

Planning Commission Item

September 16, 2025



Item	Minnewashta Apartments Rezoning and Site Plan Review (Planning Case 25-11)	
File No.	Planning Case #2025-11	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Headwaters Development, LLC	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Medium Density	
Acerage	5.6 Acres	
Density	44.8 units as allowed by the Residential Medium Density 2040 Land Use. This project is proposing 44 units. This results in a density of 8 housing units per acre. The Medium Density Residential land use allows for residential development up to 8 housing units per acre.	
Applicable Regulations	Chapter 20, Article II, Division 6, Site Plan Review Chapter 20, Article 20-XXIII, Division 20-XXIII-9 Design Standards for Multifamily Developments City of Chanhassen 2040 Comprehensive Plan	

SUGGESTED ACTION

Recommend approval of the proposed rezoning ordinance 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 rezoning of a 5.6-acre property to construct a 44-unit multi-family apartment building.

The City is awaiting feedback from MnDot regarding installing a potential temporary traffic signal at the intersection of Hwy 41 and Minnetonka Middle School West due to the upcoming Highway 5 reconstruction project.

BACKGROUND

DISCUSSION

RECOMMENDATION

"The Chanhassen Planning Commission recommends approval of the rezoning ordinance and site plan review for the 44-unit Minnewashta Apartments subject to the conditions of approval and adopts the attached Findings of Fact and Recommendation."

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Civil Plan Set](#)

[Architectural Plan Set](#)

[City Staff Report](#)

[Findings of Fact and Recommendation](#)

[Rezoning Ordinance](#)

[Traffic Memo](#)

[TH41 at MMSW Intersection Control Evaluation Report](#)

[MnDOT Review Comments](#)

[Public Comments Minnewashta Apartments](#)

[Affidavit of Mailing](#)

[Affidavit of Publishing](#)

[Affidavit of Mailing September](#)

[Affidavit of Publishing September](#)