City Council Item

June 23, 2025

Item	Consider Avienda Apartments Preliminary Plat and Site Plan Review (Planning Case 25-08)	
File No.	Planning Case #2025-08	**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council approves the requested preliminary plat and site plan review for Avienda Apartments subject to the conditions of approval and adopts the attached Findings of Fact and Decision."

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

SUMMARY

The applicant is proposing the subdivision of a 35.34-acre property to plat an 11-acre lot for the construction of a 412-unit multi-family apartment building.

BACKGROUND

The Avienda Development PUD was originally approved in 2020. The PUD was amended 2021, and given final plat for six outlots and right-of-way for Bluff Creek Boulevard, Avienda Parkway and Sunset Trail. The PUD was amended again in 2022. The first phase of the project developed under the 2022 revision of the PUD was the townhomes along the western border of the development. The rowhomes west of this apartment proposal have received final plat approval and are in the process of recording.

DISCUSSION

The project page is available at: https://www.chanhassenmn.gov/departments/community-development/planning/proposed-development-projects/avienda-apartments

More information on Avienda overall is available at: https://www.chanhassenmn.gov/government/projects/private-development-projects/avienda#ad-image-1

BUDGET

RECOMMENDATION

The Planning Commission recommended approval of the proposed preliminary plat and site plan, subject to staff report comments.

ATTACHMENTS

Development Application
Narrative
Preliminary Plat
Site Plan
Architectural Plans
25-08 Staff Report
Findings of Fact