

DRAFT

ORDINANCE NO. 1716

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 800 53RD AVENUE NE FROM GENERAL BUSINESS DISTRICT (GB) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2025-01.

The City of Columbia Heights does ordain:

Section 1

§ 9.104 ADMINISTRATION AND ENFORCEMENT (F) ZONING AMENDMENTS.

The “Zoning map” of the Columbia Heights Zoning and Development Ordinance is hereby amended by rezoning or changing the zoning district designation of the following described property having the property address of 800 53rd Avenue NE, Columbia Heights MN, 55421, and legally described below from General Business District to PUD, Planned Unit Development District 2025-01:

Legal description: On file at City Hall

Address	Property Tax I.D. No.
800 53 rd Avenue NE	26-30-24-11-0020

(the “Property”1)

Section 2

The property is rezoned to PUD, Planned Unit Development District 2025-01 and the allowed uses shall be multifamily apartments, townhomes, 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 2025-01 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:

Minimum Number of Parking Stalls Per Multifamily Unit	1.5
Maximum Residential Density Allowed	65 units per acre
Minimum Number of Enclosed Parking Stalls Per Townhome Unit	2
Building Height	Not to exceed 6 stories
Minimum Number of Enclosed Parking Stalls Per Multifamily Unit	1
Maximum Number of Compact Parking Stalls	70%
Minimum Non-Residential Building Area	12,000 square feet
Minimum Number of Townhome Units	52
Maximum Number of Multifamily Units	450
Minimum Multifamily Front Yard Setback	10
Minimum Multifamily Parking Setback	0 feet

2. Any applicant for an approval of a development plan or building permit within Planned Unit Development District 2025-01 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. 2025-043 shall be incorporated herein.

Section 4

The Planning Commission held a public hearing as required by the City’s Zoning Ordinance on June 3, 2025 and the Commission recommends approval of the proposed rezoning from General Business District (GB) to PUD, Planned Unit Development District after finding that:

1. The amendment is consistent with the applicable provisions of the comprehensive plan;
2. The amendment is in the public interest and not solely for the benefit of a single property owner;
3. The amendment is compatible with existing land uses and zoning classifications in the general area;
4. The amendment reflects changes in development trends in the general area.

Section 5

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

Passed this _____ day of _____, 2025

First Reading:

Offered by:

Seconded by:

Roll Call:

Second

Reading:

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary