

Planning Commission Item

April 7, 2026



Item	Consider a Request to Rezone the Property Located at 6651 Galpin Boulevard from Rural Residential to Single-Family Residential.	
File No.	Planning Case #26-06.	Item No: C.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Steve & Wendy Buresh	
Present Zoning	Rural Residential District (RR)	
Land Use	Residential Low Density	
Acerage	2.50 Acres	
Density	Current Density 1.11 Net Units/ Acre.	
Applicable Regulations	City of Chanhassen 2040 Comprehensive Plan and 2040 Future Land Use Map.	

SUGGESTED ACTION

“The Chanhassen Planning Commission recommends that the City Council approve rezoning the property located at 6651 Galpin Blvd from Rural Residential to Single-Family Residential.”

SUMMARY

The Applicant is requesting a rezoning from Rural Residential to Single-Family Residential to facilitate a Metes & Bounds Subdivision. This proposal aligns with the property's future land use designation as shown in the City of Chanhassen 2040 future land use map.

BACKGROUND

This property is located in the Lake Lucy Highlands development, platted in 1986. This development was guided Residential Large Lot by the 2040 Comprehensive Plan.

City sewer and water service were made accessible to this property during the reconstruction of Galpin Boulevard in the summer of 2024. The extension of these services made the property eligible for reguidance in accordance with the policies of the 2040 Comprehensive Plan.

On March 24, 2025, the Chanhassen City Council approved a reguidance of the property in the 2040 Comprehensive Plan from Residential Large Lot to Residential Low Density. This reguidance made the property eligible for rezoning and subsequently subdivision.

DISCUSSION

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the rezoning from Rural Residential to Single-Family Residential for the property located at 6651 Galpin Boulevard.

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Survey](#)

[Plan Set](#)

[Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing](#)