City Council Item

March 10, 2025

Item	Pioneer Ridge: Review development proposal (**THIS ITEM WILL BE HEARD NO EARLIER THAN 7:30 P.M.)**	
File No.	25-01	**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

No formal action; general discussion only. There is no public comment during work sessions.

The soonest this item would appear on a regular City Council agenda is March 24.

Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

Following feedback from the Planning Commission and the city's review process, Brandl Anderson has submitted an updated development proposal. The revised plan replaces the previously proposed attached townhomes along the northern portion of the development with detached villas, offering a design more consistent with traditional single-family homes while maintaining the benefits of shared maintenance through a homeowners association.

The updated plan designates the northern portion of the site as Residential Low Medium (RLM) and the southern portion as R-8, both of which align with the city's Residential Medium Density land use designation. The overall net density of the updated proposal is approximately is 4.89 homes per acre which is a decrease from the previous proposal of 5.44 homes per acre.

The proposed detached villas would feature:

- Front yard setback: 25 feet
- Garage side setback: 5 feet
- Home side yard setback: 10 feet
- Rear yard setback: Minimum 25 feet (ranging up to 53 feet in the sketch plan)

To accommodate this housing type, the city would need to consider a minor text amendment to the zoning code to define "detached townhomes." While the city has previously approved detached townhomes in the Avienda development through a Planned Unit Development (PUD), Brandl Anderson aims to utilize standard zoning districts instead. The proposed definition for Detached Townhouses—developed with input from the city attorney—would clarify that these homes maintain the characteristics of townhomes while offering the flexibility of standalone structures.

City staff is supportive of this text amendment for City Council consideration, as detached townhomes align with evolving housing trends and past development patterns in Chanhassen.

In addition to the incorporation of the villa product, the latest sketch plan also adds 2 attached townhomes in area previously shown as open space on the south side of the project. Overall, the revised plan includes 40 attached townhomes and 14 detached villas, totaling 54 homes, which is a slight reduction from the original 60 home proposal.

BACKGROUND

DISCUSSION

Notice of these changes to the proposal was sent to the subscribers of the Proposed Development list on March 3, 2025. The project website was also updated.

https://www.chanhassenmn.gov/departments/community-development/planning/proposed-development-projects/pioneer-ridge-development

BUDGET

RECOMMENDATION

No formal recommendation. Staff and applicant are seeking general feedback only.

ATTACHMENTS

Pioneer Ridge - V3 Concept
Pioneer Ridge - V2 Preliminary Plat Submittal