



# 2011 Application for Special Land Use Action

Staff contact: John Sutter, Assistant  
Community Development Director  
tel: 763-531-1142 fax: 763-531-1188  
john.sutter@ci.crystal.mn.us  
4141 Douglas Dr N Crystal MN 55422

PROPERTY: Address: 5400 Corvallis Ave N Henn. Co. P.I.D. 09-118-21-13 --0065  
\$ 09-118-21-14-0008

PROJECT TITLE: Cavanagh

APPLICANT: City of Crystal Tel: \_\_\_\_\_  
Email address: \_\_\_\_\_ Fax: \_\_\_\_\_  
U.S. Mail address: \_\_\_\_\_

PROPERTY OWNER: ISD 281 Tel: \_\_\_\_\_  
Email address: \_\_\_\_\_ Fax: \_\_\_\_\_  
U.S. Mail address: \_\_\_\_\_

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 checked="" type="checkbox"/> Comprehensive Plan Amendment	<del>\$500</del> N/A	- - - - - 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 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: \$ 0 ATTACHMENTS: \_\_\_\_\_

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.

Initiated by a vote of the  
City Council 10/04/2011 [Signature]  
APPLICANT (date)

N/A  
PROPERTY OWNER (date)

FOR OFFICE USE ONLY: Application # <u>2011-16</u> Accounting # <u>0100.4418</u> Receipt # <u>N/A</u> Date Received <u>10/21/2011</u>
Acknowledgement letter sent <u>N/A</u> If application incomplete, was 60-day rule language included? _____
Plan Comm hearing <u>11/14/2011</u> City Council action <u>12/06/2011</u> Approved? Yes <input checked="" type="checkbox"/> No _____ Other _____
NOTES: _____



## COUNCIL STAFF REPORT Initiate an Application for a Comprehensive Plan Amendment

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

*JES*

**DEPARTMENT HEAD REVIEW:** Patrick Peters, Community Development Director

*PKP*

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**DATE:** September 29, 2011

**TO:** Anne Norris, City Manager (for October 4, 2011 Council meeting)

**SUBJECT:** Consider initiating an application to amend the Comprehensive Plan to change the future land use guidance of 5400 Corvallis Avenue North (Cavanagh property) to facilitate redevelopment of the school site and preservation of the open space

Robbinsdale Area Schools ("the District") owns the Cavanagh School Property bounded by Bottineau Boulevard, Quail Avenue, Corvallis Avenue and 51<sup>st</sup> Avenue. The total area of the site is 8.3 acres. The existing building and site improvements on the west half of the site were used as an elementary school from 1958 to 1976, and subsequently used for a variety of District purposes. The east half of the site has been used by the city for park purposes but the city has no ownership interest.

The District has identified Cavanagh as one of its surplus properties to be sold for other uses. The entire site from Bottineau Boulevard to Quail Avenue is zoned R-1 Low Density Residential which would allow the District to sell the site for residential development. In such a scenario, only 0.8 acres would be preserved as park land, presumably the playground and rain garden at the southeast corner of the site. The remainder of the site could be replatted for single family homes, townhomes or some other R-1 use.

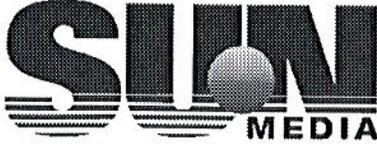
As you are aware from discussions between the District and the Economic Development Authority of the City of Crystal (EDA), the District is contemplating the sale of the site to the EDA. The purpose of this transfer would be to facilitate redevelopment of the west half of the site for an age-restricted (senior) apartment building, while placing the east half of the site into city ownership for park purposes. The first step would be for the city to amend its 2030 Planned Land Use Map so that the west half of the site is guided High Density Residential and the east half is guided Park.

By this action, the Council would only be initiating consideration of a Comprehensive Plan amendment. The next step would be a public hearing at the November 14, 2011 Planning Commission meeting followed by City Council consideration of the proposed amendment on December 6, 2011. Staff intends to double the normal radius for mailed notification from 350 feet to 700 feet. Notice would also be published in the Sun Post and on the city website in the normal manner.

The following Exhibits are attached:

- A. 2030 Planned Land Use Map – Legend
- B. 2030 Planned Land Use Map – Current Version
- C. 2030 Planned Land Use Map – Proposed Version to be Considered
- D. 2009 Aerial Photo of the Site
- E. 2009 Aerial Photo (large size) superimposed with the Bottineau Boulevard layout (currently under construction)

City Council action to initiate the application is requested.



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA )
COUNTY OF HENNEPIN ) ss.

Richard Hendrickson, being duly sworn on an oath, states or affirms that he is the Chief Financial Officer of the newspaper(s) known as GV, NH, Crystal, Robbinsdale Sun-Post

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02, §331A.07, and other applicable laws as amended.
(B) The printed public notice that is attached was published in said newspaper(s) once each week, for one successive week(s); it was first published on Thursday, the 3 day of November, 2011, and was thereafter printed and published on every Thursday to and including Thursday, the \_\_\_ day of \_\_\_, 2011; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: [Signature] CFO

Subscribed and sworn to or affirmed before me on this 3 day of November, 2011.

[Signature] Notary Public



City of Crystal

(Official Publication)
CITY OF CRYSTAL
NOTICE OF PUBLIC HEARING
SPECIAL LAND USE APPLICATION
2011-16
COMPREHENSIVE PLAN
AMENDMENT
CAVANAGH SCHOOL

5400 CORVALLIS AVENUE NORTH
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on Monday, November 14, 2011, 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 application initiated by the Crystal City Council:

Special Land Use Application 2011-16

Property Location: 5400 Corvallis Avenue North (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008), being 8.3 acres comprised of Cavanagh School and adjacent open space ("the Property"), owned by Independent School District #281/Robbinsdale Area Schools ("the District").

Type of Application: Comprehensive Plan Amendment to guide the west half of the Property (the school site) for high density residential and the east half of the Property (open space) for public parkland.

Description: Beginning with the District's construction of the school in 1958, the City has maintained the east half of the Property for open space and park purposes. However, the City has no ownership rights to the Property. The District will cease using the school site in summer 2012 and has decided to sell the Property for other uses.

The Property is presently zoned R-1 Low Density Residential and 90% of it could be developed for single family homes, townhomes or some other R-1 use, leaving 10% (0.8 acres) for public open space and park land.

As an alternative, the Economic Development Authority of the City of Crystal ("the EDA") is considering the purchase of the Property from the District for development of an affordable senior citizen (age 55+) apartment building on the west half and preserving the existing 4 acres of open space on the east half. The first step would be for the City to amend the Comprehensive Plan to guide the west half for high density residential and the east half for public parkland. The purpose of the November 14, 2011 public hearing is for the Planning Commission to consider this change.

Rezoning the west half of the Property would follow at some future date when the developer is known and detailed site and building plans have been prepared for public review. A separate public hearing would be held at that time.

If you have questions or would like additional information about this application, you may visit Crystal City Hall at 4141 Douglas Drive North or contact City Planner John Sutter at 763.531.1142 or john.sutter@ci.crystal.mn.us.

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 for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1000 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.

HARLEY HEIGEL, SECRETARY, PLANNING COMMISSION

Published in the Sun Post on November 3, 2011

CITY OF CRYSTAL  
NOTICE OF PUBLIC HEARING  
SPECIAL LAND USE APPLICATION 2011-16  
COMPREHENSIVE PLAN AMENDMENT  
CAVANAGH SCHOOL  
5400 CORVALLIS AVENUE NORTH

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The Property is presently zoned R-1 Low Density Residential and 90% of it could be developed for single family homes, townhomes or some other R-1 use, leaving 10% (0.8 acres) for public open space and park land.

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If you have questions or would like additional information about this application, you may visit Crystal City Hall at 4141 Douglas Drive North or contact City Planner John Sutter at 763.531.1142 or john.sutter@ci.crystal.mn.us.

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HARLEY HEIGEL, SECRETARY, PLANNING COMMISSION

*Published in the Sun Post on November 3, 2011*

**2009 AERIAL PHOTO**





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# MEMORANDUM

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DATE: November 9, 2011

TO: Planning Commission (November 14, 2011 meeting)

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

SUBJECT: Public Hearing: Application 2011-16 to amend the Comprehensive Plan to guide the west half of 5400 Corvallis Avenue North (Cavanagh school property) for High Density Residential and the east half for Park

## A. BACKGROUND

Robbinsdale Area Schools ("the District") owns the Cavanagh School property bounded by Bottineau Boulevard, Quail Avenue, Corvallis Avenue and 51<sup>st</sup> Avenue ("The Property"), comprised of two parcels (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008) and a total area of 8.3 acres. Since the District built Cavanagh School in 1958, the city has maintained the east half of the Property for open space and park purposes. However, the city has no ownership rights to the Property including the east half.

Cavanagh has not been used as a neighborhood elementary school since 1976. Since then, the District has used it for a variety of purposes, including (at present) Highview Alternative High School, Early Childhood Family Education, Early Childhood Special Education, Kindergarten screening and other office and support functions related to those uses. By fall 2012 the district will cease using Cavanagh and consolidate these uses and functions at the former Sandburg Middle School as part of a District-wide effort to cut costs by reducing the number of properties it owns and maintains. As part of this effort, the District has decided to sell the Property for other, non-school use.

The Property is presently zoned R-1 Low Density Residential and 90% of it could be developed for single family homes, townhomes or some other R-1 use. The city could require a developer to dedicate 10% (0.8 acres) to the city for park purposes. 0.8 acres would roughly correspond to the playground, rain garden and picnic shelter area at the southeast corner of the Property.

As an alternative, the Economic Development Authority of the City of Crystal ("the EDA") is considering the purchase of the Property from the District for development of an affordable senior citizen (age 55+) apartment building on the west half and preserving the existing 4 acres of open space on the east half. The first step would be for the City to amend the Comprehensive Plan to guide the west half for high density residential and the east half for public parkland. The purpose of the November 14, 2011 public hearing is for the Planning Commission to consider this change.

Notice of the public hearing was published in the Sun Post on November 3, 2011. It was also mailed to owners of property within 700 feet of the Property.

The following Exhibits are attached:

- A. Proposed Resolution
- B. 2009 Aerial Photo
- C. Legend for 2030 Planned Land Use Map
- D. 2030 Planned Land Use Map – Current Version
- E. 2030 Planned Land Use Map – After Proposed Change
- F. Potential Redevelopment Areas (map and text excerpt)
- G. 2006 Traffic Count data

~~IX~~ 2011 Bottineau Blvd new roadway configuration overlain on 2009 aerial photo

*Ad H. Written public comment received*

**B. STAFF COMMENTS**

1. Roadway Access and Traffic. In 2006 the city conducted two full-week traffic counts on 51<sup>st</sup> Avenue between the frontage road (Lakeland Avenue) and the school. One week the school was in use, the other week it was not (spring break). Based on these counts, it appears that neighborhood-generated weekday traffic is approximately 800 trips per day and school-generated weekday traffic is approximately 850 trips per day, meaning a total of approximately 1,650 daily trips when school was in session. As recently as 2008 the District indicated it had no plans to close the school or sell the Property. For this reason, in summer 2008 the parking lots and 51<sup>st</sup> Avenue were reconstructed to accommodate the parking and traffic. The first block of 51<sup>st</sup> Avenue (from Lakeland to Toledo Avenue) was built to MSA standards including a more robust pavement section, 32 foot width, no parking on one side, and a sidewalk on one side.
2. Designation as a Potential Redevelopment Area. In 2009 the District declared its intent to cease using the school and sell the Property. For this reason, the school site was identified as a Potential Redevelopment Area in the recently adopted Comprehensive Plan.
3. Surrounding Land Use. There are 14 single family houses directly across the street from the school site, eight to the north across 51<sup>st</sup> Avenue and six to the south across Corvallis Avenue. To the east is the portion of the Property used as open space. To the west is the recently reconstructed frontage road (Lakeland Avenue) and Bottineau Boulevard. The school could be characterized as an institutional use embedded in a residential neighborhood but served by street and road facilities with a greater level of service than is typically available to an embedded site.

Staff opinion is that the school site (west half of the Property) could be guided High Density Residential and the balance of the Property guided Park, and that the HDR portion be subject to a Special Area Plan to provide more specific development

guidance in light of the unique characteristics of the Property. The Special Area Plan should contain the following guidelines to reflect the unique historical and geographic setting of the Property in general and the school site in particular:

- The term "school site" means the block bounded by Lakeland, Quail, Corvallis and 51<sup>st</sup> Avenues EXCEPT that portion east of Cavanagh School's east parking lot.
- If the school site is redeveloped for high density residential use then no development shall be permitted on the rest of the Property and it shall only be used for public park and open space.
- Due to the school site being embedded in a low density residential neighborhood, rezoning to high density residential shall only occur for age-restricted housing defined as age 55 and older.
- Because such age-restricted housing tends to have fewer traffic impacts than housing available to the general public, the maximum density for redevelopment of the school site is 30 dwelling units per acre of the school site, or 130 units total, whichever is less.
- To utilize the existing transportation infrastructure, motor vehicle access to any high density residential use shall only be from 51<sup>st</sup> Avenue and Lakeland Avenue.
- Care should be taken in the rezoning and site planning process to integrate the redeveloped school site into adjacent public trails and sidewalks as well as the park and open space comprising the east half of the Property.

### **C. REQUESTED ACTION**

The Planning Commission should open the public hearing, take testimony, and consider a resolution approving the proposed Comprehensive Plan Amendment. The Council would consider the matter on December 6, 2011.

Rezoning the west half of the Property would follow at some future date when the developer is known and detailed site and building plans have been prepared for public review. A separate public hearing would be held at that time.

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF CRYSTAL  
PLANNING COMMISSION**

**RECOMMENDING APPROVAL OF  
AN AMENDMENT TO THE COMPREHENSIVE PLAN**

**CAVANAGH SCHOOL PROPERTY**

BE IT RESOLVED by the Planning Commission of the City of Crystal, as follows:

WHEREAS, this Resolution pertains to property addressed as 5400 Corvallis Avenue North (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008), being 8.3 acres comprised of Cavanagh School and adjacent open space ("the Property"), owned by Independent School District #281/Robbinsdale Area Schools ("the District"), and in particular that portion of the Property comprised of the school building, its parking lots and other site improvements ("the School Site").

WHEREAS, the District has declared its intent to cease using the School Site and sell the Property; and

WHEREAS, on October 4, 2011 the Crystal City Council initiated an application to amend the Comprehensive Plan pertaining to the land use designation of the Property, said application being received on October 21, 2011; and

WHEREAS, said application proposes that the School Site be guided for High Density Residential use and that the balance of the Property be guided for Park; and

WHEREAS, on November 3, 2011 the required Notice of Public Hearing was published and mailed; and

WHEREAS, on November 14, 2011 the Planning Commission held the required public hearing on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CRYSTAL PLANNING COMMISSION, THAT THE FOLLOWING CHANGES TO THE COMPREHENSIVE PLAN ARE RECOMMENDED FOR ADOPTION BY THE CITY COUNCIL:

1. In Chapter F – Land Use, the section entitled "SPECIAL AREAS PLANS PREVIOUSLY APPROVED BY THE CITY COUNCIL" shall instead be titled "SPECIAL AREA PLANS" and a new item C shall be added as follows:

- C. Cavanagh School Site. The following requirements are imposed to reflect the unique historical and geographic setting of the Property in general and the school site in particular:
- The term "School Site" means the block bounded by Lakeland, Quail, Corvallis and 51<sup>st</sup> Avenues except that portion east of Cavanagh School's east parking lot.
  - If the school site is redeveloped for high density residential use then no development shall be permitted on the rest of the Property and it shall only be used for public park and open space.
  - Due to the school site being embedded in a low density residential neighborhood, rezoning to high density residential shall only occur for age-restricted housing defined as age 55 and older.
  - Because such age-restricted housing tends to have fewer traffic impacts than housing available to the general public, the maximum density for redevelopment of the school site is 30 dwelling units per acre of the school site, or 130 units total, whichever is less.
  - To utilize the existing transportation infrastructure, motor vehicle access to any high density residential use shall only be from 51<sup>st</sup> Avenue and Lakeland Avenue.
  - Care should be taken in the rezoning and site planning process to integrate the redeveloped school site into adjacent public trails and sidewalks as well as the park and open space comprising the east half of the Property.
2. Figure F-3(a) of the Comprehensive Plan is amended so that the School Site is guided High Density Residential with a box and caption identifying it as being subject to Special Area Plan C; and also amended so that the balance of the Property is guided Park.
3. In Chapter H – Redevelopment, in the description of Potential Redevelopment Area #13, the words "Low Density Residential" shall be replaced with "High Density Residential subject to the requirements of Special Area Plan C in Chapter F – Land Use".

Adopted by the Crystal Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



## COUNCIL STAFF REPORT Comprehensive Plan Amendment (Cavanagh School Property)

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

DEPARTMENT HEAD REVIEW: Patrick Peters, Community Development Director *PP*

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DATE: December 15, 2011

TO: Anne Norris, City Manager (for December 19, 2011 Council meeting)

SUBJECT: Consider a resolution amending the Comprehensive Plan to guide the west half of 5400 Corvallis Avenue North (Cavanagh school property) for High Density Residential and the east half for Park

### A. **BACKGROUND**

Robbinsdale Area Schools ("the District") owns the Cavanagh School property bounded by Bottineau Boulevard, Quail Avenue, Corvallis Avenue and 51<sup>st</sup> Avenue ("The Property"), comprised of two parcels (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008) and a total area of 8.3 acres. Since the District built Cavanagh School in 1958, the city has maintained the east half of the Property for open space and park purposes. However, the city has no ownership rights to the Property including the east half.

Cavanagh has not been used as a neighborhood elementary school since 1976. Since then, the District has used it for a variety of purposes, including (at present) Highview Alternative High School, Early Childhood Family Education, Early Childhood Special Education, Kindergarten screening and other office and support functions related to those uses. By fall 2012 the district will cease using Cavanagh and consolidate these uses and functions at the former Sandburg Middle School as part of a District-wide effort to cut costs by reducing the number of properties it owns and maintains. As part of this effort, the District has decided to sell the Property for other, non-school use.

The Property is presently zoned R-1 Low Density Residential and 90% of it could be developed for single family homes, townhomes or some other R-1 use. The city could require a developer to dedicate 10% (0.8 acres) to the city for park purposes. 0.8 acres would roughly correspond to the playground, rain garden and picnic shelter area at the southeast corner of the Property.

As an alternative, the Economic Development Authority of the City of Crystal ("the EDA") is considering the purchase of the Property from the District for development of an affordable senior citizen (age 55+) apartment building on the west half and preserving the existing 4 acres of open space on the east half. The first step would be for the City to amend the Comprehensive Plan to guide the west half for high density residential and the east half for public parkland.

Notice of the Planning Commission's November 14, 2011 public hearing was published in the Sun Post on November 3, 2011. It was also mailed to owners of property within 700 feet of the Property, double the standard notification radius, encompassing 278 properties.

At the November 14 and December 12 Planning Commission meetings, oral testimony was received from a combined total of six households. Written comments were received from one household (attached as Exhibit H). Concerns were expressed about the scale and impact of high density housing on the neighborhood in general and the enforceability of the age restriction in particular. After considering the testimony, the Planning Commission recommended approval on an 8-1 vote on December 12.

The following Exhibits are attached:

- A. Proposed Resolution
- B. 2009 Aerial Photo
- C. Legend for 2030 Planned Land Use Map
- D. 2030 Planned Land Use Map – Current Version
- E. 2030 Planned Land Use Map – After Proposed Change
- F. Potential Redevelopment Areas (map and text excerpt)
- G. 2006 Traffic Count data
- H. Written comments received
- I. 2011 Bottineau Blvd new roadway configuration overlain on 2009 aerial photo

## **B. STAFF COMMENTS**

1. Roadway Access and Traffic. In 2006 the city conducted two full-week traffic counts on 51<sup>st</sup> Avenue between the frontage road (Lakeland Avenue) and the school. One week the school was in use, the other week it was not (spring break). Based on these counts, it appears that neighborhood-generated weekday traffic is approximately 800 trips per day and school-generated weekday traffic is approximately 850 trips per day, meaning a total of approximately 1,650 daily trips when school was in session. As recently as 2008 the District indicated it had no plans to close the school or sell the Property. For this reason, in summer 2008 the parking lots and 51<sup>st</sup> Avenue were reconstructed to accommodate the school. The first block of 51<sup>st</sup> Avenue (from Lakeland to Toledo Avenue) was built to MSA standards including a more robust pavement section, 32 foot width, no parking on one side, and a sidewalk on one side.

2. Designation as a Potential Redevelopment Area. In 2009 the District declared its intent to close the school and sell the Property. For this reason, the school site was identified as a Potential Redevelopment Area in the recently adopted Comprehensive Plan.
3. Surrounding Land Use. There are 14 single family houses directly across the street from the school site, eight to the north across 51<sup>st</sup> Avenue and six to the south across Corvallis Avenue. To the east is the portion of the Property used as open space. To the west is the recently reconstructed frontage road (Lakeland Avenue) and Bottineau Boulevard. The school could be characterized as an institutional use embedded in a residential neighborhood but served by street and road facilities with a greater level of service than is typically available to an embedded site.
4. Staff opinion is that the school site (west half of the Property) could be guided High Density Residential and the balance of the Property guided Park, and that the HDR portion be subject to a Special Area Plan to provide more specific development guidance in light of the unique characteristics of the Property. The Special Area Plan should contain the following guidelines to reflect the unique historical and geographic setting of the Property in general and the school site in particular:
  - The term "school site" means the block bounded by Lakeland, Quail, Corvallis and 51<sup>st</sup> Avenues EXCEPT that portion east of Cavanagh School's east parking lot.
  - If the school site is redeveloped for high density residential use then no development shall be permitted on the rest of the Property and it shall only be used for public park and open space.
  - Due to the school site being embedded in a low density residential neighborhood, rezoning to high density residential shall only occur for age-restricted housing defined as age 55 and older.
  - Because such age-restricted housing tends to have fewer traffic impacts than housing available to the general public, the maximum density for redevelopment of the school site is 30 dwelling units per acre of the school site, or 130 units total, whichever is less.
  - To utilize the existing transportation infrastructure, motor vehicle access to any high density residential use shall only be from 51<sup>st</sup> Avenue and Lakeland Avenue.
  - Care should be taken in the rezoning and site planning process to integrate the redeveloped school site into adjacent public trails and sidewalks as well as the park and open space comprising the east half of the Property.

**C. REQUESTED ACTION**

Council action on the proposed resolution is requested.

Rezoning of the school site from R-1 to R-3 would follow at some future date when the developer is known and detailed site and building plans have been prepared for public review. At that time, another public hearing would be held followed by Planning Commission and City Council action to consider rezoning, site and building plan approval, and other related actions.

**RESOLUTION NO. \_\_\_\_\_**

**CITY OF CRYSTAL  
CITY COUNCIL**

**APPROVING AN AMENDMENT  
TO THE COMPREHENSIVE PLAN**

**CAVANAGH SCHOOL PROPERTY**

BE IT RESOLVED by the City Council of the City of Crystal, as follows:

WHEREAS, this Resolution pertains to property addressed as 5400 Corvallis Avenue North (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008), being 8.3 acres comprised of Cavanagh School and adjacent open space ("the Property"), owned by Independent School District #281/Robbinsdale Area Schools ("the District"), and in particular that portion of the Property comprised of the school building, its parking lots and other site improvements ("the School Site").

WHEREAS, the District has declared its intent to cease using the School Site and sell the Property; and

WHEREAS, on October 4, 2011 the Crystal City Council initiated an application to amend the Comprehensive Plan pertaining to the land use designation of the Property, said application being received on October 21, 2011; and

WHEREAS, said application proposes that the School Site be guided for High Density Residential use and that the balance of the Property be guided for Park; and

WHEREAS, on November 3, 2011 the required Notice of Public Hearing was published and mailed; and

WHEREAS, on November 14, 2011 the Planning Commission held the required public hearing on the proposed amendment; and

WHEREAS, on December 12, 2011 the Planning Commission adopted a resolution approving the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL that the Comprehensive Plan be amended as follows:

1. In Chapter F – Land Use, the section entitled "SPECIAL AREAS PLANS PREVIOUSLY APPROVED BY THE CITY COUNCIL" shall instead be titled "SPECIAL AREA PLANS" and a new item C shall be added as follows:

- C. Cavanagh School Site. The following requirements are imposed to reflect the unique historical and geographic setting of the Property in general and the school site in particular:
- The term "School Site" means the block bounded by Lakeland, Quail, Corvallis and 51<sup>st</sup> Avenues except that portion east of Cavanagh School's east parking lot.
  - If the school site is redeveloped for high density residential use then no development shall be permitted on the rest of the Property and it shall only be used for public park and open space.
  - Due to the school site being embedded in a low density residential neighborhood, rezoning to high density residential shall only occur for age-restricted housing defined as age 55 and older.
  - Because such age-restricted housing tends to have fewer traffic impacts than housing available to the general public, the maximum density for redevelopment of the school site is 30 dwelling units per acre of the school site, or 130 units total, whichever is less.
  - To utilize the existing transportation infrastructure, motor vehicle access to any high density residential use shall only be from 51<sup>st</sup> Avenue and Lakeland Avenue.
  - Care should be taken in the rezoning and site planning process to integrate the redeveloped school site into adjacent public trails and sidewalks as well as the park and open space comprising the east half of the Property.
2. Figure F-3(a) of the Comprehensive Plan is amended so that the School Site is guided High Density Residential with a box and caption identifying it as being subject to Special Area Plan C; and also amended so that the balance of the Property is guided Park.
3. In Chapter H – Redevelopment, in the description of Potential Redevelopment Area #13, the words "Low Density Residential" shall be replaced with "High Density Residential subject to the requirements of Special Area Plan C in Chapter F – Land Use".

Adopted by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
ReNae J. Bowman, Mayor

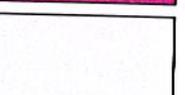
ATTEST:

\_\_\_\_\_  
Christina Serres, City Clerk

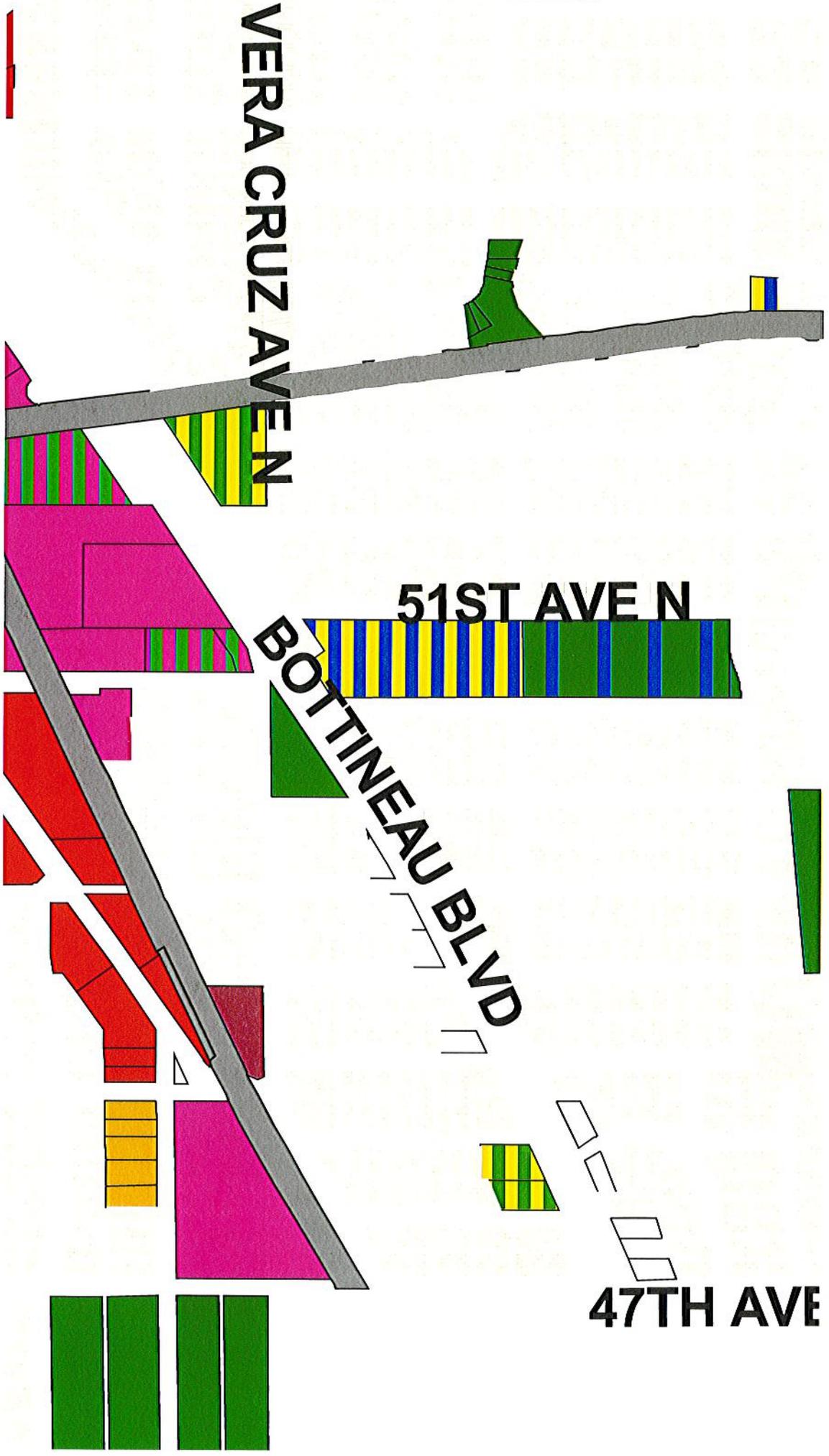


**EXHIBIT B**

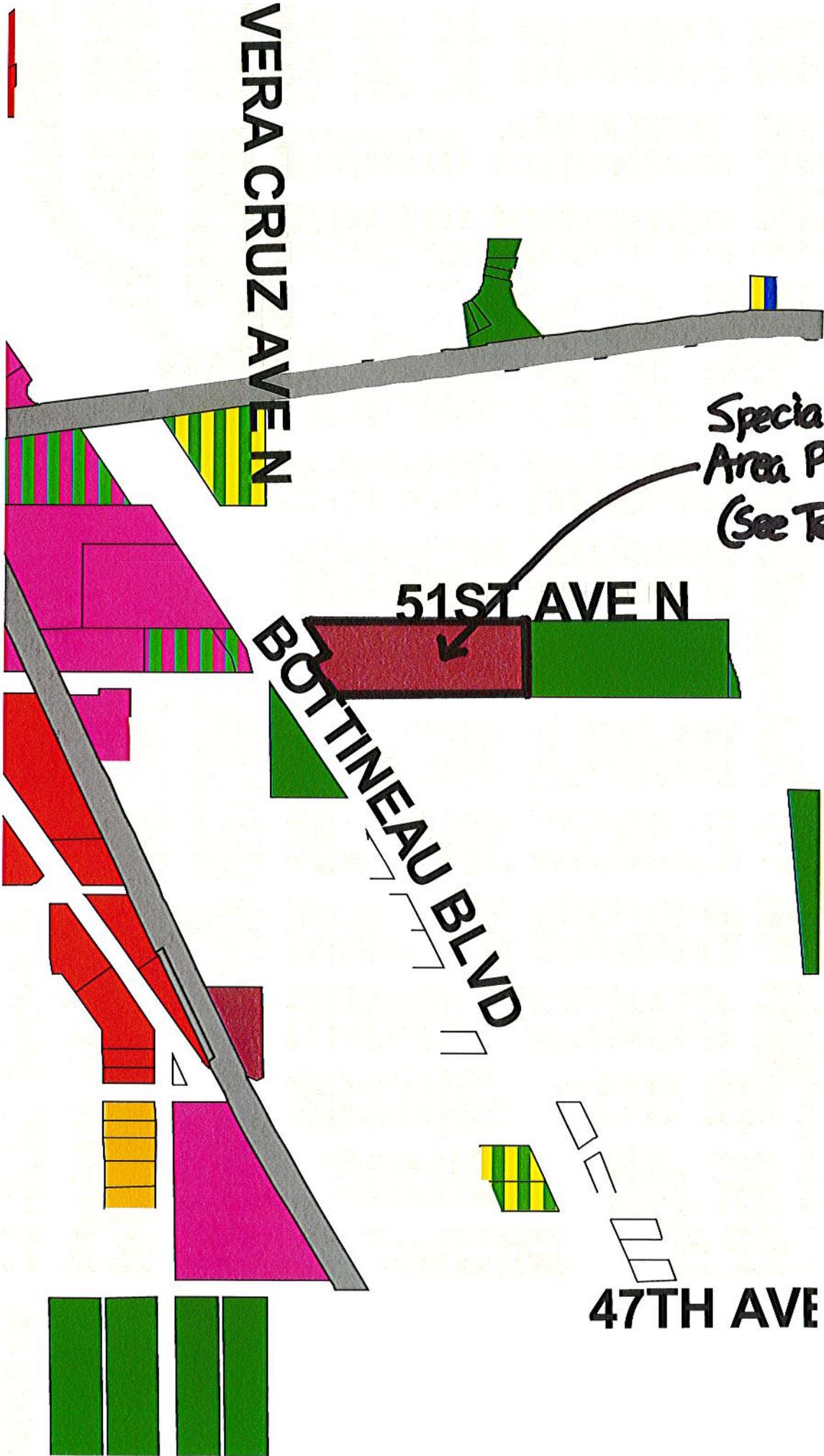
# 2030 Land Use Class

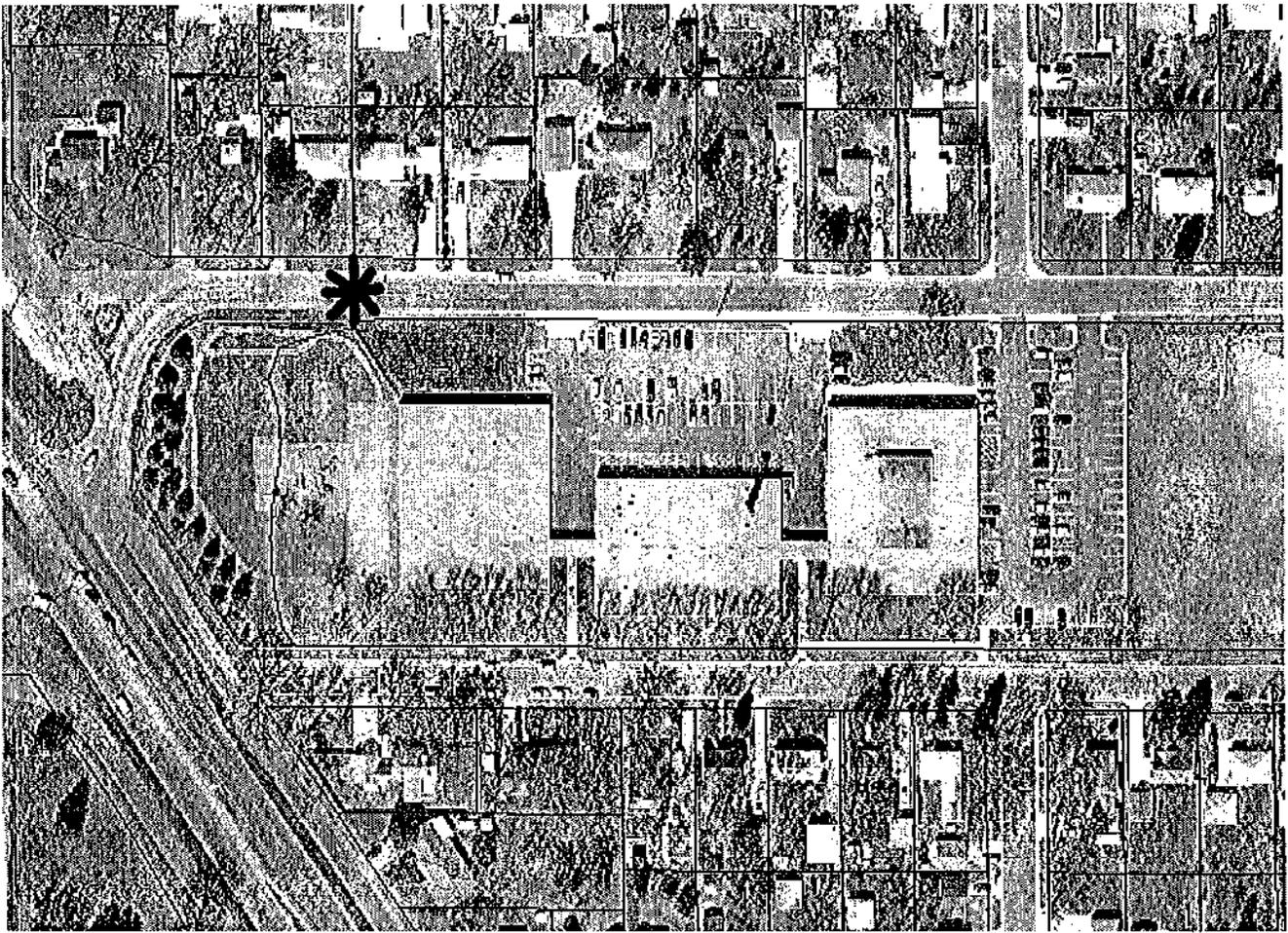
	LDR
	MDR
	HDR
	NC
	GC
	I
	Airport
	Park
	Railway
	Other Undev (I)
	Other Undev (LDR)
	Public-Inst (GC)
	Public-Inst (HDR)
	Public-Inst (LDR)
	Public-Inst-Park
	Road Rights-of-Way

2030 PLANNED LAND USE MAP – CURRENT VERSION



2030 PLANNED LAND USE MAP – PROPOSED VERSION TO BE CONSIDERED





**51st Avenue Traffic Counts - 2006**

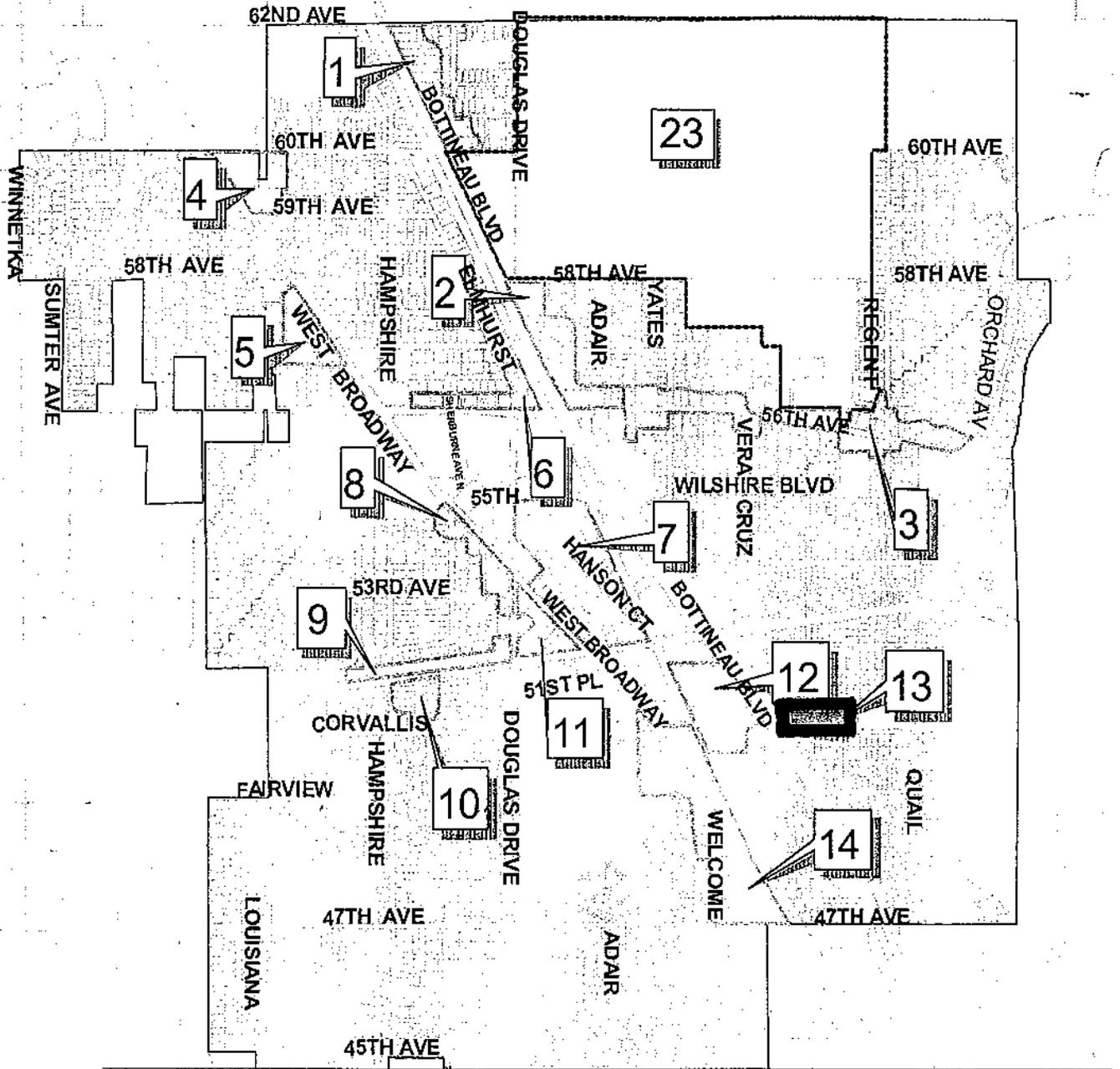
*Count location: On extended side lot line between 5348 & 5408 51st*

<b>WITH SCHOOL IN SESSION:</b>								
<i>DAY OF WEEK</i>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Sunday</b>	<b>AVERAGES:</b>
<i>ACTUAL DATE</i>	4/24/2006	4/18/2006	4/19/2006	4/20/2006	4/21/2006	4/22/2006	4/23/2006	
<i>NUMBER OF TRIPS</i>	1,682	1,665	1,711	1,685	1,604	822	717	1,412 <i>ALL DAYS</i>
<i>WEEKDAYS</i>	1,682	1,665	1,711	1,685	1,604			1,669 <i>WEEKDAYS</i>
<i>WEEKEND DAYS</i>						822	717	770 <i>WEEKEND DAYS</i>

<b>WITH SCHOOL NOT IN SESSION:</b>								
<i>DAY OF WEEK</i>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Sunday</b>	<b>AVERAGES:</b>
<i>ACTUAL DATE</i>	3/27/2006	3/28/2006	3/29/2006	3/30/2006	3/24/2006	3/25/2006	3/26/2006	
<i>NUMBER OF TRIPS</i>	740	760	795	786	998	667	622	767 <i>ALL DAYS</i>
<i>WEEKDAYS</i>	740	760	795	786	998			816 <i>WEEKDAYS</i>
<i>WEEKEND DAYS</i>						667	622	645 <i>WEEKEND DAYS</i>

**EXHIBIT F**

POTENTIAL REDEVELOPMENT AREAS (NORTH HALF)



**Area #13 – Former Cavanagh Elementary School.** Robbinsdale Area Schools has determined that the Cavanagh facility is no longer needed by the district and that it intends to sell the property. It is not known at this time whether the new owner would use the existing building for another institutional use or demolish the building and redevelop the site. If redeveloped, the underlying land use guidance for the site is currently Low Density Residential.

November 13, 2011

John Sutter  
Crystal Planning Commission  
Crystal City Council

I am writing this letter in regard to the hearing on the rezoning of Cavanaugh School property.

I have lived here 61 years across from this property.

I also am a past member of the planning commission. I don't ever remember to consider putting high-density housing in an area zoned R-1, single family homes.

I believe this request should be denied and remain R-1, single family homes just as it is now.

Sincerely,  
  
Elmer A. Neubarth  
5313 Corvallis Ave. N.  
Crystal, MN 55429  
763-537-8509

November 13, 2011

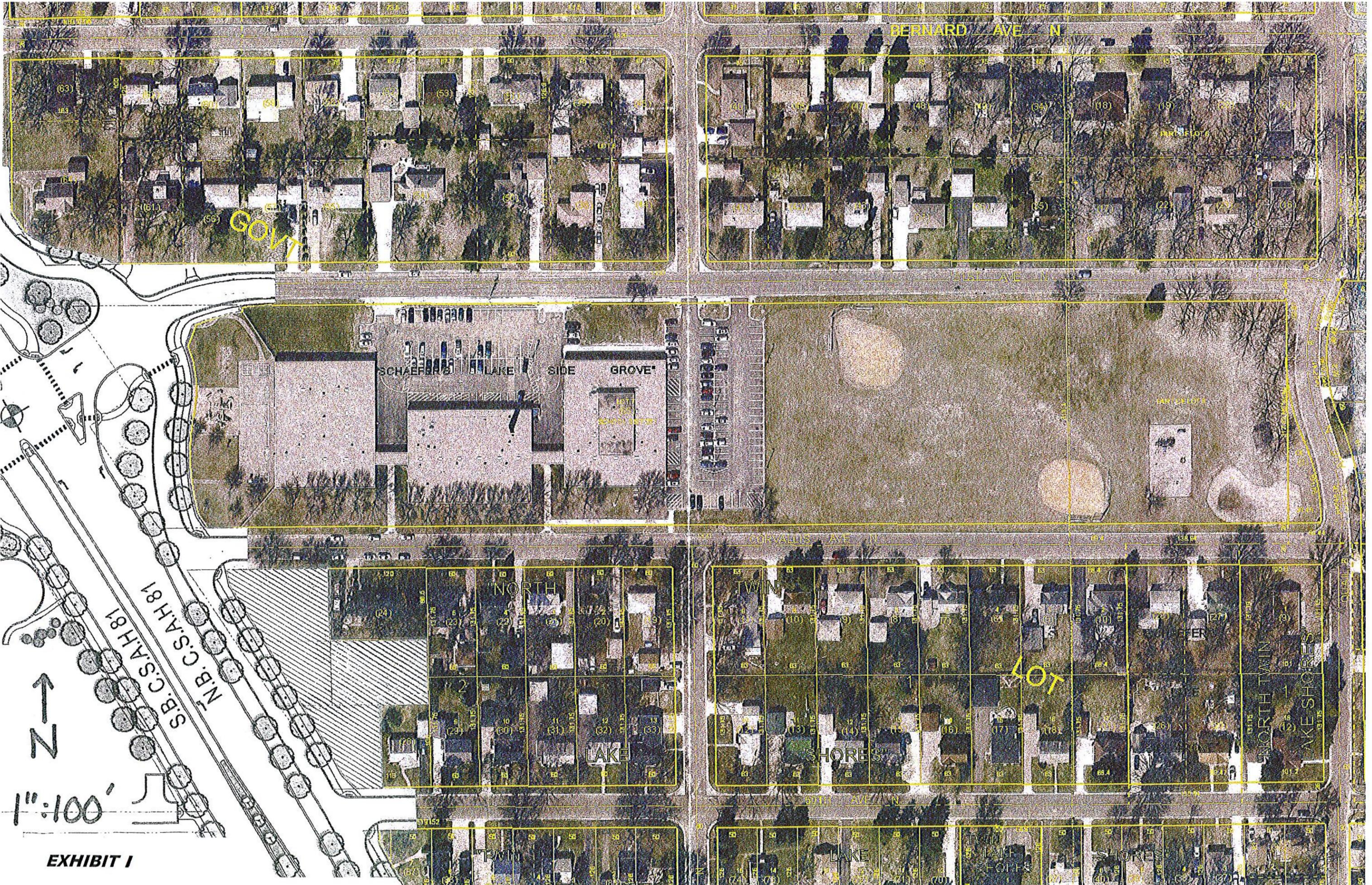
John Sutter  
Crystal Planning Commission  
Crystal City Council

I have lived at 5313 Corvallis Avenue North with my Parents since 1950. I clearly remember when the school was proposed for this land.

The residents were in favor of it only after the promise that it would remain zoned as R-1 and nothing else.

There fore I believe this request to rezone this property should be denied.

Sincerely,  
  
Sandra Neubarth  
5313 Corvallis Ave. N.  
Crystal MN 55429  
763-537-8509



BERNARD AVE N

GOVT

SCHAEFFER'S LAKE SIDE GROVE

CORWALLIS AVE N

LOT

NORTH

LAKE SHORES

NORTH TWIN LAKE SHORES

S.B. C.S.A.H. 81  
N.B. C.S.A.H. 81



1" = 100'

EXHIBIT I

**RESOLUTION NO. 2011 - 109**

**CITY OF CRYSTAL  
CITY COUNCIL**

**APPROVING AN AMENDMENT  
TO THE COMPREHENSIVE PLAN**

**CAVANAGH SCHOOL PROPERTY**

BE IT RESOLVED by the City Council of the City of Crystal, as follows:

WHEREAS, this Resolution pertains to property addressed as 5400 Corvallis Avenue North (P.I.D. 09-118-21-13-0065 and 09-118-21-14-0008), being 8.3 acres comprised of Cavanagh School and adjacent open space ("the Property"), owned by Independent School District #281/Robbinsdale Area Schools ("the District"), and in particular that portion of the Property comprised of the school building, its parking lots and other site improvements ("the School Site").

WHEREAS, the District has declared its intent to cease using the School Site and sell the Property; and

WHEREAS, on October 4, 2011 the Crystal City Council initiated an application to amend the Comprehensive Plan pertaining to the land use designation of the Property, said application being received on October 21, 2011; and

WHEREAS, said application proposes that the School Site be guided for High Density Residential use and that the balance of the Property be guided for Park; and

WHEREAS, on November 3, 2011 the required Notice of Public Hearing was published and mailed; and

WHEREAS, on November 14, 2011 the Planning Commission held the required public hearing on the proposed amendment; and

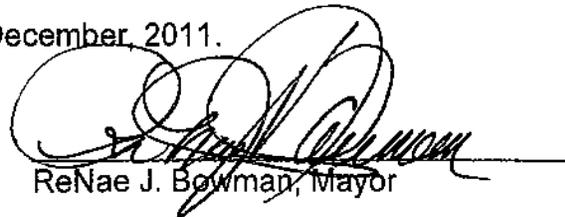
WHEREAS, on December 12, 2011 the Planning Commission adopted a resolution approving the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL that the Comprehensive Plan be amended as follows:

1. In Chapter F – Land Use, the section entitled "SPECIAL AREAS PLANS PREVIOUSLY APPROVED BY THE CITY COUNCIL" shall instead be titled "SPECIAL AREA PLANS" and a new item C shall be added as follows:

- C. Cavanagh School Site. The following requirements are imposed to reflect the unique historical and geographic setting of the Property in general and the school site in particular:
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Adopted by the City Council this 19<sup>th</sup> day of December, 2011.

  
ReNae J. Bowman, Mayor

ATTEST:

  
Christina Serres, City Clerk