ORDINANCE 1666
CITY OF COLUMBIA HEIGHTS, MINNESOTA

BEING AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLUMBIA
HEIGHTS AND CITY ORDINANCE RELATING TO ZONING AND DEVELOPMENT
PERTAINING TO THE REZONING OF A PORTION OF A CERTAIN PROPERTY LOCATED
AT 825 41ST AVENUE NE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-4) TO
PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2021-01

SECTION 1: The "Zoning map" of the Columbia Heights Zoning and Development Ordinance is
hereby amended by rezoning or changing the zoning district designation of the most northerly
undeveloped portion of the following described property having the property address of 825 41st Avenue
NE, Columbia Heights MN, 55421, and legally described below from Multiple Family Residential
District to PUD, Planned Unit Development District 2021-01:

Legal description: On file at City Hall

Address Property Tax I.D. No.
825 41st Avenue NE 35-30-24-14-0151

(the "Property")

SECTION 2: The property is rezoned to PUD, Planned Unit Development District 2021-01 and the
allowed uses shall be multifamily apartments, office, and commercial/retail.

SECTION 3: Pursuant to Chapter 9, Article I of the Columbia Heights Zoning and Land Development
Ordinance, the approval of any development or redevelopment within Planned Unit Development District
2021-01 shall be subject to the requirements set forth in Columbia Heights Code Section 9.113 including,
but not limited to, the following performance and design standards and site and building approval:

1. The Property shall be developed or redeveloped in accordance with the final PUD District Plan
   approved by the City ("Final Plans"), which include site plans, grading, drainage and storm water
   management plans, utility plans, lighting and photometric plans, landscape plans, floor plans, and
   building elevations. The Final Plans outline all of the performance standards for development of
   the Property, including, at a minimum the following design standards for the Property as set forth
   below:

   | Minimum Combined Lot Area | 1.6 acres |
   | Maximum Residential Density Allowed | 55 units per acre |
   | Minimum Residential Lot Area | 50,000 square feet |
   | Building Height | Not to exceed 4 stories |
   | Minimum Number of Onsite Parking Stalls | 108 |
   | Maximum Number of Compact Parking Stalls | 30 |
   | Maximum Non Residential Building Area | 15,000 square feet |

2. Any applicant for an approval of a development plan or building permit within Planned Unit
   Development District 2021-01 shall submit development plans for City review and approval. The
   City reserves the right to adjust any performance standards set forth in this ordinance if deemed
   necessary to improve the site and building design for the purpose of compatibility, public health,
   or public safety.
3. Any development or redevelopment plans for the Property including, but not limited to the Final Plans, that fail to meet the design and performance standards set forth herein shall require a PUD amendment approved by the City.

4. All conditions of approval set forth in City Council Resolution No. 2021-47 shall be incorporated herein.

SECTION 4: The Planning Commission held a public hearing as required by the City’s Zoning Ordinance on May 4, 2021 and the Commission recommends approval of the proposed rezoning from Multiple Family Residential District (R-4) to PUD, Planned Unit Development District.

SECTION 5:

WHEREAS, the amendment is consistent with the applicable provisions of the comprehensive plan;

WHEREAS, the amendment is in the public interest and not solely for the benefit of a single property owner;

WHEREAS, the amendment is compatible with existing land uses and zoning classifications in the general area;

WHEREAS, the amendment reflects changes in development trends in the general area.

SECTION 6:
This ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading: May 10, 2021
Offered by: Buesgens
Seconded by: Novitsky
Roll Call: Ayes: Buesgens, Márquez Simula, Novitsky; Nays: Jacobs, Murzyn, Jr.

Second Reading: June 14, 2021
Offered by: Buesgens
Seconded by: Jacobs
Roll Call: All Ayes

Date of Passage: June 14, 2021

Attest: Nicole Tingley, City Clerk/Council Secretary

Amada Márquez Simula, Mayor
SUMMARY OF ORDINANCE 1666

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLUMBIA HEIGHTS AND CITY ORDINANCE RELATING TO ZONING AND DEVELOPMENT PERTAINING TO THE REZONING OF A PORTION OF A CERTAIN PROPERTY LOCATED AT 825 41ST AVENUE NE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-4) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD) NUMBER 2021-01

The City Council for the City of Columbia Heights, Minnesota adopted Ordinance 1666 on June 14, 2021.

The purpose of this ordinance is to rezone the future parcels in question to Planned Unit Development District, PUD 2021-01. This would allow the uses of multifamily apartments, office, and commercial/retail. The ordinance also establishes specific development standards for the parcels, including minimum combined lot area, maximum residential density, minimum residential lot area, building height, minimum number of onsite parking stalls, maximum number of compact parking stalls, and maximum non-residential building area. This will allow for the intended future development for a 62-unit affordable apartment building and the office/commercial/retail use of SACA Food Shelf.

This is a summary of Ordinance No. 1666. A copy of the entire text of the Ordinance is available for public inspection during regular office hours at City Hall, by standard or electronic mail, or at www.columbiaheightsmn.gov.

Attest:  

Nicole Tingley, City Clerk/Council Secretary

Amáda Márquez Simula, Mayor
AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA    ) ss
COUNTY OF ANOKA

Karen Nelson being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

BSLP Col Hgt Frid Life

with the known office of issue being located in the county of:
ANOKA
with additional circulation in the counties of:
ANOKA
and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s), the first insertion being on 06/25/2021 and the last insertion being on 06/25/2021.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033
relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Karen Nelson
Designated Agent

Subscribed and sworn to or affirmed before me on 06/25/2021 by Karen Nelson.

Diane H. Erickson
Notary Public

DIANE H ERICKSON
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2024

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