

**ORDINANCE 1666  
CITY OF COLUMBIA HEIGHTS, MINNESOTA**

**BEING AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLUMBIA HEIGHTS AND CITY ORDINANCE RELATING TO ZONING AND DEVELOPMENT PERTAINING TO THE REZONING OF A PORTION OF A CERTAIN PROPERTY LOCATED AT 825 41<sup>ST</sup> AVENUE NE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-4) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2021-01**

**SECTION 1:** The “Zoning map” of the Columbia Heights Zoning and Development Ordinance is hereby amended by rezoning or changing the zoning district designation of the most northerly undeveloped portion of the following described property having the property address of 825 41<sup>st</sup> Avenue NE, Columbia Heights MN, 55421, and legally described below from Multiple Family Residential District to PUD, Planned Unit Development District 2021-01:

Legal description: On file at City Hall

<b>Address</b>	<b>Property Tax I.D. No.</b>
825 41 <sup>st</sup> Avenue NE	35-30-24-14-0151

(the “Property”)

**SECTION 2:** The property is rezoned to PUD, Planned Unit Development District 2021-01 and the allowed uses shall be multifamily apartments, office, and commercial/retail.

**SECTION 3:** Pursuant to Chapter 9, Article I of the Columbia Heights Zoning and Land Development Ordinance, the approval of any development or redevelopment within Planned Unit Development District 2021-01 shall be subject to the requirements set forth in Columbia Heights Code Section 9.113 including, but not limited to, the following performance and design standards and site and building approval:

1. The Property shall be developed or redeveloped in accordance with the final PUD District Plan approved by the City (“Final Plans”), which include site plans, grading, drainage and storm water management plans, utility plans, lighting and photometric plans, landscape plans, floor plans, and building elevations. The Final Plans outline all of the performance standards for development of the Property, including, at a minimum the following design standards for the Property as set forth below:

<b>Minimum Combined Lot Area</b>	1.6 acres
<b>Maximum Residential Density Allowed</b>	55 units per acre
<b>Minimum Residential Lot Area</b>	50,000 square feet
<b>Building Height</b>	Not to exceed 4 stories
<b>Minimum Number of Onsite Parking Stalls</b>	108
<b>Maximum Number of Compact Parking Stalls</b>	30
<b>Maximum Non Residential Building Area</b>	15,000 square feet

2. Any applicant for an approval of a development plan or building permit within Planned Unit Development District 2021-01 shall submit development plans for City review and approval. The City reserves the right to adjust any performance standards set forth in this ordinance if deemed necessary to improve the site and building design for the purpose of compatibility, public health, or public safety.

3. Any development or redevelopment plans for the Property including, but not limited to the Final Plans, that fail to meet the design and performance standards set forth herein shall require a PUD amendment approved by the City.
4. All conditions of approval set forth in City Council Resolution No. 2021-XXXX shall be incorporated herein.

**SECTION 4:** The Planning Commission held a public hearing as required by the City's Zoning Ordinance on May 4, 2021 and the Commission recommends approval of the proposed rezoning from Multiple Family Residential District (R-4) to PUD, Planned Unit Development District.

**SECTION 5:**

**WHEREAS,** the amendment is consistent with the applicable provisions of the comprehensive plan;

**WHEREAS,** the amendment is in the public interest and not solely for the benefit of a single property owner;

**WHEREAS,** the amendment is compatible with existing land uses and zoning classifications in the general area;

**WHEREAS,** the amendment reflects changes in development trends in the general area.

**SECTION 6:**

This ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading: May 10, 2021

Offered by:

Seconded by:

Roll Call:

Second Reading: May 24, 2021

Offered by:

Seconded by:

Roll Call:

Date of Passage: May 24, 2021