City Council Item

May 12, 2025

Item	Consider Preliminary Plat and Final Plat application for Chanhassen Bluffs	
File No.	25-04	**Item No:** D.4
Agenda Section	**CONSENT AGENDA**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"Motion to approve preliminary plat and final plat for Chanhassen Bluffs subject to the vacation of the existing public drainage and utility easement over Outlot E, Avienda Townhomes."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The city is proposing the subdivision of the property into one 13.00-acre buildable lot (Lot 1, Block 1) and three outlots (Outlots A, B, and C). The purpose of the subdivision is to establish the property necessary for the construction of the Chanhassen Bluffs Community Center. The city is not seeking site plan approval now, but that application will come forward at a future date. The city is only pursuing subdivision approval at this time. The existing Planned Unit Development (PUD) Ordinance regulating the site's zoning and the proposed preliminary plat and use are consistent with the property's future land use designation. The proposed plat proposes a singular buildable lot that conforms to the PUD minimum requirements and the PUD site plan. That area is identified as “District 3” within the PUD, which is intended to be developed as amusement/recreation/entertainment uses.

The Planning Commission held a public hearing on May 6 with one individual sharing comments generally summarized as excitement for the community center, and some questions regarding the Avienda development as a whole and future new development and stormwater management.

BACKGROUND

Chapter 18, Subdivision Chapter 20, Article VIII, Section 20-509, Standards and guidelines for regional/lifestyle center commercial planned unit developments Ordinance 696, “Avienda Planned Unit Development”

DISCUSSION

BUDGET

RECOMMENDATION

The Planning Commission recommended unanimous approval of the proposed subdivision as presented.

ATTACHMENTS

Chanhassen Bluffs Preliminary Plat
Chanhassen Bluffs Final Plat
Staff Report
Findings of Fact and Decision
Development Application