CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, January 11, 2016
7:00 p.m.
Crystal City Hall – Council Chambers
4141 Douglas Dr N

A. CALL TO ORDER

B. ANNUAL ORGANIZATIONAL MEETING – ELECTION OF OFFICERS
- Chairperson
- Vice-Chairperson
- Secretary

C. APPROVAL OF MINUTES
- December 14, 2015 meeting

D. PUBLIC HEARING
1. Special Land Use Application (Subdivision, Site and Building Plan Review, Conditional Use Permits, and Variances) to create a new parcel for a 5,000 SF commercial building at 5537 West Broadway Avenue (Target store property) and at 6801 - 56th Avenue North (Crystal Shopping Center)

E. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items: Conditional Use Permit (CUP) to allow a public institutional use (Robbinsdale School District) at 6801-56th Avenue North (Crystal Shopping Center)

2. Update from Council Liaison

3. Update on City Code Review Task Force

4. Staff preview of likely agenda items for Monday, February 8, 2016 meeting

F. OPEN FORUM

G. ADJOURNMENT

CITY OF CRYSTAL

PROPOSED SPECIAL LAND USE APPLICATION FOR A 5,000 SQ. FT. BUILDING TO BE BUILT ON A NEW PARCEL BETWEEN TARGET AND CRYSTAL SHOPPING CENTER

PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, JANUARY 11, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)

The Crystal Planning Commission will consider a Special Land Use Application to subdivide a 1.1 acre parcel from the existing Target property (5537 West Broadway Avenue) for construction of a new 5,000 sq. ft. commercial building on what is now the north end of the Target parking lot. The new parcel and building would be developed by the owners of the adjacent Crystal Shopping Center.

This proposed development requires the following approvals by the City of Crystal:

- Preliminary and Final Plat (Cardinal Court 2nd Addition)
- Site and Building Plan Review for the new parcel and building
- Conditional Use Permit (CUP) to allow a drive-through facility
- CUP to allow outdoor dining as part of the new building
- CUP to adjust the number of parking spaces for the new building to 64 spaces
- Variance to the minimum percentage requirement for impervious surface
- Variance to add an off-premise Target sign to the existing Crystal Shopping Center sign at the southwest corner of West Broadway and Bass Lake Road

Applicants and Property Owners:

- Paster Properties, owner of Crystal Shopping Center at 6801 56th Avenue North
- Target Corporation, owner of the Target store at 5537 West Broadway

Citizens may view the proposal at Crystal City Hall during normal business hours or on the city website at www.crystalmn.gov/city_departments/land_use_applications.php. The Planning Commission staff report will be available for viewing after January 8th at the same weblink.

To discuss the proposal or submit written comments for the record, please contact Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422 at dan.olson@crystalmn.gov or 763-531-1142. **To speak directly to the Planning Commission**, please attend the public hearing on Monday, January 11, 2016 at 7 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on January 11, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a Special Land Use Application at the Target store property (5537 West Broadway Avenue) and Crystal Shopping Center (6801 – 56th Avenue North). After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, January 19, 2016. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available 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 Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

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Call 48 hours before digging:
911 or call811.com
Common Ground Alliance

General Site Notes

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ALTA/ACSM SURVEY, BY WESTWOOD PROFESSIONAL SERVICES, EDEN PRAIRIE, MINNESOTA, FALL 2015.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, OR TO MATCH EXISTING.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION ON BUILDING.
12. LIGHTING TO BE DESIGN/BUILD. MODIFY EXISTING SYSTEM TO PROVIDE SEPARATE CIRCUITS AND CONTROLS FOR LIGHTS ON TARGET PROPERTY AND OUTLOT PROPERTY. PHOTOMETRICS SHALL NOT EXCEED 1.0 FOOT CANDLES AT RIGHT-OF-WAY LINE.

Signage and Striping Notes

1. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
2. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, ACCESSIBLE LOADS AND CROSS HATCH ACCESSIBLE LOADING AISLES WITH BLUE PAVEMENT MARKING PAINT (TWO COATS).
3. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
4. ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
5. ALL SIGNS SHALL BE BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Sign Legend

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	DO NOT ENTER	30" X 30"	R5-1
S.2	HANDICAP PARKING	12" X 18"	R7
S.3	DRIVE-THRU - RIGHT ARROW	12" X 18"	CUS/Kim
S.4	DRIVE-THRU - STRAIGHT ARROW	12" X 18"	CUS/Kim

Site Details

1. MN12 CURB & GUTTER (TYP.)
2. ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE (TYP.)
3. TRAFFIC ARROW (TYP.)
4. BOLLARD (TYP.)
5. BITUMINOUS PAVEMENT - MATCH EXISTING (TYP.)
6. CONCRETE SIDEWALK (TYP.)
7. MANUFACTURABLE CURB (TYP.)
8. 3' CURB CUT WITH RIP-RAP SAVLE

Site Notes

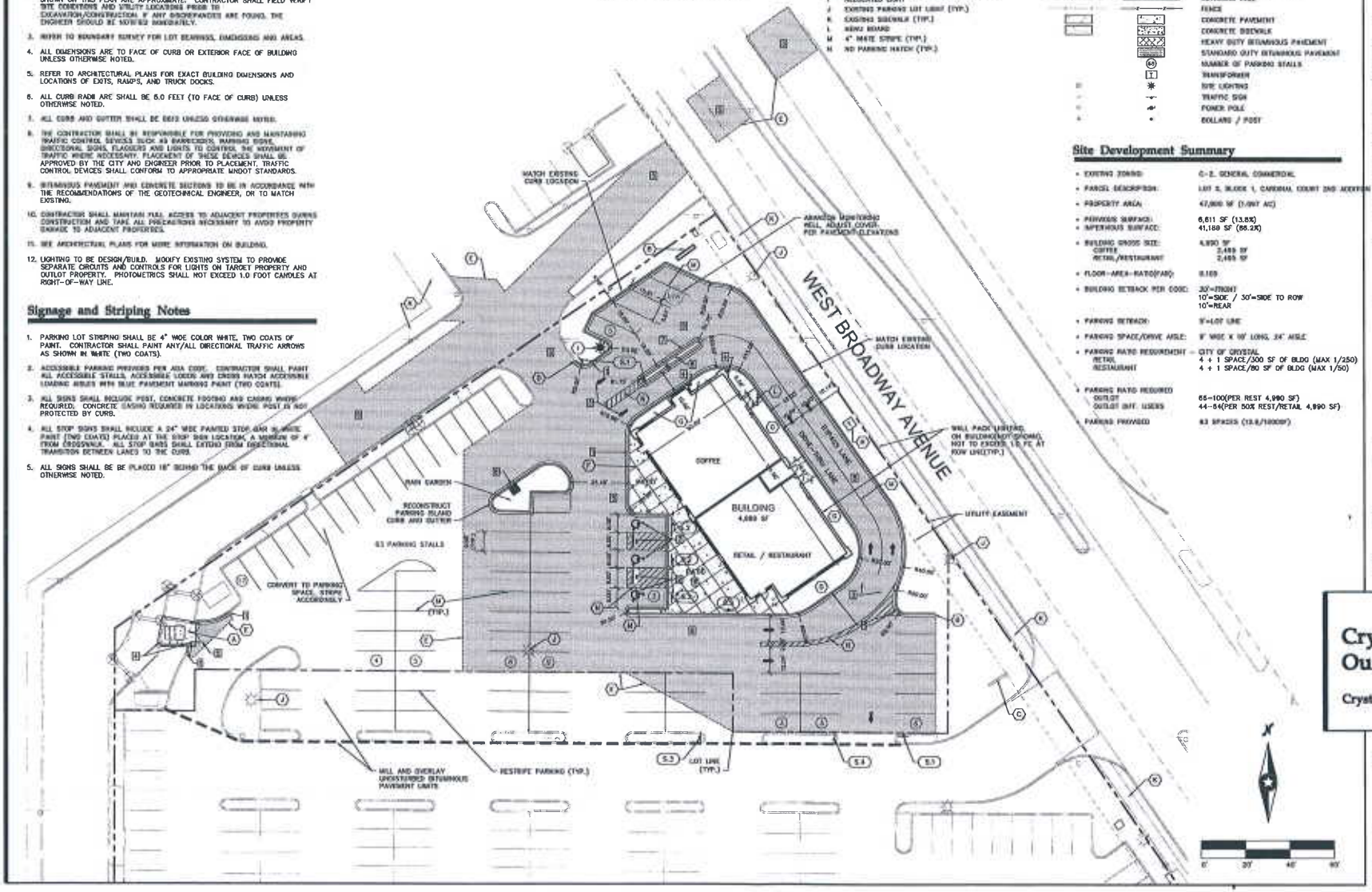
A. TRASH ENCLOSURE (SEE ARCHITECTURE)
B. MONUMENT SIGN (SEE ARCHITECTURE)
C. EXISTING TARGET SIGN
D. MATCH EXISTING CURB & GUTTER (TYP.)
E. SAWCUT & MATCH INTO EXISTING BITUMINOUS (TYP.)
F. CONCRETE SCORE PATTERN (TYP.)
G. PLANTED AREA (TYP.)
H. TRANSFORMER PAD (APPROXIMATE LOCATION)
I. RELOCATED LIGHT
J. EXISTING PARKING LOT LIGHT (TYP.)
K. EXISTING SIDEWALK (TYP.)
L. MENU BOARD
M. 4" WHITE STRIPE (TYP.)
N. NO PARKING HATCH (TYP.)

Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		STANDARD DUTY BITUMINOUS PAVEMENT
	65	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

Site Development Summary

- EXISTING ZONING: C-2, GENERAL COMMERCIAL
- PARCEL DESCRIPTION: LOT 2, BLOCK 1, CARDINAL COURT 2ND ADDITION
- PROPERTY AREA: 47,800 SF (1.09AT AC)
- PERVIOUS SURFACE: 6,611 SF (13.8%)
- IMPERVIOUS SURFACE: 41,189 SF (86.2%)
- BUILDING GROSS SIZE: 4,890 SF
  - COFFEE: 2,405 SF
  - RETAIL/RESTAURANT: 2,485 SF
- FLOOR-AREA-RATIO(FAR): 0.103
- BUILDING SETBACK PER CODE: 30'=FRONT; 10'=SIDE / 30'=SIDE TO ROW; 10'=REAR
- PARKING SETBACK: 5'=LOT LINE
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT - CITY OF CRYSTAL
  - RETAIL: 4 + 1 SPACE/300 SF OF BLDG (MAX 1/250)
  - RESTAURANT: 4 + 1 SPACE/80 SF OF BLDG (MAX 1/50)
- PARKING RATIO REQUIRED
  - OUTLOT: 66-100(PER REST 4,990 SF)
  - OUTLOT (INT. USERS): 44-64(PER 50% REST/RETAIL 4,890 SF)
- PARKING PROVIDED: 83 SPACES (13.8/1000SF)



Westwood

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www.westwoodps.com

Designed: RWMA
Checked: RWMA
Drawn: SJH
Report Drawing Include:

Revisions
0 12/14/15 CITY SUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Shad Lynn S. Jiroux
Date 12/14/15 License No.

Prepared for

Paster Properties

2327 University Avenue
St. Paul, Minnesota 55114

Crystal Target Outlot Parcel

Crystal, Minnesota

Site Plan

Date 12/14/15
Sheet 6 of 11