Committee Report

Community Development Committee

METROPOLITAN COUNCIL

Committee Meeting Date: October 19, 2026 **For the Metropolitan Council:** October 28, 2026

Business Item: 2026-173

City of Chaska Big Woods Business Park Phase 1 Comprehensive Plan Amendment, Review File 22303-4

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Chaska to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the Imagine 2050 Community Designation from Agricultural to Suburban Edge for the amendment site as shown in Figure 2 in the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Regional Parks and Land Use.

Summary of Community Development Committee Discussion/Questions

Senior Planner, MacKenzie Young-Walters presented the staff's report to the Committee. No representatives from the City of Chaska were in attendance. The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on October 19, 2026.

Business Item

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District(s), Member(s):	District 4, Deb Barber
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	MacKenzie Young-Walters (61-602-1373)
	Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

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3. Revise the Imagine 2050 Community Designation from Agricultural to Suburban Edge for the amendment site as shown in Figure 2 in the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Regional Parks and Land Use.

Background

The City submitted the Big Wood Business Park Phase 1 comprehensive plan amendment on August 12, 2026. The amendment proposes to establish and reguide land uses for approximately 41 acres of a 44-acre site, 34 acres of which is newly annexed land from Dahlgren Township. The amendment proposes that 10 of these acres be guided Business Park and 24 of these acres be guided Open Space. For the 10 acres of the site with existing land uses, 2.5 acres are reguided from Rural Residential to Business Park and 4.4 acres are reguided from Rural Residential to Open Space, with the remaining 3.1 acres staying guided Business Park. There is also a proposed Metropolitan Urban Service Area (MUSA) extension over the 34 acres of newly annexed area, and the annexed area's Community Designation will change from Agricultural to Suburban Edge. The amendment site is located north of Big Woods Blvd and East of Jonathan Carver Parkway. The purpose of this amendment is to facilitate the development of a 218,000 square foot distribution center. This site was the subject of an Alternative Urban Areawide Review (AUAR), which Council staff reviewed and provided comments on in a letter dated February 4, 2026. This is the City's third amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Regional Development Framework Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Consistent with the procedures adopted in Business Item 2025-113, the proposed amendment is reviewed under both Thrive MSP 2040 and Imagine 2050. The metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and taken together serve to achieve the outcomes and goals in the regional development guide.

Funding

None.

REVIEW RECORD

City of Chaska

Big Woods Business Park Phase 1 Comprehensive Plan Amendment

Review File No. 22303-4, Business Item No. 2026-173

BACKGROUND

The City of Chaska is located in northeastern Carver County, bordered by Chanhassen to the northeast, Victoria to the northwest, Dahlgren and Laketown Townships to the west, Carver to the south, and Jackson Township to the southeast (Figure 1).

Thrive MSP 2040 (Thrive) and Imagine 2050 designate Chaska with a Suburban Edge community designation (Figure 2). The Council forecasts from 2030 to 2050 that the City's will grow from 31,300 to 36,800 population and from 11,900 to 14,500 households. The Council also forecasts that between 2030 and 2050, the City's employment will increase from 15,000 to 17,800 jobs.

The Metropolitan Council reviewed the City of Chaska 2040 Comprehensive Plan (Joint Business Item 2020-208, Review File No. 22303-1) on Augst 12, 2020. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted Imagine 2050 in February 2025. Consistent with the procedures adopted in Business Item 2025-113, the Council is reviewing this item under Imagine 2050 and Thrive MSP 2040.

REQUEST SUMMARY

The City submitted the Big Wood Business Park Phase 1 Comprehensive Plan Amendment on August 12, 2026. The amendment proposes to establish and reguide land uses for approximately 41 acres of a 44-acre site, 34 acres of which is newly annexed land from Dahlgren Township. The amendment proposes that 10 of these acres be guided Business Park and 24 of these acres be guided Open Space. For the 10 acres of the site with existing land uses, 2.5 acres are reguided from Rural Residential to Business Park and 4.4 acres are reguided from Rural Residential to Open Space, with the remaining 3.1 acres staying guided Business Park. There is also a proposed MUSA extension over the 34 acres of newly annexed area and this annexed area's Community Designation will change from Agricultural to Suburban Edge. The amendment site is located north of Big Woods Blvd and East of Jonathan Carver Parkway. The purpose of this amendment is to facilitate the development of a 218,000 square foot distribution center. This site was the subject of an Alternative Urban Areawide Review (AUAR), which staff reviewed and provided comments on in a letter sent on February 4, 2026.

OVERVIEW

Conformance with Regional Systems	The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
Consistency with Council Policies	The amendment is consistent with the Thrive MSP 2040, Imagine 2050, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts.
Compatibility with Plans of Adjacent Jurisdictions	The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City of Chaska 2040 Comprehensive Plan on August 12, 2020 (Joint Business Item 2020-208, Review File No. 22303-1).
- The Council provided comment on the Kelzer Property Final AUAR and Mitigation Plan on December 30, 2022 (Review File 22773-3). This environmental review evaluated two development scenarios on approximately 72.3 acres for industrial development.
- The Council administratively reviewed the Chaska Local Surface Water Management Plan Comprehensive Plan Amendment on December 19, 2023 (Review File No. 22303-2) The amendment proposed a text change to align the stormwater design standards with Minnesota Pollution Control Agency requirements and formalize City policy and guidance.
- The Council administratively reviewed the Chevalle 19th Addition Review Comprehensive Plan Amendment on December 11, 2025 (Review File 22303-3). The amendment proposed reguiding 6 acres from Rural Residential to Conservation Residential and to bring the area into the MUSA and 2020 staging to facilitate a 10-home detached single-family subdivision.
- The Council provided comment on the Big Woods Business Park AUAR on February 4, 2026 (Review File 23132-2). This environmental review evaluated two scenarios for a proposed business park and commercial development.

ISSUES

I. Does the amendment conform to the regional system plans?

II. Is the amendment consistent with Thrive MSP 2040, Imagine 2050, and other Council policies?

III. Does the amendment change the City's forecasts?

IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the 2040 Regional Parks Policy Plan and 2050 Regional Parks and Trails Policy Plan. An existing segment of the Southwest Regional Trail is approximately 0.1-mile northeast of the proposed land use change and the Carver County Highway 11 Regional Trail Search Corridor is also adjacent to the proposed land use change. As a Regional Trail Search Corridor, there is not a Council-approved regional trail plan, and therefore the technical review of potential impacts to the planned trail is not feasible. However, a bicycle and pedestrian trail is already present along the east side of Jonathan Carver Parkway. As such, the City and future developers should be aware of Carver County's interests in a future regional trail in this corridor and should plan accordingly.

The comprehensive plan amendment acknowledges both "Southwest Regional Trail and County Road 11 trail" and says there will be a "connection to these trails from Business Park." The Phasing section and Figure 19 of the amendment discuss and depict a "Public Trail" that appears to connect to the Southwest Regional Trail corridor to the northeast of the amendment area. Similarly, the Trails and Sidewalks section of the amendment notes that "There is an extension of the trail proposed across the ravine to connect into the trail system at the Creek Road roundabout".

The proposed land use change will not adversely affect the Southwest Regional Trail or the Regional Parks and Trails System more broadly. To the contrary, the proposed land use change

and future development are likely to create new local trail connections between the business park and the Southwest Regional Trail and the trail adjacent to Carver County Highway 11. Seamless local and regional trail connections benefit residents, visitors, and businesses alike.

Advisory Comments

Council staff encourage the City and developer to coordinate with Carver County Parks on local trail connections to the Southwest Regional Trail at/near the Creek Road roundabout and the trail adjacent to Carver County Highway 11.

Wastewater Service

Roger Janzig, Environmental Services (ES) – Wastewater Planning (651-602-1119)

The amendment conforms to the 2040 Water Resources Policy Plan (WRPP) and the 2050 Water Policy Plan (WPP). The Metropolitan Disposal System has adequate capacity for this project location.

Transportation

Corrin Bemis, Metropolitan Transportation Services (MTS) (651-728-8798)

The amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 TPP. The amendment is not anticipated to have any impact on any regional transportation systems. There are no expected freight considerations or impacts from this amendment. There are no regional aviation facilities near the subject sites and no considerations for regional aviation.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below**.**

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The forecast-related content is consistent with regional policy. The City offers that the plan amendment does not affect the communitywide forecast. Council staff agree. Additional business park and commercial area is added to Chaska's Plan; however, a forecast adjustment is not necessary. In winter 2024-2025, City staff and Council staff discussed the potential for this business park. If fully developed with a floor area ratio (FAR) that is typical of a Suburban Edge location, the subject area could accommodate up to 3 million square feet of built floorspace and no more than 3,000 jobs. Council staff confirmed that the Imagine 2050 forecast for Chaska accommodates an expected full build out for the Big Woods Business Park.

Table 1. Metropolitan Council City of Chaska Forecasts

Category	Census 2020	Current Approved Forecast		
		2030	2040	2050
Population	27,810	31,300	33,300	36,800
Households	10,438	11,900	13,000	14,500
Employment	11,722	15,000	15,900	17,800

Land Use

MacKenzie Young-Walters, CD – Local Planning Assistance (651-602-1373)

The amendment is consistent with regional policy for land use. Thrive MSP 2040 and Imagine 2050 designate the City of Chaska as a Suburban Edge community (Figure 2).

The amendment proposes to establish and reguide land uses for approximately 41 acres of a 44-acre site, 34 acres of which is newly annexed land from Dahlgren Township. The amendment proposes that 10 of these acres be guided Business Park and 24 of these acres be guided Open Space. For the 10 acres of the site with existing land uses, 2.5 acres are reguided from Rural Residential to Business Park and 4.4 acres are reguided from Rural Residential to Open Space, with the remaining 3.1 acres staying guided Business Park (Figure 3). There is also a proposed MUSA extension over the 34 acres of newly annexed area (Figure 4) and this annexed area's Community Designation will change from Agricultural to Suburban Edge. The amendment site is located north of Big Woods Blvd and East of Jonathan Carver Parkway. The purpose of this amendment is to facilitate the development of a 218,000 square foot distribution center.

Council staff reviewed an AUAR (Review File 23132-2) for this project. In a letter dated February 4, 2026, Council staff found the AUAR was complete and accurate with respect to regional concerns and did not raise major issues of consistency with Council policies. The letter also included minor technical comments relating to a variety of issues including Climate, Permits and Approvals, Land Use, Parks, Forecasts, Water Resources, and Greenhouse Gas Emissions, among others.

The proposed amendment does not impact residential areas planned to develop during the 2018-2040 period, as such the City's planned overall net residential density remains at 2.99 units per acre. The City is a participant in the Plat Monitoring Program (Program) and has reported an actual platted density of 3.01 between 2016 and 2025. Under the Council's 2026 MUSA Implementation Guidelines this credit increases the City's planned overall net residential density to 3 units per acre, which is consistent with the 3 units per acre required by Thrive MSP 2040.

Table 2. Planned Residential Density, City of Chaska

	2018-2040 Change				
	Density				
Category	Min	Max	Net Acres	Min Units	Max Units
Conservation Residential	.2	1	6	1	6
Low Density Residential	2	5	473.8	948	3,369
Medium Density Residential	6	11	40.4	242	444
High Density Residential	12	40	31.7	380	1,268
Mixed Residential*	3	40	141.3	424	5,652
Downtown Mixed Use**	12	40	8.4	101	336
	TOTALS		**701.6**	**2,096**	
			Overall Density	**2.99**	
	Plat Monitoring Data		**423.8**	**1,277**	
	Total Overall With Plat Monitoring			**3.00**	

*75% residential
**50% residential

Advisory Comments

While this amendment does not impact the City's planned overall net density, which remains consistent with Thrive MSP 2040's density policy, the City should be aware that Imagine 2050 will require a planned overall net density of 3.5 units per acre. Council staff encourage the city to begin planning to increase density to move toward the City's 2050 Plan density requirements. While the City's 2040 Plan is still in effect, planning for the 2050 Comprehensive Plan requirements now will help the City maintain consistency with regional policy moving forward.

Housing

Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment creates no change in consistency with housing policy. There are no changes to

land uses that impact the City's inventory of land guided to support the development of low- and moderate- income housing, and therefore the amendment does not inhibit the City of Chaska from implementing their housing element nor from promoting sufficient land to address their share of the region's affordable housing need for 2021-2030.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Laketown Township did note the need to improve the roads surrounding the proposed development prior to the distribution center commencing operations. Laketown Township requested that the traffic study include input and review from Carver County and adjacent jurisdiction's road authorities.

ATTACHMENTS

Figure 1: Location Map Showing Regional Systems
Figure 2: Location Map Showing Imagine 2050 Community Designations
Figure 3: Current and Proposed Land Use Guiding
Figure 4: 2050 MUSA Boundaries Map

Figure 1. Location Map Showing Regional Systems

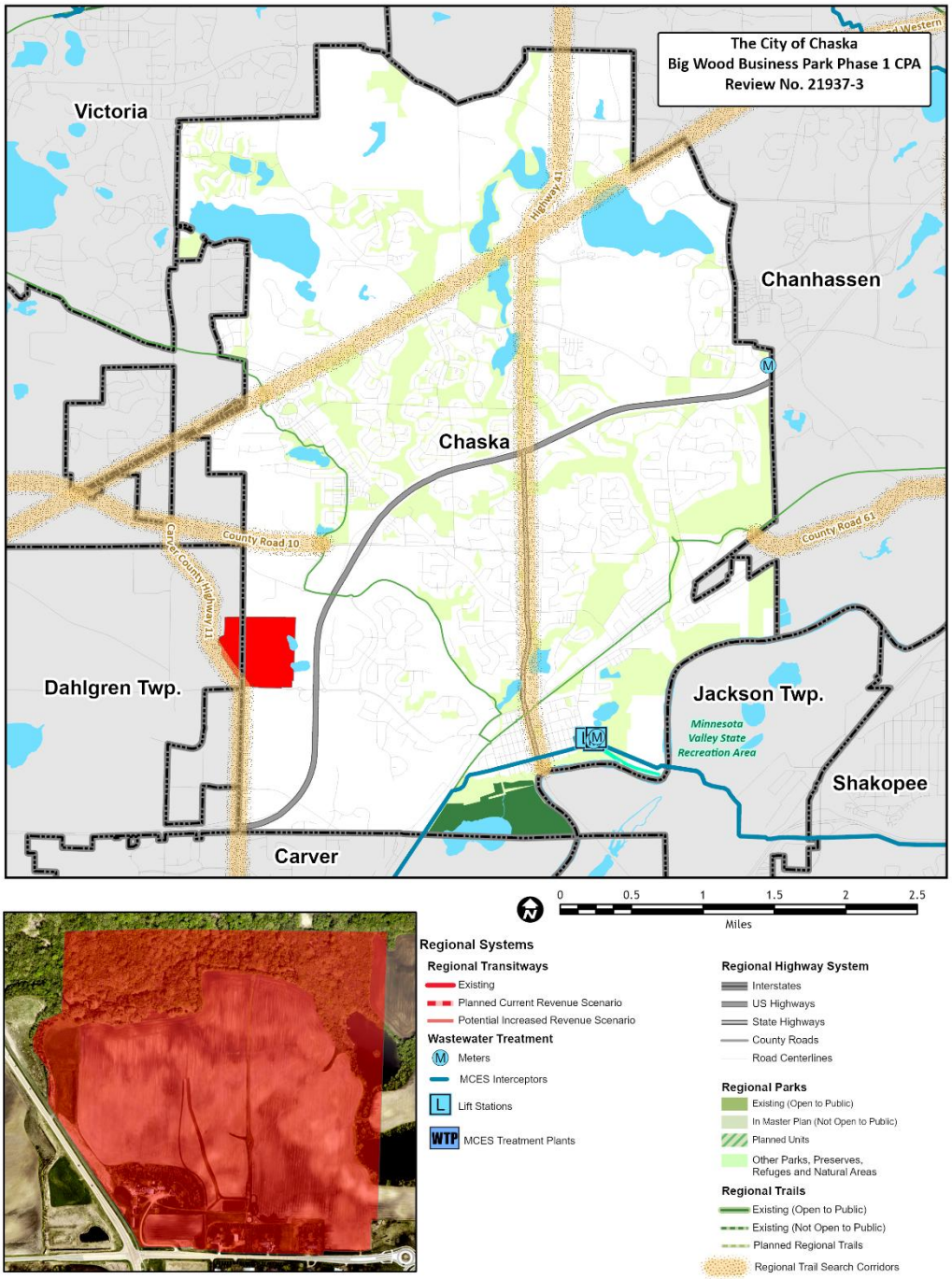


Figure 2. Location Map Showing Community Designations

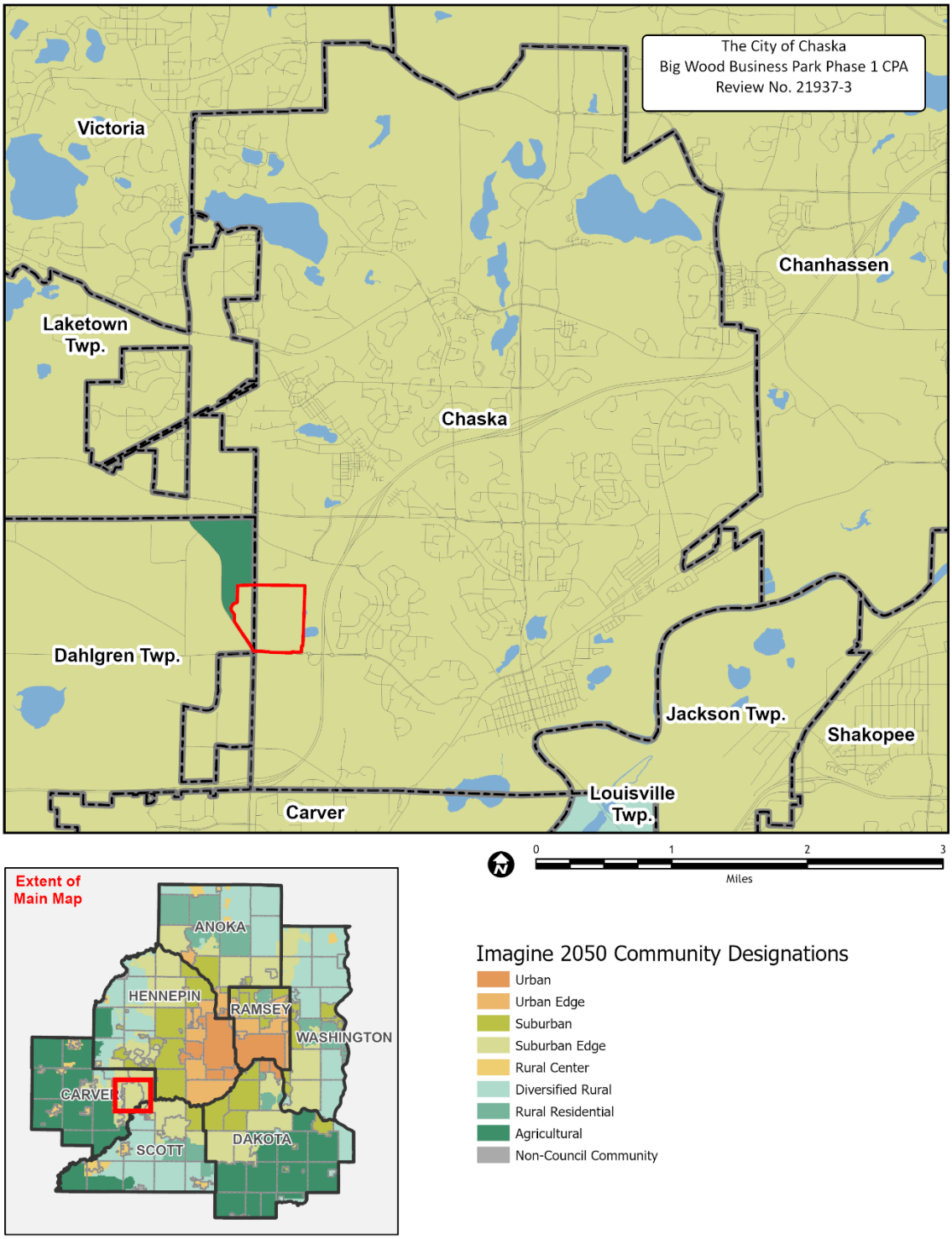
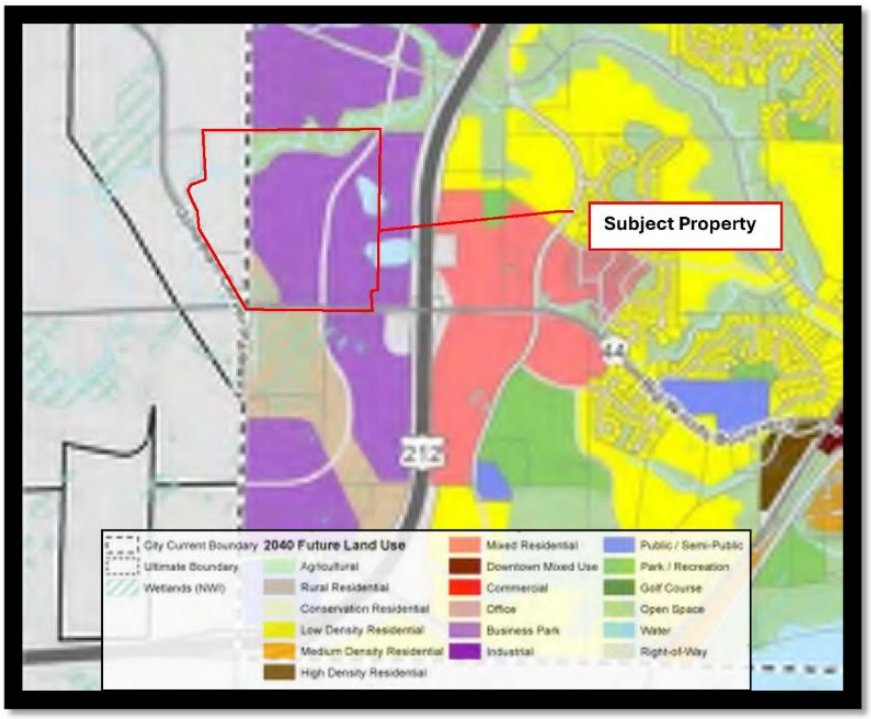
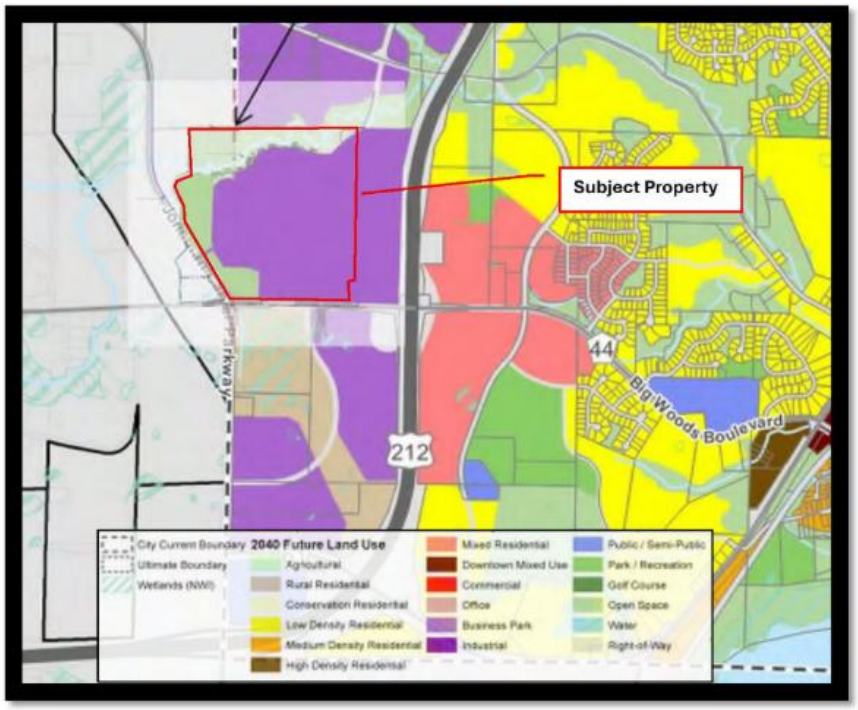
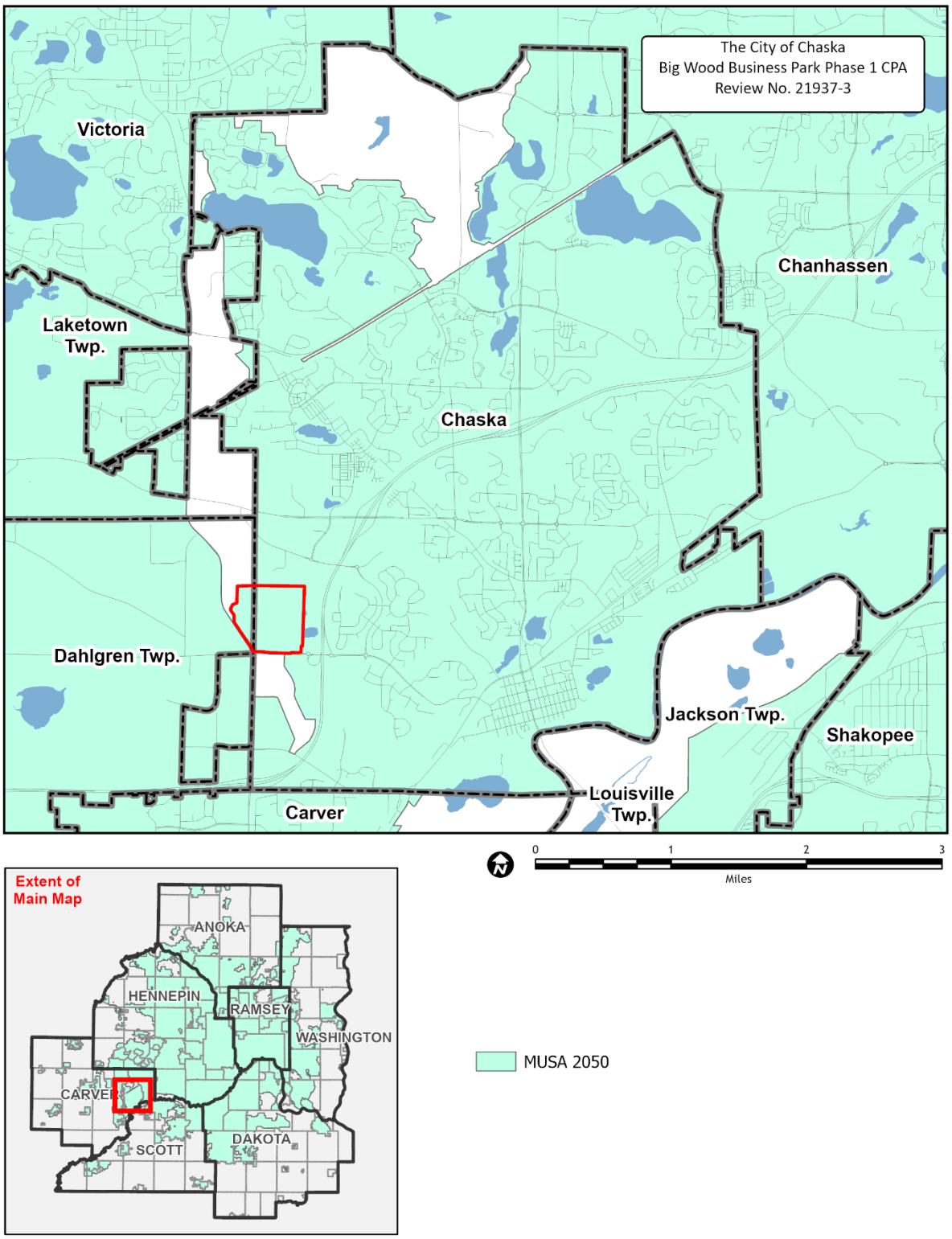


Figure 3. Current and Proposed Land Use Guiding

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