

Planning Commission Item

May 6, 2025



Item	Consider Preliminary Plat for Chanhassen Bluffs Community Center	
File No.		Item No: B.3
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations	Chapter 18, Subdivision Chapter 20, Article VIII, Section 20-509, Standards and guidelines for regional/lifestyle center commercial planned unit developments Ordinance 696, “Avienda Planned Unit Development”	

SUGGESTED ACTION

"Motion to recommend approval of the Chanhassen Bluffs Preliminary Plat and adoption of the attached findings of fact and recommendation."

SUMMARY

The city is proposing the subdivision of the property into one 13.00-acre buildable lot (Lot 1, Block 1) and three outlots (Outlots A, B, and C). The purpose of the subdivision is to establish the property necessary for the construction of the Chanhassen Bluffs Community Center. The city is not seeking site plan approval now, but that application will come forward at a future date. The city is only pursuing

subdivision approval at this time.

The existing Planned Unit Development (PUD) Ordinance regulating the site's zoning and the proposed preliminary plat and use are consistent with the property's future land use designation.

The proposed plat proposes a singular buildable lot that conforms to the PUD minimum requirements and the PUD site plan. That area is identified as “District 3” within the PUD, which is intended to be developed as amusement/recreation/entertainment uses.

BACKGROUND

DISCUSSION

RECOMMENDATION

Staff recommends approval of the preliminary plat as presented.

ATTACHMENTS

[Preliminary Plat Chanhassen Bluffs](#)

[Staff Report](#)

[Findings of Fact and Recommendation](#)

[Affidavit of Publication](#)

[Affidavit of Mailing](#)