

# CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, May 11, 2015

7:00 p.m.

Crystal City Hall – Council Chambers  
4141 Douglas Dr N

## A. CALL TO ORDER

## B. APPROVAL OF MINUTES

- April 13, 2015 meeting \*

## C. PUBLIC HEARINGS

1. Consider Application 2015-4 for lot division and combination at 3701-3709-3717 Vera Cruz Avenue North to create two 120-foot-wide lots for construction of two family dwellings on each lot \*

## D. GENERAL INFORMATION

1. April 21 City Council actions on previous Planning Commission items:
  - Approved a conditional use permit and setback variance for North Suburban Towing to relocate or expand to 5124-5128 Hanson Court
  - Approved the plat of Crystal Economic Development Authority Seventh Addition at 4724 Lakeland Avenue North
2. Updated plat of Gaulke Pond Homes to be considered by the Council in May \*
3. Staff preview of likely agenda items for Monday, June 8, 2015 meeting

## E. OPEN FORUM

## F. ADJOURNMENT

*\* Items for which supporting materials will be included in the meeting packet*

**CITY OF CRYSTAL  
PLANNING COMMISSION**

**LAND USE APPLICATION - LOT DIVISION  
3701-3709-3717 VERA CRUZ AVENUE NORTH**

**PUBLIC HEARING NOTICE  
7:00 P.M. MONDAY, MAY 11, 2015  
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

James R. Truax/Truax Real Estate LLC (Truax) owns three lots at 3701, 3709 and 3717 Vera Cruz Avenue North. Each lot is 80 feet wide for a total width of 240 feet. Each lot has an existing single family home. Truax proposes to split the middle lot (3709) in half. The south half of 3709 would be added to the lot at 3701, and the north half of 3709 would be added to the lot at 3717. **This would create two 120-foot-wide lots, each containing 15,357 sq. ft.**

**Truax would demolish the three existing homes and build a new two family dwelling on each of the two 120-foot-wide lots.** (Two family dwellings are also known as twin homes, duplexes or double bungalows.) The property is zoned R-1 Low Density Residential and two family dwellings are permitted on each of the proposed lots because the lots would be more than 100 feet wide and contain more than 15,000 sq. ft.

**If you want to learn more** about this application, you may:

- View the application on the Planning & Zoning page at [www.crystalmn.gov](http://www.crystalmn.gov).
- View the application in person at Crystal City Hall during normal business hours.
- View the city staff report using either of the methods above. The staff report should be available around May 4.
- Attend the public hearing at 7:00 p.m. on Monday, May 11 at Crystal City Hall.

**If you want to discuss** the application with city staff, please contact John Sutter at 763.531.1130 or [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov).

**If you want to submit written comments for the record**, please send them to Planning, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422, or email [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov).

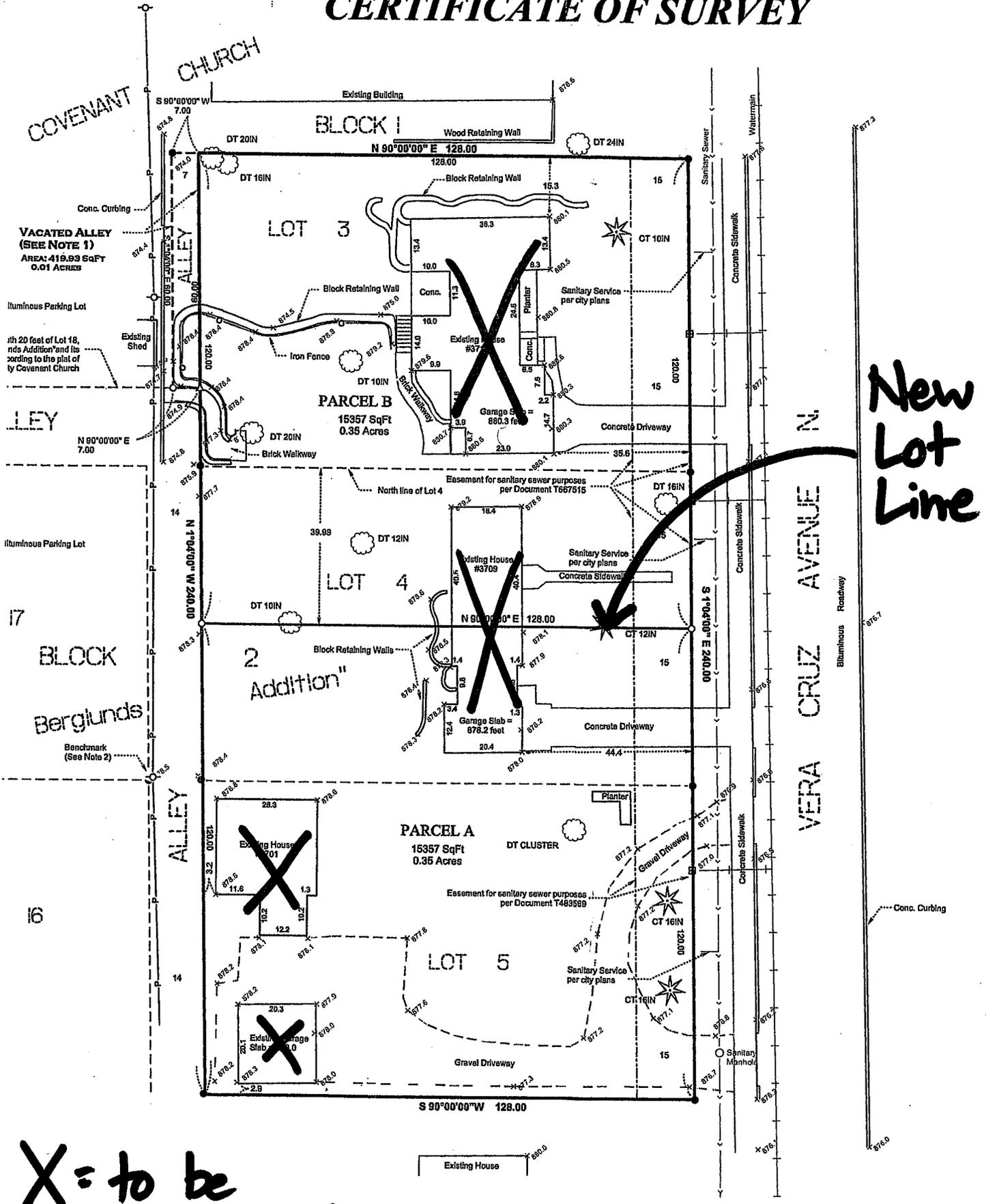
**If you want to speak directly to the Planning Commission**, please attend the public hearing at 7:00 p.m. on Monday, May 11 at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on Monday, May 11, 2015 at 7:00 p.m. or as soon thereafter as the matter may be heard, at Crystal City Hall, 4141 Douglas Drive North to consider land use application 2015-04 for lot division and combination at 3701-3709-3717 Vera Cruz Avenue North to create two 120-foot-wide lots for construction of two family dwellings on each lot. Persons desiring to be heard are invited and encouraged to attend the public hearing. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

JOSEPH SEARS, SECRETARY, PLANNING COMMISSION



# CERTIFICATE OF SURVEY



**New Lot Line**

**X = to be demolished**

COVENANT

CHURCH

BLOCK 1

LOT 3

PARCEL B  
15357 SqFt  
0.35 Acres

LOT 4

2  
"Addition"

PARCEL A  
15357 SqFt  
0.35 Acres

LOT 5

VERA CRUZ AVENUE N.

ALLEY

BLOCK

Berglunds

16

17

VACATED ALLEY  
(SEE NOTE 1)  
AREA: 419.93 SqFt  
0.01 ACRES

Illuminous Parking Lot

with 20 feet of Lot 16,  
Roads Addition and its  
according to the plat of  
ly Covenant Church

ALLEY

Illuminous Parking Lot

Benchmark  
(See Note 2)

Existing House

Conc. Curbing

Sanitary Sewer

Watermain

Concrete Sidewalk

Concrete Sidewalk

Sanitary Manhole

Biluminous Roadway

Existing Building

Wood Retaining Wall

Block Retaining Wall

Block Retaining Wall

Conc.

Brick Walkway

Iron Fence

Brick Walkway

Existing House #3709

Garage Slab = 800.3 feet

Garage Slab = 876.2 feet

Existing House #701

Garage Slab = 876.2 feet

Garage Slab = 876.2 feet