudent alternative exists that would avoid impacts to wetlands, it must deny the replacement plan.

If it is determined that there is no feasible and prudent alternative that would avoid impacts as described above, then Chanhassen must determine if the applicant has demonstrated that they have minimized impacts to the wetlands. The minimization follows the same basic rigor and review as described for avoidance.

Further augmenting the “feasible and prudent alternatives” case is that the original AUAR showed three concepts that significantly minimized wetland impacts on the site. (See page 3 of the Avienda Concept Submittal packet.) The two higher quality wetlands were, in particular, saved from impacts. A memorandum from Ben Meyer of the Minnesota Board of Soil and Water Resources, dated 10/19/16 and attached, echoes these concerns.

Section 404 of the Federal Clean Water Act

The U.S. Army Corps of Engineers will likely have authority over some of the wetland on the subject properties. While the Joint Notification Application allows for concurrent review processes, the U.S. Army Corps of Engineers issues their own permit with their own criteria. Approval from the City as the LGU responsible for administration of the Wetland Conservation Act does not translate directly into federal approval.

Section 401 of the Federal Clean Water Act

The Minnesota Pollution Control Agency must review and determine that any fill placement is compliant with the state water quality standards. The wetland on the subject property drain to either Lake Susan or into Bluff Creek. Both of these water bodies are impaired.

(Staff report continued on the next page)



Figure 2 - Existing Conditions (2013 Carve Photograph)



Figure 1 - Updated wetland delineation including additional areas in purple.

Mitigation for Approved Wetland Impacts

Just as there are sequencing requirements for wetland impacts, there are also sequencing requirements for wetland replacement (mitigation). Section 20-416 (b) (3) of Chanhassen City Code describes where mitigation can occur. These are, in descending order of preference;

1. On-site
2. Locally within the same sub-watershed elsewhere in the city;
3. Off-site within the same major watershed or through the purchase of wetland credits.

Minnesota Rules 8420.0522 sets out the replacement standards if it is determined that the impacts are unavoidable or cannot be restored over time. The replacement wetland(s) must replace the public value of wetlands lost. One of the functions some of the wetlands serve on the subject property have to do with flow augmentation and/or amelioration within Bluff Creek. It will be important that any impacts deemed unavoidable are mitigated for within the Bluff Creek watershed. The minimum replacement ratio will be 2:1 if the replacement is “in-kind” and within the same watershed or 2.5:1 if the replacement is “out-of-kind” or outside the watershed. Given the impaired status of the downstream receiving waters, any approved unavoidable wetland impacts should be mitigated in the same minor watershed. Subpart 7 of the same section of Minnesota Rules sets requirements for the siting of replacement wetlands as follows in descending order of preference:

1. In the same minor watershed as the impacted wetland;
2. In the same major watershed as the impacted wetland;
3. In the same county as the impacted wetland;
4. If replaced through banking, then in the same wetland bank service area; or
5. In an adjacent bank service area provided it is also a less than 50% wetlands remaining bank service area.

The Federal Clean Water Act also has mitigation requirements. Generally, replacement wetland meeting the above will satisfy the Section 404 requirements although this is not always the case. It will be the applicant’s responsibility to assure that they meet the Section 404 requirements.

The applicant needs to show an adequate sequencing argument for the extent of the proposed impacts.

Water Quality Protection

This site drains to one of two water bodies (see figure 2). Generally, the northeast portion flows to Lake Susan which has an impairment for excessive nutrients. The remainder of the site drains to Bluff Creek which has a turbidity impairment and an impairment for indices of biological integrity. Any stormwater management plan must consider these impairments as both are within one-mile of the site.

NPDES Construction Permit

This development will be subject to the rules of the General Permit Authorization to Discharge Stormwater Associated with Construction Activity Under the National Pollution Discharge Elimination System/State Disposal System Program (NPDES Construction Permit) issued August 1, 2013. This permit requires that the permittee manages the stormwater such that during project construction and upon completion there is no violation of state water quality standards.

Part III.D states:

Where a project's ultimate development replaces vegetation and/or other pervious surfaces with one (1) or more acres of cumulative impervious surface, the Permittee(s) must design the project so that the water quality volume of one (1) inch of runoff from the new impervious surfaces created by the project is retained on site (i.e. infiltration or other volume reduction practices) and not discharged to a surface water. For purposes of this part, surface waters does not include man-made drainage systems that convey stormwater to a compliant permanent stormwater management system.

For those projects where infiltration is prohibited (see Part III.D.1.j.), the Permittee(s) shall consider other methods of volume reduction and the water quality volume (or remainder of the water quality volume if some volume reduction is achieved) must be treated by a wet sedimentation basin, filtration system, regional ponding or equivalent methods prior to the discharge of stormwater to surface waters.

NPDES MS4 Permit

Chanhassen is permitted to discharge stormwater under the General Permit Authorization to Discharge Stormwater Associated with Small Municipal Storm Sewer Systems Under the National Pollution Discharge Elimination System/State Disposal System Program (MS4) issued August 1, 2013. The MS4 permit requires Chanhassen, as a permittee, to develop a post-construction stormwater management program. This program must give the highest preference to “Green Infrastructure” practices such as conservation design, infiltration and reuse. New development must result in no net increase from pre-project conditions of stormwater volume, stormwater discharge of total suspended solids and total phosphorus.

Riley Purgatory Bluff Creek Watershed District Rule J

Rule J requires that the 1.1 inches of runoff from impervious surface of a parcel must be abstracted on-site. In addition, the stormwater management must achieve 60% removal of total phosphorus and 90% removal of TSS on an annual basis.

These removals are consistent with the National Urban Runoff Program (NURP) recommendations and the volume is consistent with the NPDES permit requirements.

Planned Unit Development District

Section 20-501 lists 9 elements which are to be included in a planned unit development. These elements are consistent with low impact design (LID) and better site design practices. The preservation of significant ecological resources and open space is a primary reason for allowing the use of PUD. The first three speak directly to this goal:

- (1) Preservation of desirable site characteristics and open space and protection of sensitive environmental features, including steep slopes, mature trees, creeks, wetlands, lakes and scenic views.*
- (2) More efficient and effective use of land, open space and public facilities through mixing of land uses and assembly and development of land in larger parcels.*
- (3) High quality of design and design compatible with surrounding land uses, including both existing and planned. Site planning, landscaping and building architecture should reflect higher quality design than is found elsewhere in the community.*

This would lend to preservation of wetlands, woodlands and topographic features through thoughtful consideration during site layout and through the use of practices such as terrain-adaptive architecture.

Bluff Creek Overlay District

The woodland area lies within the boundaries of the Bluff Creek Overlay District. In addition, wetland 4 lies entirely within the Bluff Creek Overlay District and feeds the large mitigation area to the south. This overlay district is intended to protect Bluff Creek, preserve natural conditions and to establish a corridor of “interconnected open space” throughout the entire system for ecological, recreational and educational benefit. Section 20-1561 (a) stipulates that “natural habitat areas within the primary zone shall be preserved as permanent open space.”

This would be consistent with the intent of the PUD and could very possibly be used as mitigation for wetland impacts although that must be determined in context of wetland preservation as a whole.

(Staff report continued on the next page)



Landscaping Comments

Existing natural features on the site include a tree windrow in the center of the property, landscaping around the existing homes, natural vegetation around the wetlands and a large native woodland in the southwest corner. The developer is proposing to preserve some of the wooded area in the southeast corner. This woodlot falls entirely within the Bluff Creek Corridor Primary Zone and is intended for preservation. The woodlot is of high quality and consists of native species of trees and shrubs with minimal invasive species present.

Landscaping requirements for Commercial/Office areas:

- Parking lot landscaping requirements
 - Use less individual islands and more extended planting spaces and areas
 - Use extended planting areas for both landscaping requirements and stormwater management infiltration basins
 - Incorporate landscape materials and design that requires minimal irrigation
- Bufferyard landscape requirements
 - Bufferyards will be required around perimeter as well as differing uses within the development
- Foundation plantings
- Boulevard trees along public streets
- Landscape area/green space requirements

- Preferable to have minimum mowed turf areas. Use prairie or no mow mixes in low use areas
- Employ capture-and-use irrigation systems for development

In Residential areas:

- Tree Preservation/Canopy Coverage requirements
 - Use a diverse mix of species for planting
- Bufferyard requirements
- Foundation plantings
- Boulevard trees along public streets
- Landscape area/green space requirements
 - Preferable to have minimum mowed turf areas. Use prairie or no mow mixes in low use areas
 - Employ capture-and-use irrigation systems for development

Bluff Creek Overlay District

- Entire wooded area in southwest corner within Primary Corridor therefore should be identified for preservation
- Conservation area should remain undisturbed and the feature should be worked around to signify a higher quality of development standards for the site.

Carver County Comments *(from 2015)*

This development was studied to some extent during the Lyman Boulevard Project development process. The owners (Dorsey and Fox) were very involved. They requested Lyman Boulevard be designed to accept a 100% retail development on the property even though the comprehensive plan guides the lifestyle center. We had SRF Consulting perform a traffic study of the AUAR option, the comprehensive plan option and the 100% retail option to determine impacts to our project. There are severe impacts to Powers Boulevard dependent on the land use and some to Lyman Boulevard. Obviously the development will require a full Traffic Impact Analysis (TIA), but the SRF study is a good place to start.

Other comments we have at this point are:

- Future right-of-way needs for Lyman and Powers Boulevards will need to be addressed, especially in the areas of the intersections.
- Walk and trail locations need to be determined and accommodated along the roadways, adequate right-of-way or easements need to be preserved.
- Utilities will need to be addressed during design.

Park Comments

The proposed Lifestyle Center (PUD) is located within the city's 2005 Metropolitan Urban Service Area. This region of the city is currently in transition from primarily agricultural uses to residential, commercial, industrial, and office uses. In concert with this change in land use, the city's Community Development Department implemented two key planning processes—the Bluff Creek Watershed Natural Resources Management Plan (Bluff Creek Overlay) and the Alternative Urban Area Wide Review (AUAR).

Comprehensive Park Plan

The city's comprehensive park plan calls for a neighborhood park to be located within one-half mile of every residence in the city and a community park/public school facility to be located within one to two miles of each residence.

The proposed lifestyle center site is situated within the community park service area of Bandimere Community Park and the Chanhassen High School campus. However, the proposed residential housing within the concept is outside the one-half mile service area of any existing neighborhood parks in the area.

Neighborhood Parks

Provide opportunities for informal recreation close to home. Developed primarily for unstructured active recreation such as field games, court games, play equipment and trail opportunities. Must be easily accessible to residential areas with safe walking and biking access on trail networks. Sites need well-draining soils and flat terrain to accommodate active play features.

To fulfill the comprehensive plan guidance for providing neighborhood park services, the application needs to include a public neighborhood park component. The proposed recreational site would be best associated with the existing woodlands situated in the southwest corner of the PUD. The park space needs to be of sufficient size to accommodate traditional park attractions including an open play field, playground and hard surface sport court. The site should seek to be accessible to the residential units in a barrier-free pedestrian manner.

A park dedication requirement either in the form of land dedication or the payment of park fees or a combination of both will be a component of any agreed upon conditions of approval for the proposal. Park fee credit is not granted for the inclusion and/or construction of private recreation amenities.

Comprehensive Trail Plan

The city's comprehensive trail plan includes existing trails located to the north, east and southwest of the proposed Lifestyle Center PUD. All proposed structures and spaces within the PUD need to be connected by a combination of pedestrian walkways, sidewalks and trails to

these existing pedestrian trail corridors. Existing trail improvements include the Lyman Boulevard Trail, the Powers Boulevard trails and the Bluff Creek Boulevard trails. Consideration should be given to providing a pedestrian connection through the preserved woodlands to the Camden Ridge development via Miranda Way.

Park and Recreation Commission Review

On Tuesday, October 25, 2016, the Chanhassen Park and Recreation Commission took public comment and discussed desired park, open space, recreation, and trail components for the proposed Avienda concept planned unit development (PUD). Commissioners focused on making the development a highly desirable and livable environment for future residents and how best to integrate the site into the existing neighborhoods and landforms. Below is the Park and Recreation Commission's list of recommendations at the concept level:

- Incorporate meaningful park-like places, including the provision of appropriate recreation equipment, site furnishings, and landscaping adjacent to both the townhome and apartment neighborhoods.
- Preserve the woodlands identified in the Bluff Creek Overlay District to the greatest extent possible. The Commission envisions nature trails within a portion of the woodlands.
- Significantly increase the walkability of the core retail space to encourage pedestrian interaction by providing wide sidewalks, numerous gathering locations, interesting site furnishing, landscaping, and hardscapes.
- Provide well-designed sidewalks and pedestrian connections to all buildings and locations.
- Incorporate traffic calming into all pedestrian crossing locations.
- Design, incorporate, and construct a comprehensive on-site system of trails, including:
 1. A trail running west to east from Bluff Creek Boulevard through the upper portions of the woodlands continuing east along the southern border of the property, then turning north adjacent to Powers Boulevard.
 2. An internal trail positioned north to south within the townhome neighborhood allowing residents to gain access as pedestrians to adjacent destinations.
 3. A thoughtfully designed, formal access that welcomes pedestrians from the intersection of Lyman and Powers Boulevard directly into the proposed development.
 4. Completion of the emergency roadway connection with Miranda Way to be utilized as a trail way except in the event that north/south emergency vehicle access is needed.

Building Official Comments

1. The buildings are required to have automatic fire extinguishing systems.
2. Building plans must be prepared and signed by design professionals licensed in the State of Minnesota.
3. Soil evaluation (geo-technical) report required.
4. Retaining walls over four feet high must be designed by a professional engineer and a permit must be obtained prior to construction.

BIG BOX RETAIL / MIXED USE DEVELOPMENT

Consideration for a lifestyle center was what was contemplated with the 1st Comprehensive Plan. A lifestyle center is a shopping center or mixed-used commercial development that combines the traditional retail functions of a shopping mall with leisure amenities oriented towards upscale consumers as well as residential uses in a walkable environment. The plan for this development must be consistent with the vision for the site. There are numerous examples of regional commercial developments in the metro area.

Examples of Mixed Use Development

The Villages at Arbor Lakes PUD Concept Plan, while having big box uses in close proximity, provides a comparison of distribution of uses by type. This example is for illustrative comparison only.

(Staff report continued on the next page)



Summary of Uses		
	Avienda	Arbor Lakes
Apartments	404 units	752 units
Townhouses	72 units	0
Hotel	250 rooms	206 rooms
Office	173,000 sq. ft.	64,000 sq. ft.
Restaurants	33,500 sq. ft.	40,000 sq. ft.
Retail	362,500 sq. ft.	383,000 sq. ft.

ISSUES FOR CONSIDERATION

1. What is the city’s vision for this area: Is it big box retail, mixed-use development or lifestyle area? The Comprehensive Plan gives specific goods and services examples:
 - a. Entertainment, department stores, comparison shopping, specialty retail/boutique, restaurants, hotels and residential.
2. Design considerations
 - a. Design internal circulation to encourage pedestrian interaction and activity by providing sidewalks, gathering place; and interesting landscaping.
 - b. Establish gateway at the boundaries of the district.
 - c. Create a distinct identity through the use of consistent signage, street graphics, lighting and landscaping.
 - d. Encourage sidewalk activity by developing amenities into all major pedestrian areas. Amenities should include coordinated street furniture trash and recycling containers, bus shelters, paving, landscaping and lighting.
 - e. Provide architectural elements, such as sculpture, public art and unique signage into the development including streetscapes to establish a strong district identity.
3. Outcomes from the 2040 Visioning exercise (April 2016)

a. Why we choose to live & work here:

Small town feel	Within easy striking distance of big city amenities
Parks, lakes & trails	Open space; recreational opportunities
Community values	Family-friendly; healthy; engaged; close knit
Kid-friendly	Strong schools; beautiful parks; safe; neighborly
Great downtown	Attractive; walkable
Safe	Low crime
Strong city services	Community amenities; can get almost everything here
Affordable	Housing; low taxes
Special attractions	Chanhassen Dinner Theatres; library; fishing; 4 th of July!

b. Why Chanhassen?

Great community	People care about each other; we are good neighbors; people are engaged, helpful, friendly <i>(13 responses)</i>
Small town feel in an urban area:	Everything we need is here yet we are close to big city amenities <i>(6 responses)</i>
Family oriented	Great place to raise a family <i>(4 responses)</i>
Beautiful	Clean, safe and beautiful <i>(4 responses)</i>
Excellent schools	Choice, quality <i>(2 responses)</i>
Prince	He lives here/is my neighbor <i>(2 responses)</i>

c. Lifestyle Center

Priority	Medium for 3 groups; high for 2 groups
Positives	Helps bring new residents attracted to vibrant lifestyle and services Helps retain current residents who appreciate amenities/quality of life Job growth
Considerations	- Potential negative impact on downtown; should be planned to complement downtown - Environmental impact - Traffic impact on Highway 5
Suggestions	Must be welcoming for seniors

RECOMMENDATION

“The Planning Commission provides observations and feedback on the Concept Planned Unit Development along with the following comments:

1. To receive Regional Commercial zoning, the ordinance requires that the property be under one owner and be developed under a Planned Unit Development. The developer is required to demonstrate that they are meeting the vision of the 2030 Comprehensive Plan as well as the intent of the zoning district.
2. In order to best determine the intensity of development for the AUAR, staff is recommending that the applicant proceed to the PUD development stage (per City Code Section 20-508). This stage requires submittal of a preliminary plat and fees. After review of the development stage, a condition of final approval will be completion of the update to the AUAR.
3. As part of the AUAR update, the developer shall provide a full Traffic Impact Analysis (TIA) based on the proposed land uses. The study shall include the following:
 - Updated current and 20-year projected traffic volumes
 - Analysis of turning movements
 - Level of service analysis, including recommendations for improvements should the projected level of service fall below the acceptable level
 - Analysis of existing and proposed turn lanes to the development and recommendations for stacking lengths
4. With the Preliminary PUD, the developer shall address the comments in the staff report from
 - a. City Engineering
 - b. Water Resources Coordinator
 - c. Environmental Resources Specialist
 - d. Parks and Recreation
 - e. Building
 - f. Planning - including list of permitted and prohibited uses.
 - g. Carver County

(Staff report continued on the next page)

ATTACHMENTS

1. Development Review Application. September 30, 2016
2. Application for Concept Plan Review September 30, 2016
3. Concept Submittal Exhibit dated September 30, 2016
4. Email John Thomas Transportation Manager Eastern Carver County Schools dated 10-6-16
5. Email from Center Point Energy dated 10-10-16
6. Email from MN Board of Water and Soil Resources dated 10-19-16
7. 2007 Community Survey questions asked regarding a regional mall.
8. Chapter VI-Sales Potential and Supportable GLA excerpt from Trade Area Demographic, Characteristic and Sales Potential for the Chan-212 Area, prepared by the McComb Group, Ltd.
9. Affidavit of Mailing Notice of Hearing

Section 3: Property Owner and Applicant Information

APPLICANT OTHER THAN PROPERTY OWNER: In signing this application, I, as applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Name: Landform Professional Services, LLC Contact: Kendra Lindahl
 Address: 105 South Fifth Avenue, Suite 513 Phone: (612) 638-0225
 City/State/Zip: Minneapolis, MN 55330 Cell: (612) 290-8102
 Email: klindahl@landform.net Fax: (612) 252-9077
 Signature: Kendra Lindahl, AICP Digitally signed by Kendra Lindahl, AICP
Date: 2016.09.22 17:19:51 -05'00' Date: _____

PROPERTY OWNER: In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal periods. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Name: Level 7 Development Contact: Bahram Akradi
 Address: 4600 ~~390~~ Kings Point Road Phone: 952-229-7477
 City/State/Zip: Mnetrista, MN 55331 Cell: 612-812-1212
 Email: bahrama@LifetimeFitness.com Fax: _____
 Signature: *Bahram Akradi* Date: 9-28-2016

This application must be completed in full and must be accompanied by all information and plans required by applicable City Ordinance provisions. Before filing this application, refer to the appropriate Application Checklist and confer with the Planning Department to determine the specific ordinance and applicable procedural requirements and fees.

A determination of completeness of the application shall be made within 15 business days of application submittal. A written notice of application deficiencies shall be mailed to the applicant within 15 business days of application.

PROJECT ENGINEER (if applicable)

Name: Landform Professional Services, LLC Contact: Steven Sabraski
 Address: 105 South Fifth Avenue, Suite 513 Phone: (612) 638-0243
 City/State/Zip: Minneapolis, MN 55401 Cell: _____
 Email: ssabraski@landform.net Fax: (612) 252-9077

Section 4: Notification Information

Who should receive copies of staff reports?

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Property Owner | Via: <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Mailed Paper Copy |
| <input checked="" type="checkbox"/> Applicant | Via: <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Mailed Paper Copy |
| <input type="checkbox"/> Engineer | Via: <input type="checkbox"/> Email | <input type="checkbox"/> Mailed Paper Copy |
| <input type="checkbox"/> Other* | Via: <input type="checkbox"/> Email | <input type="checkbox"/> Mailed Paper Copy |

***Other Contact Information:**

Name: _____
 Address: _____
 City/State/Zip: _____
 Email: _____

INSTRUCTIONS TO APPLICANT: Complete all necessary form fields, then select **SAVE FORM** to save a copy to your device. **PRINT FORM** and deliver to city along with required documents and payment. **SUBMIT FORM** to send a digital copy to the city for processing (required).

[SAVE FORM]

[PRINT FORM]

[SUBMIT FORM]

Level 7 Development, LLC

AVIENDA

Chanhassen, MN



APPLICATION FOR CONCEPT PLAN REVIEW

September 30, 2016



INTRODUCTION

On behalf of Level 7 Development, Landform is pleased to submit this application for concept plan review for "Avienda", a mixed use Regional/Lifestyle Center at the southwest corner of intersection of Powers Boulevard and Lyman Boulevard.

The property is dual guided Office or Regional Commercial and zoned Agriculture Estate west of Powers Boulevard and is guided Medium Density Residential and zoned Agriculture Estate for the 1.66 acres east of Powers Boulevard.

The Comprehensive Plan anticipates development of this site as "Regional/Lifestyle Center Commercial". The plan notes that the vision for the site is:

"A mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors and is designed to serve trail users and mass transit as well as automobile traffic. Centers of this type have at least two major retail anchors and are characterized by the diversity and mix of retail and service uses within their boundaries. Uses within this district should complement existing retail users in the other commercial districts. Development of these centers shall be planned as a group of organized uses and structures to accommodate a sensitive transition between commercial activities such as loading, parking of automobiles, lighting and trash collection and surrounding residential uses. Such centers shall be designed with one theme, with similar architectural style, similar exterior building materials and a coordinated landscaping theme. Vehicle and pedestrian access is coordinated and logically linked to provide a comprehensive circulation system.

Goods and Services Examples

- *Entertainment*
- *Department Store*
- *Comparison Shopping*
- *Specialty Retail/Boutique*
- *Restaurants*
- *Hotels*
- *Residential*

A new zoning district Regional Commercial (RC) will be created in the City Code to implement this land use. The city has given a dual land use of the 118 acres at the southeast corner of Powers and Lyman Boulevards to accommodate this use."

CONCEPT PLAN REVIEW

In 2015, the City reviewed a similar concept plan from Carlston Development for a portion of this site. The City provided feedback on the concept plan and ordered an AUAR update. Before the AUAR could begin, Level 7 Development acquired the property and decided to pause and take a fresh look at the site. The new development team completed the site analysis and reviewed the feedback that was received during that process.

The design team has also reviewed a number of City documents before beginning development of our concept, including:

- Chanhassen 2005 AUAR (dated December 8, 2003) prepared for the City by HKGi
- The "Chanhassen Retail, Office and Residential Market Analysis and Development Potential" report (dated June 2006) prepared for the City by McComb Group, Ltd.
- The 2007 City Survey
- The 2010 City Survey
- The 2013 City Survey
- The Chanhassen Zoning Ordinance
- The Chanhassen Subdivision Ordinance
- The 2030 Comprehensive Plan (adopted November 10, 2008)
- The comments provided during the 2015 review of the Carlston Development proposal

Level 7 Development has been working to refine the plans for a mixed-use development concept that is market-ready and consistent with the City's adopted Comprehensive Plan. We are excited to provide a concept with a mix of potential uses that may include townhomes, apartments, office, medical and professional services, retail, entertainment and hospitality.

The proposed mixed-use development will help the City achieve its goals of providing a variety of housing types for all people in all stages of the life cycle, providing a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market, preserving natural resources through the protection of the Bluff Overlay district, and providing regional shopping options for existing residents and new residents as anticipated by the Comprehensive Plan. This plan incorporates a mix of office, retail and residential space in an underserved area of the City.

The project will be designed with one theme, with a similar high-end architectural style, similar exterior building materials and a coordinated landscaping theme as directed by the Comprehensive Plan. While we have not yet defined all of these details, our submittal package includes a schematic concept plan to give some idea of the concepts we are currently evaluating.

Design Concept

The provided concept plan meets your Comprehensive Plan goals and includes approximately:

- 50 acres of Regional Commercial (approximately 435,000 square feet)
- 15 acres of Office (approximately 40,000 square feet)
- 12 acres of higher density housing including with a potential for Market Rate Apartments (300 units) and Senior Living (100 units)
- 6 acres of Hospitality/Hotel uses (250 rooms)
- 4 acres of Stormwater ponding
- 16 acres of Conservation land
- 1.6 acres of land at the southeast corner of Powers and Lyman Boulevard that is not proposed for development, but could be used in conjunction with the adjacent city land for regional or local stormwater/wetland improvements.

The design vision for the Avienda development will be an integration of both traditional and contemporary elements that will ultimately establish a “timeless” character. Both visually and physically, architecture will play a major role in the overall design character for the development. High-quality materials including authentic stone, brick and masonry, architectural metal panels, and glass will be key elements that will establish this character. The pedestrian experience will establish the overall scale of the buildings and spaces, with interesting facades and carefully designed architectural elements, lighting, awnings and other unique features.

Ample landscaping will be incorporated to create an inviting environment. We have worked to preserve the trees in the buffer area in the southwest portion of the site to provide a buffer between the proposed development and the existing homes on the south and west. We have also designed a plan that locates the medium and high density housing in these areas to provide a transition between the existing homes and the planned commercial uses. A comprehensive landscape plan will be developed to supplement the existing trees and support the design theme throughout the development. We expect different land uses in the development to have different landscape and architecture details, but many of the core design concepts will be threaded throughout the development.

The landscaping plans will likely also include private amenities and street furniture that helps activate the streetscape and enhances the pedestrian experience by providing places to relax, rest, or meet friends. The streetscapes will be designed to reflect the different street characteristics within the development from local residential streets to collector streets intended to move traffic through the project.

The concept plan shows construction of Bluff Creek Boulevard, a key east-west road connection between the existing neighborhood and Highway 212. Internal connections are provided within the development,

including a connection to Lyman Boulevard on the north. Access points on Lyman Boulevard have been designed based on County plans. The road alignments may be modified slightly as we continue to develop the design and determine specific user requirements for this regional destination center.

Market Study

The concept plan was developed based on a 2014 market study prepared by McComb Group, Ltd, a consultant that the City has used in the past. The study reinforced the need for this development and the findings to support the Regional/Lifestyle Center anticipated by the City's Comprehensive Plan. The 2014 study showed that this area could support 825,000 square feet to 1,120,000 square feet of new retail/commercial. Key takeaways from the June 2014 McComb study are described by the following highlights from the executive summary:

- *Trade area population of 407,361 in 2014, which is expected to increase to 438,533 in 2019, an annual growth rate of 1.49 percent.*
- *Trade area households grew at an annual rate of 1.94 percent between 2000 and 2010. During a slow growth period caused by the great recession, household growth averaged 1.0 percent annually.*
- *Households are expected to increase at an annual growth rate of 1.5 percent from 157,810 in 2014 to 169,997 in 2019.*
- *The trade area includes Carver and Scott counties, the two fastest growing counties in Minnesota. Between 2010 and 2013, population in Carver and Scott counties grew at annual rates of 1.6 and 1.8 percent, respectively.*
- *Trade area average household income of \$103,006 in 2014 is 20 percent above the Minneapolis-St. Paul MSA average household income of \$85,611 and 41 percent above the United States average of \$72,869.*
- *Trade area median household income of \$83,841 in 2014 is 55 percent above the national median household income of \$53,958.*
- *Trade area average household income is expected to increase to \$110,603 in 2019, while median household income is expected to rise to \$91,761.*
- *In 2014, 60,100 households (38.1 percent) are estimated to have household income above \$100,000 and is expected to increase to 71,000 (41.8 percent) in 2019. One-quarter of the households (42,113) are expected to have incomes above \$150,000 in 2019.*

- *Families comprise 70 percent of all households in 2014 compared to 64.7 percent in the Minneapolis-St. Paul MSA and 66.6 percent in the United States.*
- *Trade area population age 25 plus is well educated with 30.4 and 13.1 percent that hold college and graduate degrees, respectively. This is well above the United States rates of 20.8 and 12.2 percent, respectively.*
- *Trade area population in 2014 is 89.9 percent Caucasian followed by Asian/Pacific Islander (4.0 percent), African American (2.3 percent), Native American (0.4 percent) and Other (3.4 percent). Hispanic (any race) is 4.3 percent.*
- *The trade area's many economic attributes, population, and upper income households provide support for retail stores, restaurants and services.*

This market study supports the need for this mixed use development on this property and details the unmet demand in the City. Our project will help the City of Chanhassen capture dollars that are currently leaving the City and provide services and amenities needed to support the existing and new residential development in this area. Our regional center will serve an unmet need in the community and will complement existing Chanhassen businesses.

AUAR (Alternative Urban Areawide Review)

The City completed the Chanhassen 2005 AUAR in 2003 for 624 acres, including this 114 acre site. MN Environmental Rules require that AUARs be updated every 5 years, but the AUAR has not been updated by the City despite the fact that much of the AUAR area have been developed since 2005. When the City updated the Comprehensive Plan in 2008, the City identified this property as a significant development opportunity within the City due in part to the residential development potential in the western portion of the City and the need to provide regional commercial for Chanhassen residents. While the AUAR was not updated with the Comprehensive Plan, the City did discuss land use changes from the residential land uses shown in the Chanhassen 2005 AUAR to the regional/lifestyle mixed use shown in the Comprehensive Plan.

We ask that the City order an update to the 2005 AUAR (dated December 2003) for this area. The AUAR project area includes an area of approximately 624 acres, much of which has already been developed. We understand that the AUAR area encompasses far more area than the regional/lifestyle mixed use area designated in the Comprehensive Plan or the area of our concept plan application, but we have agreed to fund the cost of the City's AUAR update. We believe the AUAR is important for the City to update in compliance with the Minnesota environmental rules and for us to better understand the development issues for our project.

We request that the City initiate this AUAR update to reflect the land use and infrastructure changes since the original AUAR was developed. We believe this will reflect the City's Comprehensive Plan goals and will support the develop concept we have prepared. We look forward to working with the City to prepare the update and incorporating any findings into our development proposal. We request that the City Council re-order the AUAR as soon as possible.

It is our understanding that a different developer approached the City in 2012 to discuss a potential mixed use development on this site and the City contracted with HKGi, at the developer's expense, to begin looking at development scenarios for an AUAR update. While the development did not proceed, and the AUAR was not updated, there were several development concepts prepared by HGKi for consideration. We have evaluated these alternatives as part of site analysis. We believe that our concept plan shares many of the same concepts developed by HKGi and responds to current market realities.

In 2015, the City Council ordered an update to the AUAR, but it was not started. We now request that the City begin that work to update the 2003 AUAR to reflect the land use and infrastructure changes since the AUAR was developed. We believe that the AUAR will reflect the City's Comprehensive Plan goals and will support the develop concept we have prepared. We look forward to working with the City to prepare the AUAR update and incorporating any findings into our development proposal.

SUMMARY

We respectfully request review of our concept plan for this regional destination, lifestyle and mixed use center and we request that the City initiate the update of the AUAR. We look forward to the City Council work session on October 19, 2016, Planning Commission review on November 1, 2016 and City Council review on November 14, 2016.

CONTACT INFORMATION

This document was prepared by:

Kendra Lindahl, AICP

Landform

105 South Fifth Avenue, Suite 513

Minneapolis, MN 55401

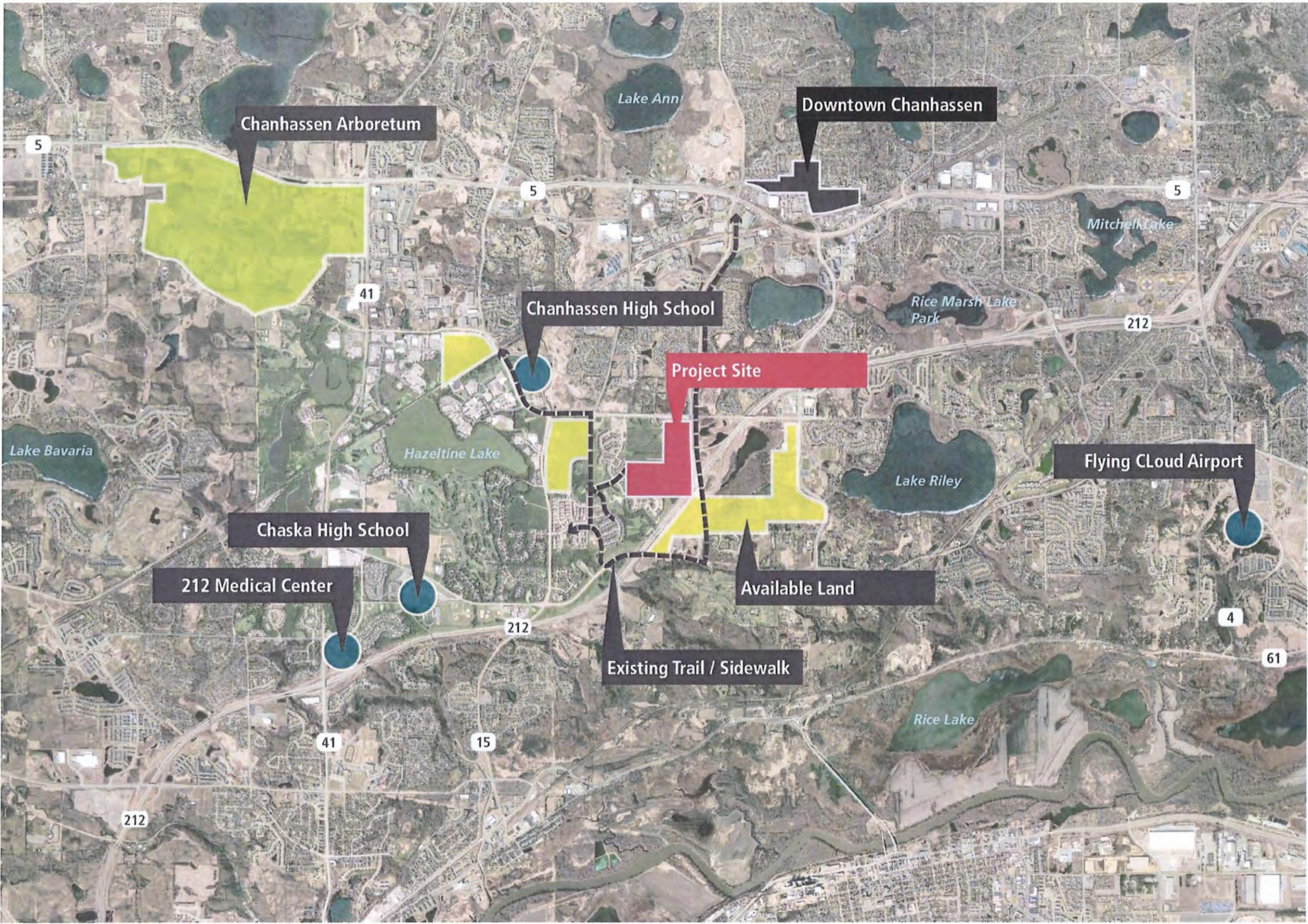
Any additional questions regarding this application can be directed to Kendra Lindahl at klindahl@landform.net or 612.638.0225.



Concept Submittal Exhibit

Contents:

1. Regional Context
2. Site Analysis
3. Proposed Land Use
4. Development Plan 3.5
5. Concept Plan Options for Center Village



REGIONAL CONTEXT



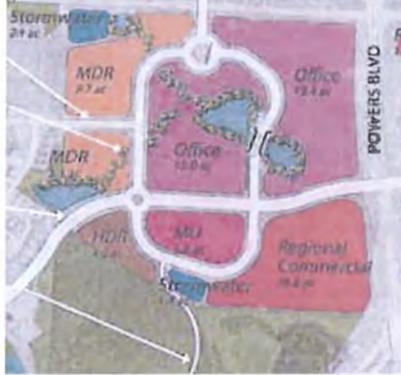
Land Uses from 2012 HKGi AUAR Concepts (constrained to project site)

CONCEPT 1 (Acres)



30.3	Regional Commercial
17.4	Office
13.5	High Density Res.
19.8	Medium Density Res.
--	Stormwater
--	Conservation

CONCEPT 2 (Acres)

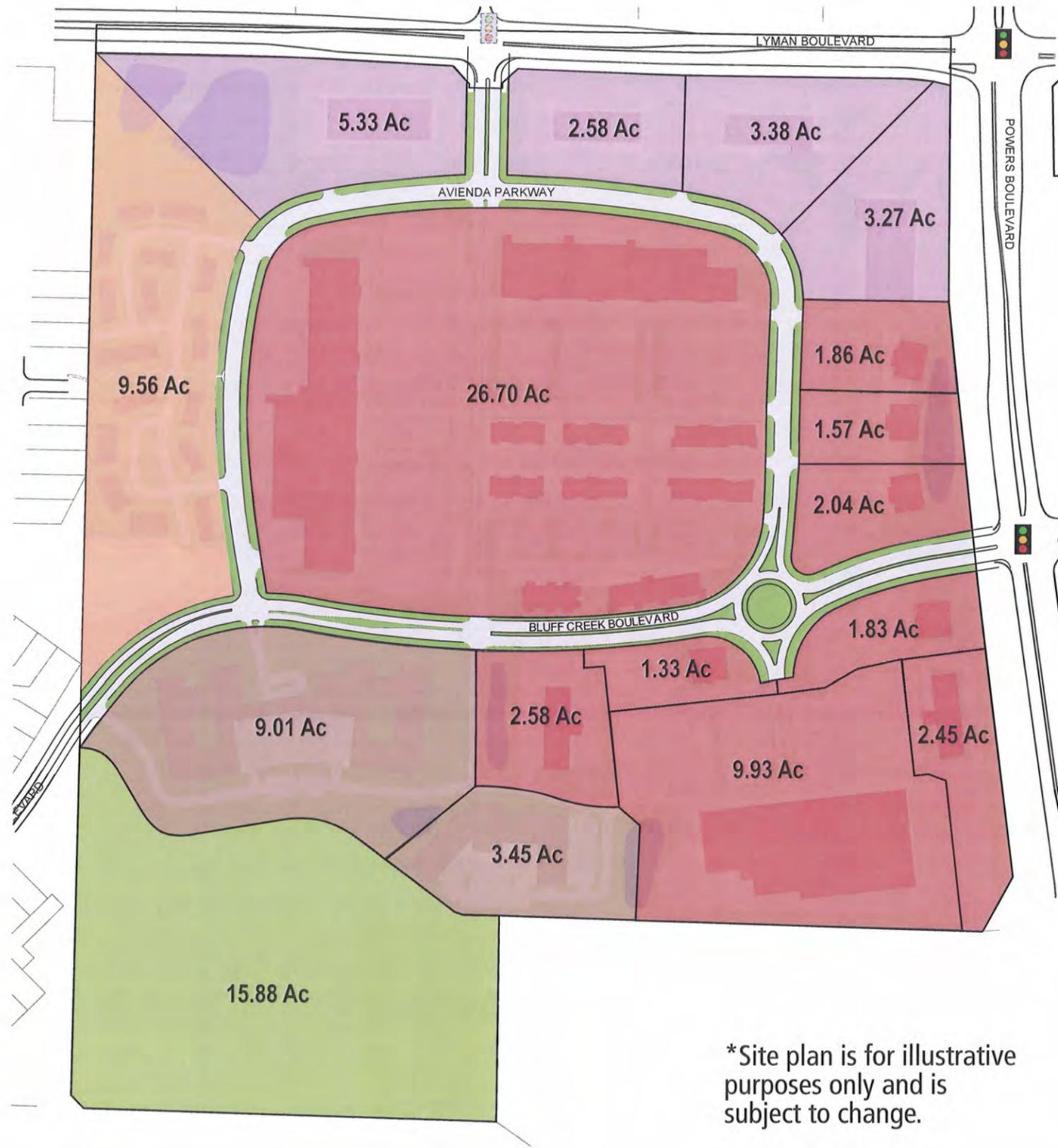


18.2	Regional Commercial
33.6	Office
5.8	Mixed Use
4.1	High Density Res.
16	Medium Density Res.
3.5	Stormwater
--	Conservation

CONCEPT 3 (acres)



65.2	Regional Commercial
1.4	Office
0	High Density Res.
13.5	Medium Density Res.
--	Stormwater
--	Conservation



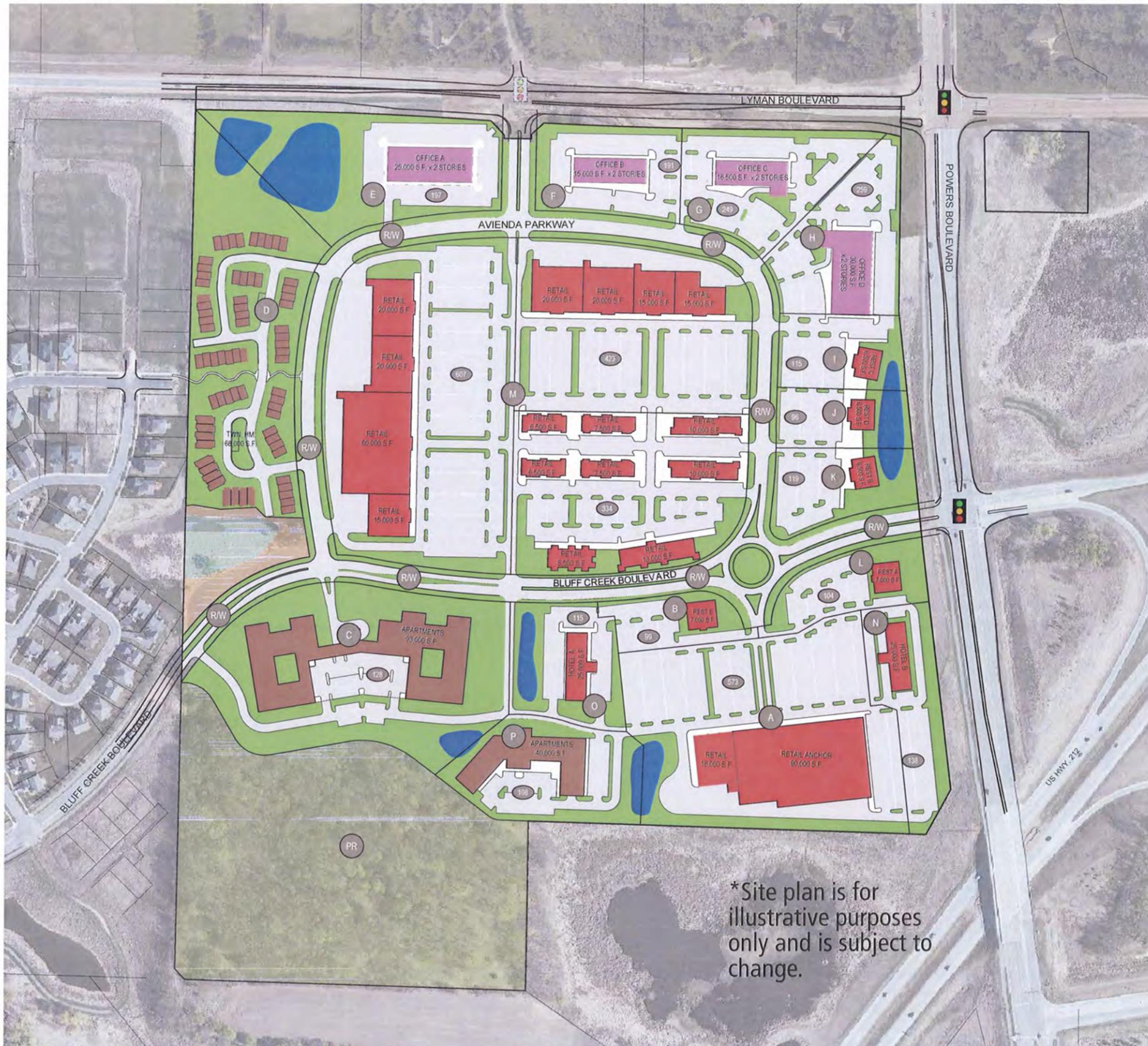
Land Uses 2016 Proposed Concept

(Acres)

50.29	Regional Commercial
14.56	Office
12.46	High Density Residential
9.56	Medium Density Residential
*	Alternative BMPs may be implemented in plan
15.88	Conservation
11.04	Right-of-Way
113.79	Total Development (Acres)

*Site plan is for illustrative purposes only and is subject to change.

PROPOSED LAND USE



*Site plan is for illustrative purposes only and is subject to change.

Legend

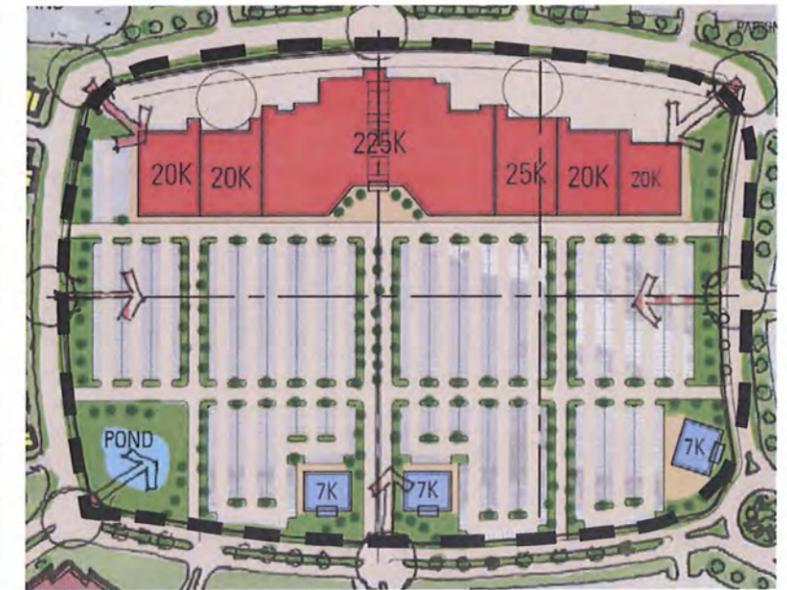
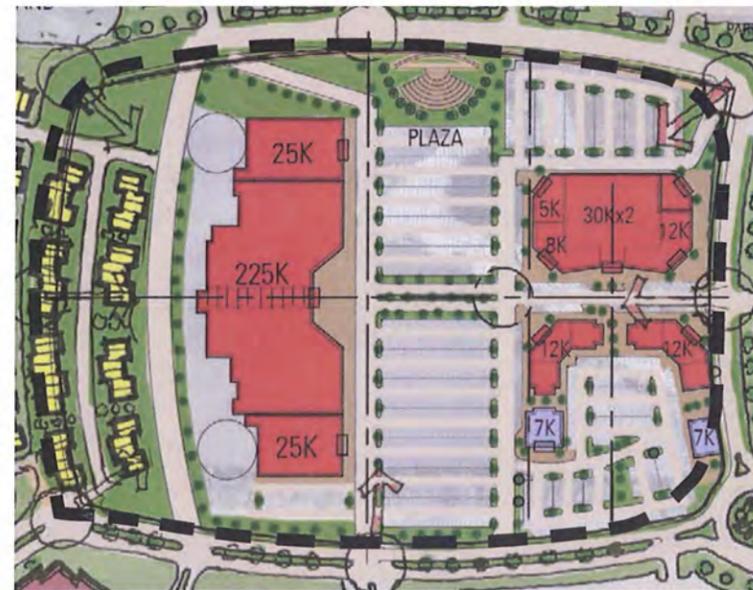
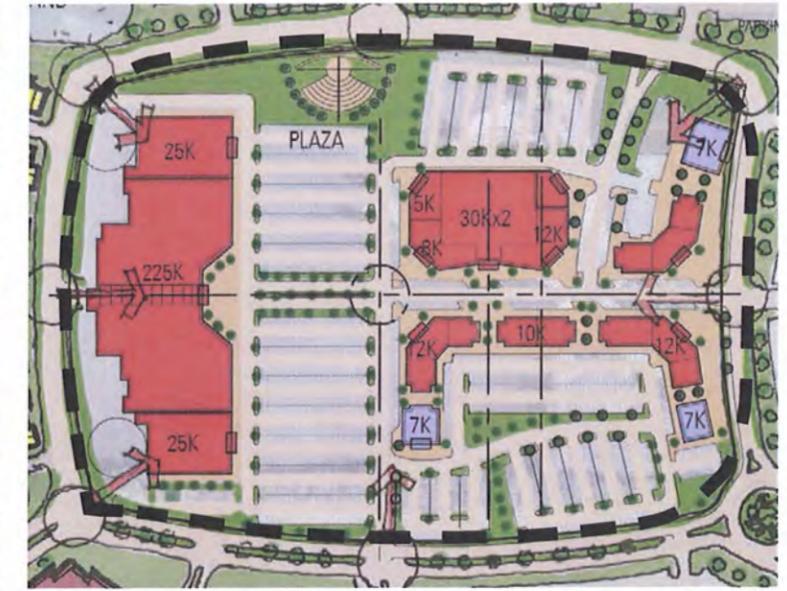
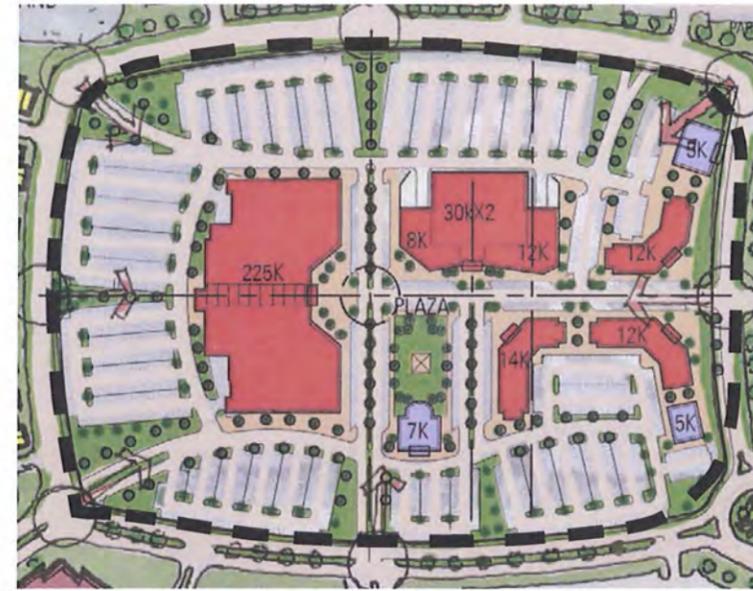
- Future Traffic Signal
- Existing Traffic Signal
- Stall Count
- Public Right Of Way
- Ponding
- Preservation
- Wetland and Buffer
- Regional Commercial
- Office
- High Density Residential
- Medium Density Residential

Regional Map



Development Data

Section	Gross Area (Acres)	Net Developable Area (Acres)	Building Area (S.F.)	Parking Stalls	Units/ Beds
1	9.93	9.55	108,000	573	
2	1.33	1.33	7,000	99	
3	9.01	8.57	93,000	128	312
4	9.56	6.32	68,000	n/a	72
5	5.33	2.97	50,000	197	
6	2.58	2.58	30,000	191	
7	3.38	3.38	33,000	249	
8	3.27	3.27	60,000	259	
9	1.86	1.63	6,500	115	
10	1.57	1.20	6,500	96	
11	2.04	1.64	6,500	119	
12	1.83	1.83	7,000	104	
13	26.70	26.70	254,500	1364	
14	2.45	2.45	25,000	138	150
15	2.58	1.91	25,000	115	100
16	3.45	3.02	40,000	108	92
17	11.04	0.00	n/a	n/a	
18	15.88	0.00	n/a	n/a	
Total	113.79	78.35	820,000	3,855	726



CONCEPT PLAN OPTIONS FOR CENTER VILLAGE

Aanenson, Kate

From: Thomas, John <ThomasJohn@District112.org>
Sent: Thursday, October 06, 2016 9:36 AM
To: Kahring, DeeDee; Brecht, David; Aanenson, Kate
Cc: Bauck, James
Subject: RE: Agency Review Request - Avienda Residential, Commercial, Hotel & Office Concept Plan

Good morning Kate –

Dee Dee Kahring forwarded your email communications to me regarding the proposed development at Lyman and Powers Blvd. I've reviewed the proposal, and I have one concern regarding the High Density Residential area.

Referring to the Land Uses 2016 Proposed Concept graphic on page 4, it appears that the smaller HDR (3.45ac) will only be accessible using parking lots or a secondary road/driveway. My concern is, as the Transportation Manager of the school district, that we don't want to route our school buses into areas that may not be designed and maintained for larger vehicles. For instance, our aim is to stay on city streets that were built for heavier traffic by heavier vehicles, and will be plowed in a timely manner in the winter. We also do not want to use parking lots where turns may be tight and our buses are mixing with a large amount of personal vehicles. Based on the graphic, my thought is that we would use Bluff Creek Blvd. and have a bus stop established on that road for the 9.01ac building. However, in order to pick up students for the 3.45ac building, we will need to use the secondary road and parking lots, which concerns me.

Therefore, I would like to request/recommend consideration to make the secondary access road on the south side of the 9.01ac building more substantial and possibly be considered a city street so that it can be maintained at the same level as Bluff Creek Blvd. I'd like to see it wide enough for large vehicles to pass each other safely, with a sidewalk on one or both sides.

I hope this makes sense to you. I'd be happy to discuss this further with you if you're not clear from my description. Thank you for giving me the opportunity to review this.

Sincerely,

John Thomas, Transportation Manager
Eastern Carver County Schools
952-556-6161

From: Kahring, DeeDee
Sent: Wednesday, October 5, 2016 3:11 PM
To: Thomas, John <ThomasJohn@District112.org>; Brecht, David <BrechtD@District112.org>
Cc: Bauck, Jim <BauckJ@District112.org>
Subject: FW: Agency Review Request - Avienda Residential, Commercial, Hotel & Office Concept Plan

Development information for Lyman and Powers Blvd. follow instructions below.

DeeDee Kahring, SFO

Director of Finance & Operations



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

October 10, 2016

City of Chanhassen
Kate Aanenson, AICP
Community Development Director
P.O. Box 147
Chanhassen, MN 55317

RE: Proposed Request for Rezoning from Agricultural Estate District (A2) to Planned Unit Development (PUD) on 118 acres of land located at the SW corner of Powers and Lyman Boulevards.

Dear Mrs. Aanenson:

Concerning your request, CenterPoint Energy has no objection to the Rezoning.

If you have any questions, please contact me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in blue ink that reads "Chuck Mayers".

Chuck Mayers
Right-of-Way Specialist
Engineering Services
charles.mayers@centerpointenergy.com
612-321-5381



October 19, 2016

Kate Aanenson
City of Chanhassen
PO Box 147
Chanhassen, MN 55317

VIA Email: kaanenson@ci.chanhassen.mn.us

Ms. Aanenson,

I have reviewed project number 2016-25, known as the Avienda-Chan Retail Site. I am concerned that the project proposer has not accounted for the nearly 5.5 acres of wetland that exist on the site. These wetlands are regulated by the MN Wetland Conservation Act (WCA) under MN Rule 8420. My understanding is that this site includes a tributary watershed to both Lake Susan, an impaired water and Bluff Creek, an impaired watercourse.

Wetlands are recognized as having important functions and values, including: stormwater retention, water quality treatment, wildlife habitat and others. The WCA purpose is to achieve a no net loss in the quantity, quality and biological diversity of Minnesota's wetlands. Although the WCA allows for replacement of these functions and values where avoidance is not feasible, it does not preclude the project from being reviewed for adequacy under the MN Rule 8420.0520 Sequencing. This rule says that a project must first demonstrate wetland avoidance alternatives and minimizes wetland impacts.

Although the WCA does not regulate the rezoning of property the current plan as proposed, does not address the requirements as outlined in the state wetland rules.

I encourage the applicant to meet early with the reviewing agencies as part of their planning process.

Sincerely,

Ben Meyer
Wetland Specialist
MN Board of Water and Soil Resources

Cc. Terry Jeffery, City
Aaron Finke, Carver SWCD
Melissa Jenny, Corps of Engineers
Ken Powell, BWSR
Becky Horton, DNR
Kristen Larson, Carver Co.

ADDITIONAL QUESTIONS

Four additional questions were asked by the City of Chanhassen as listed below. The results for these questions are also available in the Report of Results.

Question 16a: Policy Question 1

The City completed a retail market study that showed Chanhassen businesses successfully meet day-to-day shopping needs, and a regional mall along with the new Highway 212 in the City of Chanhassen would be viable and expand the retail opportunities in our city. The City Council would like to know the level to which you agree or disagree with the following statements:

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Total
I would like a regional mall built along the new Highway 212	29%	24%	16%	14%	17%	100%
I would like the City to focus retail expansion in the downtown area and not along the new Highway 212	21%	25%	24%	20%	10%	100%
I would like to limit retail to the amount currently found in Chanhassen and not build a regional mall	16%	13%	17%	25%	29%	100%

Question 16b: Policy Question 2

	Small (specialty stores only)	Medium (two department stores and specialty stores)	Large (multiple department stores and specialty stores)	No preference in terms of scale	I do not support the development of a regional mall in Chanhassen	Total
What size mall, if at all, would you like to see developed in Chanhassen? (select only one)	10%	34%	22%	9%	25%	100%

CHAN-212

**TRADE AREA
DEMOGRAPHIC CHARACTERISTICS
AND SALES POTENTIAL**

**Prepared for
Carlston Commercial RE, LLC**

**Prepared by
McComb Group, Ltd.**

June 2014

Chapter VI
SALES POTENTIAL AND SUPPORTABLE GLA

The Chan-212 Convenience Goods and Shopping Goods trade areas have the potential to support more GLA than can be accommodated at the proposed development. This creates the enviable situation where the developer can choose from a wide variety of retail stores to establish its market position.

Supportable GLA

Estimated Chan-212 supportable GLA by retail store type is contained in Table 27. In almost every category, supportable space exceeds the median store size. These estimates of supportable square feet are likely to be understated due to the high trade area household income. Also, there are likely to be a large proportion of high income and high asset households where there are few constraints on discretionary spending.

Table 27
**CHAN-212 SHOPPING GOODS SUPPORTABLE GLA
BY MERCHANDISE CATEGORY
(Gross Leasable Area)**

Merchandise Category	2015	2020	2025	Store Size		
				Low	Median	High
CONVENIENCE GOODS						
Food Stores						
Grocery Stores	94,087	113,202	135,261	31,676	52,500	65,888
Supermarkets	92,189	110,915	132,528	31,245	52,419	69,462
Convenience Food	2,913	3,507	4,190	1,349	2,085	5,323
Specialty Food Stores	7,650	9,205	11,000	1,188	2,400	6,000
Meat Markets	2,529	3,036	3,631	1,130	2,215	18,080
Baked Goods	524	632	756	1,191	1,834	3,285
Confectionery and Nut Stores	409	494	591	702	1,240	2,047
All Other Specialty Food Stores	1,095	1,315	1,570	1,069	2,200	8,007
Other Convenience Goods						
Drug & Proprietary Stores	20,480	24,643	29,443	8,280	11,700	23,714
Hardware	7,795	9,384	11,211	5,638	13,831	27,743
Liquor	19,819	23,845	28,491	1,305	2,856	7,210
Florist	2,879	3,463	4,137	766	1,600	5,396
Food/Health Supplement Stores	1,400	1,684	2,012	1,200	1,234	1,968
Food Service						
Full-Service Restaurants	72,594	88,319	106,481	2,000	4,500	9,775
Limited Service Restaurants	41,438	50,415	60,783	1,335	3,000	3,400
Cafeterias	3,528	4,294	5,170	517	1,073	10,049
Snack & Beverage Places	14,733	17,927	21,613	850	1,500	2,495
Ice Cream & Soft Serve	1,702	2,071	2,492	902	1,148	1,570
Frozen Yogurt	275	340	405	1,031	1,282	1,700
Doughnut Shops	3,518	4,277	5,159	744	1,200	2,153
Bagel Shops	804	978	1,178	2,000	2,388	3,400
Coffee Shops	4,698	5,713	6,888	881	1,500	2,000
Cookie Shops	138	170	203	220	602	797
Other Snack Shops	2,456	2,986	3,600	850	1,578	2,495
Gasoline Svs Stations/Conv.						
Gas/Convenience Food Stores	6,619	8,052	9,708	1,500	2,933	6,121

Table 27 (continued)
CHAN-212 SHOPPING GOODS SUPPORTABLE GLA
BY MERCHANDISE CATEGORY
(Gross Leasable Area)

Merchandise Category	2015	2020	2025	Store Size		
				Low	Median	High
SHOPPING GOODS						
General Merchandise						
Department Stores (Incl. leased depts.)						
Discount Stores	216,484	263,376	317,536	57,720	94,788	141,986
Department Stores	157,156	191,200	230,520	89,641	148,796	243,167
Other General Merchandise Stores						
Warehouse Clubs and Supercenters	270,224	328,758	396,362	90,134	151,980	217,447
Dollar Stores	23,218	28,250	34,055	2,726	8,000	13,788
Miscellaneous General Merchandise	47,148	57,360	69,156	3,200	8,400	11,212
Apparel & Accessories						
Clothing Stores						
Mens and Boys	10,050	12,223	14,732	2,002	4,000	5,635
Womens Clothing	49,115	59,755	72,040	2,074	4,200	8,740
Children's & Infant	18,929	23,029	27,767	1,490	3,912	6,000
Family Clothing	87,835	106,862	128,835	2,374	8,000	28,228
Clothing Accessories Stores	4,659	5,666	6,831	918	1,400	2,001
Other Clothing Stores	13,902	16,909	20,389	1,060	2,300	8,234
Shoe Stores						
Men's	921	1,117	1,348	903	1,640	2,186
Women's	1,759	2,137	2,574	1,309	2,384	3,158
Children's & Infant	424	514	621	1,490	3,912	6,000
Family Shoe Stores	28,063	34,143	41,166	2,021	3,388	10,234
Athletic Footwear	11,931	14,514	17,491	1,535	3,284	11,314
Furniture & Home Furnishings						
Furniture	74,612	90,773	109,442	3,108	7,927	36,712
Floor Coverings	32,742	39,836	48,022	1,229	3,593	7,819
Window Treatment Stores	3,510	4,267	5,143	1,489	4,905	9,934
All Other Home Furnishings Stores	49,114	59,749	72,040	2,868	3,570	6,500
Electronics & Appliances Stores						
Household Appliance Stores	26,255	31,938	38,505	2,349	4,000	7,563
Radio, TV & Electronics Stores	99,203	120,693	145,517	1,208	3,406	10,451
Computers, Software, Music, & Other Electronics	15,241	18,543	22,357	997	3,388	25,600
Other Shopping Goods						
Sporting Goods	81,035	98,585	118,860	2,238	7,500	44,116
General Line Sporting Goods	33,155	40,335	48,625	3,765	5,850	28,128
Specialty Line Sporting Goods	42,564	51,787	62,431	1,097	2,449	4,356
Book Stores & Newsdealers	28,394	34,544	41,650	2,428	4,542	29,974
Stationery Stores and Office Supply	16,043	19,520	23,531	585	1,033	2,247
Musical Instrument & Supplies	11,254	13,696	16,513	2,432	7,324	26,094
Jewelry Stores	28,332	34,471	41,560	790	1,450	3,410
Hobby, Toy & Game	25,257	30,726	37,051	1,604	4,050	25,861
Camera & Photographic Supply	6,695	8,149	9,822	816	2,200	5,965
Gift, Novelty & Souvenirs	33,567	40,827	49,227	2,369	4,422	7,015
Luggage & Leather Goods	3,065	3,735	4,500	1,193	2,300	3,102
Sewing, Needlework & Piece Goods	23,330	28,390	34,210	2,678	12,202	19,299
Pet Stores	22,100	26,885	32,420	1,847	3,200	12,398
Art Dealers	3,276	3,982	4,800	675	1,434	2,401
Optical Goods Stores	12,703	15,452	18,631	885	1,561	4,068
Pre-Recorded Tapes, Compact Discs	3,048	3,709	4,470	1,308	3,426	12,753
Cosmetics, Beauty Supplies & Perfume	9,409	11,447	13,800	1,102	1,953	6,235
All Other Health & Personal Care	18,753	22,811	27,505	697	1,786	3,084

Table 27 (continued)
CHAN-212 SHOPPING GOODS SUPPORTABLE GLA
BY MERCHANDISE CATEGORY
(Gross Leasable Area)

Merchandise Category	2015	2020	2025	Store Size		
				Low	Median	High
OTHER RETAIL STORES						
Building Materials & Garden Supplies						
Building Materials & Supplies Stores						
Home Centers	91,060	110,786	133,566	8,981	95,173	135,833
Paint, Glass & Wallpaper	9,564	11,636	14,031	2,348	3,533	5,028
Lawn & Garden Equipment						
Outdoor Power Equipment	25,590	31,140	37,540	N/A	N/A	N/A
Retail Nurseries, Lawn & Garden	72,890	88,680	106,920	N/A	15,000	N/A
Motor Vehicles & Parts Dealers						
Auto Parts & Accessories Stores	25,010	30,425	36,685	2,232	6,500	13,000
Tire Dealers	18,900	22,995	27,725	3,514	6,944	12,014
SERVICES						
Personal Care Services						
Beauty Shops	16,084	9,111	10,879	900	1,400	3,480
Nail Salons	2,027	1,145	1,373	773	1,200	1,807
Diet & Weight Reducing Services	1,320	747	893	1,223	1,856	3,130
Other Personal Care Services	2,509	1,417	1,691	703	1,488	4,128
Drycleaning & Laundry Services						
Drycleaning & Laundry Services (except coin-op.)	4,367	9,880	11,807	1,038	1,608	2,731
Other Personal Services						
Child Day Care Services	14,750	16,710	19,960	3,059	5,050	7,495
Photographic Studios	2,156	2,440	2,916	990	1,866	2,550
Veteranarian Services	9,849	11,151	13,329	1,346	2,122	2,701
Pet Care	3,387	3,827	4,560	900	1,200	1,500
Rental and Leasing						
Formalwear and Costume Rental	482	729	871	763	1,046	1,773
Home Health Equipment Rental	1,664	2,516	3,008	1,200	1,600	3,480
Recreation						
Physical Fitness Facilities	67,750	76,725	91,663	1,433	6,448	32,170
Health Care						
Offices of Physicians						
Offices of Physicians	69,703	83,863	100,202	969	1,652	4,008
Offices of Dentists						
Offices of Dentists	32,197	19,368	23,145	1,090	1,700	3,970
Offices of Chiropractors						
Offices of Chiropractors	4,649	2,797	3,342	1,090	1,600	3,970
Offices of Optometrists						
Offices of Optometrists	1,764	3,183	3,805	1,074	1,620	4,347
Offices of Mental Health Practitioners						
Offices of Mental Health Practitioners	2,391	4,316	5,157	1,090	1,800	3,970
Physical & Occupational Therapists						
Physical & Occupational Therapists	4,006	7,232	8,641	1,090	1,600	3,970

Source: McComb Group, Ltd.

Shopping Center Size

Sales potential and supportable square feet provide an indication of shopping center potential. Shopping center size will depend on tenant interest and the number of anchor stores. The potential GLA by store category ranges from 825,000 square feet to 1,120,000 square feet, as shown in Table 28. Convenience goods ranges from 105,000 square feet to 135,000 square feet depending on supermarket size and number of other retailers. Convenience goods includes stores where

convenience is a primary consideration as they are visited on a regular basis. Examples include supermarkets, drug, liquor, hardware, and other stores and services.

Table 28
CHAN-212 POTENTIAL GROSS LEASABLE AREA

Store Category	Gross Leasable Area	
	Low	High
Convenience Goods	105,000	135,000
Shopping Goods		
Anchor Stores	120,000	220,000
Junior Anchors	220,000	315,000
Inline Stores	110,000	180,000
Subtotal	450,000	715,000
Food Service		
Restaurants	20,000	30,000
Fast Food	15,000	20,000
Subtotal	35,000	50,000
Services	20,000	30,000
Destination Stores		
Health Club	50,000	60,000
Home Center	115,000	115,000
Cinema	50,000	60,000
Subtotal	215,000	235,000
Total	825,000	1,165,000

Source: McComb Group, Ltd.

Shopping goods retailers are stores where comparison shopping is a common part of the shopping trip. Department stores typically anchor these shopping centers. Potential anchor store GLA ranges from 120,000 square feet to 220,000 square feet. Junior anchor retailers are various size stores, ranging in size from 10,000 square feet to 50,000 square feet, also adding the center's drawing power. Junior anchor GLA could range from 220,000 square feet to 315,000 square feet. Inline, small store tenants could range from 110,000 square feet to 180,000 square feet. Total shopping goods stores could range from 450,000 square feet to 715,000 square feet.

Food service establishments are expected to range from 35,000 square feet to 50,000 square feet. Services of various types could range from 20,000 square feet to 30,000 square feet.

Destination retailers like health clubs, home centers, and cinemas, could total 215,000 square feet to 235,000 square feet if all three located at Chan-212.

It is possible that not all the anticipated potential tenants will be located at Chan-212 indicating that the shopping center is likely to be between 800,000 square feet and 1,000,000 square feet.

**Notice of Public Hearing
Chanhasen Planning Commission Meeting**

Date & Time:	Tuesday, November 11, at 7:00 p.m. This hearing may not start until later in the evening, depending on the order of the agenda.
Location:	City Hall Council Chambers, 7700 Market Blvd.
Proposal:	Request for Concept Planned Use Development for a regional destination, lifestyle and mixed use center (Avienda) on five parcels totaling 118 acres on property zoned Agricultural Estate District (A-2) with a land use designation of Regional Commercial or Office use.
Applicant:	Applicant: Landform Professional Services LLC. Owner: Level 7 Development.
Property Location:	Southwest corner of Lyman and Powers Boulevards. A location map is on the reverse side of this notice.
What Happens at the Meeting:	The purpose of this public hearing is to inform you about the applicant's request and to obtain input from the neighborhood about this project. During the meeting, the Chair will lead the public hearing through the following steps: <ol style="list-style-type: none"> 1. Staff will give an overview of the proposed project. 2. The applicant will present plans on the project. 3. Comments are received from the public. 4. Public hearing is closed and the Commission discusses the project.
Questions & Comments:	If you want to see the plans before the meeting, please visit the City's projects web page at: www.ci.chanhassen.mn.us/2016-25 . If you wish to talk to someone about this project, please contact Kate Aanenson by email at kaanenson@ci.chanhassen.mn.us or by phone at 952-227-1139. If you choose to submit written comments, it is helpful to have one copy to the department in advance of the meeting. Staff will provide copies to the Commission. The staff report for this item will be available online on the project web site listed above the Thursday prior to the Planning Commission meeting.
NEW! Sign up to receive email and/or text notifications when meeting agendas, packets, minutes and videos are uploaded to the city's website. Go to www.ci.chanhassen.mn.us/notifyme to sign up!	
City Review Procedure:	
<ul style="list-style-type: none"> • Subdivisions, Planned Unit Developments, Site Plan Reviews, Conditional and Interim Uses, Wetland Alterations, Rezoning, Comprehensive Plan Amendments and Code Amendments require a public hearing before the Planning Commission. City ordinances require all property within 500 feet of the subject site to be notified of the application in writing. Any interested party is invited to attend the meeting. • Staff prepares a report on the subject application that includes all pertinent information and a recommendation. These reports are available by request. At the Planning Commission meeting, staff will give a verbal overview of the report and a recommendation. The item will be opened for the public to speak about the proposal as a part of the hearing process. The Commission will close the public hearing and discuss the item and make a recommendation to the City Council. The City Council may reverse, affirm or modify wholly or partly the Planning Commission's recommendation. Rezoning, land use and code amendments take a simple majority vote of the City Council except rezonings and land use amendments from residential to commercial/industrial. • Minnesota State Statute 519.99 requires all applications to be processed within 60 days unless the applicant waives this standard. Some applications due to their complexity may take several months to complete. Any person wishing to follow an item through the process should check with the Planning Department regarding its status and scheduling for the City Council meeting. • A neighborhood spokesperson/representative is encouraged to provide a contact for the city. Often developers are encouraged to meet with the neighborhood regarding their proposal. Staff is also available to review the project with any interested person(s). • Because the Planning Commission holds the public hearing, the City Council does not. Minutes are taken and any correspondence regarding the application will be included in the report to the City Council. If you wish to have something to be included in the report, please contact the Planning Staff person named on the notification. 	

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Taxpayer Name	Taxpayer Address	Taxpayer City-State-Zip
AARON LEIGH SANDNESS	9171 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
ADAM J CARVER	1447 BETHESDA CIR	CHANHASSEN, MN 55317-4749
ALEKSANDR S SIMANOVICH	1482 MILLS DR	CHANHASSEN, MN 55317-4811
ANDREW KIM	9070 DEGLER CIR	CHANHASSEN, MN 55317-4836
ANDREW LASKA	9291 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
ANNIE T DANIELSON	9130 DEGLER CIR	CHANHASSEN, MN 55317-4780
ANTHONY S LARSON	9180 DEGLER CIR	CHANHASSEN, MN 55317-4780
ARAVIND PUTTA	1505 MILLS DR	CHANHASSEN, MN 55317-4812
ASHLEY N NELSON REV INTERVIVOS TRUST	1485 MILLS DR	CHANHASSEN, MN 55317-4811
ASIM MOHAMMED SYED	1561 LYMAN BLVD	CHANHASSEN, MN 55317-9403
B ELMER FAMILY FARMS LLC	19450 281ST ST	BELLE PLAINE, MN 56011-5010
BHANU P THOTA	1495 MILLS DR	CHANHASSEN, MN 55317-4811
BHASKAR GURRAMKONDA	1471 DEGLER CIR	CHANHASSEN, MN 55317-4750
BRADLEY SKEEL	1452 MILLS DR	CHANHASSEN, MN 55317-4811
BRADLEY WESTVIG	1430 JERSEY WAY	CHANHASSEN, MN 55317-8622
BRANDON B MEHDIZADEH	1511 DEGLER CIR	CHANHASSEN, MN 55317-4808
BRANDON E BUSSLER	1451 HENRY CT	CHANHASSEN, MN 55317-2200
BRANDON ZENK	9091 RIVER ROCK DR N	CHANHASSEN, MN 55317-4845
BRENT R & KATHLEEN A MILLER	1200 LYMAN BLVD	CHANHASSEN, MN 55317-9168
BRIAN DUNN	1421 HENRY CT	CHANHASSEN, MN 55317-2200
BRIAN HELTEMES	1502 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-2303
BRUCE V MUNDAHL	9445 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
BRYAN T PETERSEN	9180 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
CAMDEN RIDGE NEIGHBORHOOD ASSN	1801 AMERICAN BLVD E STE 21	BLOOMINGTON, MN 55425-1230
CAROLYN HARBERT	9492 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
CARVER COUNTY	602 4TH ST E	CHASKA, MN 55318-2102
CHAD & JAN GNIFFKE	1419 BETHESDA CIR	CHANHASSEN, MN 55317-4749
CHAD ENGEL	9050 DEGLER CIR	CHANHASSEN, MN 55317-4836
CHAD LINDELL	9330 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746
CHRISTIAN L SCHENK	1300 OAKSIDE CIR	CHANHASSEN, MN 55317-9005
CHRISTOPHER PRICCO	9441 RIVER ROCK DR S	CHANHASSEN, MN 55317-
CHRISTOPHER R ANDERSON	1423 BETHESDA CIR	CHANHASSEN, MN 55317-4749
CLINT ALLEN BITTING	1531 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-2303

COREY MASLOWSKI	1460 BETHESDA CIR	CHANHASSEN, MN 55317-6749
CRAIG J PETERSON	1340 OAKSIDE CIR	CHANHASSEN, MN 55317-9005
CRAIG P PABICH	9161 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
CURTIS L CLEMENTS	1480 BETHESDA CIR	CHANHASSEN, MN 55317-4749
DALLAS JOHN FRASER	9170 DEGLER CIR	CHANHASSEN, MN 55317-4780
DAMIAN L NOLD	9100 DEGLER CIR	CHANHASSEN, MN 55317-4780
DANIEL A O'CONNELL	9071 DELGER CIR	CHANHASSEN, MN 55317-4836
DANIEL GOLDMAN	1511 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-2303
DANIEL J DEYOUNG	9220 ELLENDALE LN	CHANHASSEN, MN 55317-4747
DAVID K LAWSON	9060 DEGLER CIR	CHANHASSEN, MN 55317-4836
DAVID L VEGA	1480 PEMBROKE PASS	CHANHASSEN, MN 55317-4756
DAVID T & JENNIFER R PERRY	9250 ELLENDALE LN	CHANHASSEN, MN 55317-4747
DEGLER LAND COMPANY LLC	541 PINEVIEW CT	CHANHASSEN, MN 55317-8697
DEREK M & JENNIFER L PAULING	9260 RIVER ROCK DR N	CHANHASSEN, MN 55317-
DONALD E VASATKA III	9120 DEGLER CIR	CHANHASSEN, MN 55317-4780
DOUGLAS D SUMNER	9140 DEGLER CIR	CHANHASSEN, MN 55317-4780
DUNN FAMILY TRUST	1411 HENRY CT	CHANHASSEN, MN 55317-2200
EBENEZER & SUSANNA PETERS	9280 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
ELIZABETH WILLIAMS	9421 RIVER ROCK DR S	CHANHASSEN, MN 55317-
ERIC HOUSELOG	1501 DEGLER CIR	CHANHASSEN, MN 55317-4750
ERIC L & JENNIFER L SWANSON	1440 BETHESDA CIR	CHANHASSEN, MN 55317-4749
ERIK DALE	1190 LYMAN BLVD	CHANHASSEN, MN 55317-9166
ERIK JOHNSON	9081 DEGLER CIR	CHANHASSEN, MN 55317-4836
EVAN M LUCORE	1440 JERSEY WAY	CHANHASSEN, MN 55317-8622
GEORGE MURRAY	1430 BETHESDA CIR	CHANHASSEN, MN 55317-4749
GUNJAN SHARMA	1470 JERSEY WAY	CHANHASSEN, MN 55317-8622
HAROLD STANDLEY	1630 JEURISSEN LN	CHANHASSEN, MN 55317-4842
HUONG N DANG	9151 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
IAN GLENN	1532 MILLS DR	CHANHASSEN, MN 55317-4812
I-FEI TSU	9210 ELLENDALE LN	CHANHASSEN, MN 55317-4747
ILHAM LLC	9301 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746
IVAN ATANASOV	9102 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
JACOB A WILLS	9021 DEGLER CIR	CHANHASSEN, MN 55317-4836
JAMES C EBELING	9160 DEGLER CIR	CHANHASSEN, MN 55317-

JAMES MALONE	9452 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
JAMES S ROHWER	9111 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
JARED A & SUSAN E ANDERSSON	9260 ELLENDALE LN	CHANHASSEN, MN 55317-
JASON P CUSICK	9439 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
JEFFREY BAHR	1490 PEMBROKE PASS	CHANHASSEN, MN 55317-4756
JEFFREY BUCKLEY	1522 MILLS DR	CHANHASSEN, MN 55317-4812
JEFFREY S & KATHERINE B JACOBS	9429 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
JEFFREY S & LEE ANN FRANZ	8950 SUNSET TRL	CHANHASSEN, MN 55317-9100
JERALD D STIELE	1492 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-
JESSICA E GALVIN	1451 BETHESDA CIR	CHANHASSEN, MN 55317-4749
JOAN M MCNANEY	1455 MILLS DR	CHANHASSEN, MN 55317-4811
JOHN C PETERSON	1459 BETHESDA CIR	CHANHASSEN, MN 55317-4749
JOHN CHARLES COOPER	9500 RIVER ROCK DR S	CHANHASSEN, MN 55317-2305
JOHN D WINTERS	1490 JERSEY WAY	CHANHASSEN, MN 55317-8622
JOHN P BYLSMA	9110 DEGLER CIR	CHANHASSEN, MN 55317-4780
JOHN R SAUER	9090 DEGLER CIR	CHANHASSEN, MN 55317-4836
JON J VARNER	9300 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746
JON R RATHBUN	1500 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
JONATHAN M GILBERT	1641 JEURISSEN LN	CHANHASSEN, MN 55317-4842
JONATHAN R & SHANNON G ABAD	1439 BETHESDA CIR	CHANHASSEN, MN 55317-4749
JOSEPH A BRANDT	1515 MILLS DR	CHANHASSEN, MN 55317-4812
JOSEPH ALTHAUS	1610 JEURISSEN LN	CHANHASSEN, MN 55317-4842
JOSEPH ARMSTRONG	1427 BETHESDA CIR	CHANHASSEN, MN 55317-4749
JOSHUA P CARLSON	9091 DEGLER CIR	CHANHASSEN, MN 55317-4836
JUSTIN KYLE HANSEN	9417 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
KAMINI RAMARAJ	1491 PEMBROKE PASS	CHANHASSEN, MN 55317-4756
KARIN RENAE O'HARA	1431 HENRY CT	CHANHASSEN, MN 55317-2200
KATHERINE PEYTON	1501 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-2303
KATHERINE RUCKER	9488 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
KEITH M & KAREN S WHITACRE	1431 BETHESDA CIR	CHANHASSEN, MN 55317-4749
KELLY HANSON	1441 HENRY CT	CHANHASSEN, MN 55317-2200
KELLY WANG	9270 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
KENT B & LORI BETH WARNBERG	1111 LYMAN CT	CHANHASSEN, MN 55317-8535
KEVIN E VETSCH & DANA M VETSCH REV TRUST	9310 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746

KEVIN K O'NEILL	1470 BETHESDA CIR	CHANHASSEN, MN 55317-4749
KIRK WALTON	1491 DEGLER CIR	CHANHASSEN, MN 55317-4750
KLAYAN MAVULETI	1460 JERSEY WAY	CHANHASSEN, MN 55317-8622
KRAIG R STABENOW	1465 MILLS DR	CHANHASSEN, MN 55317-
KURT D EGERTSON	9444 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
LCR HOLDINGS LLC	14191 113TH ST	LITTLE FALLS, MN 56345-6352
LEVEL 7 DEVELOPMENT LLC	4600 KINGS POINT RD	MINNETRISTA, MN 55331-9628
LEVENT COLAK	1475 MILLS DR	CHANHASSEN, MN 55317-4811
LOREN J & SANDRA M DENNIN	1521 PEMBROKE PASS	CHANHASSEN, MN 55317-
MANDEEP S VIRK	9190 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
MARC GILLITZER	1461 DEGLER CIR	CHANHASSEN, MN 55317-4750
MARCO RASGATTINO	9141 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
MAREN F GRIER	9150 DEGLER CIR	CHANHASSEN, MN 55317-4780
MARK E & MOLLY K WILSON	1443 BETHESDA CIR	CHANHASSEN, MN 55317-4749
MARK HERZOG	9271 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
MARK RAICHE	9448 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
MARK T KLUNDER	9240 ELLENDALE LN	CHANHASSEN, MN 55317-
MATTHEW WANGERIN	9080 DEGLER CIR	CHANHASSEN, MN 55317-4836
MAX JAHRAUS	9311 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746
MICHAEL D TIMM	1101 LYMAN CT	CHANHASSEN, MN 55317-8535
MINH CAM TRAN	1330 LYMAN BLVD	CHANHASSEN, MN 55317-9168
NATHAN C & TERESA M PETERSON	1520 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
NATHAN STIER	9200 ELLENDALE LN	CHANHASSEN, MN 55317-4747
NICK HEINZE	1491 CAMDEN RIDGE DR	CHANHASSEN, MN 55317-2302
NILESH C SUTHAR	9031 DEGLER CIR	CHANHASSEN, MN 55317-4836
ONESIMO ALEMAN	1480 JERSEY WAY	CHANHASSEN, MN 55317-8622
PATRICK T MACY	1472 MILLS DR	CHANHASSEN, MN 55317-4811
PETER G JONSWOLD	9101 DEGLER CIR	CHANHASSEN, MN 55317-4780
PRAMOD PUTTA	1502 MILLS DR	CHANHASSEN, MN 55317-4812
PRESERVE @ BLF CRK HOMEOWNERS	4672 SLATER RD	EAGAN, MN 55122-2362
RACHELLE ROSEMARIE PAIGE BERGQUIST	1461 HENRY CT	CHANHASSEN, MN 55317-2200
RENATA BEAMAN REV INTERVIVOS TRUST	9320 RIVER ROCK DR N	CHANHASSEN, MN 55317-4746
ROLF LEE DIXON	1620 JEURISSEN LN	CHANHASSEN, MN 55317-4842
RONALD W & CAROL M ENTINGER	8851 AUDUBON RD	CHANHASSEN, MN 55317-9407

ROSS MARTIN	9281 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
ROY K COOPER II	1492 MILLS DR	CHANHASSEN, MN 55317-4811
SANDRA SCHMITT BAKER & STUART B BAKER RE	8955 SUNSET TRL	CHANHASSEN, MN 55317-9126
SANTOSH KUMAR RAJURI	9061 DEGLER CIR	CHANHASSEN, MN 55317-4836
SCOTT BERRY	1511 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
SEAN J FLAHERTY	1512 MILLS DR	CHANHASSEN, MN 55317-4812
SHAUN ADAMS	9290 RIVER ROCK DR N	CHANHASSEN, MN 55317-4745
SIJO JOSEPH	9230 ELLENDALE LN	CHANHASSEN, MN 55317-4747
STEPHEN J & LYN A MACHACEK	1510 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
STEVEN C WIGNESS	1651 JEURISSEN LN	CHANHASSEN, MN 55317-4842
STEVEN J HEIMERMANN	1501 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
SUDEEP & ARCHANA POMAR	1481 DEGLER CIR	CHANHASSEN, MN 55317-4750
SUDHAKAR JAGARKAL	9101 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
SUMAN K THAPA	1462 MILLS DR	CHANHASSEN, MN 55317-4811
TERI MALECHA	9041 DEGLER CIR	CHANHASSEN, MN 55317-4836
THE PRESERVE AT BLUFF CREEK HOMEOWNERS A	971 SIBLEY MEMORIAL HIGHWAY ST	SAINT PAUL, MN 55118-2856
THE PRESERVE AT BLUFF CREEK HOMEOWNERS A	7300 METRO BLVD STE 300	MINNEAPOLIS, MN 55439-
THORIR THORISSON	1435 BETHESDA CIR	CHANHASSEN, MN 55317-4749
TIMOTHY C BOYCE	8941 AUDUBON RD	CHANHASSEN, MN 55317-8412
TIRTHA RAJ KHAREL	9425 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
TRACY & SANDY REMINGTON	1531 PEMBROKE PASS	CHANHASSEN, MN 55317-4748
TUOI VAN TRAN	8900 SUNSET TRL	CHANHASSEN, MN 55317-9100
U S HOME CORP (DBA/LENNAR)	16305 36TH AVE N STE 600	PLYMOUTH, MN 55446-4270
VARUN PARVATANENI	9131 RIVER ROCK DR N	CHANHASSEN, MN 55317-4758
VENKATA LOGISETTI	9051 DEGLER CIR	CHANHASSEN, MN 55317-4836
WENDY M GALL	1445 MILLS DR	CHANHASSEN, MN 55317-4811
WILLIAM FUESZ	1450 BETHESDA CIR	CHANHASSEN, MN 55317-4749
WILLIAM J & VICKY L GOERS	1601 LYMAN BLVD	CHANHASSEN, MN 55317-9402
WILLIAM W CRAWFORD	9451 RIVER ROCK DR S	CHANHASSEN, MN 55317-2304
ZHEXIN ZHANG	1455 BETHESDA CIR	CHANHASSEN, MN 55317-4749
SARA K MAVES REV INTERVIVOS TRUST	1455 HEMLOCK WAY	CHANHASSEN, MN 55317-4544
JEFF RINGBLUM	1788 MARIGOLD CT	CHANHASSEN, MN 55317-4550
MIKE FLESCH	1694 HEMLOCK WAY	CHANHASSEN, MN 55317-4516