

# City Council Item

April 27, 2026



<b>Item</b>	Resolution 2026:XX and Ordinance XXX: Consider a Metes & Bounds Subdivision and Rezoning from Rural Residential to Single-Family Residential for the property located at 6651 Galpin Boulevard	
<b>File No.</b>	Planning Case #2026-06	<b>Item No:</b> G.3
<b>Agenda Section</b>	<b><u>PUBLIC HEARINGS</u></b>	
<b>Prepared By</b>	Rachel Arsenault, Associate Planner	
<b>Reviewed By</b>		

<b><u>SUGGESTED ACTION</u></b>	
“The Chanhassen City Council approves the proposed metes & bounds subdivision and rezoning from Rural Residential to Single-Family Residential for the property located at 6651 Galpin Boulevard.”	
<b>Motion Type</b>	Simple Majority Vote of members present
<b>Strategic Priority</b>	Development & Redevelopment

## **SUMMARY**

The Applicant is requesting a metes & bounds subdivision and a rezoning from Rural Residential to Single-Family Residential for the property located at 6651 Galpin Boulevard.

## **BACKGROUND**

This property is located in the Lake Lucy Highlands development, platted in 1986. This development was guided as 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 to be reguided in accordance with the policies of the 2040 Comprehensive Plan.

On March 24, 2025, the Chanhassen City Council approved a Comprehensive Plan Amendment to reguide the property in the 2040 Comprehensive Plan from Residential Large Lot to Residential Low Density. This made the property eligible to be rezoned and subdivided.

## **DISCUSSION**

## **BUDGET**

## **RECOMMENDATION**

The Chanhassen Planning Commission recommended approval of the requested rezoning from Rural Residential to Single-Family Residential for the property located at 6651 Galpin Boulevard, subject to the conditions of the staff report. The Planning Commission does not review or make recommendations for metes & bounds subdivisions and therefore does not make a recommendation on that portion of the proposal.

## **ATTACHMENTS**

[Resolution Metes and Bounds Subdivision](#)

[Rezoning Ordinance](#)

[Development Application](#)

[Narrative](#)

[Plan Set](#)

[Survey](#)

[Staff Report](#)

[Findings of Fact and Decision](#)