

Highway 101/212/Lyman Boulevard Neighborhood Meeting
Land Use Study

CITY OF CHANHASSEN October 28, 2008







Lake Susan

Neil
Klingelutz

Powers Boulevard

Mission Hills Lane

W. Bath Street

North

Lake Susan Drive

Highway 212

Highway 101

Lyman Boulevard

Chimney Road

Summerfield Drive



Neil Klingelutz Parcel Location



Neil Klingelhut Parcel

Parcel Size: 6.2 acres

Existing Use: Agricultural (Qwest Utility Building, SW corner)

Existing Land Use Guiding: Low Density Residential (4.2 acres) and Medium Density Residential (2 acres)

Existing Zoning: RSF: Single Family Residential District

Adjacent Uses:

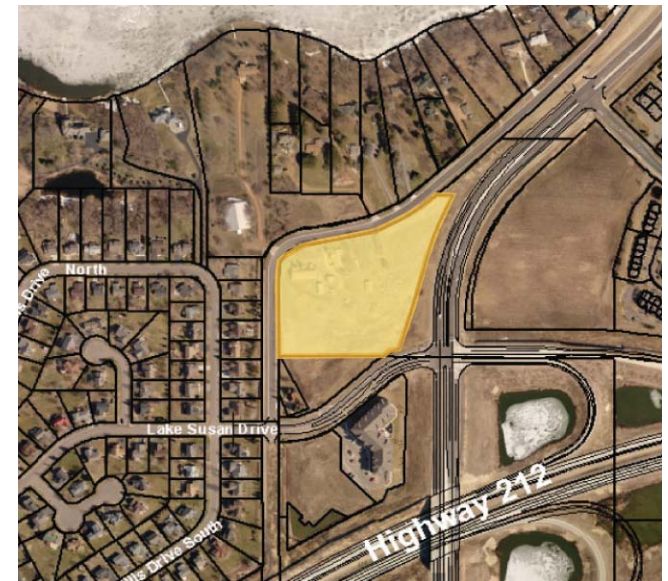
North: Low Density Residential

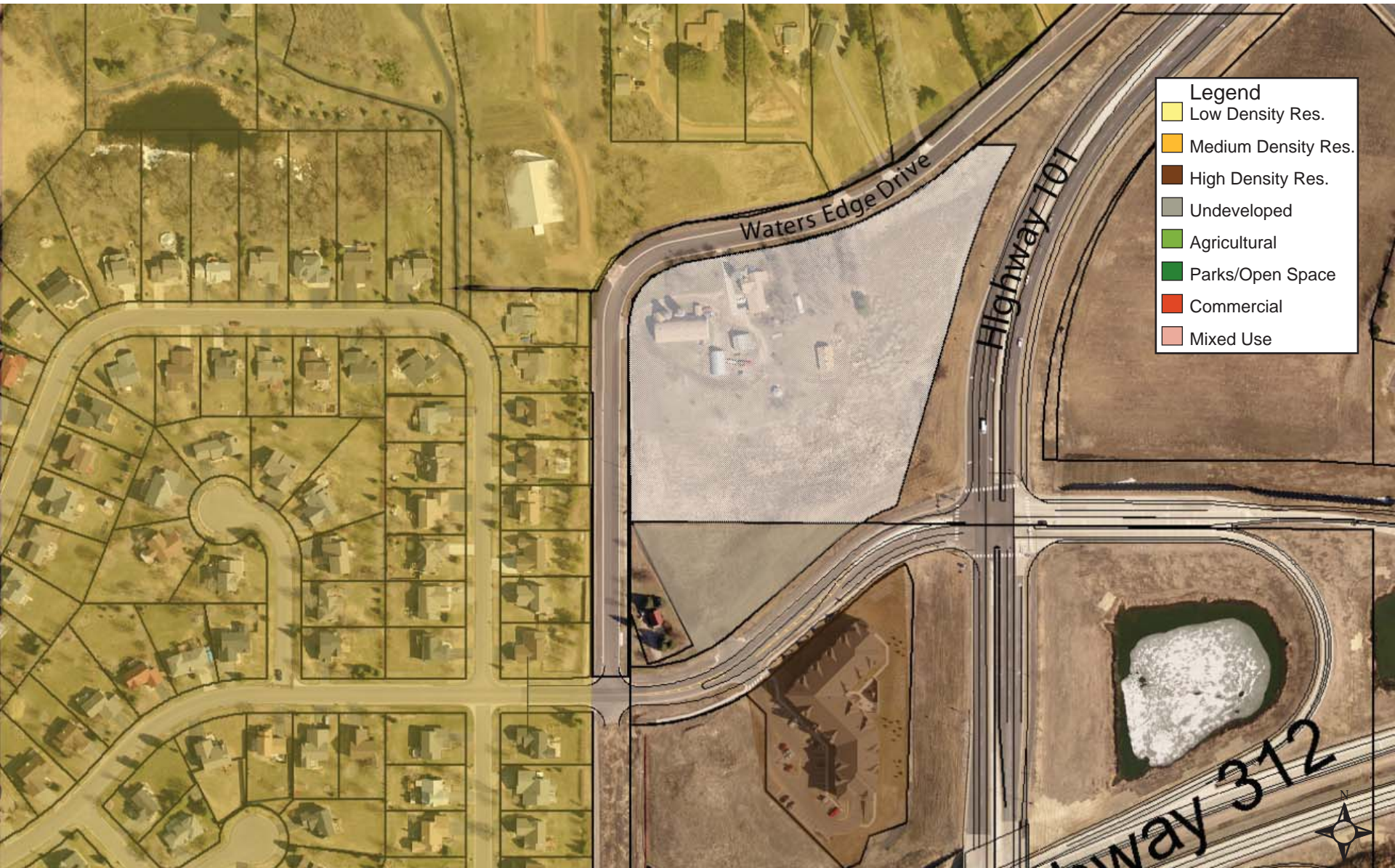
East: New Highway 101

West: Low Density Residential

South: Medium Density Residential

Current Approvals: None





Neil Klingelhut Parcel



Neil Klingelhut Parcel

Allowed Land Uses: Low Density Residential (1.2-4 units per acre) and Medium Density Residential (4-8 units per acre)

Issues and Challenges:

- Grading and Stormwater to Maximize the Site
- Second Access Point off of Water's Edge Drive
- Potential Joint Development with Shelard Group
- Respect Qwest Utility Building
- Appropriate Buffer for 101 Edge and Adjacent Residential

Potential for Change:

- Possible Candidate for Senior Housing





Lake Susan

Powers Boulevard

Shelard Group

Lyman Boulevard

Highway 212

Highway 101

Mission Hills Lane

W. Bath Street

Dove North

Lake Susan Drive

Compassion Hills Drive South

Chimney Road

Summerfield Drive





Shelard Group Parcel (north of Lake Susan Drive)

Parcel Size: 1.13 acres

Existing Use: Undeveloped Land

Existing Land Use Guiding: Mixed-Use (Commercial, High Density Residential)

Existing Zoning: High Density Residential (up to 16 units/acre)

Adjacent Uses:

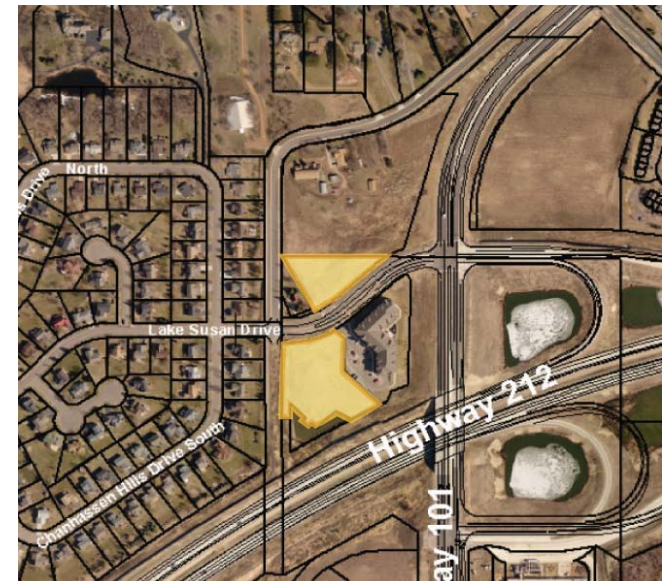
North: Agriculture

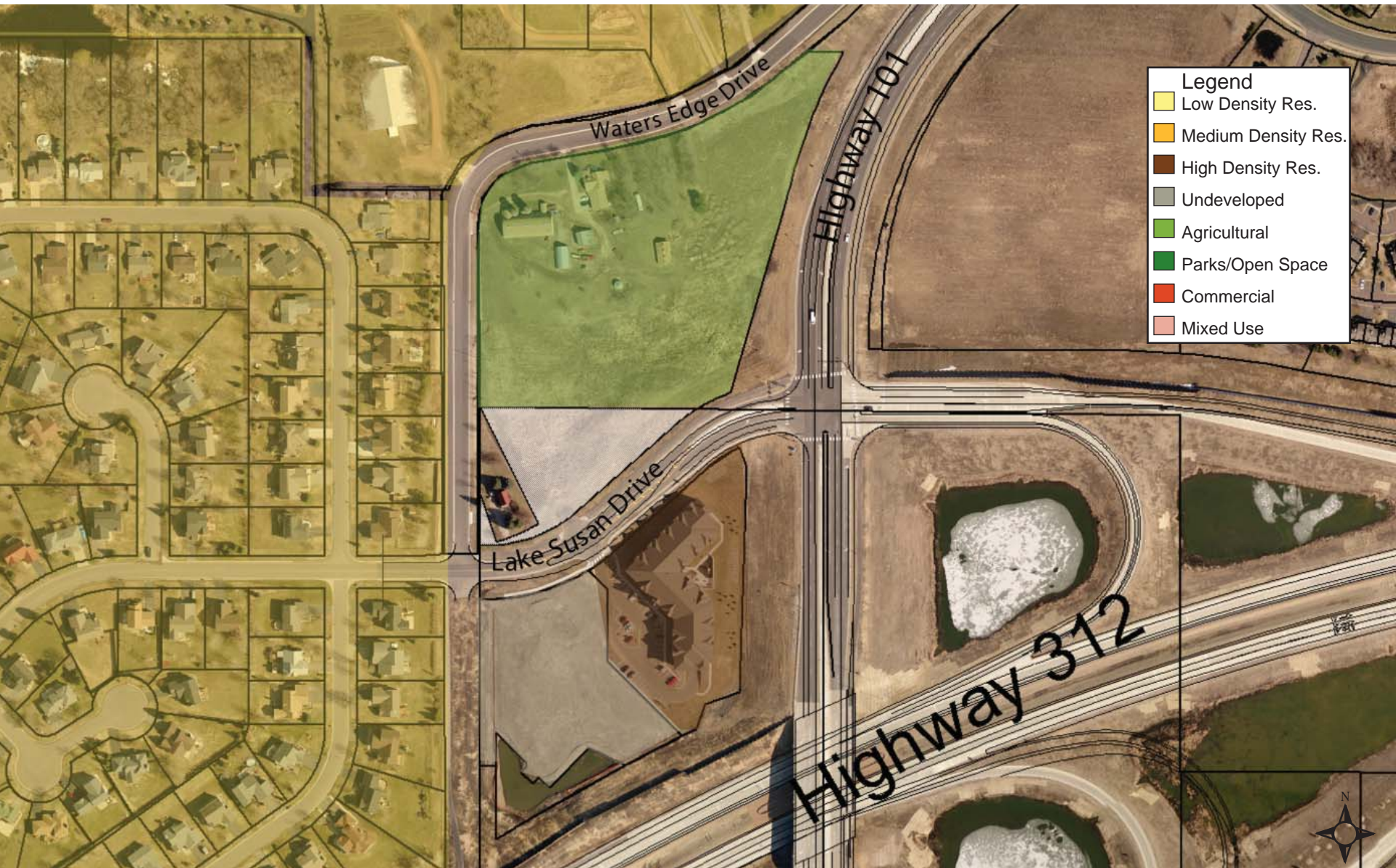
East: New Highway 101

South: High Density Residential

West: Low Density Residential,
Qwest Utility

Current Approvals: PUD Approval for Residential (16 units/acre), part of the Gateway PUD





Shelard Group Parcel (north of Lake Susan Drive)



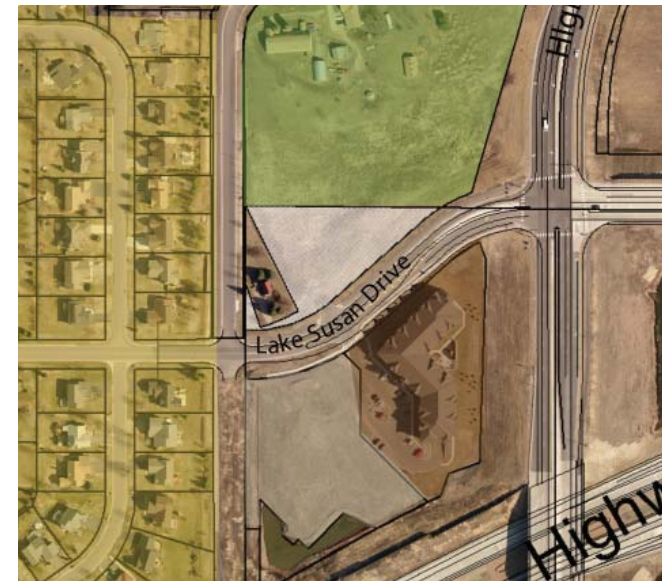


Shelard Group Parcel (north of Lake Susan Drive)

Allowed Land Uses: Residential (up to 16 units/acre)

Issues and Challenges:

- Parcel Geometry
- Site Grading (stormwater swale)
- Opportunity with Joint Development with Neil Klingelhutz Property





Shelard Group Parcel (south of Lake Susan Drive)

Parcel Size: 2.04 acres

Existing Use: Undeveloped

Existing Land Use Guiding: Mixed-Use (Commercial/Residential)

Existing Zoning: PUD Residential (16 units/acre)

Adjacent Uses:

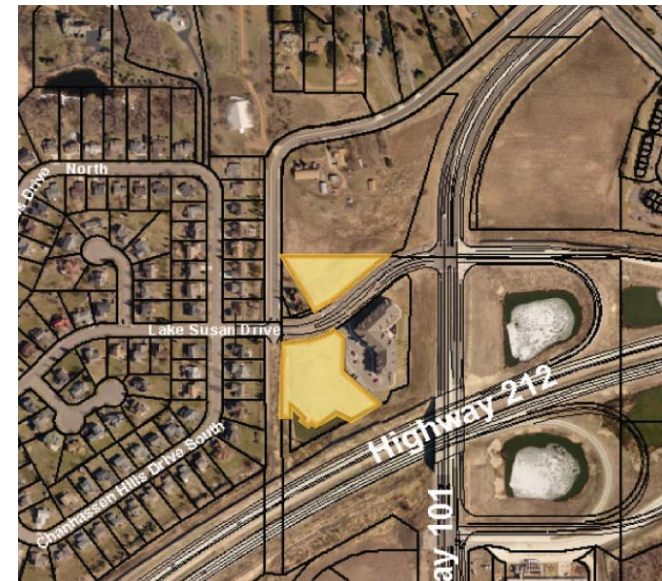
North: Agriculture

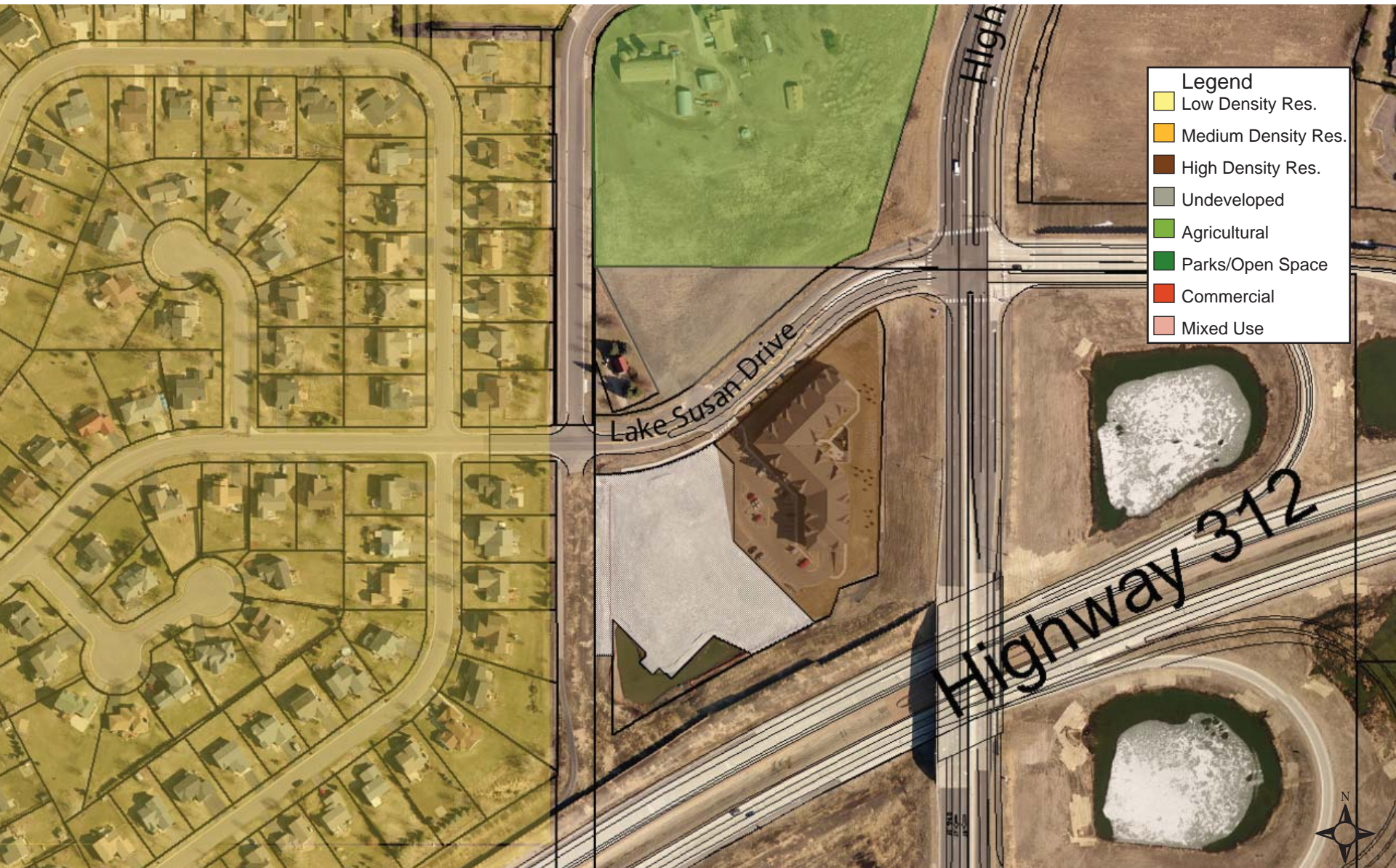
East: High Density Residential

South: Highway 212

West: Low Density Residential

Current Approvals: None





Shelard Group Parcel (south of Lake Susan Drive)





Shelard Group Parcel (south of Lake Susan Drive)

Allowed Land Uses: Residential (up to 16 units/acre)

Issues and Challenges:

- Buffer Adjacent to Highway 212
- Buffer Adjacent Low Density Residential





Crossroads of Chanhassen, Kraus-Anderson Location





Crossroads of Chanhassen, Kraus-Anderson

Parcel Size: 14.9 acres gross, 6.99 net

Existing Use: Site Prepped for Development

Existing Land Use Guiding: Mixed-Use

Existing Zoning: Neighborhood Commercial/ PUD

Adjacent Uses:

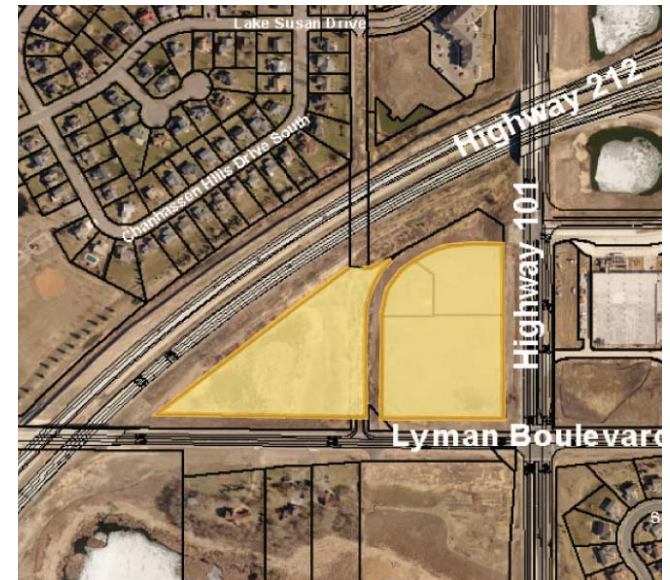
North: Highway 212

East: Southwest Village

South: Low Density Residential and
Open space

West: Highway 212

Current Approvals: Chanhassen Gateway
PUD allowing for Neighborhood Commercial
and Office Development



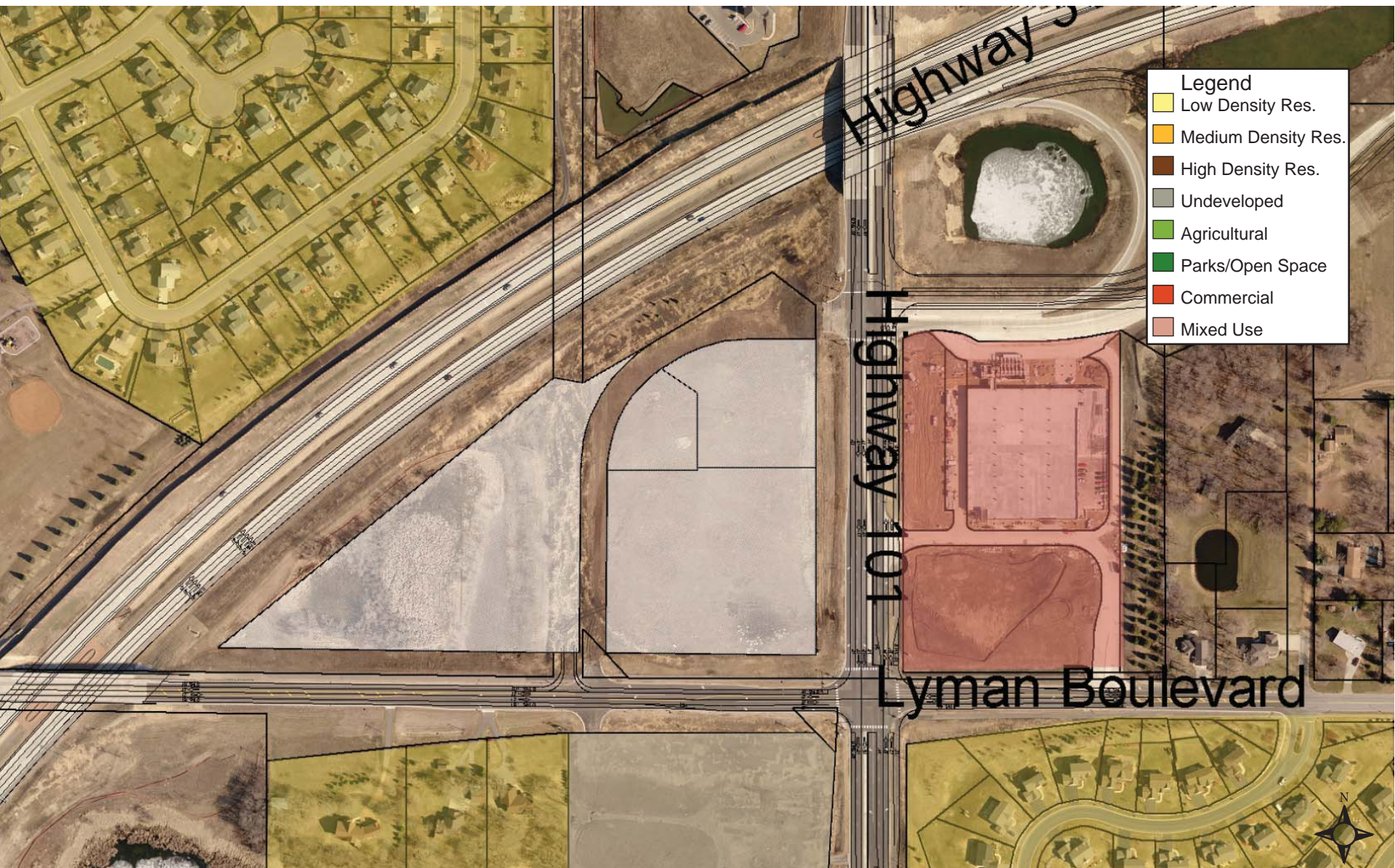
CROSSROADS OF CHANHASSEN



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Crossroads of Chanhassen Approved PUD







Crossroads of Chanhassen, Kraus-Anderson

Allowed Land Uses: Gas Station, Bank, Neighborhood Retail and Office

Issues and Challenges:

- Market Status has slowed development
- Gas Station slated for construction 2009

Potential for Change:

- Market opportunities may change designated uses to others within the PUD permitted uses





Klein Site, Tom Giannetti Parcel Location



Klein Site, Tom Giannetti Parcel

Parcel Size: 10.3 acres, 6.25 net

Existing Use: Undeveloped

Existing Land Use Guiding: Low Density Residential (1.2-4 units/acre)

Existing Zoning: A-2: Agricultural Estate District

Adjacent Uses:

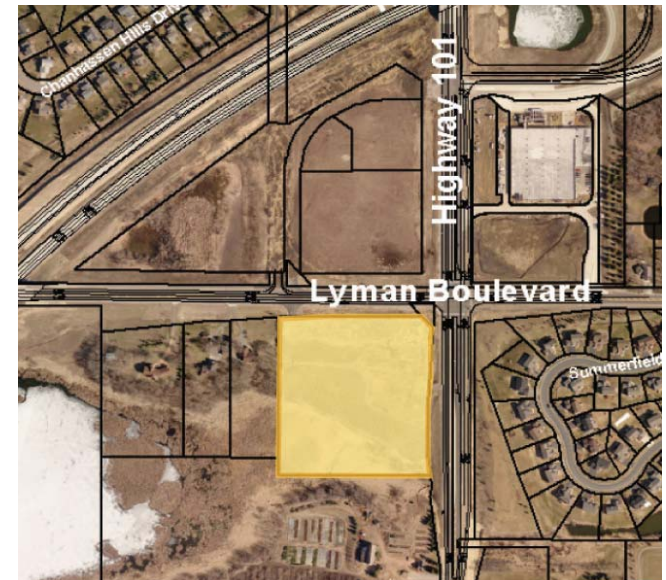
North: Neighborhood Commercial

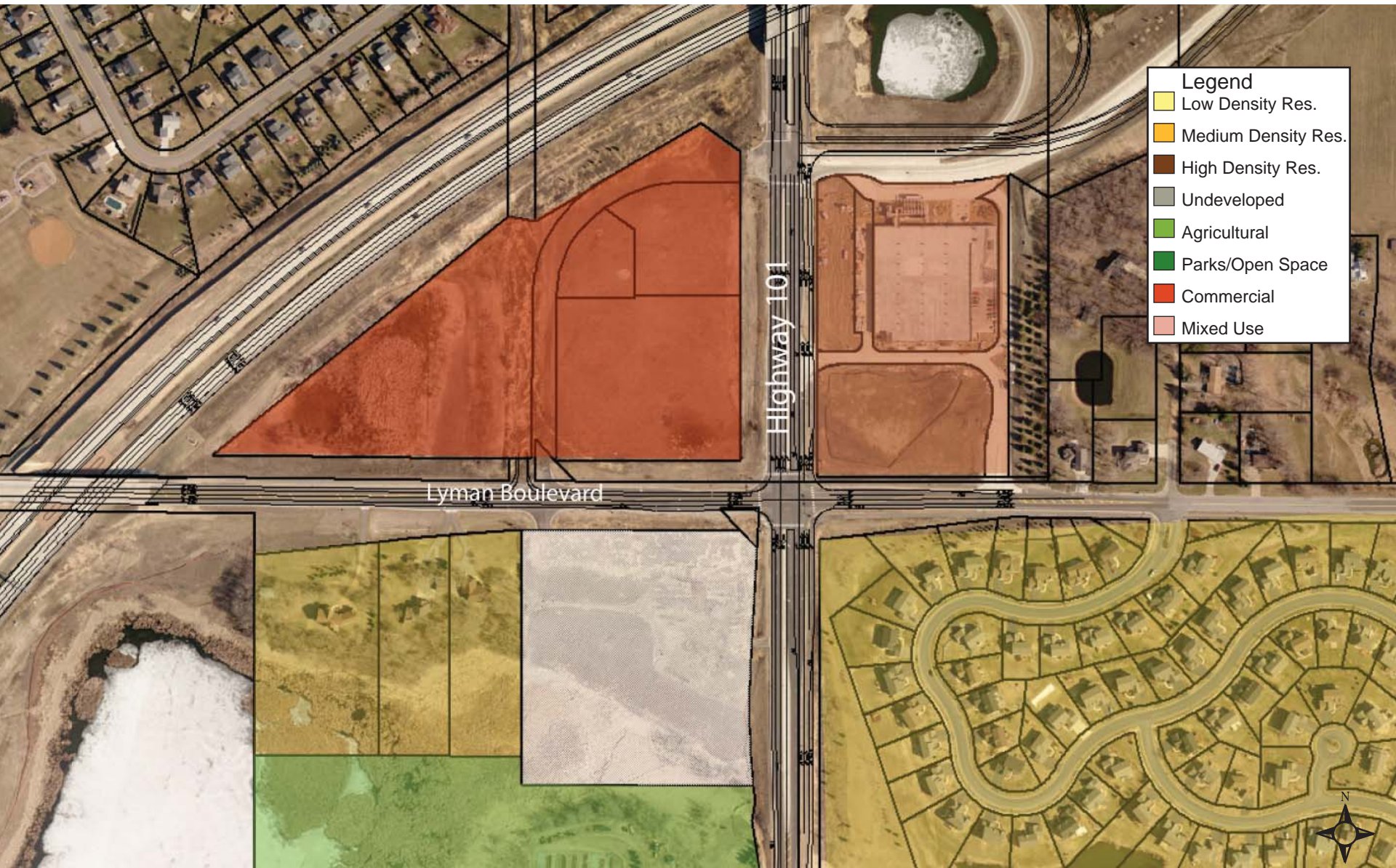
East: Highway 101 and Low Density Residential

South: Open Space/Agricultural/Nursery

West: Low Density Residential

Current Approvals: None





Klein Site, Tom Giannetti Parcel



Klein Site, Tom Giannetti Parcel

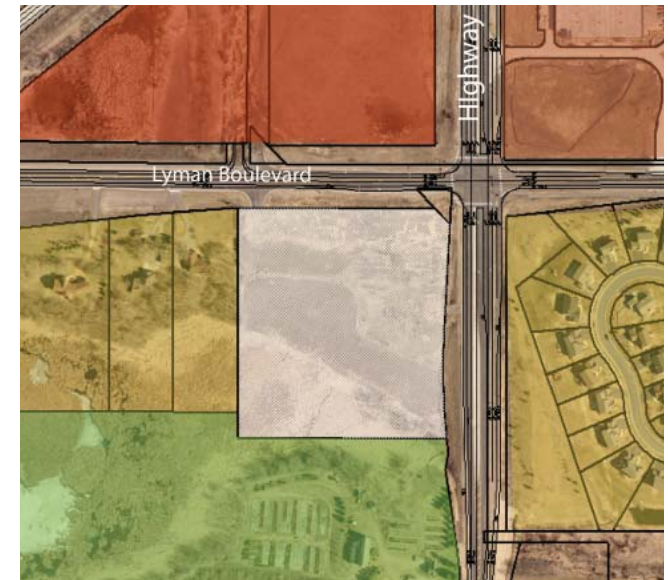
Allowed Land Uses: Low Density Residential (1.2-4 units/acre)

Issues and Challenges:

- High Pressure Pipeline
- Site Geometry
- Topography (Steep Grades)
- Limited Access from New Highway 101
- Bluff Creek Overlay District/Wetland
- Incredible Views
- Existing Large Lot Estate Adjacent

Potential for Change:

- Medium Density Residential (4-8 units/acre), Church
- Office/Institutional (Medical Offices, Funeral Home, Private School)
- PUD





John Klingelhut Parcel Location





John Klingelhut Parcel (north of Highway 212)

Parcel Size: 17 acres

Existing Use: Undeveloped

Existing Land Use Guiding: Low Density Residential (1.2-4 units/acre)

Existing Zoning: RSF: Single Family Residential District, R-4: Mixed Low Density Residential District

Adjacent Uses:

North: Low Density Residential

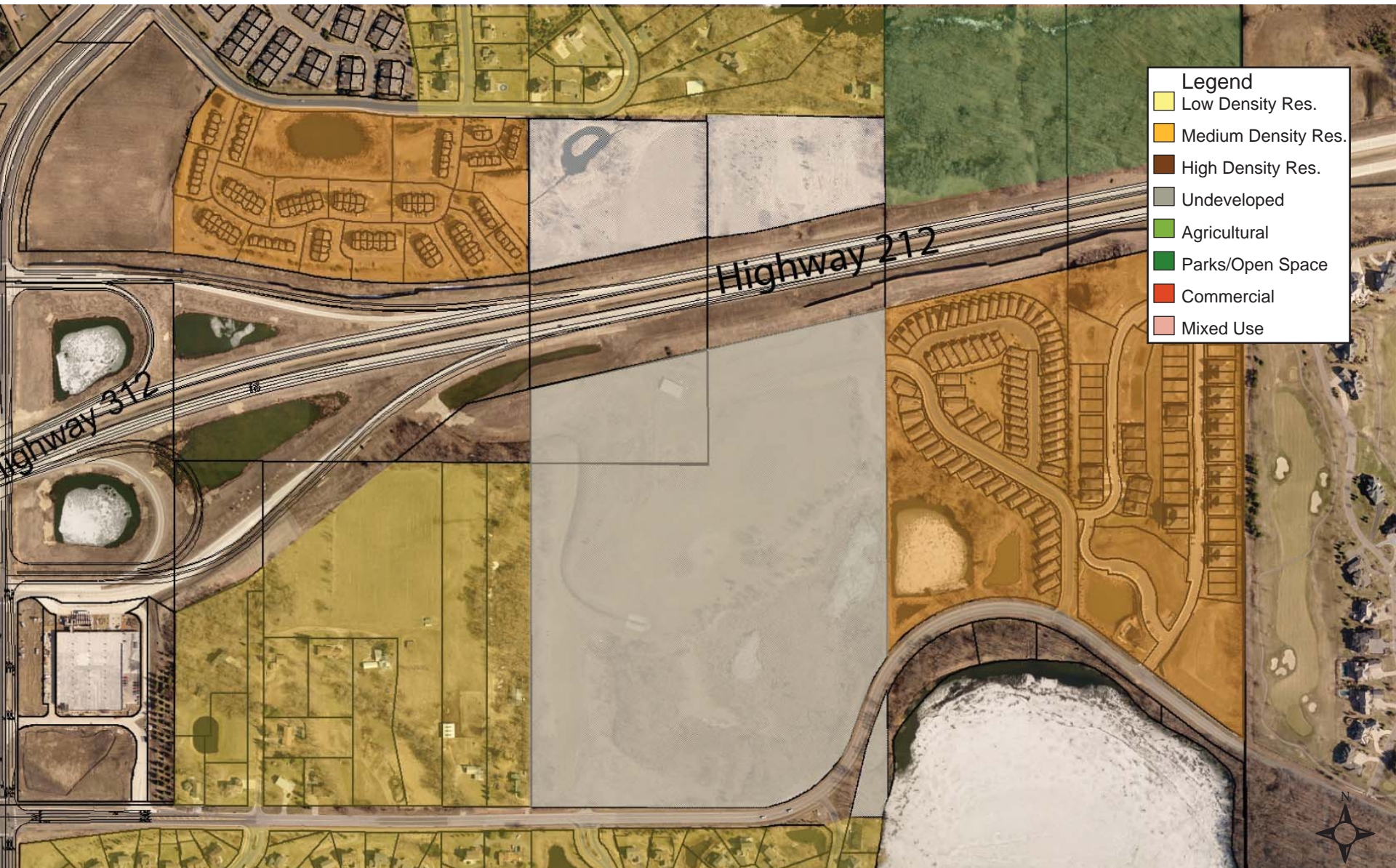
East: Open Space

South: Highway 212

West: Medium Density Residential

Current Approvals: None





John Klingelhut Parcel (north of Highway 212)





John Klingelhutz Parcel (north of Highway 212)

Allowed Land Uses: Low Density Residential (1.2-4 units/acre)

Issues and Challenges:

- Access
- Wetland





John Klingelhutz Parcel (south of Highway 212)

Parcel Size: 50 plus acres gross, Net unknown

Existing Use: Undeveloped

Existing Land Use Guiding: Low Density Residential (1.2-4 units/acre)

Existing Zoning: RSF: Single Family Residential District, R-4: Mixed Low Density Residential District

Adjacent Uses:

North: Highway 212

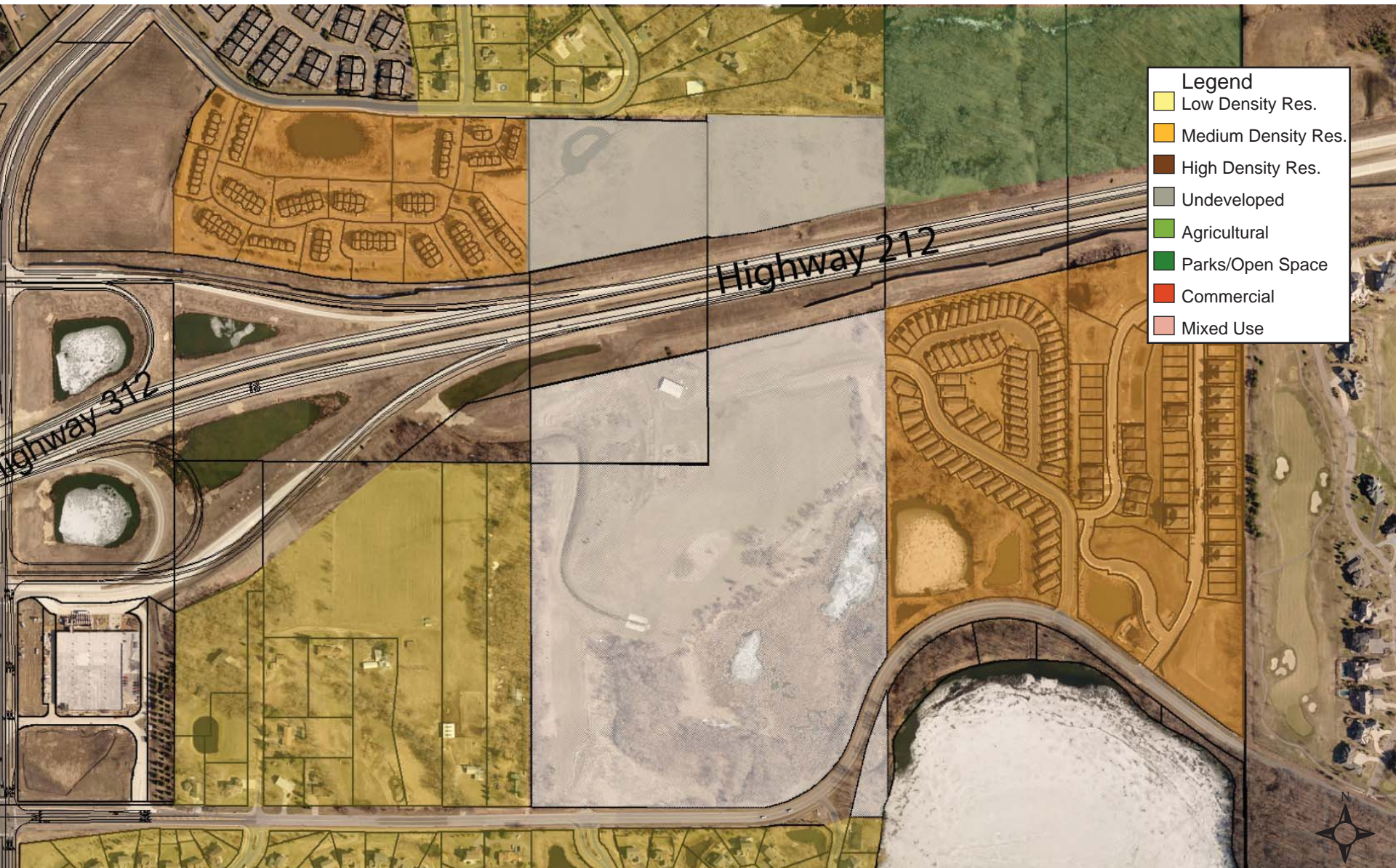
East: Medium Density Residential

South: Low Density Residential

West: Low Density Residential

Current Approvals: None





John Klingelhut Parcel (south of Highway 212)





John Klingelhutz Parcel (south of Highway 212)

Allowed Land Uses: Low Density Residential with Limited Medium Density Residential adjacent to Highway 212

Issues and Challenges:

- Potential for Neighborhood Park
- Roadway connections and Internal Circulation
- Wetland
- Storm Sewer Easement
- Easement for Trunk Water
- Topography (Steep Grades)

Potential for Change:

- Varying residential styles that remain within the prescribed density





Al and Mary Klingelhut Parcel Location





Al and Mary Klingelhutz Parcel

Parcel Size: 8.67 acres

Existing Use: Agricultural

Existing Land Use Guiding: Mixed-Use (Commercial/Residential)

Existing Zoning: Mission Hills PUD Neighborhood Commercial

Adjacent Uses:

North: Medium Density Residential
(Mission Hills PUD)

East: Medium Density Residential
(Mission Hills PUD)

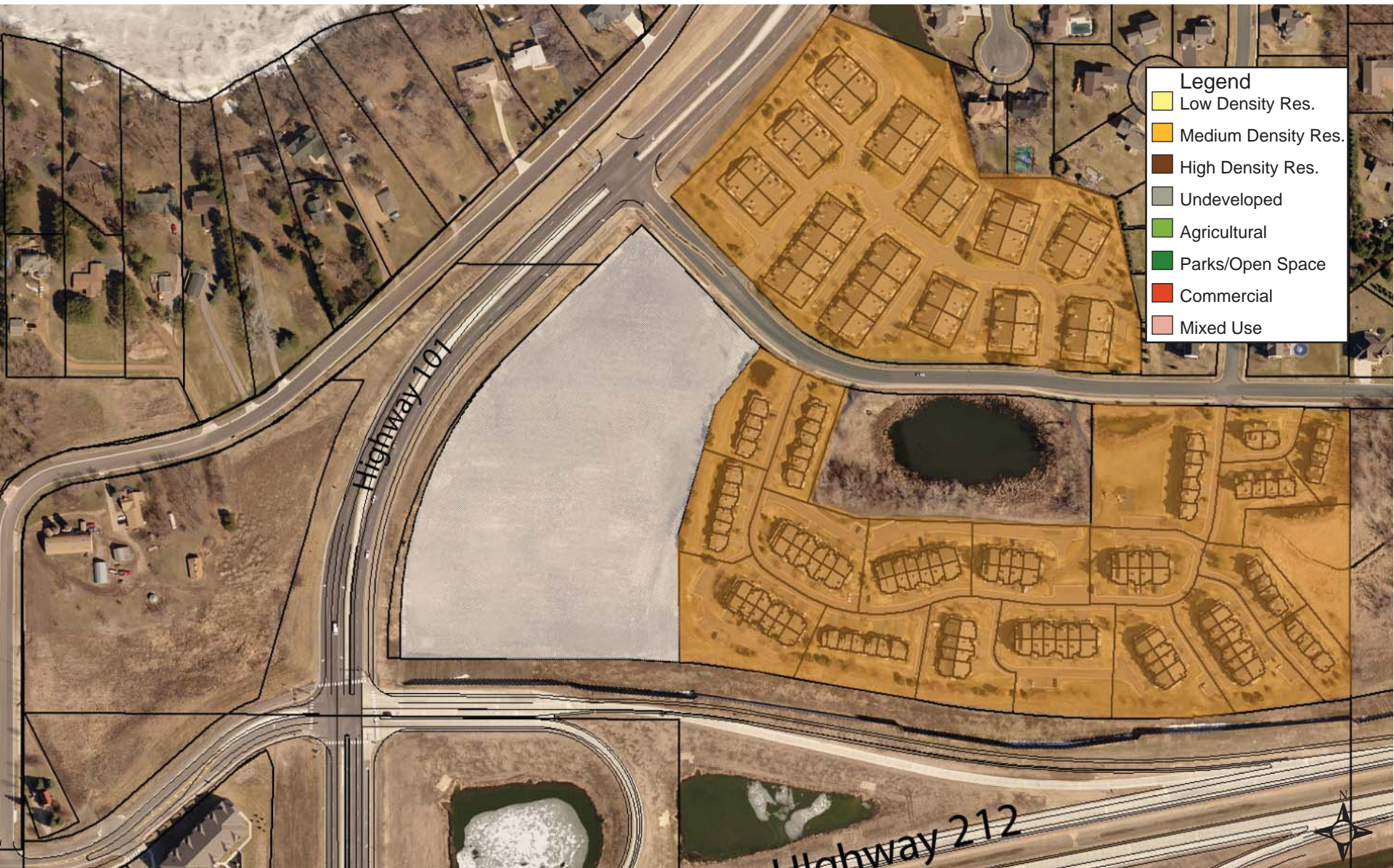
South: Highway 212

West: Highway 101

Current Approvals:

Mission Hills PUD, October 24, 1994





Al and Mary Klingelhut Parcel





Al and Mary Klingelhutz Parcel

Allowed Land Uses: Neighborhood Commercial

Issues and Challenges:

- Access
- Traffic Impact
- Setbacks
- Buffering Adjacent Residential and Highway Uses

Potential for Change:

- Desirable site for residential, such as senior housing





Lake Susan

Powers Boulevard

Mission Hills Lane

W. Bath Street

North
Compass Hill Drive

Lake Susan Drive

Highway 212

Highway 101

Chimney Road

Lyman Boulevard

Southwest Village

Summerfield



Southwest Village Parcel Location





Southwest Village

Parcel Size: 10 acres

Existing Use: Parking Ramp, a Commercial Parcel & a Residential Parcel

Existing Land Use Guiding: Mixed-Use (Commercial/Residential)

Existing Zoning: PUD, Planned Unit Development

Adjacent Uses:

North: Highway 212

East and South: Low Density Residential
and Lyman Boulevard

West: Highway 101 and
Neighborhood Commercial

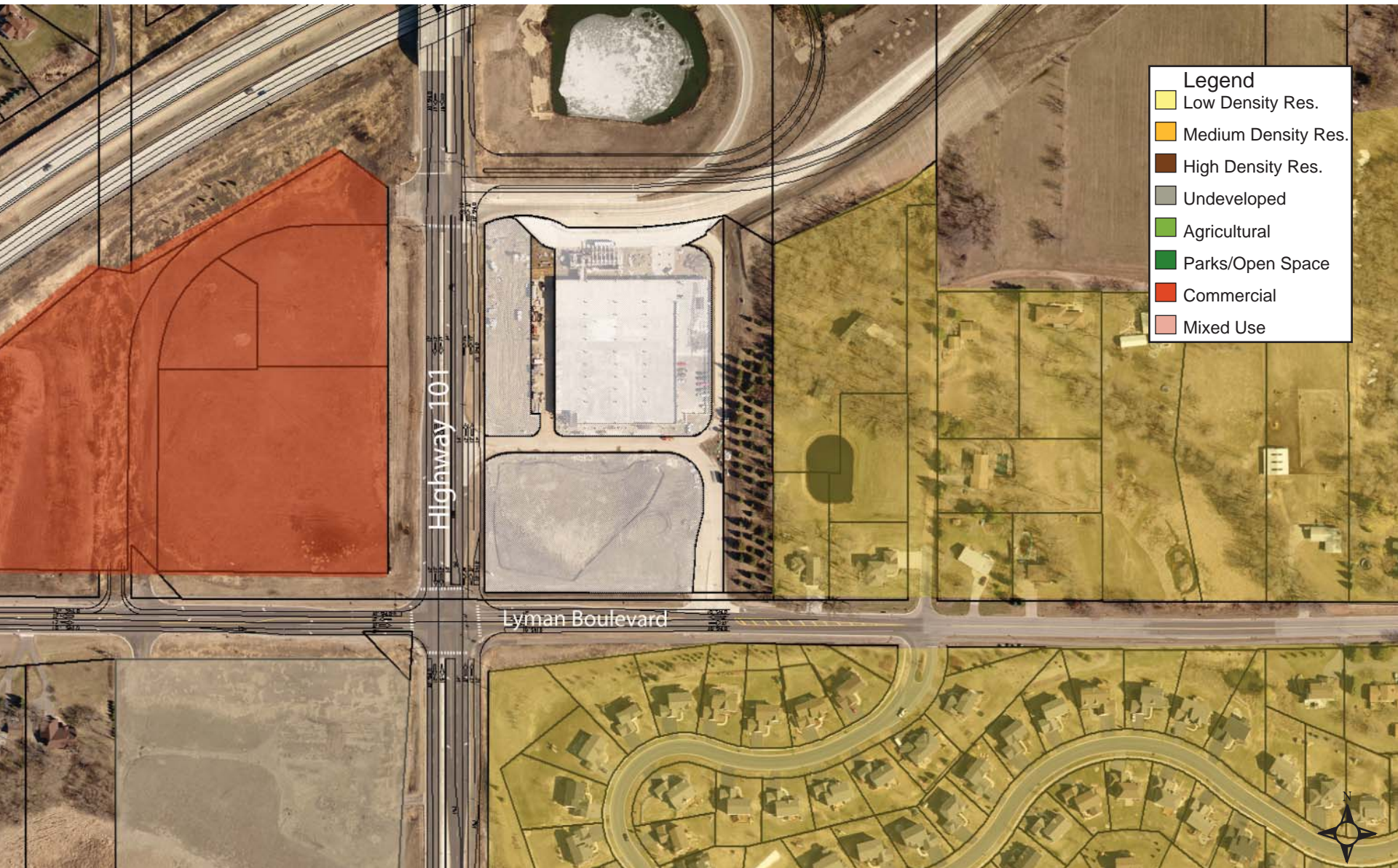
Current Approvals: PUD, zoning;
Subdivision approval for three parcels,
site plan approval for a parking ramp,
two retail buildings of 8,500 sq. ft. and
a townhouse development.





Southwest Village Approved PUD







Southwest Village

Allowed Land Uses: Commercial and High Density Residential

Issues and Challenges:

- Access
- Traffic Impact
- Setbacks
- Buffering Adjacent residential and Highway Uses

Potential for Change:

- Market opportunities may change designated uses to others within the PUD permitted uses



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