

Planning Commission Item

August 12, 2025



Item	Santa Vera Phase II Planned Unit Development Amendment and Site Plan Review (Planning Case 25-07)	
File No.	25-07	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Jeske, Planner	
Applicant	Headwaters Development, LLC	
Present Zoning	Planned Unit Development Residential District (PUDR)	
Land Use	Residential High Density	
Acerage	3.82	
Density	11.95 Units/Acres	
Applicable Regulations	Chapter 20, Article II, Division 6, Site Plan Review Chapter 20, Article VIII, Planned Unit Development Standards Chapter 20, Article XV, Division 1 “R-12” District Chapter 20, Article 20-XXIII, Division 20-XXIII-9 Design Standards for Multifamily Developments Saratoga 3rd Addition PUD Standards	

SUGGESTED ACTION

"The Chanhassen Planning Commission recommends approval of the requested site plan and amendment to the Saratoga 3rd Addition Planned Unit Development Zoning Ordinance for the construction of two apartment buildings at 621 Santa Vera Drive, 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 a planned unit development amendment to construct

two apartment buildings consisting of 12-unit and 16-unit buildings, with modifications to the required architecture and parking setbacks.

BACKGROUND

The Saratoga 3rd Addition Planned Unit Development (PUD) ordinance was originally approved in 1998. This PUD incorporates a property with an existing 18-unit apartment building on it. The PUD ordinance allows for a total of 46 units across the site.

Multiple concepts for this site have been brought to City Council work sessions for review, including a recently withdrawn application from the same applicant for a single, 59-unit apartment building.

DISCUSSION

RECOMMENDATION

Staff recommends the approval of the requested site plan and planned unit development amendments.

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Civil Plan Set](#)

[Traffic Study](#)

[Architectural Plan Set](#)

[City Staff Report](#)

[Redlined PUD Ordinance](#)

[Findings of Fact](#)

[Public Comment Santa Vera](#)

[Affidavit of Mailing](#)

[Affidavit of Publishing](#)