City Council Item

May 19, 2025

Item	Approve the Final Plat and Development Contract for Pleasant View Pointe	
File No.	Planning Case #2025-02	**Item No:** D.5
Agenda Section	**CONSENT AGENDA**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the requested final plat and development contract for the subdivision on Pleasant View Road 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

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

BACKGROUND

This proposed development was previously reviewed and approved by City Council on March 24, 2025, for the preliminary plat, wetland alteration permit, and land disturbance & tree removal contract.

Within the Development Contract, the City is providing credits for development fees in exchange for specific public improvements beyond what the development would have otherwise is constructed. These improvements include reconstructing portions of Peaceful Lane and Nez Perce Drive. As construction plans are updated based on staff review, the costs associated with those additional improvements are subject to change, and the amounts listed in the Development Contract will be

updated by staff before recording of the Development Contract.

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approving the final plat and development contract subject to the conditions of approval and adopts the attached Findings of Fact and Decision.

ATTACHMENTS

Final Plat - Pleasant View Pointe
Development Rendering
Final Plat - Complete Plan Set
Final Plat Application Narrative
Findings of Fact
Final Plat Staff Report
Development Contract