

Planning Commission Item

March 4, 2025



Item	Consider Preliminary Plat with Variance to cul-de-sac length and Wetland Alteration Permit for Pleasant View Pointe (Project 25-02).	
File No.	Planning Case 25-02	Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Rachel Development, Inc.	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	13.65 Acres	
Density	1.4 Units/Acre	
Applicable Regulations	Chapter 18, Subdivision, Chapter 20, Article XXII, RSF Single-Family Residential District	

SUGGESTED ACTION

Recommend approval of the requested preliminary plat with variance for cul-de-sac length, and wetland alteration permit for the proposed Pleasant View Pointe plat subject to the conditions of approval and adopts the attached Findings of Fact and Decision.

SUMMARY

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

BACKGROUND

The properties are divided into three prior plats: Vineland, Vineland Forest, and Troendle Addition.

First is the historical Vineland plat in 1887; due to the age of this plat the roads do not match currently existing roads, nor do the street names. The scale of the area it once included is unknown due to the missing measurement units. Four of the parcels included in this subdivision and the water tower parcel next door have not been replatted since this plat.

The next plat is the Vineland Forest platted in 1990. There is only one parcel in the proposed new subdivision that is from this plat and it has since gone through a lot line adjustment and lot combination in 1996.

The final plat Troendle was platted in 1991; one parcel in the new proposed subdivision is included in this previous plat as an outlot. As a condition of the Troendle plat approval the developer was required to create a temporary cul-de-sac with a sign affixed at the end notifying residents of the future extension of Nez Perce. Additionally, the developer was required to place a notice on each lot's chain of title that Nez Perce will be ultimately extended as a through street to Pleasant View. These conditions were due to the fact the plat included a dead-ending cul-de-sac 1,400 feet long. The requirements at the time of approval were vague, stating the maximum length of a dead end shall be determined as a function of the expected development density along the street, thus resulting in the conditions of approval.

DISCUSSION

RECOMMENDATION

“The Chanhassen Planning Commission recommends the approval of the requested preliminary plat, wetland alteration permit, and variance, for the subdivision on Pleasant View Road subject to the conditions of approval and adopts the attached Findings of Fact and Decision.”

ATTACHMENTS

[Pleasant View Pointe Application](#)

[Pleasant View Pointe - Pre-Plat Narrative](#)

[Preliminary Plat Plan Set](#)

[Staff Report - All Departments](#)

[Findings of Fact](#)

[Pleasant View Pointe public comment via email](#)

[25-02 Affidavit of Mailing](#)

[Affidavit of Publication 2025-02](#)