City Council Item

September 22, 2025

Item	Approve Site Plan for a Memory Care Facility at 1620 Arboretum Blvd (#25-10)	
File No.	25-10	**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the requested site plan 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."

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

SUMMARY

The Applicant is requesting a site plan approval 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 a 48-unit memory care facility. That project was not constructed, and its site plan approvals have since lapsed. The Planning Commission voted unanimously to approve the requested variances necessary for the current Eden Springs project. The requested variances were similar in nature to the variances approved for the prior 48-unit facility.

DISCUSSION

On September 2, 2025, the Chanhassen Planning Commission approved the requested variances and recommended that the City Council approve the proposed site plan.

BUDGET

RECOMMENDATION

The Planning Commission recommends approval of the requested site plan 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 & Landscape Plan Set
Architectural Plans
Stormwater Report
MnDOT Comments
Public Comments
City Staff Report
Findings of Fact
Sept 2, 2025 Planning Commission Meeting Minutes