

CRYSTAL PLANNING COMMISSION DETAILED AGENDA

Monday, August 11, 2014 at 7:00 p.m.

Council Chambers, Crystal City Hall

*Commissioners, please call 763.531.1142 or
email john.sutter@crystalmn.gov if unable to attend*

** Items for which supporting materials are included in the meeting packet*

A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at _____ p.m. with the following members present:

<input type="checkbox"/> Commissioner (Ward 1) Sears [Vice Chair]	<input type="checkbox"/> Commissioner (Ward 2) Kolb	<input type="checkbox"/> Commissioner (Ward 4) [vacant]
<input type="checkbox"/> Commissioner (Ward 1) Heigel	<input type="checkbox"/> Commissioner (Ward 3) VonRueden [Chair]	<input type="checkbox"/> Commissioner (Ward 4) Johnson
<input type="checkbox"/> Commissioner (Ward 2) Erickson	<input type="checkbox"/> Commissioner (Ward 3) Buck [Secretary]	<input type="checkbox"/> Commissioner (At-Large) Strand

B. APPROVAL OF MINUTES *

Moved by _____ and seconded by _____ to approve the minutes of the June 9, 2014 regular meeting with the following exceptions:

Motion carried.

C. PUBLIC HEARINGS

1. Consider Application 2014-5 for a variance for Liquor Liquidator (5120 56th Avenue North) to allow a freestanding sign to be 1 foot from the lot line along 56th instead of 10 feet *

Staff presented the following:

The following were heard:

Planning Commission discussion:

Moved by _____ and seconded by _____ to
(recommend approval) (recommend denial) (continue consideration) of
Application 2014-5 for a variance for Liquor Liquidator (5120 56th Avenue North)
to allow a freestanding sign to be 1 foot from the lot line along 56th instead of 10
feet.

Motion carried.

2. Consider Application 2014-6 for a conditional use permit for U-Haul (2740 Douglas Drive North) to store and display one vehicle in the Lamplighter Square parking lot. *

Staff presented the following:

The following were heard:

Planning Commission discussion:

Moved by _____ and seconded by _____ to
(recommend approval) (recommend denial) (continue consideration) of
Application 2014-6 for a conditional use permit for U-Haul (2740 Douglas Drive
North) to store and display one vehicle in the Lamplighter Square parking lot.

Motion carried.

D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
 - June 17: Approved the following applications:
 - CUP for Milton's (3545 Douglas Dr) for expanded hours of operation
 - CUP for MD Liquors (7200 56th) to stay open until 10:00 instead of 9:00 p.m.
 - Variance for a monument sign at St. Raphael's (7301 56th)
 - Site and building plan review, CUP and variances for a new public works facility at 5001 West Broadway
2. Commission opening (Ward 4) – Commissioner Richter resigned on July 21
3. Staff preview of likely agenda items for Monday, September 8, 2014 meeting
4. Quarterly Development Status Report *

E. OPEN FORUM

F. ADJOURNMENT

Moved by _____ and seconded by _____ to adjourn.

Motion carried.

The meeting adjourned at _____ p.m.

CRYSTAL PLANNING COMMISSION MINUTES

Monday, June 9, 2014 at 7:00 p.m.

Council Chambers, Crystal City Hall

A. CALL TO ORDER

The regular meeting of the Crystal Planning Commission convened at 7 p.m. with the following members present:

X Commissioner (Ward 1) Sears [Vice Chair]	X Commissioner (Ward 2) Kolb	X Commissioner (Ward 4) Richter
X Commissioner (Ward 1) Heigel	X Commissioner (Ward 3) VonRueden [Chair]	X Commissioner (Ward 4) Johnson
X Commissioner (Ward 2) Erickson	X Commissioner (Ward 3) Buck [Secretary]	X Commissioner (At- Large) Strand

Also present were City Council Liaison Laura Libby, Mayor Jim Adams, and staff members John Sutter, Tom Mathisen, Anne Norris and Gail Van Krevelen.

B. APPROVAL OF MINUTES

Moved by Commissioner Sears and seconded by Commissioner Heigel to approve the minutes of the January 13, 2014 regular meeting with no exceptions.

Motion carried.

C. PUBLIC HEARINGS

1. Consider Application 2014-1 for a conditional use permit for Milton's (3545 Douglas Drive North) to stay open until 12:00 midnight instead of 10:00 p.m. Sunday-Thursday, and also to stay open until 1:00 a.m. on January 1 of each year.

Staff presented the following:

City Planner John Sutter explained that Milton's is located in the center of a multi-tenant building and is looking to expand their hours of operation. He also stated that he had received one call in opposition to the expanded hours.

The following were heard:

No one spoke before the commission.

Planning Commission discussion:

Commissioner Strand questioned whether there had been any calls to the restaurant. Mr. Sutter said there had been 2 calls in the past year, but none due to any type of disturbance.

Commissioner Kolb asked whether the kitchen would be open an additional two hours, Mr. Sutter said he wasn't sure.

Commissioner Richter asked if every business in a C-1 district is required to close by 9 pm. Mr. Sutter said yes, unless they get a CUP.

Moved by Commissioner Kolb and seconded by Commissioner Strand to recommend approval of Application 2014-1 for a conditional use permit for Milton's (3545 Douglas Drive North) to stay open until 12:00 midnight instead of 10:00 p.m. Sunday-Thursday, and also to stay open until 1:00 a.m. on January 1 of each year.

Motion carried.

2. Consider Application 2014-2 for a conditional use permit for MD Liquors (7200 56th Avenue North) to stay open until 10:00 instead of 9:00 p.m.

Staff presented the following:

City Planner John Sutter stated that this was the same business that received a CUP last year for an 8 foot high fence. At that time they were aware of the 9 p.m. closing time, however, state law allows for a 10 p.m. closing which the property owner is now requesting.

Mr. Sutter also mentioned that no neighbor comments have been received, the adjacent residences are screened by the fence, the property is located in an area with a mix of uses and staff could see no reason to deny the request.

The following were heard:

No one spoke before the commission.

Planning Commission discussion:

Commissioner Kolb questioned whether this was the same property that previously requested a sign. Mr. Sutter said yes, but that was for a citywide ordinance change and not specific to the property.

Commissioner Erickson asked what the closing time was for other liquor stores in the area. Mr. Sutter explained that it varied and that 4 of the city's off-sales are in the C-1 district.

Moved by Commissioner Kolb and seconded by Commissioner Sears to recommend approval of Application 2014-2 for a conditional use permit for MD Liquors (7200 56th Avenue North) to stay open until 10:00 instead of 9:00 p.m.

Motion carried.

3. Consider Application 2014-3 for a variance for a monument sign at St. Raphael's (7301 56th Avenue North) to have a height of 10 feet 6 inches instead of 6 feet.

Staff presented the following:

Mr. Sutter stated that this property is zoned R-1 but this is a mixed-use area on a busy road. He also mentioned this sign is relatively small considering the other signs in the area.

The following were heard:

Ginny Metzger, the administrator for the church, said she was available for questions.

Planning Commission discussion:

Commissioner VonRueden questioned if the property owner was replacing the sign and Mr. Sutter said no, this is a new sign, but there is another sign located elsewhere on a different parcel of the property, and that sign will remain.

Moved by Commissioner Heigel and seconded by Commissioner Buck to recommend approval of Application 2014-3 for a variance for a monument sign at St. Raphael's (7301 56th Avenue North) to have a height of 10 feet 6 inches instead of 6 feet and subject to the findings of fact.

Motion carried.

4. Consider Application 2014-4 for site and building plan review, conditional use permits, variances and street vacations for a new public works facility at 5001 West Broadway.

Staff presented the following:

City Planner John Sutter presented the staff report to the commission. He stated that most of the current public works site is in a flood plain has numerous safety and health issues, and this was the best site for a new facility that the city could acquire. Pre-demolition preparation has begun and there is a 62,000 square foot building being proposed for the site.

He also said there will be a new curb cut by the old law office across from Corvallis which will mainly be used by the larger vehicles and deliveries of large quantities of materials, a smaller one in the middle of the site across from Doyle's

building for visitors and employees, and a third one at the south end of the site for city vehicles entering and leaving the building.

In addition to the main building, there would also be covered bins for storage and a cold storage building for things such as barricades and barrels. Currently the city purchases gas from the school district bus garage but because of uncertainty with the school district and operational inefficiency due to the location, the city is considering a fueling station for city use but this would not be open to the public.

Mr. Sutter went over the zoning actions needed, approval of the site and building plans, approval of CUP, approval of a variances to allow building to be within 10 feet of property line along West Broadway. He pointed out that the 10 feet would be from the overhang, not the foundation wall, the base of the building would be approximately 14' from West Broadway. They are also considering putting the utilities underground which would require a 10' utility easement.

The city is also requesting a variance for hard surface coverage of 80% rather than 75%, but plan to install a stormwater pond that will provide 100% treatment of surface runoff. There are also easements and a right-of-way that will be vacated.

The following were heard:

Bonnie Kline, 4833 Yates Ave N, spoke to the commission about her concerns regarding possible dangers to the young children in the area and that the building would turn out looking like an industrial building like the community center. She said that the community center looks gorgeous on three sides, except for the back of it which is totally blank with no landscaping softening it. She would like the entire south side of this site to have trees and bushes.

Ed Kodet, architect for the project, said there would be fencing along the west and east end of the site's south side and landscaping all along that side. The building would be using materials to make it more residential in character, and there would be a series of windows breaking up the wall. The vegetation will consist of a variety of low, medium and high landscaping.

Becky Courteau, 4855 Yates Ave N, requested that the city plant more mature trees rather than tiny ones, and she was also concerned about the lights from the parking lot and from within the building shining on neighboring properties. She also felt that this project would stagnate or lower her property values.

Commissioner Kolb asked if there was any reason why additional trees couldn't be placed along the south side of the site.

Ed Kodet said that additional trees can be placed there and they would look into increasing the caliper of the trees. He also stated the parking lot will have a minimal amount of light at the property line and most of the time there will not be any lights on in the vehicle area.

Bonnie Kline questioned whether the trucks entering the site would be using the residential streets and was told that vehicles would primarily be using West Broadway and 51st Place for access.

Jay Larson, Washburn-McReavy, 5100 Douglas Dr N/5125 West Broadway, stated that he was impressed with the plans for the screening between the two properties but concerned that people who visit the cemetery would be disturbed by the noise. He also indicated they were not notified of the work going on and expressed concern about the noise from trucks backing up and how it may impact activities on their property. He also said that people viewing the holding pond may assume it's theirs since it won't be fenced.

City Engineer Tom Mathisen addressed the commission and said that there really weren't any other sites available without having to buy out businesses and lose that tax base and have to relocate them. The city was able to acquire free class five from a school torn down in New Hope and had to stockpile that and currently are in one of the noisier phases of demolition due to reclaiming the asphalt. However, once construction is completed, there really isn't a lot of backing up on a public works site, and will work with the cemetery to try to schedule any major activity around any large events they may have if possible.

Mr. Mathisen and Mr. Sutter both addressed the trees on the south side of the site, stating that the city will try to save as many as possible until the new, higher quality trees gain sufficient size.

Planning Commission discussion:

Commissioner Sears asked whether the salt shed would be on this site and Mr. Sutter said that the site is not large enough, the utilities building and salt storage shed will remain on the current site, at least for the time being. The streets building and pole barn will be demolished.

Commissioner Kolb questioned if this was how things usually went, he felt it was backward since the city had a few million dollars invested in this project already. He also stated his objection because he felt at this point the council would not reverse themselves and that this was just a formality and would go through regardless what the planning commission said.

Mr. Sutter said that the plans have not been finalized, construction bidding hasn't happened yet, but the acquisition of the property and demolition of the site has been approved by city council. It is unusual for the city to be both the applicant and regulator, but that is necessary because the city needs to find a place for these operations and no other entity has local land use authority. The City Council has not approved building and site plans but the Planning Commission review process is the same as it would be for any private development.

Commissioner VonRueden asked about landscaping and fencing. Mr. Sutter said there would be 8' opaque fencing or a wall along the south side of yard areas, and the area between the property line and the fencing would be

landscaped. There would also be a 6' high chain-link fence abutting the cemetery property and a decorative fence along West Broadway.

Commissioner Richter asked for clarification as to whether the CUP and variances were what the planning commission was being asked to approve. He wanted it noted he has a problem with the project but would say yes to the variances. Mr. Sutter said the commission is also asked to approve the site and building plans.

Commissioner Sears suggested that the trees that are planted be ones that will grow in the soil we have. The architect stated that the soil had been tested and he has been working with the city forester.

Moved by Commissioner Strand and seconded by Commissioner Heigel to recommend approval of Application 2014-4 for site and building plan review, conditional use permits, variances and street vacations for a new public works facility at 5001 West Broadway with enhanced landscaping on south side of site along Fairview Avenue.

Motion carried 7 – 2 with Sears, Heigel, Erickson, VonRueden, Buck, Johnson and Strand voting aye and Kolb and Richter voting nay.

D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
 - January 21, 2014: Denied Application 2013-16(b) for a garage setback variance at 4952 Quail Avenue North, but approved an alternate variance as recommended by the Planning Commission
2. Staff preview of likely agenda items for Monday, July 14, 2014 meeting
3. Status and next steps for the Bottineau LRT project, and city comment letter responding to the Draft Environmental Impact statement.

Commissioner VonRueden asked for an update on The Cavanagh. Mr. Sutter said that the city has closed on the sale of the land to the developer and construction is scheduled to begin by July 1.

He also questioned surveying he saw on Gaulke property on east side of 3900 block of Douglas Dr. Mr. Sutter said the city is anticipating an application for some type of development, probably by replatting the property for 13-14 single family homes but no applications have been received at this time.

Commissioner VonRueden also questioned why on a couple new homes that were built on Lakeland at 50th and Corvallis, why the living side of the houses were closer to 81 than the garages. Mr. Sutter stated that the city did offer suggestions but these were pre-sold, custom-built homes laid out the way the

homebuyers wanted them, and when the windows are closed they are surprisingly quiet inside, and having the living areas on the 81 side means the bedrooms are further from 81.

Regarding the city's comments on the Draft Environmental Impact statement for Bottineau LRT, Mr. Sutter said that staff had concerns with noise and vibration from the light rail; those may be able to be mitigated. He also indicated Metro Transit may locate a project office in Crystal; staff has given them leads on office space locations.

Commissioner Richter asked what the timeline was for councils have to approve the light rail; Mr. Sutter said that the point of municipal consent is a couple years away.

E. OPEN FORUM

No one spoke before the commission.

F. ADJOURNMENT

Moved by Commissioner Buck and seconded by Commissioner Richter to adjourn.

Motion carried.

The meeting adjourned at 8:35 p.m.

MEMORANDUM

DATE: August 1, 2014

TO: Planning Commission (August 11, 2014 meeting)

FROM: John Sutter, City Planner/Assistant Community Development Director 

SUBJECT: Public Hearing: Application 2014-5 for a variance for Liquor Liquidator (5120 56th Avenue North) to allow a freestanding sign to be 1 foot from the lot line along 56th instead of 10 feet

A. BACKGROUND

The subject property is a 2,400 sq. ft. retail store built in 1965 on a 22,205 sq. ft. lot zoned C-1 Neighborhood Commercial and bounded on each side by property zoned R-1 Low Density Residential. The applicant proposes a freestanding (pole) sign which is required to be set back at least 50 feet from the adjacent residential lot lines and 10 feet from the front lot line. Due to the limited space between the building and the lot line along 56th Avenue, the applicant is requesting a variance to be as close as 1 foot from the 56th Avenue lot line instead of the required 10 feet.

Notice of the Planning Commission's August 11, 2014 public hearing was mailed to property owners within 350 feet and published in the Sun Post on July 31, 2014. Staff has received no comments to date.

The following Exhibits are attached:

- A. 2012 aerial photo
- B. 2013 satellite photo and street view images
- C. Site sketch
- D. Applicant's narrative

B. STAFF COMMENTS

State statute* requires variances to meet all three of the following criteria:

- The property owner proposes to use the property in a reasonable manner not permitted by an official control; and
- the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- the variance, if granted, will not alter the essential character of the locality.

**In 2011 state law was changed to replace the 'undue hardship' criteria for variances with much easier-to-meet 'practical difficulty' criteria. Notwithstanding*

the 'undue hardship' criteria still present in the city's sign code, the city will apply the state's 'practical difficulty' criteria due to preemption.

The requested variance meets all three criteria in the statute:

1. The property is a small commercial use embedded in a residential neighborhood, with single family homes on both sides. City code requires freestanding signs to meet both a 50 foot setback from adjacent residential lot lines and a 10 foot setback from the front lot line along 56th. The installation of a freestanding sign that meets the 50 foot setback but not the 10 foot setback is a reasonable use of the property, provided that the following conditions are imposed:
 - A maximum height restriction of 16 feet instead of the standard 25 feet, to be consistent with the height of a sign located at 5600 56th which is located next to a house at 5610 56th; and
 - A minimum distance of 8 feet from the parking lot to the bottom of the sign box/top of the pole, to reduce the chance of a vehicle collision with the sign box.
2. The property has unique circumstances due to the combination of two factors: Its location between two residential properties, which means that a freestanding sign may only be located in a narrow swath down the middle of the lot; and the proximity of the building to 56th Avenue which means that a freestanding sign would have to be located in drive aisle for the property's small customer parking area. With the variance, the pole would be located in a landscape area between the parking lot curb and the lot line, and the sign may overhang the parking lot provided that the bottom of the sign box is at least 8 feet above the parking lot.
3. The proposed use would not alter the essential character of the locality, provided that the increased prominence of the sign resulting from its reduced setback will be mitigated by it having a maximum height of 16 feet instead of the standard 25 feet.

Approval is recommended based on these findings of fact.

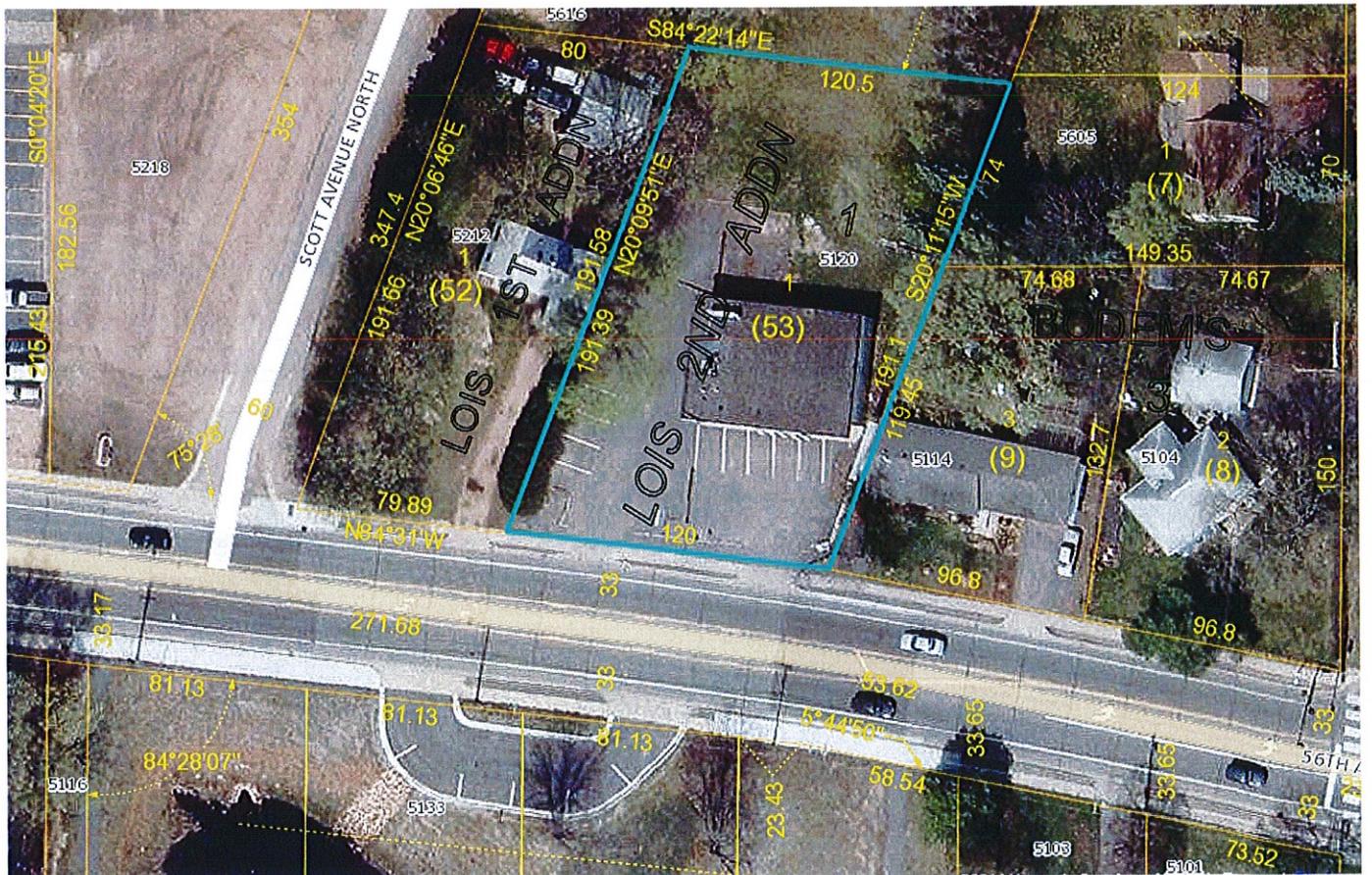
C. STAFF RECOMMENDATION

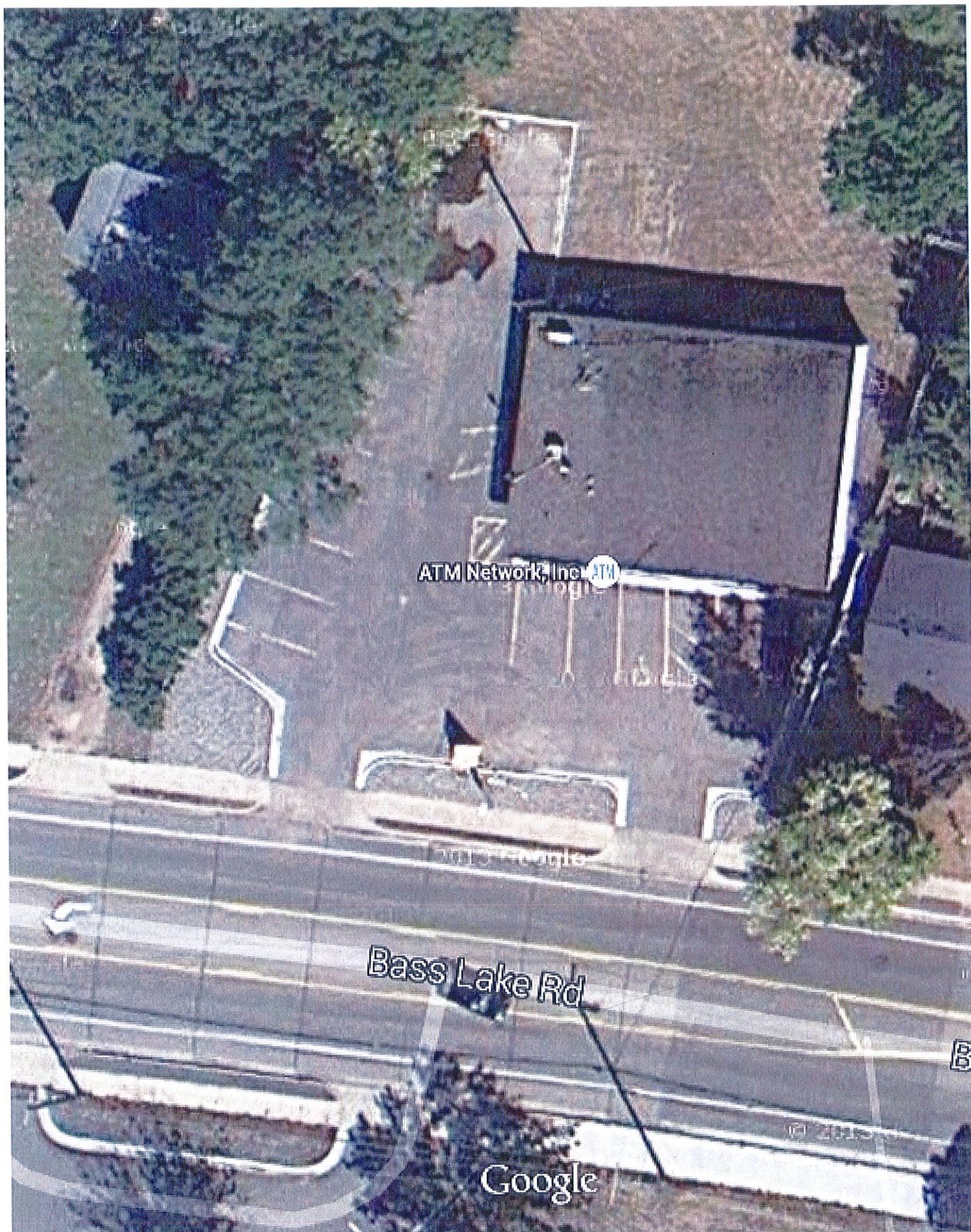
Approve the requested variance to allow a freestanding sign to be 1 foot from the lot line along 56th instead of 10 feet, subject to the following conditions of approval:

- A maximum height restriction of 16 feet instead of the standard 25 feet, to be consistent with the height of a sign at 5600 56th Avenue North; and
- A minimum distance of 8 feet from the parking lot to the bottom of the sign box/top of the pole, to reduce the chance of a vehicle collision with the sign box.

Planning Commission action is requested in the form of a recommendation to the City Council. The motion should reference the findings and conclusions in the staff report or include other findings and conditions specifically stated by the Commission.

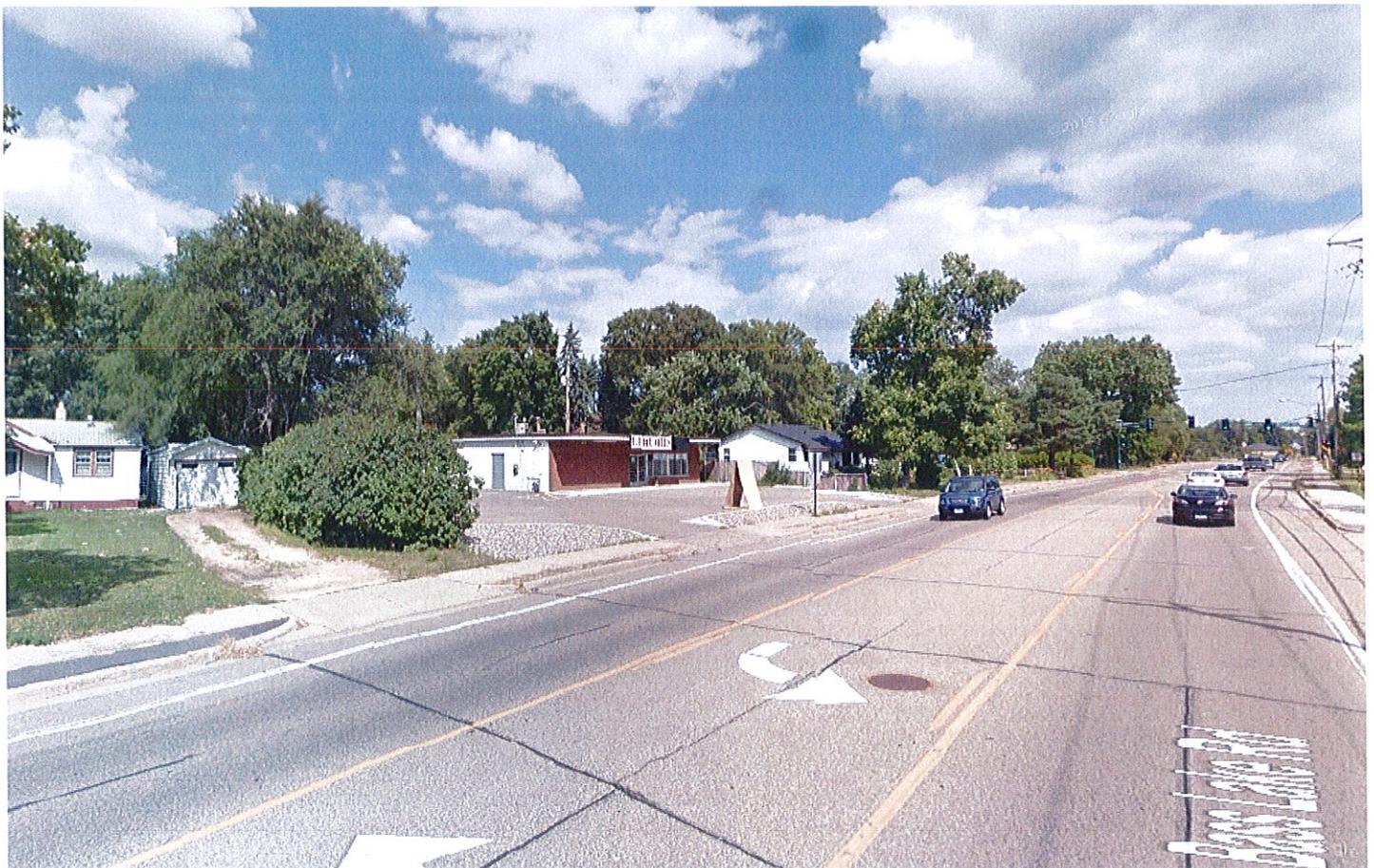
The City Council would consider the Planning Commission's recommendation at its meeting on August 19, 2014.





2013 satellite photo showing new parking lot curb & gutter

2013 street view



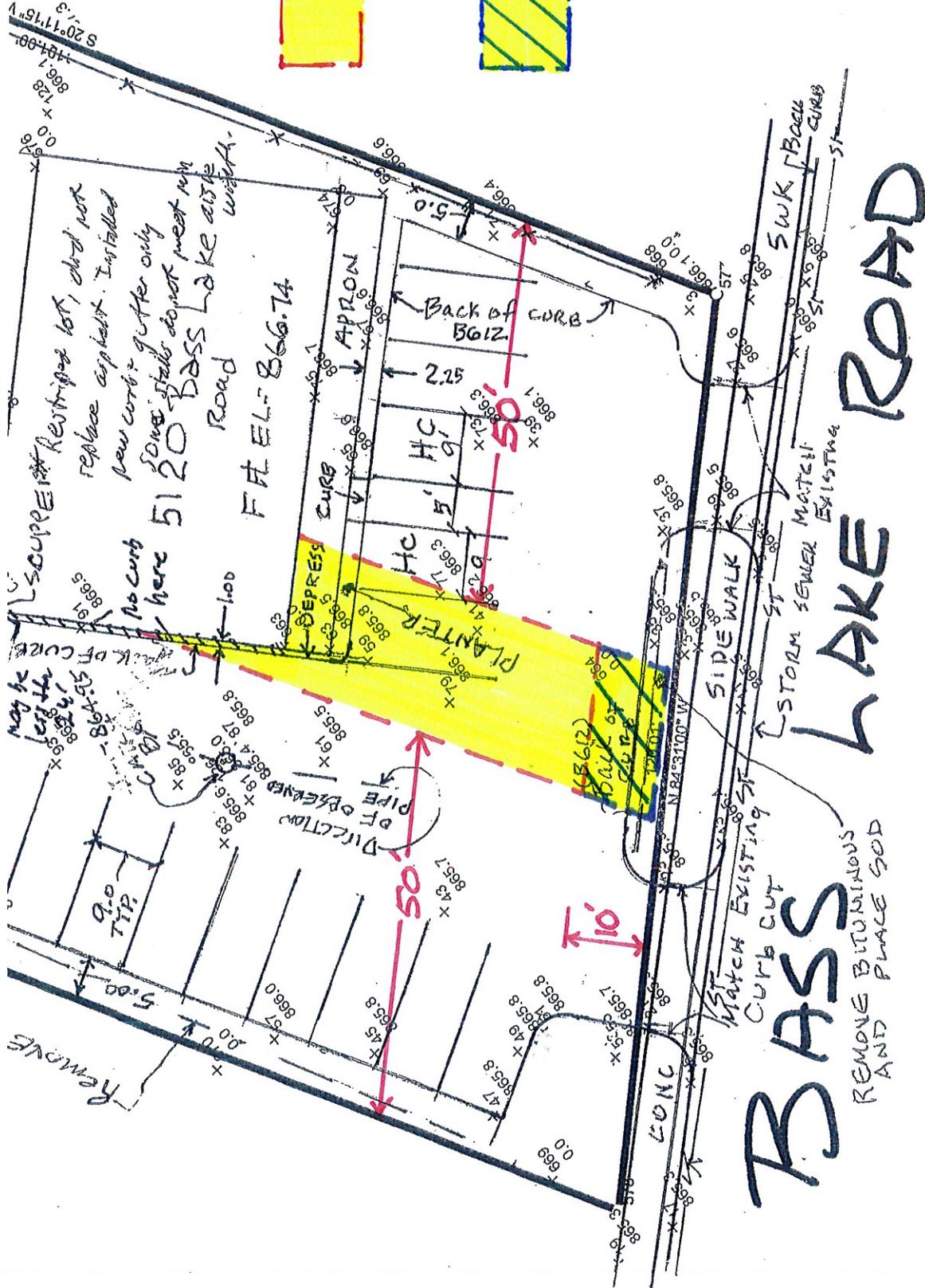


SCALE
~1" : 20'

SIGN
PERMITTED
IN THIS AREA



ADDITIONAL
AREA WITH
VARIANCE



Sign Variance 5120 Bass Lake Road

We are requesting a variance to the signage code for Liquor Liquidators at the above mentioned address. This variance is in line with Crystal variance standards due to the following reasons.

The location provides practical difficulties. The mandated sign placement without the variance would put the proposed sign directly in the middle of the parking lot. This makes for dangerous driving conditions and poses substantial risk to the sign as well as patrons automobiles.

The location provides unique circumstances. Because the building is zoned residential, according to current standards, the sign must be 15 feet from the road. Since the building is off-set from the road it is difficult for traffic traveling from either direction to see our establishment. A sign 15 feet from the road would be placed in the middle of the parking lot and would still not be visible due to the foliage in the area.

The property would be used in a reasonable manner and will not alter the essential character of the location. The sign would simply bring in more business. The location would still be a liquor store, and this variance would not change the surrounding area in any way. A sign would simply be put several feet closer to the road than is currently allowed.

It is our opinion that this variance must be granted due to the imminent danger a sign in the middle of the parking lot would pose to both us and our patrons. The risk of someone driving into the sign and injuring themselves, or others, or causing major damage to automobiles and the sign itself is simply too high under current signage codes.

Thank you for your consideration.

MEMORANDUM

DATE: August 1, 2014

TO: Planning Commission (August 11, 2014 meeting)

FROM: John Sutter, City Planner/Assistant Community Development Director *JSS*

SUBJECT: Public Hearing: Application 2014-6 for a conditional use permit for U-Haul (2740 Douglas Drive North) to store and display one vehicle in the Lamplighter Square parking lot.

A. BACKGROUND

The subject property is an 18,100 sq. ft. strip mall built in 1969 on a 91,164 sq. ft. lot located at 2700 Douglas Drive North. The property is zoned C-2 General Commercial. The applicant is opening a combination retail store and U-Haul office in a 900 sq. ft. tenant space addressed as 2740 Douglas. Retail and office uses are permitted principal uses in this location but motor vehicle rental is not. However, outdoor storage, display and rental is allowed as an accessory, conditional use, subject to certain limitations. The applicant has applied for a conditional use permit to store and display one rental vehicle* in the parking lot. All other vehicles being rented would be picked up and dropped off at other U-Haul locations, not the subject property.

**Note: For the purpose of this CUP, the term "vehicle" includes towed trailers.*

Notice of the Planning Commission's August 11, 2014 public hearing was mailed to property owners within 350 feet and published in the Sun Post on July 31, 2014. A copy of the notice was sent to Golden Valley for them to similarly notify their property owners within 350 feet. Staff received comments from two Crystal residents concerned about the likelihood of additional vehicles beyond the one allowed by the CUP.

A 2012 aerial photo is attached showing the property and the proposed outdoor storage and display space.

B. STAFF COMMENTS

The applicant says he understands they cannot have more than one vehicle on site, and that it will be the only vehicle that may be picked up and dropped off at the site. The store will mainly serve walk-in customers who will make arrangements to pick up and drop off a vehicle at another U-Haul location, similar to the way a customer might use the U-Haul website.

Staff has requested written documentation, such as a franchise agreement or similar document from U-Haul, so we can ensure that the proposed use will be consistent with the limitations of the outdoor storage CUP. This is important because a full-on vehicle rental operation, like the U-Haul store at 5465 Lakeland, is prohibited in this location. If written documentation is not received in time for staff to review it before the hearing, or if the documentation is inconsistent with the proposed CUP, then the staff recommendation may change.

Parking, however, is not a concern. The existing parking lot provides 116 spaces. City code requires a minimum of 61 spaces with a maximum of 72 spaces. The conversion of one space from parking to outdoor storage reduces the property's nonconformity to the maximum parking limit.

In accordance with 515.49 Subd. 4 f), a conditional use permit may be granted for the proposed use provided that the following requirements are met:

- 1) The storage area is hard surfaced and clearly designated on the site as being limited to the specific, approved area.

Suggested Finding: The applicant and property owner have designated a specific space in the existing hard surfaced parking lot.

- 2) The storage area does not exceed 30% of the gross floor area of the principal use, 20% of the area of the property, or 2,000 square feet.

Suggested Finding: The storage area for one vehicle is 162 sq. ft., which is less than 270 sq. ft. (30% of the 900 sq. ft. principal use), 18,232 sq. ft. (20% of the lot) or 2,000 sq. ft.

- 3) The items to be stored outdoors are typically found outdoors and are constructed of materials appropriate for outdoor weather conditions.

Suggested Finding: The item will be a truck, trailer or other vehicle or equipment suitable for outdoor use.

- 4) The City Council finds that there will be adequate screening and buffering between the establishment and adjacent uses.

Suggested Finding: As this will be a vehicle or equipment item in an existing parking lot, no screening is necessary provided that the item is currently licensed and fully operable.

- 5) Conditions may be imposed to ensure that the proposed use will meet these criteria and be consistent with the purpose of the C-2 district. Such conditions may include but are not limited to an expiration date, non-transferability, periodic renewal requirements, and provisions for revocation if the use is not in strict conformance with the use described in the written request and in full compliance with the imposed conditions.

Suggested Finding: No such conditions need to be imposed.

- 6) The City Council determines that all applicable requirements of Subsection 515.05, Subdivision 3 a) and Section 520 are considered and satisfactorily met.
- a) 515.05 Subd. 3 a): In addition to specific standards or criteria included in the applicable district regulations, the following criteria shall be applied in determining whether to approve a conditional use permit request:
- 1) The consistency of the proposed use with the comprehensive plan.
 - 2) The characteristics of the subject property as they relate to the proposed use.
 - 3) The impact of the proposed use on the surrounding area.

Suggested Finding: The proposed use is consistent with the Community Commercial guidance in the Comprehensive Plan, would reduce the oversupply of parking on the property, and would have no significant negative impact on the surrounding area.

- b) Section 520 (Site Plan Review)

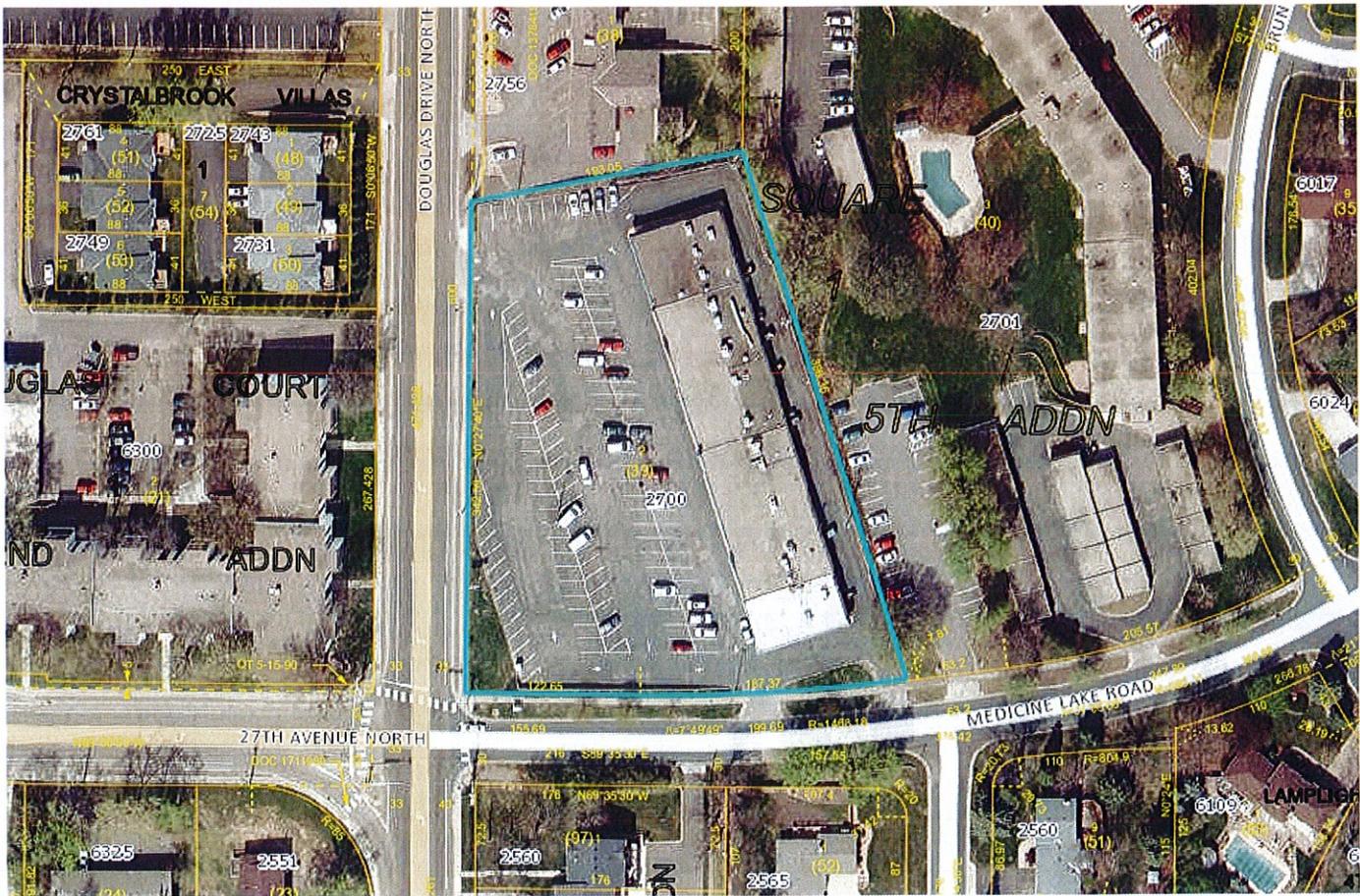
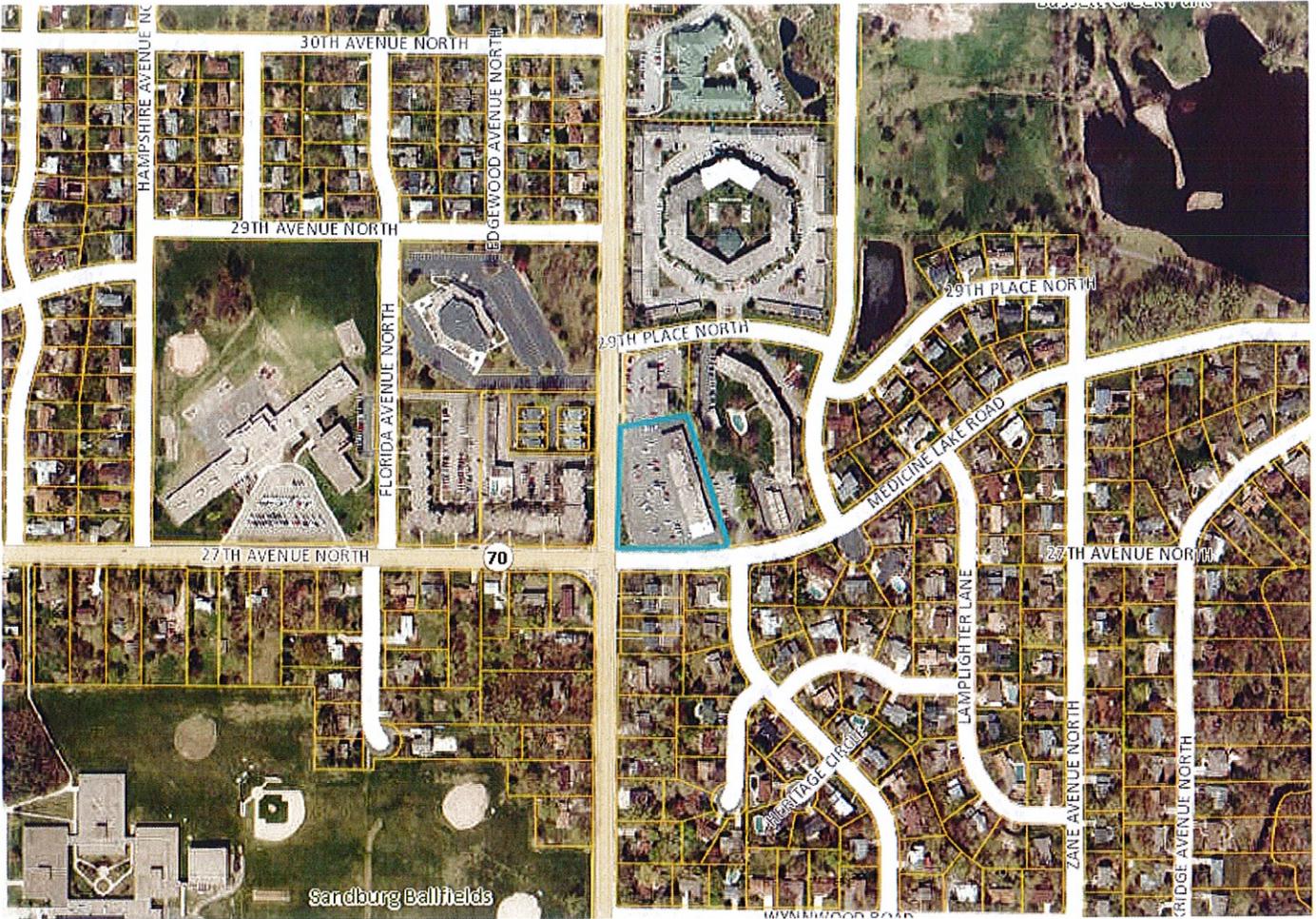
Suggested Finding: Does not apply in this case because the site improvements are already in place.

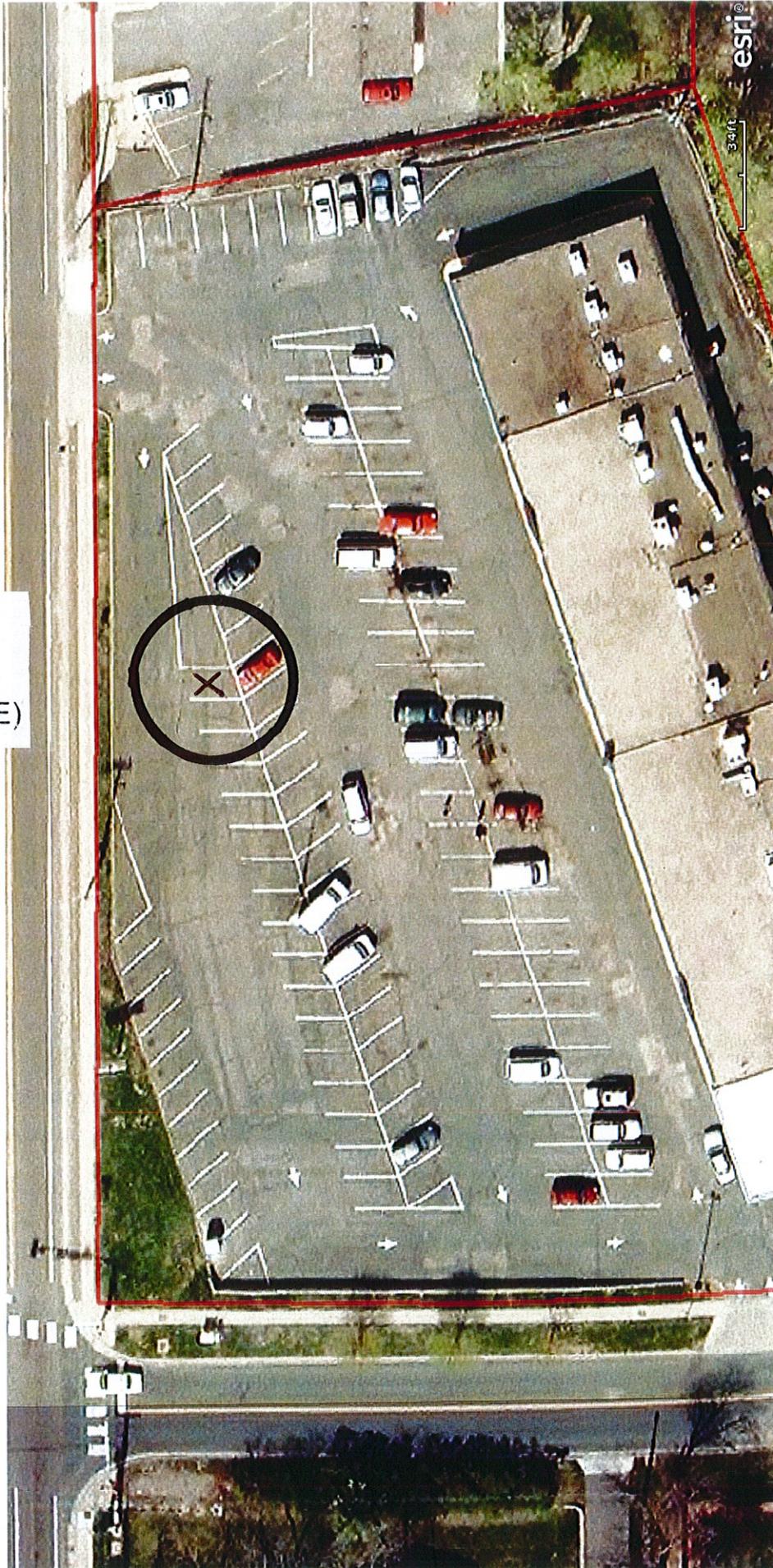
C. STAFF RECOMMENDATION

Approve a conditional use permit to store and display one rental vehicle or equipment item in the parking lot at 2700 Douglas Drive North as an accessory use to a retail store and office in the tenant space at 2740 Douglas.

Planning Commission action is requested in the form of a recommendation to the City Council. The motion should reference the findings and conclusions in the staff report or include other findings and conditions specifically stated by the Commission.

The City Council would consider the Planning Commission's recommendation at its meeting on August 19, 2014.





PROPOSED
OUTDOOR
STORAGE
(ONE SPACE)



SCALE
~1" : 50

CRYSTAL EDA

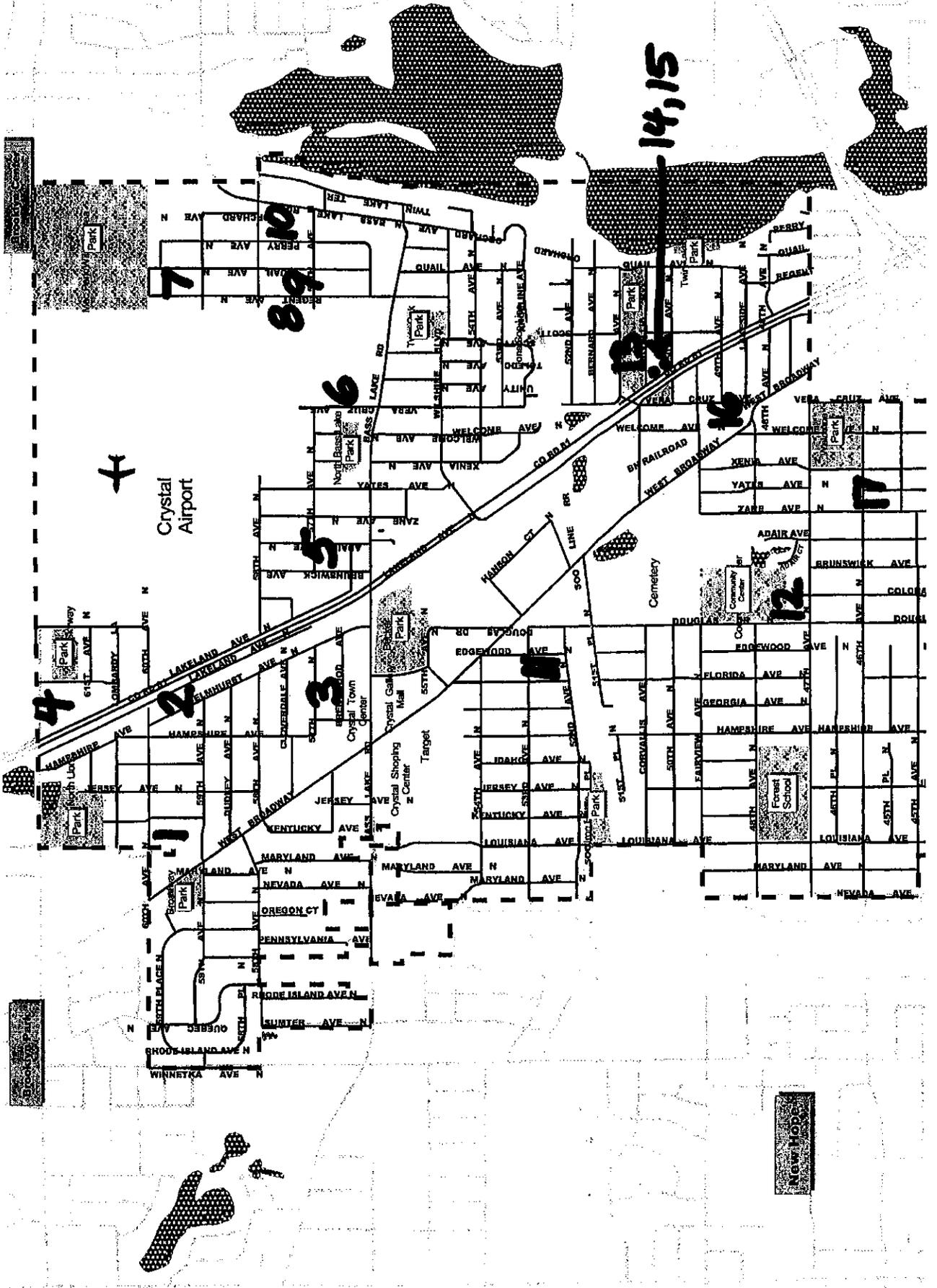
Quarterly Development Status Report

June 30, 2014

MAP #	LOCATION	DESCRIPTION
1	7041 60th Ave N Crystal MN	(Funded by the federal Neighborhood Stabilization Program, hereinafter "NSP"). In December 2012 the EDA transferred the lot to Habitat for Humanity. Construction is underway with completion anticipated in summer 2014.
2	5924 Elmhurst Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
3	6516 Brentwood Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in December 2013 for \$50,000. The new house has been completed and sold.
4	6601 62nd Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
5	5657 Adair Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in October 2013 for \$50,000. The new house has been completed and sold.
6	5626 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
7	5824 Regent Ave N Crystal MN	Novak-Fleck is in the process of exercising its option to purchase this lot for \$55,000.
8	5715 Regent Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
9	5700 Regent Ave N Crystal MN	Berger Built Construction has optioned this lot until January 15, 2015 with a lot price of \$50,000.
10	5724 Perry Ave N Crystal MN	(NSP) In December 2012 the EDA transferred the lot to Twin Cities Habitat for Humanity for new home construction to begin in summer 2014.
11	5255 Edgewood Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
12	4720 Douglas Dr N Crystal MN	The EDA sold this lot to Novak-Fleck in February 2014 for \$50,000. Construction is nearly complete and the house is listed for sale.
13	"The Cavanagh" 5401 51st Ave N Crystal MN	In June 2014 the EDA sold the 4.3 acre site to Dominionium for \$1.1 million. In July 2014, construction will begin on The Cavanagh, a four story, 130 unit senior building with rents affordable for households at 60% of Twin Cities metropolitan area median income. Completion is anticipated in fall 2015.
14	5335 Corvallis Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in March 2014 for \$50,000. The house has been completed and sold.
15	5332 50th Ave N Crystal MN	The EDA sold this lot to Novak-Fleck in April 2014 for \$45,000. Construction is nearly complete and the house is listed for sale.

MAP #	LOCATION	DESCRIPTION
16	4901 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
17	4553 Yates Ave N Crystal MN	The EDA sold this lot to Berger Built Construction in December 2013 for \$40,000. Construction on the new house is scheduled to begin in summer 2014.
18	4326 Zane Ave N Crystal MN	MT Builders is in the process of exercising its option to purchase this lot for \$45,000.
19	4349 Xenia Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
20	4343 Xenia Ave N Crystal MN	The EDA sold this lot to MT Builders in July 2013 for \$50,000. The new house has been completed and sold.
21	4331 Vera Cruz Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$50,000.
22	3564 Welcome Ave N Crystal MN	(MnDOT) The EDA sold this lot to Novak-Fleck in September 2013 for \$27,000. The lot price was discounted for removing excess fill, re-grading and compacting the building pad. The new house has been completed and sold.
23	3556 Welcome Ave N Crystal MN	(MnDOT) The EDA sold this lot to Novak-Fleck in September 2013 for \$50,000. The new house has been completed and sold.
24	3548 Welcome Ave N Crystal MN	(MnDOT) The EDA sold this lot to Novak-Fleck in July 2013 for \$55,000. The new house has been completed and sold.
25	5501 32nd Ave N Crystal MN	(MnDOT) This 2.6 acre site is south of 32nd and west of the Highway 100 noisewall. It is guided for low density residential development. The EDA expects to sell it for development of either single family houses or low density townhomes as market conditions warrant. Upon development the recreational trail may be relocated closer to the noisewall.
26	5417 35th Ave N Crystal MN	(MnDOT) This lot is on hold due to the discovery of a water main crossing the lot and bad soils in excess of those indicated by previous studies.
27	5116 35th Ave N Crystal MN	(NSP) In December 2012 the EDA transferred the lot to Twin Cities Habitat for Humanity. The new house has been completed and the sale is pending.
28	3533 Lee Ave N Crystal MN	The EDA is seeking new house proposals with a lot price of \$40,000.

For an online, mapped version, please see:
http://www.crystalmn.gov/city_departments/quarterly_development_status_report.html



Crystal Airport

Crystal Shopping Center
Crystal Town Center
Target

Cemetery

MUNICIPAL

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