

CRYSTAL PLANNING COMMISSION AGENDA SUMMARY

Tuesday, November 13, 2012

7:00 p.m.

Crystal City Hall – Council Chambers
4141 Douglas Dr N

A. CALL TO ORDER

B. APPROVAL OF MINUTES

- October 8, 2012 regular meeting *

C. PUBLIC HEARINGS

1. Consider Application 2012-07 related to 5400 Corvallis Avenue North (former Cavanagh School property) *
 - Preliminary and Final Plat of Cavanagh Park Addition
 - Rezoning Lot 1 from R-1 to R-3
 - Findings related to the sale of Lot 1 for development of senior housing

D. GENERAL INFORMATION

1. City Council actions on previous Planning Commission items:
 - October 16, 2012: Approved the Preliminary and Final Plat of Crystal Economic Development Authority Fifth Addition (50xx Lakeland)
2. Staff preview of likely agenda items for Monday, December 10, 2012 meeting **

E. OPEN FORUM

F. ADJOURNMENT

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

*** Information to be provided at the meeting*

**CITY OF CRYSTAL
5400 CORVALLIS AVENUE NORTH
(FORMER CAVANAGH SCHOOL PROPERTY)**

**NOTICE OF PUBLIC HEARING REGARDING LAND USE APPLICATION 2012-07 FOR
THE PLAT OF CAVANAGH PARK ADDITION, REZONING OF LOT 1 FROM R-1 TO R-3
AND FINDINGS RELATED TO THE SALE OF LOT 1 FOR SENIOR HOUSING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on Tuesday, November 13, 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 2012-07 submitted by Economic Development Authority of the City of Crystal ("the EDA"):

- Property Location: 5400 Corvallis Avenue North, being parts of Lots 7 and 8, Schaefer's Lake Side Grove together with Outlot 1, Mork-Campion 4th Addition, containing a total of approximately 8.3 acres.
- Type of Application: Preliminary and Final Plat; (Lot 1, Block 1 only) Rezoning to R-3 and findings related to the sale of land for development of senior housing
- Description of Project: The EDA acquired the property from Robbinsdale Area Schools, will be demolishing the school, and proposes to plat the property as Cavanagh Park Addition. This would divide the property into two lots, with Lot 1 being rezoned, as follows:
 - Lot 1, Block 1, Cavanagh Park Addition, containing approximately 4.3 acres, and presently comprised of the school building, parking lots and other site improvements. The EDA proposes to re-zone Lot 1 from R-1 Low Density Residential to R-3 High Density Residential. The EDA would sell Lot 1 to a developer for construction of a senior citizen apartment building to be addressed as 5401 51st Avenue North.
 - Lot 2, Block 1, Cavanagh Park Addition, containing approximately 4 acres, and comprised of the open space between the school site and Quail Avenue. Lot 2 would remain zoned R-1 and would be transferred to the City of Crystal for park purposes.

A copy of the submitted application may be viewed at Crystal City Hall during normal business hours or viewed on the Planning & Zoning page of the city website, www.crystalmn.gov. The city staff report will be similarly available on or about November 6, 2012. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

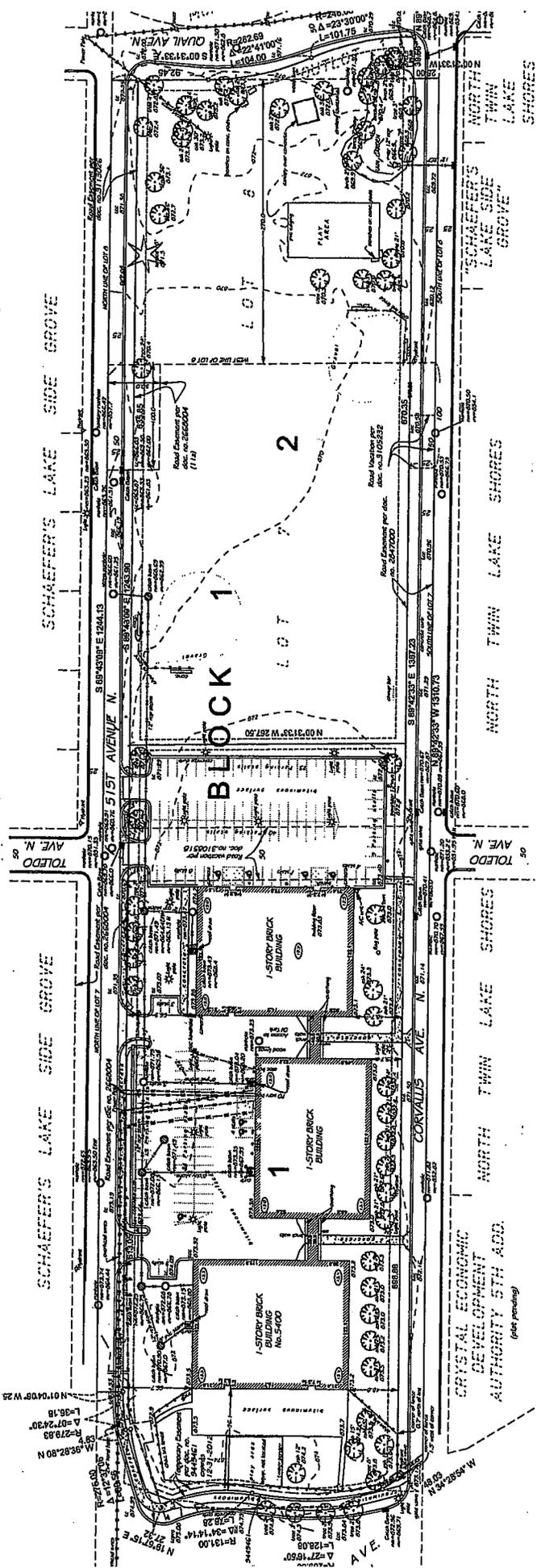
Persons desiring to be heard on this matter are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap 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.

Note: There will be a separate process for consideration of the detailed site and building plans for the senior citizen apartment building proposed for 5401 51st Avenue North. That public hearing is tentatively scheduled for the December 10, 2012 Planning Commission meeting. Separate notice would be mailed and published approximately 10 days before that hearing.

JOSEPH SEARS, SECRETARY, PLANNING COMMISSION

Published in the Sun Post on November 1, 2012

PROPOSED PRELIMINARY PLAT (like a survey, it shows existing conditions)



PROPOSED FINAL PLAT (legal document that gets recorded at Hennepin County)

