



**PLANNING COMMISSION**  
City Hall—Council Chambers, 590 40th Ave NE  
Wednesday, July 05, 2023  
6:00 PM

---

**AGENDA**

**ATTENDANCE INFORMATION FOR THE PUBLIC**

Members of the public who wish to attend may do so in-person, by calling **1-312-626-6799** and entering meeting ID **429 831 7754** or by Zoom at <https://us02web.zoom.us/j/4298317754>. For questions please call the Community Development Department at 763-706-3670.

**CALL TO ORDER/ROLL CALL**

**APPROVE MINUTES**

- 1. Approve May 2, 2023 Planning Commission Meeting Minutes.**  
**MOTION:** Move to approve the Planning Commission Meeting Minutes of May 2, 2023.

**PUBLIC HEARINGS**

- 2. Conditional Use Permit to allow a Banquet Hall at 2201 37th Avenue NE.**  
**MOTION:** Move to close the public hearing and waive the reading of draft Resolution attached, there being ample copies available to the public.  
**MOTION:** Move to recommend that the Planning Commission recommend to the City Council approval of the Conditional Use Permit as presented, subject to the conditions stated in the draft resolution.

**OTHER BUSINESS**

- 3. Review Purchase of 941 44th Avenue NE.**  
**MOTION:** Move to waive the reading of Resolution 2023-PZ04, there being ample copies available to the public.  
**MOTION:** Move to adopt Resolution 2023-PZ04, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

**ADJOURNMENT**

*Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.*



**PLANNING COMMISSION**  
**City Hall—Council Chambers, 590 40th Ave NE**  
**Tuesday, May 02, 2023**  
**6:00 PM**

---

## MINUTES

### CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 pm by Acting Chair Vargas

Commissioners Present: John Gianoulis, Mike Novitsky, Mark Vargas, Clara Wolfe

Commissioners Not Present: Laurel Deneen, Tom Kaiser, Eric Sahnaw

Council Liaison: Councilmember Connie Buesgens

Staff Present: Aaron Chirpich, Community Development Director; Andrew Boucher, City Planner; Alicia Howe, Administrative Assistant; Sara Ion, City Clerk

### APPROVE MINUTES

**1. Approve February 7, 2023 Planning Commission Meeting Minutes**

*Motion by Novitsky, seconded by Wolfe, to approve the Planning Commission Meeting Minutes of November 1, 2022. All ayes of present. MOTION PASSED.*

### INTRODUCTIONS

Andrew Boucher, City Planner

John Gianoulis, Planning Commissioner

Chirpich stated he would like to introduce the new City Planner to the Commission. City Planner Andrew Boucher introduced himself and mentioned he grew up in the northern Minnesota and went to University of Minnesota State Morehead, receiving a B.S. in Sustainability with an emphasis on Environmental policy and economics, and a professional certificate in GIS.

Chirpich asked the newly appointed Planning Commissioner to introduce himself. Planning Commissioner John Gianoulis stated he has lived in Columbia Heights for 9 years, has a work background in education, and was a part of the 2040 Comprehensive Plan in 2016. He noted he went to school to study philosophy but began work in the construction industry about 5 years ago after meeting and working with a master carpenter. He expressed his excitement to work on the Planning Commission and his love for the City.

### PUBLIC HEARINGS

**2. Renaissance Fireworks Interim Use Permit for Seasonal Fireworks Sales Tent**

Boucher stated Renaissance Fireworks, Inc. has applied for an interim use permit to allow

the operation of a seasonal fireworks sales tent at 4001 Central Avenue NE. The set up would take place over 3 days from June 19, 2023—June 22, 2023 and take down would occur July 6, 2023—July 10, 2023. Sales would occur June 23, 2023—July 5, 2023 between the hours of 9 am – 10 pm.

Boucher noted a correction in the packet of the recommended motion to change the date to June 23, 2023 – July 5, 2023.

Boucher stated the City's 2040 Comprehensive Plan designates the property for commercial use. The proposal for seasonal fireworks sales, a retail activity, is consistent with the intent of the City's Comprehensive Plan.

Boucher explained the findings of fact. Fireworks tents are specifically listed as an interim use in the Central Business District, and are considered a retail sales activity, which is permitted. The Comprehensive Plan designates the property for commercial use, including retail sales. The proposal is consistent with the intent of the City's Comprehensive Plan. The proposed temporary use should not impose hazardous or disturbing influences on neighboring properties because of its proximity to Central Avenue. The proposed use has been and will be screened from adjacent residential uses by the surrounding commercial buildings. The Fire Department will conduct an on-site inspection prior to any temporary sales. As a condition of interim use permit approval, all State and City requirements regarding fireworks sales must be met. The traffic generated by the fireworks tent will not significantly increase the flow of traffic on the public streets. Additionally, the site is large enough to handle additional on-site traffic. The fireworks tent should not have a negative impact on other uses in the immediate vicinity, which are all zoned commercial. Boucher mentioned the fireworks would be stored in a temporary storage container.

Boucher stated Staff recommends that the Planning Commission approve the Interim Use Permit to allow the operation of a seasonal fireworks sales tent at 4001 Central Avenue, subject to the following conditions:

1. The fireworks sales tent, display area, access aisles, and surrounding area shall be reviewed by the Fire Department prior to operation. The applicant must contact the Fire Department to set up an inspection prior to any sales occurring on the property.
2. The sale of fireworks shall meet all requirements of Chapter 24 of the Fire Code and NFPA Chapter 1124.
3. The fireworks sales tent shall be accessory to a commercial use.
4. Fireworks sales tents located within the public right-of-way are prohibited.
5. All goods shall be displayed on a designated impervious surface area.
6. All goods shall be displayed in an orderly fashion, with access aisles provided as needed.
7. Music or amplified sounds shall not be audible from adjacent residential properties.
8. The fireworks sales tent shall not reduce the amount of off-street parking provided on-site below the level required for the principal use.

9. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, or other site improvements consistent with the character of the neighborhood.
10. Signage shall be limited to two (2) professionally made signs, with a combined square footage not exceeding thirty-two (32) square feet. Signs related to the proposed retail activity shall be subject to sign permit processing.
11. Fireworks sales tents may be allowed for a maximum of ninety (90) days per calendar year.
12. Any electrical use associated with the temporary sales will require an electrical permit and is required to be inspected by the State Electrical Inspector.

Vargas opened the public hearing.

Wolfe asked if this was the same as previous years and if there was anything different. Boucher stated it was the same as previous years.

*Motion by Wolfe, seconded by Vargas to close the public hearing and waive the reading of Resolution No. 2023-PZ03, there being ample copies available to the public. All ayes of present. MOTION PASSED.*

*Motion by Vargas, seconded by Novitsky to adopt Resolution No. 2023-PZ03, being a resolution approving an Interim Use Permit for a fireworks sales tent at 4001 Central Avenue NE, from June 24, 2023 to July 5, 2023, subject to the conditions stated in the resolution. All ayes of present. MOTION PASSED.*

Chirpich explained the desire for the proposal to the Planning Commission to consider the interim use to become an administrative use that would not need to be repeated by the Planning Commission.

## **OTHER BUSINESS**


Chirpich stated the EDA discussed the plans for the Rainbow site redevelopment and expect to enter into the entitlements phase and would come to the Planning Commission in the summer. The EDA would like to get the project through the land use process with a hope of breaking ground in spring 2024. There are currently 700 housing units in the design with about 80,000 square feet of commercial and retail. In addition, there is a grocery partner and space for a restaurant.

Chirpich noted the redevelopment of Medtronic could potentially come before the Planning Commission. He stated the building is for sale and is a good redevelopment opportunity. He explained there is currently a multifamily developer that has a letter of intent with the seller and would like to sit down with the Council in a work session.

## **ADJOURNMENT**

*Motion by Vargas, seconded by Wolfe, to adjourn the meeting at 6:20 pm. All ayes. MOTION PASSED.*

Respectfully submitted,



\_\_\_\_\_  
Alicia Howe, Administrative Assistant

*Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.*



AGENDA SECTION	PUBLIC HEARING
MEETING DATE	07/05/2023

ITEM:	Conditional Use Permit to allow a Banquet Hall at 2201 37 <sup>th</sup> Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher – 06/28/2023

**BACKGROUND:**

Mohamed Abdulle and Abdul Salah have requested approval of a conditional use permit to allow a “banquet hall” within a portion of an existing 42,000 square foot commercial building located at 2201 37<sup>th</sup> Avenue NE. The site, located north of 37<sup>th</sup> Avenue and west of McKinley Street, was previously occupied by the Unique Thrift Store. The proposed banquet hall is a component of a plan to remodel the former retail building into five separate uses. In this regard, the remodeling plan calls for the following activities within the building:

- Retail Market: 8,072 square feet
- Retail Furniture: 5,238 square feet
- Banquet Hall: 12,050 square feet
- Office: 10,250 square feet
- Storage: 6,575 square feet

According to the applicant, the banquet hall component is intended to provide assembly space for graduation celebrations, weddings, receptions and similar events.

The subject 3.1-acre site is zoned GB, General Business. While retail sales and office space are listed as permitted activities in the district, banquet halls are listed as a conditional use and are therefore subject to conditional use permit processing.

To be noted is that the subject site also lies within the Shoreland Management Overlay District of Hart Lake.

The subject site is adjacent to multiple family residential uses to the north, commercial uses to the south (within the City of Minneapolis) and multiple family and commercial uses to the east and west.

**COMPREHENSIVE PLAN**

The City’s 2040 Comprehensive Plan directs commercial use of the subject site. This land use directive is implemented via the application of the GB, General Business zoning designation to the site (which lists “banquet halls” as a permitted conditional use). The proposed use of the site is consistent with the land use goals of the Comprehensive Plan.

**ZONING ORDINANCE**

Within the applicable GB, General Business District, banquet halls are allowed by conditional use permit. In this regard, Section 9.107(C)(54) of the Zoning Ordinances imposes the requirements for a “banquet hall” uses. The following is a listing of the required conditions followed by a Staff comment:

(a) *To the extent practical, new construction or additions to existing buildings shall be complementary and compatible with the scale and character of the surroundings, and exterior materials shall be compatible with those used in the immediate neighborhood.*

Staff Comment: No exterior modifications to the existing building are proposed and this requirement isn't applicable.

(b) *An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the community.*

Staff Comment: Aside from new site signage expected at some point, no exterior site modifications are anticipated. Thus, this requirement is not applicable.

(c) *The facility shall meet all applicable building and fire codes, and shall be licensed as required by the state or county.*

Staff Comment: As a condition of conditional use permit approval, all applicable building code, fire code and licensing requirements must be satisfied.

(d) *A transportation management plan shall be submitted to address off-street parking, bus loading and unloading, traffic control, and the impact of the facility on surrounding roadways.*

Staff Comment: The applicant has provided a parking study demonstrating that the peak parking demands for the uses are occurring at different times from the banquet hall's peak demand and the existing parking supply is sufficient to accommodate the proposed uses, which staff supports.

(e) *The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purposes of removing any litter found thereon.*

Staff Comment: As a condition of conditional use permit approval, the subject site and all adjacent streets and sidewalks within 100 feet of the use must be inspected regularly for the purposes of removing any litter found thereon.

(f) *Music or amplified sounds shall not be audible from adjacent residential uses and must meet the requirements of city ordinances, to ensure consistent enforcement by the Police Department.*

Staff Comment: It is understood that no outdoor music is proposed in conjunction with banquet hall activities. As a condition of conditional use permit approval, Staff recommends that no music or amplified sounds which would be audible from adjacent residential uses be allowed on the site and the site is required to adhere to performance standards.

It is important to note that the scope of this review will encompass all features of the remodeling project which the banquet hall will share with the retail sales, office, and storage uses (e.g., off-street parking, loading, trash handling etc.).

**OTHER ISSUES**

**1. Access**

The site is currently accessed from the south via a single location along 37<sup>th</sup> Place NE and via two locations from the east via McKinley Street NE. No changes to existing site access locations are proposed.

**2. Building Modifications**

The proposed building remodeling effort is limited to interior building spaces. In this regard, no exterior site or building modifications have been proposed at this time.

**3. Setbacks**

As indicated, no changes to the existing building footprint or parking lot configuration are proposed. For informational purposes, the following table provides a summary of required and existing building setbacks:

<b>Setback</b>	<b>Required</b>	<b>Existing</b>	<b>Compliant</b>
Front (south)	15 feet	170 feet	Yes
Side (east)	15 feet	3 feet	No
Side (west)	none	32 feet	Yes
Rear (north)	5 feet	32 feet	Yes

Note: Existing setbacks are approximations

While the existing building setback along the east side yard (McKinley Street NE) fails to meet the minimum 15-foot setback for side yards which abut streets, such setback is considered a legally nonconforming condition and holds grandfather rights.

**4. Parking**

As calculated below, a total of 161 off-street parking spaces are required of the five proposed uses.

<b>Use</b>	<b>Ratio</b>	<b>Required Stalls</b>
<b>Retail Sales</b> (11,979 square feet)	1 per 300 gross square feet	39.9
<b>Event Space / Banquet Hall</b> (12,050 SF and max capacity of 311 persons)	1 space per 3.5 seats based on max capacity	88.9
<b>Office</b> (9,223 SF)	1 per 300 gross SF	30.7
<b>Warehouse</b> (5,917 SF) Note: The storage/warehouse use is described as a shared storage space.	1 space per 3,000 GSF	1.9
<b>Total</b>		<b>161 (161.4)</b>

Presently, 150 off-street parking stalls exist upon the subject property which results in a supply deficit of 11 spaces. The applicant has expressed a belief that the existing off-street parking supply will be sufficient to accommodate the off-street parking supply demand generated by the five proposed uses. According to the applicant’s narrative, such reasoning is based on the premise that peak demand for banquet hall parking will



be weekend evenings (Fridays and Saturdays) when the retail market, furniture store, office, and warehouse/storage space will have **low** parking demands.

The plan shows 464 seats/occupants (132.5 stalls) and potential for open floor events to occur; however, the event space has a maximum occupancy of 311 that may not be exceeded and shall be required to be posted within the venue. The submitted narrative also indicates operating schedules of the uses and peak parking demands as described:

- The retail market will be operational from 8 am to 9 pm on a daily basis with **peak** parking occurring from 12 pm to 4 pm.
- The furniture store will be operational from 10 am to 7 pm, Monday through Saturday, with **peak** parking occurring from 12 pm to 4 pm.
- The office space will be operational from 8 am to 6:30 pm, Monday through Saturday, with **peak** parking occurring from 12 pm to 6 pm.
- The event hall (banquet hall) will be operational from 7 pm to 2 am on weekends with **peak** parking occurring from 7 pm to 2 am on Fridays and Saturdays primarily.

As noted previously in the Zoning Ordinance conditions which apply specifically to banquet hall uses, a transportation plan is required. To ensure that the existing parking supply will adequately serve the proposed uses (and proposed facility capacities) and will not result in overflow parking along neighboring streets, the applicant had a parking study prepared by a qualified transportation planner or traffic engineer which includes city code analysis and specific parking generation data supporting the applicant's belief that the existing parking supply (150 spaces) is sufficient.

The parking study concludes that the existing parking supply will accommodate expected parking demand based upon the uses having different peak demands at different times outside of the peak demand for the event center, so long as the capacity of the banquet hall does not exceed the occupant load. Staff is in agreement with the applicant that peak parking demands for the banquet hall will likely coincide with lower parking demands for the retail and office spaces.

According to the American Disability Act, parking lots having 150 parking stalls must have a minimum of five stalls which are devoted to the disabled. This supply requirement has been satisfied.

## 5. Landscaping / Screening

Minimal landscaping presently exists upon the subject site. In this regard, "green areas" on the site are limited to turf grass within the 37<sup>th</sup> Place NE and McKinley Street NE boulevards and within a narrow strip of land along the north property line within which a screen fence exists.

Staff believes that the existing screen fence, pictured below, provides an adequate visual barrier between the subject site and the abutting multiple family residential use to the north.



Looking Northwest



Looking Southwest

No new landscaping has been proposed on the site.

**6. Signage**

The applicants have not submitted drawings which call for new site signage.

Signs are required to have a building permit and are subject to review for compliance by City Staff. As a condition of approval, all new signage must be reviewed and approved by the City.

### 7. Trash Handling and Loading

It is anticipated that trash handling and loading activities will occur on the north side of the building.

To be noted is that the prior building use (the Unique Thrift Store) utilized a drive-up donation lane on the south side of the building. As a condition of conditional use permit approval, it is recommended that loading activities take place on the north side of the building and that the former drive-up donation lane not be used for such activities.

### 8. Odors

In consideration of the conditional use permit application, it is important to ensure that the waste materials (likely stored on the north side of the building) do not negatively impact abutting residential uses to the north.

In regard to odors, Section 9.106(H) of the City Code states the following:

(2) ***In general.*** No use or structure shall be operated or occupied so as to constitute a dangerous, injurious or noxious condition because of noise, odors, glare, heat, vibration, air emissions, electromagnetic disturbance, fire, explosion or other hazard, water or soil pollution, liquid or solid waste disposal, or any other substance or condition. No use or structure shall unreasonably interfere with the use or enjoyment of property by any person of normal sensitivities.

(4) ***Odor emissions.*** All uses shall comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency.

As a condition of conditional use permit approval, all uses within the building must comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency.

### 9. Lighting

A total of six freestanding light fixtures presently exist around the perimeter of the site's parking lot. No changes to existing exterior lighting are proposed.

### 10. Utility Connections

The site currently contains all necessary utility connections. Utility-related issues should be subject to further review and comment by the Public Works Department. As a condition of approval, the applicant must adhere to any and all recommendations provided by the Public Works Department.

### 11. Building and Fire Code Requirements and Licensing

As a condition of conditional use permit approval, the building must meet all applicable building and fire codes.

### 12. Neighborhood Notification

As required, neighborhood notification of the conditional use permit application has been provided to property owners within 350 feet of the subject property.

At the time of this report, City Staff has not received any comments from neighboring property owners regarding the development proposal.

**13. Staff Review**

The Public Works Department, Police Department, and Fire Department have been provided copies of the application materials. An emergency management plan is required and shall provide on-site management; functioning security cameras with 30 days of digital storage and cover the parking lot, alley, main areas, and interior spaces; how the ingress/egress will be maintained; and parking lot management to ensure that odors, noise, and any on-site alcohol consumption does not occur outside of the building.

**FINDINGS OF FACT**

In addition to the conditions cited earlier which are specific to “banquet hall” uses, the Zoning Ordinance also outlines certain requirements that all conditional use permits must meet in order to be considered for approval. The following is a listing of such requirements and related Staff findings:

*(a) The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.*

Staff Comment: The “banquet hall” use is specifically listed as a conditional use in the General Business District under Section 9.110(E)(3)(c). This requirement has been satisfied.

*(b) The use is in harmony with the general purpose and intent of the Comprehensive Plan.*

Staff Comment: The City’s 2040 Comprehensive Plan guides the subject site for “commercial use.” All proposed uses are permitted within the applicable GB, General Business zoning district and will, with conditions, be in harmony with the general purpose and intent of the 2040 Comprehensive Plan.

*(c) The use will not impose hazards or disturbing influences on neighboring properties.*

Staff Comment: Provided conditions related to parking management and the potential mitigation of odors are satisfied, Staff does not believe the proposed uses will have disturbing influences on neighboring properties.

*(d) The use will not substantially diminish the use of property in the immediate vicinity.*

Staff Comment: The site is located in an area which includes commercial and multiple family residential uses. The proposed uses are not expected to negatively impact properties in the immediate vicinity.

*(e) The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.*

Staff Comment: The proposed uses will occupy an existing building and with the likely exception of new site signage at some point, no exterior changes to the site and building design are proposed. Thus, the character of the neighborhood is not expected to change.

*(f) The use and property upon which the use is located are adequately served by essential public facilities and services.*

Staff Comment: The site is presently serviced by adequate utilities and services. No changes to public services or facilities are proposed.

(g) Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.

Staff Comment: Adequate parking supply will be provided upon the subject site as required and described in the parking study. In this regard, steps are being taken to minimize potential traffic congestion on public streets which could result from overflow on-street parking.

(h) The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.

Staff Comment: The banquet hall, retail spaces and office use are not expected to have a negative cumulative effect on the area.

(i) The use complies with all other applicable regulations for the district in which it is located.

Staff Comment: In review of the application materials and recognizing that the existing building setback along McKinley Street NE represents a legal nonconforming condition, the banquet hall and other uses comply (or will comply) with all other applicable GB, General Business District regulations.

**RECOMMENDATION**

The applicant has requested approval of a conditional use permit to allow a “banquet hall” within a portion of an existing 42,000 square foot commercial building located at 2201 37<sup>th</sup> Avenue NE. The proposed banquet hall is a component of a plan to remodel the former retail building into five separate uses (a banquet hall, two retail spaces, an office space, and a warehouse/storage space).

In review of the conditional use permit application materials, Staff finds the request to be a reasonable use of the property which, with conditions, will not negatively impact the health, safety, or welfare of the City, its residents, and property owners. As a result, Staff recommends that the Planning Commission recommend that the City Council approval of the conditional use permit as presented subject to the conditions outlined below.

1. All new signage shall be subject to City review and approval.
2. Loading activities shall take place on the north side of the building and the former drive-up donation lane located south of the building shall not be used for loading activities.
3. All uses within the building shall comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency and any applicable performance standards.
4. The applicant shall adhere to any and all recommendations provided by the Public Works Department.
5. The building shall meet all applicable building and fire codes.
6. The subject site and all adjacent streets and sidewalks within 100 feet of the site shall be inspected regularly for the purposes of removing any litter found thereon.

- 7. No music or amplified sounds which would be audible from adjacent residential uses shall be allowed on the subject site and the site will comply.
- 8. All required state and local codes, permits, licenses and inspections shall be met and be in full compliance; the use of the commercial kitchen is limited to licensed caterers and alcohol providers.
- 9. Music performance may be allowed as an accessory use to the banquet hall for a party, banquet, wedding, reception or other social events; music performances may not be the primary function.
- 10. Verify exterior lighting is in working order and appropriate for the site.
- 11. An emergency management plan is required and shall include on-site management; functioning security cameras with 30 days of digital storage and cover the parking lot, alley, main areas, and interior spaces; how the ingress/egress will be maintained; and parking lot management to ensure that odors, noise, and any on-site alcohol consumption does not occur outside of the building.

<b>RECOMMENDED MOTION(S):</b>
MOTION: Move to close the public hearing and waive the reading of draft Resolution attached, there being ample copies available to the public.
MOTION: Move to recommend that the Planning Commission recommend to the City Council approval of the Conditional Use Permit as presented, subject to the conditions stated in the draft resolution.

- ATTACHMENT(S):**
- [Draft Resolution](#)
  - [Application](#)
  - [Narrative](#)
  - [Parking Study](#)
  - [Site Location Map](#)
  - [Site Plan](#)
  - [Floor Plan](#)

**DRAFT RESOLUTION**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUMBIA HEIGHTS APPROVING A CONDITIONAL USE PERMIT TO ALLOW A BANQUET HALL TO OPERATE AT 2201 AVENUE NE, COLUMBIA HEIGHTS, MN, 55421 (PIN 36-30-24-44-0014)**

**WHEREAS**, a proposal (Planning Case #2023-0508) has been submitted by Mohamed Abdulle and Abdul Salah to the Planning Commission requesting a Conditional Use Permit from the City of Columbia Heights at the following site:

LOCATION: 2201 37<sup>th</sup> Avenue NE (36-30-24-44-0014)

LEGAL DESCRIPTION: On file at City Hall

THE APPLICANT SEEKS THE FOLLOWING: A Conditional Use Permit to allow for the operation of a banquet hall on the subject property.

**WHEREAS**, the Planning Commission has held a public hearing as required by the City of Columbia Height's Zoning Code on July 5, 2023;

**WHEREAS**, the Planning Commission has considered the advice and recommendations of City staff regarding the effect of the proposed Conditional Use 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 use is one of the interim uses listed for the zoning district in which the property is located, or is a substantially similar use, as determined by the Zoning Administrator.
2. The use is in harmony with the general purpose and intent of the Comprehensive Plan.
3. The use will not impose hazards or disturbing influences on neighboring properties.
4. The use will not substantially diminish the use of property in the immediate vicinity.
5. The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.
6. Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.
7. The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.

**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 Land Development Ordinance, including:

**CONDITIONS:**

1. All new signage shall be subject to City review and approval.
2. Loading activities shall take place on the north side of the building and the former drive-up donation lane located south of the building shall not be used for loading activities.
3. All uses within the building shall comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency and any applicable performance standards.
4. The applicant shall adhere to any and all recommendations provided by the Public Works Department.
5. The building shall meet all applicable building and fire codes.
6. The subject site and all adjacent streets and sidewalks within 100 feet of the site shall be inspected regularly for the purposes of removing any litter found thereon.
7. No music or amplified sounds which would be audible from adjacent residential uses shall be allowed on the subject site and the site will comply.
8. All required state and local codes, permits, licenses and inspections shall be met and be in full compliance; the use of the commercial kitchen is limited to licensed caterers and alcohol providers.
9. Music performance may be allowed as an accessory use to the banquet hall for a party, banquet, wedding, reception, or other social events; music performances may not be the primary function.
10. Verify exterior lighting is in working order and appropriate for the site.
11. An emergency management plan is required and shall include on-site management; functioning security cameras with 30 days of digital storage and cover the parking lot, alley, main areas, and interior spaces; how the ingress/egress will be maintained; and parking lot management to ensure that odors, noise, and any on-site alcohol consumption does not occur outside of the building.

Passed this 5<sup>th</sup> day of July 2023.

Offered by:  
Seconded by:  
Roll Call:

\_\_\_\_\_  
Alicia Howe, Administrative Assistant II

\_\_\_\_\_  
Chair



# COLUMBIA HEIGHTS

Community Development Department  
590 40<sup>th</sup> Ave. NE, Columbia Heights, MN 55421

## NON-RESIDENTIAL - CONDITIONAL USE PERMIT APPLICATION ORDINANCE NO. 9.104 (H)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

### PROPERTY INFORMATION

Project Address/Location: 2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

Legal Description of property: \_\_\_\_\_

Present use of property: MERCANTILE / RETAIL / OFFICE

Proposed conditional use of property: \_\_\_\_\_

### PROPERTY OWNER (As it appears on property title):

Company/Individual (please print): MOHAMED ABDULLE

Contact Person (please print): MOHAMED ABDULLE

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: 612-396-3762 Cell Phone: \_\_\_\_\_

E-mail Address: mabdulle08@gmail.com

Signature/Date: MOHAMED ABDULLE JUNE 5TH, 2023

### APPLICANT:

Company/Individual (please print): MOHAMED ADUR

Contact Person (please print): MOHAMED ADUR/ ABDUL SALAH

Mailing Address: 5951 UNIVERSITY AVENUE NE #208

City: FRIDLEY State: MN. Zip: 55432

Daytime Phone: 763-352-3607 Cell Phone: \_\_\_\_\_

E-mail Address: awcadur@gmail.com

Signature/Date: MOHAMED ADUR JUNE 5TH, 2023

## **Project Narrative - Columbia Center Remodel**

**Date:** June 5th, 2023

### **Overall:**

The proposed Heights Grand Ballroom event space fit-up, is approximately 12,050 s.f. fit-up in the existing single story 42,000 s.f. existing vacant retail building and intended to be (1) of (4) separate tenant spaces which the other future space uses are proposed to be, 8,000s.f. retail (Grocery market), 5,200 s.f. , furniture sales (retail). , and 10,200 s.f. office space.

The future retail market will provide a deli, groceries, fruits and vegetables, snacks, cleaning supplies etc. and operate between 8am and 9pm, 7 days a week.

The proposed event hall with, 900 s.f. kitchen prep area, will provide assembly space for primarily, weddings, receptions, and similar events. The tenant of the event hall plans to provide private security at all proposed events to help facilitate and maintain all event space policies and remind guest of all local ordinances and proposes to operate primarily on the weekends between 7pm - 2am

The proposed furniture store will primarily retail furniture items Monday through Saturday, 10am – 7pm.

The proposed office space is to be used for business commerce and expected use is Monday through Saturday, 8am – 6:30pm.

The existing site and proposed event hall is compliant with all allowed land use requirements with the city of Columbia Heights, MN.

### **Site parking:**

The required parking for the proposed use is 183 parking spaces, of which the existing site has 150 parking space with no opportunity for additional parking spaces.

The owner of the proposed property is confident the off-peak parking between the new tenants spaces use will be more than accommodating for the proposed uses and is in belief of this idea from his previous experience with similar retail ownership and the idea the event hall peak demand parking will be weekend evenings (Friday and Saturdays), where at the similar time the retail and office spaces will have low parking demand.

During the weekdays, the retail and offices will have more demand and the event space will have zero to very low demand.



## DRAFT Memorandum

SRF No. 16252.00

**To:** Mohamed Abdulle  
Gateway Business Group, Inc

**From:** Tom Sachi, PE, Project Manager

**Date:** June 22, 2023

**Subject:** Columbia Center Redevelopment Parking Study

### Introduction

SRF has completed a parking study for the proposed redevelopment of the Columbia Center located in the northwest quadrant of the 37th Place NE and McKinley Street NE intersection in Columbia Heights, MN. The main objectives of this study are to identify expected parking demand of the redevelopment, determine if the existing parking supply is sufficient to meet the expected future demand, and identify potential parking opportunities, if necessary. The following sections provide the assumptions, analysis, and study conclusions offered for consideration.

### Proposed Development

The proposed development, shown in the attached Site Plan, includes an approximately 12,505 square foot (SF) event center (311 max occupancy), 8,072 SF retail store, 5,238 SF furniture store, a 10,248 SF office space, and 6,575 SF of storage space. See below in Table 1 for the gross floor area for each use.

### City Code Parking Review

SRF completed a review of the City Parking Code, shown in Table 1. Based on the City Code, there is expected to be a deficit of 12 parking stalls on site.

**Table 1. City Code Shared Parking**

Land Use	Size (Gross Floor Area)	Rate	City Code Required
Retail	11,979 SF	1/300 SF	40
Office	9,223 SF	1/300 SF	31
Storage Area	5,917 SF	1/3,000 SF	2
Event Center	311 people	1 per 3.5 seats	89
Total			162
Supply			150
Surplus/(Deficit)			(-12)

Peak parking characteristics for the site are expected to occur during different time periods for the various uses, particularly the event center which will peak in the late evenings. Given the non overlapping peaking times, the actual parking demand on site would not be expected to exceed the available supply. Given the minimal expected deficit expected and likely non-overlapping peak times, no mitigation is proposed at this time. On-street parking is available along the west side of McKinley Street NE which could accommodate this minor deficit. Note, this deficit is only expected if the event center has a full occupancy event.

### ITE Parking Generation Estimate

Parking generation estimates for the proposed land use were also developed using the *ITE Parking Generation Manual, Fifth Edition* average peak demand rates for both a weekday and Saturday for various times throughout the day and shown in Tables 2 and 3, respectively. The expected future demand of the entire site was compared with the proposed future supply is shown to identify the expected surplus or deficit.

For the event center space, parking demand was estimated using an average vehicle occupancy of 2.5 people per vehicle. This rate is consistent with other event center studies that SRF has completed in the Twin Cities metro area. The max attendance of the event center is 311 guests. Note, the event center is not intended to have staff, rather, guests are expected to set-up/take-down and clean in the space themselves. It is expected that the event center will primarily be used on Friday and Saturday evenings after 5:00 p.m. There is potential that events will occur on weekday evenings. It is not expected that the event center will be used on weekday and weekend afternoons at this time. It is expected that the proposed development will have a peak parking demand of 135 to 138 spaces during the weekday and weekend evenings around 8:00 p.m. There would be expected to be a surplus of 12 to 15 stalls during these time periods.

**Table 2. Expected Proposed Development Parking Demand (Weekday)**

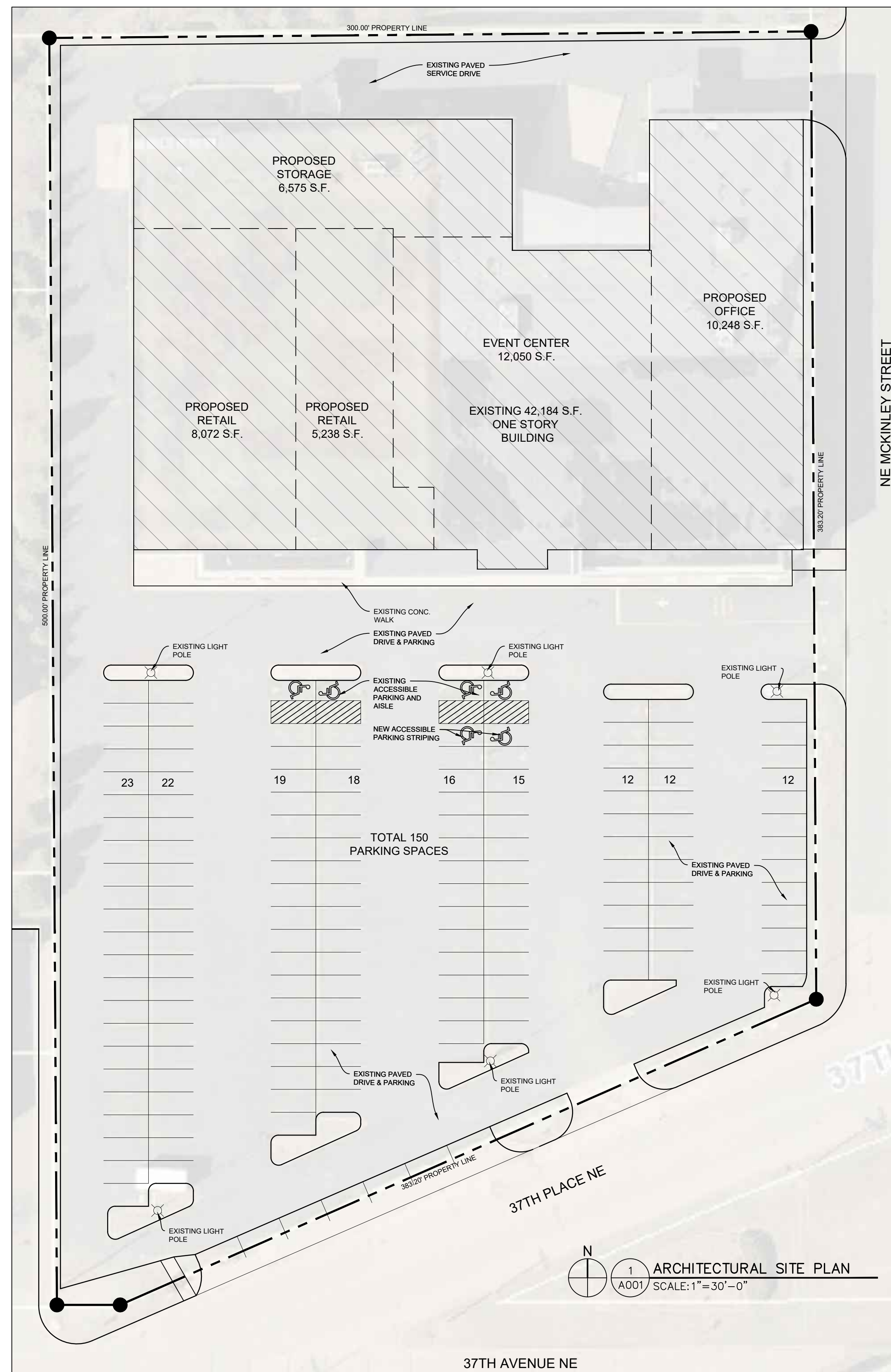
Land Use (ITE Code)	Demand by Time of Day			
	12:00 p.m.	2:00 p.m.	6:00 p.m.	8:00 p.m.
Retail (820)	16	14	13	10
Furniture Store (890)	2	2	1	1
Office (710)	21	23	5	0
Event Center	0	0	93	124
<b>Total</b>	<b>39</b>	<b>39</b>	<b>112</b>	<b>135</b>
Supply	150			
Surplus/(Deficit)	+111	+111	+38	+15

**Table 3. Expected Proposed Development Parking Demand (Saturday)**

Land Use (ITE Code)	Demand by Time of Day			
	12:00 p.m.	2:00 p.m.	6:00 p.m.	8:00 p.m.
Retail (820)	23	23	16	14
Furniture Store (890)	4	5	3	0
Office (710)	3	0	0	0
Event Center	0	0	93	124
Total	30	28	112	138
Supply	150			
Surplus/(Deficit)	+120	+122	+38	+12

# HEIGHTS GRAND BALLROOM FIT-UP

## COLUMBIA HEIGHTS, MINNESOTA



SHEET INDEX
ARCHITECTURAL
A001 SITE PLAN, ZONING INFO., SHEET INDEX
A002 CODE PLAN, CODE ANALYSIS
A091 DEMOLITION PLANS, NOTES
A101 FLOOR PLAN, WALL TYPES, NOTES

ZONING INFORMATION
<b>PROPERTY INFORMATION</b>
2201 37TH AVENUE NE., COLUMBIA HEIGHTS, MN 55421
LOT 8, BLOCK 2, WALTONS SUNNY ACRES
ZONED - GB- GENERAL BUSINESS DISTRICT
LOT AREA - 133,294 SF (3.06 ACRES)
<b>LOT REQUIREMENTS</b>
COLUMBIA HEIGHTS ZONING CODE: 9.110
(E), (2) PERMITTED USES: -(f) PLACE OF ASSEMBLY -(r) FOOD SERVICE RESTAURANT -(cc) SHOPPING CENTER
(3) CONDITIONAL USES: -(c) BANQUET HALL
<b>PARKING REQUIREMENTS</b>
OFF-STREET PARKING: -RETAIL/ SHOPPING CENTER: 1/300 GSF = 13,310 / 300= 45 -OFFICE / PROFESSIONAL: 1/300 GSF = 10,248 / 300= 35 -EVENT HALL FULL: 30% OF BLDG. CAPACITY = 342(.30)= 103
183 PARKING SPACES REQ'D 150 PARKING SPACE PROVIDED
<b>PARKING OFF-PEAK SCHEDULE:</b>
-PROPOSED RETAIL MARKET OPERATIONAL 8AM TO 9PM DAILY WITH OFF PEAK PARKING TIME 4PM TO 6PM -PROPOSED FURNITURE STORE OPERATIONAL 10AM TO 7PM DAILY WITH OFF PEAK PARKING TIME 12PM TO 5PM SATURDAY -PROPOSED EVENT HALL OPERATIONAL 7PM TO 2AM WEEKENDS WITH PEAK PARKING TIME 9PM TO 11PM FRI - SUN. -PROPOSED OFFICE OPERATIONAL 8AM TO 6:30PM DAILY WITH PEAK PARKING TIME 9AM TO 3PM

Item 2  
**TIM STONE ARCHITECTS**  
 ATTN: TIMOTHY M. STONE  
 MAIL: 715 ELM STREET  
 ANOKA, MN 55303  
 PHONE : 701.541-9653  
 EMAIL: tstonearch@gmail.com

**COPYRIGHT:**  
 All plans, specifications, computer files, text data, notes and other documents and instruments prepared by TIMOTHY M. STONE, as instruments of service shall remain the property of TIMOTHY M. STONE. No part shall be used, copied, reproduced, or otherwise disseminated without the written consent of TIMOTHY M. STONE, including the copyright therein.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 10-7-22 REG. NO.: 58280

**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
 2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**  
 ATTN: Mohamed Adur  
 MAIL: -  
 PHONE : 612-232-3417  
 EMAIL: awadur@gmail.com

SHEET INDEX, SITE PLAN, ZONING INFORMATION

Project No.: 2336  
 Drawn By: TMS  
 Checked By: TMS  
 Date: 6-1-23

Sheet No.  
**A001**

**2020 MINNESOTA BLDG. CODE INFO.**

**PROJECT:**  
HEIGHTS GRAND BALLROOM FIT-UP  
2201 37TH AVENUE NE  
COLUMBIA HEIGHTS, MN. 55421

**APPLICABLE CODES:**  
2020 MN CONSERVATION CODE FOR EXISTING BUILDINGS  
2020 MN INTERNATIONAL BUILDING CODE  
UNIFORM PLUMBING CODE  
NATIONAL ELECTRICAL CODE  
2020 MN MECHANICAL CODE & FUEL GAS CODE  
2020 MN FIRE CODE  
AMERICANS WITH DISABILITIES ACT  
ORDINANCES OF THE CITY OF COLUMBIA HEIGHTS, MN.

**PROJECT NARRATIVE:**  
REMODEL AND IMPROVEMENTS OF APPROXIMATELY 12,050 S.F. EXISTING SINGLE STORY RETAIL SPACE INTO EVENT HALL SPACE W/ COMMERCIAL KITCHEN

EXISTING BUILDING IS ASSUMED CLASSIFIED AS TYPE IIB CONSTRUCTION AND FULLY SPRINKLED

**OCCUPANCY GROUPS CHAPTER 3**  
303.3 ASSEMBLY GROUP A-2  
-EVENT HALL

**BUILDING AREA CHAPTER 5**  
SEC. 508.3 NONSEPARATED OCCUPANCIES  
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. GROUP A-2 MOST RESTRICTIVE OCCUPANCY

SEC. 508.3.3 NO SEPARATION REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES

SEC. 506.3 FRONTAGE INCREASE  
=169'(30) + 263'-0"(30) / 432  
=12,960 / 432  
=30  
=(432 / 985 - 25) 30 / 30  
=(.44 - 25) 1  
=19% AREA INCREASE ALLOWED  
38,000(.19) = 7,220  
38,000 + 7,220 = 45,220 S.F. ALLOWABLE AREA:  
EVENT HALL = 10,250 S.F.  
RESTAURANT = 10,248 S.F.  
RETAIL MARKET = 21,607 S.F.  
EXISTING BUILDING AREA = APPROXIMATELY 42,105 S.F.

**ACCESSORY AND INCIDENTAL USES CHAPTER 5**  
SEC. 508.2.4 SEPARATION OF OCCUPANCIES NOT REQ'D BETWEEN ACCESSORY AND MAIN OCCUPANCY

SEC. 509 SHALL COMPLY

**CONSTRUCTION TYPE CHAPTER 6 (TABLE 601 & 602)**  
EXISTING BUILDING CONSTRUCTION IS CLASSIFIED AS TYPE IIB

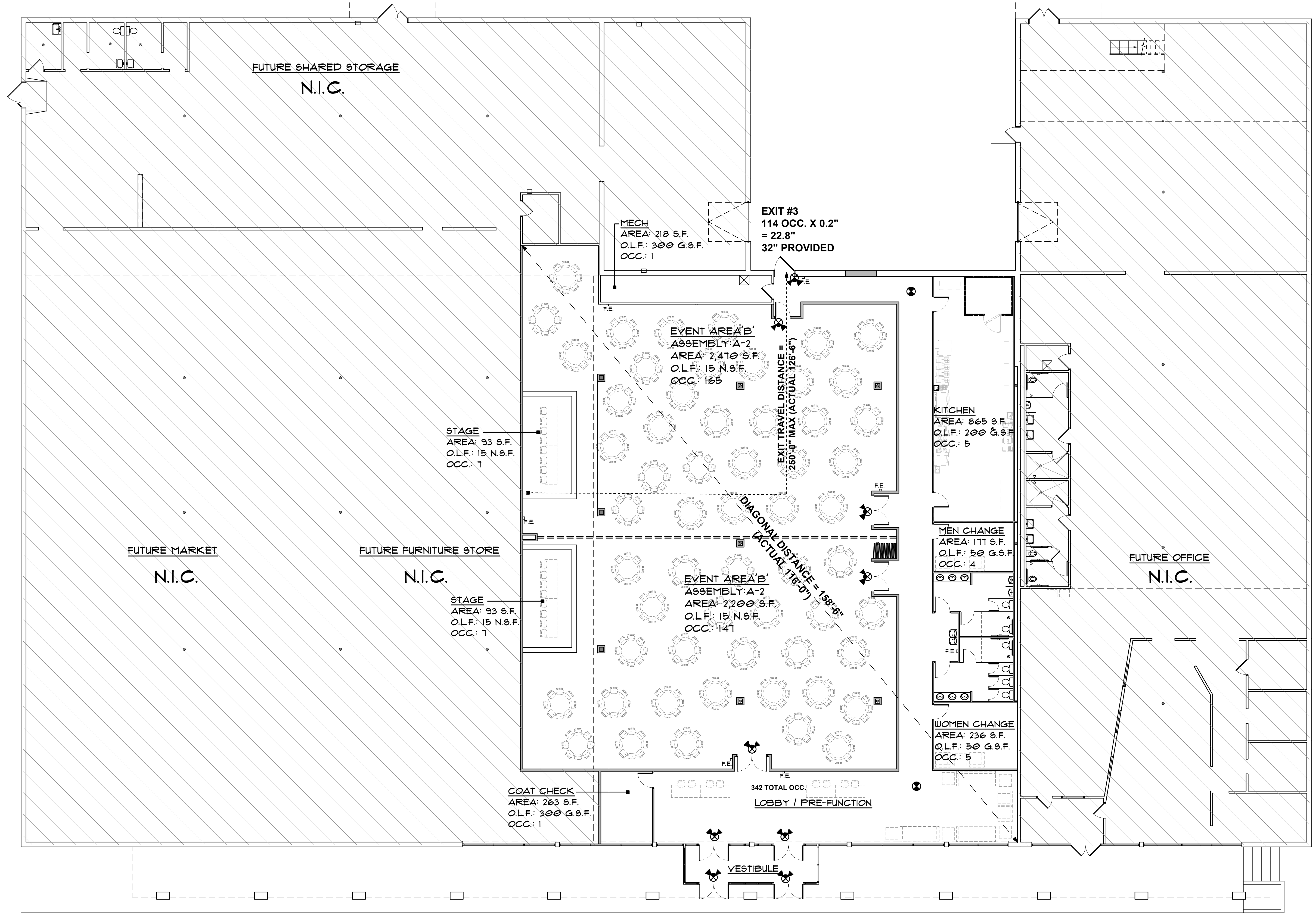
**FIRE & SMOKE PROTECTION CHAPTER 7**  
TABLE 601 & 602

**FIRE PROTECTION SYSTEMS CHAPTER 9**  
EXISTING BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 903.3.1.1  
AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE INSTALLED IN COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM

**OCCUPANCY LOAD FACTORS CHAPTER 10 (TABLE 1004.1.2)**  
EVENT HALL:  
ASSEMBLY AREAS 15 N.S.F. PER OCC. = 3 OCC.  
CHANGING ROOM 50 G.S.F. PER OCC. = 200 OCC.  
STAGE 15 N.S.F. PER OCC. = 20 OCC.  
MECH / STORAGE AREAS 300 G.S.F. PER OCC. = 1 OCC.  
TOTAL OCCUPANTS = 342

**EGRESS REQUIREMENTS CHAPTER 10**  
- SEC. 1005 EGRESS WIDTH CALC'S  
226 OCC.(2) = 45'2" EGRESS WIDTH REQ'D (SEE PLAN FOR EACH SPACE CALC)  
- TABLE 1006.2.1 MAX. COMMON PATH OF TRAVEL 75'-0"  
- 1007 EXIT DOORWAY CONFIGURATION (SEE PLAN FOR EACH SPACE CALC)  
- SECTION 1008 MEANS OF EGRESS ILLUMINATION WILL COMPLY  
- TABLE 1017.2 MAX. EXIT TRAVEL DISTANCE 250'-0" WITH A SPRINKLER (SEE PLAN)  
- 1020.4 DEAD ENDS EXCEPT. 2

**PLUMBING FIXTURES CHAPTER 29**  
TABLE 2902.1 MINIMUMS  
GROUP A-2 (EVENT HALL): 342 OCCUPANTS / 2 = 171 MEN 171 WOMEN  
-WATER CLOSETS: (1 PER 75) 5 REQ'D; 8 PROVIDED  
-LAVATORIES: (1 PER 75) 5 REQ'D; 6 PROVIDED  
-DRINKING FOUNTAIN (1 PER 500) 1 REQ'D; 2 PROVIDED  
-SERVICE SINK 1 REQ'D; 1 PROVIDED



N  
2 CODE PLAN  
A001 SCALE: 3/32"=1'-0" 42,105 S.F.

**PLAN LEGEND**

EXIT SIGN W/ EMERGENCY LIGHT  
EMERGENCY LIGHT PACK  
EXIT TRAVEL  
FIRE EXTINGUISHER  
EXIT SIGN

**EXIT #2**  
114 OCC. X 0.2" = 22.8"  
68" PROVIDED

**EXIT #1**  
114 OCC. X 0.2" = 22.8"  
68" PROVIDED

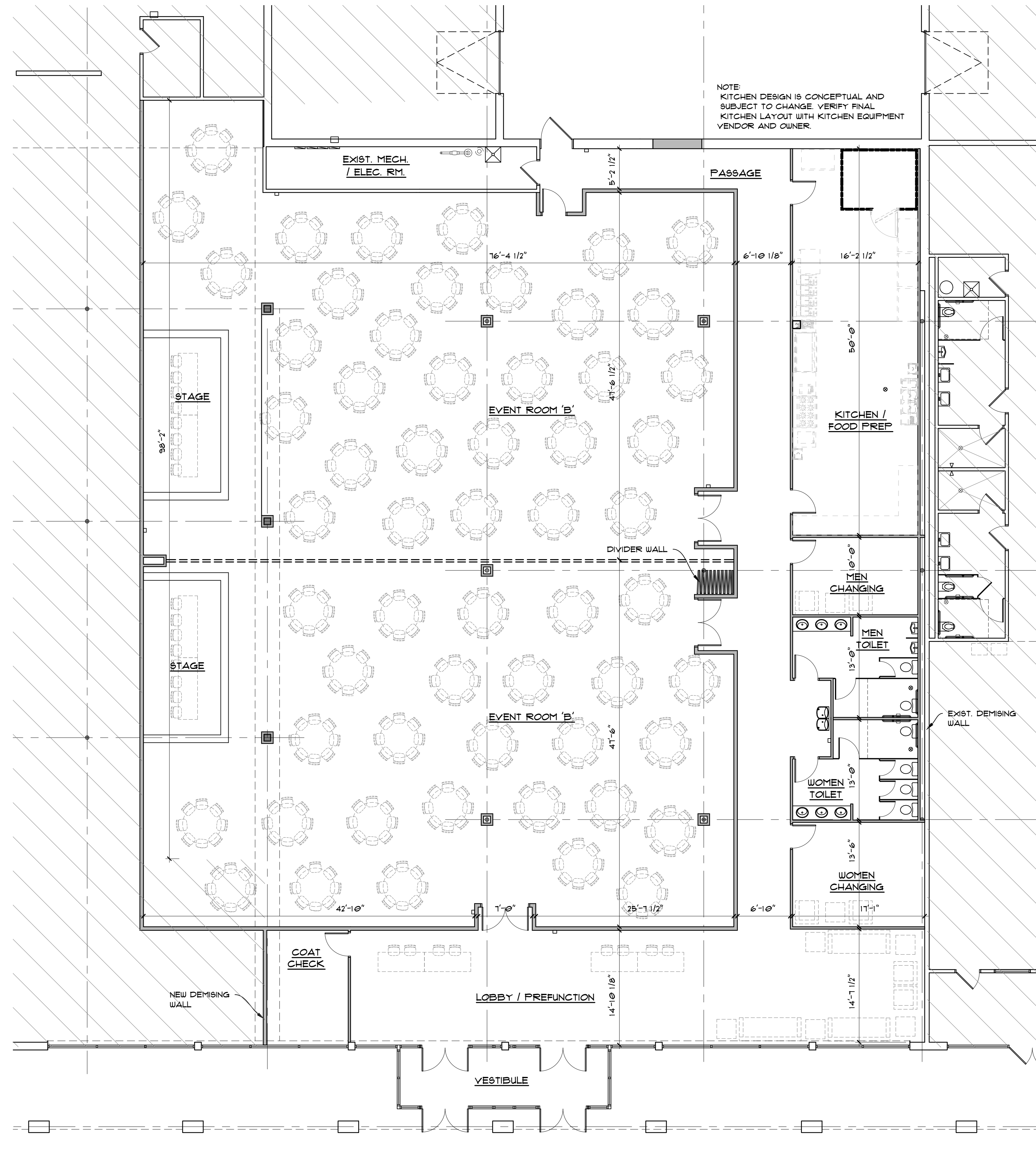
**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**  
ATTN: Mohamed Adur  
MAIL: -  
PHONE : 612-232-3417  
EMAIL: awadur@gmail.com

CODE INFO, CODE PLAN

Project No.: 2336  
Drawn By: TMS  
Checked By: TMS  
Date: 6-1-23

Sheet No.  
**A002**



NOTE:  
KITCHEN DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE. VERIFY FINAL KITCHEN LAYOUT WITH KITCHEN EQUIPMENT VENDOR AND OWNER.

**GENERAL NOTES**

1. MATERIAL OR INSTRUCTION NOTES SHALL APPLY TO ALL OTHER LIKE CONDITIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS.
3. CONTRACTOR SHALL VERIFY ALL ACCESS ROUTES AND STAGING AREAS WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES & STANDARDS. SPECIFICATIONS OF ALL STATE & LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION IN THIS LOCALITY.
5. WHERE ANY EXISTING WORK IS DAMAGED OR ALTERED IN ANY WAY, AND IF SAME DID NOT REQUIRE ALTERATIONS, CONTRACTOR SHALL REPAIR AND REFINISH SAME AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST.
6. ALL WORK MUST BE PERFORMED IN SUCH A WAY AS TO MINIMIZE INTERFERENCE WITH EXISTING STREETS. CLEAN UP DEBRIS AS IT ACCUMULATES. ARRANGE AND STORE MATERIALS FOR CONSTRUCTION IN A NEAT AND ORDERLY MANNER NOT INTERFERING WITH TRAFFIC ON STREETS, SIDEWALKS OR CIRCULATION AROUND CONSTRUCTION AREA.
7. PROVIDE APPROPRIATE FIRE STOPPING SYSTEM WHERE MECHANICAL & ELECTRICAL PENETRATE FLOORS, PARTY WALLS, CORRIDOR OR OTHER RATED WALLS ASSEMBLIES.
8. SEE CIVIL AND STRUCTURAL DRAWINGS FOR RESPECTIVE WORK.
9. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL AND MECHANICAL WORK WITH ELEC. AND MECH. CONTRACTOR(S). VERIFY ANY DISCREPANCIES WITH OWNER / ARCHITECT
10. ALL INTERIOR WALLS ARE 2X4 STEEL STUD WALL UNLESS OTHERWISE NOTED ARE DIMENSIONED TO FACE OF STUD.
12. PROVIDE SOUND BATTS AT BATHROOMS, CONFERENCE AREAS & MECHANICAL ROOMS.
13. PROVIDE BLOCKING FOR HANDRAILS, GUARDRAILS, MIRRORS, CASEWORK ETC.
14. VERIFY ALL FINAL CASEWORK DESIGN / LAYOUT WITH OWNER.
15. TOILET AND CASEWORK ELEVATIONS ARE DIMENSIONED TO FACE OF FINISH WALL

FLOOR PLAN  
SCALE: 1/8"=1'-0"

**PLAN LEGEND**  
EXISTING WALLS  
NEW WALLS

**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**  
ATTN: Mohamed Adur  
MAIL: -  
PHONE : 612-232-3417  
EMAIL: awadur@gmail.com

FLOOR PLAN,  
WALL TYPES, NOTES

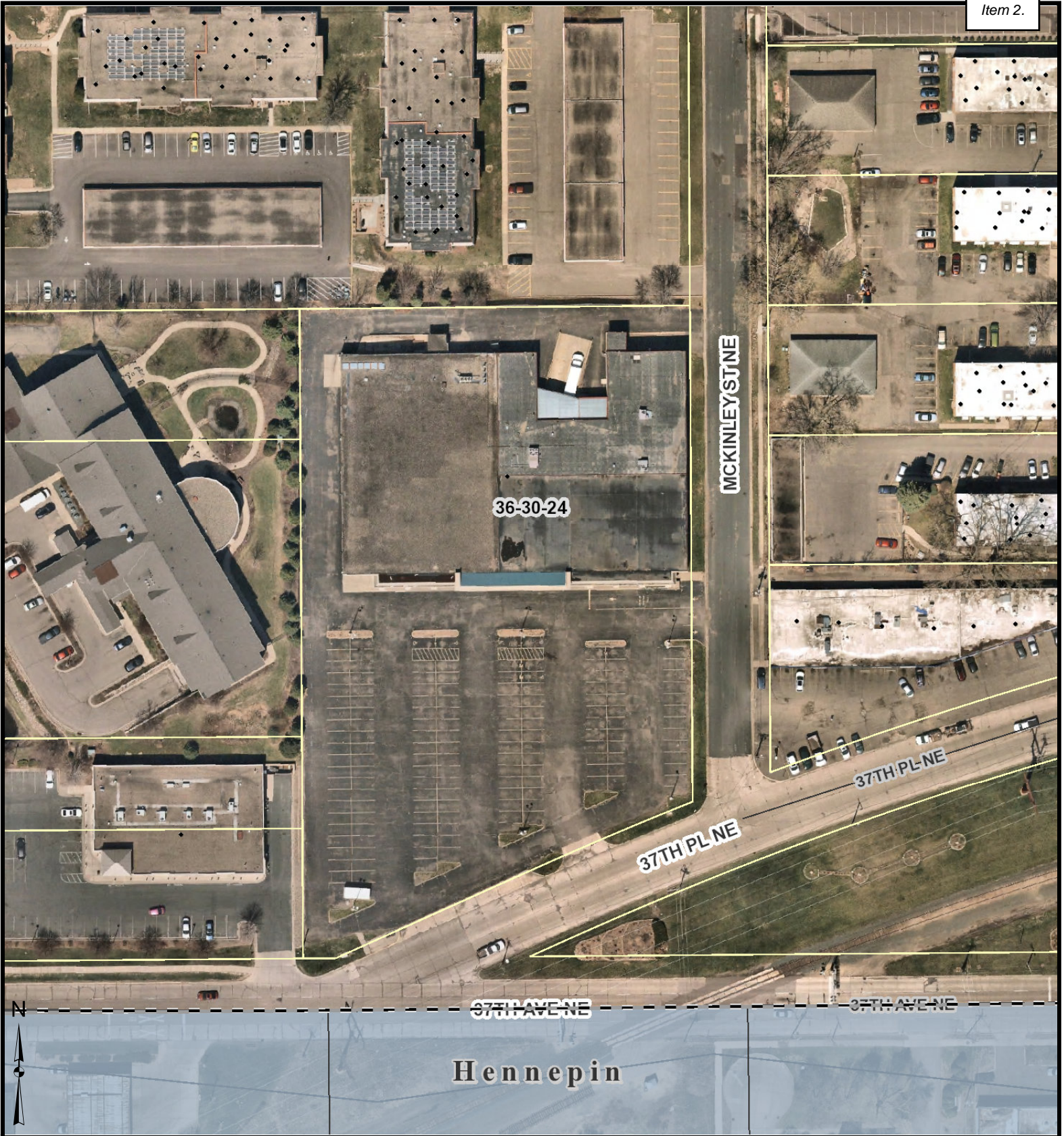
Project No.: 2336  
Drawn By: TMS  
Checked By: TMS  
Date: 6-1-23

Sheet No.  
**A101**



# Anoka County Parcel Viewer

Item 2.



**Parcel Information:**

36-30-24-44-0014  
2201 37TH AVE NE  
COLUMBIA HEIGHTS  
MN 55421

Approx. Acres: 3.06

Commissioner: MANDY MEISNER

Plat: WALTONS SUNNY ACRES 2ND ADDITION

**Owner Information:**

AM BUSINESS CENTER LLC  
2201 37TH AVE  
COLUMBIA HEIGHTS  
MN  
55421



# COLUMBIA HEIGHTS

Community Development Department  
590 40<sup>th</sup> Ave. NE, Columbia Heights, MN 55421

## NON-RESIDENTIAL - CONDITIONAL USE PERMIT APPLICATION ORDINANCE NO. 9.104 (H)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

### PROPERTY INFORMATION

Project Address/Location: 2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

Legal Description of property: \_\_\_\_\_

Present use of property: MERCANTILE / RETAIL / OFFICE

Proposed conditional use of property: \_\_\_\_\_

### PROPERTY OWNER (As it appears on property title):

Company/Individual (please print): MOHAMED ABDULLE

Contact Person (please print): MOHAMED ABDULLE

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: 612-396-3762 Cell Phone: \_\_\_\_\_

E-mail Address: mabdulle08@gmail.com

Signature/Date: MOHAMED ABDULLE JUNE 5TH, 2023

### APPLICANT:

Company/Individual (please print): MOHAMED ADUR

Contact Person (please print): MOHAMED ADUR/ ABDUL SALAH

Mailing Address: 5951 UNIVERSITY AVENUE NE #208

City: FRIDLEY State: MN. Zip: 55432

Daytime Phone: 763-352-3607 Cell Phone: \_\_\_\_\_

E-mail Address: awcadur@gmail.com

Signature/Date: MOHAMED ADUR JUNE 5TH, 2023

## **Project Narrative - Columbia Center Remodel**

**Date:** June 5th, 2023

### **Overall:**

The proposed Heights Grand Ballroom event space fit-up, is approximately 12,050 s.f. fit-up in the existing single story 42,000 s.f. existing vacant retail building and intended to be (1) of (4) separate tenant spaces which the other future space uses are proposed to be, 8,000s.f. retail (Grocery market), 5,200 s.f. , furniture sales (retail). , and 10,200 s.f. office space.

The future retail market will provide a deli, groceries, fruits and vegetables, snacks, cleaning supplies etc. and operate between 8am and 9pm, 7 days a week.

The proposed event hall with, 900 s.f. kitchen prep area, will provide assembly space for primarily, weddings, receptions, and similar events. The tenant of the event hall plans to provide private security at all proposed events to help facilitate and maintain all event space policies and remind guest of all local ordinances and proposes to operate primarily on the weekends between 7pm - 2am

The proposed furniture store will primarily retail furniture items Monday through Saturday, 10am – 7pm.

The proposed office space is to be used for business commerce and expected use is Monday through Saturday, 8am – 6:30pm.

The existing site and proposed event hall is compliant with all allowed land use requirements with the city of Columbia Heights, MN.

### **Site parking:**

The required parking for the proposed use is 183 parking spaces, of which the existing site has 150 parking space with no opportunity for additional parking spaces.

The owner of the proposed property is confident the off-peak parking between the new tenants spaces use will be more than accommodating for the proposed uses and is in belief of this idea from his previous experience with similar retail ownership and the idea the event hall peak demand parking will be weekend evenings (Friday and Saturdays), where at the similar time the retail and office spaces will have low parking demand.

During the weekdays, the retail and offices will have more demand and the event space will have zero to very low demand.



## DRAFT Memorandum

SRF No. 16252.00

**To:** Mohamed Abdulle  
Gateway Business Group, Inc

**From:** Tom Sachi, PE, Project Manager

**Date:** June 5, 2023

**Subject:** Columbia Center Redevelopment Parking Study

### Introduction

SRF has completed a parking study for the proposed redevelopment of the Columbia Center located in the northwest quadrant of the 37th Place NE and McKinley Street NE intersection in Columbia Heights, MN. The main objectives of this study are to identify expected parking demand of the redevelopment, determine if the existing parking supply is sufficient to meet the expected future demand, and identify potential parking opportunities, if necessary. The following sections provide the assumptions, analysis, and study conclusions offered for consideration.

### Proposed Development

The proposed development, shown in the attached Site Plan, includes an approximately 12,505 square foot (SF) event center, 8,072 SF retail store, 5,238 SF furniture store, a 10,248 SF office space, and 6,575 SF of storage space. Parking generation estimates for the proposed land use were developed using the *ITE Parking Generation Manual, Fifth Edition* average peak demand rates for both a weekday and Saturday for various times throughout the day and shown in Table 1 and 2, respectively. The expected future demand of the entire site was compared with the proposed future supply is shown to identify the expected surplus or deficit.

For the event center space, parking demand was estimated using an average vehicle occupancy of 2.5 people per vehicle. This rate is consistent with other event center studies that SRF has completed in the Twin Cities metro area. The max attendance of the event center is 342 guests. Note, the event center is not intended to have staff, rather, guests are expected to set-up/take-down and clean in the space themselves. It is expected that the event center will primarily be used on Friday and Saturday evenings after 5:00 p.m. There is potential that events will occur on weekday evenings. It is not expected that the event center will be used on weekday and weekend afternoons at this time.

**Table 1. Expected Proposed Development Parking Demand (Weekday)**

Land Use (ITE Code)	Demand by Time of Day			
	12:00 p.m.	2:00 p.m.	6:00 p.m.	8:00 p.m.
Retail (820)	16	14	13	10
Furniture Store (890)	2	2	1	1
Office (710)	21	23	5	0
Event Center	0	0	103	137
Total	39	39	122	148
Supply	150			
Surplus/(Deficit)	+111	+111	+28	+2

**Table 2. Expected Proposed Development Parking Demand (Saturday)**

Land Use (ITE Code)	Demand by Time of Day			
	12:00 p.m.	2:00 p.m.	6:00 p.m.	8:00 p.m.
Retail (820)	23	23	16	14
Furniture Store (890)	4	5	3	0
Office (710)	3	0	0	0
Event Center	0	0	103	137
Total	30	28	122	151
Supply	150			
Surplus/(Deficit)	+120	+122	+28	(-1)

It is expected that the proposed development will have a peak parking demand of 148 to 151 spaces during the weekday and weekend evenings around 8:00 p.m. On the weekend evening, it is expected that there would be a parking deficit of one (1) parking stall. During the weekday evenings, it is expected that there will be a surplus of two (2) parking stalls. During all remaining times of the day on weekdays and weekends, there is expected to be a surplus between 28 to 122 parking stalls. Given the minimal expected deficit expected (i.e. one (1) stall), no mitigation is proposed at this time. On-street parking is available along the west side of McKinley Street NE which could accommodate this minor deficit. Note, this deficit is only expected if the event center has a full occupancy event.

## City Code Parking Review

In addition to reviewing the anticipated parking demand via ITE and historical parking studies, SRF completed a review of the City Parking Code and used a time of day shared parking reduction estimate to City Code from the City of Wayzata, MN. The time of day parking code review is shown in Table 3. Note, the City of Wayzata Parking time of day shared parking information is attached below. This shared parking approach is included given that the expected land uses are not expected to peak during the same time of day and can help reduce over building parking. Note, the event center is expected to peak similar to the restaurant land use. Using the shared time of day parking approach, there is expected to be a surplus between two (2) to 29 parking stalls on site.

**Table 3. City Code Shared Parking**

Land Use	City Code Required	Shared Demand by Time of Day			
		Weekday		Weekend	
		12:00 a.m. to 6:00 p.m.	6:00 p.m. to 12:00 a.m.	12:00 a.m. to 6:00 p.m.	6:00 p.m. to 12:00 a.m.
Retail	45	41	27	45	27
Office	35	35	18	4	0
Event Center <sup>(1)</sup>	103	72	103	72	103
<b>Total</b>	<b>183</b>	<b>148</b>	<b>148</b>	<b>121</b>	<b>130</b>
Supply		150			
Surplus/(Deficit)	(-33)	+2	+2	+29	+20

(1) Expected to be similar to a restaurant land use

Wayzata Time of Day Shared Parking Code

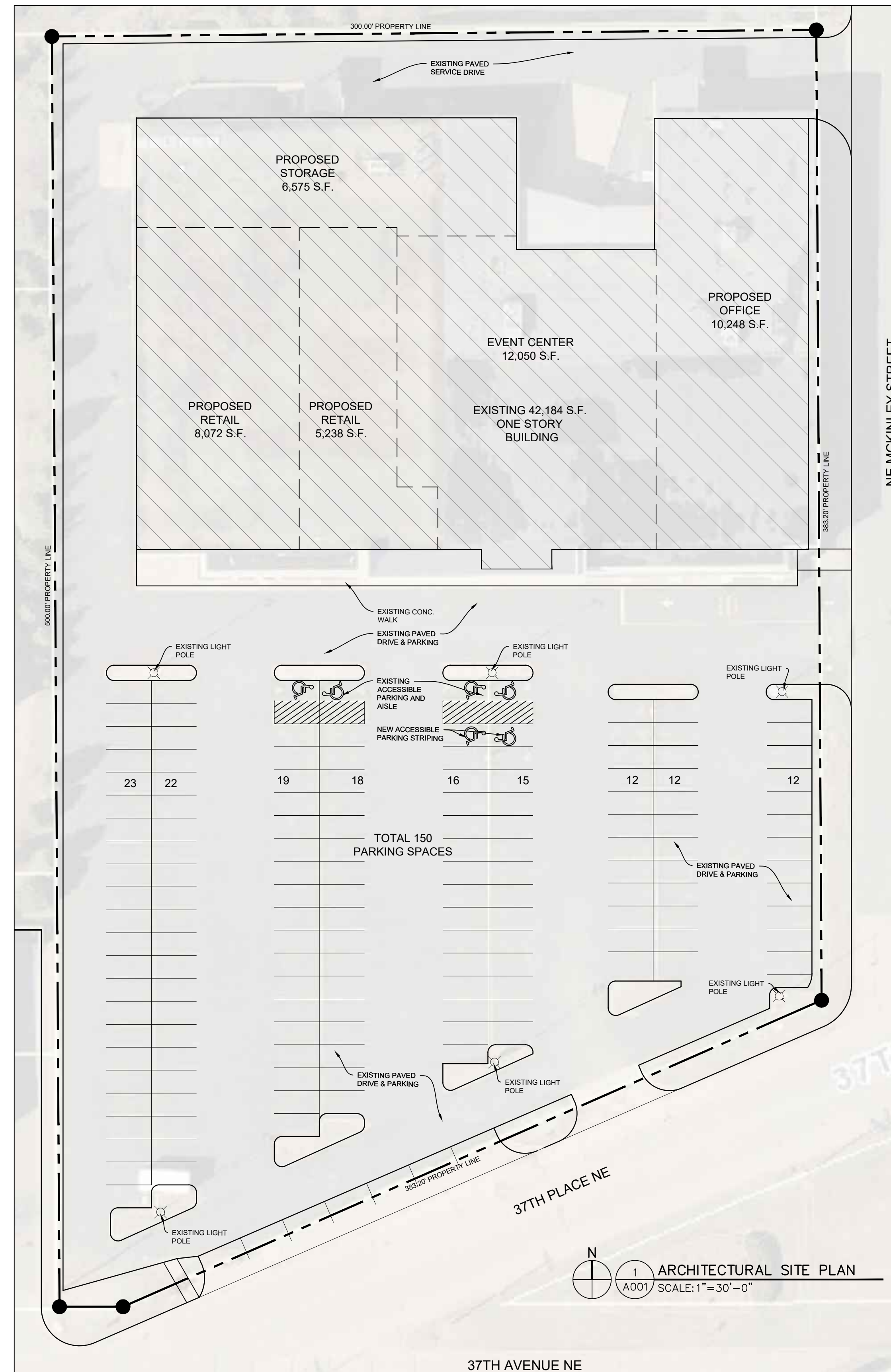
4/13/23, 11:42 AM

Wayzata, MN Code of Ordinances

Land Use	Weekday			Weekend		
	12:00 Midnight —7.00 a.m.	7.00 a.m. — 6.00 p.m.	6.00 p.m. —12:00 Midnight	12:00 Midnight —7.00 a.m.	7.00 a.m. — 6.00 p.m.	6.00 p.m. —12:00 Midnight
Office	5%	100%	5%	0%	10%	0%
Restaurant	10%	70%	100%	20%	70%	100%
Retail	0%	90%	60%	0%	100%	60%
Government	0%	100%	40%	0%	40%	25%
Multiple Family Residential	100%	60%	100%	100%	75%	100%

# HEIGHTS GRAND BALLROOM FIT-UP

## COLUMBIA HEIGHTS, MINNESOTA



SHEET INDEX
ARCHITECTURAL
A001 SITE PLAN, ZONING INFO., SHEET INDEX
A002 CODE PLAN, CODE ANALYSIS
A091 DEMOLITION PLANS, NOTES
A101 FLOOR PLAN, WALL TYPES, NOTES

ZONING INFORMATION
<b>PROPERTY INFORMATION</b>
2201 37TH AVENUE NE., COLUMBIA HEIGHTS, MN 55421
LOT 8, BLOCK 2, WALTONS SUNNY ACRES
ZONED - GB- GENERAL BUSINESS DISTRICT
LOT AREA - 133,294 SF (3.06 ACRES)
<b>LOT REQUIREMENTS</b>
COLUMBIA HEIGHTS ZONING CODE: 9.110
(E), (2) PERMITTED USES: -(f) PLACE OF ASSEMBLY -(r) FOOD SERVICE RESTAURANT -(cc) SHOPPING CENTER
(3) CONDITIONAL USES: -(c) BANQUET HALL
<b>PARKING REQUIREMENTS</b>
OFF-STREET PARKING: -RETAIL/ SHOPPING CENTER: 1/300 GSF = 13,310 / 300= 45 -OFFICE / PROFESSIONAL: 1/300 GSF = 10,248 / 300= 35 -EVENT HALL FULL: 30% OF BLDG. CAPACITY = 342(.30)= 103
183 PARKING SPACES REQ'D 150 PARKING SPACE PROVIDED
<b>PARKING OFF-PEAK SCHEDULE:</b>
-PROPOSED RETAIL MARKET OPERATIONAL 8AM TO 9PM DAILY WITH OFF PEAK PARKING TIME 4PM TO 6PM -PROPOSED FURNITURE STORE OPERATIONAL 10AM TO 7PM DAILY WITH OFF PEAK PARKING TIME 12PM TO 5PM SATURDAY -PROPOSED EVENT HALL OPERATIONAL 7PM TO 2AM WEEKENDS WITH PEAK PARKING TIME 9PM TO 11PM FRI - SUN. -PROPOSED OFFICE OPERATIONAL 8AM TO 6:30PM DAILY WITH PEAK PARKING TIME 9AM TO 3PM

Item 2  
**TIM STONE ARCHITECTS**  
 ATTN: TIMOTHY M. STONE  
 MAIL: 715 ELM STREET  
 ANOKA, MN 55303  
 PHONE : 701.541-9653  
 EMAIL: tstonearch@gmail.com

**COPYRIGHT:**  
 All plans, specifications, computer files, text data, notes and other documents and instruments prepared by TIMOTHY M. STONE, as instruments of service shall remain the property of TIMOTHY M. STONE. No part of this document shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of TIMOTHY M. STONE.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 10-7-22 REG. NO.: 58280

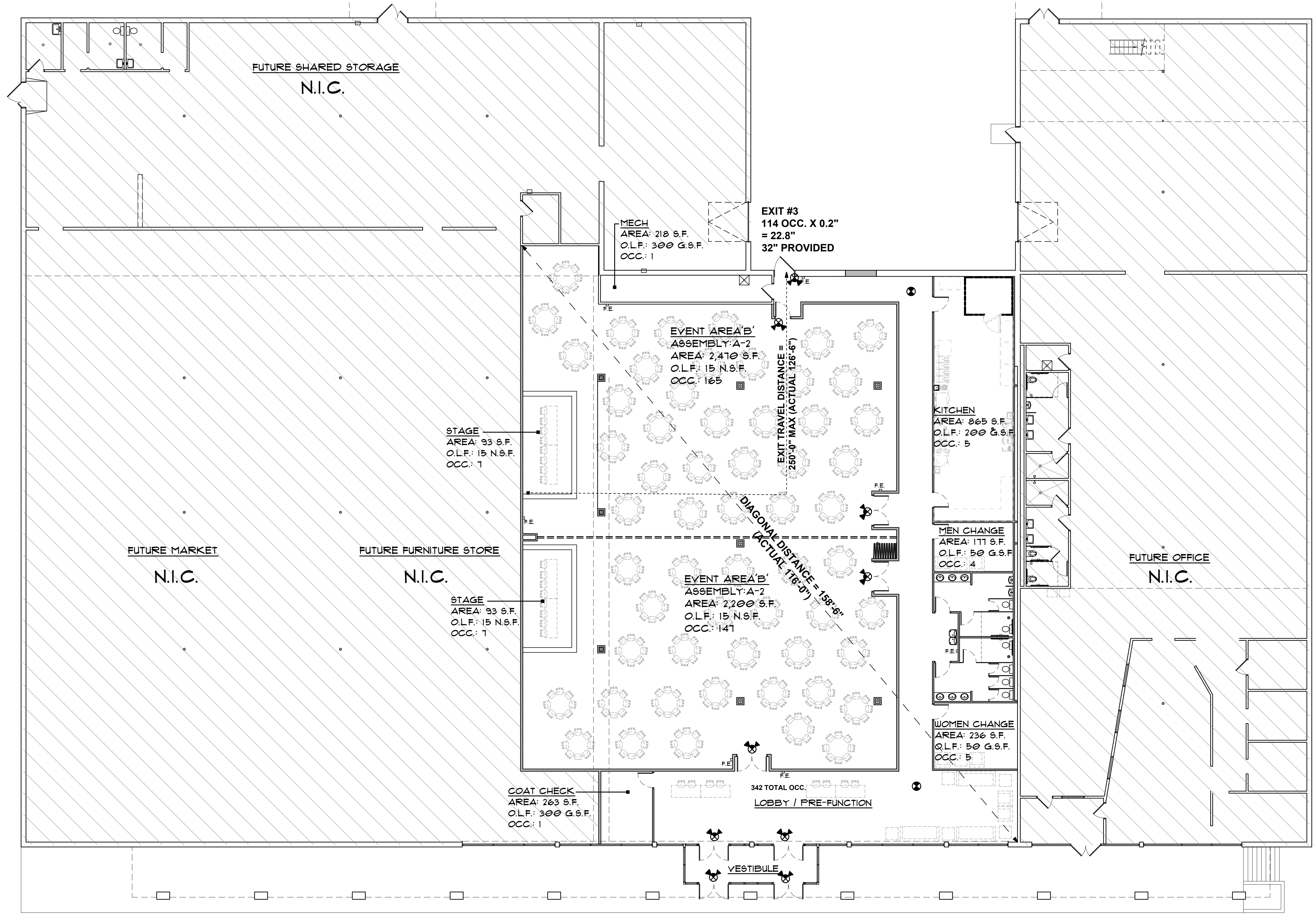
**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
 2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**  
 ATTN: Mohamed Adur  
 MAIL: -  
 PHONE : 612-232-3417  
 EMAIL: awadur@gmail.com

SHEET INDEX, SITE PLAN, ZONING INFORMATION

Project No.: 2336  
 Drawn By: TMS  
 Checked By: TMS  
 Date: 6-1-23

Sheet No.  
**A001**



**2020 MINNESOTA BLDG. CODE INFO.**

**PROJECT:**  
HEIGHTS GRAND BALLROOM FIT-UP  
2201 37TH AVENUE NE  
COLUMBIA HEIGHTS, MN. 55421

**APPLICABLE CODES:**  
2020 MN CONSERVATION CODE FOR EXISTING BUILDINGS  
2020 MN INTERNATIONAL BUILDING CODE  
UNIFORM PLUMBING CODE  
NATIONAL ELECTRICAL CODE  
2020 MN MECHANICAL CODE & FUEL GAS CODE  
2020 MN FIRE CODE  
AMERICANS WITH DISABILITIES ACT  
ORDINANCES OF THE CITY OF COLUMBIA HEIGHTS, MN.

**PROJECT NARRATIVE:**  
REMODEL AND IMPROVEMENTS OF APPROXIMATELY 12,050 S.F. EXISTING SINGLE STORY RETAIL SPACE INTO EVENT HALL SPACE W/ COMMERCIAL KITCHEN

EXISTING BUILDING IS ASSUMED CLASSIFIED AS TYPE IIB CONSTRUCTION AND FULLY SPRINKLED

**OCCUPANCY GROUPS CHAPTER 3**  
303.3 ASSEMBLY GROUP A-2  
-EVENT HALL

**BUILDING AREA CHAPTER 5**  
SEC. 508.3 NONSEPARATED OCCUPANCIES  
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. GROUP A-2 MOST RESTRICTIVE OCCUPANCY

SEC. 508.3.3 NO SEPARATION REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES

SEC. 506.3 FRONTAGE INCREASE  
=169'(30) + 263'-0"(30) / 432  
=12,960 / 432  
=30  
=(432 / 985 - 25) 30 / 30  
=(.44 - 25) 1  
=19% AREA INCREASE ALLOWED  
38,000(.19) = 7,220  
38,000 + 7,220 = 45,220 S.F. ALLOWABLE AREA:  
EVENT HALL = 10,250 S.F.  
RESTAURANT = 10,248 S.F.  
RETAIL MARKET = 21,607 S.F.  
EXISTING BUILDING AREA = APPROXIMATELY 42,105 S.F.

**ACCESSORY AND INCIDENTAL USES CHAPTER 5**  
SEC. 508.2.4 SEPARATION OF OCCUPANCIES NOT REQ'D BETWEEN ACCESSORY AND MAIN OCCUPANCY

SEC. 509 SHALL COMPLY

**CONSTRUCTION TYPE CHAPTER 6 (TABLE 601 & 602)**  
EXISTING BUILDING CONSTRUCTION IS CLASSIFIED AS TYPE IIB

**FIRE & SMOKE PROTECTION CHAPTER 7**  
TABLE 601 & 602

**FIRE PROTECTION SYSTEMS CHAPTER 9**  
EXISTING BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 903.3.1.1  
AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE INSTALLED IN COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM

**OCCUPANCY LOAD FACTORS CHAPTER 10 (TABLE 1004.1.2)**  
EVENT HALL:  
ASSEMBLY AREAS 15 N.S.F. PER OCC. = 3 OCC.  
CHANGING ROOM 50 G.S.F. PER OCC. = 200 OCC.  
STAGE 15 N.S.F. PER OCC. = 20 OCC.  
MECH / STORAGE AREAS 300 G.S.F. PER OCC. = 1 OCC.  
TOTAL OCCUPANTS = 342

**EGRESS REQUIREMENTS CHAPTER 10**  
- SEC. 1005 EGRESS WIDTH CALC'S  
226 OCC.(2) = 45'2" EGRESS WIDTH REQ'D (SEE PLAN FOR EACH SPACE CALC)  
- TABLE 1006.2.1 MAX. COMMON PATH OF TRAVEL 75'-0"  
- 1007 EXIT DOORWAY CONFIGURATION (SEE PLAN FOR EACH SPACE CALC)  
- SECTION 1008 MEANS OF EGRESS ILLUMINATION WILL COMPLY  
- TABLE 1017.2 MAX. EXIT TRAVEL DISTANCE 250'-0" WITH A SPRINKLER (SEE PLAN)  
- 1020.4 DEAD ENDS EXCEPT. 2

**PLUMBING FIXTURES CHAPTER 29**  
TABLE 2902.1 MINIMUMS  
GROUP A-2 (EVENT HALL): 342 OCCUPANTS / 2 = 171 MEN 171 WOMEN  
-WATER CLOSETS: (1 PER 75) 5 REQ'D; 8 PROVIDED  
-LAVATORIES: (1 PER 75) 5 REQ'D; 6 PROVIDED  
-DRINKING FOUNTAIN (1 PER 500) 1 REQ'D; 2 PROVIDED  
-SERVICE SINK 1 REQ'D; 1 PROVIDED

**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**

ATTN: Mohamed Adur  
MAIL: -  
PHONE : 612-232-3417  
EMAIL: awadur@gmail.com

CODE INFO, CODE PLAN

Project No.: 2336  
Drawn By: TMS  
Checked By: TMS  
Date: 6-1-23

Sheet No.  
**A002**

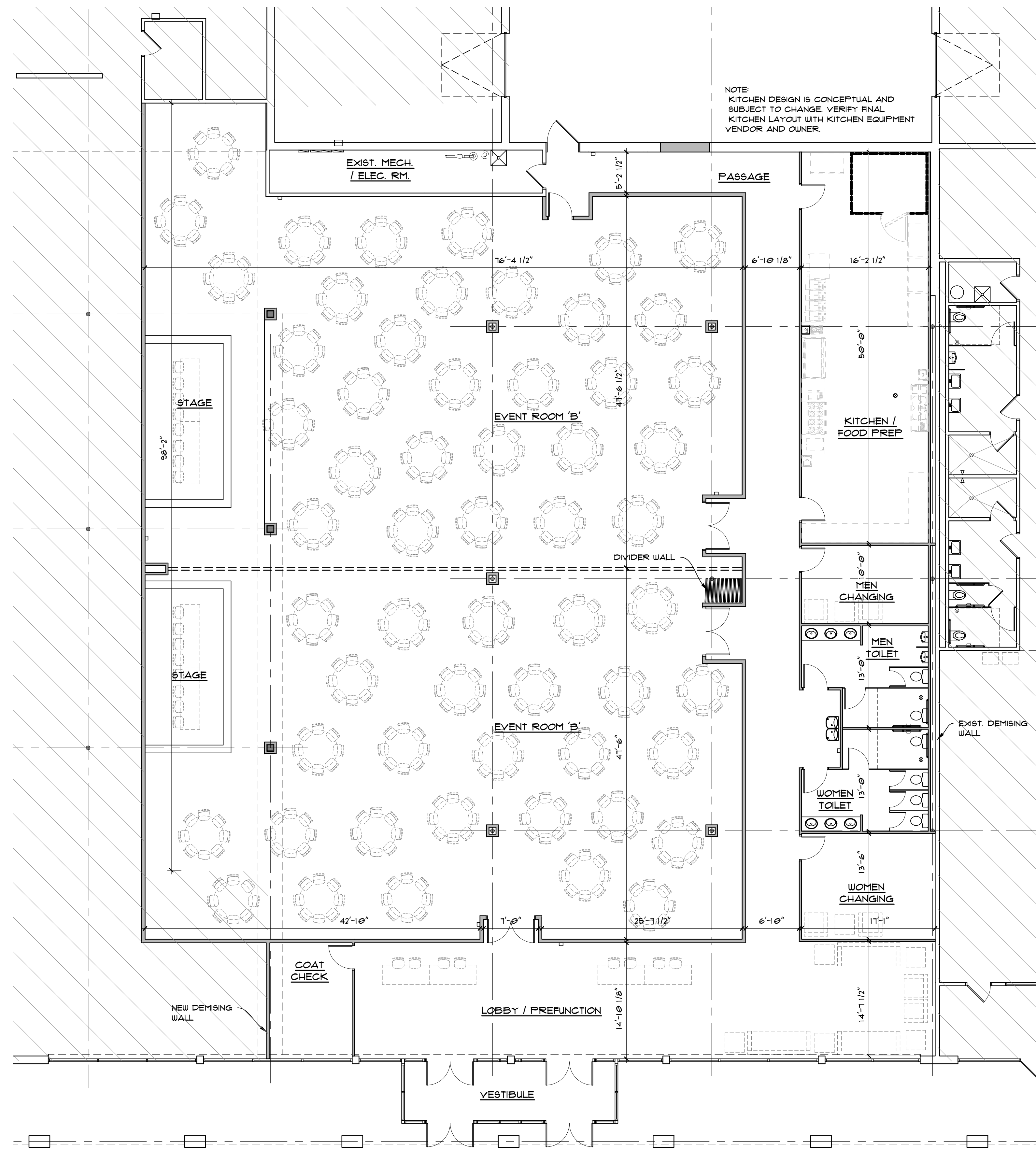
N  
2 CODE PLAN  
A001 SCALE: 3/32"=1'-0" 42,105 S.F.

**PLAN LEGEND**  
EXIT SIGN W/ EMERGENCY LIGHT  
EMERGENCY LIGHT PACK  
EXIT TRAVEL  
FIRE EXTINGUISHER  
EXIT SIGN  
F.E.  
F.E.

**EXIT #2**  
114 OCC. X 0.2" = 22.8"  
68" PROVIDED

**EXIT #1**  
114 OCC. X 0.2" = 22.8"  
68" PROVIDED





NOTE:  
KITCHEN DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE. VERIFY FINAL KITCHEN LAYOUT WITH KITCHEN EQUIPMENT VENDOR AND OWNER.

**GENERAL NOTES**

1. MATERIAL OR INSTRUCTION NOTES SHALL APPLY TO ALL OTHER LIKE CONDITIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS.
3. CONTRACTOR SHALL VERIFY ALL ACCESS ROUTES AND STAGING AREAS WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES & STANDARDS. SPECIFICATIONS OF ALL STATE & LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION IN THIS LOCALITY.
5. WHERE ANY EXISTING WORK IS DAMAGED OR ALTERED IN ANY WAY, AND IF SAME DID NOT REQUIRE ALTERATIONS, CONTRACTOR SHALL REPAIR AND REFINISH SAME AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST.
6. ALL WORK MUST BE PERFORMED IN SUCH A WAY AS TO MINIMIZE INTERFERENCE WITH EXISTING STREETS. CLEAN UP DEBRIS AS IT ACCUMULATES. ARRANGE AND STORE MATERIALS FOR CONSTRUCTION IN A NEAT AND ORDERLY MANNER NOT INTERFERING WITH TRAFFIC ON STREETS, SIDEWALKS OR CIRCULATION AROUND CONSTRUCTION AREA.
7. PROVIDE APPROPRIATE FIRE STOPPING SYSTEM WHERE MECHANICAL & ELECTRICAL PENETRATE FLOORS, PARTY WALLS, CORRIDOR OR OTHER RATED WALLS ASSEMBLIES.
8. SEE CIVIL AND STRUCTURAL DRAWINGS FOR RESPECTIVE WORK.
9. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL AND MECHANICAL WORK WITH ELEC. AND MECH. CONTRACTOR(S). VERIFY ANY DISCREPANCIES WITH OWNER / ARCHITECT
10. ALL INTERIOR WALLS ARE 2X4 STEEL STUD WALL UNLESS OTHERWISE NOTED ARE DIMENSIONED TO FACE OF STUD.
12. PROVIDE SOUND BATTS AT BATHROOMS, CONFERENCE AREAS & MECHANICAL ROOMS.
13. PROVIDE BLOCKING FOR HANDRAILS, GUARDRAILS, MIRRORS, CASEWORK ETC.
14. VERIFY ALL FINAL CASEWORK DESIGN / LAYOUT WITH OWNER.
15. TOILET AND CASEWORK ELEVATIONS ARE DIMENSIONED TO FACE OF FINISH WALL

**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**PLAN LEGEND**  
EXISTING WALLS  
NEW WALLS

**HEIGHTS GRAND BALLROOM FIT-UP & INTERIOR IMPROVEMENTS**  
2201 37TH AVENUE NE COLUMBIA HEIGHTS, MN 55421

**CONTACT:**

ATTN: Mohamed Adur  
MAIL: -  
PHONE : 612-232-3417  
EMAIL: awadur@gmail.com

FLOOR PLAN,  
WALL TYPES, NOTES

Project No.: 2336  
Drawn By: TMS  
Checked By: TMS  
Date: 6-1-23

Sheet No.

**A101**



AGENDA SECTION	OTHER BUSINESS
MEETING DATE	JULY 5, 2023

ITEM:	Review Purchase of 941 44th Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich, CD Director/Assistant City Manager – 06-27-23

**CASE NUMBER:** N/A

**APPLICANT:** N/A

**DEVELOPMENT:** N/A

**LOCATION:** 941 44<sup>th</sup> Avenue NE

**REQUEST:** Review the acquisition of 941 44<sup>th</sup> Avenue NE, and determine if it conforms to the City’s Comprehensive Plan

**PREPARED BY:** Aaron Chirpich, Community Development Director/Assistant City Manager

**INTRODUCTION:**

Pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the “Planning Commission”) in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City’s Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 941 44th Avenue NE, Columbia Heights, MN 55421 (the “Subject Property”) to determine if its acquisition conforms to the Comprehensive Plan of the City.

**COMPREHENSIVE PLAN:**

The EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

**LAND USE AND REDEVELOPMENT**

**Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.**

1. *Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.*
2. *Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.*

**RECOMMENDATION**

**Motion:** Move to adopt Resolution 2023-PZ04, a resolution finding that the proposed acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights’ Comprehensive Plan.

<p><b>RECOMMENDED MOTION(S):</b></p>
<p><b>MOTION:</b> Move to waive the reading of Resolution 2023-PZ04, there being ample copies available to the public.</p>
<p><b>MOTION:</b> Move to adopt Resolution 2023-PZ04, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights’ Comprehensive Plan.</p>

**ATTACHMENT(S):**

- Resolution 2023-PZ04
- Location Map

**A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.**

**WHEREAS**, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 941 44th Avenue NE, (PID 36-30-24-22-0050) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

**WHEREAS**, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

**NOW, THEREFORE BE IT RESOLVED**, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan.

**BE IT FURTHER RESOLVED** that this resolution be communicated to the Board of Commissioners of the Authority.

**ORDER OF THE PLANNING COMMISSION**

Passed this 5th day of July, 2023	
Offered by:	
Seconded by:	
Roll Call:	
Attest:	_____
	Chairperson
_____	
Secretary	

**Description of Property**

Item 3.

E 52 FT OF W 97 FT OF S1/2 OF LOT 33 BLOCK 1 RESERVOIR HILLS, ANOKA COUNTY, MINNESOTA.

# 941 44th Avenue NE

Item 3.



**Parcel Information:**

36-30-24-22-0050  
941 44TH AVE NE  
COLUMBIA HEIGHTS  
MN 55421  
Plat: RESERVOIR HILLS

Approx. Acres: 0.16  
Commissioner: MANDY MEISNER

**Owner Information:**

SHOLD PAULINE  
941 44TH AVE NE  
COLUMBIA HGTS  
MN  
55421

