

## RESOLUTION NO. 2021-XX

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Conditional Use Permit for the property located in the City of Columbia Heights, MN

**Whereas**, a proposal (Planning Case # 2021-0701) has been submitted by Manuel Jesus Romero Quizhpi to the City Council requesting approval of a Conditional Use Permit at the following location:

ADDRESS: 3927 Hayes Street NE (PID 36-30-24-43-0013)

LEGAL DESCRIPTION: On file at City Hall.

### THE APPLICANT SEEKS THE FOLLOWING:

1. A Conditional Use Permit to allow for the conversion of an existing single-family home to a duplex with a detached garage at 3927 Hayes Street NE.

**Whereas**, the Planning Commission held a public hearing as required by the City Zoning Code on July 6, 2021;

**Whereas**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit 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 Council of the City of Columbia Heights makes the following:

### FINDINGS OF FACT

1. The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.
2. The use is in harmony with the general purpose and intent of the comprehensive plan.
3. The use will not impose hazards or disturbing influences on neighboring properties.
4. The use will not substantially diminish the use of property in the immediate vicinity.
5. The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area
6. The use and property upon which the use is located are adequately served by essential public facilities and services.
7. Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.
8. The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
9. The use complies with all other applicable regulations for the district in which it is located.

### CONDITIONS

1. All required state and local codes, permits, licenses and inspections will be met and in full compliance.
2. The applicant shall meet the requirements of the Building Official's Memorandum dated May 6, 2021 and obtain a Building Permit for the project prior to starting construction.

3. The applicant shall meet the requirements of the Public Works Department’s Memorandum dated May 10, 2021.
4. All additions to the existing principal structure shall conform to the current building setbacks prescribed in the Zoning Ordinance.
5. The height of the proposed detached garage shall not exceed twelve feet above average finished grade for a flat roof design, or eighteen feet above average finished grade for a pitched/mansard roof design.
6. The exterior color and design of the detached garage shall match the principal structure, with the prohibition of corrugated metal siding and roofing.

Failure to comply with any conditions set forth as part of this conditional use permit shall be a violation subject to enforcement. Continued noncompliance shall be grounds for revocation of the conditional use permit, as determined by the City Council following a public hearing on the issue.

**ORDER OF COUNCIL**

Passed this 12<sup>th</sup> day of July, 2021

Offered by:

Seconded by:

Roll Call:

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Amáda Márquez Simula, Mayor

Attest:

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Nicole Tingley, City Clerk/Council Secretary