CRYSTAL PLANNING COMMISSION
DETAILED AGENDA

Monday, April 13, 2015 at 7:00 p.m.

Council Chambers, Crystal City Hall

Commissioners, please call 763.531.1142 or email john.sutter@crystalmn.gov if unable to attend

** Items for which supporting materials are included in the meeting packet*

A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at _____ p.m. with the following members present:

□ Commissioner (Ward 1) Sears [Secretary]	□ Commissioner (Ward 2) Selton	□ Commissioner (Ward 4) Einfeldt-Brown
□ Commissioner (Ward 1) Heigel [Chair]	□ Commissioner (Ward 3) VonRueden	□ Commissioner (Ward 4) Johnson [Vice Chair]
□ Commissioner (Ward 2) Erickson	□ Commissioner (Ward 3) Buck	□ Commissioner (At-Large) Strand

B. APPROVAL OF MINUTES *

Moved by _____ and seconded by _____ to approve the minutes of the February 9, 2015 regular meeting with the following exceptions:

Motion carried.

C. PUBLIC HEARINGS

1. Consider Application 2015-2 for a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court *

   Staff presented the following:

The following were heard:

Planning Commission discussion:

Moved by _____ and seconded by _____ to (recommend approval) (recommend denial) (continue consideration) of Application 2015-2 for a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court.

Motion carried.

2. Consider Application 2015-3 for the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North *

Staff presented the following:

The following were heard:

Planning Commission discussion:

Moved by _____ and seconded by _____ to (recommend approval) (recommend denial) (continue consideration) of Application 2015-3 for the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North.

Motion carried.

D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
   - March 3, 2015: Adopted a zoning ordinance text amendment allowing impound lots in limited locations in the I-1 district by conditional use permit

2. Staff preview of likely agenda items for Monday, May 11, 2015 meeting

3. Quarterly Development Status Report *

E. OPEN FORUM

F. ADJOURNMENT

Moved by _____ and seconded by _____ to adjourn.

Motion carried.

The meeting adjourned at _____ p.m.

CRYSTAL PLANNING COMMISSION MINUTES

Monday, February 9, 2015 at 7:00 p.m.

Council Chambers, Crystal City Hall

A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7 p.m. with the following members present:

X Commissioner (Ward 1) Sears [2015 Secretary]	□ Commissioner (Ward 2) [vacant]	□ Commissioner (Ward 4) [vacant]
X Commissioner (Ward 1) Heigel [2015 Chair]	X Commissioner (Ward 3) VonRueden	X Commissioner (Ward 4) Johnson [2015 Vice Chair]
□ Commissioner (Ward 2) Erickson (absent)	X Commissioner (Ward 3) Buck	□ Commissioner (At-Large) Strand (absent)

Also attending were staff members John Sutter, Stephanie Revering and Gail Van Krevelen and Council Liaison Jeff Kolb.

B. INTRODUCTIONS

- New City Council Liaison Jeff Kolb

Commissioner VonRueden introduced the 2015 City Council Liaison Jeff Kolb, who represents Ward 2, to the commissioners.

C. ANNUAL ORGANIZATIONAL MEETING – ELECTION OF OFFICERS *

- Chairperson – Commissioner Buck made a motion to nominate Commissioner Heigel as Chairperson, Commissioner Sears seconded the motion.

  Passed unanimously.

- Vice-Chairperson – Commissioner Heigel made a motion to nominate Commissioner Johnson as Vice-Chairperson, Commissioner Sears seconded the motion.

  Passed unanimously.

- Secretary – Commissioner Buck made a motion to nominate Commissioner Sears as Secretary, Commissioner VonRueden seconded the motion.

  Passed unanimously.

Commissioner Sears thanked Commissioner VonRueden for his service.

D. APPROVAL OF MINUTES

Moved by Commissioner Sears and seconded by Commissioner Buck to approve the minutes of the December 8, 2014 regular meeting with no exceptions.

Motion carried.

E. PUBLIC HEARING

1. Consider Application 2015-1 to amend the Zoning Ordinance to add Impound Lots as a Conditional Use in the I-1 District

Planner Sutter said that North Suburban Towing is currently located on the east side of West Broadway, just south of the CPRR tracks. They currently take up about 2/3 of the back of the lot. They want to move from their current location because BNSF is considering putting a connector track that would run through the back of their property. This would divert east-bound trains south on the BN line through Robbinsdale, Golden Valley and Minneapolis and then east from there.

Mr. Sutter also stated this amendment could be prompted by many things and should be considered on its own merits and if it makes sense for the community. Impound lots have not been allowed in Crystal for many years but North Suburban is currently "grandfathered" in at their current location and could continue to operate in their current location indefinitely. NST has asked that the city add impound lots as a conditional use in the I-1 zoning district so that it can relocate elsewhere in Crystal. He indicated that North Suburban is looking at a new location similar in size which is just north of their current location. The other property currently meeting the lot size requirement would be the Kevitt Excavating site at 32nd and Pennsylvania. Another option would be to combine one or more parcels to make other lots of sufficient size.

Mr. Sutter said that a lot of inner suburbs don't allow them because they use a lot of property. Brooklyn Center, Robbinsdale and Golden Valley don't allow impound lots, Brooklyn Park and New Hope do with a CUP. He also mentioned that information from Brooklyn Center made it appear there was a substantial push by Minneapolis and St Paul to displace their impound lots for redevelopment. Mr. Sutter has been approached by an impound lot in Minneapolis that was looking for an alternate location. Mr. Sutter also said he wanted the commissioners to be aware that by changing the ordinance, there would be potential for other impound lots to locate in the city as well as NST.

Mr. Sutter said that the considerations on page 2 could be potential findings, you need to state your reasons but it's your call as to which set of reasons make sense to you and what ones you want to give for changing or not changing the ordinance. He also indicated that staff did not have a recommendation but the

police chief and city manager have an interest in making this happen because NST is an essential service for that portion of city government.

Commissioner Johnson asked where the 1-acre minimum lot size in the proposed amendment came from. Mr. Sutter said that was put in so there would be no small operations, it would be larger, professionally run businesses.

Commissioner Heigel asked what the size of the current site is and why there would be increased costs if there wasn't an impound lot in Crystal. Mr. Sutter said he was unsure but it was close in size to the proposed site, and deferred the question regarding increased costs to the police chief.

Commissioner Sears questioned why it was undesirable to have impound lots since they pay taxes and were a viable business. Mr. Sutter said that he felt the city's longstanding rationale was that the areas would redevelop with businesses with more employment.

Commissioner VonRueden asked if the amendments were an addition to the current code and what the reasoning for requiring it abut an active railroad. Mr. Sutter indicated that it would be an addition to the code and by requiring impound lots to be located next to an active freight railroad, it limits the sites they can locate to.

Commissioner Heigel questioned the screening of the property. Mr. Sutter said it would depend on the location and whether the screening is satisfactory to the city council.

Police Chief Stephanie Revering spoke to the commissioners and said that they had a great working relationship with North Suburban Towing. She explained there would be increased costs for the city if the impound lot was not located in Crystal because mileage fees and response times would increase.

Steve Mueller, owner of North Suburban Towing, said he's been in Crystal for 42 years. The indicated that the current site is 1.2 acres, the site they are considering is 1.1 acres. He also said they generally have 50-60 forfeitures on the lot, they run a clean operation, and don't have a thievery problem.

Dave Oyaas, employee of North Suburban Towing, said the company found out about the railroad's plans in October. The railroad said they could be expected to receive anywhere from 60 days to 2 years notice to move. Because of the size of the business, in order to keep it viable, they want to find a new location so there is no gap in service. He said the company has 2 locations, Crystal and Dayton. They service 9 police departments, 7 of which utilize the Crystal location.

Commissioner VonRueden questioned whether the railroad has acquired the property already. Mr. Oyaas said they hadn't, but the railroad has not been forthcoming with information and there has been a lot of surveying being done on the property. When asked, he said that the company employs 22 people.

Mr. Oyaas also indicated the company is considering screening the site with opaque aluminum fencing which would be more private and wouldn't rust.

Commissioner Sears asked how fast they could relocate the company. Mr. Oyaas said they could move the cars in a weekend, but getting the CUP and redeveloping and fencing the property would be more time consuming.

Moved by Commissioner VonRueden and seconded by Commissioner Buck to recommend approval of Application 2015-1 to amend the Zoning Ordinance to add Impound Lots as a Conditional Use in the I-1 District for the 4 reasons stated in the staff report and with the 10 conditions as outlined in the proposed ordinance.

Motion carried.

Mr. Sutter said that the first reading of the amendment would be at the council meeting on Tuesday, February 17th at 7 pm in the council chambers.

Commissioner Sears indicated that based on a meeting he recently attended, the railroad stated that they are behind on their 2015 schedule and it could have an effect on how quickly they would approach NST.

Commissioner Buck asked if the railroad would be taking the boating company and Thomas Auto Body. Mr. Sutter stated it was just speculation at this point, but it appeared there would a partial or total take of the Midwest Mastercraft property and a total take of the Thomas Auto Body property.

Commissioner VonRueden inquired if the railroad must negotiate to buy the properties or do they have eminent domain rights. Mr. Sutter stated they do have eminent domain and there is really no oversight from other government agencies. There are some federal permitting and environmental requirements only.

F. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
   - December 16, 2014: Approved a rear setback variance for 4717 Florida
   - January 6, 2015: Approved shifting the rear lot line between 4939 Vera Cruz and 4938 Welcome

   Planner Sutter indicated that the city still has not received the necessary mortgage releases to shift the lot line between 4939 Vera Cruz and 4938 Welcome.

2. Staff preview of likely agenda items for Monday, March 9, 2015 meeting

   Mr. Sutter stated there was nothing at this time but North Suburban Towing may submit a CUP.

3. Quarterly Development Status Report

Commissioner VonRueden questioned the status of the Gaulke property. Mr. Sutter said that the city has received a revised version of the plat and the builder plans to leave the existing lot with the house and do a complete renovation, but probably won't start until mid-spring.

Mr. Sutter also informed the commissioners that he would be the replacement for retiring Community Development Director Patrick Peters, and that the city is recruiting for a new city planner who may be on hand for the April meeting.

G. OPEN FORUM

No one spoke before the commission.

H. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Sears to adjourn.

Motion carried.

The meeting adjourned at 7:45 p.m.

M E M O R A N D U M

DATE: **April 8, 2015**

TO: **Planning Commission (April 13 meeting)**

FROM: **John Sutter, Community Development Director**

SUBJECT: **Public Hearing: Application 2015-02 for a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court**

A. BACKGROUND

North Suburban Towing ("NST") operates an impound lot at 5170 West Broadway. NST would like to relocate or expand to a to-be-combined property at 5124-5128 Hanson Court. Both the current and proposed NST locations are zoned I-1 Light Industrial.

The existing building at 5124 Hanson Court would house NST's offices and some indoor parking of tow trucks and equipment. NST is also proposing a 3,091± sq. ft. building addition. These uses are permitted in the I-1 district without Planning Commission or City Council review and approval. However, the existing building is 24.65 feet from the front lot line and >1 foot from the south lot line, so a setback variance is required to expand the building.

The existing parking lot at 5128 Hanson Court would be used for the storage of impounded vehicles. Impound lots require a conditional use permit (CUP).

NST has applied for a CUP for the impound lot and setback variances for the building expansion. Notice of the April 13 public hearing was published in the Sun Post on April 2 and mailed to owners within 350 feet. No comments have been received to date.

The following Exhibits are attached:
A. 2012 aerial photo
B. Narrative
C. Photos - fence example
D. Photos of existing parking lot
E. Survey and site plan

B. STAFF COMMENTS

1. Conditional Use Permit for Impound Lot. CUP requirements, suggested findings and conditions of approval:

a. This conditional use permit allows for the storage of impounded vehicles, including not only impounded motor vehicles but also impounded recreational vehicles and equipment, but not including parking or storage of vehicles or equipment for other, non-impound purposes such as seasonal storage.

NST's business operations are consistent with this requirement.

b. The impound lot is located on a property that abuts the right of way of an active freight railroad.

Yes, both to the south (CP) and east (BNSF).

c. The impound lot is located on a property that does not abut the right of way of any collector or arterial street or any frontage road adjacent to a collector or arterial street.

Hanson Court meets this requirement.

d. The impound lot is located on a property that does not abut any property zoned residential.

The adjacent properties are all zoned I-1 Light Industrial.

e. The impound lot is located on a property with an area of at least 1 acre.

The 5128 parcel contains 1.07 acres and after combination with 5124 the total site will contain 1.38 acres.

f. The portion of the property occupied by the impound lot does not exceed 1 acre.

The area of the impound lot, within the existing curbing at 5128 Hanson Court and after deducting the proposed building addition, would be 0.85± acre.

g. The portion of the property occupied by the impound lot is fully screened from adjacent property and public streets to the satisfaction of the City Council.

The proposed 8 foot fence provides the necessary screening and the proposed opaque metal material is acceptable to the Council. Due to to weight concerns with operation of the gates, NST may instead use a chain link material with slats for screening.

h. Vehicles shall only be parked on a designated hard surfaced area approved by the City Council.

Vehicles must be parked on the hard surfaced parking lot within the existing curbing.

The parking lot's pavement is failing and will soon revert to a gravel surface. If NST does not mill and overlay the pavement prior to occupancy of the property, then alternatively NST must clean and seal coat the parking lot prior to occupancy and allow the City Engineer or designee to inspect it annually going forward. Seal coating will, at best, buy some time. At some future point a mill and overlay will be necessary.

i. Vehicles shall not be parked or stored on any non-hard-surfaced or landscape areas on the property, nor on any adjacent property or public right-of-way.

The existing parking lot curb defines the permitted vehicle parking area. Area outside the curb shall not be used for parking or storage.

j. The City Council determines that all applicable requirements of Subsection 515.05, Subdivision 3 a) and Section 520 are considered and satisfactorily met.

515.05 Subd. 3 a): In addition to specific standards or criteria included in the applicable district regulations, the following criteria shall be applied in determining whether to approve a conditional use permit request:

- The consistency of the proposed use with the comprehensive plan.
- The characteristics of the subject property as they relate to the proposed use.
- The impact of the proposed use on the surrounding area.

The proposed use is consistent with Light Industrial guidance in the Comprehensive Plan. The property is well located and configured for the proposed use. The proposed use will have no significant impact on the surrounding area if it is used in accordance with the CUP findings and conditions described above.

Section 520 (Site and Building Plan Review)

Apart from the new screening fence and maintenance/preservation of the existing site improvements, no changes are proposed.

The building plans may be reviewed and approved administratively using the normal building permit process because the addition will be less than 50% of the existing building's gross floor area.

2. Variance from Building Setback Requirements

State statute requires variances to meet all three of the following criteria:

- The property owner proposes to use the property in a reasonable manner not permitted by an official control; and
- the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- the variance, if granted, will not alter the essential character of the locality.

The requested variance would reduce the front (north) building setback from 30 feet to 24 feet, and the rear (south) setback from 10 feet to zero feet.

The requested variances meet all three criteria in the statute:

1. **Construction of an addition with approximately the same rear setback as the existing building is a reasonable use of the property, provided that it merely extends the existing rear wall of the building to the east.**

2. **The property has unique circumstances due to there having been no rear setback requirement and a 22 foot front setback requirement when the building was built in 1966.**

3. **The proposed use would not alter the essential character of the locality because it is an addition that would be in line with an existing, lawfully nonconforming building and the addition would not be adjacent to any other buildings, businesses or residential uses.**

C. REQUESTED ACTION

The Planning Commission is asked to make a recommendation to the City Council. The recommendation should include findings of fact for or against the proposed plat. The Commission may reference the findings and approval conditions in Section B - Staff Comments.

City Council action is anticipated on April 21.

2012 Aerial Photo

N

EXHIBIT A

North Suburban Towing Relocation

North Suburban Towing is relocating due to the uncertainty of the Canadian Pacific Railway and Burlington Northern Santa Fe Railway plans to build a connector track through the existing property at 5170 West Broadway, North Suburban Towing's current location. The railroad has given no specific timeline other than this acquisition may take place any time in the next 60 days to two years. There is a purchase agreement in place for Hennepin County to purchase the 5170 West Broadway property with no certainty of how long the property can be utilized once the county owns the site.

North Suburban Towing has provided towing and police impound services for over 40 years. The following police agencies currently rely on North Suburban Towing for service at the Crystal location:

- Crystal Police Department
- Robbinsdale Police Department
- New Hope Police Department
- Golden Valley Police Department
- Brooklyn Center Police Department
- MN State Patrol
- Hennepin County Sheriff's Department

North Suburban Towing is looking to relocate within Crystal and completed a process to change zoning code to allow impound lots in I1 property locations over 1 acre.

North Suburban Towing is moving forward with plans to lease and move to 5124 and 5128 Hanson Court. The Hanson Court property is ideal for the North Suburban Towing relocation for the following reasons:

- This property has been vacant for a long time and would now be used and maintained.
- This property meets new city code requirements of a minimum 1 acre lot
- This property is not clearly visible by any major roadways within Crystal.

Plans are to utilize the existing paved lot at 5128 Hanson Ct for the storage of impounded vehicles and utilize the building at 5124 Hanson Ct for offices. A new building will be constructed and will span from the existing building to the east. This new building will be used to store large trucks used by North Suburban Towing operations.

This application is a request for a conditional use permit for the outdoor storage of impounded vehicles at 5128 Hanson Court and a variance to the ordinance defining property set-backs of

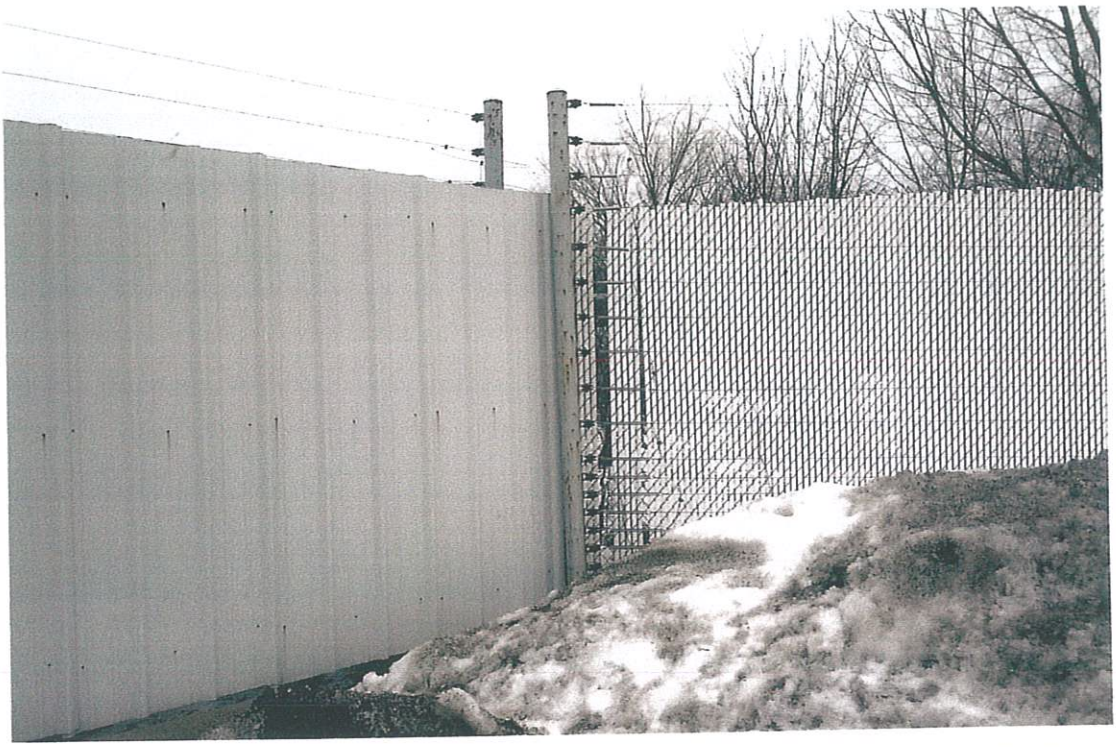
EXHIBIT B

10 feet as the new building addition will follow the same non-conforming set-back of the existing building.

Additionally, North Suburban Towing will install steel privacy fencing for lot security and to shield lot operations from the street. The fence will be 8 feet high for privacy screening of taller vehicles, but also security as it will be more difficult to climb over than a standard 6 foot fence.

Included with this application are lot survey drawings, aerial photographs and photographs of the type of fence to be utilized. The lot survey drawings show existing lot curb and gutter as well as proposed fence and gate locations. The planned 4 bay building addition is also shown.

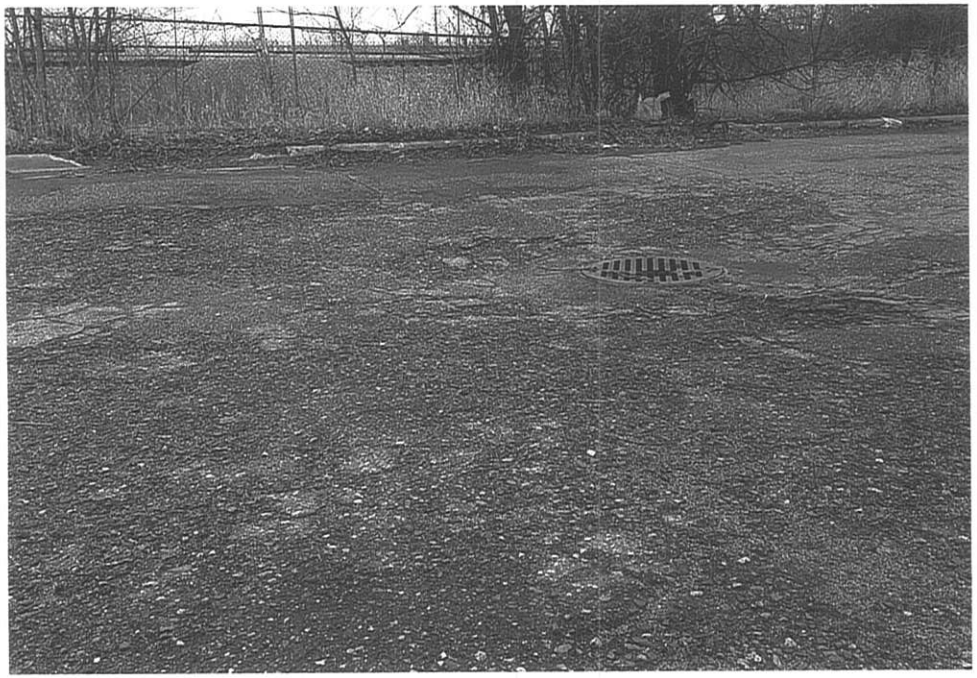
Additional information can be obtained by contacting Dave Oyaas at the North Suburban Towing offices, 763-535-2201



FENCE EXAMPLE

EXHIBIT C

EXHIBIT D



LOT COMBINATION

NORTH SUBURBAN TOWING

5170 West Broadway
Crystal, MN 55428

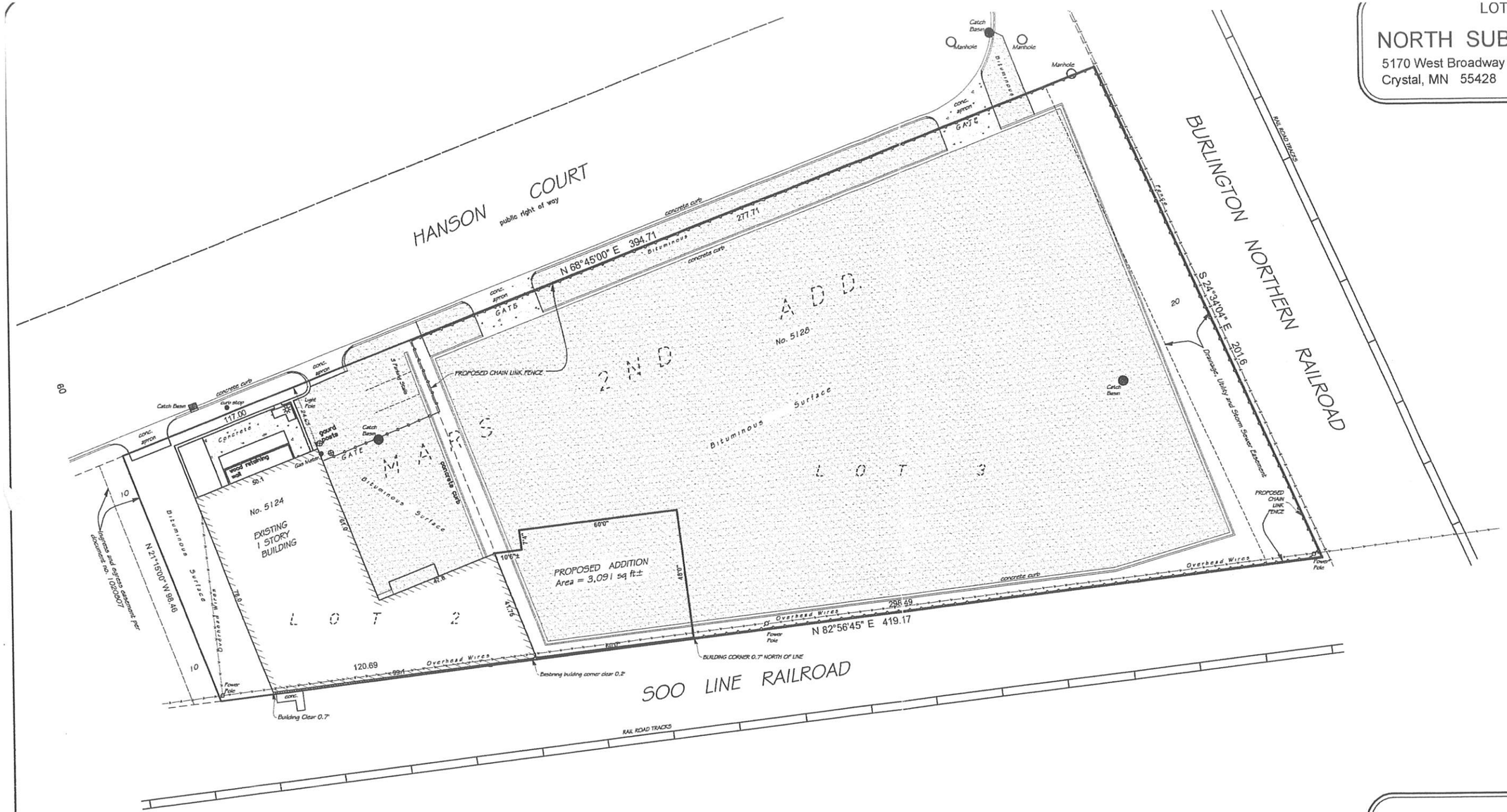


EXHIBIT E

Legend of Symbols & Abbreviations

SCALE IN FEET
0 20 40 60

basis of bearings is assumed

Property located in Section 9, Township 118, Range 21, Hennepin County, Minnesota

MISCELLANEOUS NOTES

MN 1 No title commitment provided to show encumbrances of record.

MN 2 Total Area of Both Parcels combined = 59724 sq.ft

MN 3 Property Zoned: I-1 Light Industrial

Minimum Lot Requirements:
- Lot Area - 20000 sq.ft
- Lot Width - 100 feet
- Lot Depth - 120 feet
- Maximum building Height - 3 stories or 40 feet
- Building Setback Requirements:
  - Front - 60' from centerline or 30' from front lot line
  - Side - 10 feet
  - Rear - 10 feet

General setback exception for minor errors for existing structures:
Structures existing on the effective date of the City ordinance and encroaching into a required setback by City code shall be considered conforming to the setback requirement if the encroachment does not exceed 1 foot or 10% of the required setback, whichever is less. Building permits may be issued for additions to structures qualifying as mentioned above, and such additions shall henceforth be condered conforming to the setback requirement, provided that the encroachment of the addition does not exceed the encroachment of the existing structure.

Refer to City Code for further details.

Legal Description

EXISTING LEGAL DESCRIPTIONS:

No. 5124, Hanson Court, PID No. 09-118-21-22-0040
Lot 2, Block 1, MARS 2ND ADDITION, files of the Registrar of Titles, Hennepin County, Minnesota. Together with an easement for ingress and egress over the East 10 feet of Lot 1, Mars 2nd Addition, for the purpose of loading and unloading a tractor trailor, as shown in deed document No. 1020807. (Torrens property)

No. 5128, Hanson Court, PID No. 09-118-21-22-0041
Lot 3, Block 1, MARS 2ND ADDITION, files of the Registrar of Titles, Hennepin County, Minnesota. (Torrens property)

PROPOSED LEGAL DESCRIPTIONS:

Lots 2 and 3, Block 1, MARS 2ND ADDITION, files of the Registrar of Titles, Hennepin County, Minnesota. Together with an easement for ingress and egress over the East 10 feet of Lot 1, Mars 2nd Addition, for the purpose of loading and unloading a tractor trailor, as shown in deed document No. 1020807 (Torrens property)

Certification

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.

Surveyed this 16th day of March 2015.

Prepared by:

The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

Signed: _____
Gregory R. Prasch Registration No. 24992

File No.
F.B. No. _____ Inv. 83628
DTE.

M E M O R A N D U M

DATE: **April 8, 2015**

TO: **Planning Commission (April 13 meeting)**

FROM: **John Sutter, Community Development Director**

SUBJECT: **<u>Public Hearing</u>: Application 2015-03 to consider the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North**

A. BACKGROUND

The subject property is a vacant lot on the east side of Lakeland Avenue between 47th and 48th Avenues North. It was formerly occupied by a single family house. Hennepin County acquired the property and demolished the house to provide additional right-of-way for the reconstruction of Bottineau Boulevard and its frontage road Lakeland Avenue. After retaining a 4,037 sq. ft. roadway easement, the county sold the remaining 13,209 sq. ft. to the Economic Development Authority of the City of Crystal ("the EDA").

The EDA has submitted an application to re-plat the property into three parcels:
- Lot 1 (11,491 sq. ft.) to be sold for construction of a new house at 4724 Lakeland
- Outlot A (1,225 sq. ft.) to be sold and combined with existing property at 4725 Regent
- Outlot B (493 sq. ft.) to be sold and combined with existing property at 4733 Regent

Notice of the April 13 public hearing was published in the Sun Post on April 2 and mailed to owners within 350 feet. No comments have been received to date.

The following Exhibits are attached:
A. 2012 aerial photo showing current and proposed lot lines
B. Preliminary Plat
C. Final Plat

B. STAFF COMMENTS

1. Lot 1 would meet the minimum width, depth and area requirements of city code:

	Lot 1	Minimum
Area	11,491	7,500 sq. ft.
Width	86.23	60 feet
Depth	101.40+	100 feet

2. Outlots A and B would be combined with the parcels of the adjacent existing houses at 4725 and 4733 Regent. The EDA has purchase agreements with both homeowners, contingent on plat approval, and requiring that each outlot be combined with the respective homeowner's property.

3. Lot 1 would have a 10 foot drainage and utility (d&u) easement along Lakeland and 5 foot d&u easements along the side lot lines and rear lot line. To accommodate the existing overhead lines, Outlots A and B would have 5 foot d&u easements over the west 5 feet.

4. Lot 1 is served by existing water and sanitary sewer service stubs. There is no curb cut on Lakeland but the builder would be required to install one as part of construction of the new house.

Proposed Finding: The plat would conform to the requirements of city code.

C. REQUESTED ACTION

The Planning Commission is asked to make a recommendation to the City Council. The recommendation should include findings of fact for or against the proposed plat. The Commission may reference the finding in Section B - Staff Comments.

Anticipated next steps:

April 21	City Council action on the plat
Late April	Plat recorded with Hennepin County Registrar of Titles
Early May	Sale of Outlots A and B to the adjacent homeowners; EDA begins marketing Lot 1 (4724 Lakeland) for new home construction

2012 Aerial Photo

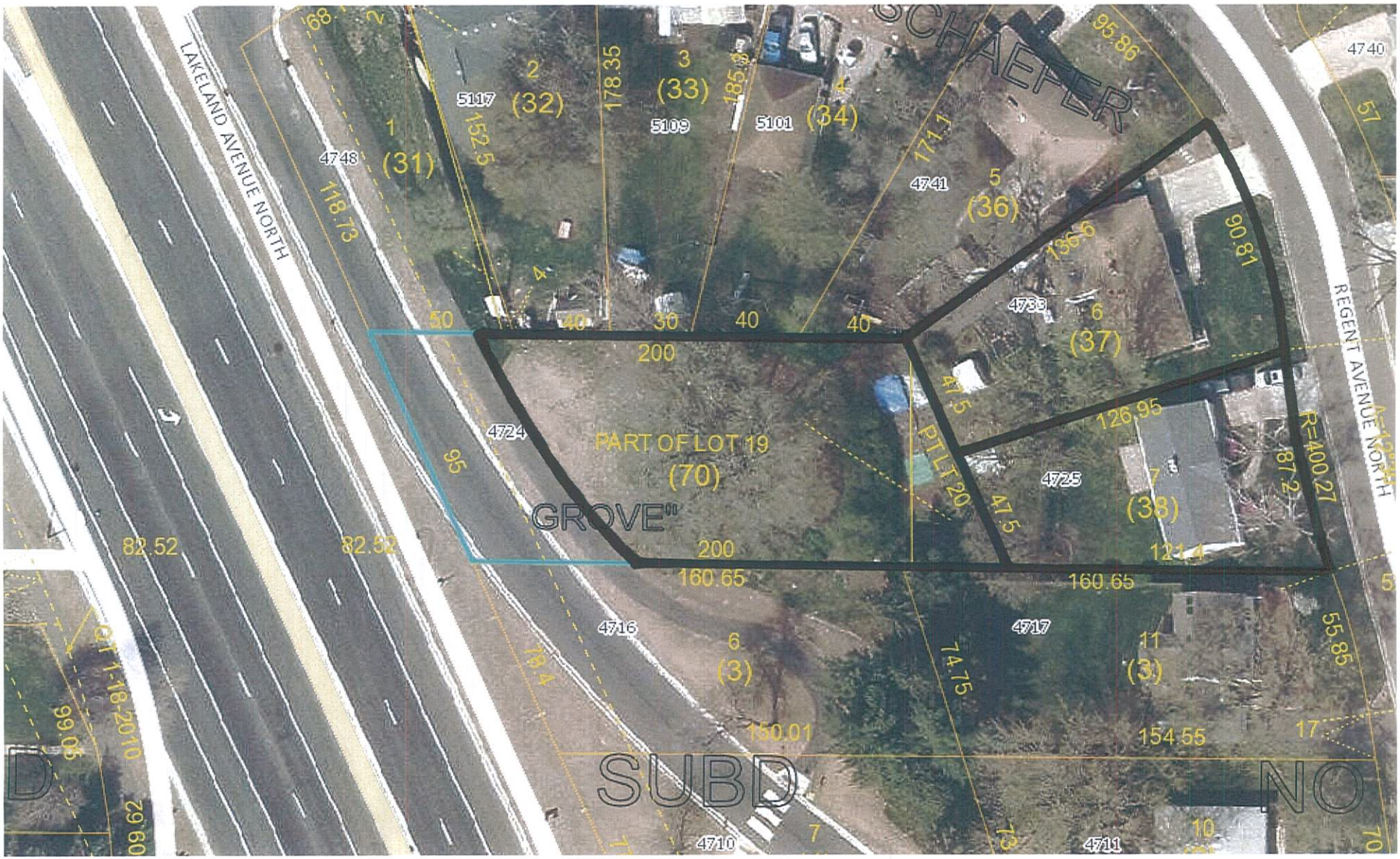
N

EXHIBIT A

2012 Aerial Photo

Current Lot Lines

N



2012 Aerial Photo

Proposed Lot Lines

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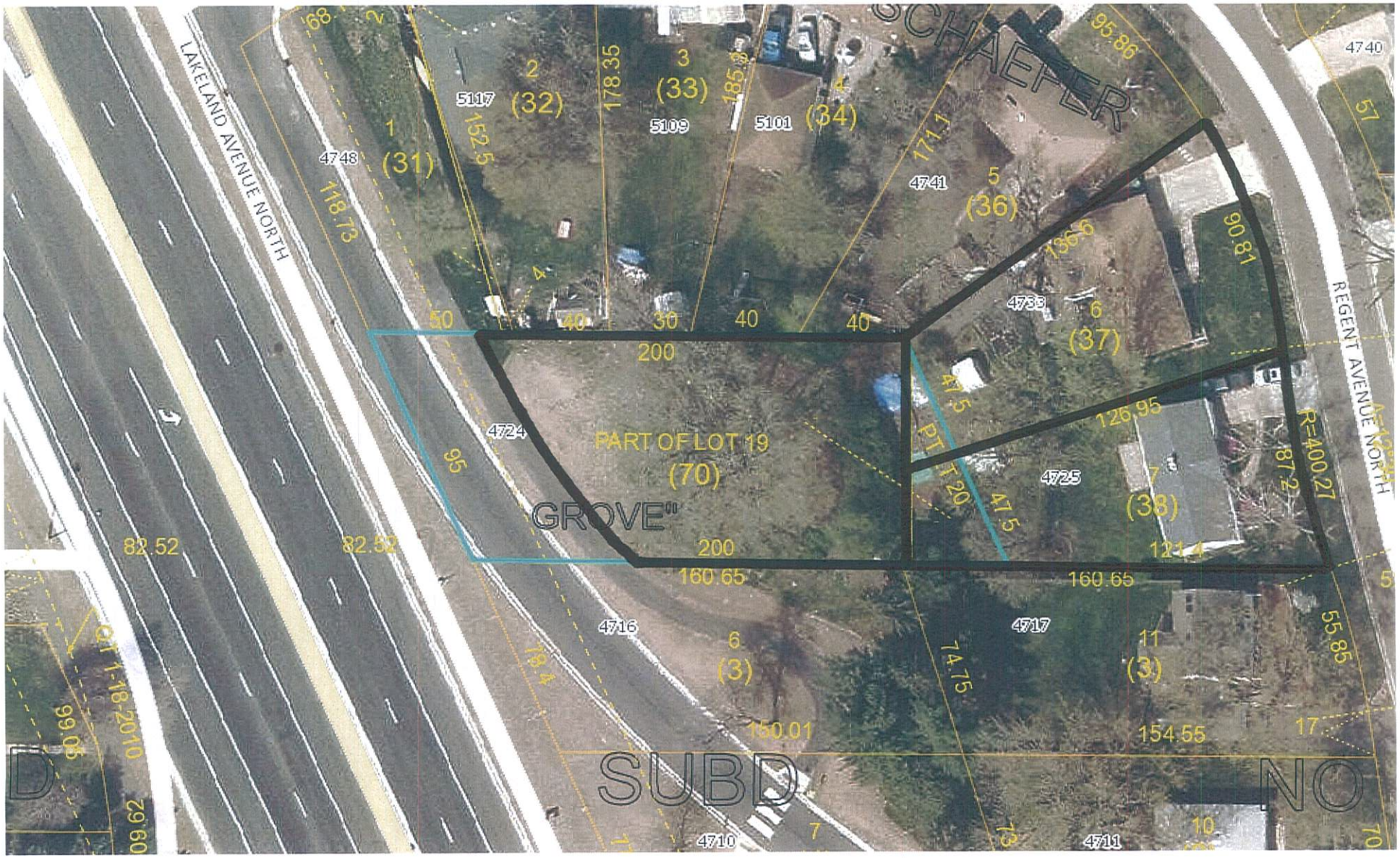
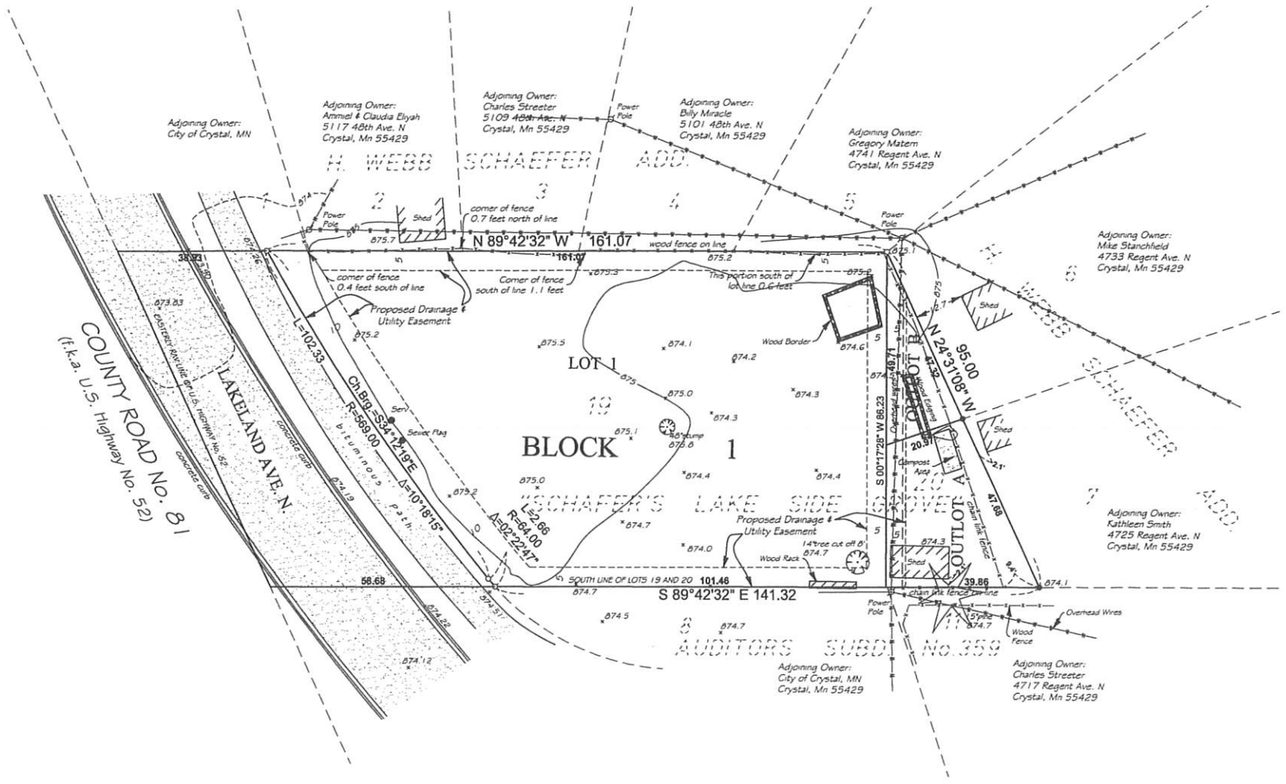
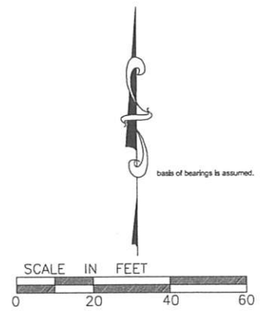




Vicinity Map



Legal Description

LEGAL DESCRIPTION:
That part of Lots 19 and 20, "Schaefer's Lake Side Grove", described as follows: Beginning at the point of intersection of the South line of Lot 19 with the Easterly line of the right of way of U.S. Highway No. 52; thence East along the South line of Lots 19 and 20 a distance of 200 feet; thence Northwesterly parallel with the Easterly line of said U.S. Highway No. 52 a distance of 95.0 feet; thence West parallel with the South line of Lots 19 and 20 to the Easterly line of right of way of said U.S. Highway No. 52; thence Southeasterly along said Easterly line of said right of way 95.0 feet to the point of beginning.

Reserving to the County of Hennepin a permanent easement for highway purposes over all that part of the above described tract which lies westerly and southwesterly of the following described line:

Commencing at the northeast corner of the above described tract; thence run westerly along the north line of said tract on an assumed bearing of North 89 degrees 42 minutes 32 seconds West for 161.07 feet to a point on a non-tangential curve, concave to the northeast having a radius of 569.00 feet and a central angle of 10 degrees 18 minutes 15 seconds, said point being the actual point of beginning of the line being described; thence southeasterly along the arc of said curve a distance of 102.33 feet, said arc subtended by a chord bearing South 34 degrees 12 minutes 19 seconds East; to a point on a compound curve, concave to the northeast having a radius 64.00 feet and a central angle of 46 degrees 43 minutes 03 seconds; thence southeasterly along the arc of said curve a distance of 52.18 feet, said arc subtended by a chord bearing South 62 degrees 42 minutes 58 seconds East and said line there terminating.

PRELIMINARY PLAT FOR:

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

4141 Douglas Drive N
Crystal, MN 55422

NOTES:

Property Address: 4724 Lakeland Ave. N, Crystal, MN

Property Identification Number: 09-118-21-42-0070

Existing Zoning Classification - R-1 Low Density Residential

Proposed Zoning Classification - R-1 Low Density Residential

Required Building Setbacks:
Front Yard: 30 Feet
Side Yard: 5 Feet
Rear Yard: 30 Feet

Minimum Lot Area Requirement - 7500 sq.ft

Total Area of Property = 17246 sq.ft

Total number of proposed Lots = 3

Area of proposed Lots
Lot 1 - 11491 sq.ft
Outlot A - 1225 sq.ft
Outlot B - 493 sq.ft
Right of Way - 4037 sq.ft

Owner:
Economic Development Authority of the City of Crystal
4141 Douglas Drive
Crystal, MN 55405

Developer:
Economic Development Authority of the City of Crystal
4141 Douglas Drive
Crystal, MN 55405
Attn: John Sutter
763-531-1142

Benchmark: Top nut of hydrant at Northeast corner of Lakeland Ave. and 47th Ave. N.
Elevation = 875.61 feet

Property Is In Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0211E, dated September 2, 2002.

EXHIBIT B

PRELIMINARY PLAT

CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY SEVENTH ADDITION

Prepared By:

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS
7601 73RD AVENUE N.
BROOKLYN PARK, MN 55428
763-560-3093 phone
763-560-3522 fax

CERTIFICATION

The only easements shown are from plats of record or information provided by client.

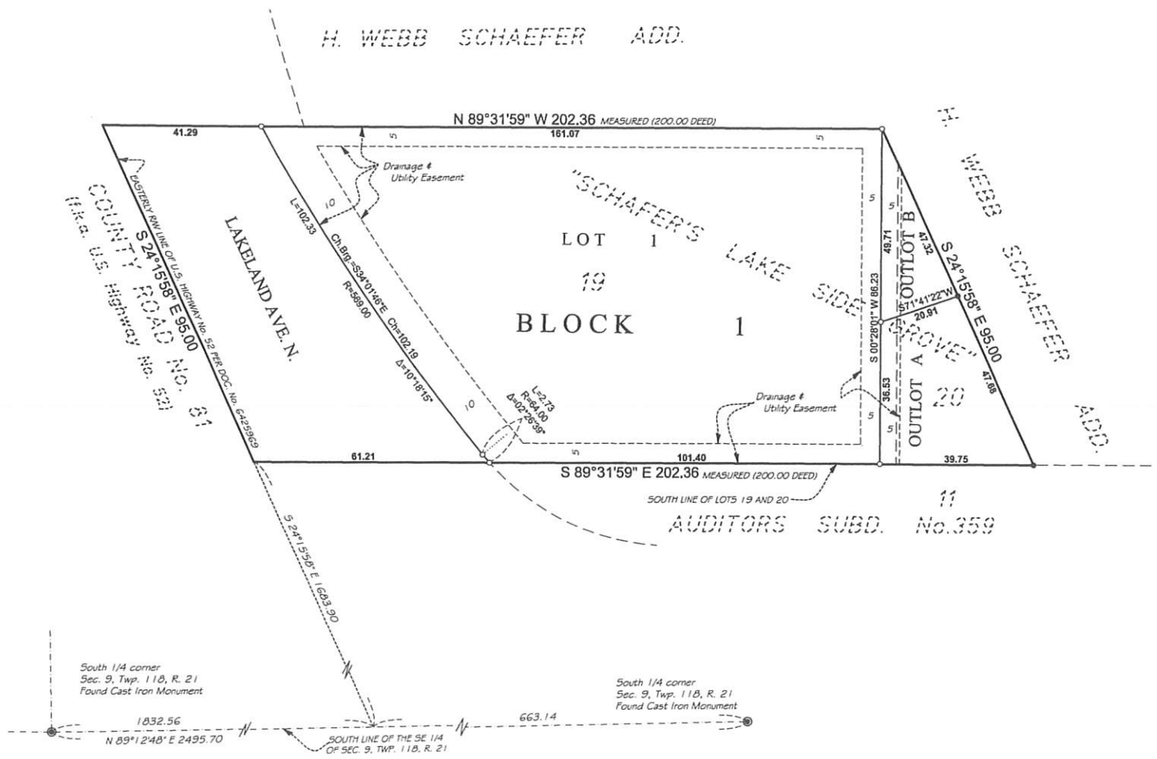
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.
Dated this 9th day of March, 2015

Signed: _____
Gregory R. Prasch, Minn. Reg. No. 24992

File No. F.B. No. 1075-71 Inv. 83607

CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY SEVENTH ADDITION

R. T. DOC. No._____



SCALE IN FEET
0 20 40 60

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF LOT 20 SCHAEFER'S LAKE SIDE GROVE IS ASSUMED TO BEAR SOUTH 89°31'59" EAST

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.

● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS
DTE

KNOW ALL PERSONS BY THESE PRESENTS: That Economic Development Authority of the City of Crystal, a public body corporate and politic, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

That part of Lots 19 and 20, "Schaefer's Lake Side Grove", described as follows: Beginning at the point of intersection of the South line of Lot 19 with the Easterly line of the right of way of U.S. Highway No. 52; thence East along the South line of Lots 19 and 20 a distance of 200 feet; thence Northwesterly parallel with the Easterly line of said U.S. Highway No. 52 a distance of 95.0 feet; thence West parallel with the South line of Lots 19 and 20 to the Easterly line of right of way of said U.S. Highway No. 52; thence Southeasterly along said Easterly line of said right of way 95.0 feet to the point of beginning.

Has caused the same to be surveyed and platted as CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY SEVENTH ADDITION and does hereby dedicate to the public for public use forever the easements for utility and drainage purposes and right of way as shown on the plat.

In witness whereof said, Economic Development Authority of the City of Crystal, has caused these presents to be signed by its proper officers this____ day of _____, 20___.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL

By _____ Casey Peak, President

By _____ Anne L. Norris, Executive Director

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by , Casey Peak, President and Anne L. Norris, Executive Director of Economic Development Authority of the City of Crystal , a public body corporate and politic, on behalf of said public body.

_____ (signature)

_____ (printed name)

Notary Public,_____ County, Minnesota, My Commission Expires_____

I Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20 _____.

_____ Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this ___ day of _____, 20___, by Gregory R. Prasch.

_____ (signature)

_____ (printed name)

Notary Public,_____ County, Minnesota, My Commission Expires_____

CRYSTAL, MINNESOTA
This plat of CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY SEVENTH ADDITION was approved and accepted by the City Council of the City of Crystal, Minnesota, at a regular meeting thereof held this_____ day of _____, 20____. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CRYSTAL, MINNESOTA

By _____, Mayor

By _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Mark V. Chapin, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, Hennepin County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of CRYSTAL ECONOMIC DEVELOPMENT AUTHORITY SEVENTH ADDITION was filed in this office this _____ day of_____, 20_____, at_____o'clock____M.

Martin McCormick, Hennepin County Registrar of Titles

By_____Deputy

EXHIBIT C

CRYSTAL EDA

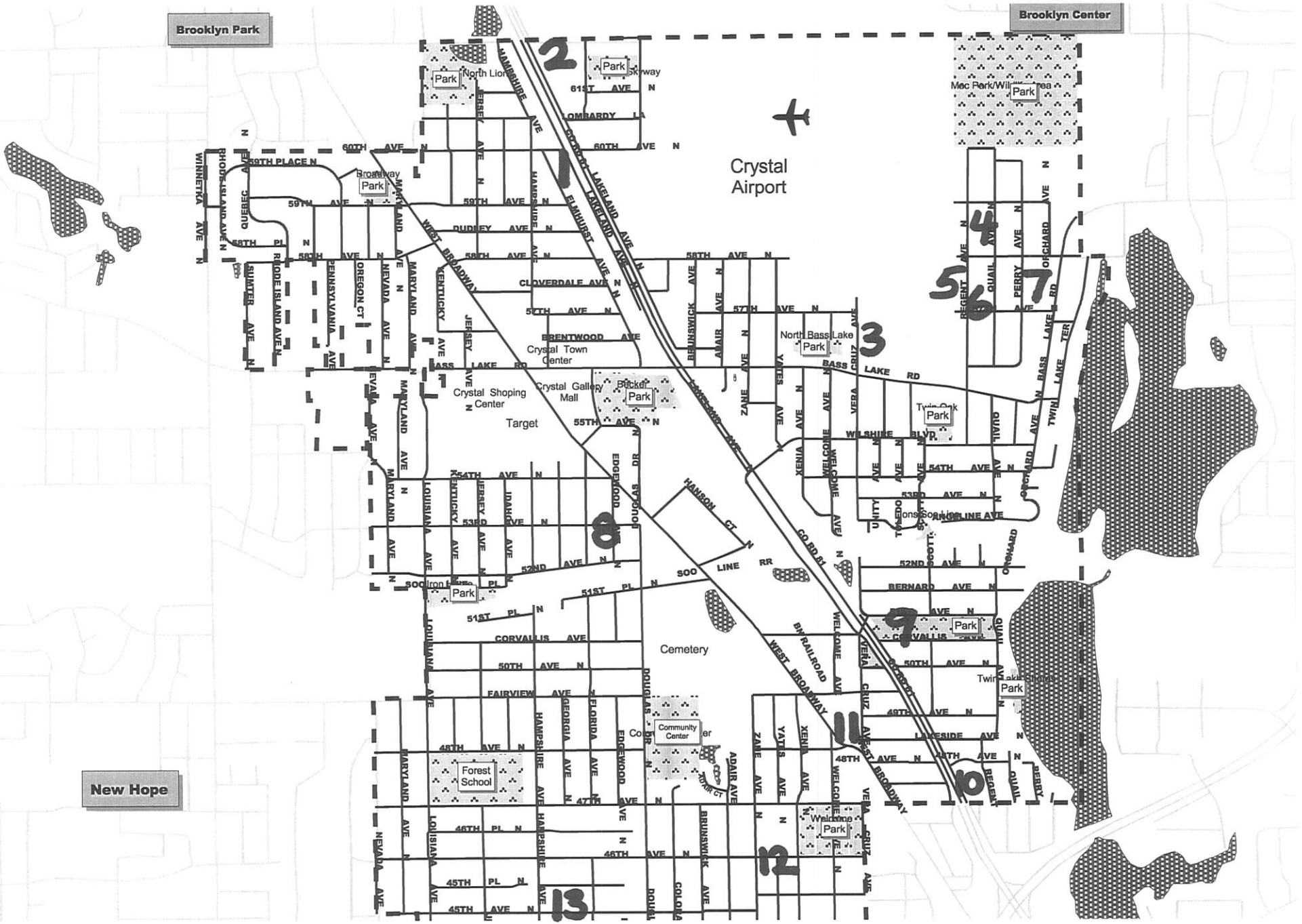
Quarterly Development Status Report

March 31, 2015

MAP #	*LOCATION*	*DESCRIPTION*
1	5924 Elmhurst Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $50,000.
2	6601 62nd Ave N Crystal MN	The EDA is selling this lot to Tollberg Homes for $50,000. Lot sale closing and new home construction start are anticipated in April with completion in summer 2015. The builder does not yet have a buyer for the house.
3	5626 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $50,000.
4	5824 Regent Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in September 2014 for $55,000. The house has been completed and sold.
5	5715 Regent Ave N Crystal MN	Tollberg Homes has optioned this lot until October 7, 2015 with a lot price of $50,000.
6	5700 Regent Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in March 2015 for $50,000. Construction is underway and completion is expected in summer 2015. The house is listed for sale on the MLS.
7	5724 Perry Ave N Crystal MN	In December 2012 the EDA transferred this lot to Twin Cities Habitat for Humanity and construction of the new house is nearly complete. This is the last of seven federally funded blighted home acquisition & demolitions in Crystal in which the lots were transferred to Habitat for new home construction to comply with federal affordability rules.
8	5255 Edgewood Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $50,000.
9	"The Cavanagh" 5401 51st Ave N Crystal MN	In June 2014 the EDA sold this 4.3 acre site to Dominium, a private developer who is building The Cavanagh, a four story, 130 unit, senior (55+) building with rents affordable for households at 60% of Twin Cities metropolitan area median income. Construction began in July 2014 and completion is anticipated in fall 2015.
10	4724 Lakeland Ave N Crystal MN	The EDA purchased this vacant lot from Hennepin County and is selling small parts of it to adjacent homeowners to straighten out the rear lot line. Once that is done in May 2015 the lot will be available for new home construction with an anticipated lot price of $52,500.
11	4901 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $50,000.
12	4553 Yates Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $45,000.
13	6526 45th Ave N Crystal MN	The EDA is selling this lot to Novak-Fleck for $60,000. Lot sale closing and new home construction start are anticipated in April with completion in summer 2015. The builder has a buyer for the house.

MAP #	LOCATION	DESCRIPTION
14	4326 Zane Ave N Crystal MN	The EDA sold this lot to MT Builders in September 2014 for $45,000. Construction start is anticipated in April 2015.
15	4349 Xenia Ave N Crystal MN	The EDA sold this lot to MT Builders in September 2014 for $50,000. The house has been completed and sold.
16	4331 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $50,000.
17	3122 Douglas Dr N Crystal MN	In May 2015 this lot will be available for new home construction with an anticipated lot price of $55,000.
18	3556 Major Ave N Crystal MN	In May 2015 this lot will be available for new home construction with an anticipated lot price of $30,000.
19	3533 Lee Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of $40,000.

For an online, mapped version, please see:
http://www.crystalmn.gov/city_departments/quarterly_development_status_report.html



Brooklyn Park
Brooklyn Center
New Hope
Crystal Airport
Crystal Town Center
Crystal Shoping Center
Crystal Gallery Mall
Target
Cemetery
Community Center
Forest School
North Bass Lake Park
Twin Oak Park
Twin Lake Shores Park
Welcome Park
Broadway Park
Park
1
2
3
4
5
6
7
8
9
10
11
12
13

Robbinsdale
Golden Valley
Cemetery
Retail Shopping
Valley Place
Park
Sunnyview
Bassett Creek
Niell School
FAIR School
City Hall Police Fire
Kentucky
Florida
Yunkers
Brownwood
Meridey Lane
MEDICINE LAKE ROAD
HWY 100
44TH AVE N
43RD AVE N
41ST PL N
41ST AVE N
40TH AVE N
39TH AVE N
38TH AVE N
37TH AVE N
36TH AVE N
35TH PL N
35TH AVE N
34TH PL N
34TH AVE N
33RD PL N
33RD AVE N
32ND PL N
32ND AVE N
31ST AVE N
30TH AVE N
29TH PL N
27TH AVE N
NORTHERN DR
WISCONSIN AVE N
MARKWOOD DR
HILL PL N
VALLEY PL N
ALLEY
KENTUCKY AVE N
JERSEY AVE N
IDAHO AVE N
HAMPSHIRE AVE
GEORGIA AVE
FLORIDA AVE
EDGEWOOD AVE
DOUGLAS DR N
COLORADO AVE N
BRUNSWICK AVE
ADAIR AVE N
ZANE AVE N
YATES AVE N
XENIA AVE N
WELCOME AVE N
VERA CRUZ AVE
REGENT AVE N
QUAIL AVE N
PERRY AVE N
ORCHARD AVE N
NOBLE AVE N
KYLE AVE N
LOUISIANA AVE
NEVADA AVE N
MARYLAND
PENNSYLVANIA
WINNETKA AVE N
UTAH AVE N
VIRGINIA AVE N
XYLON AVE N
YUKON AVE N
AQUILA AVE N
SUMTER AVE N
WINPARK DR
SOO LINE RR
BROOKRIDGE
VALE CREST RD
LAMPLIGHTER LA
14
15
16
17
18
19
0
0.25
0.5 Miles
N