

RESOLUTION NO. 2021-PZ02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUMBIA HEIGHTS APPROVING A SITE PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF A PATIO ADDITION WITH UPPER DECK TO EXISTING BUILDING AT 4001 UNIVERSITY AVENUE NE, COLUMBIA HEIGHTS, MN, 55421 (PIN 35-30-24-31-0008)

WHEREAS, a proposal (Case 2021-0401) has been submitted by Louie Kader of Afandina Café to the Planning Commission requesting a Site Plan Review from the City of Columbia Heights at the following site:

LOCATION: 4001 University Avenue NE (35-30-24-31-0008)

LEGAL DESCRIPTION: On file at City Hall

THE APPLICANT SEEKS THE FOLLOWING: An Site Plan Review to allow for the construction of a patio addition with upper deck on the subject property.

WHEREAS, the Planning Commission has held a public hearing as required by the City of Columbia Heights' Zoning Code on April 6, 2021;

WHEREAS, the Planning Commission has considered the advice and recommendations of City staff 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 concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Columbia Heights after reviewing the proposal, accepts and adopts the following findings:

1. The Site Plan conforms to all applicable requirements of this article.
2. The Site Plan in questions achieves the applicable Zoning Code requirements.
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.

FURTHER, BE IT RESOLVED, that the attached conditions, maps, and other information shall become part of this permit and approval; and in granting this permit the City and the applicant agree that this permit shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal of the permit. Further, the permit is subject to certain conditions of approval that have been found to be necessary to protect the public interest and ensure compliance with the provisions of the Zoning and Development Ordinance, including:

CONDITIONS:

1. The building and site shall be meet all requirements found in the most current Fire Code and the most current Building Code.
2. The use of the outdoor patio shall minimize noise impacts to adjacent properties.
3. The color of the patio addition/deck shall match the existing building.
4. All fences shall be no more than six feet in height.
5. All unpermitted structures, including but not limited to the existing deck, are to be removed or brought into compliance.
6. The Building Plans need to be signed by a licensed design professional and approved by the Building

Official, prior to the issuance of a Building Permit.

7. All other applicable local, state, and federal requirements shall be met at all times.

Passed this 6th day of April 6, 2021.

Offered by:

Seconded by:

Roll Call:

Ayes:

Abstain:

Chair

Alicia Apanah, Secretary