

City Council Item

June 22, 2026



Item	Avienda PUD Amendment Update	
File No.		Item No: A.1
Agenda Section	<u>5:30 P.M. - WORK SESSION</u>	
Prepared By	Eric Maass, Community Development Director	
Reviewed By		

<u>SUGGESTED ACTION</u>	
General discussion only	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

Following the March 23 City Council work session, the Avienda developer took the feedback from the City Council and refined the proposed Avienda master plan, and outlined anticipated components of a future formal land use application that will request modifications to the Avienda Planned Unit Development (PUD) ordinance. City staff anticipates a formal application to be submitted on or before July 2, 2026.

This work session discussion is not intended to pre-judge the anticipated land use application, but rather to provide feedback to help shape the future application at the request of the private developer prior to the formal application.

BACKGROUND

March 23, 2026 Work Session — Retail Concept Plan Update

Hempel Real Estate was added as a strategic partner to complete the remainder of the Avienda

development. Hempel presented a revised conceptual retail site plan dated March 20, 2026 to the City Council for feedback.

Key elements of the revised retail concept included:

- A traditional retail layout anchored by a grocery store, with a mix of retail, restaurant and service uses.
- Three general zones:
 - Northern retail zone
 - Central "entertainment zone," built around a pond and public gathering space
 - Southern area focused on quick-stop retail and drive-thru uses.
- Proposed uses included a grocery (~65,782 SF), multiple retail pads, restaurants, drive-thrus and a car wash.
- A significant stormwater management shortfall was identified, requiring a larger pond system and additional green space.
- Councilmembers questioned the appropriateness of a car wash within Avienda given the proposed location and impacts to surrounding development.
- The development team planned to refine the proposal and submit a formal application based on feedback.

DISCUSSION

BUDGET

RECOMMENDATION

No formal recommendation. General discussion only.

ATTACHMENTS

[Avienda PUD Amendment Plans](#)

[Avienda PUD Amendment Developer Memo](#)

[Staff Memo](#)