

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, October 14, 2013

7:00 p.m.

**Crystal City Hall – Council Chambers
4141 Douglas Dr N**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- **September 9, 2013 regular meeting ***

C. PUBLIC HEARINGS

1. **Consider Application 2013-12 for Rezoning 5502 West Broadway (Crystal Gallery Mall) to C-2 Planned Development including de-malling the existing building, adding a second, smaller building and revising the parking lot layout ***

D. NEW BUSINESS

1. **Discuss Metropolitan Council's preliminary 2040 forecasts and possible city response ***

E. GENERAL INFORMATION

1. **City Council actions on previous Planning Commission items:**
 - **Approved R-3 Planned Development rezoning and revised site & building plans for The Cavanagh**
2. **Quarterly Development Status Report**
3. **Staff preview of likely agenda items for Tuesday, November 12 meeting ****

F. OPEN FORUM

G. ADJOURNMENT

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

*** The November meeting has been moved from Monday to Tuesday because November 11 is a legal holiday (Veterans Day)*

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2013-12 REZONING TO C-2 PLANNED DEVELOPMENT 5502 WEST BROADWAY (CRYSTAL GALLERY MALL)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, October 14, 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 application:

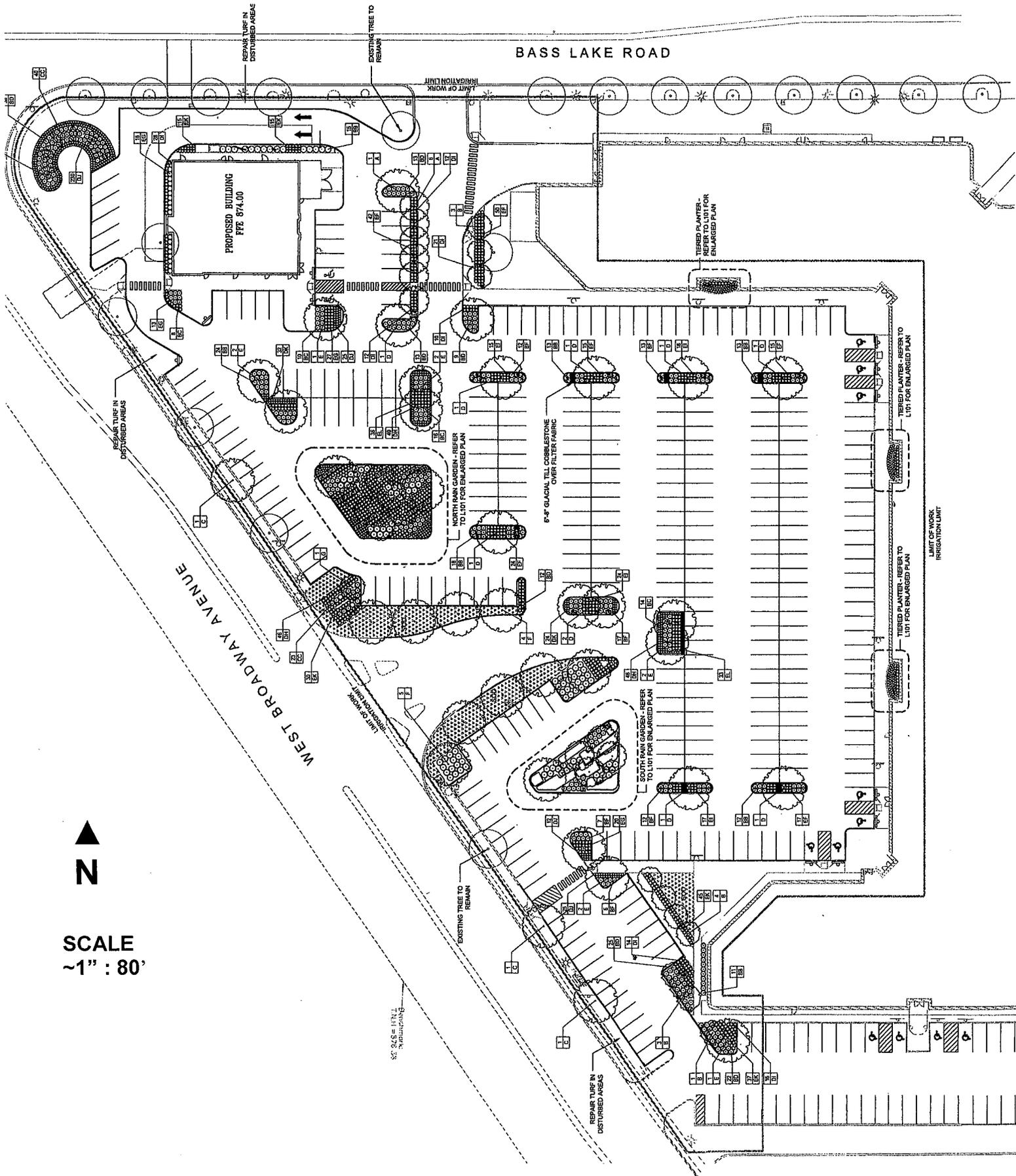
LAND USE APPLICATION 2013-12:

- Applicant: Aarchitects LLC
- Property Owner: Crystal Gallery Developers
- Property Address: 5502 West Broadway (P.I.D 05-118-21-44-0046)
- Description: Rezoning the Crystal Gallery Mall to C-2 Planned Development for a master plan to include the following changes to the property:
 - “De-malling” the existing 82,814 sq. ft. building, meaning removal of the existing corridor along the parking lot and expanding the tenant spaces to fill that space;
 - Remodeling and updating the facade of the existing building;
 - Adding a new 6,000 sq. ft. building at the northwest corner of the site, including a Conditional Use Permit for a drive-through;
 - Reconfiguring the parking lot with a more efficient layout including less impervious coverage and more landscaping with rain gardens.

On or about October 3, 2013 a copy of this application will be available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about October 9, 2013. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on this matter 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



SCALE
~1" : 80'

Crystal Galley Mall – Proposed Site/Landscaping Plan