

Planning Commission Item

September 2, 2025



Item	Consider Site Plan and Variances for a Memory Care Facility at 1620 Arboretum Blvd (#25-10)	
File No.	25-10	Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Jeske, Planner	
Applicant	Fusion - AE	
Present Zoning	High Density Residential District (R-16)	
Land Use	Residential High Density	
Acerage	3.5	
Density	13.38 units/acre	
Applicable Regulations	Chapter 20, Article II, Division 3, Variances Chapter 20, Article II, Division 6, Site Plan Review Chapter 20, Article XV, Division 2 “R-16” District Chapter 20, Article 20-XXIII, Division 20-XXIII-9 Design Standards for Multifamily Developments Chapter 20, Article 20-VI, Wetland Management District Chapter 20, Article 20-VII, Shoreland Management District	

SUGGESTED ACTION

“The Chanhassen Planning Commission recommends approval of the requested site plan with variances for the 42-bed Eden Springs Assisted Living & Memory Care facility subject to the conditions of approval and adopts the attached Findings of Fact and Decision.”

SUMMARY

The Applicant is requesting a site plan review and approval of variances for a 42-bed memory care

project with wetland and parking setback encroachments.

BACKGROUND

The city has previously received, reviewed, and approved an application for this site which allowed for the construction of 48-unit memory care facility. This project also requested the similar variances, which were approved as recommended by staff.

DISCUSSION

RECOMMENDATION

Staff recommends approval of the requested site plan and variances for the construction of the project as proposed subject to updating of plans based on staff review comments.

ATTACHMENTS

[Land Use Application](#)

[Project Narrative](#)

[Civil and Landscape Plan Set](#)

[Architectural Plans](#)

[Stormwater Report](#)

[City Staff Report](#)

[Findings of Fact](#)

[MnDOT Comments](#)

[Public Comments](#)

[Affidavit of Mailing](#)

[Affidavit of Publication](#)