

Planning Commission Item

April 15, 2025



Item	Consider Rear Yard Setback Variance for 7030 Lucy Ridge Lane (Planning Case #25-05)	
File No.	25-05	Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Jeske, Planner	
Applicant	Xpand Inc.	
Present Zoning	Planned Unit Development Residential District (PUDR)	
Land Use	Residential Low Density	
Acerage	0.37	
Density		
Applicable Regulations	Chapter 20, Division 3, Variances. Chapter 20, Article 20-VII, Shoreland Management District Chapter 20, Article 20-VIII, Planned Unit Development District Ordinance No. 640, The Park Planned Unit Development	

SUGGESTED ACTION

Motion for denial:

"The Chanhassen Planning Commission acting as the Board of Appeals and Adjustments denies the requested rear setback variance for the construction of a sport court at 7030 Lucy Ridge Lane and adopts the attached Findings of Facts and Decision."

Potential Motion for approval:

"The Chanhassen Planning Commission acting as the Board of Appeals and Adjustments approves the requested rear setback variance for the construction of a sport court at 7030 Lucy Ridge Lane, directs staff to update the staff report findings of fact and adopts the attached Findings of Facts and Decision for variance approval."

SUMMARY

The applicant is requesting a variance for the construction of a home addition, for the purpose of an indoor sport court, to encroach approximately 2.9 feet into the rear yard setback. The justification presented for this sport court is that it is the most logical location for the homeowners, and that setbacks on the survey used by the property owner were shown incorrectly.

In the City Code, a sport court typically falls under the definition of an accessory structure because most sport courts consist of impervious pads with sport-specific detailing and equipment. In single-family zoning districts, outdoor sport courts are permitted as close as 10 feet from the property line. The proposed indoor sport court is an addition to the principal structure. The entire principal structure must follow the building setback requirements, which for rear yards is 25 feet. The property in question is within the Planned Unit Development "PUD" referred to as "The Park". The PUD zoning ordinance established for the development established specific front, corner, side, and rear yard setbacks for corner lots.

BACKGROUND

The property is located on the west side of Lake Lucy. It is a part of The Bluffs at Lake Lucy plat which is a part of The Park Planned Unit Development (PUD). The existing home was constructed in 2024.

DISCUSSION

RECOMMENDATION

Staff recommends denial of the requested variance based on the attached findings of fact and decision.

Alternatively, if the Planning Commission chooses to recommend approval of the variance request, staff has prepared an alternate set of Findings of Fact that could support a variance approval.

ATTACHMENTS

Application

Narrative

Survey

Elevations

Staff Report

Findings of Facts - Denial

Alternate Findings of Facts - Approval

Affidavit of Mailing

Affidavit of Publication