

Planning Commission Item

December 2, 2025



Item	Consider a Hardcover Variance for 1531 Camden Ridge (Planning Case #25-18)	
File No.	Planning Case #25-18	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Xpand Inc.	
Present Zoning	Planned Unit Development Residential District (PUDR)	
Land Use	Residential Medium Density	
Acerage	0.34	
Density	Not Applicable	
Applicable Regulations	Chapter 20, Division 3, Variances Chapter 20, Article 20-VII, Shoreland Management District Planned Unit Development Regulations – Camden Ridge	

SUGGESTED ACTION

“The Chanhassen Board of Appeals and Adjustments denies the requested hardcover variance in the shoreland management district and adopts the attached Findings of Facts and Decision.”

SUMMARY

The applicant is requesting a hardcover variance in the shoreland management district to build a garage and home addition on the subject property.

BACKGROUND

This property was platted in 2013 as a part of Camden Ridge Subdivision. The home was built in 2014

and is located within the Shoreland Management District, as well as the Bluff Creek Overlay District.

DISCUSSION

RECOMMENDATION

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

ATTACHMENTS

[Application](#)

[Narrative](#)

[Survey](#)

[Plan Set](#)

[Staff Report](#)

[Water Resources Memorandum](#)

[Findings of Fact](#)

[Affidavit of Mailing 25-18](#)

[Affidavit of Publication 25-18](#)

[Public Comment](#)