

RESOLUTION NO. 2026-018

A resolution of the City Council for the City of Columbia Heights, Minnesota, recommending approval of a Comprehensive Plan Amendment for the properties generally located at 4300 Central Avenue NE, PID numbers of 35-30-24-11-0083 and 35-30-24-11-0084, in the City of Columbia Heights, MN;

A proposal (Planning Case # 2026-PZ02) 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: 4300 Central Avenue NE, Columbia Heights, MN 55421 for properties with PIDs of 35-30-24-11-0083 and 35-30-24-11-0084

LEGAL DESCRIPTION: On file at City Hall.

THE APPLICANT SEEKS THE FOLLOWING: Comprehensive Plan Amendment map change from Commercial and Park to Transit Oriented Development.

The City distributed the public hearing notice on February 17, 2026, to all affected properties within 350 feet of the site and to the local Life newspaper for publication. The public hearing notice was also posted on the City website and the electronic bulletin board in the foyer of City Hall.;

The City also held a neighborhood meeting on February 18, 2026, to present the proposed amendment and solicit input. The City posted the neighborhood meeting information about the proposed amendment on the City website and solicited input via an online survey;

The City distributed the proposed Comprehensive Plan Amendment for adjacent and affected jurisdiction review on February 27, 2026;

The Planning Commission held a public hearing on March 3, 2026 and considered all public comments;

The City Council has considered the advice and recommendations of the Planning Commission regarding the impacts of the proposed Comprehensive Plan Amendment upon the health, safety, and welfare of the community, 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 Council of Columbia Heights, Minnesota, preliminarily approves the proposed Comprehensive Plan Amendment and directs Staff to submit the proposed amendment to the Metropolitan Council for review after the conclusion of the 60-day

adjacent and affected governmental review period as long as no significant comments of concern have been identified by other jurisdictions.

Passed this 9th day of March, 2026

Offered by:
Seconded by:
Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary