



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	SEPTEMBER 14, 2026

ITEM:	Approval of Resolutions 2026-054 and 2026-055, Adoption of Comprehensive Plan Amendments for 800 53 rd Ave (Medtronic) and 4300 Central Ave.		
Presenting Item: Aaron Chirpich, City Manager			
DEPARTMENT: Community Development		BY/DATE: Ursula Brandt, City Planner 9/9/2026 Rita Trapp and Kendra Ellner, HKGi Consulting Planners, 8/4/2026	
CORE CITY STRATEGIES: (please indicate areas that apply by adding an “X” in front of the selected text below)			
<u>X</u> Community that Grows with Purpose and Equity		<u>X</u> Engaged, Effective and Forward-Thinking	
<u>_</u> High Quality Public Spaces		<u>_</u> Resilient and Prosperous Economy	
<u>_</u> Safe, Accessible and Built for Everyone		<u>_</u> Inclusive and Connected Community	

BACKGROUND

The City of Columbia Heights has processed two Comprehensive Plan Amendments within the last three years. After the final review and approval from the Metropolitan Council, municipalities are required to formally adopt their Comprehensive Plan Amendments and put them into effect.

In 2024 the City processed a Comprehensive Plan Amendment for the Medtronic site located at 800 53rd Avenue NE. For additional background information the Council memorandum is attached. The amendment proposed three primary changes to the 2040 Comprehensive Plan:

- Transit Oriented Development (TOD) land use text description;
- Change in the site's future land use designation from Commercial to TOD and Area of Opportunity identified; and
- Modifications to the city's 2040 population and household forecasts

This amendment was processed and submitted to the Metropolitan Council in early 2024. It was formally approved by the Metropolitan Council Community Development Committee and the Council on August 5, 2024. Due to staff transitions at that time, current City staff have been unable to locate the formal resolution for final adoption that established the amendment effective date. Given the time that has elapsed since these amendments for the Medtronic site were originally processed, they are being presented again for formal adoption to ensure the City's records are complete and that the amendments are officially incorporated into the 2040 Comprehensive Plan.

In March 2026 another Comprehensive Plan Amendment was proposed for the property at 4300 Central Avenue NE. The amendment includes two properties: the 3-acre city-owned parcel on the west side along

Quincy Avenue, which contains a stormwater pond, previously designated as 'Park.' The second property is east of the stormwater pond, encompassing an approximately 10-acre site adjacent to Central Avenue, previously guided 'Commercial'. The site previously operated as a shopping mall before falling into disrepair more than a decade ago. Over the last decade, various redevelopment efforts have been pursued, but no project has come to fruition due to market fluctuations. To provide greater flexibility and support the redevelopment of potential mixed-use on the site, the City initiated the process for a Comprehensive Plan Amendment. The proposed Comprehensive Plan Amendment would reguide the site from its current 'Commercial' and 'Park' designations to a single future land use designation of 'Transit Oriented Development' (TOD). The stormwater pond is included in the Comprehensive Plan Amendment as it may be relocated on the property as part of the redevelopment project. More background information can be found in the attached Council memorandum.

CURRENT STATUS

While the City is in the process of preparing its 2050 Comprehensive Plan, the 2040 Comprehensive Plan is still in effect. It is important that these comprehensive plan amendments be formally adopted and put into effect as there may be development projects proposed before the 2050 Comprehensive Plan is adopted and put into effect in 2028.

STAFF RECOMMENDATION

Staff recommends that the City Council approve Resolution No. 2026-054 for the Comprehensive Plan Amendment for 800 53rd Avenue NE (Medtronic Site) and Resolution No. 2026-055 for the Comprehensive Plan Amendment for Amendment for 4300 Central Ave NE, as presented.

RECOMMENDED MOTION(S):
MOTION: Motion to waive the reading of Resolution No. 2026-054 and Resolution No. 2026-055, there being ample copies available to the public.
MOTION: Motion to approve Resolution No. 2026-054 and Resolution No. 2026-055, Adoption of the Comprehensive Plan Amendments for the properties at 800 53 rd Avenue NE (Medtronic Site) and 4300 Central Avenue.

ATTACHMENTS:

1. Resolution No. 2026-054 for the Adoption of the Comprehensive Plan Amendment for 800 53rd Avenue NE (Medtronic Site)
2. Resolution No. 2026-055 for the Adoption of the Comprehensive Plan Amendment for 4300 Central Ave NE
3. Council Memo for the February 6, 2024 Council Meeting for the Comprehensive Plan Amendment Medtronic Site
4. Council Memo for the March 23, 2026 Comprehensive Plan Amendment for 4300 Central Avenue NE