

RESOLUTION NO. 2026-042

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 4707 CENTRAL AVE NE COLUMBIA HEIGHTS, MN 55421

BE IT RESOLVED BY the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

A proposal (Planning Case # 2026-PZ06) has been submitted by Kimley-Horn & Associates on behalf of Crew Car Wash to the Planning Commission requesting approval of a Conditional Use Permit at the following location:

ADDRESS: 4707 Central Ave NE (anticipated address) (PID: 25-30-24-32-0182)

EXISTING LEGAL DESCRIPTION:

LOT 2 BLOCK 1 GRAND CENTRAL LOFTS 3RD ADD

THE APPLICANT SEEKS THE FOLLOWING:

1. Conditional Use Permit to allow a Car Wash at 4707 Central Ave NE.

The Planning Commission held a public hearing as required by the City Zoning Code on July 7, 2026;

The Planning Commission has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed Conditional Use Permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City of Columbia Heights City Council makes the following:

FINDINGS OF FACT

1. The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.
2. The use is in harmony with the general purpose and intent of the comprehensive plan.
3. The use will not impose hazards or disturbing influences on neighboring properties.
4. The use will not substantially diminish the use of property in the immediate vicinity.
5. The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.

6. The use and property upon which the use is located are adequately served by essential public facilities and services.
7. Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.
8. The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
9. The use complies with all other applicable regulations for the district in which it is located.

CONDITIONS

1. The Conditional Use Permit shall be subject to and comply with all conditions contained within the currently approved site plan and any future site plan approvals or amendments approved by the City.
2. The applicant shall submit a building permit application for review and approval prior to construction.
3. Post-construction sound testing is required to demonstrate compliance with the recommendations made in the Sound Study and ensure that the wall meets the MPCA standards for noise.
4. All other applicable local, state, and federal requirements shall be met at all times.
5. Construction must start within one year or the Conditional Use Permit will be considered null.

Passed this _____ day of _____, 2026

Offered by:
Seconded
by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk / Council Secretary

