

**ORDINANCE 1660  
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 CERTAIN PROPERTY LOCATED AT 3989 CENTRAL AVENUE NE, 3889 CENTRAL AVENUE NE, 950 40<sup>TH</sup> AVENUE NE, AND 961 GOULD AVENUE NE FROM MIXED-USE DEVELOPMENT DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT NUMBER 2020-01**

**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 following described properties having property addresses of 3989 Central Avenue NE, 3889 Central Avenue NE, 950 40<sup>th</sup> Avenue NE, and 961 Gould Avenue NE, Columbia Heights MN, 55421, and legally described below from Mixed-use Development District to PUD, Planned Unit Development District 2020-01:

Legal description: On file at City Hall

<b>Address</b>	<b>Property Tax I.D. Nos.</b>
3989 Central Avenue	36-30-24-32-0110
3889 Central Avenue	36-30-24-32-0261
950 40 <sup>th</sup> Avenue	36-30-24-32-0262
961 Gould Avenue	36-30-24-32-0078
Tract A	36-30-24-32-0258
N/A	36-30-24-32-0259

(the “Property”)

**SECTION 2:** The property is rezoned to PUD, Planned Unit Development District 2020-01 and the allowed uses shall be market-rate 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 2020-01 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:

<b>Maximum Lot Area</b>	2.3 acres
<b>Maximum Number of Residential Units</b>	265 units
<b>Maximum Residential Density Allowed</b>	116 units per acre
<b>Building Height</b>	Not to exceed 6 stories
<b>Minimum Number of Onsite Parking Stalls</b>	340
<b>Maximum Number of Compact Parking Stalls</b>	210
<b>Maximum Commercial/Retail Area</b>	4,500 square feet
<b>Maximum Office Area</b>	21,500 square feet

2. Any applicant for an approval of a development plan or building permit within Planned Unit Development District 2020-01 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. 2020-25 shall be incorporated herein.

**SECTION 4:** The Planning Commission held a public hearing as required by the City's Zoning Ordinance on February 4, 2020 and the Commission recommends approval of the proposed rezoning from Mixed-use Development District 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: February 10, 2020  
Offered by: Buesgens  
Seconded by: Novitsky  
Roll Call: All Ayes with Williams Absent

Second Reading: February 24, 2020  
Offered by: Buesgens  
Seconded by: Novitsky  
Roll Call: All Ayes

Date of Passage: February 24, 2020

  
\_\_\_\_\_  
Nicole Tingley, City Clerk

  
\_\_\_\_\_  
Donna Schmitt, Mayor

# AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA ) ss  
COUNTY OF ANOKA

Brandi Botts 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 Hght 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 03/06/2020 and the last insertion being on 03/06/2020.

## 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:  \_\_\_\_\_  
Designated Agent

Subscribed and sworn to or affirmed before me on 03/06/2020 by Brandi Botts.

 \_\_\_\_\_  
Notary Public



### Rate Information:

- (1) Lowest classified rate paid by commercial users for comparable space:  
\$22.00 per column inch

Ad ID 1027346

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