

# City Council Item

June 24, 2024



|                       |                                                                         |                     |
|-----------------------|-------------------------------------------------------------------------|---------------------|
| <b>Item</b>           | Review Downtown Design Standards and Design Guidelines Planning Studies |                     |
| <b>File No.</b>       |                                                                         | <b>Item No:</b> A.4 |
| <b>Agenda Section</b> | <b><u>5:30 P.M. - WORK SESSION</u></b>                                  |                     |
| <b>Prepared By</b>    | Eric Maass, Community Development Director                              |                     |
| <b>Reviewed By</b>    | Eric Maass                                                              |                     |

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| <b><u>SUGGESTED ACTION</u></b><br><br>No formal action suggested. |                             |
| <b>Motion Type</b>                                                | N/A                         |
| <b>Strategic Priority</b>                                         | Development & Redevelopment |

## **SUMMARY**

The city contracted with HKGi to develop downtown design standards and guidelines specific to the downtown area of Chanhassen. Currently, the city has design standards for specific use types including office, commercial, multi-family residential, and industrial projects; however, those standards do not respond to the specifics of the downtown area. This project will develop specific standards for all uses within the area defined as downtown. This project is being supported by a Carver County Community Growth Partnership Initiative (CGPI) planning grant. Additional information regarding this project and the process to date can be found on the city's website: Downtown Design Guidelines and Design Standards.

## **BACKGROUND**

The City Council has reviewed the documents during two previous work sessions and provided feedback which has resulted in refinement of both the Downtown Design Standards and Downtown Design Guidelines documents. The City Council was interested in the Planning Commission holding a public hearing on the proposed documents to gather citizen input as well as input from the Planning

Commission itself.

The Planning Commission shared general agreement and appreciation for the current draft of both the Downtown Design Standards and Design Guidelines and thought they did a good job in articulating the vision for the downtown area and establishing both standards and guidelines for any future projects to follow.

The Planning Commission agreed that improving the pedestrian experience should be a goal of this planning effort and that bump-outs at intersection crossings were a good strategy to further that goal. They also agreed that a bike lane on the north side of West 78th would be advantageous to the downtown and provide another means of traveling to/from/within the downtown area. The Planning Commission was not opposed to on street parking but noted that if on street parking was provided that it should not be metered and it would be most beneficial as short term parking to support businesses along the roadway and for visitors to the future city hall/senior center.

Given mixed feedback from the City Council and the Planning Commission regarding on street parking, the proposed sections within the design guidelines provide the long term flexibility if in the future the city decides to move forward with additional on street parking, but at this time the road sections have been revised to eliminate the indication of on street parking between the pedestrian bump-outs at intersections. The area between the bump-outs would have a solid white line to indicate that the area is not a travel lane for cars. While not expected to be, if it became an issue that people were using the area as a travel lane, the city could elect to place large planters in the area between the bump-out's to further articulate that the area is not to be used as a travel lane.

Meeting minutes from the June 4th Planning Commission are attached to this case for further reference.

## **DISCUSSION**

## **BUDGET**

## **RECOMMENDATION**

No formal recommendation at this time. If the City Council is generally supportive of the Design Standards and Design Guidelines as presented, staff would take both documents back to the Planning Commission for their formal recommendation. Following a formal recommendation from the Planning Commission, both the Design Standards and Design Guidelines would come back to the City Council for formal adoption.

## **ATTACHMENTS**

[Chanhassen Downtown Design Guidelines](#)

[Chanhassen Downtown Design Standards](#)

[Planning Commission Meeting Minutes - June 4, 2024](#)