

RESOLUTION NO. 2026-PZ02

A RESOLUTION OF THE PLANNING COMMISSION APPROVING OF A SITE PLAN REVIEW FOR PROPERTY LOCATED AT 4707 CENTRAL AVENUE NE COLUMBIA HEIGHTS, MN 55421

A proposal (Planning Case # 2026-PZ06) has been submitted by Kimley-Horn & Associates on behalf of Crew Car Wash to the Planning Commission requesting approval of a Site Plan at the following location:

ADDRESS: 4707 Central Ave NE (anticipated address) (PID: 25-30-24-32-0182)

LEGAL DESCRIPTION:

LOT 2 BLOCK 1 GRAND CENTRAL LOFTS 3RD ADD

THE APPLICANT SEEKS THE FOLLOWING:

1. Approval of a Site Plan Review for a new construction Car Wash on a 1.2305 acre parcel in accordance with City Code Section 9.104 (N).

The Planning Commission held a public hearing as required by the City Zoning Code on July 7, 2026;

The Planning Commission has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed site plan upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

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

FINDINGS OF FACT

1. The site plan conforms to all applicable requirements of this article.
2. The site plan is consistent with the applicable provisions of the City's comprehensive plan.
3. The site plan is consistent with any applicable area plan.
4. The site plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

CONDITIONS

1. The Site Plan approval is contingent upon approval of the Conditional Use Permit per resolution 2026-042.

2. The building and site plans adhere to the building and site plans dated July 1, 2026 as conditioned.
3. Building windows and door must meet requirements for the Highway District in the City's Design Guidelines.
4. The applicant shall submit a building permit application for review and approval prior to construction.
5. All signage shall require sign permits.
6. Fire Access in accordance with Fire Code will be maintained.
7. All City Stormwater Management requirements shall be met.
8. A letter of credit or other security as acceptable to the City and shall be deposited with the Zoning Administrator, in an amount equal to 100% of the estimated cost of landscaping and/or screening. The letter of credit or other security as acceptable to the City, or portions thereof, shall be forfeited to maintain and/or replace materials for a period of time to include at least two growing seasons. A portion of the letter of credit or other security as acceptable may be released after one growing season as determined by the Zoning Administrator. The property owner shall be responsible for continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.
9. Vacuum usage shall be limited to business operating hours only (7AM-9PM).
10. The applicant shall utilize single location vacuum suction from within the carwash tunnel, lower operational noise level nozzles, blower units to be placed inside the tunnel and wide roller doors will be closed while blower is in use to mitigate noise in accordance to the recommendations in the Sound Study.
11. Water from the Car Wash shall not drain across any sidewalk or into any public right-of-way.
12. All rooftop or mechanical equipment shall be screened in a manner that minimizes the visual impact on adjacent properties and from public streets.
13. The building and site shall be meet all requirements found in the Fire Code and the Building Code.
14. All required state and local codes, permits, licenses, and inspections will be met and in full compliance.
15. The applicant is required to receive final approval by the Fire Department or Authority Having Jurisdiction for the location of the keybox, fire alarm panel, fire annunciator, and FDC connection.
16. All exterior lighting shall be downcast as not to adversely impact neighboring residential properties.
17. All required state and local codes, permits, licenses, and inspections will be met and in full compliance.

Passed this 7th day of July, 2026

Offered by:

Seconded

by:

Roll Call:

Chairperson

Attest:

Secretary