



AGENDA SECTION	PUBLIC HEARING
MEETING DATE	DECEMBER 14, 2020

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	Resolution 2020-114, Approving Final Plat for a 29-unit Assisted Living Facility on the Property Located at PID 35-24-43-0125 (unassigned address) known as the "remnant parcel."		
DEPARTMENT:	Community Development	CITY MANAGER'S APPROVAL:	
BY/DATE:	Aaron Chirpich, 12-10-2020	BY/DATE:	<i>Kew Bonyea</i> 12/11/20
CITY STRATEGY:	#6: Excellent Housing/Neighborhoods		
Additional Strategy?	#2: Economic Strength		
SHORT TERM GOAL (IF APPLICABLE):	N/A		
Additional Goal?	Choose an item.		

BACKGROUND:

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 including some units with memory care services. The Site Plan and Preliminary Plat were 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.

RECOMMENDATION:

The Planning Commission held a public hearing on the application on December 1, 2020. The commission voted on a 6-0 basis (one member was absent) to recommend approval of the attached resolution. Staff recommends that the City Council approve the Final Plat, subject to the conditions stated in the resolution.

RECOMMENDED MOTION(S):

Motion: Move to waive the reading of resolution 2020-114, there being ample copies available to the public.

Motion: Move to approve Resolution No. 2020-114, a resolution of the City Council for the City of Columbia Heights, Minnesota, approving the Final Plat for Contractor Capital Company, LLC, subject to certain conditions of approval.

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. 2020-114

Narrative

Planning Report

Final Plat