

RESOLUTION NO. 2025-044

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Preliminary Plat for Lincoln Avenue Communities;

A proposal (Planning Case # 2025-PZ03) has been submitted by Lincoln Avenue Communities to the City Council requesting Preliminary Plat Approval from the City of Columbia Heights at the following site:

ADDRESS: 800 53rd Avenue NE
Columbia Heights, MN 55421

LEGAL DESCRIPTION: On file at City Hall.

THE APPLICANT SEEKS THE FOLLOWING: Preliminary Plat Approval per Code Section 9.104 (L).

The Planning and Zoning Commission held a public hearing as required by the City Zoning Code on June 3, 2025;

The City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed Preliminary Plat upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

FINDINGS OF FACT

Section 9.104 (L) of the Zoning Ordinance outlines conditions that must be met in order for the City to grant a Preliminary Plat. They are as follows:

- (a) The proposed Preliminary Plat conforms to the requirements of City Code Section 9.116.
- (b) The proposed Subdivision is consistent with the Comprehensive Plan.
- (c) The proposed Subdivision contains parcel and land subdivision layout that is consistent with good planning and site engineering design principles.

Further, be it resolved, that the attached plans, maps, and other information shall become part of this Preliminary Plat and Final Plat; and in granting approval the City and the applicant agree that the Plat shall become null and void if a Final Plat is not recorded with Anoka County within one (1) calendar year after the approval date, subject to petition for renewal.

CONDITIONS

1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
2. The applicant shall be responsible for the cost of filing and recording written easements with the Anoka County Recorder's Office.

3. An approved Preliminary Plat shall be valid for a period of one year from the date of the approval. In the event that a Final Plat is not presented for approval within this time period, the Preliminary Plat will become void.
4. The applicant shall enter into a Developer's Agreement with the City. Said documentation shall be reviewed by the City Attorney.

Passed this 3rd day of June, 2025.

Offered by:
Seconded by:
Roll Call:

Clara Wolfe, Chair

Sarah LaVoie, Administrative Assistant II