City Council Item

July 28, 2025

Item	Avienda Regional Stormwater Discussion	
File No.		**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action. General discussion only.	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

The Avienda development utilizes a regional approach to stormwater management. As a result, rather than each individual development project within the larger Avienda development having to design, construct, and maintain individual stormwater ponds, larger regional stormwater ponds are created, which are designed to support the stormwater management needs of the entirety of the Avienda development. This regional approach preserves land for development that would otherwise be smaller stormwater ponds and is more efficient for long-term management and maintenance of stormwater infrastructure.

The Riley Purgatory Bluff Creek Watershed District (RPBCWD) has reviewed the proposed regional stormwater plan for Avienda and granted conditional approval for the permit, allowing for the regional approach. Level 7 Development, which owns and manages Avienda's development, has requested that the RPBCWD review a proposed revision to the regional stormwater plan. The requested revision involves moving one of the regional stormwater ponds, which is currently shown and planned for the eastern edge adjacent to Powers Blvd, to a more central location within Avienda. Level 7 Development has raised concerns with the current eastern edge location of the regional stormwater pond, indicating

that in the currently planned location, the stormwater pond would make it more difficult for drivers to see prospective retail businesses from Powers Blvd.

The attached pdf "Proposed Central Stormwater Pond Sketch" shows a visual for the newly proposed regional pond location.

The attached pdf "Existing Eastern Regional Pond Rendering" shows a visual for the currently permitted regional pond on the east side of the development adjacent to Powers Blvd.

In addition to RPBCWD permitting for stormwater management, the Avienda development is regulated by the Avienda Planned Unit Development (PUD) Ordinance. The PUD Ordinance identifies regulations and development plans for Avienda. A component of the PUD is adherence to "Development Plan DP8.2 dated September 8, 2022." That development plan shows a regional stormwater pond on the eastern edge of the development adjacent to Powers Blvd. It also shows a central public gathering open space as well as commercial development at the center of the Avienda PUD.

City Code Section 20-507(c) Controls During Construction and Following Completion states as follows:

c. Major amendments to an approved master development plan may be approved by the city council after review by the planning commission. The notification and public hearing procedure for such an amendment shall be the same as for approval of the original PUD. A major amendment is any amendment that:

1. Substantially alters the location of buildings, parking areas or roads;
2. Increases or decreases the number of residential dwelling units by more than five percent;
3. Increase the gross floor area of nonresidential buildings by more than five percent or increases the gross floor area of any individual building by more than ten percent;
4. Decreases the amount of open space by more than five percent or alters it in such a way as to change its original design or intended use; or
5. Creates noncompliance with any special condition attached to the approval of the master development plan.

Based on City Code Section 20-507(c), items 1, 4, and 5 require an amendment to the Avienda PUD. Level 7 Development will need to apply for a PUD amendment to the City of Chanhassen for review by the Planning Commission with a public hearing, and then consideration by the City Council.

The City Council will be asked to provide feedback on the proposed alternative site plan, including any comments or concerns it may have, to help Level 7 in a future PUD amendment application.

The RPBCWD board of directors is tentatively scheduled to consider the proposed regional pond location at its meeting on August 6, 2025.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

No formal recommendation.

ATTACHMENTS

Avienda PUD Ordinance No. 657
Avienda Development Plan DP8.2
Existing Eastern Regional Pond Rendering
Existing Central Public Gathering Space and Retail Rendering
Proposed Central Stormwater Pond Sketch
Avienda Regional Stormwater Presentation