

# **CRYSTAL PLANNING COMMISSION AGENDA SUMMARY**

**Monday, December 10, 2012**

**7:00 p.m.**

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

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

- **November 13, 2012 regular meeting \***

**C. PUBLIC HEARINGS**

1. **Consider Application 2012-08, Site & Building Plan Approval for The Cavanagh senior apartments at 5401 51<sup>st</sup> Avenue North (Cavanagh School site) \***

**D. GENERAL INFORMATION**

1. **City Council actions on previous Planning Commission items:**
  - **November 20, 2012: Approved the Preliminary and Final Plat of Cavanagh Park Addition, and first reading of an ordinance rezoning Lot 1 from R-1 to R-3**
2. **Staff preview of likely agenda items for Monday, January 14, 2013 meeting**

**E. OPEN FORUM**

**F. ADJOURNMENT**

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

## CITY OF CRYSTAL

### NOTICE OF PUBLIC HEARING

#### LAND USE APPLICATION 2012-08

#### **SITE & BUILDING PLAN REVIEW FOR PROPOSED SENIOR HOUSING ON THE SITE OF THE FORMER CAVANAGH SCHOOL LOCATED AT 5400 CORVALLIS AVENUE NORTH**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on Monday, December 10, 2012 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 2012-08 submitted by Dominion Development and Acquisitions LLC ("Dominium"), applicant, and Economic Development Authority of the City of Crystal ("EDA"), property owner.

- Property Location: The site of the now-closed Cavanagh School addressed as 5400 Corvallis Avenue North
- Type of Application: Site and Building Plan Review for proposed senior housing
- Description of Project: The EDA acquired the 8.3 acre property from Robbinsdale Area Schools and has platted it into two lots in Block 1, Cavanagh Park Addition:
  - Lot 1, containing approximately 4.3 acres, and presently comprised of the school building, parking lots and other site improvements. Dominion proposes to build a three story senior citizen apartment building ("The Cavanagh") of up to 130 units on the school site. The new building would be addressed as 5401 51<sup>st</sup> Avenue North.
  - Lot 2, containing approximately 4 acres, and comprised of the open space between the school site and Quail Avenue. The EDA will transfer Lot 2 to the City of Crystal for park purposes.

On or about November 30, 2012, a copy of the site and building plans will be available for review at Crystal City Hall during normal business hours and on the Planning & Zoning page of the city website, [www.crystalmn.gov](http://www.crystalmn.gov). The city staff report will be similarly available on or about December 5, 2012. 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 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.

JOSEPH SEARS, SECRETARY, PLANNING COMMISSION

*Published in the Sun Post on November 29, 2012*