

City Council Item

September 8, 2025



Item	Approve the Final Plat and Development Contract for Pioneer Ridge (Planning Case 25-01)	
File No.	25-01	Item No: H.1
Agenda Section	<u>GENERAL BUSINESS</u>	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

“The Chanhassen City Council approves the requested final plat and development contract for the subdivision on Pioneer Trail and Bluff Creek Drive subject to the conditions of approval, and adopts the attached Findings of Fact and Decision.”

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

SUMMARY

A final plat approval is typically placed on the City Council's consent agenda as it is considered a routine step within the development review process. However, since this project had specific follow-up questions and concerns raised by the City Council at the time of preliminary plat approval, staff has prepared a more robust staff report and agenda item for the requested final plat.

Grading and Stormwater Management Concerns

- Lot 14, Block 1 has been modified so that the building pad has a reduced length thereby increasing the area for grading to design the stormwater management conveyance system. This area was flagged during review of the preliminary plat.
- The Riley Purgatory Bluff Creek Watershed District (RPBCWD) has granted conditional approval of the proposed development, including stormwater management facilities.

Vehicular Sight Lines to Bluff Creek Blvd

- Southbound - The traffic study recommended grading down the existing hill to alleviate the southbound traffic sight line issue. The applicant has updated the grading plan to regrade the existing hill to improve sight lines.
- Northbound - The developer's engineer has submitted more detailed plans with additional information. City staff has analyzed the updated plans submitted and found that the proposed access location as shown, which connects the proposed private street to Bluff Creek Drive, has an acceptable sight line for a 35-mph street, which is the current speed limit for Bluff Creek Road.
- Staff has included a condition stating that the applicant's engineer is to submit a memo from a licensed engineer stating that the sight line conditions are met.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approving the final plat and development contract subject to the conditions of approval outlined in the staff report and adopting the attached findings of fact and decision.

ATTACHMENTS

[Pioneer Ridge Final Plat](#)

[Pioneer Ridge - Utilities and Streets Plan](#)

[Pioneer Ridge Grading Plan](#)

[Pioneer Ridge Landscape Plan](#)

[Staff Report - Final Plat](#)

[Pioneer Ridge Development Contract](#)

[Title Commitment](#)

[City Council Final Plat - Findings of fact and Decision](#)