



CITY OF CHANHASSEN

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

MEMORANDUM

TO: City Council

FROM: MacKenzie Young-Walters, Associate Planner

DATE: October 25, 2021

SUBJ: Fringe Business (BF) District Update

Background

During the October 11, 2021 City Council work session, staff recommended that the City Council consider amending the BF district to reclassify many of the listed conditional uses as interim uses. The goal of this change would be to ensure that parcels in this area have minimal barriers to redeveloping at their highest and best use once sewer and water becomes available. The City Council instructed staff to provide additional information on which parcels would be impacted, what uses are present in the area, and to develop an outreach plan to discuss the proposed amendment with area stakeholders.

Impacted Parcels

Staff has attached a map along with a spreadsheet showing which parcels are located within the BF district and listing the current use (to the best of staff's knowledge) of each parcel. Of the 18* parcels, 15 are in private ownership. Of those 15, six are smaller parcels, less than one acre in size, currently being used for single-family homes. Of the remaining nine parcels, four are businesses operating under an existing conditional use permit (CUP) or continuing a nonconforming use, four were formally used for a business but are currently not in commercial use, and one parcel is undeveloped. Staff anticipates that the proposed changes would have minimal to no impact on the single-family home owners or current operating businesses, and that it would have the strongest impact on the vacant business sites and undeveloped parcel.

Note: The map identifies 16 areas rather than 18; the two parcels labeled collectively as 7 and the two labeled collectively as 8 were formerly a commercial kennel and automotive dealer, respectively.

Proposed Outreach

In order to inform the property owners of the proposed change and solicit feedback, City staff will contact them by mail to inform them of the proposed change and invite them to an open

house to review the proposed change and long-term plans for the area. Staff will relay the results of this meeting to City Council and assuming the City Council directs staff to move forward with the proposed amendment, staff would subsequently notify all property owners by mail of the date and time of the public hearing.

Attachments

1. Map
2. BF Parcels and Uses

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