



**CITY COUNCIL MEETING**

<b>AGENDA SECTION</b>	<b>CONSENT AGENDA</b>
<b>MEETING DATE</b>	MARCH 23, 2026

<b>ITEM:</b>	<b>Consideration of a Rental Density Cap Exemption for 5035 University Ave NE</b>		
<i>Presenting Item: Jesse Hauf, IT Director</i>			
<b>DEPARTMENT:</b>	Community Development	<b>BY/DATE:</b>	Ursula Brandt City Planner, 3/12/2026
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Community that Grows with Purpose and Equity		<input type="checkbox"/> Engaged, Effective and Forward-Thinking	
<input type="checkbox"/> High Quality Public Spaces		<input checked="" type="checkbox"/> Resilient and Prosperous Economy	
<input type="checkbox"/> Safe, Accessible and Built for Everyone		<input type="checkbox"/> Inclusive and Connected Community	

**BACKGROUND**

February 16th, 2026 City Staff received a request from the homeowners of 5035 University Ave NE for an exemption from the single-family rental density cap. The property is located on Block 85 with 2 single family rental out of 14 total single family units and an allotment of 2 single family rentals. The applicant is currently working with the city to redevelop 5035 and 5037 University Ave into something that better utilizes the land. The applicant is requesting permission to rent out the home at 5035 University Ave NE for a short period of time as they work with the city to redevelop the property.

The applicant is appealing staff’s decision that the application does not fall within the outlined exemption process in City Code. While the applicant’s narrative does not align with the recent changes to the staff-authorized exemption process, this request does meet the intent of the City Councils previous rulings. Therefore, staff recommends approval of the exemption request. This item has been placed on the consent agenda for the upcoming City Council meeting due to this recommendation. If the Council wishes to remove it from the consent agenda for further discussion, staff will be available to answer any questions.

If approved, Resolution 2026-025 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 6 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed.

---

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution 2026-025, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-025, a resolution approving the single-family rental exemption request for the rental application at 5035 University Ave NE, Columbia Heights, MN 55421.

**ATTACHMENT(S)**

- 1. Letter from Homeowner**
- 2. Resolution 2026-025**
- 3. Location of Property**