

Planning Commission Item

June 3, 2025



Item	Avienda Apartments Preliminary Plat and Site Plan Review (Planning Case 25-08)	
File No.	Planning Case #2025-08.	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Inland Developer Partners and Level 7 Development LLC.	
Present Zoning	Planned Unit Development District (PUD)	
Land Use	Commercial	
Acerage	11 Acre Parcel - Full Plat 35.34 Acres	
Density	37.45 units/acre. The Planned Unit Development allows up to 417 apartment units, this project proposes 412.	
Applicable Regulations	Chapter 18, Subdivision Chapter 20, Article II, Division 6, Site Plan Review Chapter 20, Article 20-XXIII, Division 20-XXIII-9 Design Standards for Multifamily Developments Avienda Planned Unit Development - PUD Ordinance Number 696	

SUGGESTED ACTION

Recommend approval of the requested preliminary plat and site plan review subject to the conditions of approval and adopt the attached Findings of Fact and Recommendation.

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 6 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 to be 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

RECOMMENDATION

“The Chanhassen Planning Commission recommends approval of the requested preliminary plat, and site plan review for the 412-unit Avienda Apartments subject to the conditions of approval and adopts the attached Findings of Fact and Recommendation.”

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Preliminary Plat](#)

[Site Plan](#)

[Architectural Plans](#)

[Findings of Fact](#)

[25-08 Staff Report](#)

[25-08 Affidavit of Mailing](#)

[25-08 Affidavit of Publication](#)