City Council Item

March 24, 2025

Item	Consider Preliminary Plat, Wetland Alteration Permit, and Land Disturbance and Tree Removal Contract for Pleasant View Pointe (Project 25-02)	
File No.	Planning Case 25-02	**Item No:** H.3
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the requested preliminary plat, wetland alteration permit for the subdivision on Pleasant View Road subject to the conditions of approval and adopts the attached Findings of Fact and Decision and approves the land disturbance and tree removal contract."

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

SUMMARY

The Applicant is proposing the subdivision of 13.65 acres of properties, zoned Single-Family Residential and guided for Low-Density Residential into twenty lots.

BACKGROUND

The Planning Commission reviewed this proposed development at their meeting on March 4th, 2025. Since that meeting, the proposed development plans have been revised such that Nez Perce Drive is shown to connect to Peaceful Lane. This resulted in additional roadway frontage and the opportunity for an additional buildable lot bringing the total lots within the proposed subdivision from 19 lots to 20 lots. Each of the 20 lots shown adhere to the City's base zoning ordinance requirements for the Residential Single Family (RSF) zoning district. The potential for a roadway extension of Nez Perce Drive to Peaceful Lane was discussed at the Planning Commission meeting on March 4th, 2025.

DISCUSSION

As shared on the project page and via email to subscribers of the Proposed Developments list on Tuesday, March 19:

During the review of this proposed development — including discussions at the March 4th Planning Commission meeting — the potential connection of Nez Perce Drive to Peaceful Lane has been considered. Based on prior feedback, the Applicant originally proposed a development plan that omitted this connection in favor of a cul-de-sac extension of Peaceful Lane. However, after further review and advisement from the City Attorney, staff will now propose approval of the preliminary plat with the extension of Nez Perce Drive to Peaceful Lane.

The City Attorney has raised concerns regarding the proposed plat and the variance recommendation by the Planning Commission, citing City Code requirements. The City Council will consider this item on March 24, 2025.

BUDGET

RECOMMENDATION

The Planning Commission recommended approval of the requested Preliminary Plat, Cul-de-sac length variance, and Wetland Alteration Permit.

As detailed above and in the attached materials, the staff recommendation is for the City Council to approve the requested preliminary plat and wetland alteration permit. (The variance request has been withdrawn.)

ATTACHMENTS

Pleasant View Pointe Application
Pleasant View Pointe - Pre-Plat Narrative
Pleasant View Pointe - Updated Site Plan
Preliminary Plat Plan Set
Staff Report - Preliminary Plat and Wetland Alteration Permit
Findings of Fact
Trip Generation Analysis
Adopted - March 4, 2025 Planning Commission Meeting Minutes
Antonio_Fricano_3.7.25_Redacted
Letter to Mayor Ryan and City Council
Land Disturbance and Tree Removal Contract
March 12, 2025 letter from ELLRNA