



ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	12/01/2025

ITEM:	4300 Central Site Plan Discussion.								
DEPARTMENT:	Community Development	BY/DATE:	CD Director, 11/10/2025						
CORE CITY STRATEGIES:	<table> <tr> <td><input type="checkbox"/> Community that Grows with Purpose and Equity</td> <td><input type="checkbox"/> Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td><input type="checkbox"/> High Quality Public Spaces</td> <td><input checked="" type="checkbox"/> Resilient and Prosperous Economy</td> </tr> <tr> <td><input type="checkbox"/> Safe, Accessible and Built for Everyone</td> <td><input type="checkbox"/> Inclusive and Connected Community</td> </tr> </table>			<input type="checkbox"/> Community that Grows with Purpose and Equity	<input type="checkbox"/> Engaged, Effective and Forward-Thinking	<input type="checkbox"/> High Quality Public Spaces	<input checked="" type="checkbox"/> Resilient and Prosperous Economy	<input type="checkbox"/> Safe, Accessible and Built for Everyone	<input type="checkbox"/> Inclusive and Connected Community
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BACKGROUND:

As the City continues to partner with the residential developer Alatus on the redevelopment of the 4300 Central site, staff and the developer are preparing for the next phase of the project heading into 2026. With the grocery store no longer being pursued, Alatus intends to meet with the EDA to review revised site plan concepts and discuss potential future uses and design options for the property.

Alatus will present the updated site plan concepts to the Economic Development Authority (EDA) at its December 1st meeting. The intent of this presentation is to gather feedback from the EDA on the proposed layout and development direction as the project continues to evolve.

As part of the development process, the City will need to amend its 2040 Comprehensive Plan to update the vision for the 4300 Central Ave lot. The Comprehensive Plan currently designates the land use for this lot as Commercial, with Parks/Open Space use assigned to the portion with stormwater retention. The commercial designation does not allow for any residential use and limits the floor area ratio (FAR) to 2.0. The final concept plan will determine the new land use designation as well as if a text amendment will also be needed. A Comprehensive Plan amendment will take 6 to 8 months to complete. Before submitting the amendment for approval by the Met Council, the amendment must be made available to the adjacent and affected community for review for 60 days, the mandatory environmental review must be complete, and the City Council must approve of the amendment. Once the amendment is submitted, the Met Council will have 60 days to review and ask for changes. The amendment must be approved before any plans can be approved for development of the site.