



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: 6613 36TH AVE N UNIT A+B

2. Property Identification Number (PID): 20-118-21-11-0041

3. Applicant:

Name: Mahmoud Abumayyateh			
Street: 1900 YORKSHIRE AVE S	City: Hopkins	State: MN	Zip: 55305
Telephone: 612 501 4000			
Email: MahmoudAbumayyateh@gmail.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:			
Street:	City:	State:	Zip:
Telephone:			
Email:			

5. Project name and description:

NEW CONSTRUCTION HOMES. SIDE BY SIDE.
 APPLICATION IS TO REQUEST APPROVAL OF CIC PLAT.
 THERE IS NO LAND DIVISION WITH A CIC PLAT, ONLY A
 DIVISION OF OWNERSHIP.

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

Name: SAME AS OWNER	Role in Project:		
Company:			
Street:	City:	State:	Zip:
Business Telephone:			
Email:			

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

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)

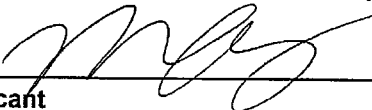
Type of application (check all that apply):	Application fee (nonrefundable): [1]
<input type="checkbox"/> Adjacent Parcel Land Conveyance	\$220 + \$220 escrow
<input type="checkbox"/> Administrative Appeal	\$220
<input type="checkbox"/> Comprehensive Plan Amendment	\$660 + \$660 escrow
<input type="checkbox"/> 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 checked="" 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 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>1320.00</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.

Applicant: 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.

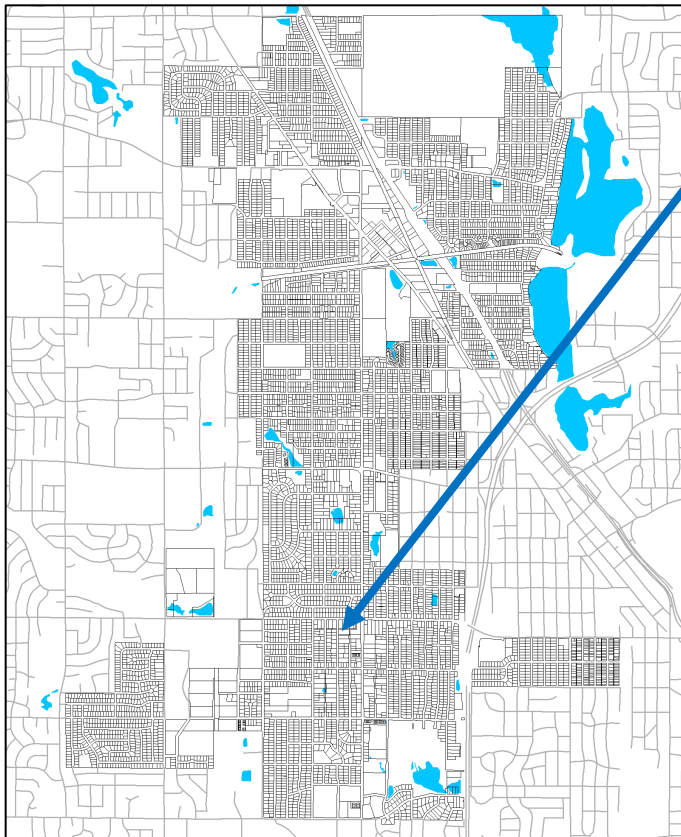
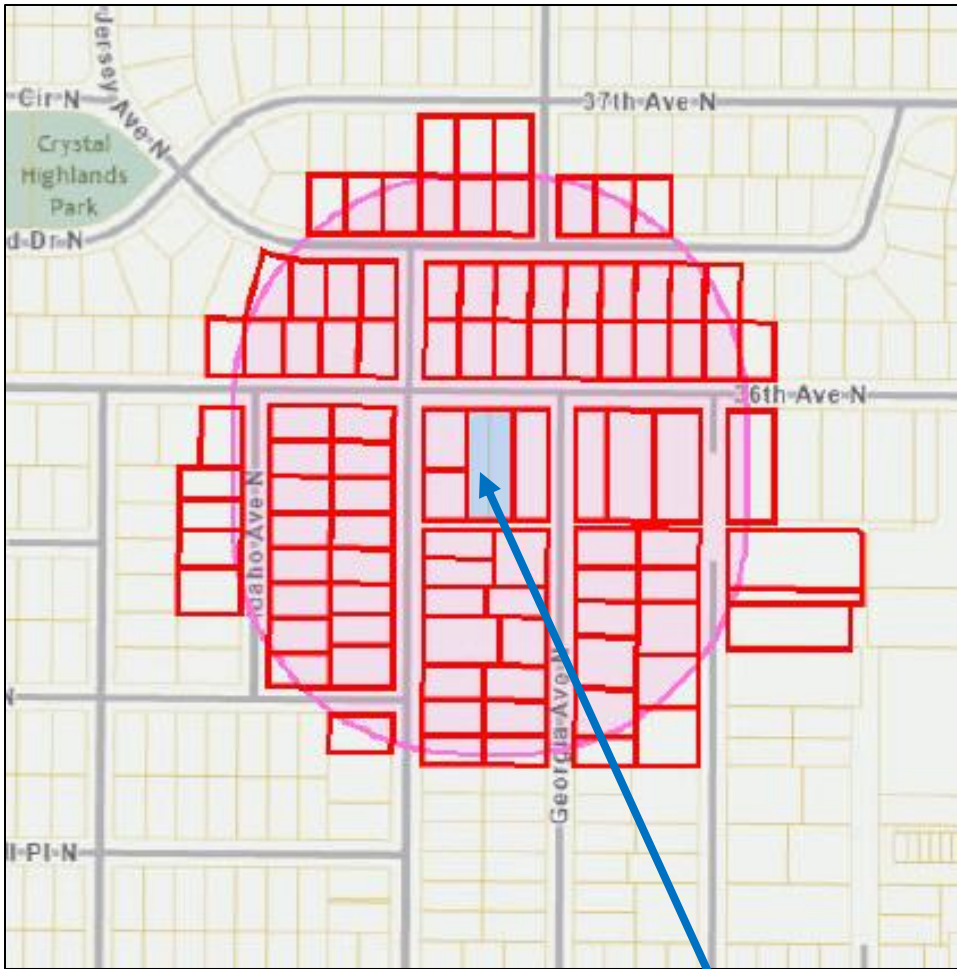
Property Owner: I (We) certify that I am aware that a development review application for the property I (We) own is being submitted by the applicant.

Signature of Applicant  Date: 10/10/23

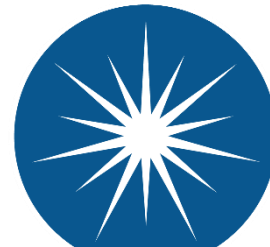
Signature of Property Owner (if different from Applicant) _____ Date: _____

FOR OFFICE USE ONLY: Application # 2023-08 Accounting # 0100.4418 Receipt # 170288 Date Received 10/17/2023
 Acknowledgement letter sent / / If application incomplete, was 60-day rule language included?
 Plan Comm hearing / / City Council action / / Approved? Yes No Other
 NOTES: _____

Site Location and Public Hearing Notice Mailing Map



6613 – 36th Ave N



CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

CITY OF CRYSTAL

**SUBDIVISION APPLICATION
6613 – 36TH AVENUE NORTH**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, NOVEMBER 13, 2023
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE**

The Crystal Planning Commission will consider a subdivision application from Mahmoud Abumayyaleh for approval of a Common Interest Community (CIC) plat (commonly called a “condominium”) at 6613 – 36th Ave N.

Key elements of the proposal:

- 1. Current lot status.** The property at 6613 – 36th is a single lot with a two-family dwelling that was recently completed.
- 2. CIC plat.** The property owner is requesting approval of a CIC plat, commonly called a “condominium”, that will allow each unit to be sold separately.
- 3. Not land division.** The CIC plat does not involve a land division; 6613 - 36th will remain one lot.

The Planning Commission will hold a public hearing on the application at 7:00 p.m. on November 13, 2023 in the Council Chambers at Crystal City Hall, 4141 Douglas Drive North.

To view the application including the CIC plat:

- 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 November 10 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/Nov13> (meeting ID is 856 1188 4366 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, November 13, 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 November 13, 2023 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a subdivision application from Mahmoud Abumayyaleh for approval of a Common Interest Community (CIC) plat, commonly called a “condominium”, at 6613 – 36th Avenue North. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, November 21, 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.

CIC NUMBER 2196

A CONDOMINIUM

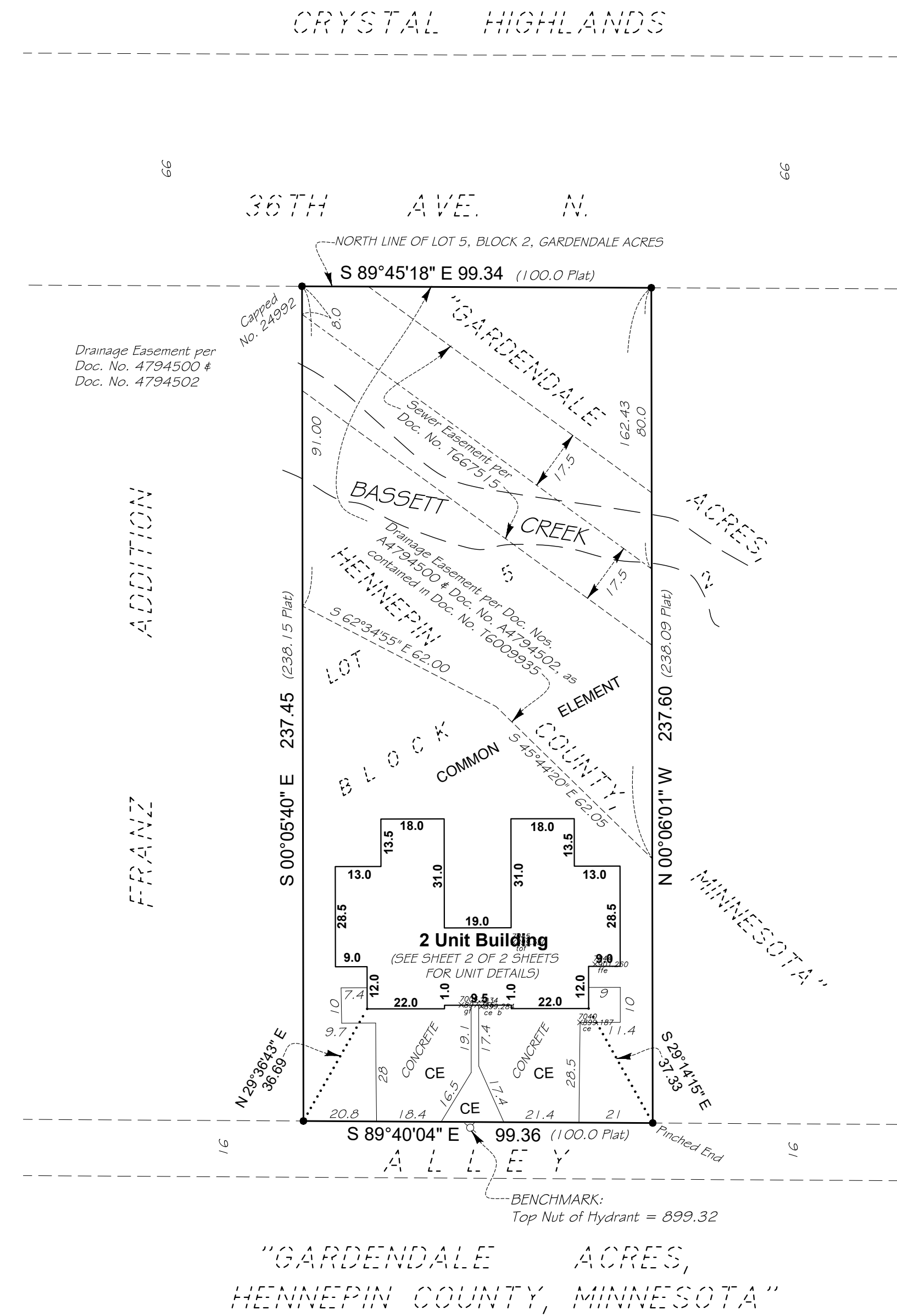
CRYSTAL FLATS

CIC PLAT

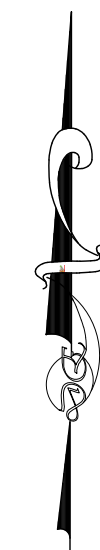
This CIC Plat is part of the Declaration filed as Document No. _____

on this _____ day of _____, 20____.
Hennepin County Registrar of Titles
CERTIFICATE No.(s) _____

SITE PLAN



For the purposes of this plat the north line of Lot 5, Block 2, "GARDENDALE ACRES, HENNEPIN COUNTY, MINNESOTA" is assumed to bear South 89°45'18" East



- DENOTES FOUND 1/2 INCH OPEN END IRON PIPE MONUMENT, UNLESS OTHERWISE NOTED.
- CE DENOTES COMMON ELEMENT

BENCHMARK: TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF PROPERTY BETWEEN THE DRIVEWAYS AS SHOWN HEREON.
ELEVATION = 899.32 FEET (N.G.V.D. 1929)

BUILDING DIMENSIONS SHOWN ARE BUILDING EXTERIOR MEASUREMENTS.

("Plat") REFERS TO THE RECORD PLAT OF "GARDENDALE ACRES, HENNEPIN COUNTY, MINNESOTA."

I, Gregory R. Prasch, do hereby certify that the work was undertaken by or reviewed and approved by me for this CIC Plat of CIC NUMBER 2196, a condominium, CRYSTAL FLATS, being located upon:

Lot 5, Block 2, "GARDENDALE ACRES, HENNEPIN COUNTY, MINNESOTA".

And that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-110(c); and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Dated this _____ day of _____, 20____.

Gregory R. Prasch, Licensed Land Surveyor
Minnesota License No. 24992

State of Minnesota
County of Hennepin
This instrument was acknowledged before me this _____ day of _____, 20____, by Gregory R. Prasch, a Licensed Land Surveyor.

Notary Public, Hennepin County, Minnesota
My Commission Expires _____ (printed Notary's name)

I, _____, pursuant to MN Stat. 515B.2-110 (c) do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly Licensed Professional _____ under the laws of the State of Minnesota.

Dated this _____ day of _____, 20____.

a Licensed _____, Minnesota License No. _____

State of Minnesota
County of Hennepin
This instrument was acknowledged before me this _____ day of _____, 20____, by _____, a Licensed _____

Notary Public, Hennepin County, Minnesota
My Commission Expires _____ (printed Notary's name)

Survey Division
Hennepin County, Minnesota
This CIC plat has been reviewed and approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor

By: _____

FLOOR PLAN

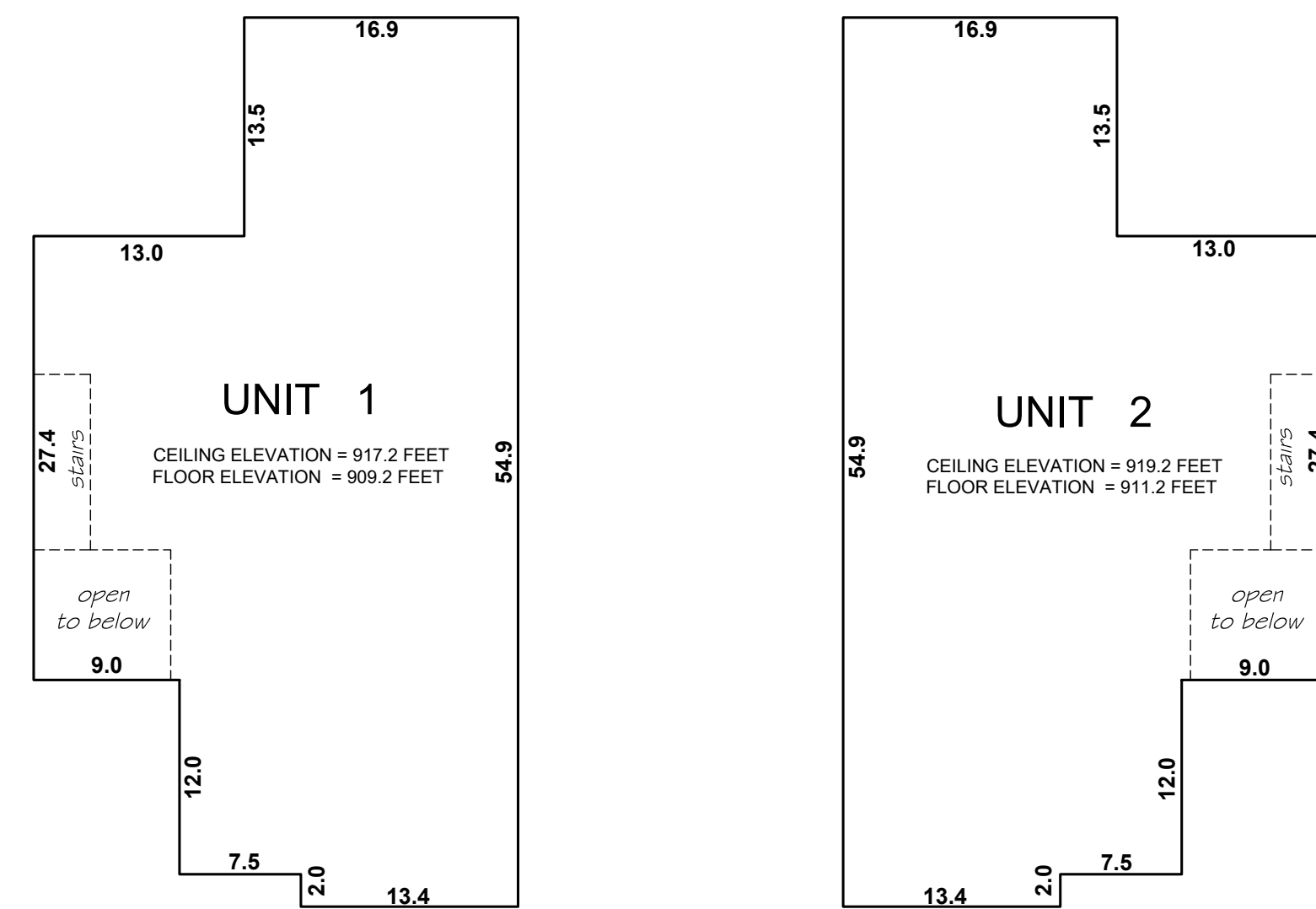
CIC NUMBER 2196

A CONDOMINIUM

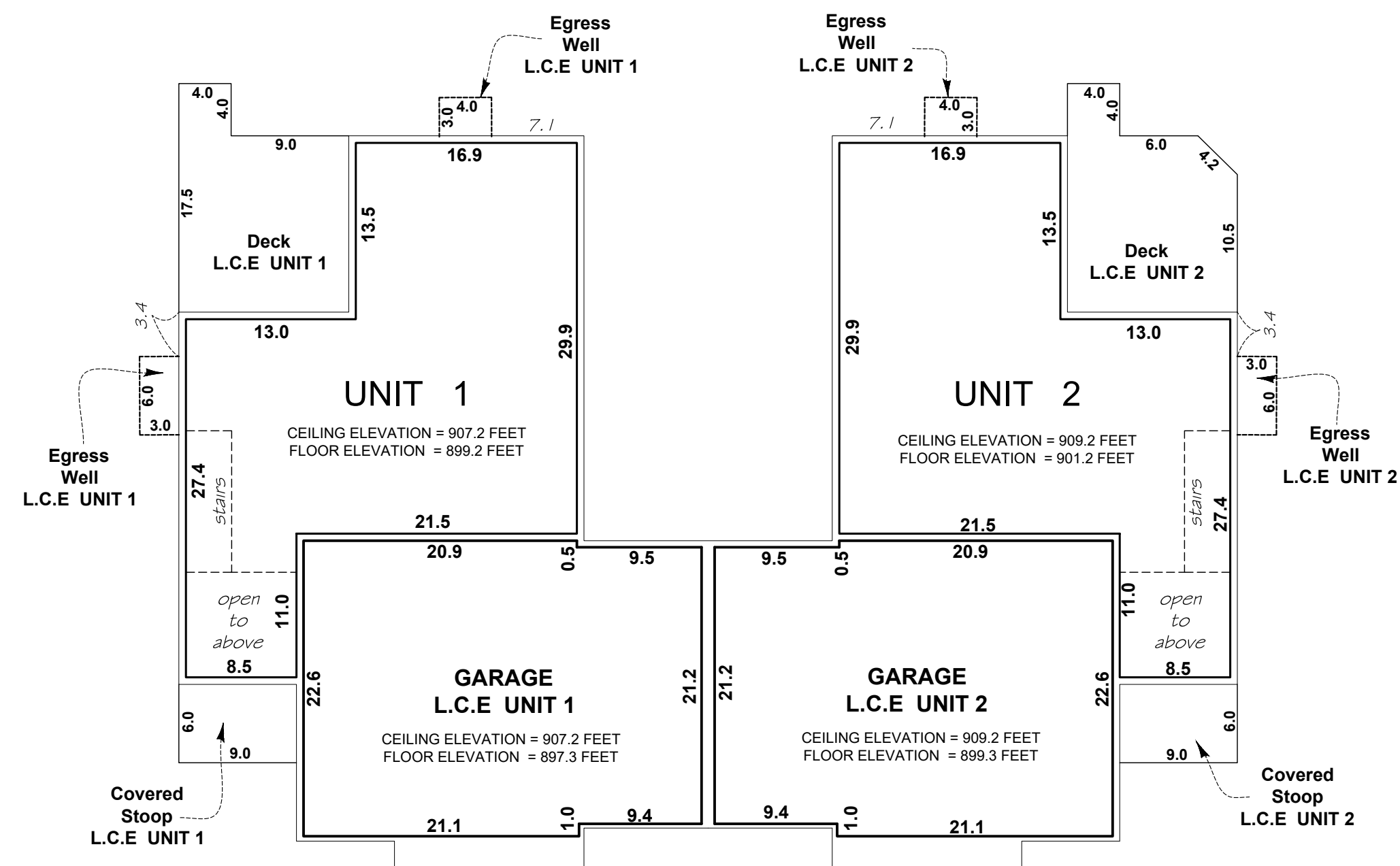
CRYSTAL FLATS

CIC PLAT

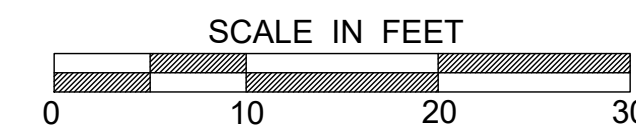
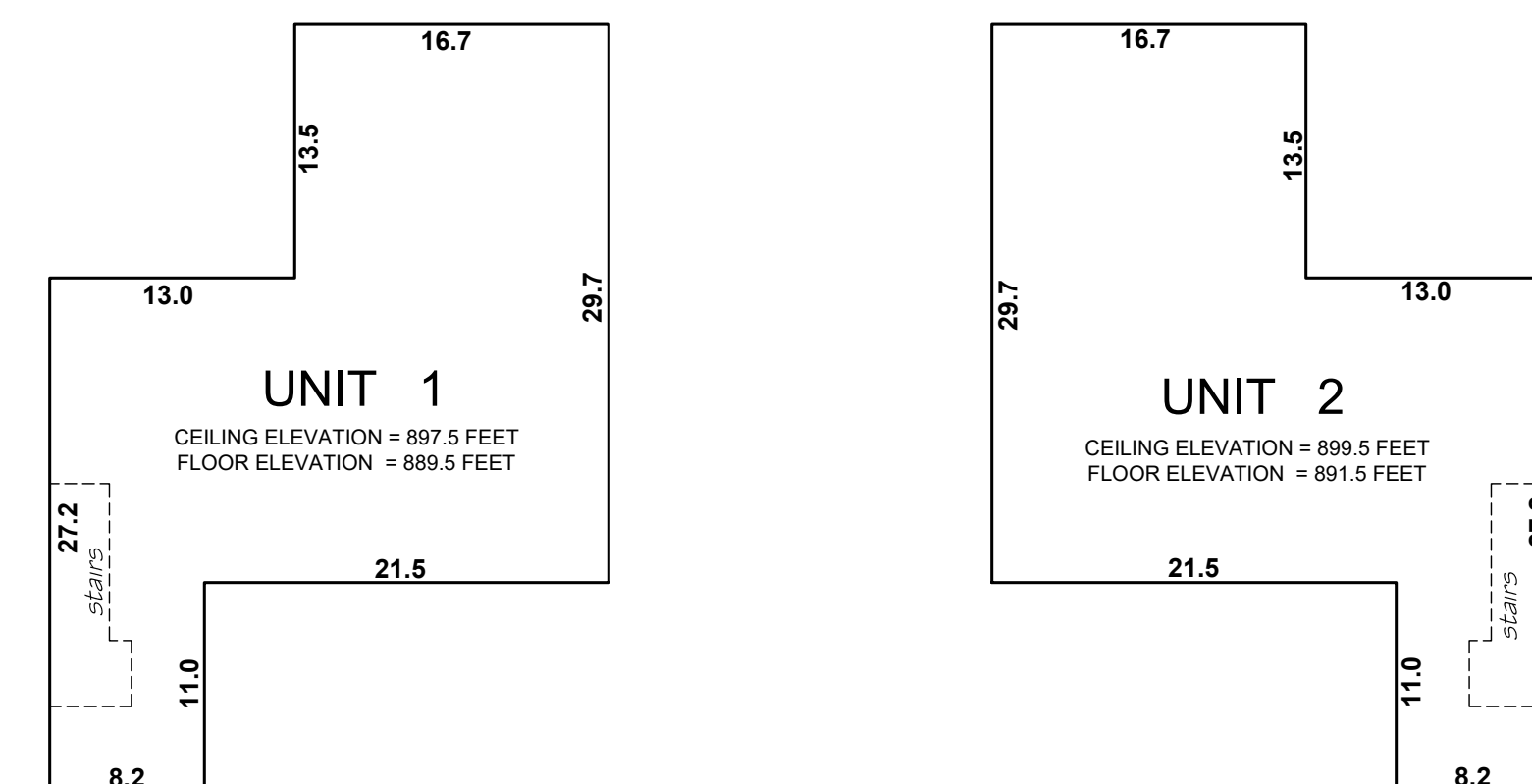
SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR



L.C.E. DENOTES LIMITED COMMON ELEMENT

INTERIOR BUILDING DIMENSIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT

ELEVATIONS SHOWN ARE IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK SHOWN ON THE SITE PLAN. (SEE SHEET 1 OF 2 SHEETS)