City Council Item

July 28, 2025

Item	Adopt Resolution Approving a Quit Claim Deed between City of Chanhassen and Rachel Development, LLC (Planning Case 25-02)	
File No.	25-02	**Item No:** D.12
Agenda Section	**CONSENT AGENDA**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"Motion to approve a resolution approving a Quit Claim Deed between City of Chanhassen and Rachel Development, LLC"

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

SUMMARY

Land associated with the future extension of Nez Perce Drive was previously condemned by the City of Chanhassen. As a result, the City of Chanhassen owns that land in fee title. In preparation for the recording of the Pleasant View Pointe plat, the title company has raised the issue that in order for the Pleasant View Pointe plat to be recorded, the land previously condemned by the City needs to be transferred to Rachel Development. The attached Quit Claim Deed transfers that ownership. The Pleasant View Pointe Plat then dedicates to the City the commensurate public right of way for purposes of the Nez Perce extension.

This action will have no functional change to the Pleasant View Pointe development as previously approved by the City Council. The development will still result in Nez Perce Drive connecting to Peaceful Lane.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the resolution approving the Quit Claim Deed between City of Chanhassen and Rachel Development, LLC

ATTACHMENTS

Quit Claim Deed - Pleasant View Pointe
Resolution Approving Quit Claim Deed - Pleasant View Pointe