



**CITY OF COLUMBIA HEIGHTS  
PLANNING AND ZONING COMMISSION  
PLANNING REPORT**

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**CASE NUMBER:** 2020-1201  
**DATE:** December 1, 2020  
**TO:** Columbia Heights Planning Commission  
**APPLICANT:** Contractors Capital Company, LLC  
**DEVELOPMENT:** Westgate of Columbia Heights, Assisted Living Facility  
**LOCATION:** 35-30-24-43-0125 (unassigned address) known as Huset Park Outlot B  
**REQUEST:** Final Plat Approval  
**PREPARED BY:** Elizabeth Hammond, City Planner

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**INTRODUCTION**

Contractors Capital Company has applied for Final Plat Review for Huset Park Outlot B (unassigned address). The site is located south of Huset Park at the corner of Jefferson Street and Huset Parkway. The site when developed will include a total of 29 assisted living units and memory care units. The Site Plan and Preliminary Plat were approved/recommended for approval at the February 4, 2020 Planning Commission Meeting, the applicant is now submitting the Final Plat which needs to be approved prior to construction.

**ZONING ORDINANCE**

The site is currently platted as an Outlot from the adjacent townhomes. As part of this application, the subject site being platted to “Westgate of Columbia Heights”. The property owner will be dedicating land back to the City to accommodate for the right of way (where the roundabout is located). The applicant will also be dedicating full perimeter easements for drainage and utility. Once the Final Plat is approved, a new address will be issued for the property.

The property is located in the Mixed Use Zoning District, along with the properties to the south and west. Properties to the north are located in the Public and Open Space District, and the properties to the east are located in the Light Industrial District.

**COMPREHENSIVE PLAN**

The Comprehensive Plan guides this area for high density residential development. The Comprehensive Plan aims to ensure housing for the projected aging population is accommodated throughout the City. Constructing a senior living community designed for aging in place, with graduated care options is consistent with the City’s Comprehensive Plan.

## **FINAL PLAT**

### **1. Easement Dedication**

The proposed plat will include a fifteen foot drainage and utility easement on the north side of the property and the remaining sides around the perimeter of the property will include a five foot drainage and utility easement. There is an easement over the drainage system under the parking lot.

### **2. Right-of-Way Dedication**

According to the survey that was submitted with the application, a portion of the site protrudes into Jefferson Street NE and the roundabout. The applicants have proposed to reconfigure the property lines to eliminate this issue.

### **3. Park Dedication**

The proposed plat will not include a land dedication. Rather, the applicants will make a financial contribution to satisfy this requirement. This will be secured in the development contract.

## **FINDINGS OF FACT**

Section 9.104 (M) of the Zoning Ordinance outlines two conditions that must be met in order for the City to grant a Final Plat, they are as follows:

- (a) The final plat substantially conforms to the approved preliminary plat.

*This is correct.*

- (b) The final plat conforms to the requirements of Section 9.116 [Subdivision Ordinance].

*This is correct.*

## **RECOMMENDATION**

Staff recommends that the Planning Commission recommend that the City Council approve the Final Plat as presented subject to the conditions outline below:

**Motion:** Move to waive the reading of Resolution No 2020-\_\_\_\_\_, there being ample copies available to the public.

**Motion:** Motion to recommend that the City Council approve the Final Plat as presented, subject to the following conditions:

1. An approved Final Plat shall be valid for a period of one (1) year from the date of the City Council approval and must be recorded within that timeframe. In the event that a Final Plat is not recorded within this time period, the Plat will become void.
2. The property owner and the City shall enter into Development Contract governing site improvements and shall be executed by the property owner and the City prior to the issuance of a building permit.

3. The applicant shall be responsible for the cost of filing and recording written easements with the Anoka County Recorder's Office.
4. The applicant shall provide documentation for an easement dedication over the drainage system in the parking lot area. Said documentation shall be provided upon completion of the project.
5. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
6. Developer shall pay park dedication fees as outlined in the Development Contract.
7. Developer will provide record plans or as-built drawings to the City following project completion.

**ATTACHMENTS**

Resolution No. 2020-\_\_\_\_  
Application  
Narrative  
Preliminary Plat  
Final Plat