



2023 Development Review Application

City staff contact: Dan Olson
 763-531-1142
dan.olson@crystalmn.gov
 4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

1. Property Address for this application:

4309 Colorado Ave. N.

2. Property Identification Number (PID):

16-118-21-22-0138

3. Applicant:

| | | | | |
|------------|-----------------------|-------|--------|----------------------|
| Name: | Daniel Pryde | | | |
| Street: | 1404 Circle Ln. | City: | Delano | State: MN Zip: 55328 |
| Telephone: | 612-221-4713 | | | |
| Email: | danielpryde@yahoo.com | | | |

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)
- Different from the Applicant (complete this section)

| | | | | |
|------------|--------------------------------|-------|------------|----------------------|
| Name: | Opportunity Partners | | | |
| Street: | 5500 Opportunity Court | City: | Minnetonka | State: MN Zip: 55343 |
| Telephone: | 952-930-4241 | | | |
| Email: | bill.schultz@opportunities.org | | | |

5. Project name and description:

Requesting a variance to lot width and density to allow a two-family dwelling.

6. Project contact (the applicant shall designate one contact person for the application):

| | | | | |
|---------------------|-----------------------|------------------|-------------|----------------------|
| Name: | Daniel Pryde | Role in Project: | Coordinator | |
| Company: | | | | |
| Street: | 1404 Circle Ln. | City: | Delano | State: MN Zip: 55328 |
| Business Telephone: | 612-221-4713 | | | |
| Email: | danielpryde@yahoo.com | | | |

7. Additional design/engineering professional (if applicable):

| | | | | |
|---------------------|------------------|--------|------|--|
| Name: | Role in Project: | | | |
| Company: | | | | |
| Street: | City: | State: | Zip: | |
| Business Telephone: | | | | |
| Email: | | | | |

8. Application type: A complete development review application includes the following:

- Completed and signed development review application form
- Completed and signed escrow form (if applicable - see list of application types below)
- Completed application checklist for each respective type of application (see list below)
- Payment of application fee for each respective type of application (see list below)

| Type of application (check all that apply): | Application fee (nonrefundable): [1] |
|--|---|
| <input type="checkbox"/> Adjacent Parcel Land Conveyance | \$220 + \$220 escrow |
| <input type="checkbox"/> Administrative Appeal | \$220 |
| <input type="checkbox"/> Comprehensive Plan Amendment | \$660 + \$660 escrow |
| <input type="checkbox"/> Conditional Use Permit | \$660 + \$660 escrow [2] |
| <input type="checkbox"/> Lot consolidation | \$440 + \$440 escrow |
| <input type="checkbox"/> Rezoning to Planned Development | \$1,320 + \$1,320 escrow |
| <input type="checkbox"/> Site Plan | \$660 + \$330 escrow |
| <input type="checkbox"/> Subdivision | \$660 + \$66 per lot over 2, + \$660 escrow |
| <input type="checkbox"/> Vacation of a public street or easement | \$550 + \$550 escrow |
| <input checked="" type="checkbox"/> Variance | \$550 + \$275 escrow |
| <input type="checkbox"/> Zoning Certificate | \$110 [2] |
| <input type="checkbox"/> Zoning Map or Text Amendment | \$660 + \$660 escrow |
| Total fee: \$ <u>825.00</u> | |

[1]: The escrow fee will first be applied to cover County recording fees and legal fees related to the review of documents associated with the application. For telecommunication towers, the escrow fee will also be applied to engineering review expenses. The remaining escrow fee will be returned to the applicant.
 [2]: The fee for a telecommunication tower is \$2,000, plus a \$10,000 escrow.

Notice: Review of a development application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found in the Crystal Comprehensive Plan, Unified Development Code and any other applicable governmental codes, guidelines, standards or policies necessary to safeguard public health, safety, aesthetics, and general welfare. Approval of this application does not absolve the applicant from obtaining all other applicable permits, such as stormwater or building permits.

I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

Daniel Pardo Date: 6-3-23
 Signature of Applicant

See attached letter Date: _____
 Signature of Property Owner (if different from Applicant)

FOR OFFICE USE ONLY: Application # 2023-05 Accounting # 0100.4418 Receipt # 169666 Date Received 6/14/2023
 Acknowledgement letter sent / / If application incomplete, was 60-day rule language included?
 Plan Comm hearing / / City Council action / / Approved? Yes No Other
 NOTES: _____





Koch Campus
5500 Opportunity Court
Minnetonka, MN 55343-9020
Phone: (952) 938-5511
Fax: (952) 930-4279
www.Opportunities.org

Dan Olson
City of Crystal

June 14, 2023

Dan,

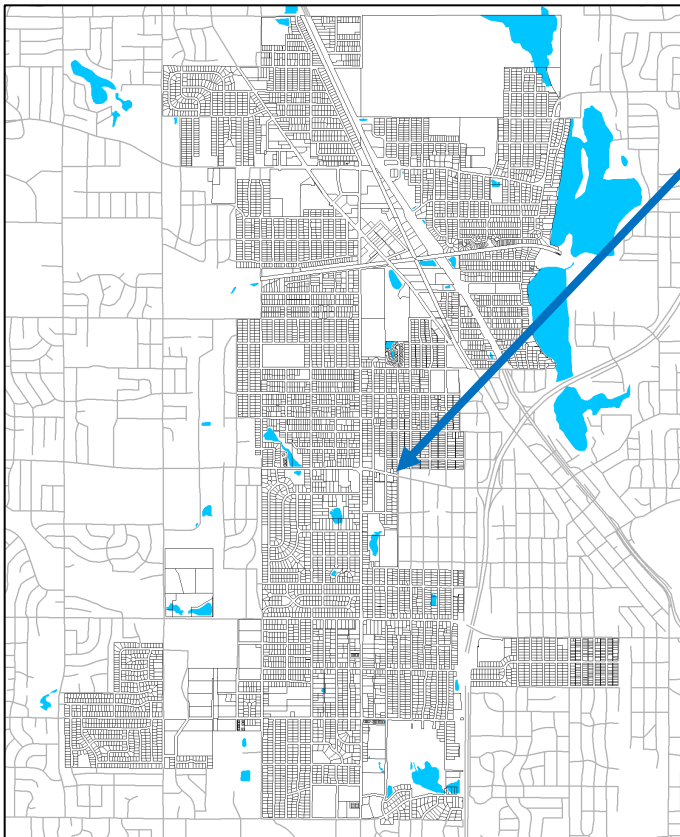
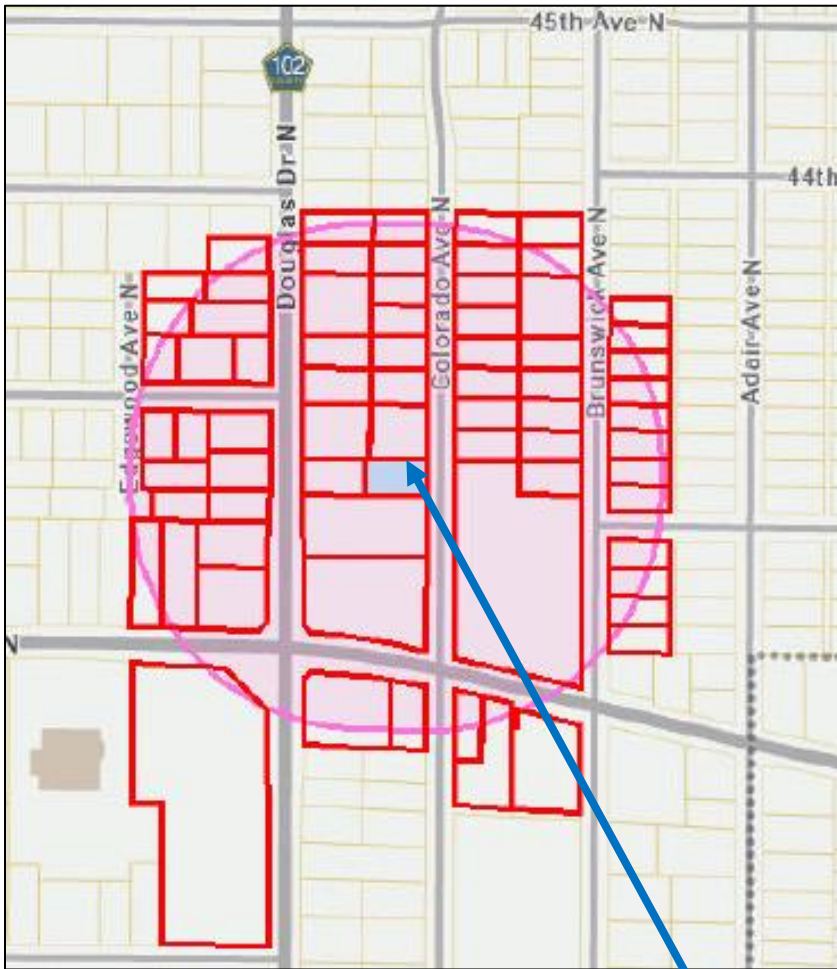
We are aware that Daniel Pryde has submitted a development review application for property we own at 4309 Colorado Ave N in Crystal for approval of a variance application.

Sincerely,

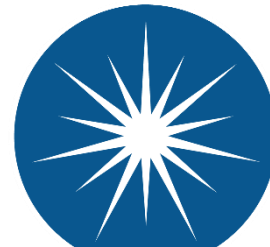
A handwritten signature in black ink, appearing to read "Will G. Schultz". The signature is fluid and cursive, with a large, sweeping flourish at the end.

William G. Schultz, on behalf of the property owner of 4309 Colorado Avenue North, Crystal

Site Location and Public Hearing Notice Mailing Map



4309 Colorado Ave N



CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

CITY OF CRYSTAL

**VARIANCE APPLICATION
4309 COLORADO AVENUE NORTH**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, JULY 10, 2023
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE**

The Crystal Planning Commission will consider a variance application from Daniel Pryde, who is proposing to purchase the single-family home at 4309 Colorado Ave N, and receive variances to the minimum lot width requirement and the maximum residential density so as to convert the building back into a two-family dwelling.

Key elements of the proposal:

- The home was built in 1984 as a two-family dwelling, but in 1991 was converted to a single-family home by removing the common wall between the two units. When the property was converted to that new use, it lost its ability to be used as a two-family dwelling since the city adopted new zoning regulations that were not in effect in 1984.
- The variances are to reduce the minimum lot width from 80' to 76' and to allow the property to have a residential density of 7 units per gross acre rather than the maximum allowed in the Low Density Residential (R-1) zoning district of 6 units per gross acre.

The Planning Commission will hold a public hearing on the application at 7:00 p.m. on July 10, 2023 in the Council Chambers at Crystal City Hall, 4141 Douglas Drive North.

To view the application including a detailed site plan:

- Visit City Hall during normal business hours, or
- Visit the 2023 Land Use Applications page on the city website, www.crystalmn.gov or use the QR code to the right for a direct link.
- The staff report to the Planning Commission will be available by July 7 on the same page of the website.



To speak directly to the Planning Commission on the proposal, you may:

- Attend the meeting via Zoom: <https://go.crystalmn.gov/July10> (meeting ID is 848 4794 2117 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, July 10, 2023 at 7 p.m. at City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on July 10, 2023 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application from Daniel Pryde for 4309 Colorado Avenue North. The variances are to reduce the minimum required lot width requirement from 80 to 76 feet, as well as increase the maximum residential density from six to seven units per gross acre. The purpose of the variances is to allow the existing building to be used as a two-family dwelling. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, July 18, 2023 at Crystal City Hall. Persons desiring to be heard 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: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available upon request to individuals with disabilities by calling the city clerk at 763-531-1145 at least 96 hours in advance. TTY users may call Minnesota Relay at 711 or 1-800-627-3529.

City of Crystal

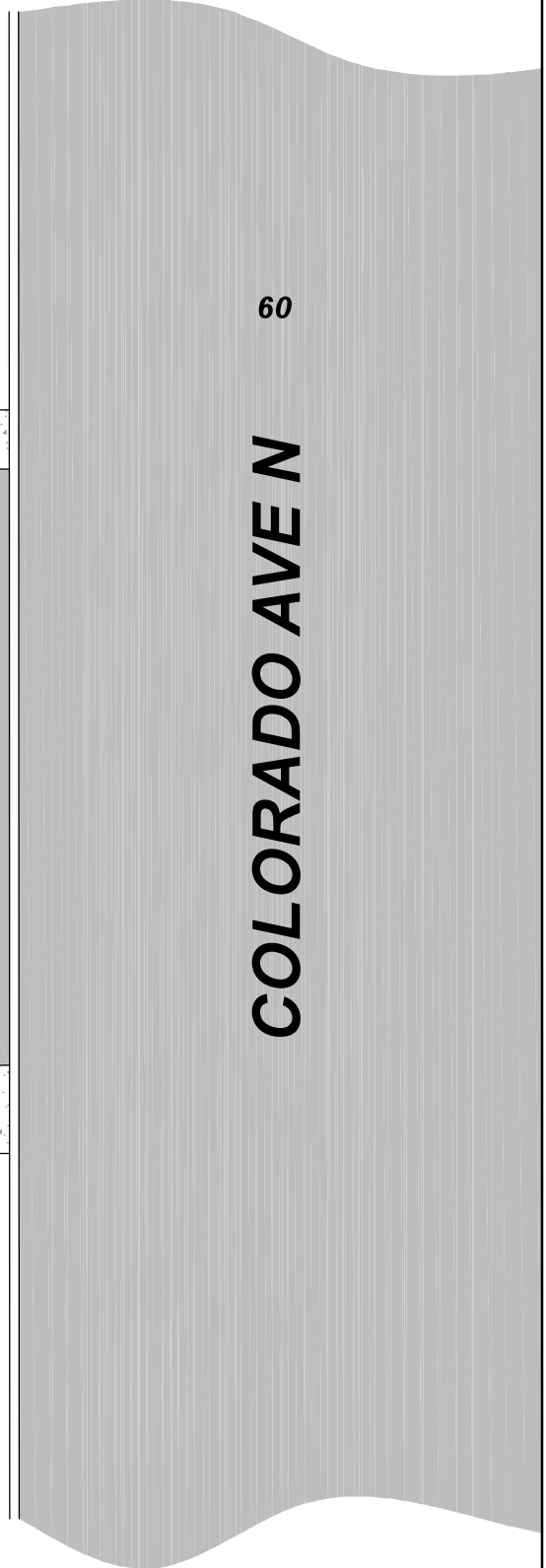
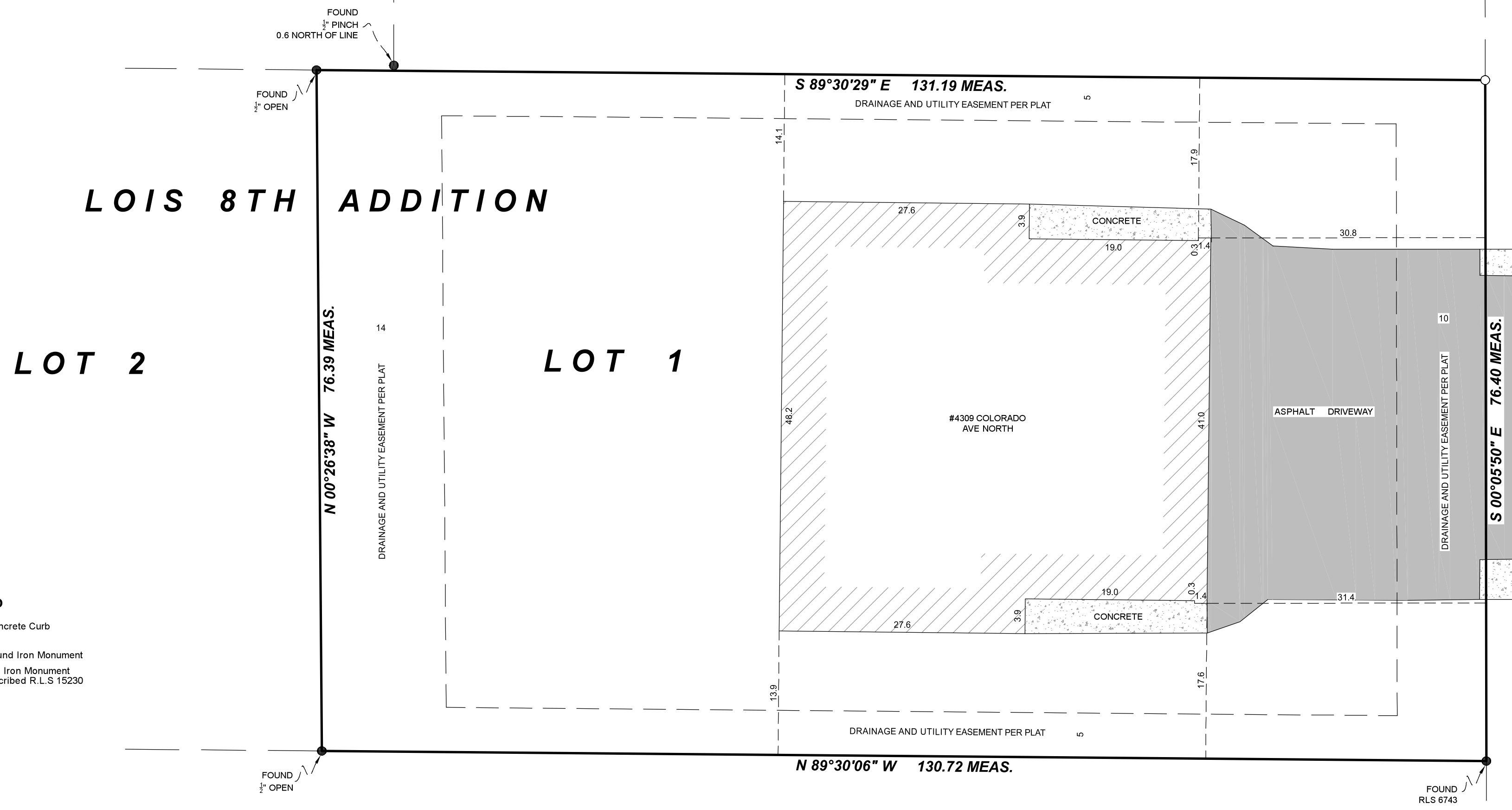
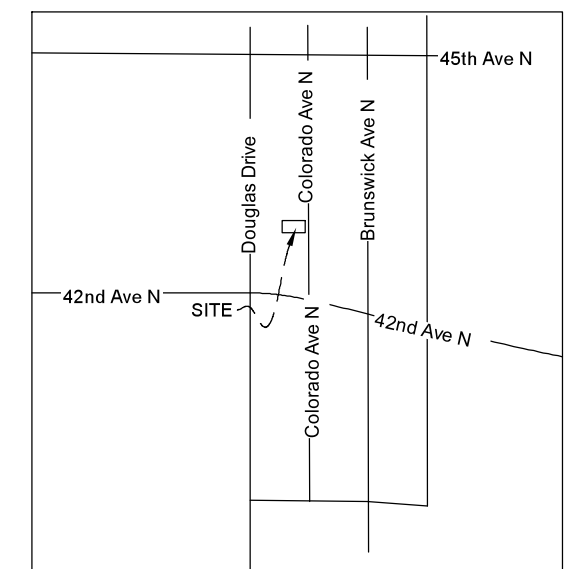
Variance Application Checklist

1. Variance Narrative
 - A) Low density residential (R-1)
 - B) Single family residential
 - C) Two family dwelling
 - D) 520.03 sub.2a (lot width)
 - E) The variance would not have a negative impact on other properties.
 - F) Within the low density area, two unit dwellings are allowed
 - G) The building was originally built as a duplex with each side being identical to the other.
 - H) To anyone viewing the property it is a duplex. The properties to each side of 4309 is a duplex on one side and a grocery store on the other side.

CERTIFICATE OF SURVEY FOR: DAN PRYDE

A U D I T O R S S U B . N O . 1 4 6

VICINITY MAP



LEGEND

- Concrete Curb
- Found Iron Monument
- Set Iron Monument
- Inscribed R.L.S 15230

LOT AREA CALCULATION:

Lot Area = 10,003 SF

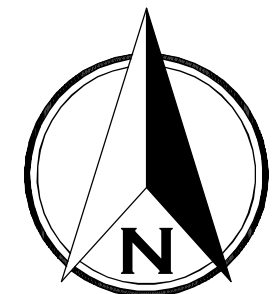
ZONING:

Primary: R-1 Low Density Residential

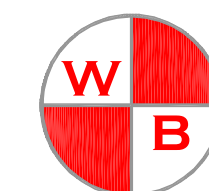
GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

A U D I T O R S S U B . N O . 1 4 6



| | | | | | |
|-----------------------|-------------------|---|-----------|---------|--|
| JOB NO. 183-23 | SCALE 1" = 10' | SITE ADDRESS 4309 Colorado Ave N Crystal, MN | REVISIONS | | I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. |
| | DRAWN GUS | | DATE | REMARKS | |
| BOOK/PAGE NA | REFERENCE | PROPERTY DESCRIPTION Lot 2, Block 1, Lois 8th Addition, Hennepin County, Minnesota | | | W. BROWN LAND SURVEYING, INC. DATED: 06-07-2023 WOODROW A. BROWN, R.L.S. MN REG 15230 |
| SHEET 1 of 1 18x24 | | | | | |



W. BROWN LAND SURVEYING, INC.
 8030 OLD CEDAR AVENUE SO., SUITE 228
 BLOOMINGTON, MN 55425
 PH: (952) 854-4055
 WBROWNLANDSURVEYING.COM
 EMAIL: INFO@WBROWNLANDSURVEYING.COM