



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	APRIL 13, 2026

ITEM:	Consideration of a Rental Density Cap Exemption Renewal for 3800 3rd St NE		
<i>Presenting Item: Aaron Chirpich, City Manager</i>			
DEPARTMENT:	Community Development	BY/DATE:	Ursula Brandt / April 6, 2026
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
X	Community that Grows with Purpose and Equity	_	Engaged, Effective and Forward-Thinking
_	High Quality Public Spaces	_	Resilient and Prosperous Economy
X	Safe, Accessible and Built for Everyone	_	Inclusive and Connected Community

BACKGROUND

On March 24, 2025, City Council passed Resolution 2025-034 granting an exemption to the single-family rental density cap for 3800 3rd Street NE for one year with the opportunity to renew for a total of two years. The narrative provided by the property owner for the original exemption is attached.

SUMMARY OF CURRENT STATUS

The applicant at 3800 3rd Street NE has applied for a renewal of their rental license on March 31, 2026. This will be the second out of the allowed two years of exemption established in the previously approved resolution.

STAFF RECOMMENDATION

Staff is recommending approval of Resolution 2026-027, a resolution approving the single-family rental density exemption request for the rental application for the property at 3800 3rd Street NE.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-027, there being ample copies available to the public.
MOTION: Motion to adopt Resolution 2026-027, a resolution approving the single-family rental exemption request for the rental application at 3800 3 rd Street NE, Columbia Heights, MN 55421.

ATTACHMENTS

1. Original Narrative
2. Resolution 2026-027