

RESOLUTION NO. 2026-054

**A RESOLUTION ADOPTING THE COMPREHENSIVE PLAN AMENDMENT FOR 800 53RD AVENUE
NE COLUMBIA HEIGHTS, MN**

A proposal (Planning Case # 2024-PZ03) has been submitted by the City of Columbia Heights to the City Council requesting approval of a Comprehensive Plan Amendment at the following location:

ADDRESS: 800 53rd Avenue NE, Columbia Heights, MN 55421 for property with PIDs of 26-30-24-11-0020

LEGAL DESCRIPTION: On file at City Hall.

THE APPLICANT SEEKS THE FOLLOWING: 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.

The City Council, Planning Commission, and the City Staff have properly processed a proposed Comprehensive Plan Amendment to update the 2040 Comprehensive Plan in accordance with Minnesota Statutes section 473.858 and the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed Comprehensive Plan Amendments to the Metropolitan Council following recommendation by the Planning Commission and after consideration but before final approval by the governing body of the local governmental unit; and

On February 26, 2024, the City Council approved Resolution 2024-013 recommending the City proceed with submitting the amendment to the Metropolitan Council; and

On August 5, 2024, the Metropolitan Council reviewed the Comprehensive Plan Amendments at the respective Community Development Committee and the Metropolitan Council meetings, acting on the approval of the amendment; and

Based on the Metropolitan Council determination on August 5, 2024, letter, the City may now adopt a formal resolution approving the Comprehensive Plan Amendment and putting it into effect.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of Columbia Heights, Minnesota, approves the proposed Comprehensive Plan Amendments to take effect on the date passed.

ORDER OF COUNCIL

Passed this 14th of September, 2026

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary