

Planning Commission Item

January 20, 2026



Item	Consider a Request to Rezone from Rural Residential to Single-Family Residential for the property located at 7750 Crimson Bay Road (Planning Case #2025-19)	
File No.	Planning Case #25-19	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Property Owner, Darlene Hanson	
Present Zoning	Rural Residential District (RR)	
Land Use	Residential Low Density	
Acerage	2.85 Acres	
Density		
Applicable Regulations	City of Chanhassen 2040 Comprehensive Plan and 2040 Future Land Use Map Chapter 20, Article 20-XII, "RSF" SINGLE-FAMILY RESIDENTIAL DISTRICT	

SUGGESTED ACTION

“The Chanhassen Planning Commission recommends approval of the requested rezoning of the property located at 7750 Crimson Bay Road from Rural Residential to Single-Family Residential.”

SUMMARY

The applicant is requesting a rezoning from Rural Residential to Single-Family Residential. This rezoning will facilitate the future planned lot line adjustment, decreasing the size of the property at 7750 Crimson Bay Road.

BACKGROUND

The subject property was reguided in the Comprehensive Plan guidance from Residential Large-Lot to Residential Low-Density in 2023 due to a planned extension of utility access that was installed in 2024. The property requires a rezoning prior to any additional development applications.

DISCUSSION

RECOMMENDATION

Staff recommend that the Planning Commission recommend approval of the rezoning located at 7750 Crimson Bay Road from Rural Residential to Single-Family Residential.

ATTACHMENTS

[Staff Report](#)

[Findings of Fact](#)

[25-19 Affidavit of Mailing](#)

[25-19 Affidavit of Publication](#)