

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Monday, May 13, 2013

7:00 p.m.

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

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- April 8, 2013 regular meeting *

C. PUBLIC HEARINGS

1. Consider Application 2013-06: Lot Division at 6511 31st Avenue North to create two lots for new home construction at 6501 and 6505 31st Avenue North *

D. OLD BUSINESS

1. Discuss City Code Section 520 (Site & Building Plan Review) *

E. GENERAL INFORMATION

1. City Council actions on April 16 on previous Planning Commission items:
 - Approved first reading of C-1 text amendment (second reading May 7)
 - Approved CUP for outdoor seating at 3545 Douglas Dr (Milton's)
 - Approved CUP for events center, on-sale liquor and outdoor seating at 4947 West Broadway (Eventure)
2. Staff preview of likely agenda items for Monday, June 10, 2013 meeting

F. OPEN FORUM

G. ADJOURNMENT

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

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2013-06 6511 31ST AVENUE NORTH LOT DIVISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, May 13, 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 Land Use Application 2013-06 submitted by Lawrence Emond, applicant and property owner.

- Property Location and Description: 6511 31st Avenue North (PID 20-118-21-41-0090). The subject property is comprised of Lots 5 and 6, Block 3, Sunnyview Hills and contains 47,953 sq. ft. (1.10 acres). The property is zoned R-1 Low Density Residential and is currently improved with a single family house on the northwesterly end of the property together with various outbuildings.
- Type of Application: Lot Division
- Proposed Project: The applicant proposes to split off adjacent parts of Lots 5 and 6 then combine these parts into a new, middle lot located between the remnants of Lots 5 and 6. The result would be three lots:
 - The north lot ("Parcel A") would be comprised of approximately the northwesterly three-quarters of Lot 5 and contain 17,692 sq. ft. (0.41 acres). The existing house at 6511 31st Avenue North would remain on Parcel A.
 - The middle lot ("Parcel B") would be comprised of approximately the southeasterly one quarter of Lot 5 and the northwesterly one-third of Lot 6, and contain 12,768 sq. ft. (0.29 acres). Parcel B would be available for new house construction with a proposed address of 6505 31st Avenue North.
 - The south lot ("Parcel C") would be comprised of approximately the southeasterly two-thirds of Lot 6 and contain 17,493 sq. ft. (0.40 acres) Parcel C would be available for new house construction with a proposed address of 6501 31st Avenue North.

A copy of the application is 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 May 8, 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" : 40'

