City Council Item

September 22, 2025

Item	Approve Final Plat of Avienda Apartments (Planning Case 25-08)	
File No.		**Item No:** H.2
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the final plat of Avienda Apartments and adopts the attached findings of fact and decision."

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

SUMMARY

The City Council is asked to approve the Final Plat for Avienda Apartments. The City Council approved the project's Preliminary Plat on June 23.

Typically, a request for Development Contract approval is made at the same time as the request for final plat approval. However, the Avienda development is multifaceted, including residential and commercial components. In this instance, a grocery anchor desires to see the Avienda Apartments project formally purchase land within Avienda before the grocer commits to a location within Avienda. The city, in its desire to help facilitate commercial development within Avienda, is considering approval of the Final Plat before the Development Contract in order to facilitate the apartment project proceeding towards its closing date and preparation of associated documentation, including the final plat mylar.

City staff anticipates requesting approval of a Development Contract for Avienda Apartments at the October 13 City Council meeting.

The proposed Final Plat approval includes a condition that the developer enter into a development contract with the city before recording an approved final plat.

BACKGROUND

The proposed final plat is consistent with the previously approved preliminary plat and adheres to the Planned Unit Development (PUD) lot standards outlined within the Avienda PUD.

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the Avienda Apartments final plat and adoption of the attached Findings of Fact and Decision.

ATTACHMENTS

Avienda Apartments Final Plat
Avienda Apartments Final Plat Findings of Fact and Decision
Staff Presentation - Avienda Apartments Final Plat