THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL WORK SESSION MEETING

AGENDA SECTION	WORK SESSION
MEETING DATE	MAY 4, 2026

ITEM:	**Discussion of the planned development at 1515 44th Ave NE. (15 Minutes)**
Presenting Item: *Ursula Brandt, City Planner*	
DEPARTMENT: Community Development	**BY/DATE:** Ursula Brandt **/** April 27, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity
_High Quality Public Spaces
_Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

BACKGROUND
In 2025, Duffy Development Company, Inc was selected by Anoka County, the property owner of 1515 44th Avenue NE, to redevelop the lot into an affordable apartment building. The applicant approached Staff to discuss possible options that would be compliant with current City Code. City Council approved an easement vacation on the site at the April 13 City Council meeting.

SUMMARY OF CURRENT STATUS
With the easement vacation moving forward, Duffy Development would like to discuss with the City Council their preliminary site plan for the affordable apartment building.

The proposal includes 62 overall units with 9 being 1 bedroom units and the remaining being 2+. The proposal currently meets parking requirements by providing 62 enclosed parking spaces (one for each unit) and a minimum of 53 surface spaces (second space for the 2+ bedroom units).

STAFF RECOMMENDATION
Staff has distributed the plan for review by Engineering and Fire and has not received any negative feedback. Staff is looking for input from the City Council on any considerations that need to be made for the site as it moves forward to the final plan design.

Requested Council Action/ Discussion Topics / Key Questions
Staff requests the council give feedback on the proposed preliminary site plan.

ATTACHMENT(S)
Preliminary Site Plan