

Chapter 4. Land Use

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EXISTING LAND USE ANALYSIS

CITY LAND AREA

The total land area within the current municipal limits of Chaska as of 2018 is approximately 11,400 acres or 17.8 square miles. In 2003, Chaska Township was annexed into the City, adding approximately 1,800 acres or 2.8 square miles to the City’s land area. In 2006, approximately 270 acres or 0.4 square miles of Laketown Township was annexed into the City as part of the Chevelle residential development north of Lake Bavaria. The City has an orderly annexation agreement with Laketown Township whereby another 1.0 square mile of land south of Lake Bavaria will be annexed into Chaska, which will increase the City’s total land area to approximately 18.8 square miles.

For comparison purposes, the geographic size of nearby communities is shown in TABLE 4.1. Chaska’s recent and planned land annexations substantially increase the City’s size, which is approaching the size of Chanhassen. Like Chaska, Victoria and Waconia also have orderly annexation agreements with Laketown Township. Although Victoria is currently a smaller city, it is planned to ultimately exceed Chaska and Chanhassen in land area as a result of its orderly annexation agreement with Laketown Township.

TABLE 4.1: CITY LAND AREA COMPARISON

City	Land Area in Square Miles		
	2000	2016	Ultimate
Chaska	14.5	17.8	18.8
Chanhassen	23.0	23.0	23.0
Victoria	8.6	10.7	26.8
Carver	3.8	4.3	14.0
Eden Prairie	36.0	36.0	36.0
Minnetonka	28.0	28.0	28.0
Edina	16.0	16.0	16.0
Bloomington	38.3	38.3	38.3
Shakopee	29.0	29.5	29.5

Source: Metropolitan Council

COMMUNITY DEVELOPMENT PATTERN

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

In general, residential development has historically expanded outward from the downtown area in a northerly direction; however, in the early 1970s, Jonathan New Town “leap-frogged” to

north central Chaska on top of the bluff resulting in the mid-Chaska area infilling with new development since that time. The installation of sewer and water infrastructure throughout much of Chaska in the late 1960s and early 1970s, largely by Jonathan Development Corporation, allowed development to occur in a dispersed fashion leaving farmland scattered between neighborhoods as they were developed. New residents generally looked upon surrounding farmland as a positive feature in their living environment, and were naturally disappointed as the leftover parcels were gradually developed for new neighborhoods and support facilities.

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

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

City Of Chaska / Carver County Comprehensive Plans Relationship

The following statement is the fundamental land use goal of Carver County's 2040 Comprehensive Plan:

The vision is that of healthy, stable or growing urban communities and a rural area where agriculture is the principle land use. The resulting planning principle of directing urban land uses to the cities and limiting non-agricultural uses in the rural area has guided the County's land use planning for more than thirty years, and will continue to be the central land use policy for the foreseeable future.

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

Preserving Carver County's rural character, however, may be difficult in the face of development pressure. Carver County is the smallest of the seven counties in the Twin Cities metro area; yet,

the County's population is increasing significantly. In the 1990s, Carver County was one of the fastest growing counties in Minnesota, growing from about 27,000 residents in 1990 to just over 70,000 in 2000. In 2016, Carver County's population had grown to just over 100,000 residents.

Since Chaska is the largest city in Carver County, the City plays a vital role in the implementation of Carver County's Land Use Plan. Between 2018 and 2040, the City anticipates an additional 4,200 households, which represents about 18% of the total number of households anticipated in Carver County during that time period. The County's goal of concentrating residential growth in existing cities is consistent with Chaska's 2040 Comprehensive Plan, which establishes a minimum average residential urban density of three households per acre.

The City of Chaska worked closely with Carver County in the preparation of the City's 2040 Comprehensive Plan. Accordingly, the City and County 2040 Comprehensive Plans are consistent with each other.

EXISTING LAND USES

FIGURE 4.1 provides a map of existing land use patterns in Chaska in 2018 based on the land use categories listed in TABLE 4.2. The table also lists the amount and percent of land in each category.

TABLE 4.2: EXISTING LAND USES, 2018

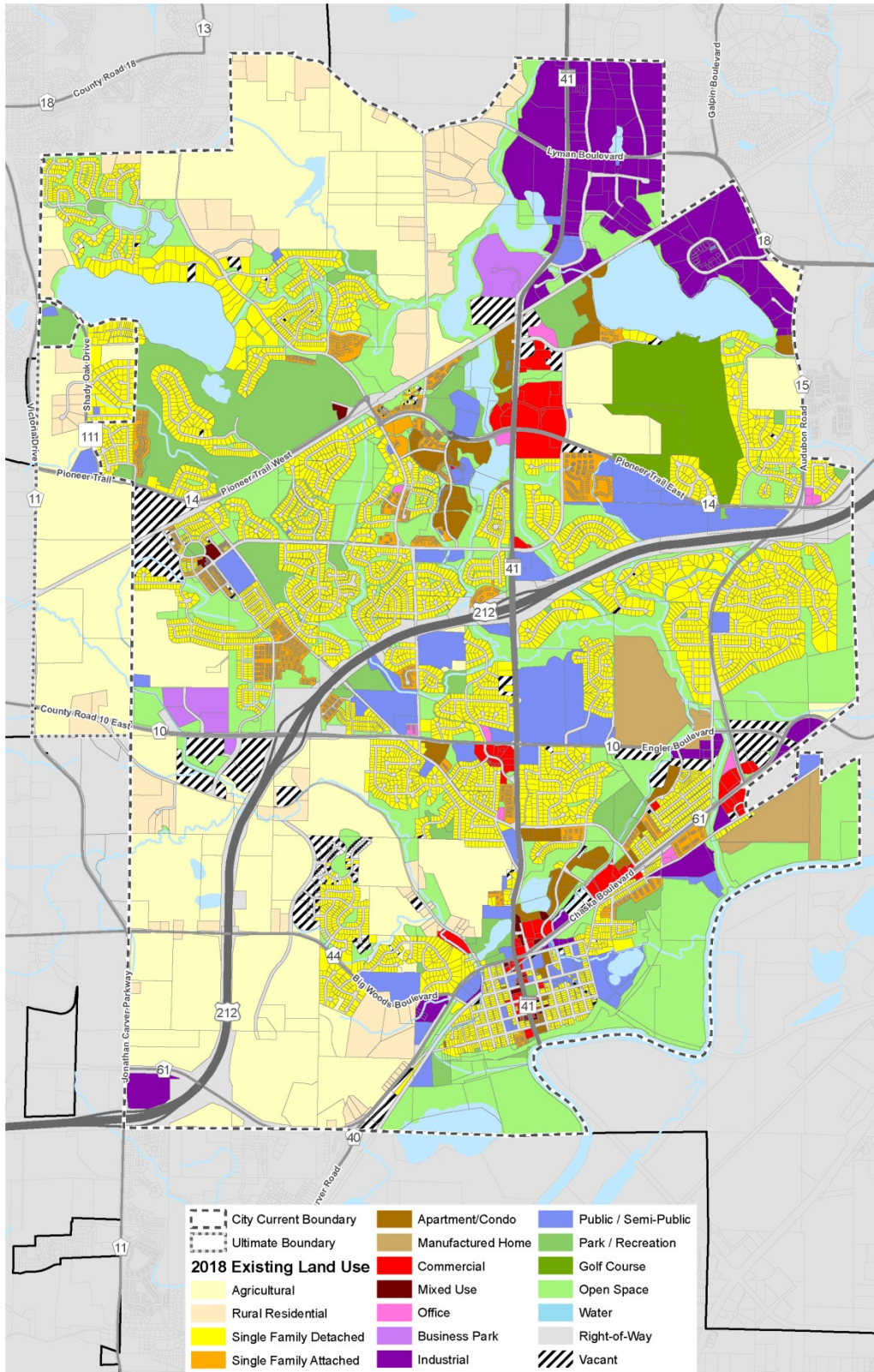
Land Use Category	Chaska (2018 Boundaries)		Laketown Annexation Area		Ultimate Chaska Area	
	Net Acres	% of Total	Net Acres	% of Total	Net Acres	% of Total
Agricultural	1,961.5	17.2%	407.1	64.6%	2,368.5	19.7%
Rural Residential	465.0	4.1%	43.9	7.0%	508.9	4.2%
Single Family Detached	1,826.0	16.0%	50.3	8.0%	1,876.4	15.6%
Single Family Attached	234.5	2.1%	0.0	0.0%	234.5	1.9%
Apartment/Condo	132.1	1.2%	0.0	0.0%	132.1	1.1%
Manufactured Home	161.2	1.4%	0.0	0.0%	161.2	1.3%
Urban Residential Total	2,353.8	20.6%	50.3	8.0%	2,404.2	20.0%
Commercial	142.8	1.3%	0.0	0.0%	142.8	1.2%
Mixed Use	13.9	0.1%	0.0	0.0%	13.9	0.1%
Office	24.7	0.2%	0.0	0.0%	24.7	0.2%
Business Park	87.7	0.8%	0.0	0.0%	87.7	0.7%
Industrial	545.7	4.8%	0.0	0.0%	545.7	4.5%
Public / Semi-Public	466.7	4.1%	9.0	1.4%	475.7	4.0%
Park / Recreation	458.9	4.0%	0.0	0.0%	458.9	3.8%
Golf Course	225.4	2.0%	0.0	0.0%	225.4	1.9%
Open Space	1,098.0	9.6%	2.1	0.3%	1,100.1	9.1%
Water	424.5	3.7%	0.6	0.1%	425.1	3.5%
Vacant	256.9	2.3%	0.0	0.0%	256.9	2.1%

Land Use Category	Chaska (2018 Boundaries)		Laketown Annexation Area		Ultimate Chaska Area	
	Net Acres	% of Total	Net Acres	% of Total	Net Acres	% of Total
Right-of-Way	1,485.1	13.0%	52.7	8.4%	1,537.8	12.8%
(Wetlands)	1,395.9	12.2%	64.2	10.2%	1,460.1	12.1%
Total	11,406.5	100.0%	630.0	100.0%	12,036.4	100.0%

Source: City of Chaska & HGGi, 2018

In 2018, approximately 39 percent of Chaska’s total 17.8 square miles of land is in some form of urban land use (residential, commercial, industrial, public, parks, etc.), another 38 percent is restricted for development in some way (lakes, wetlands, drainageways, bluffs/slopes, floodplains, etc.) The remaining 4.1 square miles (2,635 acres) or 23% of Chaska’s total land consists of agricultural, rural residential, and vacant land, which is potentially available for some form of urbanization in the future.

FIGURE 4.1: CHASKA EXISTING LAND USE, 2018



The largest land use within the current urbanized area is residential (not including rural residential) at approximately 21% of the total urban land. The next highest land user is right-of-way (13%), followed by wetlands (12%), open space (10%), and park/recreation (4%).

Agricultural land accounts for 17% of the City’s total land at approximately 2.7 square miles of land. The 1.8 square miles of rural residential land in Chaska, which is not considered as urbanized land, represents a significant share of the City’s total land at 4%.

2040 LAND USE PLAN

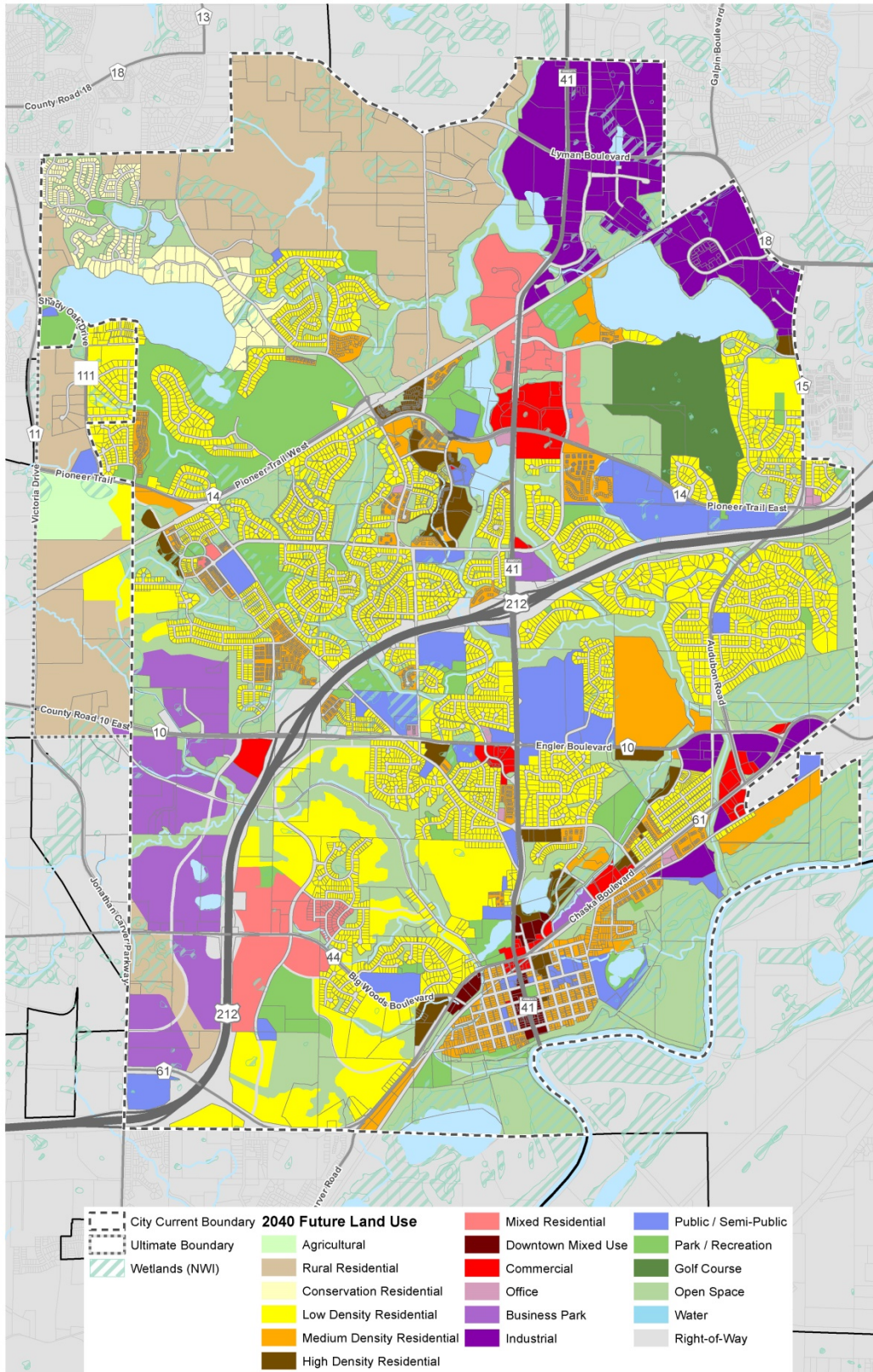
This section establishes the 2040 Land Use Plan categories and map (FIGURE 4.2) for the community. TABLE 4.3 below summarizes the 2040 planned land uses by category.

TABLE 4.3: 2040 PLANNED LAND USE

Land Use Category	Chaska (2018 Boundaries)		Laketown Annexation Area		Ultimate Chaska Area	
	Net Acres	% of Total	Net Acres	% of Total	Net Acres	% of Total
Agricultural	0.0	0.0%	68.9	10.9%	68.9	0.6%
Rural Residential	903.8	7.9%	320.5	50.9%	1,224.4	10.2%
Conservation Residential	164.7	1.4%	0.0	0.0%	164.7	1.4%
Low Density Residential	2,101.9	18.4%	108.9	17.3%	2,210.8	18.4%
Medium Density Residential	546.3	4.8%	0.0	0.0%	546.3	4.5%
High Density Residential	129.8	1.1%	0.0	0.0%	129.8	1.1%
Mixed Residential	291.6	2.6%	0.0	0.0%	291.6	2.4%
Downtown Mixed Use	31.7	0.3%	0.0	0.0%	31.7	0.3%
Commercial	143.3	1.3%	0.0	0.0%	143.3	1.2%
Office	15.5	0.1%	0.0	0.0%	15.5	0.1%
Business Park	458.8	4.0%	2.9	0.5%	461.7	3.8%
Industrial	550.7	4.8%	0.0	0.0%	550.7	4.6%
Public / Semi-Public	428.1	3.8%	8.2	1.3%	436.3	3.6%
Park / Recreation	551.1	4.8%	0.5	0.1%	551.6	4.6%
Golf Course	217.5	1.9%	0.0	0.0%	217.5	1.8%
Open Space Preservation	1,518.9	13.3%	2.2	0.4%	1,521.2	12.6%
Water	424.5	3.7%	0.6	0.1%	425.1	3.5%
Right-of-Way	1,532.3	13.4%	53.0	8.4%	1,585.2	13.2%
(Wetland)	1,395.9	12.2%	64.2	10.2%	1,460.1	12.1%
Total	11,406.5	100.0%	630.0	100.0%	12,036.4	100.0%

Source: City of Chaska & HKGI, 2020

FIGURE 4.2: CHASKA 2040 PLANNED LAND USE



LAND USE CATEGORIES

The following definitions are general descriptions of the categories used for land use planning in Chaska. Some key development sites may also be subject to site specific policies, which can be found in the Land Use Goals & Policies section, that are intended to supplement these general land use category definitions.

Agricultural

Land where agricultural uses are currently occurring but in the future may gradually be required for expansion for urban uses as the community grows and urban facilities and services become available. Residential uses in agricultural areas are limited to a maximum of one (1) unit / 40 acres.

Rural Residential

Lots or parcels of five (5) acres or more guided for rural single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). This land use category is intended to ensure preservation of land identified as part of Chaska's Greenbelt.

Conservation Residential

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

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Medium Density Residential

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

High Density Residential

Lots or parcels guided for multiple-family housing such as single-family attached dwellings and multi-story dwellings such as apartments and condominiums. Density range allowed is 12 to 40 dwelling units per net residential acre including local access streets.

Open Space Preservation

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

Park / Recreation

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

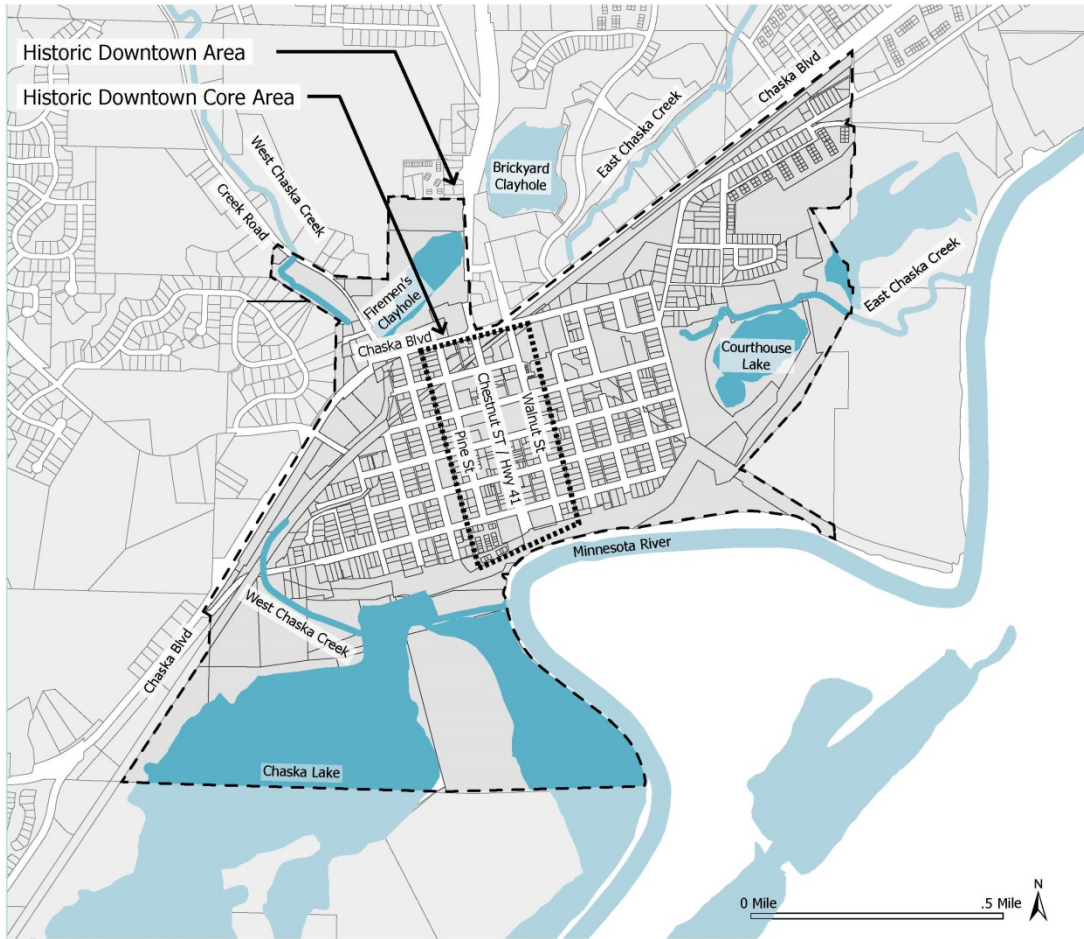
Public / Semi-Public

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

Downtown Mixed Use

Downtown lots or parcels guided for the integration of more than one land use either vertically (e.g. multi-story buildings with commercial uses at ground level and residential and/or office uses above) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are commercial, office, residential, park, and civic. Residential density range allowed is 12 to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent 50 percent of the overall mix of uses, including ground and upper levels.

FIGURE 4.3: HISTORIC DOWNTOWN BOUNDARIES



In the Historic Downtown Core Area (FIGURE 4.3), ground level uses should be non-residential (commercial, office or civic) along Arterial Roadways and represent at least 50 percent of uses along Town Center Streets, as identified in the Downtown Master Plan (Figure 7-18), in order to preserve a vibrant downtown commercial district.

Mixed Residential

Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified,

prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.

Office

Lots or parcels guided for stand-alone office buildings rather than offices and administrative facilities associated with industrial uses or retail goods/merchandise outlets.

Commercial

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

Industrial

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

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.

Right-of-Way

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

Water

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

Private Golf Course

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

OPEN SPACE & AGRICULTURAL PRESERVATION

Chaska's extensive natural open space system encompasses the Minnesota River Valley, East and West Chaska Creek ravines, Lake Bavaria, Hazeltine Lake, the Chain of Lakes, downtown clayhole lakes, wetlands, floodplains, and wooded areas. Most of the extensive East Chaska Creek drainageway system consisting of the creek bed and attendant ravines and wetlands is presently owned by the City of Chaska. This acquisition was made possible primarily by federal and state grants in 1972 and 1976, and also by conveyance of undevelopable land by developers. See Chapter 3 - Natural and Environmental Resources Protection for a more detailed discussion.

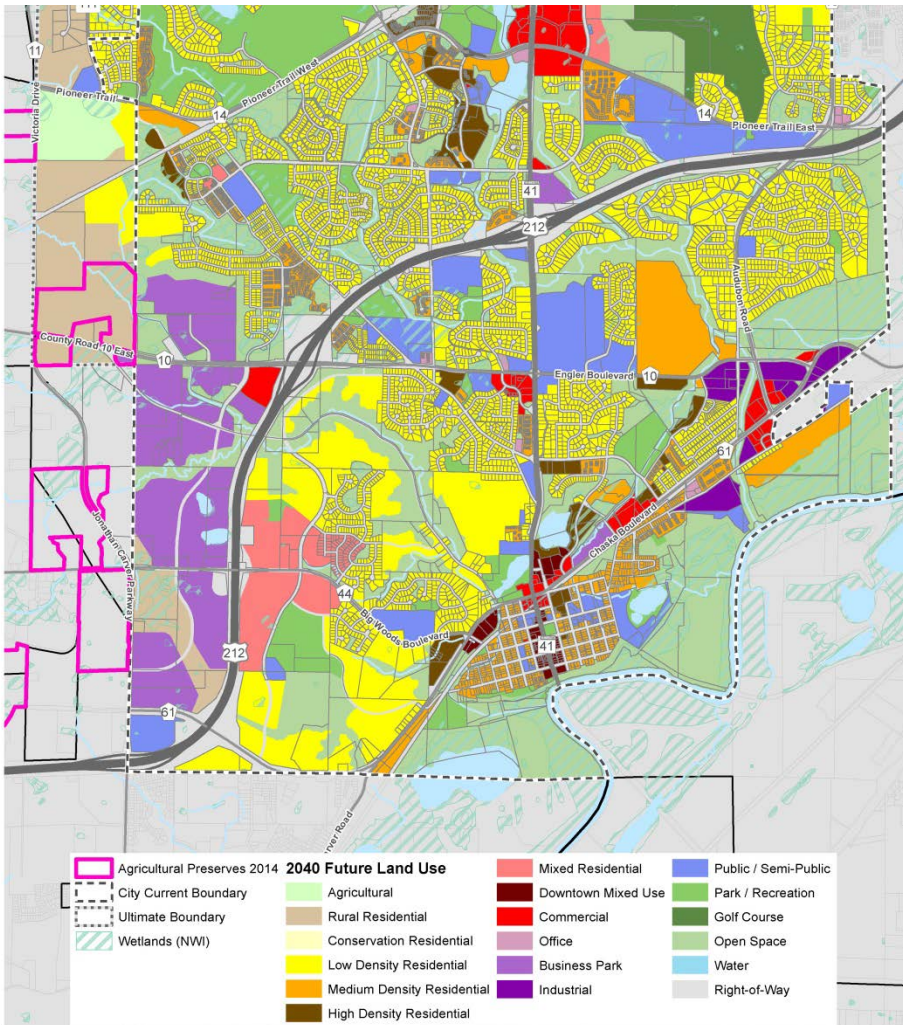
In addition to the City's natural open space system, the state and federal open space areas include the Minnesota Valley National Wildlife Refuge surrounding Chaska Lake, the Minnesota Valley State Recreation Area just across the river from downtown Chaska, and the Minnesota Landscape Arboretum on the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

Agriculture Preserve Program

There is one property within the Chaska planning boundaries that currently participates in the Minnesota Agricultural Preserve Program (FIGURE 4.4). The program is administered by Carver County and is designed to value and assess taxes for qualifying agricultural property located in the metropolitan area. The owner signs an eight-year perpetual covenant/agreement to leave the property in agricultural use, using acceptable practices as approved by the County Agricultural Service. Special assessments cannot be levied on Agricultural Preserve property. A property owner may file an "Expiration Notice" at any time; however, it takes eight years from the filing of the notice to remove a property from the program. A waiver of the eight-year requirement may be granted only by action of the Governor due to some emergency.

The property within the program will not be allowed to be annexed into the City until they are through their eight year expiration process. Until such a time that they are out of the program, this property will be limited to a density of one (1) unit per 40 acres.

FIGURE 4.4: PARCELS IN AGRICULTURAL PRESERVE PROGRAM



RESIDENTIAL LAND USES

In 2017, there were 10,012 households in Chaska and another 114 in the Laketown Township annexation area. It is assumed that there will be a total of 14,200 households within Chaska in the year 2040. This growth means that another 4,188 households will be added from 2017-2040 for an average annual growth rate of 182 households per year. For comparison purposes, from 2000 through 2010 a total of 3,049 residential building permits were issued for an annual average of 277 housing starts per year, whereas, the 1990s had an annual average of 193 housing starts per year.

During the 1990s, more than 80 percent of the residential permits were for single-family detached units with 15 percent being single-family attached, and less than 5 percent being multiple-family housing. However, single-family detached units represented less than 40 percent of new housing units in 2000-2009 with multiple-family housing at 47 percent and single-family

attached housing at 15 percent. It was discussed earlier that the aging of the population will likely continue to create a greater demand in the future for single-family attached and multiple-family housing growth. Thus, future residential land will likely need to accommodate a broader mix of housing types than it did in the 1990s, which is already occurring in the time period since 2000. This percentage breakdown is closer to Chaska's housing construction pattern during the 1970s and 1980s when multiple-family and manufactured home developments outpaced single-family detached housing.

Areas of Residential Growth

The largest areas for future residential growth consist of the following:

- » Southwest Chaska Growth Area
- » Clover Ridge, northwest corner, along Pioneer Trail and Clover Ridge Drive
- » Hammers property agricultural land (approximately 85 acres) just north of downtown and Firemen's Park
- » Wagner property agricultural land (approximately 45 acres) southeast of Hazeltine Lake
- » Hazeltine Golf Course land along Hundertmark Road (approximately 25 acres)
- » Laketown Township future annexation land guided for residential (approximately 60 acres)
- » Downtown Chaska potential redevelopment properties

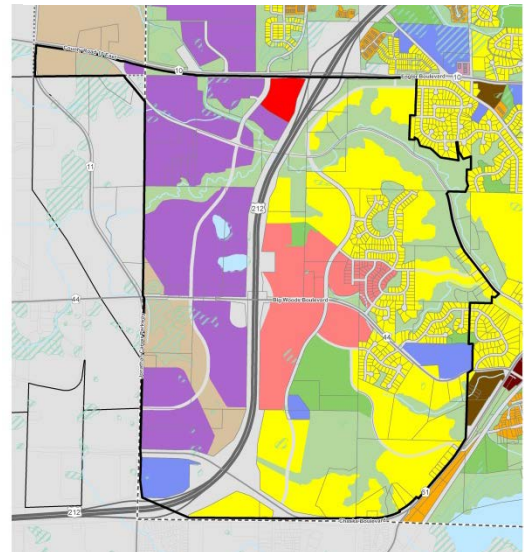
Southwest Chaska Growth Area

This existing agricultural land is generally guided for either Mixed Residential or Low Density Residential. See Southwest Chaska section later in this chapter for discussion of future growth and land uses.

Clover Ridge Northwest Property

This land located in the northwest corner of the neighborhood is generally guided for High Density Residential and Medium Density Residential.

Southwest Chaska Growth Area



Clover Ridge Northwest Property



Plan

Hammers Property

This existing agricultural land is generally guided for Low Density Residential.

Wagner Property

This existing agricultural land is generally guided for Low Density Residential.

Hazeltine Golf Course Excess Land

This existing agricultural land, which the property owner deemed as excess land to their golf course facility, is generally guided for Mixed Residential. In 2013, a sketch concept and guiding principles were completed and adopted by the City.

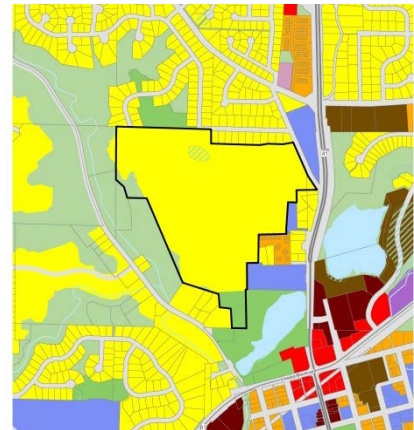
Oak Ridge Center Growth Area

This existing business campus contains substantial undeveloped land. Approximately 66 acres in size, the site's land use designation has been changed from Business Park to Mixed Residential. It is anticipated that the future land uses will contain a mix of office, commercial, and residential, including high density residential.

Laketown Township

This existing agricultural land is generally guided for Low Density Residential. See the Laketown Township section later in this chapter for discussion of future growth and land uses.

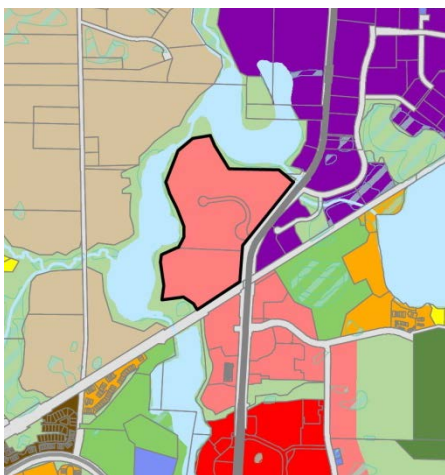
Hammers Property



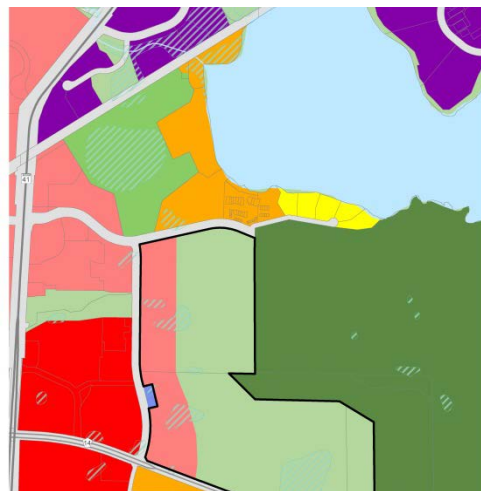
Wagner Property



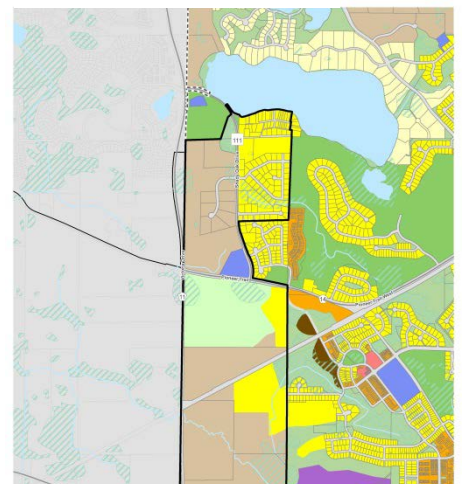
Oak Ridge Center Growth Area



Hazeltine Golf Course Excess Land



Laketown Township



Downtown Chaska

As part of the Downtown Master Plan adopted in 2012, a number of potential redevelopment sites were identified in the greater downtown area. These sites are generally guided for either Downtown Mixed Use, High Density Residential, or Medium Density Residential. See Downtown section later in this chapter for discussion of future redevelopment and land uses.

Residential Growth Allocation

The 4,188 households to be added 2017-2040 will be allocated as follows:

1. 173 housing units added in 2017 and 2018;
2. Within the 271 undeveloped lots that were platted as of October 2018;
3. Within the 4/40 (greenbelt) areas in northern Chaska, southwest Chaska, and portions of the Laketown Township annexation area (104 units); and
4. Within approximately 718 agricultural and undeveloped acres in Chaska and in Laketown Township annexation area that are designated on the 2040 Comprehensive Plan for residential, mixed residential or downtown mixed use development.

These four general areas have a projected holding capacity of approximately 6,000 additional housing units based on average densities for each of the city’s residential land uses. When taken together with the 10,126 existing housing units in Chaska and the Laketown Township annexation area, the holding capacity of the ultimate City of Chaska land is approximately 14,200 households.

In conclusion, Metro Council’s 2040 forecast of 14,200 households in Chaska can be accommodated within the areas designated for residential uses, including mixed uses, on the 2040 Comprehensive Plan map. Chaska will be essentially fully developed in 2040 or soon after when its ultimate holding capacity of about 14,200 households will be reached. At that time, the City is projected to contain approximately 36,600 residents — a 54% increase from the 2010 Census count of 23,770 persons.

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

TABLE 4.4: HOUSING DEMAND CALCULATIONS

Total households forecast 2040	14,200
Less 2017 households in City	<u>- 10,012</u>
	4,188
Less 2017 households in Laketown Township	<u>- 114</u>
	4,074
Plus estimated houses demolished 2017-2040	<u>+ 40</u>
	4,114
Less housing units added 2017 and 2018	<u>-173</u>

	3,432
Less 2018 undeveloped platted lots	-271
	3,161
Less potential new lots in 4/40 areas	-104
2017-2040 additional households needed on new land	2,810

TABLE 4.5: RESIDENTIAL LAND SUPPLY, 2017-2040

Residential Land Use Category	Re/ Development Acres (Net)	% Res.	Min U/A	Max U/A	Avg. U/A	Min Units	Max Units	Avg. Units
Low Density Residential	473.8	100%	2.0	5.0	3.5	948	2,369	1,658
Medium Density Residential	40.4	100%	6.0	11.0	8.5	243	445	344
High Density Residential	31.7	100%	12.0	40.0	26.0	380	1,267	824
Mixed Residential	188.4	75%	3.0	40.0	21.5	424	5,653	3,039
Downtown Mixed Use	16.8	50%	12.0	40.0	26.0	101	335	218
Total	751.1					2,095	9,469	6,082
Total U/A*						3.01		

*Total Units/Acre (U/A) calculates only the residential portion of acres of mixed use land use categories

Source: City of Chaska & HKGi, 2018

DOWNTOWN AREA LAND USES

Historic downtown Chaska contains a mix of land uses typical of a small town downtown, including civic, private institutions, commercial, office, residential, park and open space. The core commercial area continues to be centered on Chestnut Street (Highway 41), Second Street, and Chaska Boulevard (CSAH 61), but has also expanded to the area north of Chaska Boulevard as land has redeveloped. Downtown remains the civic center of the community with the City Square, City Hall, Police, City Hall Plaza, Chaska History Center, U.S. Post Office, County Library and License Center all located in the center of downtown. In addition, Chaska is the County Seat with Carver County’s Government Center located on the eastern edge of downtown and one of the city’s largest employers. Downtown is also home to other institutions, including four churches, elementary schools, the Carver-Scott Educational Cooperative School, and the community’s only elderly care and housing institution.

As part of updating its 2030 Comprehensive Plan, Carver County completed a *2030 Retail and Services Space and Land Demand Study* in January 2008. The objective of this study was to estimate the quantity of land necessary to support future retail and services development in Carver County, which includes retail, service, food service, financial, and medical establishments. This study also provided basic data relating types of retail and service establishments, quantity of establishment, existing square footages and acreages, and growth trends from 1986-2006. In 2006, downtown Chaska had 104 retail and service establishment, including 43 retail and 61

service, and occupied approximately 589,000 square feet of space. In terms of square footage, retail represented 63 percent of the space, followed by service (26.5%), financial (4.4%), food service (4.3%), and medical (2%). In terms of number of establishments, restaurants represented 18% of the total retail/service establishments in the downtown area. From 1986-2006, square footage of retail and services in downtown grew by approximately 33 percent with the largest growth occurring during the 1997-2001 time period. Based on trade area households, future population growth, and potential competitive developments, the study estimated future downtown development potential between 2008 and 2030. The study estimates demand for retail and services square footage space will increase in the range of 63 to 79 percent over the next twenty years. An additional 37 to 47 acres of land may be needed to accommodate this development demand.

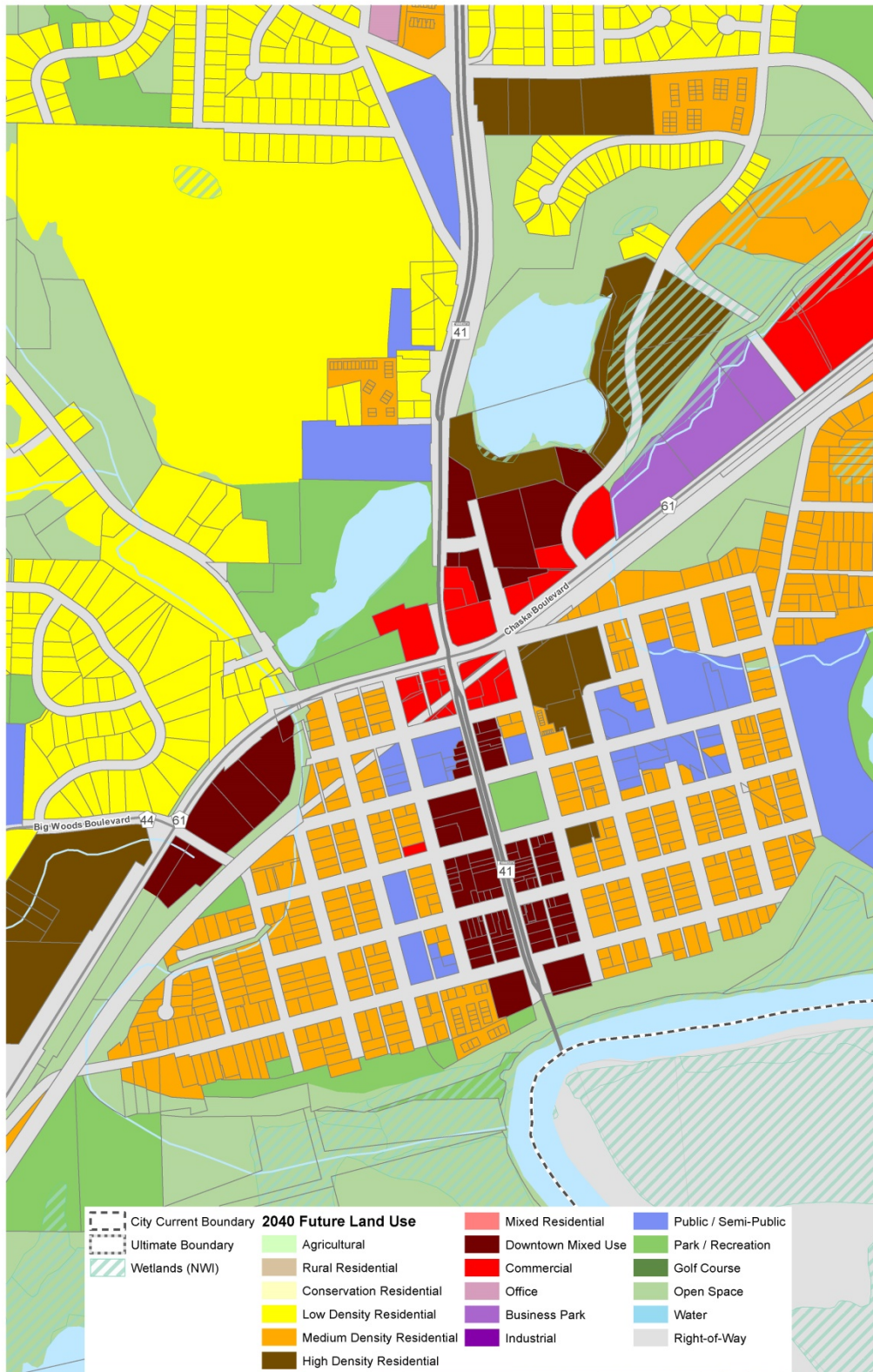
The location of downtown Chaska at the base of a 17.8 square mile city, with a road pattern shaped as a funnel, has presented serious accessibility issues as Chaska has primarily grown northerly away from downtown. Trade area traffic is funneled into downtown primarily via Highway 41, which has increasingly become a congested arterial highway, particularly with the completion of new Highway 212. The present downtown feeder system with Highway 41 as its backbone cannot be upgraded sufficiently to support traffic volumes generated by the City's projected population of 36,600 persons. Community and neighborhood shopping facilities are necessary in upper Chaska as the City grows to 36,600 persons and significant commercial development has occurred over the past 10-20 years to meet these needs. This continuing growth in population and employment base above the bluff, which is physically and spatially separate from the historic downtown Chaska area, presents challenges for downtown. Downtown's accessibility challenges are countered by its relatively strong role as the historic image of the City and the center of many community functions and activities as mentioned above. The shopping role of downtown is actually only one of several functions, which collectively serve to create downtown's unique identity.

The 1980s and 1990s saw a transition and expansion of the downtown area. In essence, the downtown was geographically expanded to include the Klein brickyard area north of Chaska Boulevard (CSAH 61). The historic downtown area south of Chaska Boulevard took on more of a service specialty character while the convenience goods retail sector consolidated north of Chaska Boulevard. This change has strengthened Chaska's role as a trade center in Eastern Carver County, but has had some obvious effects on the character of the historic downtown area.

The Klein Brickyard Redevelopment project north of Chaska Boulevard was initiated during the latter 1990s. This project was the largest redevelopment effort undertaken by the City to date and most likely won't be matched in the future. The focus of this project was to create a mixed-

use area (retail, office and residential) that reflects and complements the historic character of the historic downtown, and presents a positive image from both Highway 41 and Chaska Boulevard (old Highway 212). Provision of convenient parking and a pedestrian-friendly environment are also important objectives. This area includes a mix of retail businesses, both in vertical mixed-use buildings and freestanding buildings, offices, and high density residential uses. The buildings are oriented toward an extension of Walnut Street that directly connects this expansion area to the historic downtown. Some of the housing units are also oriented toward Brickyard Clayhole Lake which includes a public trail and lake overlook feature.

FIGURE 4.5: DOWNTOWN CHASKA 2040 PLANNED LAND USE



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

Although the City has a long history of successful redevelopment projects in downtown, the desire for dramatic, long-term and cost-effective revitalization efforts in downtown were hampered by the lack of a holistic vision and master plan for downtown. In 2012, the City approved the Chaska Downtown Master Plan. This plan lays out a downtown vision, guiding principles, downtown destinations & connections concepts, land use plan map, market positioning objective/strategies/priorities, redevelopment priorities and strategies, and three catalyst redevelopment site concepts. In general, any infill development, redevelopment, and public space and infrastructure investments should be guided by the Downtown Master Plan.

The Chestnut St district, which is the downtown core, should continue to evolve as a downtown mixed-use district that is dominated by commercial storefronts at street level with other uses above street level. In addition, the two potential redevelopment sites on the west side of downtown (bus barn site and site across Hickory St) should become mixed use sites due to their close proximity to the downtown core and location on the south side of Chaska Blvd/CSAH 61. At the intersection of Hwy 41 and Chaska Blvd/CSAH 61, commercial land uses are envisioned to remain as this is a major highway and downtown gateway area.

Three catalyst redevelopment sites were identified in the Downtown Master Plan: a riverfront block on the east side of Hwy 41, the Firemen's Park site, and the block west of City Square. The Landing, a 54-unit senior housing building, was completed and opened in 2014 on the riverfront site. The developer, as a participant in the U.S. Dept. of Energy's Better Buildings Challenge, used

passive building design principles, geothermal heating and cooling, and energy-efficient appliances. Firemen’s Park was redeveloped in 2015 with a completely redesigned and reconstructed community park, Chaska Curling Center, event center, and restaurant. This combination of new gathering places has proven to be one of downtown’s most popular destinations for both residents and visitors. The City initiated a planning and design process for the third catalyst site, referred to as City Square West in the Downtown Master Plan, in 2018. The redevelopment plans thus far envision public-private redevelopment of the entire site with a new public paseo/plaza and multiple mixed-use buildings for commercial and residential uses.

Large downtown edge sites along Chaska Blvd/CSAH 61 to the east of downtown that are vacant/underutilized should be redeveloped with commercial/industrial land uses that will not directly compete with existing and future retail/restaurant land uses in the downtown core.

The Riverfront District east of Highway should be considered for High Density Residential redevelopment in the future as these four half-blocks offer the only future potential for developing new housing that could take advantage of river views and connections. Higher Density Residential is also appropriate for the large potential redevelopment site on the west side of Chaska Blvd/CSAH 61.

COMMERCIAL LAND USES

A city’s commercial development is primarily dependent upon 1) the supporting population base residing within the city’s trade area, 2) local employment base residing beyond the trade area, and 3) regional traffic volumes through the City. All of these elements have been increasing in Chaska and will continue to do so. Beyond the historic downtown commercial uses in lower Chaska, there is a community commercial center in northern Chaska and several neighborhood commercial centers. The development of new commercial centers outside of the historic downtown area began in the 1980s to serve the expanding population and employment base in the central and northern areas of the City. In 2017, it was estimated that the city was home to 73 retail businesses and 38 restaurants, drinking places, and food services (ESRI Retail Marketplace Profile). A summary of retail and restaurant businesses in the city are summarized in the table below:

TABLE 4.6: CHASKA RETAIL & RESTAURANTS (ESRI Retail Marketplace Profile, 2017)

Types of Retail Stores*	Number of Businesses	Demand (Retail Demand Generated by Chaska Residents)	Supply (Retail Sales Captured in Chaska)	Retail Gap	Leakage/Surplus Factor
Motor Vehicle & Parts Dealers	8	\$87,755,506	\$19,608,126	\$68,147,380	63.5
Furniture & Home Furnishings Stores	2	\$13,705,893	\$1,978,638	\$11,727,255	74.8
Electronics & Appliance Stores	8	\$15,744,902	\$9,620,329	\$6,124,573	24.1
Bldg. Materials, Garden Equip. & Supply Stores	5	\$30,690,905	\$21,859,864	\$8,831,041	16.8
Food & Beverage Stores	12	\$65,248,494	\$49,527,503	\$15,720,991	13.7
Health & Personal Care Stores	9	\$28,342,844	\$14,492,319	\$13,940,525	32.5
Gasoline Stations	4	\$45,455,110	\$30,225,908	\$15,229,202	20.1
Clothing & Clothing Accessories Stores	3	\$22,861,000	\$3,183,486	\$19,677,514	75.6
Sporting Goods, Hobby, Book & Music Stores	4	\$13,109,322	\$3,349,659	\$9,759,663	59.3
General Merchandise Stores	3	\$73,841,904	\$82,617,391	-\$8,775,487	-5.6
Miscellaneous Store Retailers	14	\$15,900,361	\$8,989,012	\$6,911,349	27.8
Non-store Retailers	1	\$6,691,702	\$1,605,468	\$5,086,234	61.3
Total Retail Stores	73				
Food Services & Drinking Places	38	\$46,367,193	\$27,714,393	\$18,652,800	25.2
Total Retail & Food/Drinking Places	111				

**Note: These retail/restaurant categories do not include services businesses, e.g. banks, clinics, hair salons, etc.*

This summary shows that the City generally has a substantial amount of retail/restaurant leakage. In other words, the expected amount of demand by Chaska residents exceeds the supply within many of the retail/restaurant categories. While this situation is to be expected in metropolitan cities that have a wide variety of retail/restaurant options within neighboring metro communities, it can also identify some future retail/restaurant opportunities that may be available within Chaska.

North Chaska Community Commercial Center

In the 1980s, the development of the Jonathan Square commercial buildings at the northwest corner of Highway 41/Pioneer Trail, which is located approximately 3 miles north of downtown Chaska, initiated the development of an additional community commercial center outside of downtown. Starting in the late 1990s, the much larger Chaska Commons shopping center at the northeast corner of this same intersection began to develop in phases. Chaska Commons now contains a large supermarket, home improvement store, clinic, branch bank, restaurants, and numerous smaller retail tenants. In addition, the southeast corner of this intersection was developed with a SuperTarget store in 2001. More recently, the Hazeltine Plaza commercial area is continuing to develop just north of Chaska Commons, which includes a Kohl's department store, restaurant, and clinic with future development planned (ALDI, Chipotle, Starbucks). A future neighborhood commercial center is also planned at Chaska Creek Business Park, southwest quadrant of the Hwy 212/Engler Blvd (CSAH10) interchange. Three large freestanding medical clinics have developed in the past 20 years: Two Twelve Medical Center is an emergency and urgent care facility located at the Hwy 212/Hwy 41 interchange, Ridgeview Medical Plaza in Chaska Commons associated with Ridgeview Hospital in neighboring Waconia, and Chaska Health Center in Jonathan Square associated with St. Francis Hospital in nearby Shakopee.

Carver County's 2030 Retail and Services Space and Land Demand Study (2006) identified 44 retail and service establishments, including 25 retail and 19 service establishments in this commercial area. The continuing growth of this commercial area makes it similar in size to downtown Chaska. However, the scale and mix of establishments is much different than downtown Chaska with big box retail stores comprising more than half of the total square footage. Based on trade area households, future population growth, and potential competitive developments, the study estimated future commercial development potential between 2008 and 2030. The study estimated demand for retail and services square footage space will increase by more than 100 percent (ranging from 125% to 155%) over the next twenty years. An additional 68 to 86 acres of land may be needed to accommodate this development demand.

Neighborhood Commercial Centers

Neighborhood commercial centers have developed at the following nodes:

- » Chaska Grandview at Hwy 41 & Engler Blvd (CSAH 10)
- » Chaska Blvd (CSAH 61) & Audubon Road (CSAH 17)
- » Hwy 41 & Hundertmark Rd
- » Clover Field Marketplace at Hundertmark Rd & Clover Ridge Drive

The Southwest Chaska Growth & Development Plan guides land for neighborhood commercial at the two Hwy 212 interchange areas, Engler Boulevard (CSAH 10) and Big Woods Blvd (CSAH 44), that would serve the local market of neighborhoods and/or business park employees. The

land use plan specifically guides commercial uses for a small neighborhood/business park node at the Engler Blvd (CSAH 10) interchange. This approximately 14-acre site could accommodate a neighborhood-scale commercial development of up to 100,000 sq. ft. Limited commercial land uses are also allowed within the Mixed Residential and Business Park land use designations. The land use plan anticipates limited neighborhood commercial uses along Big Woods Blvd (CSAH 44) west of the highway interchange, depending upon future market support, density levels, and traffic volumes.

Chaska Boulevard (CSAH 61) Commercial Areas

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

During the mid- and latter-1990s, some additional highway-oriented development took place near the eastern City entrance on the west side of the Chaska Boulevard/Audubon Road intersection. The City played a proactive role in that development by purchasing excess United Sugars property as well as a segment of the abandoned United Pacific Railroad right-of-way, which was subsequently sold for commercial, industrial and residential development. Recent developments of commercial, office and industrial development on the east side of the Chaska Boulevard/Audubon Road intersection has occurred with no direct access from these highways to individual lots, thereby avoiding the traffic safety problems associated with the earlier highway strip development. In addition to the commercial businesses typical of this area, recent development has also included office and industrial development, such as the Klein Bank and Chaska Gateway developments.

Some of the older commercial developments along Chaska Boulevard are beginning to undergo redevelopment, such as the Chaska Lumber site that is being redeveloped near the downtown area. Any future redevelopment of highway-oriented businesses near downtown could present valuable opportunities to improve the physical design and connectivity of this area, including better connections to the historic downtown area, future residential growth areas north and east of Clayhole Lake, the East Chaska Creek ravine, and a redesigned Chaska Boulevard. The Chaska Boulevard (CSAH 61) corridor should be considered for a future corridor revitalization/redevelopment study.

General Analysis / Directions

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

The presence of a sizable and growing customer base in Chaska was recognized by business interests beginning in the latter 1990s as judged by the significant growth in commercial development from 1997-2001. Most of this growth from 1997-2001 was in the development of the Chaska Commons commercial center at Highway 41/Pioneer Trail, which accounted for 83% of the total growth.

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

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

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

Since there is a limited supply of designated/reserved commercial land, it is important that the "right" kind of development take place. It would be unfortunate if prime sites were taken for second or third rate facilities and later, more desirable uses could not be accommodated due to the lack of appropriate sites. This is what makes commercial development planning more

complex — the lack of a solid projection of the various types, sizes and timing of commercial facilities that may want to locate in Chaska in the future.

Carver County's 2006 Commercial Study also looked at the development potential for retail and services in SW Chaska along new Highway 212. With the planned population growth in SW Chaska, as well as growth in trade area households, this area has the potential to evolve as a large community shopping area anchored by discount superstores, supermarkets, home center, and possibly a national department store and other big box retailers. Restaurants, personal services, and other services would complement these large retail uses. The 2006 study estimates that this area could support in the range of 1.2 to 1.6 million square feet of space, which would require approximately 128-160 acres of land. In addition, the final route of the new Highway 41 river crossing could significantly influence the retail development potential of this area.

Commercial Land Use Allocation / Designation

About 170 acres of developed commercial and mixed use commercial land exists in Chaska in 2018. Chaska's 2040 Comprehensive Plan, similar to many other cities, designates a limited amount of potential commercial land at fairly specific locations. In 2018, only 1.5 percent of the City's developed area was commercial/mixed use commercial. This percentage of commercial land is low since the "rule of thumb" for similar communities is 4-5 percent. Due to Chaska's continued focus on maintaining and strengthening its existing community commercial centers – the historic Downtown Chaska area and the northern Chaska Commons area - it is not the City's goal to pursue this level of commercial land. In addition, 228 acres of developable land are guided for Mixed Residential development within the city, which allows the integration of multiple land uses, including commercial, office, residential, park, and civic.

In big picture terms, Chaska's 2040 Land Use Plan regarding commercial land uses is described as follows:

1. Two community retail/service areas — the historic Downtown Chaska area in the lower part of the City, and the Highway 41/Pioneer Trail commercial center in northern Chaska.
2. A limited number of smaller neighborhood retail/service centers located at certain arterial/collector roadway intersections, including new neighborhood commercial centers in Southwest Chaska near the Hwy 212 interchanges at Engler Blvd (CSAH 10) and Big Woods Blvd (CSAH 44).

Although it is difficult to categorize the various store types and markets into neat packages, community retail service outlets generally serve a two to three mile primary trade area radius, while neighborhood centers serve a one half to one mile radius. Highway-oriented/general commercial areas are more akin to community service areas than to neighborhood centers. It

should be stressed that Chaska's overriding market strength is for local convenience goods and services as opposed to regional facilities that draw from beyond the City's primary trade area. For the most part, Chaska is not in a position to compete with regional centers like Eden Prairie Center, Ridgedale and Burnsville Center. Furthermore, regional facilities are generally not reflective of the small town image and character that Chaska strives to maintain.

BUSINESS LAND USES

Chaska's non-commercial business areas are intended to provide the community with places for sustaining the City's economy, providing employment opportunities, and expanding the tax base. As used herein, the term "business land uses" includes industrial, warehouse, office, office showroom, and business park areas. Business park was added as a new land use category in 2010 to reflect changes in the types of industrial developments being built today and opportunities for bigger scale, as well as higher density, developments that contain a mix of complementary business uses, including light industrial, office, warehouse, showroom, and supporting uses.

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

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

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

development. The existing 4.8 million square feet of business park development in Chaska breaks down as follows:

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

The Carver County study shows huge growth, over 100 percent, occurred in business park development from 1986-1996 in Chaska, which increased development from approximately 2 million square feet in 1986 to 4.4 million square feet in 1996. However, growth dropped off significantly in the past ten years with the addition of only 0.4 million square feet from 1997-2006. As a result of the rapid expansion in business development during the 1986-1996 period, the City had substantially less land available for business development. With the annexation of the Chaska Township land in 2003, the City is now guiding additional land for business park development west of the new Highway 212 interchanges. In addition, there is the potential for some existing companies to expand their operations and physical plant on their present sites in coming years in response to normal business expansion patterns. In total, there is currently approximately 430 acres of undeveloped land guided for development of business park, industrial, or office uses.

As of 2018, about 655 acres of land were developed as industrial, office, and business park uses in Chaska. This land consists of primarily industrial development at approximately 542 acres, followed by 88 acres of business park, and 25 acres of office uses. The Carver County study estimated that total business park demand for 2008-2030 could be between 3 million and 3.8 million square feet. Based on estimated building coverages per acre, the number of acres required for this level of development would be in the range of 208-261 acres. This study indicates that the City may want to consider designating additional land for business park uses in the future.

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

- » Southwest: growth area west of U.S. Highway 212 interchanges at Engler Boulevard/CSAH 10 (existing) and Big Woods Blvd/CSAH 44 (future);
- » North: McKnight Lake & Big Woods Lake area along Highway 41 in northern Chaska;
- » Central: northeast quadrant of new Highway 212 and Highway 41.

These larger development areas offer the potential to create employment centers that are characterized by a complementary mix of business uses (including light industrial, office,

warehouse, and supporting uses), higher development densities and jobs per acre, higher quality design (including architectural, site and natural features), and increased tax revenues.

The southwestern area, which is characterized by gently rolling cropland with some wetland formations, is approximately 400 acres that is designated for business park land uses. This area is a highly visible site strategically located along new Highway 212 and its existing interchange with Engler Boulevard and future interchange at CSAH 44. With the completion of Highway 212 through this area in 2008, it is anticipated that this area will consist of larger development parcels (greater than 10 acres), a mix of complementary business uses, contain superior building design, and provide a generous land use buffer (at least 300 feet) to the adjacent Clover Ridge residential neighborhood to the north. In general, the design of this business park should focus on accommodating large sites for corporate headquarters developments similar to Arbor Park West in northern Chaska, which accommodates the corporate headquarters of Fluoroware, FSI and LifeCore. Sites of 15 to 40 acres should be designed rather than three to ten acres as was common in Chaska's earlier industrial developments. One potentially important type of occupant for the business park would be existing companies in Chaska that may need to expand and cannot do so on their present sites or elsewhere in the City. Such companies may need sites in the range of 40 acres or they will be forced to relocate outside of Chaska.

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

Most of Chaska's contemporary industrial development has typically been medium quality as gauged by such factors as building materials, design, landscaping, and lack of outdoor storage. Zoning regulations and criteria for obtaining financial incentives have consciously encouraged such development standards. This is generally regarded as a positive situation; however, these standards have been a problem for some local businesses that wish to expand or relocate but cannot justify the investment required to meet these standards. Some of the businesses also want to maintain outdoor storage yards, which are prohibited in some areas or restricted by Chaska's regulations. For the most part, such lower grade development, typified by metal buildings and outdoor storage, would be inappropriate in the existing or designated industrial areas. One small area at CSAH 44 and CSAH 61 (old Highway 212) is zoned and developed for such uses, but it is visually hidden from view by natural terrain and landscaping. At this time, no similar low-visibility area has been identified in Chaska for future development of this nature.

Chaska had approximately 12,855 jobs in 2017 with most of these jobs created since 1970 when the community had about 3,000 jobs. Job creation averaged about 2,400 new jobs per decade in

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

Chaska has a history of a high jobs-to-households ratio, maintaining a 1.8 jobs-to-households ratio from 1980 to 2000. Since 2002, the growth in households has outpaced growth in jobs, which has resulted in a declining jobs-to-households ratio, which was approximately 1.3 in 2010. Looking out to 2020-2040, this ratio is projected to continue declining based on the current 20-year projections. However, the ratio has the potential to increase as a result of significant more land being available for business park development and new development having higher job densities per acre along the Highway 212 corridor in the SW Chaska growth area.

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

PLANNED GROWTH AREAS

Between 2018 and 2040, it is estimated that approximately 2,232 acres of land (3.5 square miles) will be developed for urban land uses in Chaska, including the Laketown Township annexation area to the west. (See TABLE 4.7 below.) New residential land will account for the greatest increase at 27% of this total with a planned growth of 25%. Commercial is planned for 10% of growth, followed by industrial/office/business campus (21%), and park/recreation (2%); open space/water/right of way make up around 40% of the growth. The land demand forecasts are primarily based upon:

1. A forecast of 14,200 households in 2040 compared to 10,012 households in 2017;
2. Development of the Chaska Biotech Center with business park uses, including office and light industrial, in the SW Chaska growth area;
3. Development of additional commercial and mixed use areas in downtown and the Chaska Commons/Lake Hazeltine area north of the intersection of Highway 41 and Pioneer Trail; and
4. Provision of necessary commercial and public facilities in the SW Chaska growth area to support the new residents and industries, which will be planned as part of a mixed-use community design with residential neighborhoods, employment districts, and neighborhood-scale commercial nodes based upon the Southwest Chaska Growth and Development Plan.

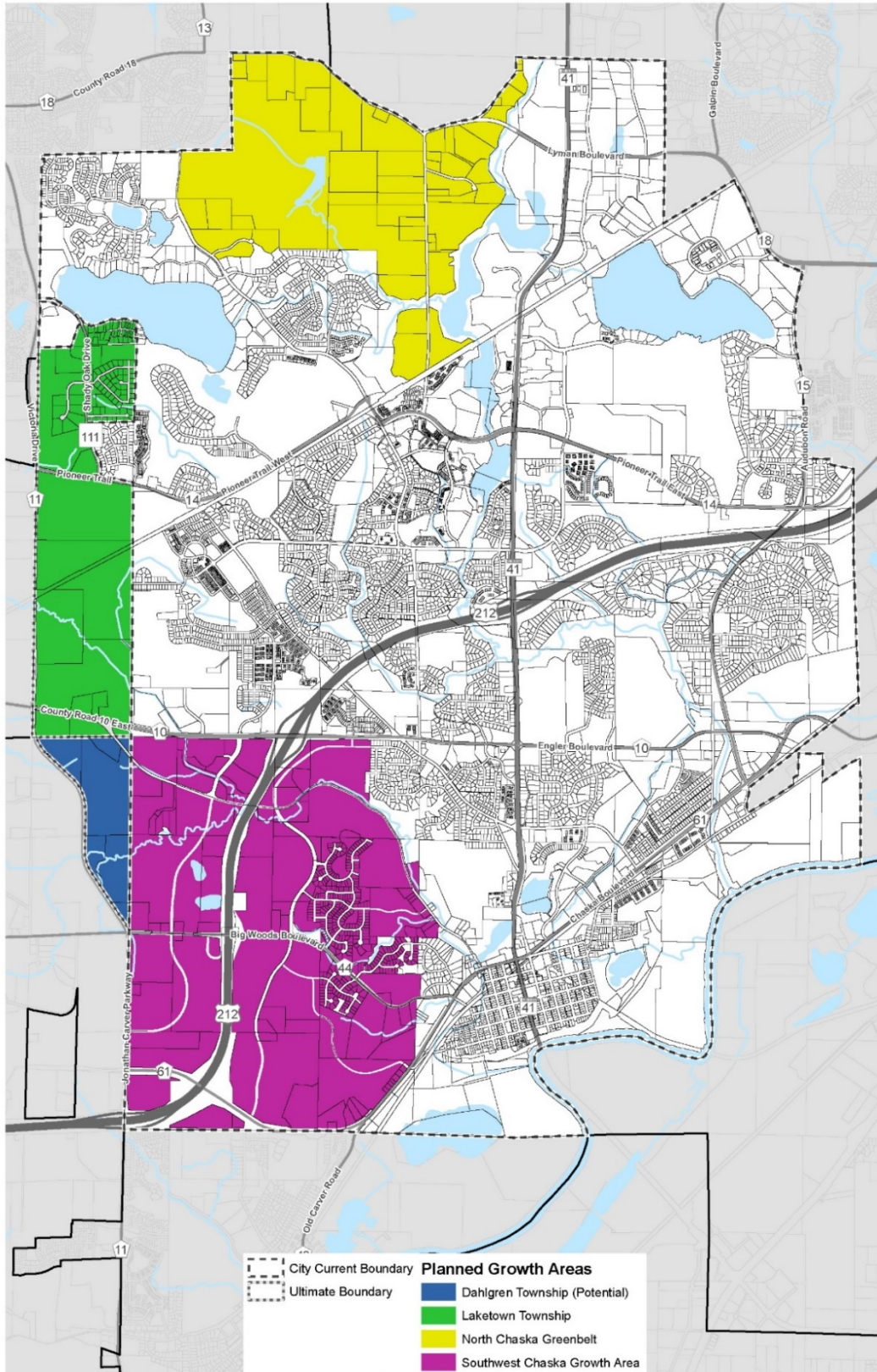
TABLE 4.7: FUTURE LAND DEMAND WITHIN MUSA, 2018-2040

Category	Acres 2018	Acres 2040	Acreage Change	% Change 2018 - 2040	% of Total Urban Change
Residential*	2,396.2	3,002.6	606.4	25.3%	27.2%
Commercial/Mixed Use	263.5	478.4	214.9	81.6%	9.6%
Industrial/Office/ Business Park	625.5	1,091.7	466.2	74.5%	20.9%
Public/Semi-Public	467.7	467.7	0.0	0.0%	0.0%
Park/Recreation**	600.0	650.1	50.1	8.4%	2.2%
Open Space/Water/Right of Way	3,600.0	4,494.9	894.9	24.9%	40.1%
Golf Course, Private	219.6	219.6	0.0	0.0%	0.0%
Total Urban**	8,172.6	10,405.1	2,232.5	27.3%	100.0%

* Residential category does not include Rural Residential land.

**Includes public golf course land.

FIGURE 4.6: CHASKA PLANNED GROWTH AREAS



The Planned Growth Areas Map (FIGURE 4.6) shows the most significant future growth areas within the City's current municipal boundaries, including the SW Chaska growth area, North Chaska Greenbelt, and Laketown Township annexation area. In addition, the NE Dahlgren Township is shown as a potential annexation area in the future, although no formal annexation agreement is in place between the City, Township, and County. Carver County's 2040 Comprehensive Plan also identifies NE Dahlgren Township as a "Transition Policy Area" in order to properly manage land at the urban/rural interface within the County. The MUSA Staging Map (FIGURE 4.9) shows the proposed MUSA for the current time period of 2018-2040, as well as post-2040. These planned and potential growth areas and the rationale for them are described in the following sections.

SOUTHWEST CHASKA

Background

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

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

1. Control development along future Highway 212, particularly around the interchanges at Engler Boulevard and existing Highway 212.
2. Create and maintain a permanent greenbelt around the City.
3. Round out the City's corporate limits geographically — Chaska Township represents the missing southwest corner of the City.
4. Help preserve and strengthen downtown Chaska as a vibrant trade center by increasing the population/customer base in proximity to the downtown.

5. Encourage residential development proximate to the City's commercial and public facilities — downtown, community center, fire station, municipal services building, parks, schools, churches, etc.
6. Increase significantly the supply of potential residential land, thereby lowering undeveloped land prices which should, in turn, result in more affordable housing opportunities which are currently in short supply in the City due partly to high land prices.

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

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

Based on the Stormwater/Natural Resources Management Plan for Lower West Creek that was completed in 2001 and the updated Local Surface Water Management Plan in 2007, the area's significant natural resource areas and corridors have been identified for open space preservation at such time that urban development occurs. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation.

In 2001, the SW Chaska area east of new Highway 212 was selected as one of six "opportunity sites" by the Metropolitan Council for its Smart Growth Twin Cities project. Working with the City of Chaska and Metro Council, an urban design consulting firm was hired to explore alternatives for Smart Growth development for this approximately 1,000-acre site. During 2001, three Community Design Workshops were conducted to gain input from community residents, property owners and stakeholders. The input from the community and public staff helped to

create a preferred alternative site called The Heights of Chaska, which was generally based on a "Chain of Lakes" concept created during the workshops. In January of 2003, the Metro Council and the urban design consulting team released the final report entitled "Smart Growth Twin Cities – Chaska Opportunity Site", consisting of a 35-page report and a 64-page appendix, which were incorporated by reference into the Comprehensive Plan as a Comp Plan Amendment in March 2006.

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

An Alternative Urban Areawide Review (AUAR) was completed for the approximately 1,000-acre Heights of Chaska area with the Final AUAR adopted by the Chaska City Council in June 2007. To meet the need of reviewing a worst case or highest intensity scenario, this scenario used 3,556 housing units and 70,000 square feet of commercial land use as the maximum land use intensity. One of the major findings and mitigation strategies of the AUAR was the need for an additional Highway 212 interchange at Big Woods Blvd (CSAH 44).

In 2007, the SW Chaska area west of the Highway 212/Engler Boulevard interchange was planned for development of the Chaska Biotech Center. A Chaska Biotech Center concept plan was created for the area west and southwest of the Highway 212/Engler Blvd interchange and the City was awarded a \$1 million grant from the state's Bioscience Business Development Public Infrastructure grant fund. The area was officially designated as a state bioscience development zone in 2008. The Chaska Biotech Center concept plan has not been formally adopted by the City. The remainder of the land west of Highway 212 was designated as part of the Chaska Greenbelt.

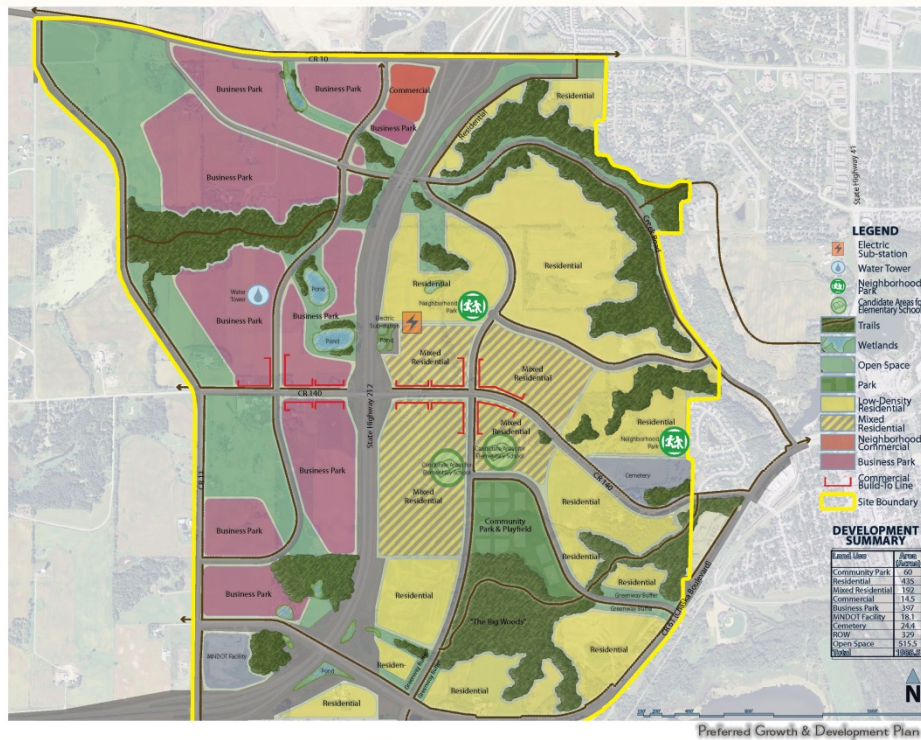
In 2011, the City completed an Interchange Warrant Analysis for an adding a Hwy 212 interchange at Big Woods Blvd (CSAH 44) and Mn DOT gave conditional approval for a partial Hwy 212/ Big Woods Blvd (CSAH 44) interchange. In order to gain Mn DOT's approval of a formal Highway Interchange Request, the City was required to amend its Comprehensive Plan to reflect transportation and land use implications of this proposed new highway interchange.

Southwest Chaska Growth & Development Plan

During 2012, the City undertook a planning process to create a Southwest Chaska Growth & Development Plan that would encompass the entire southwest Chaska growth area – east and west of Hwy 212 – and a broader mix of land uses. In addition to the Hwy 212/ Big Woods Blvd (CSAH 44) highway interchange need, the City had determined that a Southwest Chaska sector plan was needed because previous plans and concepts had become outdated, were challenging to implement, and did not address the growth area holistically. Since the completion and opening of new Hwy 212 in 2008, the southwest Chaska growth area has already started to attract significant growth. Due to the inextricable link between the City’s Downtown Master Plan and future growth in the adjacent SW growth area, the growth & development plan is intended to complement and strengthen downtown Chaska as the heart of the community rather than compete with it. The SW Chaska Growth & Development Plan amendment to the 2030 Comprehensive Plan was formally adopted by the Metropolitan Council in September 2016.

The Southwest Chaska Growth & Development Plan provides a flexible and implementable road map for the entire growth area. The purpose of the plan is to provide the City, property owners, future developers and the community in general with a guide for future land use decision-making, infrastructure investments, and review of proposed development projects. FIGURE 4.7 shows the preferred growth, land use, and development plan. Due to the existence of many property owners in the growth area and the anticipated 30-year time horizon for full build-out of the area, this plan is intended to accommodate long-term incremental growth rather than a master planned development. To ensure a flexible, sustainable and implementable plan, it is also intended to be less detailed in its development concepts in favor of providing more usable guidance in the form of general development patterns, key concept elements, and design guidelines.

FIGURE 4.7: SW CHASKA PREFERRED GROWTH & DEVELOPMENT PLAN MAP



5. PREFERRED GROWTH & DEVELOPMENT PLAN

The long-term vision for the southwest growth area is to leverage its unique location adjacent to historic downtown Chaska, the Minnesota River Valley and new U.S. Highway 212, as well as its beautiful natural attributes, including West Chaska Creek, river bluffs, remnant Big Woods area and wetlands, to create desirable and uniquely identifiable places for living, working, shopping and recreating. Chaska’s southwest growth area will integrate new neighborhoods, employment districts, neighborhood commercial nodes, a connected street network and unique open space system in ways that are environmentally, economically and socially sustainable for the entire community of Chaska. Residential neighborhoods and business park areas will have identifiable centers and edges that create a strong sense of identity and connections to the rest of the Chaska community. The Southwest Chaska Growth & Development Plan provides a vision, guiding principles, preferred development pattern, key concept elements, and design guidelines as guidance for the growth area.

LAKETOWN TOWNSHIP

Laketown Township in 2018 is about 27.5 square miles in size and is located directly west of northern Chaska. In the mid-1970s, the Cities of Chaska, Victoria and Waconia entered into separate orderly annexation agreements with Laketown Township whereby the Township was divided into three areas for ultimate annexation by the three Cities.

While Victoria and Waconia will absorb the bulk of the Township, Chaska will receive approximately 1.5 square miles of land between 86th Street and CSAH 10 at such time that the City of Chaska decides to exercise its option to annex its portion of the township. The rationale for this annexation area was based on this area being located in the East Chaska Creek watershed whose boundaries are generally coincident with Chaska's city limits.

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

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

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

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

In 2002, approximately 40 acres of land in Laketown Township, north of Victoria Drive and west of Town Course, was annexed into the City of Chaska for the Town Course Heights development. In 2006, approximately 270 acres or 0.4 square miles of Laketown Township was annexed into the City as part of the Chevalle residential development north of Lake Bavaria. The approximately 0.9 square miles of land remaining, which is located south of Lake Bavaria, will be annexed into Chaska at such time that the City of Chaska decides to exercise its option to annex. Most of this remaining land is located in the designated Chaska Greenbelt, which allows rural

residential development. Approximately 59 acres is guided for future Low Density Residential development in two areas: south side of Pioneer Trail across from the Town Course Heights neighborhood and a western extension of Sophia Drive in the Clover Ridge neighborhood.

The Lake Bavaria Boat Launch, which is a Carver County facility, is located on the southwest shore of Lake Bavaria with access from Shady Oak Drive (CR 111). The City's future Lake Bavaria Park is across the street from the boat launch. As one of the intended outcomes of this annexation of Township land was to gain land control of the western side of Lake Bavaria, the City's desire is to develop a direct waterfront connection between the future park and the lake. The County's 2040 Comprehensive Plan also identifies the potential transfer of Shady Oak Drive (CR 111) from the County to the City of Chaska. As part of master planning for this future park, the City should work with the County to relocate Shady Oak Drive away from the lake to enable the future park to have direct access to the lake and the boat launch.

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

CHASKA GREENBELT

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

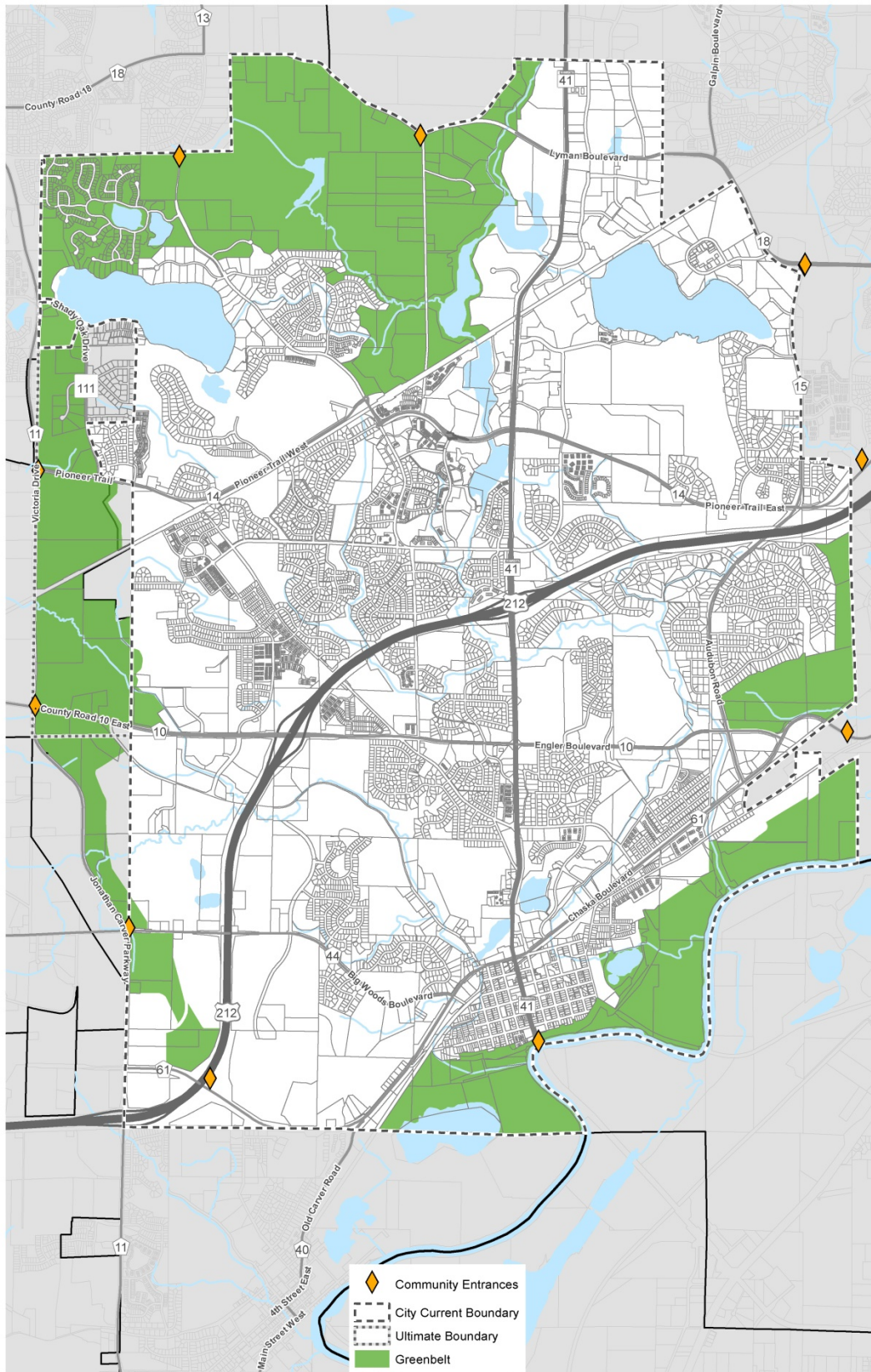
The Chaska 2000 Comprehensive Plan, which was prepared in the early 1990s, proposed a greenbelt concept in northwest Chaska as a continuation of the open space provided by the Minnesota Landscape Arboretum located on the northern edge of the City. In June 1993, this greenbelt concept was formalized when the City Council rezoned a 1.5 square mile area in northwest Chaska from the Rural District to a Rural Residential District, which allows four (4) dwellings per 40 acres with private sewer and water systems. This area has since been expanded to about two (2) square miles. The 2020 Comprehensive Plan called for the greenbelt to be extended around the west side of Lake Bavaria and along the western edge of the City by designating rural land along the northern and western edges of the City as Rural Residential, including portions of planned annexation lands in Laketown and Chaska Townships. The Chaska Greenbelt Map (FIGURE 4.8) delineates the greenbelt concept within Chaska's ultimate City limits as well as within some adjacent natural areas, such as the Minnesota Landscape Arboretum, Chanhassen and Shakopee. In May of 2006, the City added a greenbelt policy (#3) to

include Conservation Development (Conservation Residential and Conservation Business Campus) on city sewer and water as being desirable land uses within the Chaska Greenbelt. It is anticipated that the conversion of the existing Agricultural uses to Conservation Development uses would occur post-2040.

Chaska's strongest greenbelt is the Minnesota River valley and floodplain along the south edge of the City. Less evident is the open space separation between Chaska and Chanhasen consisting of the Bluff Creek ravine/wetland system in Chanhasen, which includes the Assumption Creek and Seminary Fen natural areas. The City of Chanhasen has established plans and policies to protect this area. Not only will the Chaska Greenbelt concept help preserve the individual identities of eastern Carver County communities, it will also provide a welcome break in the outward expansion of the metropolitan area. An important land use strategy of the greenbelt concept is the protection of rural character at "key community entrances", which are those locations adjacent to an arterial road (planned or existing) entering/exiting the community as identified in Chapter 6 (Transportation). The key community entrances are shown on the Chaska Greenbelt Map (FIGURE 4.8).

Where Chaska's greenbelt contains developable land as opposed to wetlands, floodplain, ravines, etc., permanent rural residential housing is permitted on minimum lots of five acres, but at a maximum density of four (4) dwelling units per 40 acres. Agriculture and certain quasi-urban uses may be permitted such as recreational facilities, horse stables, "hobby farms" and limited landscape contracting services. This permanent rural residential area helps carry out another Chaska objective, which is to provide a wide variety of housing and lifestyles for Chaska residents.

FIGURE 4.8: CHASKA GREENBELT



DAHLGREN TOWNSHIP

The northeast corner of Dahlgren Township abuts Chaska’s western border, south of CSAH 10, and also abuts the southern edge of the Laketown Township annexation area. In addition, Carver County recently improved roadway connectivity in this area by completing Jonathan Carver Parkway (CSAH 11) as a new north-south roadway connection between Hwy 5 and Hwy 212. This area is designated by Carver County’s 2040 Comprehensive Plan as being in the “Transition Policy Area” which limits development to one (1) dwelling unit per 1/4 1/4 section (40 acres), plus the additional density allowed in wooded areas in exchange for conservation activity. According to Carver County’s 2040 Comprehensive Plan, typically land shown in a city’s comprehensive plan as receiving sewer service by 2040 will be placed in the Transition Policy Area; however, there may be situations in which a city’s comprehensive plan and the County’s Transition Policy Area may not be consistent for a variety of reasons.

The City of Chaska has established a long history of planning for preservation and strengthening of Chaska’s physical and perceived identity as a freestanding community. In particular, the City has used the Chaska Greenbelt concept to create a rural/open space area around the edge of Chaska to physically separate it from adjacent communities. In light of Carver County’s recent completion of Jonathan Carver Parkway (CSAH 11) as a major north-south urban roadway between Hwy 5 and Hwy 212, and Chaska’s planned annexation of Laketown Township westerly to CSAH 11, the CSAH 11 corridor is a logical western edge for the City of Chaska in the future. The City of Chaska is interested in expanding its western city border to Jonathan Carver Parkway (CSAH 11) and will consider pursuing an orderly annexation agreement with Dahlgren Township.

PHASING OF GROWTH

FORECASTED GROWTH

Thrive MSP 2040, established by the Metropolitan Council, includes forecasts for households, population and employment for the years 2020, 2030, and 2040. These forecasts were developed with input from the City of Chaska and are updated periodically. Forecasts are based on historic trends, 2010 Census data, current demographic data, annual monitoring of building permits, employment data and comprehensive plans. The ability of the City to accommodate the forecasts for population, households, and employment is explored below.

TABLE 4.8: CHASKA GROWTH FORECASTS

	2010	2017	2020	2030	2040
Population	23,770	26,941	27,100	32,000	36,600
Households	8,816	10,012	10,400	12,300	14,200
Employment	11,123	12,855	13,600	16,000	17,600

STAGING OF DEVELOPMENT AND REDEVELOPMENT

As a developing community, Chaska will most likely experience a fair amount of growth through the year 2040. Most of the growth will occur within the Southwest Growth area, as well as redevelopment within the downtown.

Appendix A shows a phasing concept of how the city predicts where and when growth is likely to occur based on what we know today, split by decade. This map is meant to be a snapshot of the City’s best estimate for its future growth, which is required by the Metropolitan Council. TABLE 4.9 summarizes the City’s anticipated development phasing by land use category in net acres. Whether or not a property develops with sewer and water depends on the feasibility of extending infrastructure to serve a geographic area in an orderly manner and not if it is in one or the other stages identified in the map. Development that is not consistent with the phasing shown within the map will not require an amendment to the comprehensive plan.

TABLE 4.9: ANTICIPATED NET ACRES OF DEVELOPMENT PHASING

Future Land Use	Net Acres 2018-2020	Net Acres 2021-2030	Net Acres 2031-2040	Net Acres Total
Low Density Residential	78.0	129.0	266.8	473.8
Medium Density Residential	-	27.2	13.3	40.4
High Density Residential	-	31.7	-	31.7
Mixed Residential	59.6	128.8	-	188.4
Downtown Mixed Use	-	16.8	-	16.8
Commercial	0.3	20.8	1.5	22.6
Office	-	-	-	-
Business Park	39.9	145.3	213.8	397.0
Industrial	3.5	10.4	20.7	34.5
Total	181.2	509.9	516.1	1,205.2

Source: City of Chaska, HKGI 2020

TABLE 4.10 summarizes the anticipated household growth due to new development and redevelopment, and TABLE 4.11 shows anticipated growth in employment based on development. As shown, the overall net density for new development in Chaska will be at a minimum of 3.01 units/acre, which meets the Metropolitan Council’s minimum residential density requirement for a Suburban Edge community. The Metropolitan Council designated Chaska as a Suburban Edge community in Thrive MSP 2040. The range of new housing units also meets the City’s growth projections for each decade. The amount of redevelopment is difficult

to predict as it is hard to know the timing of the private sector, so these tables should be used as an indication of what is possible, and when phasing is likely to occur, not required to occur.

TABLE 4.10: POTENTIAL RESIDENTIAL UNIT PHASING

Future Land Use	Density (u/ac)		%Res	2018-2020		2021-2030		2031-2040		Total	
	Min	Max		Min	Max	Min	Max	Min	Max	Min	Max
Low Density Residential	2.0	5.0	100%	156	390	258	645	534	1,334	948	2,369
Medium Density Residential	6.0	11.0	100%	-	-	163	299	80	146	243	445
High Density Residential	12.0	40.0	100%	-	-	380	1,267	-	-	380	1,267
Mixed Residential	3.0	40.0	75%	134	1,789	290	3,864	-	-	424	5,653
Downtown Mixed Use	12.0	40.0	50%	-	-	101	335	-	-	101	335
Total				290	2,179	1,191	6,410	613	1,480	2,095	10,069
			Total U/A	2.36		4.07		2.19		3.01	

Source: City of Chaska & HKGi, 2019

TABLE 4.11: POTENTIAL EMPLOYMENT PHASING

Future Land Use	FAR		Sq. Ft. / Job	%Non-Res	2018-2020		2021-2030		2031-2040		Total	
	Min	Max			Min	Max	Min	Max	Min	Max	Min	Max
Mixed Residential	0.5	1.0	1000	25%	325	650	701	1,403	-	-	1,026	2,052
Downtown Mixed Use	0.5	2.5	1000	50%	-	-	182	912	-	-	182	912
Commercial	0.1	0.4	1,000	100%	1	4	91	363	7	26	98	394
Office	0.3	1.0	750	100%	-	-	-	-	-	-	-	-
Business Park	0.2	1.0	1250	100%	264	1,320	1,013	5,065	1,490	7,450	2,767	13,835
Industrial	0.1	0.5	1,500	100%	10	50	30	150	60	301	100	501
Total					600	2,024	2,018	7,893	1,557	7,777	4,174	17,694

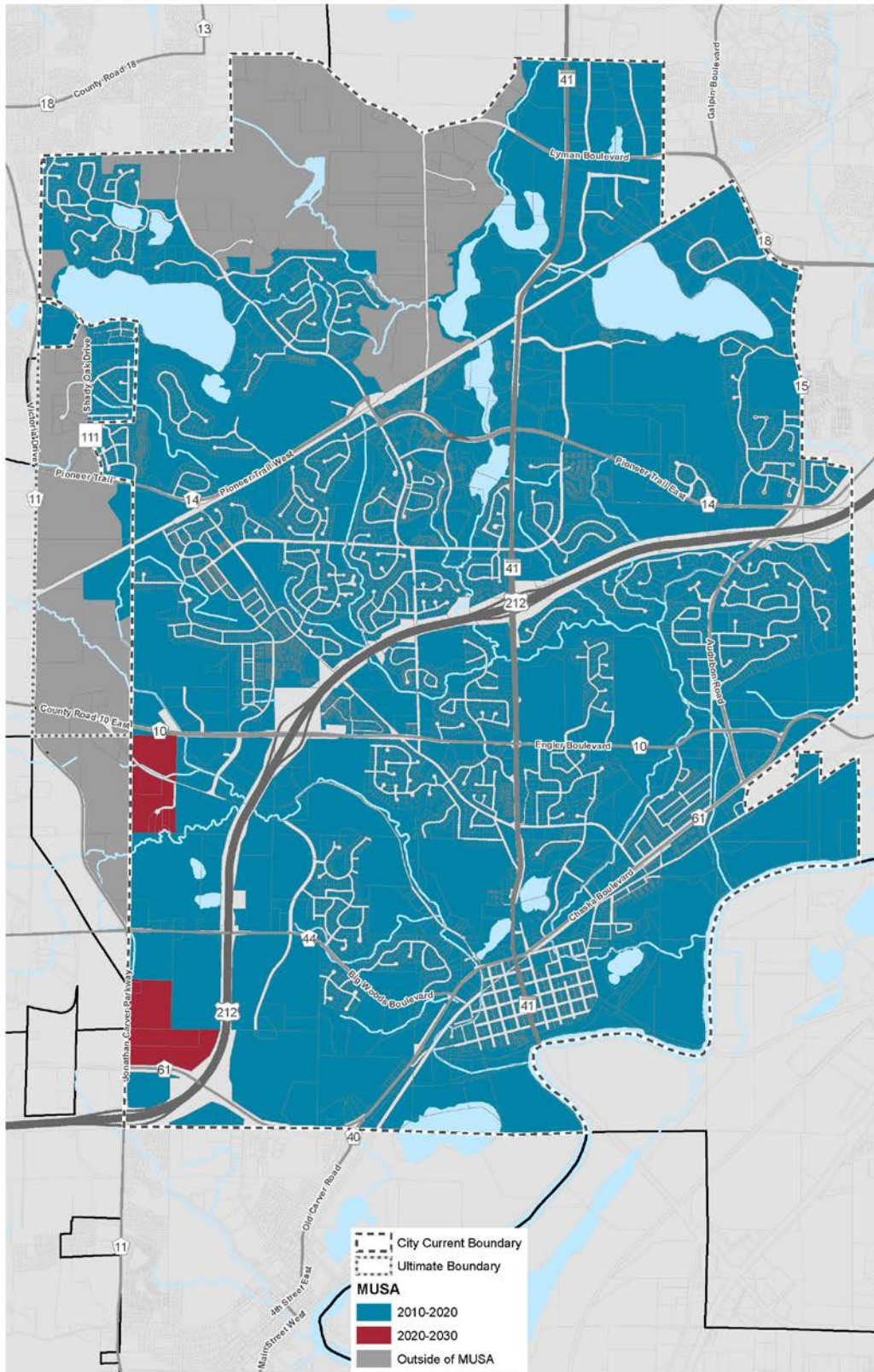
Source: City of Chaska & HKGi, 2019

MUSA STAGING

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

With the annexation of the former Chaska Township land into the City of Chaska in 2005, the 2005-2010 MUSA boundary encompassed approximately 88% of the land located within Chaska's current municipal boundaries. The 2016 amendment to the Comprehensive Plan saw the addition of the Southwest Growth Area into the 2020 MUSA staging. Since then, there have been no changes to the MUSA.

FIGURE 4.9: MUSA STAGING



The MUSA Staging Map (FIGURE 4.9) shows the 2040 MUSA, including staging areas for 2020-2030; the MUSA is not expected to change between 2030 and 2040. The 2030 MUSA is expanded west of new Hwy 212 to the City's western municipal border to accommodate future development along the west side of this new regional highway corridor. Small areas within the future Laketown Township annexation area, including about 85 existing single-family homes, are also within the 2020 MUSA. The area of existing homes, which is the northernmost area, already has sanitary sewer services through the Federal 201 Facilities program. The City of Chaska will need to extend water and stormwater services at the time of annexation. The two small undeveloped areas in Laketown Township, as well as the area west of Highway 212, will need to have sanitary sewer, water, and stormwater services extended to them at the time of annexation. The only areas of land that are not included in the current 2040 MUSA are 1.4 square miles of land northeast of Bavaria Road in northern Chaska and 0.7 square miles of land in Laketown Township that is planned for future annexation. These areas are currently planned to remain outside the 2040 MUSA to serve as part of the Chaska Greenbelt along the western and northern edge of the City and would allow a maximum density of four (4) dwelling units per 40 acres.

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

PUBLIC FACILITIES

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

CHASKA FACILITIES

City Hall / Police / Library

This multi-purpose facility, located at 4th and Pine Streets in Downtown Chaska, was opened in Summer 1989. The building contains 30,800 square feet and houses the offices of City Administration, Community Development, Police, Finance/Personnel and Utility Billing. In addition to its City functions, the facility is also home to the Carver County Library and the Library's administrative offices. The Library leases space from the City, which will ultimately be used for expansion of City Hall functions at such time that a new library facility can be built downtown. In 2018, the City and County collaborated on an exploration of potential relocation sites in downtown for a new library.

Municipal Services Building

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

Long term improvements to the Municipal Services Building include the relocation of the cold storage building and expansion of the water treatment plant with new settlement ponds.

Chaska Community Center

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

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

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

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

Fire Station

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

Water Treatment Plant

In 2006, Chaska completed the construction of the new Water Treatment Plant that is capable of treating 12.6 million gallons per day, for iron and manganese removal to only trace levels by gravity filtration. Sodium hypochlorite is used to disinfect the water for bacteria and fluoride is added to enhance tooth protection, as required by state law. Water is pumped to the distribution system after treatment and is stored in four elevated towers that have the capacity to hold four million gallons. The Water Treatment Plant was built based on the needs of Chaska at ultimate development.

Chaska Town Course Golf Course/Clubhouse and Par 30 Golf Course

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

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

Chaska History Center

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

City of Chaska Facility Needs

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

Electric Utility

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

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

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

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

Chaska is not new to industrial customers. The existing industrial parks in the City operate on a 24/7 basis and demand highly reliable electric service. This is provided with dedicated feeders serving these customers, sectionalizing to minimize customer impacts, looping capabilities for all underground lines and power quality investigations when needed. A remote monitoring system is in place for substation circuits serving these loads and disturbances are automatically reported to the on-call person.

For a new customer in the 15-25 MW range located at the new West Creek Corporate Center industrial park, plans are already underway to serve this load. Recently, the Electric Department completed installation of conduits under new Highway 212 to tie into the existing City distribution system. A new substation was built in the north industrial park, east of Peavey Road and south of Columbia Court, in 2017 to replace the substation removed in downtown Chaska. This new substation allows for growth and serves as a backup to the City's other substations.

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

CARVER COUNTY FACILITIES

Carver County Government Center

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

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

square feet in size. The built-out lower level accommodates records storage, the law library, jury assembly space, and an EOC/training room and conference area.

Carver County License Center

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

Carver County Environmental Center

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

Carver County Community Development Agency

The Carver County Community Development Agency (CDA), located at 705 North Walnut in downtown Chaska, serves the housing and business development needs of eleven cities and nine townships in Carver County. The CDA provides affordable housing opportunities for residents throughout the County and manages about 600 rental units for working families and seniors. The CDA also administers various programs to help residents, which include: credit counseling; housing counseling; refinance counseling; foreclosure counseling; purchasing Carver County Community Land Trust homes; single-family rehabilitation loans; and multi-family (rental) rehabilitation loans.

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

INDEPENDENT SCHOOL DISTRICT 112 FACILITIES (PUBLIC SCHOOLS)

Chaska is located within Minnesota Public School District #112, Eastern Carver County Schools. Also served by District #112 are the Cities of Chanhassen, Victoria, Carver, and East Union. Currently, the District operates one kindergarten school, eight elementary schools, three middle schools, and three senior high schools. District #112 also owns and maintains a building in which

a special education school operates. The public schools within the City of Chaska are outlined below.

Kinder Academy

The Kinder Academy is an all-day program for children with summer birthdays and other young five year olds. Students move to first grade after year one or two. The school is located in La Academia at 1800 Chestnut Street in Chaska

La Academia

La Academia is a grades K-5 Dual Language Immersion School located at 1800 Chestnut Street in Chaska.

Jonathan Elementary School

Jonathan Elementary School, which opened in September 1991, is located north of Pioneer Trail and west of Highway 41. The school serves students in grades K-5.

Clover Ridge Elementary School

Clover Ridge Elementary School is located in the Clover Ridge neighborhood near the intersection of Hundertmark Road and Clover Ridge Drive. The school serves students in grades K-5.

In addition, some Chaska families live within the school attendance areas for Carver Elementary School and Victoria Elementary School, which are both located outside the City of Chaska.

Chaska Middle School East and West

Chaska Middle School East is located at 1600 Park Ridge Drive in central Chaska and educates students in grades 6-8. The completion of the new Chaska High School in 1996 enabled district officials to remodel the former high school next to the original middle school as an additional middle school, which is now Chaska Middle School West.

Pioneer Ridge Middle School

The Pioneer Ridge Middle School is located at 1085 Pioneer Trail East. It was originally constructed in Fall of 2002 to focus singularly on ninth grade students as the Freshman Center. As of Fall of 2009, the Freshman Center was reclassified as a Middle School and now houses students grades 6-8.

Chaska Senior High School

Chaska Senior High School, which opened in September of 1996, is located south of Pioneer Trail and east of Highway 41. The High School was originally built with three wings, or "houses," which could accommodate 500 students each. The site can accommodate a fourth house for

future expansion. For the 2019-2020 school year, enrollment for grades 9-12 was at 1,534 students.

Integrated Arts Academy

Integrated Arts Academy is located at 11 Peavey Road, north of Hazeltine Lake and just off of Chestnut St. This arts oriented high school's innovative curriculum enables students to meet the school district's regular graduation requirements through focused content areas in Culinary, Horticultural, and Visual Arts.

Carver-Scott Educational Cooperative — Carver Annex

The Carver-Scott Cooperative is located in the old Junior High Building at the intersection of Ash and 4th Streets in lower Chaska. The building is owned and maintained by School District #112; however, it is operated by a special school district organized by the State to educate vocational and other special students of high school age, as well as adults attempting to obtain their high school diplomas. These students originate not only from within School District #112, but also from other districts throughout the State.

The Carver-Scott Cooperative operates out of a number of other buildings throughout Chaska, one of which is the old Continental Engineering building located on Sixth Street and Ash Street. This building houses the East Creek Family Center, the New Beginnings program as well as the Stepping Stones program.

OTHER SCHOOLS IN CHASKA (PRIVATE AND PAROCHIAL)

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

Jonathan Montessori House of Children

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

Guardian Angels School (Catholic)

The Guardian Angels School is located at the intersection of 2nd and Cedar Streets in lower Chaska. The school includes pre-school, elementary, and middle school grades.

St. John's Lutheran Church School

The St. John's School is located at the intersection of Ash and 4th Streets in lower Chaska. The school includes pre-school, elementary, and middle school grades. With a school expansion in 2001, St. John's increased school capacity to approximately 375 students.

Southwest Christian High School

Southwest Christian (SWC) is a college-preparatory high school for students in grades 9-12 located at 1981 Bavaria Road in Chaska. The school is an independent, interdenominational school that enrolled approximately 360 students (2018-2019) from more than 85 area churches.

CEMETERIES

The City of Chaska owns and maintains Mount Pleasant cemetery north of downtown along the Minnesota River bluff line. Approximately 100 gravesites remain open out of 2,000 sites created in the mid-1800s. On average, 10-15 sites are purchased each year; thus, it appears that the facility will have the possibility of reaching its ultimate capacity during the 2020-2040 planning period. The City should evaluate its long range needs regarding the feasibility/desirability of expanding westerly into the existing farmland prior to residential development of that property. The City will evaluate whether additional non-denominational cemetery space should be provided, and if so, whether it should be as an expansion of Mount Pleasant or in a new location.

Guardian Angels Cemetery is off of CSAH 44 northwest of downtown Chaska in the SW Chaska growth area. The St. John's and Moravian cemeteries are located within developed areas of the community. Guardian Angels and St. John's are relatively large and have significant expansion space. The small Moravian Cemetery is essentially full but another Moravian facility is located a few miles west of the City.

HERITAGE PRESERVATION

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

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

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

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

In 1978, the State Historical Society designated several individual buildings and a district for historic preservation. In 1980, the Walnut Street Historic District was listed as a National Historic District on the National Register of Historic Places (NRHP) as well as seven (7) individual buildings. The Walnut Street Historic District contains City Square and portions of six other contiguous blocks, which encompasses 29 contributing properties within the district.

In 1989, the City adopted a Heritage Preservation Ordinance, which established the Planning Commission as the Heritage Preservation Commission (HPC) and set forth various criteria and standards for designating historic buildings, sites and districts. Subsequently, members of the Chaska Historical Society prepared an inventory of buildings and sites having historic value. A brochure describing 50 historic buildings/sites was prepared during the 1990s to guide walking and driving tours of historic downtown Chaska, with an updated brochure created in 2011.

In 1991, the City created a Historic Preservation Task Force to survey older buildings and sites, receive citizens’ suggestions regarding historically significant buildings, research historic information, and recommend buildings and sites worthy of local historic designation. The Task Force used specific criteria contained in the Heritage Preservation Ordinance in its considerations of which buildings and sites to designate as historic places. Three groups of buildings and sites were recommended by the HPC and approved by the City Council as local

historic buildings/sites in 1992, 1993, and 1996, with a total of 51 buildings/sites now designated within the City. In 2006, five additional properties were designated as local historic buildings/sites by the City Council. Thus, as of 2020, the City had 56 locally designated historic properties.

In 2002, the City significantly expanded and revised its Heritage Preservation Ordinance in order to meet the specific ordinance requirements for qualifying as a Certified Local Government (CLG), as established by the State Historic Preservation Office (SHPO). The City also established the Heritage Preservation Commission as a separate commission from the Planning Commission, which was also a CLG requirement. City Staff also researched and developed a draft Heritage Preservation Plan, which has not been completed nor adopted up to now.

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

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

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

- » Native American, Early Archeological, Early Settlement: 1700-1858

- » Chaska Brick: 1857-1950
- » Commerce and Industry and Civic Services: 1850s-1950s
- » Farmsteads and Agricultural Life: 1852-1950s
- » Transportation: 1700-1950s
- » Religion: 1842-1950s
- » Residential: 1857-1950s
- » Preservation of the Recent Past: 1956-present

In 2012, the Chaska Downtown Master Plan was completed for the historic downtown and adopted by the City Council, which has provided guidance for revitalization, redevelopment, public infrastructure investments, and heritage preservation efforts. As part of the plan's implementation, it was followed up by both the Downtown Streetscape Master Plan and Downtown Signage Design Guidelines. The development of the signage guidelines also included amendments to the City's Zoning Ordinance regarding downtown signage, both of which are intended to promote improved and historically appropriate signage in downtown.

SOLID WASTE MANAGEMENT

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

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

strategies, and county initiatives. Each of the counties developed their supplemental portion of the Master Plan addressing individual county issues.

Carver County updated its Solid Waste Master Plan in 2012 which replaced the County's previous Solid Waste Master Plan that was adopted in 2004. The Carver County Solid Waste Master Plan 2012-2030 was prepared by the Carver County Environmental Services Department, with assistance from the Solid Waste Advisory Committee, representatives from communities within the County, and licensed haulers. Although this Plan lays out a framework for waste management for the next 20 years, its primary objective was to guide waste management by the County through the next five years, when the next major plan revision is anticipated, which would be 2020.

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

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

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

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

The Carver County Environmental Center, which was established in 2002, is located at 116 Peavey Road in Chaska. The site was chosen largely for its strategic location, which is in the center of Carver County's largest population areas of Chaska, Chanhassen, and Victoria. The site

has good access and visibility from Highway 41 allowing for maximum exposure for both residents and businesses. The Environmental Center serves as a year-round, one-stop, drop-off site, which allows for the collection of household hazardous waste, special waste, and recycling. Having all of the services under one roof and open throughout the year makes the collection process more efficient for the County and convenient for residents and businesses. The Environmental Center also provides a product reuse area and an environmental education clearinghouse. The Environmental Center was designed with convenience and safety as top priorities.

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

NEIGHBORHOOD LAND USE DESIGN

NEIGHBORHOOD HOME OWNERS' ASSOCIATIONS

In order to create a sense of place within the City's neighborhoods, common open space, private roads and utilities, landscaped medians, monument signage, and trails are provided by some developers and become the responsibility of neighborhood home owners' associations (HOAs). These additional amenities occur in either public or semi-public areas within residential developments. The general public is not responsible for this level of additional amenities in other neighborhoods within the City. If the additional amenities were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, Home Owners' Associations (HOAs) are required to be established to own and maintain these amenities.

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

The Jonathan Home Owners' Association is by far the largest HOA in Chaska and one of the largest in the metro area. Based on the 2000 U.S. Census, Jonathan neighborhoods represented approximately 1/3 of the population of Chaska with more than 2,899 households and an estimated population of 8,000. In general, Jonathan includes the neighborhoods south of the TC & W railroad, west of Highway 41, and north of new Highway 212. A second major area of Jonathan is the Autumn Woods neighborhood, which is located about one mile east of Highway 41. Other small residential areas within Jonathan consist of two townhouse developments located on the south shore of Hazeltine Lake (Carvers' Green and Hazeltine Estates) and a small pocket of single-family homes located at the southeast corner of Lake Bavaria (Lake Bavaria Estates). Common facilities include a wide variety of neighborhood amenities, such as open green spaces, parks, tot lots, trails, pedestrian tunnels and bridges, community gardens, private roads, mail stations, monument signage, street boulevards and medians.

Jonathan Development Corporation (JDC) began planning for Jonathan New Town in 1965. In 1970, a project agreement was executed between JDC and the federal government whereby financial assistance would be provided for development of the new town. Jonathan became one

of 13 New Towns throughout the country that were funded in part through a federal New Town program available at that time.

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

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

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

At the time of JDC’s foreclosure, an impressive beginning on the New Town had been made. An extensive infrastructure system was in place consisting of trunk sewer/water lines and facilities, local streets, pedestrian trail system, a hierarchy of parks and about one square mile of environmentally sensitive open space. The City of Chaska acquired most of the open space and part of the trails system in the late 1970s through grants from the federal government. Two state-of-the-art industrial/business parks were nearing completion, approximately 600 housing units were constructed and occupied, and the first Village Center was built with a supermarket as its anchor. The Village Center was closed in the latter 1980s due partly to changing shopping center concepts, and it is now owned and used by School District #112 for office and educational purposes.

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

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

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

In general, the purposes of the PRD and PMD Districts are to allow greater variety in the types of residential environments available to the residents of Chaska; to respond to changes in housing choices and in new housing concepts; to encourage innovative design in the development of single-family neighborhoods such as cluster housing, but not necessarily at higher densities; the provision of privately controlled common open space ancillary to new housing developments; and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments. Provision of common open space is required for all PRD and PMD Districts and all land that is planned for common open space must be conveyed to an organization that will own and maintain it. As part of creating a PRD or PMD District, the City also supports density bonuses when a developer is willing to provide additional neighborhood amenities, such as common open space. In addition, the City supports the incorporation of non-standard street designs to facilitate creative neighborhood concepts with the understanding that these non-standard streets are maintained by an HOA.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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

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

- » Neighborhoods that have an identifiable center and edge.

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

LAND USE GOALS & POLICIES

CHASKA GREENBELT

Goal

A permanent Chaska Greenbelt shall be established around the edges of the City to the extent possible to physically and visually separate Chaska from adjacent communities.

The primary purposes of such Greenbelt are:

- To help preserve and strengthen Chaska's sense of community and identity as a freestanding community,
- To help achieve a wide variety of housing choices within the City including a rural lifestyle, and
- To preserve and protect valuable open space and natural resources.

Policies

1. Standards for residential development within the portion of the Greenbelt that is suitable for development (excluding floodplains, wetlands, wooded slopes, etc.) shall be as follows:
 - Maximum of four dwellings per 1/4 1/4 section (40 acres) including farm and non-farm dwellings.
 - Spacing between dwellings at least 300 feet.
 - Minimum five acre lot size per dwelling.
 - Dwellings shall not be located on steep slopes over 18 percent.
 - A standard on-site sewage treatment system shall be installed, and one alternate drainfield site shall be provided.
 - Other requirements as set forth in Section 3.1.1B (Rural Residential 2) of the Chaska Zoning Ordinance.
2. The protection of "rural character" will be an important land use strategy for implementing the "Greenbelt" concept. A cooperative preservation strategy between the City and property owners will enhance the rural character of the Greenbelt and strengthen the historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one housing unit per 80 acres) land uses at the "key" community entrances is one method of promoting the "rural character". Methods to preserve the "rural character" of these "key" community entrances are as follows:
 - The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.

- A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.
 - The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.
 - The area that the building eligibilities are to be transferred to will be visually remote from the “key” community entrance (FIGURE 4.8).
 - The building eligibilities could not be utilized to impact wetlands, wooded steep slopes, nor high-quality tree stands as identified by the Comprehensive Plan.
 - The “rural character” preservation plan and building eligibility transfer plan will be reviewed by the Planning Commission and the City Council for overall conformance to the City’s policies and ordinances.
3. In lieu of Policy #1 above, projects in the Chaska Greenbelt can request a comprehensive plan map amendment to allow for cluster development (i.e., conservation development), if the project generally meets the following objectives:
- The development areas within the project can be serviced by Chaska sanitary sewer and water.
 - A concept plan is submitted for a project area that is bounded by major roads or municipal boundaries in the Greenbelt.
 - A completed analysis on the impact of the proposed development on municipal infrastructure (i.e., streets, water, sewer, etc.).
 - The viewsheds at key community entrances are identified, prioritized, and protected. The prioritization should be by functional classification of the street involved (i.e., viewsheds along arterials have a higher priority than viewsheds along collectors).
 - The open space and natural resources systems of the area are identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Public access to these systems is required.
 - The density of the project is approximately 1.0 dwelling units per gross acre.
 - Development activity is limited to approximately 1/3 of the site. The remainder of the site remains undeveloped with permanent protection measures provided to ensure that it will be properly maintained, enhanced, and protected in perpetuity.
 - Protect approximately 25-50% of the gross project acreage in the form of viewsheds, natural resources and open spaces beyond that which is already regulated (i.e., wetlands, steep slopes, etc.).

- Wildlife corridors, based on those identified on the Environmental Features Map (FIGURE 3.7), having a general width of 150 feet.
- Provision of adequate parkland and construction of park(s), as these development areas are outside of existing planned park areas.

SOUTHWEST CHASKA

Goal

Development of an integrated area of new neighborhoods, employment districts, neighborhood commercial nodes, a connected street network, and extensive open space network that is environmentally, economically, and socially sustainable for the entire Chaska community and strengthens downtown Chaska as the heart of the community.

Policies

1. The Southwest Chaska Growth & Development Plan will serve as a guide and a baseline for review of development proposals within the southwest Chaska growth area.
2. Ensure that future developments are designed with strong physical connections, where feasible, to the historic downtown area and community features that contribute to revitalizing downtown rather than competing with it.
3. The protection of natural resource systems and open spaces in the southwest Chaska growth area will be an important land use strategy. Future development planning within the area must include the identification, prioritization, and protection of natural resource systems and open spaces, using the Environmental Features Map (Figure 3.7) and Southwest Chaska Growth & Development Plan as the basis for open space preservation. Protected wildlife corridors should have a general minimum width of 150 feet. Public access to these natural resource systems and open spaces is required.
4. Support the design, formal approval and funding of an additional interchange with Highway 212 at CSAH 44, working in partnership with the County, State, Metropolitan Council, and affected property owners.
5. Future land uses and development patterns should generally align with the Southwest Chaska Preferred Growth & Development Plan Map (FIGURE 4.7).
6. Promote residential, commercial and public space development in the southwest growth area that incorporates Traditional Neighborhood Development principles, elements and design guidelines, as established in the Southwest Growth & Development Plan.
7. Limit commercial development to neighborhood-scale commercial uses that primarily serve residents of surrounding neighborhoods and employees of surrounding employment districts at key nodes along high traffic corridors. The primary neighborhood commercial node should be at the Engler Blvd (CSAH 10)/Highway 212

interchange with a limited amount of neighborhood commercial along CSAH 44 west of Hwy 212 if incorporated into a Business Park mixed use development.

8. Promote the development of employment districts that optimize the significant amenities of the southwest Chaska growth area, including convenient freeway interchange access/visibility, proximity to unique historic downtown Chaska, proximity to a broad workforce, and a wealth of green space and recreational facilities.
9. Ensure that proposed development projects sufficiently contribute to achieving the City's long-term population, employment, density, tax base, housing affordability, and environmental sustainability goals.
10. Preserve and provide public access to the remnant "Big Woods" as a unique, high quality and historic open space element of the community's natural landscape.
11. Add a new Community Park adjacent to the preserved "Big Woods" open space area.
12. Connect to the regional trail system including the planned Southwest Regional Trail along Creek Road, the planned Minnesota River Bluffs LRT Regional Trail Extension into Carver, and the County Road 10 Regional Trail Search Corridor.

FUTURE ANNEXATION

Goal

Chaska's unique sense of community and identity as a freestanding community is preserved and strengthened through planned land annexation in Laketown Township and consideration of land annexation in Dahlgren Township.

Laketown Township Policies

1. The City of Chaska and Laketown Township officials should continue efforts to update the 1976 Orderly Annexation Agreement including land use control by the City of Chaska based upon an agreed upon land use plan. Such agreement could also include staged annexation of areas having development priority.
2. The Pioneer Trail intersection with County Road 11 and the Engler Boulevard intersection with County Road 11 will be "key community entrances" as defined in the Chaska Greenbelt section of this Chapter. As a "key" community entrance, the City will work cooperatively with the adjacent property owners to creatively preserve the rural character of these two intersections.
3. The Chaska Greenbelt areas of the Township require detailed planning, as these areas are narrow portions of the Greenbelt, being roughly one-quarter mile in width. The following narratives describe the preservation strategies for the Greenbelt area within the Township:
 - o In the area north of Pioneer Trail, the City will:

- Work with the property owner at the intersection of Pioneer Trail and County Road 11 to preserve the agricultural utilization of the land.
- Work to locate structures, such that they are sensitive to “rural character”, given that this is a narrow area of the Greenbelt.
- Work to protect the views from Lake Bavaria, by strictly adhering to policies and ordinances on the location of structures.
- Improve public access and utilization of Lake Bavaria.
- South of Pioneer Trail and north of the railroad tracks, the City will:
 - Work with the property owner at the intersection of Pioneer Trail and County Road 11 to preserve the agricultural utilization of the land of the “Kelzer Farm”.
 - Limit urban residential development on the area to the east of the “Kelzer Farm” to that area that is below and east of the ridgeline that generally starts at a point 500 feet east of the intersection of Pioneer Trail and Shady Oak Drive, then runs southerly to a highpoint of 1000.8 feet, then runs southwest to a highpoint of 1003.0 feet, then runs southeast to a highpoint of 1000.2 feet, then runs southeast to a point which is ½ the distance between highpoints 1000.2 feet and 947.0 feet, then runs from this midpoint south to the lowpoint 917.7 which is adjacent to or on the right-of-way of Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and there terminates.
- North of Engler Boulevard and south of the railroad tracks, the City will:
 - Support the expansion of the MUSA out to the creek that drains the Clover Ridge wetland complex and to the knob that is generally located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 116, Range 24, such that the development of the knob area is permitted to the extent that it can be serviced by gravity sanitary sewer following the completion of a grading plan for the area. The grading plan will follow the guidelines used for similar projects.
 - Work with the property owner of the “Brose Farm”, which is immediately south of the railroad tracks on County Road 11 to preserve the oak woods that exists there.
 - Work with the property owner at the intersection of Engler Boulevard and County Road 11 to preserve the agricultural utilization of the land of the “Cornelius Farm”.
- South of Engler Boulevard, the City will:

- Work with the property owner at the intersection of Engler Boulevard (CSAH 10) and CSAH 11 to preserve the agricultural utilization of the land of the “Cornelius Farm”.
- 4. In conjunction with future annexation of land east and south of future Lake Bavaria Park and the potential transfer of Shady Oak Drive (CR 111) from the County to the City, the City supports relocation of the roadway segment between the lake and the future park to a location south of the future park. This roadway relocation would enable the future park to have direct waterfront access to Lake Bavaria.

Dahlgren Township Policies

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

REGIONAL AND COUNTY GROWTH PLANNING

Goal

As a city within the Twin Cities metropolitan region and Carver County, the City of Chaska works collaboratively with the Metropolitan Council and Carver County to plan for and achieve the region’s growth, development, infrastructure, and environmental needs.

Policies

1. The City of Chaska endorses the Metropolitan Council’s Thrive MSP 2040, which was adopted in May 2014. Such endorsement includes use of Metro Council’s 2040 population, household and employment forecasts and a commitment to support efficient use of land and public investments by such means as infill development and redevelopment within the 2040 MUSA, provision of balanced life cycle housing, and requiring minimum housing densities of three (3) dwellings per acre on average in newly developed and redevelopment areas.
2. Within the context of the Thrive MSP 2040, the City of Chaska is committed to preserving and strengthening its separate identity and sense of community with small town values

and characteristics. Ways to maintain such community identity include physical separation from other urban areas via the Chaska Greenbelt concept; maintaining the economic health, vitality and service function of the downtown area; maintaining a strong school system with close community ties; creating popular community gathering places; and providing a full range of high quality public facilities and services for all age groups.

3. The City of Chaska endorses Carver County's 2040 Comprehensive Plan. Such endorsement includes the County's policies of maintaining the viability of the agricultural economy; preserving the historic rural character of Carver County by protecting farmland and open spaces; directing residential, industrial, and commercial growth to the municipalities; and supporting the growth and identity of municipalities in an organized and efficient manner. The City of Chaska believes the City's 2040 Comprehensive Plan is consistent with and supports the implementation of Carver County's 2040 Comprehensive Plan.

OPEN SPACE LAND USES

Goal

Preservation of an extensive open space network that protects and connects Chaska's abundant and diverse natural resource features.

Policies

1. The remaining portions of the East Chaska Creek drainageway system that are not currently owned or controlled by the City of Chaska and the portions of the West Chaska Creek drainageway system in Chaska should be preserved for their functional and amenity values through development regulations and conservation/scenic easements obtained at the time of development.
2. The planning of urban development in the vicinity of the creek drainageway systems should promote the positive influence of that system to be extended outward to the maximum extent possible.
3. The City of Chaska recognizes the Bluff Creek Watershed Natural Resources Management Plan (1996) and the Bluff Creek Overlay District (1998), which were prepared and adopted by the City of Chanhassen, as means to preserve the Bluff Creek Corridor. The intent of this plan and overlay district is to preserve this natural resource corridor through protection of significant natural resources and environmentally sensitive development.
4. Preserve the natural resources of the southwest Chaska growth area, including the West Chaska Creek drainageway system, wooded steep slopes, wetlands, remnant "Big

Woods” and other significant wooded areas, as part of the community’s creek/ravine open space system.

5. Enhance, expand and better connect the Minnesota River Valley open space amenities by developing collaborative relationships with the organizations and visitors associated with the Minnesota Valley National Wildlife Refuge and the Minnesota Valley State Recreation Area, such as the USFWS, MN DNR, and Friends of the Minnesota Valley.
6. Expand connections between Chaska’s open space network and the MN Landscape Arboretum through a collaborative relationship between the City, Arboretum, and adjacent property owners.
7. Strengthen the integration of and connections to the community’s natural lakes and three clayhole lakes within the open space network to capitalize on their heritage and recreational values.

RESIDENTIAL LAND USES

Goal

Provide an adequate supply of land to accommodate projected future residential development.

Policies

1. Growth of 4,188 households (41.8% increase) from 2017 to 2040 for an average of approximately 182 new housing units per year.
2. Ensure that necessary municipal services (sewer, water, storm water drainage, and streets) are provided at appropriate locations in advance of anticipated residential development.
3. Support the Metro Council’s Thrive MSP 2040 Plan, which focuses on efficient use of land and resources including requiring average residential densities of three (3) to five (5) dwelling units per net acre, on average, in new developments.
4. Protect residential developments from adverse impacts such as noise, glare, odor, and air pollution.
5. Integrate sidewalks and trails into residential neighborhoods that also provide attractive, convenient and safe connections to community destinations and regional trails.
6. Reserve the land along the east side of Hundertmark Road between Hazeltine Boulevard and Pioneer Trail, which is guided for Mixed Residential, primarily for residential land uses. The 6-7 acres at the northeast corner of Hundertmark Road and Pioneer Trail could also integrate neighborhood commercial and office uses that are compatible with the adjacent residential development, open space, and public/private golf courses into this primarily residential area. Since this area is outside the designated Highway 41/Pioneer Trail community retail/service center and intended as a transition area to adjacent residential neighborhoods, open space and recreation areas, non-residential uses should

be limited to offices and small-scale services/retail. Appropriate small-scale services/retail includes, but is not limited to State licensed day care center, pharmacy with drive-thru, bank with ATM/drive-thru, laundry/cleaner, barber/beauty shop and similar personal services, specialty grocery, restaurant without drive-thru, veterinarian, clinic, and similar uses up to a maximum of 20,000 sq. ft. for an individual establishment. A highway-oriented strip commercial building is not appropriate for this primarily residential area. Due to the location of a City well in this area, protecting the aquifer is required. Commercial land uses that present a potential risk to the aquifer are prohibited, such as fuel or auto-related businesses.

DOWNTOWN AREA LAND USES

Goal

The downtown area is revitalized as the hub of community destinations and gathering places that reflect and celebrate Chaska's historic character, traditional small town atmosphere and values.

Policies

1. Infill development, redevelopment, and public space and infrastructure investments in downtown should generally conform to the Downtown Master Plan's guidance, including its vision, guiding principles, downtown destinations & connections concepts, land use plan map, market positioning objective/strategies/priorities, redevelopment priorities and strategies, and three catalyst redevelopment site concepts.
2. Continue to promote and support activities that will assist in revitalization/expansion of the historic downtown area by making it a more desirable place to shop, do business, to live in, and to visit.
3. Manage, improve and market the provision of downtown parking facilities, in partnership with private redevelopment, to ensure that downtown's parking facilities are located in a convenient and efficient manner, using parking strategies and high quality design appropriate to an urban and historic downtown environment. Surface parking lots, particularly those that dominate a street frontage, should be limited in the downtown core in order to preserve downtown's traditional character of side-by-side buildings along the streets. On-street parking should be maximized. Major redevelopment projects should provide structured parking on-site.
4. Preserve and strengthen the role of downtown as the center of community identity and activity. Facilities that collectively add to downtown's vitality and identity include City Hall, Carver County Library, City Square, Chaska History Center, Carver County Government Center, post office, places of worship, and schools. The many civic functions

that are held in downtown, such as River City Days and the downtown farmers market, are very important ingredients of a vibrant city center.

5. Promote development of additional medium and high density housing in appropriate locations within convenient walking/driving distance of the downtown area as a means to strengthen its vitality and customer base.
6. Establish the geographical expansion limits of the historic downtown commercial core, generally recognizing Walnut Street as the east edge and Pine Street as the west edge. The exception is the west side of Pine Street north of 4th Street, which may be appropriate for non-residential redevelopment.
7. Encourage the continued restoration/rehabilitation of downtown Chaska's historic buildings, particularly those constructed of "Chaska brick" from the City's early brickyards. New buildings should be consistent with neighboring buildings and the historic character of downtown relative to materials, size, scale, color and character. Promote use of the Historic Downtown Chaska Design Guidelines manual for relevant historic buildings.
8. Increase downtown street connectivity by maintaining the downtown street grid, restoring the grid in the northeast quadrant of downtown where feasible, and adding street connections across Chaska Blvd/CSAH 61.
9. Strive to create a highly attractive, convenient and safe walking and bicycling environment in downtown. A connected network of sidewalks, paseo alleys, trails, and bike facilities should be completed that draws residents, employees and visitors to downtown and enables them to easily move around downtown without driving once they are there. This network should include strong connections to the surrounding city and regional trails network.
10. Promote mixed use and higher density redevelopment in the downtown core that will strengthen downtown as a place to live, work and play. Redevelopment projects need to complement downtown's existing traditional character in terms of building location (street-oriented, close to the sidewalk), height, massing, and architecture.
11. Retain and support expansion or relocation of public institutions within downtown in order to maintain and strengthen downtown's role as the hub of community destinations and gathering places.
12. Allow professional service/office uses within existing residential structures located on the west side of Pine Street and east side of Walnut Street.

COMMERCIAL LAND USES

Goal

Provision of complementary traditional downtown, community and neighborhood commercial centers that are accessible from arterial/collector streets, convenient for community residents and workers, and designed as high quality commercial destinations.

Policies

1. Support the provision and expansion of a full range of commercial goods and services for the resident and working population of the Chaska area. Local businesses should be located, structured and marketed to most effectively compete with neighboring trade centers within the City rather than compete with them.
2. Balance the desire to provide a full range of commercial goods and services for the residents of the Chaska area, with the corresponding desire to achieve and protect a quality residential environment, and a high-quality image of the City for motorists that travel to, from and through the City.
3. Concentrate the bulk of Chaska's commercial development in two community retail/service areas — the historic downtown Chaska area serving southern Chaska and the Highway 41/Pioneer Trail area serving northern Chaska. This basic plan should be complemented by a limited number of smaller neighborhood retail/service areas, together with a few areas of highway-oriented general development along Chaska Boulevard (CSAH 61) frontage and at key highway intersections.
4. Reserve the 25-acre triangle and proximate area formed by Chaska Boulevard (CSAH 61) and Engler Boulevard (CSAH 10) at the east entrance to the City for general or specialized commercial development. Access to this area is very good but it is at the edge of residential development; hence, highway-oriented facilities that are strong enough to generate their own trade would appear to be most appropriate. Development of this area at the City's east entrance should be carefully planned to ensure a high quality image and to minimize traffic hazards/congestion along the highways. Development controls through the Planned Commercial Development process should be used. A frontage road or similar local service road should be installed for direct access to businesses as opposed to driveways off the arterial routes. This site would also be appropriate for some mixed-use development including limited industrial development such as office/ warehouse and office/showroom.
5. Prohibit highway-oriented commercial development in strip fashion along the City's arterial and collector street system.
6. The designated commercial land southwest of the Highway 212/Engler Boulevard intersection shall be neighborhood commercial that primarily serves neighborhood residents and business park employees. Neighborhood commercial should be oriented

to the local trade area rather than community or regional markets and commercial uses should not be larger than 70,000 square feet in size.

7. Potential commercial development that could occur along CSAH 44 west of the future Highway 212 interchange shall be limited to neighborhood commercial and part of a mixed use development. Site and building design should be walk/bike-friendly with convenient connections from the adjacent employment areas and residential neighborhoods.

BUSINESS LAND USES

Goal

Provision of business centers for sustaining the City's economy, providing employment opportunities, and expanding the tax base.

Policies

1. The City of Chaska shall continue to help provide an economic climate that stimulates business creation and innovation.
2. The City of Chaska shall continue to work closely with existing businesses with a view toward encouraging and assisting them to remain, expand or relocate in Chaska.
3. Potential unmet needs of both employers and employees in Chaska shall continue to be identified in terms of labor force, housing, commercial services, public facilities and services, and transportation/transit facilities and services. The City shall assist in meeting such needs where possible.
4. The northeast area consisting mainly of five contiguous industrial/business parks shall be filled out and maintained as a high quality employment center. The original Jonathan Industrial Park should be upgraded where individual sites are at variance with the area's overall positive environment.
5. The Highway 41 frontage in upper Chaska shall be encouraged to continue to develop with quality commercial, office, industrial, and corporate headquarters users, in a manner that will preserve a positive City image, and that will minimize traffic hazards/congestion on Highway 41. The frontage south of the Twin Cities and Western Railroad shall be limited to non-manufacturing uses to ensure compatibility with the residential/recreational character of the surrounding area.
6. The SW Chaska business park area along Highway 212 shall be reserved for large site, high-quality light business park development at such time that market conditions, infrastructure, and land acquisition are in place to accommodate such development. This business park area is intended to attract a higher number of jobs per acre, higher site development densities, and higher site/building design quality. Businesses should provide a greater diversity of employment opportunities that are generally high-skilled,

head-of-household and living-wage jobs. Since the area is owned by a number of different farmers, investors or developers, the City will need to assume a proactive role in the business park's planning and development.

7. Partner with the State of Minnesota to develop infrastructure and incentives to attract high-quality bioscience, medical and technology businesses to the Chaska Biotech Center.
8. Development on the 15-acre site in the northeast quadrant of Highway 212 and Highway 41, which is accessed off of Hundertmark Road, should continue to be limited to business park uses. Since this site is located at a major entrance into the community and is highly visible, high-quality building and site design will be required. The primary land use at this corner should be higher density office or medical buildings. Accessory retail uses that complement the principal use would be acceptable, as long as these accessory uses are developed in conjunction or after the principal use and do not generate heavy traffic demands onto Hundertmark Road, a residential collector street.
9. Development on the unique three-acre parcel at the north end of Lake Grace should continue to be limited to office uses that will capitalize upon the panoramic views of the adjacent lake.
10. In areas where industrial, office, or business park uses are proposed for development adjacent to existing or planned residential areas within the city, a sufficient buffer area and strategy will be required to be part of the development proposal.

PLANNED NEIGHBORHOOD DEVELOPMENT

Goal

New residential developments offer greater variety in the types of residential neighborhoods available to Chaska residents through the use of Planned Development Districts, Neighborhood Home Owners' Associations, and Traditional Neighborhood Development.

Policies

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

3. The inclusion of Traditional Neighborhood Developments (TNDs) into the community fabric requires modifications from existing policies and ordinances, since the intent of these areas are to create “urban-centers” rather than “suburban-enclaves”. The City will continue to review its policies and ordinances to ensure that there are appropriate mechanisms that will allow for these developments, while still requiring good design standards and protecting the health, welfare and safety of the general public. The creation of unique Planned Residential Development (PRD) and Planned Multi-Use Development (PMD) Districts will be used to establish the desired standards and design guidelines for future Traditional Neighborhood Developments.
4. The following development areas should be considered as being eligible for TNDs: Downtown Chaska, Riverwoods, Brickyard Clayhole Lake area, Clover Ridge, and the SW Chaska growth area.

HERITAGE PRESERVATION

Goal

Chaska’s historic resources are preserved, protected, and used in ways that enhance the community’s cultural, economic, and functional vitality.

Policies

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

SOLID WASTE MANAGEMENT

Goal

Solid waste management is done in an environmentally responsible and cost effective manner in coordination with the County and State programs.

Policies

1. The City of Chaska strongly supports waste reduction, reuse, recycling, composting, and resource recovery as the preferred municipal solid waste management methods to decrease the region's dependence on landfills.
2. The City of Chaska strongly supports the strategies, initiatives, and outcomes of the Carver County Solid Waste Master Plan 2012-2030.
3. The City of Chaska will continue to work closely with Carver County in its on-going efforts to plan and implement a viable and acceptable solid waste management program, including the updating of the Solid Waste Master Plan.