



PLANNING COMMISSION

AGENDA SECTION	OTHER BUSINESS
MEETING DATE	JULY 7, 2026

ITEM:	Review Acquisition of 4217 Central Ave NE	
DEPARTMENT: Community Development		BY/DATE: Ursula Brandt, 10-7-2025
Presenting Item: Ursula Brandt, City Planner		
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>		
☒ Community that Grows with Purpose and Equity ☒ Engaged, Effective and Forward-Thinking		
☐ High Quality Public Spaces ☐ Resilient and Prosperous Economy		
☐ Safe, Accessible and Built for Everyone ☐ Inclusive and Connected Community		

LOCATION: 4217 Central Ave NE

REQUEST: Review the acquisition of 4217 Central Ave NE, and determine if it conforms to the City's Comprehensive Plan

PREPARED BY: Ursula Brandt, City Planner

INTRODUCTION:

Pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is required to review and determine whether the proposed acquisition of real property by the City's Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 4217 Central Ave NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

COMPREHENSIVE PLAN:

The EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use, and Chapter 4: Housing. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

Land Use and Redevelopment (chapter 3)

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. *Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.*

Goal: Strengthen the identity and image of the community as a desirable place to live, work, and play.

1. *Enhance the physical appearance of the community through clean-up initiatives, redevelopment opportunities, and housing renovation programs.*

STAFF RECOMMENDATION

Staff Recommends the adoption of Resolution 2026-PZ01, as it meets the goals of the Comprehensive Plan and supports Core City Strategies.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-PZ01, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-PZ01, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

ATTACHMENT(S):

- Resolution 2026-PZ01
- Location Map