

Planning Commission Item

March 4, 2025



Item	Consider Comprehensive Plan Amendment for PID 25-4070020, generally located at 6651 Galpin Blvd (Planning Case #25-03)	
File No.	Planning Case #25-03	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant	Steven Buresh and Wendy Buresh, Buresh Living Trust	
Present Zoning	Rural Residential District (RR)	
Land Use	Residential Large Lot	
Acerage	2.5 Acres	
Density	Current density of 1.11 net units/acre	
Applicable Regulations	The city has a relatively high level of discretion in approving Comprehensive Plan amendments because the city is acting in its legislative or policy-making capacity.	

SUGGESTED ACTION

The Chanhassen Planning Commission recommends that City Council approve amending the 2040 Comprehensive Plan Land Use Map from Residential - Large Lot to Residential - Low Density for PID 25-4070020, generally located at 6651 Galpin Boulevard.

SUMMARY

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

RECOMMENDATION

Staff recommends approval of the requested Comprehensive Plan Amendment regarding the subject property from Residential Large Lot to Residential Low Density.

ATTACHMENTS

[Staff Report](#)

[2040 Future Land Use - Current Designations](#)

[2040 Future Land Use - Proposed Designations](#)

[25-03 Affidavit of Mailing](#)

[Affidavit of Publication 2025-03](#)