City Council Item

March 24, 2025

Item	Adopt Resolution 2025-XX: Approve a Comprehensive Plan Amendment for 6651 Galpin Blvd (Planning Case #25-03).	
File No.	Planning Case #25-03	**Item No:** D.13
Agenda Section	**CONSENT AGENDA**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By	Eric Maass	

SUGGESTED ACTION

"The Chanhassen City Council adopts the resolution approving the Comprehensive Plan Amendment for 6651 Galpin Blvd (Planning Case #25-03)."

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

SUMMARY

The Applicant is requesting to reguide the property from Residential Large Lot to Residential Low Density. The catalyst for the land use map amendment is the addition of sewer and water service access. Section 2.13.2 of the 2040 Comprehensive Plan discusses the possible extension of urban services to properties serviced by on-site sewage disposal systems. In these instances, it is the city's policy to review land use and zoning changes on an area-wide basis.

BACKGROUND

This property is located in the Lake Lucy Highlands development which was platted in 1986. This large-lot subdivision is a part of many similar developments that occurred right before the city placed restrictions on the development of properties at a minimum density of one unit per ten-acre development density. Since the 2020 Comprehensive Plan update and subsequent comprehensive plan updates the subject property and adjacent properties east of Galpin Blvd have been and continue to be

assigned as Residential Large Lot. Properties on all four sides of the Lake Lucy Highlands plat are guided Residential Low Density.

DISCUSSION

BUDGET

RECOMMENDATION

Planning Commission recommended approval of the requested Comprehensive Plan Amendment reguiding the subject property from Residential Large Lot to Residential Low Density.

ATTACHMENTS

Proposed Resolution
Development Application
25-03 Staff Report
2040 Future Land Use - Current Designations
2040 Future Land Use - Proposed Designations