

RESOLUTION NO. 2025-043

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving PUD, Planned Unit Development District Plan for property located in the City of Columbia Heights, MN

Whereas, a proposal (Planning Case # 2025-PZ03) has been submitted by Lincoln Avenue Communities to the City Council requesting approval of a PUD, Planned Unit Development District Plan at the following site:

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

LEGAL DESCRIPTION: On file at City Hall.

THE APPLICANT SEEKS THE FOLLOWING: PUD, Planned Unit Development District Plan per Code Section 9.113.

The Planning and Zoning Commission held an informal public hearing as required by the City Zoning Code on June 3, 2025, recommending approval by the City Council;

The City Council held a formal public hearing as required by the City Zoning Code on July 14, 2025;

The City Council has considered the advice and recommendations of the Planning and Zoning Commission regarding the effect of the proposed PUD, Planned Unit Development District Plan 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;

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

1. The PUD District Plan conforms to all applicable requirements of the city code;
2. The PUD District Plan is consistent with the applicable provisions of the comprehensive plan;
3. The PUD District Plan is consistent with any applicable area plan;
4. The PUD District Plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

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

CONDITIONS

1. The property owner and the City will enter in to a development contract governing site improvements and shall be executed by the property owner and the City within 60 days of the PUD approval prior to the

issuance of a building permit.

2. The mixed-use building containing the commercial space and 150-175 market-rate apartment units will provide underground and surface parking shared between the uses as a condition of approval, but will have a specific calculation and other requirements once an end-user is found. Any loading and unloading shall not be allowed on 53rd Avenue NE.
3. Developer shall provide financial guarantee in the form of an irrevocable letter of credit for landscaping and public improvements including multimodal connections through the site to ensure connectivity to existing and proposed facilities. The guarantee amount is to be determined by the City Engineer.
4. The City Engineer, Watershed District, and MnDot shall review and approve the site grading and storm water management plans. All storm water best management practices (BMP's) shall have designated drainage and utility easements recorded with the Final Plat or as a separate document with Anoka County.
5. The developer shall enter into a storm water maintenance and management agreement with the City, to be prepared by the City Attorney.
6. The site utility plans shall be subject to review and final approval by the City Engineer, and Fire Chief.
7. Developer shall pay park dedication fees as outlined in the City Code.
8. Developer will provide record plans or as-built drawings to the City following project completion.
9. Align the northern east-west driveway aisles between the northwest townhomes and the multifamily apartments to reduce potential conflicts between movements.

ORDER OF COUNCIL

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