



**4300 CENTRAL AVE NE
COMPREHENSIVE PLAN
AMENDMENT**

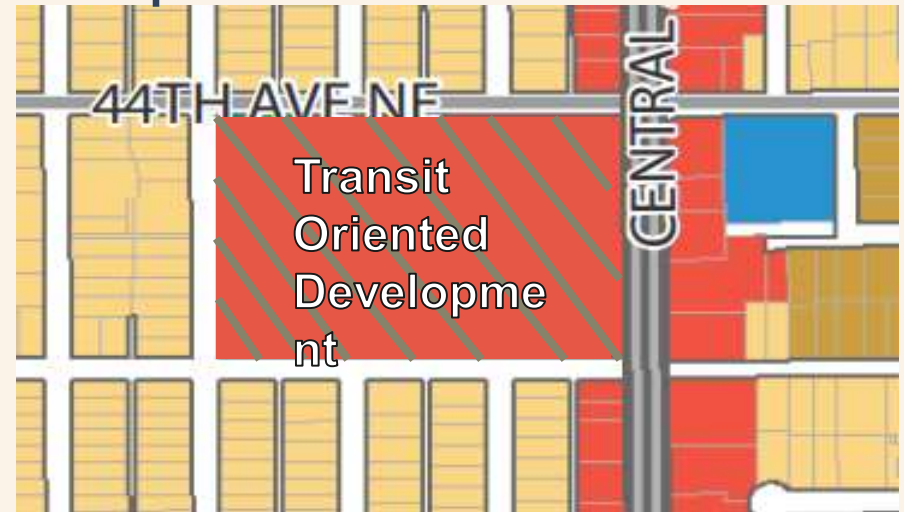
**CITY COUNCIL MEETING
MARCH 23, 2026**

COMPREHENSIVE PLAN AMENDMENT REQUEST

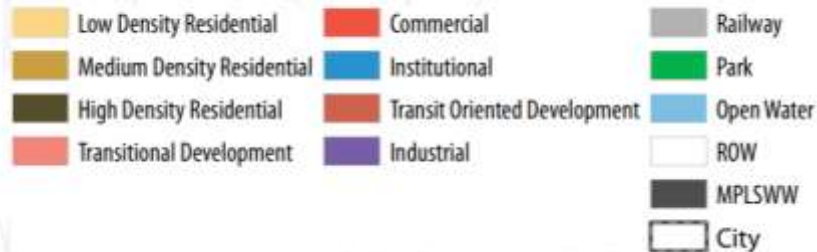
Current



Proposed



2040 FUTURE LAND USE MAP



SITE LOCATION



North



CURRENT CONDITIONS

- 13-acre site
- Vacant
- Stormwater pond
- Previous use was a shopping center



HISTORY OF THE SITE



- Late 2000s/Early 2010s
 - Facing east on Central Avenue (Hwy 65)
 - Variety of business over the years
 - Last establishments were:
 - Rainbow Foods, Slumberland, Ace Hardware, Dollar Tree, and Meineke Car Care



HISTORY OF THE SITE (CONT.)



■ 2016-2021

- Property was in disrepair; then purchased by Hy-Vee
- City worked with Hy-Vee to establish a framework for Tax Increment Financing (TIF) district in anticipation of redevelopment
- No project materialized



HISTORY OF THE SITE (CONT.)

■ 2021-2022

- City partnership with Alatus to facilitate acquisition and clean up the property
- Concept exploration for a mixed-use development with commercial space and high-density residential units



HISTORY OF THE SITE (CONT.)

■ 2023-Present

- Concepts are still being explored
- Multiple tax-increment bonds have been renewed with extended mortgage agreement through Dec 2028
- City initiating Comprehensive Plan Amendment to make development process easier

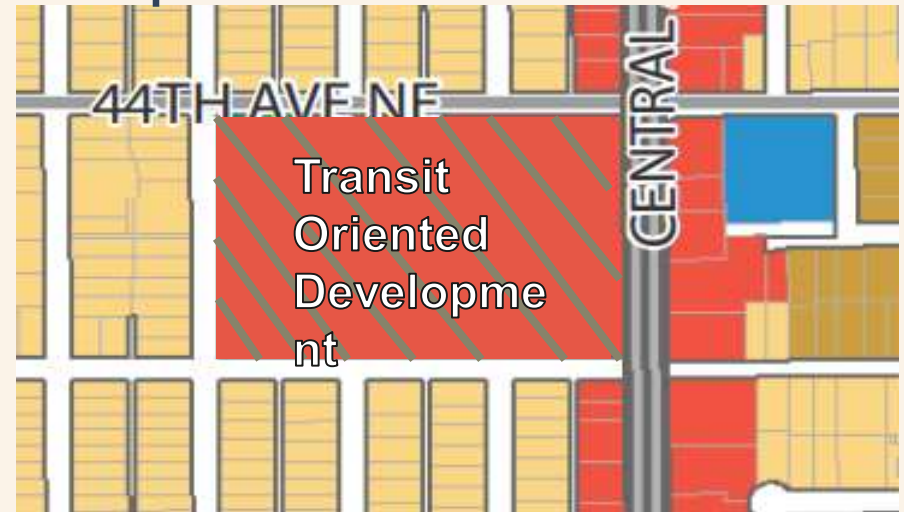


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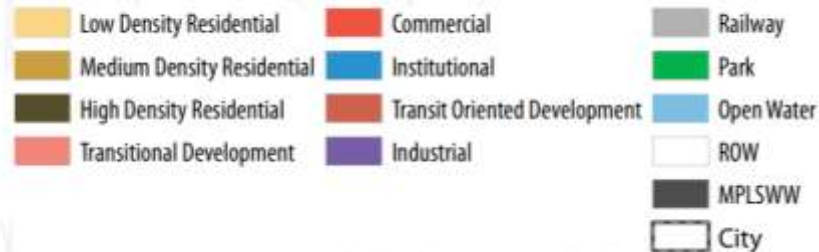
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2040 FUTURE LAND USE MAP



STAFF REVIEW

- The proposed amendment would facilitate redevelopment of the site.
- Additional review and approvals will be needed when a specific project is proposed.
 - Anticipate an Environmental Assessment Worksheet (EAW) will be completed for the development
- Staff distributed the proposed amendment for 60-days of adjacent and affected jurisdiction review on February 27th



STAFF REVIEW

- Evaluate if forecasts need to be updated
- City must use Imagine 2050 forecasts
- Updates determined not needed due to anticipated phasing of Medtronic and 4300 Central Ave development; also Comprehensive Plan Update underway

2050 Comprehensive Plan Forecasts

Year	Population	Households	Employment
2020	21,973	8,777	3,790
2030	23,300	9,600	4,400
2040	23,600	9,900	4,500
2050	24,500	10,300	4,800

COMPREHENSIVE PLAN AMENDMENT (CPA) PROCESS

Neighborhood Meeting

February 18, 2026



Hold public hearing and present CPA to Planning Commission for recommendation

March 3, 2026



Present to City Council for approval to submit CPA to Met Council



Met Council considers CPA and authorizes Council to put into effect




City Council final adoption of CPA into 2040 Comprehensive Plan



We are Here



PUBLIC COMMENTS

- Neighborhood meeting held on Feb. 18, 2026
 - Concerns regarding the stormwater pond, flooding, and infrastructure improvements.
 - Clarification on the Transit Oriented Development designation.
 - Concerns about the size and quantity of apartment units.
 - Concerns about increase in traffic and access management.
- Survey published with  58 responses as of 3/1

PLANNING COMMISSION DISCUSSION

- March 3rd PC Meeting; public hearing held
- Concerns raised regarding stormwater, sanitation, and taxes
- Commissioners unanimously recommended approval



RECOMMENDED MOTION(S):

Staff recommends that the City Council approve the adoption of Resolution 2026-018:

- **MOTION:** Move to waive the reading of Resolution 2026-018, there being ample copies available to the public.
- **Motion:** The City Council approves Resolution No. 2026-018, approving the proposed Comprehensive Plan Amendment to Transit Oriented Development for the properties at 4300 Central Avenue and directs it to be submitted to the Metropolitan Council.

