



EAST CENTRAL MINNESOTA

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**CITY OF
COLUMBIA HEIGHTS
PLANNING COMMISSION**

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers of City Hall at 3989 Central Avenue NE on Tuesday, July 1st, 2025 at 6:00 p.m. The order of business is as follows:

The Planning Commission will review an application for a Shoreland Overlay District Variance located at 800 53rd Avenue NE and make a recommendation to the City Council. The applicant is proposing demolition of the existing office building preparation for a multi-phase redevelopment concept including two multifamily apartment buildings both containing 132 units, a mixed-use building with a range of 150-175 market-rate units and 12,000 sq. ft. of commercial space, 58 townhomes and associated park and infrastructure improvements. The applicant is requesting an Impervious Surface Variance from the City's impervious surface requirement of less than 35% as outlined in Section 9.114, C, (8), (c), 2, a, of the City Code. Pursuant to Section 9.104 (G)(4) of the Zoning Ordinance, the Planning Commission is required to review, hold a public hearing, and prepare a recommendation to the City Council regarding the variance application.

Notice is hereby given that all persons having an interest will be given an opportunity to be heard. For questions, contact Mitchell Forney, Community Development Director, at (763) 706-3675 or at mforney@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
3989 Central Avenue NE
Columbia Heights, MN 55421

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-Public Notice Ad Proof-

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