



# 2013 Application for Special Land Use Action

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 4141 Douglas Dr N Crystal MN 55422  
[www.crystalmn.gov](http://www.crystalmn.gov)

PROPERTY: Address: 5401 51st Avenue North Henn. Co. P.I.D. 09-118-21-13-0110

PROJECT TITLE: The Cavanagh

APPLICANT: Crystal Leased Housing Associates I, Limited Partnership Tel: (763) 354-5656

Email address: rmehl@dominiuminc.com Fax: \_\_\_\_\_

U.S. Mail address: 2905 Northwest Blvd., Suite 150, Plymouth, MN 55441

PROPERTY OWNER: Economic Development Authority of the City of Crystal Tel: (763) 531-1000

Email address: John.sutter@crystalmn.gov Fax: (763) 531-1188

U.S. Mail address: 4141 Douglas Drive, Crystal, MN 55422

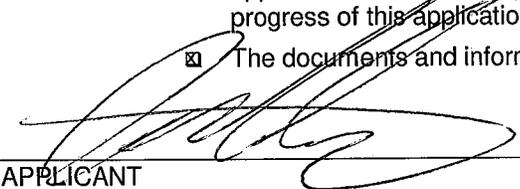
TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	ATTACHMENTS TYPICALLY REQUIRED (explanation on back)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 - 8
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 - 8
<input type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 - 8
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7 8
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 - 8
<input type="checkbox"/> Variance	\$500	1 - - - - 6 - 8
<input checked="" type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7 8
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7 8
<input type="checkbox"/> Storm Water Management Plan	(no fee)	- 2 - 4 - 6 7 8

TOTAL FEE: \$ 1,000 ATTACHMENTS: 2,5,6

SIGNATURES: The applicant and property owner certify that:

- I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- The documents and information I have submitted are true and correct to the best of my knowledge.

**Anne L. Norris, Executive Director**  
**Economic Development Authority of the City of Crystal**

APPLICANT  (date) \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ (date) \_\_\_\_\_

FOR OFFICE USE ONLY:	Application # <u>2013-11</u>	Accounting # <u>0100.4418</u>	Receipt # <u>108909</u>	Date Received <u>8-16-13</u>
Acknowledgement letter sent	<u>8/16/2013</u>	If application incomplete, was 60-day rule language included? _____		
Plan Comm hearing	<u>9/09/2013</u>	City Council action _____ / _____ / _____	Approved? Yes ___ No ___ Other ___	
NOTES:	_____			



## **The Cavanagh**

The Cavanagh is a proposed 130 unit affordable senior development to be constructed in the place of the now-vacant Cavanagh School. The Robbinsdale School District sold the 54-year old building the City of Crystal's Economic Development Authority in October of 2012. The EDA has since demolished the building on the site so it can be sold and developed in a way that meets the needs of the community and the surrounding neighborhood. The Cavanagh is a proposed development that will be mutually beneficial to the city, neighborhood and community.

The Cavanagh will provide affordable housing for tenants over the age of 55 who income-qualify earning no more than 60% of the Area Median Income. Due to the use of tax exempt bonds as a portion of the financing, rents will be restricted on 100% of the units, with 104 units rented at 60% Area Median Income (AMI) rental limit and 26 units rented at the Fair Market or Exception Fair Market (FMR) rent limit. The project will consist of one and two bedrooms. Like all Dominium properties, the onsite staff and compliance department will work to qualify all future residents, which will include income, credit and criminal background checks. Any applicant with a prior issue will not be eligible to rent and tenants will be required to abide within the rules and regulations established by Dominium Property Management while living on-site. Below is a proposed unit matrix with projected rents:

<b>Unit Type</b>	<b># of units</b>	<b>Proposed Rents</b>
1 Bedroom/ 1 Bathroom – 60% AMI	84	\$836
2 Bedroom/ 2 Bathroom – 60% AMI	20	\$998
2 Bedroom/ 2 Bathroom - FMR	26	\$857
<b>Total/ Average</b>	<b>130</b>	<b>\$887</b>

The building will be constructed using quality and attractive materials that will be aesthetically pleasing to the local community. It will consist of four stories of residential living with multiple floor plans and will include underground parking. There will be approximately 91 underground parking spaces and an additional 47 surface spaces. With the target population in mind, the building will contain many amenities that appeal to the senior community including a fitness facility, movie theater, library, balconies or patios, covered gazebo, club room, card room, a party kitchen with a private dining room, wood shop, craft room, salon and nurse station as well as a full time management staff. In addition, the existing park to the East of the property will not be disturbed and the residents will have easy access to enjoy its proximity. The building and landscaping will be designed and maintained in a way that is consistent with the quality on which Dominium has established their national reputation.



DOMINIUM<sub>sm</sub>

The Cavanagh will be financed through a combination of Tax-Exempt bonds, 4% Low Income Housing Tax Credit, and Tax Increment Financing. Dominium has a proven track record of being successful with this complicated financing execution.

In summary, The Cavanagh will be a quality, affordable senior housing option. This is a project that will serve the community for years to come.

## CITY OF CRYSTAL

### NOTICE OF PUBLIC HEARING

#### LAND USE APPLICATION 2013-11 REZONING TO R-3 PLANNED DEVELOPMENT 5401 51<sup>ST</sup> AVENUE NORTH (THE CAVANAGH)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, September 9, 2013 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use applications:

#### LAND USE APPLICATION 2013-11:

- Applicant: Dominion Development LLC
- Property Owner: Economic Development Authority of the City of Crystal
- Property Address: 5401 51<sup>st</sup> Avenue North (P.I.D 09-118-21-13-0110)
- Description: Rezoning to R-3 Planned Development including revised site and building plans for a four story building. The proposed senior citizen apartment building would have the same number of units (130) as the three story plan approved by the City Council in December 2012. Because the number of units is not changing, the addition of a fourth floor would result in the building having a smaller footprint on the site. Because the new plan is for a flat roof instead of a pitched roof, the building height would be 48 feet instead of the previously approved 50 feet.

On or about August 29, 2013 a copy of this application will be available for review on the Planning & Zoning page of the city website, [www.crystalmn.gov](http://www.crystalmn.gov), and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about September 5, 2013. If you have questions please contact City Planner John Sutter at [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763.531.1142.

Persons desiring to be heard on these matters 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: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. 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.

TIM BUCK, SECRETARY, PLANNING COMMISSION