



City of Columbia Heights | *Community Development Department*

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671 ▪

[www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov)

## NOTICE OF PUBLIC HEARING – OCTOBER 1, 2024

2015-3 IH2 BORROWER LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Date of Hearing: October 1, 2024

Subject: Public Hearing Notice – Site Plan Review proposing demolition of an existing vacant building in preparation for a new construction car wash; Conditional Use Permit for an over-height sound barrier.

Subject Property: 999 50<sup>th</sup> Avenue NE  
Columbia Heights, MN 55421

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Site Plan Review proposing demolition of the existing office building at 999 50<sup>th</sup> Avenue NE in preparation for a new construction car wash and a Conditional Use Permit for an over-height sound barrier. Section 9.104 of the Zoning Ordinance requires the Planning Commission to hold a public hearing to approve the Site Plan Review for the car wash and provide a recommendation to the City Council on the Conditional Use Permit for the over-height sound barrier.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Subject Property. The Planning Commission of the City of Columbia Heights will hold a Public Hearing on this matter on Tuesday, October 1, 2024 at 6:00 p.m. in the City Council Chambers of Columbia Heights City Hall, located at 3989 Central Avenue NE. A map of the Subject Property is attached. A full copy of the application is on file at City Hall and is available for review upon request.

You are welcomed and encouraged to participate in the Public Hearing for this matter by attending the October 1, 2024 Planning Commission meeting. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to [aboucher@columbiaheightsmn.gov](mailto:aboucher@columbiaheightsmn.gov) or by mail at:

City of Columbia Heights  
Attn: Community Development  
3989 Central Avenue NE  
Columbia Heights, MN 55421

You can participate in the meeting live and online by using Microsoft Teams at the login link below or call-in:

### Join Microsoft Teams Meeting Online

Meeting ID: 252 58 988 371  
Passcode: ugquG3

Dial-in for Microsoft Teams Meeting  
+1-312-626-6799

If you have any questions about this proposal, please do not hesitate to contact the City of Columbia Heights Community Development Division at (763) 706-3673.

Sincerely,

Andrew Boucher  
Community Development Planner, City of Columbia Heights

**\*\* Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.

**-SUBJECT PROPERTY LOCATION-  
(Highlighted in orange)**

