PLANNING COMMISSION

City Hall—Council Chambers, 3989 Central Ave NE
Wednesday, November 04, 2026
6:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

*Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at ID **255 587 508 817 795**, Passcode **C4A9eH2j**. For questions, please contact Administration at 763-706-3610.*

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.

CALL TO ORDER/ROLL CALL

1. Oath of Office/Introductions (Two Commissioners)

APPROVE MINUTES

2. Approve the August 5, 2026 Regular Planning Commission Meeting Minutes.
   MOTION: Motion to approve the August Meeting Minutes as presented.

PUBLIC HEARINGS

This is the public's opportunity to speak regarding this matter. Speakers that are in-person are asked to complete a Speaker Form and submit it to City Staff. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Speakers should limit their comments to five (5) minutes. Any comments made after the public hearing is closed will not be considered by the Planning Commission and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Commission.

3. **Consideration of a Variance for an Increase in Maximum Sign Area for 4000 Quincy St NE.**
   Presenting Item: Ursula Brandt, City Planner
   MOTION: Move to close the public hearing and waive the reading of draft Resolution No. 2026-074, there being ample copies available to the public.
   MOTION: Move to recommend that the City Council approve Resolution No. 2026-074, a Variance allowing a 111.35 sqft increase for a wall sign at 4000 Quincy St NE, Columbia Heights, MN 55421.

4. **Consideration of Ordinance 1733, A Zoning Map Amendment - Rezoning Central Ave Limited Business Properties to Align with Comprehensive Plan**
   Presenting Item: Nick Soldano, Community Development Intern
   MOTION: Move to waive the reading of draft Ordinance No. 1733, there being ample copies available to the public.

MOTION: Move to recommend that the City Council adopt draft Ordinance No. 1733, an Ordinance Amending the Zoning Map, as presented.

OTHER BUSINESS

5. **Review the Land Sale of 4510 Taylor Street NE to Twin Cities Habitat for Humanity.**
Presenting Item: Ursula Brandt, City Planner
MOTION: Move to waive the reading of Resolution 2026-PZ03, there being ample copies available to the public.
MOTION: Move to adopt Resolution 202-PZ03, a resolution finding that the proposed land sale by the Economic Development Authority to Twin Cities Habitat for Humanity, Inc is consistent with the Comprehensive Plan of the City of Columbia Heights.

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.

OATH OF OFFICE

State of Minnesota

County of Anoka

ss.

I, Catherine Vesley, do solemnly swear that I will support the Constitution of the United States and of the State of Minnesota, and that I will discharge faithfully the duties devolving upon me as a Planning Commission member of the City of Columbia Heights, to the best of my judgment and ability.

_____(signature)

Subscribed and sworn to before me this _____day of November, 2026.

_____

(Seal)

OATH OF OFFICE

State of Minnesota

County of Anoka

ss.

I, Erik Jackson, do solemnly swear that I will support the Constitution of the United States and of the State of Minnesota, and that I will discharge faithfully the duties devolving upon me as a Planning Commission member of the City of Columbia Heights, to the best of my judgment and ability.

_____(signature)

Subscribed and sworn to before me this _____day of November, 2026.

_____

(Seal)

PLANNING COMMISSION

City Hall—Council Chambers, 3989 Central Ave NE
Wednesday, August 05, 2026
6:00 PM

MINUTES

The meeting was called to order at 6:00 pm by Chair Christopherson.

CALL TO ORDER/ROLL CALL

Commissioners present: Dirk Schmitz, Karl Rehfuss, Paul Moses, Clara (Wolfe) Christopherson, and John Gianoulis

Commissioners absent: Jeffrey Johnson

Also present: Ursula Brandt, City Planner; Mitch Forney, Community Development Director; Rachel James, Council Liaison; Paul Anderson, applicant; John Moltzen, applicant

APPROVE MINUTES

1. **MOTION**: Approve July 7, 2026 Planning Commission Meeting Minutes as presented.

Motion by Moses, seconded by Rehfuss, to approve the minutes from the meeting of July 07, 2026. All ayes. MOTION PASSED.

PUBLIC HEARINGS

2. **Zoning Ordinance Amendments to Chapter 9 – Land Use: 9.106 General Development Standards 9.107 Specific Development Standards**
Presenting Item: *Ursula Brandt, City Planner*

Introduction: Brandt stated Community Development staff are bringing forward for the Planning Commission's consideration a zoning text amendment to allow State-Licensed Residential Care Facilities as a conditional use within the Central Business (CBD) District. Because this request has the potential to influence future land use and redevelopment opportunities throughout the City's downtown, staff believe it is important to first provide background on the City's long-term vision for the Central Business District and the planning policies that have guided the evolution of the district. This context will assist the Planning Commission in evaluating the proposed amendment against the City's Comprehensive Plan and the required Findings of Fact for a zoning text amendment.

Brandt noted that over the past several years, the City has partnered with the Minnesota Department of Transportation (MnDOT) on the redevelopment of Central Avenue. During the community visioning process, residents expressed a strong desire to narrow Central Avenue within the Central Business District to create a more identifiable and welcoming downtown corridor for Columbia Heights. MnDOT incorporated this community vision into the redevelopment plans, which also include enhanced streetscape improvements and

multi-use trails extending throughout the downtown area and connecting surrounding neighborhoods to the city's core.

Brandt explained that through the Central Avenue redevelopment and the ongoing update of the City's Comprehensive Plan, the City and community are working together to strengthen the Central Business District as a vibrant, pedestrian-oriented destination. Building on its existing mix of commercial uses that generate activity, including restaurants, retail shops, and a destination theater, the vision is to create a dynamic downtown that attracts residents and visitors while supporting continued economic growth and investment.

Brandt stated 4000 Central is located in the heart of Columbia Heights' designated Central Business District and downtown. For many years, 4000 Central served as office and clinic space for Fairview Medical, contributing significantly to downtown foot traffic and daily activity. In 2020, the Fairview Clinic closed, and the property has remained vacant.

Brandt reviewed the current status of the zoning language. The applicant purchased the building in early 2026 and proposed the use of an in-patient drug treatment facility on 2 floors of the building along with an out-patient facility on another level of the building. 9.103 of the City Zoning Code classifies drug treatment facilities as: “Residential Care Facilities” with the definition “A licensed public or private facility, which, for gain or otherwise, regularly provides one or more dependents with 24-hour-a-day substitute for the care, food, lodging, training, supervision, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the dependent’s own home. The term includes facilities that are licensed by the Minnesota Department of Health, foster homes, residential treatment facilities, maternity shelters, group homes, schools for challenged children, and homes for battered children or spouses. Such term shall not include any facility eligible for licensure by the Minnesota Department of Corrections. Residential care facilities serving six or fewer dependents are considered permitted uses in all residential zoning districts where single-family residences are permitted, subject to the same regulations.”

Brandt explained that the Limited Business District is the only commercial district where Residential Care Facilities are a conditionally allowed use. The applicant is proposing a text amendment to the City Code to allow Residential Care Facilities in the Central Business District as an allowed use with a conditional use permit, as well as proposing a change to the specific development standards pertaining to residential care facilities.

Brandt explained that Section 9.104 (F) of the Zoning Ordinance outlines findings of fact that must be satisfied in order for the City to grant approval for a zoning amendment. The findings are as follows:

a) **The amendment is consistent with the comprehensive plan.**
The City's 2040 Comprehensive Plan envisions the Central Avenue corridor, particularly the area around 40th Avenue and Central Avenue, as the community's primary commercial and civic destination. The Plan emphasizes “creating a unified

downtown central business district that serves as a focal point for the City". The subject site is designated Central Business District (CBD). "The CBD, Central Business District provides for the development and redevelopment of the established downtown core, including a mix of retail, financial, office, service and entertainment uses. Residential units are allowed within this district when located above a first-floor commercial use." It further identifies this intersection as an Area of Opportunity, with a guiding principle for redevelopment of the area to "encourage uses that will attract people and enliven this central point of entertainment and commerce."

Brandt noted that while residential care facilities and drug treatment centers provide important community services, they are generally institutional or residential in nature rather than destination-oriented commercial uses. Their primary function is to provide treatment, housing, and support for residents or patients, rather than to generate pedestrian activity, retail spending, or public engagement that contributes to a vibrant downtown environment.

Brandt highlighted that unlike restaurants, retail establishments, entertainment venues, offices, or mixed-use developments, a residential treatment facility typically serves a limited resident population and receives relatively few visitors from the broader community. As a result, it may not significantly contribute to the street-level activity, consumer traffic, or economic vitality that the Comprehensive Plan seeks to foster along the Central Avenue corridor.

Brandt stated that because land within the Central Business District is limited, using a prominent site in a designated Area of Opportunity for an institutional residential use would reduce opportunities for commercial, mixed-use, and entertainment-oriented development that more directly supports the Comprehensive Plan's goal of enhancing the image and economic vitality of the Central Avenue Corridor. For these reasons, City staff finds the proposed zoning text amendment is inconsistent with the Comprehensive Plan's land use goals and vision for the Central Business District.

b) The amendment is in the public interest and is not solely for the benefit of a single property owner.

The zoning text amendment would allow residential care facilities in the entirety of the Central Business District and therefore would not solely benefit a single property owner.

c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.

The amendment is not to change the zoning classification of a particular property.

d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.
The amendment is not to change the zoning classification of a particular property.

Recommendation: Brandt stated Staff recommends denial of the amendment to the Zoning Code because: 1) it is in indirect conflict with the Comprehensive Plan, 2) does not fit the vision of the downtown district, and 3) does not meet the Findings of Fact that are required by Section 9.104(F) as specified in the Agenda Packet.

Questions/Comments from Members:

Applicant Paul Anderson referenced the intended use for the Comprehensive Plan and noted that it says that the Central Business District provides for the development and redevelopment of the established downtown core, including a mix of retail, financial office, and service. He noted that there are people in the area who may be struggling with addiction. He explained that he invested a significant amount of money into the project so that he could provide positive change in the community. The building has purpose and would need a significant amount of renovation to compete in today's medical spaces. The building's footprint provides good bones for what is planned to be done with it. He stated he is on a mission to help people change their lives. He noted that the Commission has the power to support his proposal so that people can be changed. One of the main goals of the City is to promote a healthy and safe place.

Mr. Anderson reviewed his plan for the site and explained that there would be an inpatient core on the first and second floors, a space for visitors, a space for programming on the third floor, and an outpatient program. Because of the change in people, it would bring a change in the downtown area. The visitors to the site would promote growth in business in the downtown area.

Applicant John Moltzen added that they purchased the building with the understanding that the zoning would allow their proposal. He noted the previous use was a health facility and they thought their proposal would fit into a similar category. It would cost millions of dollars to convert the facility into a different use. There is not a lot that can be done with the building. The building is out of date, and it is unlikely that another medical group would purchase the building and reconstruct it. He highlighted the economic growth that would occur due to their proposal.

Mr. Anderson stated there would be about 100 inpatient full-time jobs that would be created.

Forney noted that the Commission would not be discussing a specific use for the building. The Commission would discuss changing the use in general for the entire district.

Mr. Anderson referenced the zoning text and noted that there is a copy of his proposed change for the specific text. He explained that he wanted to be mindful of the intention of the original purpose of the residential care facilities. He highlighted the criteria and definition for a residential care facility. On-site services shall be for residents of the facility only. He explained that they are proposing to keep the spirit of the intended definition and criteria. There will be a separation between people in the outpatient and inpatient programs. If the Code was amended, it would work for the proposed use. The proposal is a conditional use, and it is important to maintain it. He asked that the conditional use be expanded into the central business district because that is where the building is. There are challenges with the Limited Business District because it requires a restriction of 35 feet to a building height to be compliant. The current building is over the restriction.

Schmitz inquired about the use of the building on the corner of 42nd Avenue and Central Avenue. Brandt replied that it is a nursing home and defined separately in the zoning code and is categorized in the land use table as congregate living.

Schmitz asked if another clinic would qualify in the zoning if it was in the building. Brandt replied that it would qualify because medical clinics qualify under the Central Business Districts. The district does not allow for overnight stays. Mr. Anderson explained that overnight stays would be a vital part of the program to make it feasible.

Moses asked if the zoning change would make it possible to have other residential facilities in the Central Business District. Brandt replied that it would be possible. There is a distance requirement that would allow for one other facility to the south of the building.

Schmitz asked if hotels were allowed in the Central Business District. Forney replied that hotels are allowed as a permitted use and would not require a conditional use.

Schmitz noted that one of the goals is to preserve and enhance a strong commercial and industrial area within the City and to have a strong commercial base to provide jobs for the residents. The proposed use of the building would provide jobs and services that some of the residents could use. Forney explained that staff looks to see if the uses meet the intent of the Comprehensive Plan and where it is guiding the City for the future.

Gianoulis asked if the Commission's role is to interpret the Comprehensive Plan. Forney agreed and added that the Commission's role is to interpret the zoning code and Comprehensive Plan.

Moses inquired about the building being updated to the new code and it being hospital-based. Mr. Anderson replied that there would be major investments into the building, including state-of-the-art AI-based security and separators.

Rehfuss asked staff if they have thought of alternative uses for the building. Forney replied that Fairview was going through a possible merger with the University of Minnesota Health system. With the possible merger, the City wanted to keep the parcel on the books rather

than sell the property for a higher price. There were other uses that attempted to purchase the building. The building eventually went up for auction. Staff believes the building is not suitable for reuse of the building since so much office space is being redeveloped.

Schmitz asked who would manage the services. Mr. Anderson replied that New Life Recovery would be the business run in the building. He added that he would run it as the CEO and hire the staff. He mentioned that the program is licensed and would be regulated. Mr. Moltzen added that by law, a licensed treatment director is required. They plan to hire people who are experts in the field.

Rehfuss asked staff what other questions they would anticipate receiving if the proposed language was changed. Forney replied that staff does not have issues with the multi-family building language changes. In regard to the residential care facilities, staff questions whether it fits into the Central Business District or would be a better use outside of the downtown area.

Public Hearing Opened.

Christopherson opened the Public Hearing. There were no public comments.

Public Hearing Closed.

Motion by Rehfuss, seconded by Gianoulis, to close the public hearing. All ayes. MOTION PASSED.

Motion by Gianoulis, seconded by Rehfuss, to waive the reading of draft Ordinance No. 1727, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Christopherson, seconded by Gianoulis, to recommend that the City Council deny draft Ordinance No. 1727, an ordinance amending Chapter 9 (Land Use) of the City Code to amend Sections 9.106, General Development Standards, and 9.107, Specific Development Standards. 3 Ayes, 2 Nays. MOTION PASSED. Ayes: Christopherson, Gianoulis, and Moses. Nays: Rehfuss and Schmitz.

Mr. Moltzen asked if the Commission's opinion would change if they had changed the distance allowable between care facilities to ensure that it is the only one in the area. Christopherson replied that it is about being in compliance with the Charter. There are a lot of bars close to the area and a dispensary moving in two doors down from the facility.

Mr. Moltzen stated if the facility does not work out for them, the building will likely end up back on the market or at auction. He asked for advice on how they could make the facility work on the site.

Mr. Anderson stated they would be back to discuss the item with the Council. Mr. Moltzen highlighted the positive change that would occur due to the facility that they are proposing.

Christopherson noted that the Commission is not the end-all, be-all. She encouraged the applicants to attend the Council meeting on Monday to address the Council.

OTHER BUSINESS

Forney mentioned that Community Development staff met with the possible new developer at the Medtronic site. The developer is proposing a similar design to what was previously approved with Lincoln Avenue. 4300 Central Avenue is continuing to work with FEMA and the watershed district about Jackson Pond and is looking to kick off the entitlement process this fall. Crestview is going through a redevelopment. The County has purchased the Royce Place building. The City is working with a developer to find a way to maintain fire lane access to the entire campus.

Forney stated that Brandt would bring code updates to the Commission in the future. Brandt explained that the Minnesota Building Code gets updated every year, but the City's Code has not been matching it. Staff will provide updates to the Code in order for them to match up with the State's Code.

Forney noted that municipal consent and visual quality assurance meetings are going on. Councilmember James provided an update regarding Central Avenue. She noted that the Council has been looking at which parcels are going to be taken out for water management.

ADJOURNMENT
Motion by Moses, seconded by Rehfuss, to adjourn the meeting at 6:58 pm. All ayes. MOTION PASSED

Respectfully submitted,

_____

Paul Moses, Secretary

PLANNING COMMISSION

AGENDA SECTION	**PUBLIC HEARINGS**
MEETING DATE	NOVEMBER 4, 2026

ITEM:	**Consideration of a Variance for an increase in maximum sign area for 4000 Quincy St NE.**
Presenting Item: Ursula Brandt, City Planner	
DEPARTMENT: Community Development	**BY/DATE: Ursula Brandt, City Planner, 10/22/26**

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity	_Engaged, Effective and Forward-Thinking
_High Quality Public Spaces	_Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone	_Inclusive and Connected Community

CASE NUMBER: 2026-PZ11

APPLICANT: Greater Life

LOCATION: 4000 Qunicy St NE

BACKGROUND:
The applicant, Greater Life Tabernacle, owns the building at 4000 Quincy St NE and hosts worship services as well as other community services at the location. They currently have one wall sign on the southern façade of the building facing 40 Ave. The applicant would like to install a new larger sign in the same location. Greater Life is requesting a 111.35 square foot area variance for the new wall signage.

City Code 9.406(P)(8) Sign Design Standards Table – Limits Wall Signs in the Limited Business District to "2 sqft per front foot of the building; not to exceed 50 sqft." The new sign is proposed to be 161.35 sqft. To accommodate the proposed sign lot the applicant is seeking a variance for the following:

1. Variance to allow for an additional 111.35 sqft of wall signage at 4000 Quincy St NE.

ZONING DESIGNATION AND ORDINANCE
The Zoning Ordinance requires the Planning Commission to hold a public hearing on the application for the variance and submit its recommendation to the City Council. The subject property is zoned LB (Limited Business), the properties to the south, across 40th Ave NE is also zoned LB. The property to the east is zoned R3 (Limited Multifamily Residential) along with the properties to the north. To the west the properties are zoned LB and R2A (One and Two Family Residential District). The current use of the property as a place of worship complies with the Zoning Code and is otherwise code compliant.

COMPREHENSIVE PLAN

The City's 2040 Comprehensive Plan guides the subject site as "Institutional" as well as the area to the east, which is a church and school. Areas to the north and west are guided to be Single Family Residential. Across 40th Ave the area is guided to be a transitional development. A Land Use goal in the 2040 Comprehensive Plan is to "Enhance the physical appearance of the community", and a new sign would be a benefit to the physical appearance of the 40th Avenue Corridor. A variance to allow for increase in sign area is not inconsistent with the goals and intent of the Comprehensive Plan.

CURRENT STATUS
Staff has reviewed the variance materials submitted including applicant narrative, site plan and proposed signage.

FINDINGS OF FACT
Section 9.104 (G) of the Zoning Ordinance outlines required findings of fact that must be met for the City to grant approval for a Variance. The findings are as follows:

The City Council shall make each of the following findings before granting a variance:

(a) "Because of the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance."

This is not true. While the building is larger than most, the building's size does not establish practical difficulties with complying with the sign requirements, as other large buildings within the Limited Business District have signs that meet the applicable size limitations.

(b) "The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classification."

This is not true. The property is not unique, as other properties within the Limited Business District contain large buildings with signs that comply with the applicable size limitations.

(c) "The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property."

This is not true. The practical difficulties are not caused by the sign regulations themselves, but by the desire to increase the allowable sign area beyond the established limits. The sign requirements apply uniformly to properties within the zoning district, and the need for additional sign area does not, by itself, establish a practical difficulty attributable to the ordinance.

(d) "The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan."

This is true. The Comprehensive Plan guides this area as institutional. A variance to allow for more area to more proportionally fit the exiting building would fit the intentions of the Comprehensive Plan of creating a vibrant community by enhancing the physical appearance of the community.

(e) "The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity."

This is true. The granting of the variance would help promote the place of worship within the city. The overall size of the signage on the building will be proportionate to the size of the building and will not be detrimental to the public.

STAFF RECOMMENDATION

Staff recommends denial of Resolution 2026-074 because it does not meet the findings of fact that are required by Section 9.104 (G) as specified above.

RECOMMENDED MOTION(S):
MOTION: Move to close the public hearing and waive the reading of draft Resolution No. 2026-074, there being ample copies available to the public. **MOTION:** Move to recommend that the City Council approve Resolution No. 2026-074, a Variance allowing a 111.35 sqft increase for a wall sign at 4000 Quincy St NE, Columbia Heights, MN 55421.

ATTACHMENT(S):

1. Draft Resolution No 2026-074
2. Applicant Narrative
3. Sign Plan
4. Public Hearing Notice Affidavit

RESOLUTION NO. 2026-074

A RESOLUTION APPROVING A VARIANCE INCREASED SIGN AREA FOR THE PROPERTY 4000 QUINCY ST NE COLUMBIA HEIGHTS

BE IT RESOLVED BY the City Council (the "Council") of the City of Columbia Heights, Minnesota (the "City") as follows:

A proposal (Planning Case 2026-PZ11) has been submitted by Greater Life Tabernacle to the Planning Commission requesting approval of a Variance at the following location:

ADDRESS: 4000 Quincy St NE (35-30-24-41-0165)

LEGAL DESCRIPTION:

LOT 11, EX N 22.4 FT THERE- OF, LOTS 12 THRU 23 INCL & LOT 24, EX N 20 FT THEREOF, ALL IN BLK 58 COLUMBIA HEIGHTS ANNEX TO MPLS TOG/W ADJ VAC ALLEY, SUBJ TO EASE OF REC

THE APPLICANT SEEKS THE FOLLOWING:

1. Variance to allow for an additional 111.35 sqft of wall signage at 4000 Quincy St NE.

The Planning Commission held a public hearing as required by the City Zoning Code on November 4, 2026;

The City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variances upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council makes the following:

FINDINGS OF FACT

1. Because of the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance.
2. The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classifications.

DRAFT

3. The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property.
4. The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan.
5. The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity.

CONDITIONS

1. All application materials, maps, drawings and descriptive information submitted with the application shall become part of the variance.
2. The applicant shall obtain a permit prior to the installation of the sign.
3. Must install the sign within one year or the variance will be considered null.

ORDER OF COUNCIL

Passed this _____ day of _____, 2026

Offered by:
Seconded by:
Roll Call:

_____
Amáda Márquez Simula, Mayor

Attest:

_____
Sara Ion, City Clerk / Council Secretary

DRAFT

Greater Life – Sign Variance Narrative

Property: Greater Life
4000 Quincy Street NE
Columbia Heights, MN 55421

Request: Variance to increase the permitted wall sign area from **50 sq. ft. to 166.73 sq. ft.**, resulting in a requested variance of approximately **116.73 sq. ft.**

Proposed Sign / Reason for Request
Greater Life is requesting a variance to allow a **166.73 sq. ft. illuminated channel letter wall sign** on the existing church building.
Due to the overall **size, scale, and orientation of the building**, a wall sign limited to 50 sq. ft. appears disproportionately small on the façade and provides limited visibility from the surrounding roadway. The proposed sign is intended to be appropriately scaled to the building while providing clear identification for motorists, congregation members, visitors, and members of the surrounding community.

Visibility and Building Proportion
The size and orientation of the Greater Life building create a unique signage condition.

The proposed sign would:

- Provide identification that is appropriately scaled to the building façade.
- Improve visibility and legibility from the roadway.
- Help first-time visitors locate the church.
- Improve wayfinding for congregation members, visitors, and community members.
- Remain proportional to the overall scale of the existing building.

Greater Life Statement

"Greater Life regularly welcomes congregation members, first-time visitors, families, and community members to services, events, and programs at the property. It is also used by the city of Columbia Heights as a polling station for voting. Clear identification of the church is especially important for those visiting the property for the first time. The proposed sign would make Greater Life easier to identify from the roadway and provide clearer wayfinding for those coming to the church."

Proportionality / Effect on Surrounding Properties

The proposed **166.73 sq. ft. sign** would remain visually subordinate to the overall building façade and is intended to complement the scale and architecture of the existing church. The requested variance would not change the use or intensity of the property. It relates only to providing signage **that is** appropriately scaled to the building and visible from the public roadway.

Greater Life Board Member (Signature): _____ 9-30-2026

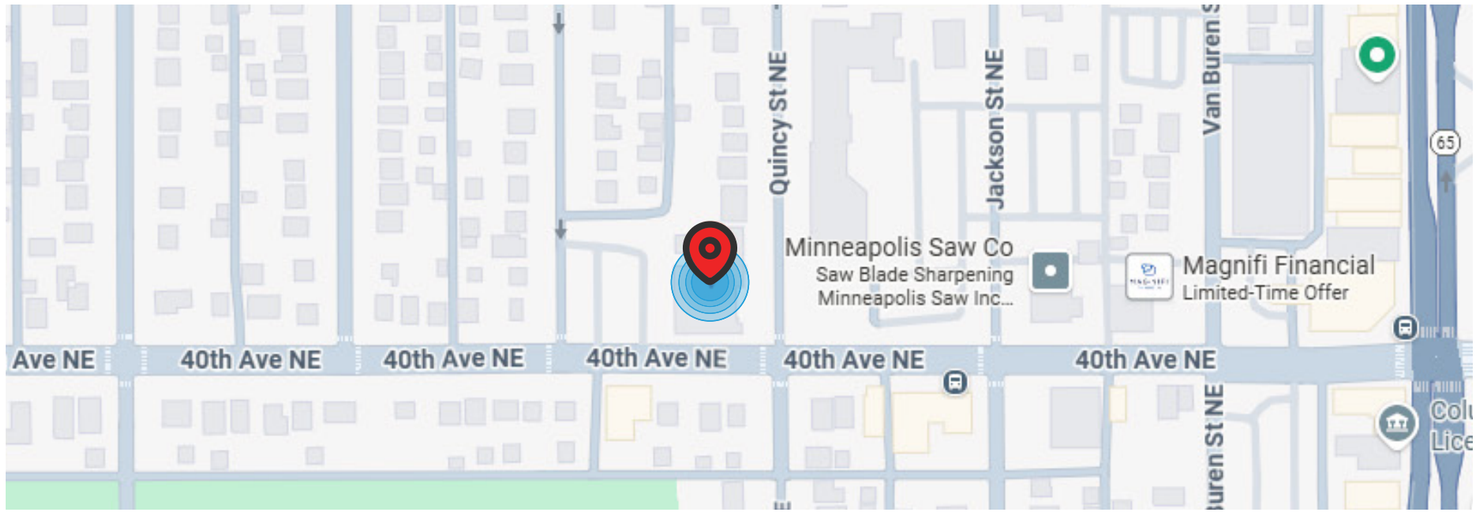
Greater Life

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PLEASE REVIEW THIS PROOF CAREFULLY
We do our best to make sure things are correctly, but is your responsabillity to review all spelling and content for accuracy. BMS Signs & Printing will not be responsible for any errors in spelling, acurracy, or layout after a proof has been approved.

Colors on finished product may vary slightly from electronic proof.





BMS

612-545-6636 • printbms.com

3125 84th Ln NE, Blaine, MN 55449

PROJECT NAME

Scope of work:

- Fabricate
- Permit
- Installation

PROJECT ADDRESS

Address
4000 Quincy St. NE |
Columbia Heights, MN 55421

County
United States

CLIENT INFO

NAME
Tiffany Langer

NUMBER
763-789-8710

EMAIL
office@yourgreaterlife.org

CLIENT INFO

Wind Speed 140 mph
Mean Height 60 ft

These drawings are complied by NEC2017

Wind Code ASCE 7-16 Exposure C Risk Category II
Wind Pressure (WP) 48.19 psf
GCp =1.40 Total Pressure = WP*SF 67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.

Project Schedule

- Mockup
- Revisions
- Full-drawing
- Quote
- Acceptance / Deposit
- Landlord approval
- Permitting
- Fabrication
- Installation

Index

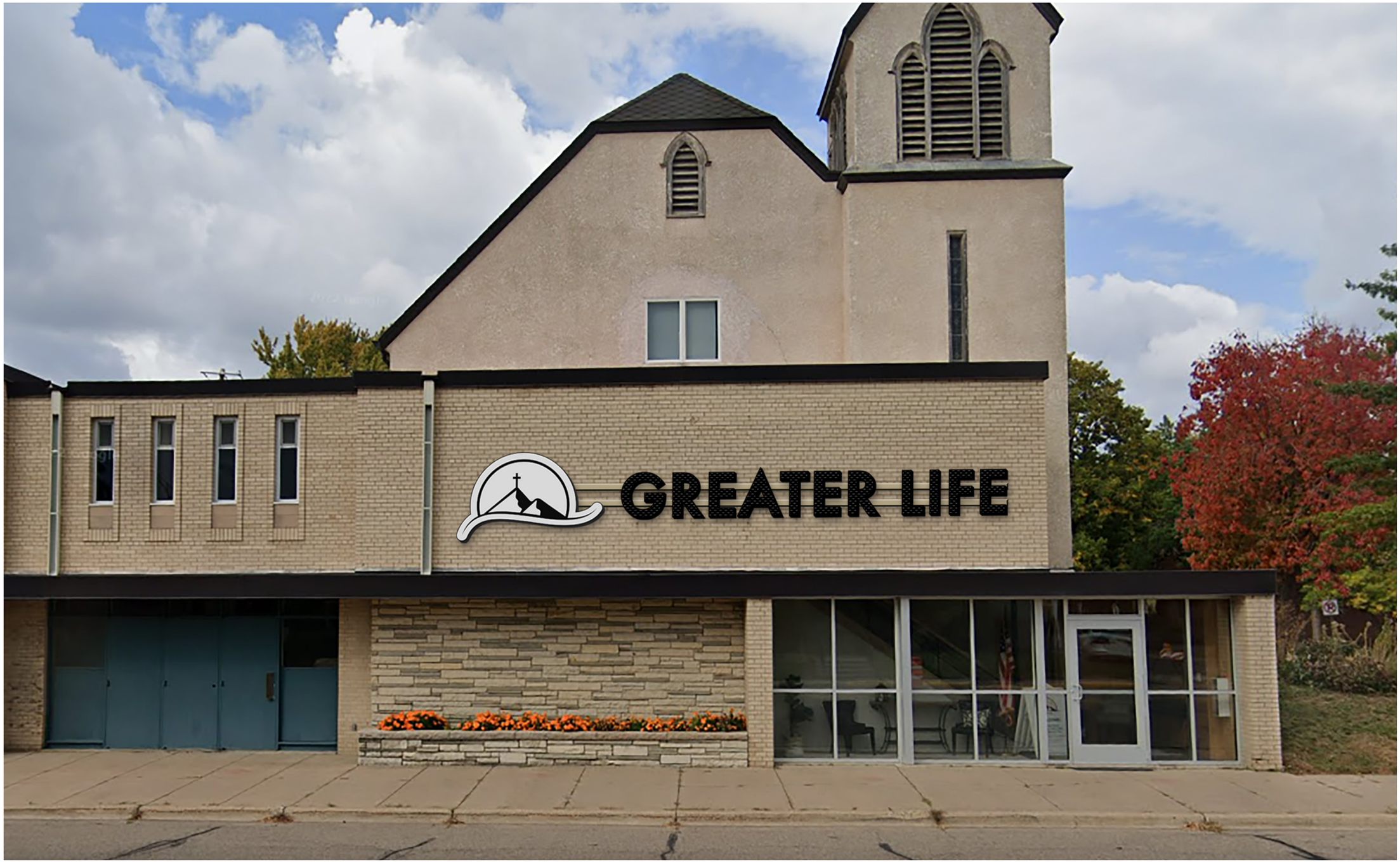
1.0 / Cover
2.0 / Mockups
3.0 / 3D Renderings
4.0 / Measurements & Resolution
5.0 / Electrical & Equipment

Estimated Installation

2025 November

01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Greater Life - Channel Letters w/ raceway (DAY)



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449

612-545-6636

printbms.com

Project Name

Greater Life

Project Address

4000 Quincy St. NE |
Columbia Heights, MN
55421 United States

Property Owner

Tiffany Langer

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Greater Life - Channel Letters w/ raceway (NIGHT)



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449

612-545-6636

printbms.com

Project Name

Greater Life

Project Address

4000 Quincy St. NE |
Columbia Heights, MN
55421 United States

Property Owner

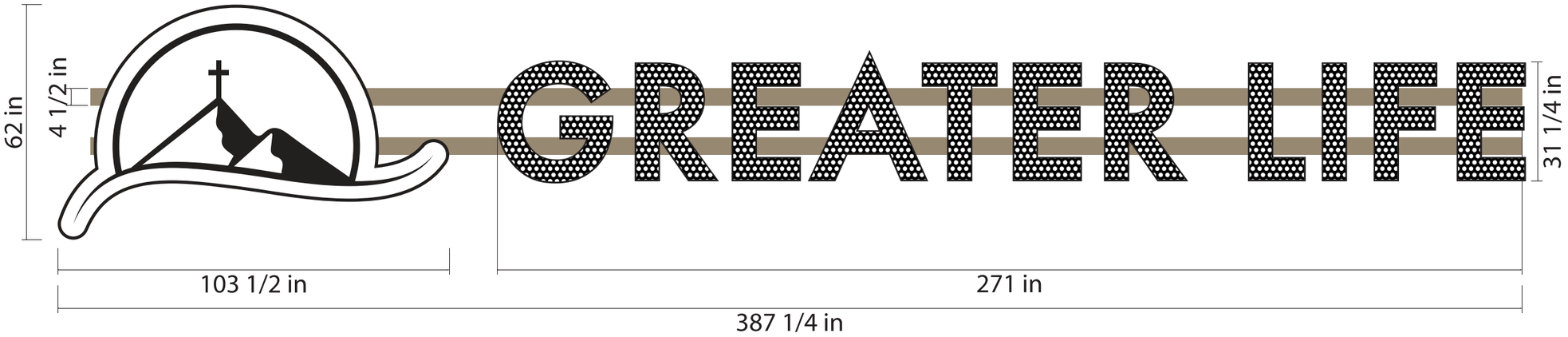
Tiffany Langer

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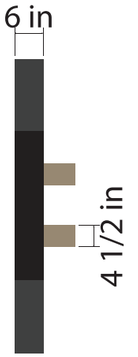
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Greater Life - Cloud Sign w/ raceway (DETAILS)

FRONT VIEW



SIDE VIEW



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449

612-545-6636

printbms.com

Project Name

Greater Life

Project Address

4000 Quincy St. NE | Columbia Heights, MN 55421 United States

Property Owner

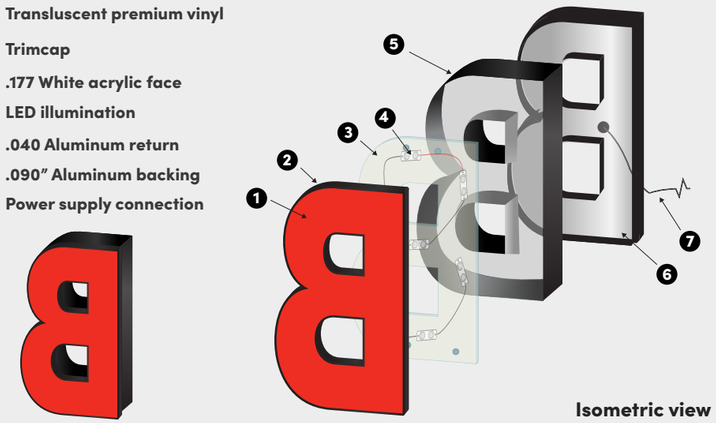
Tiffany Langer

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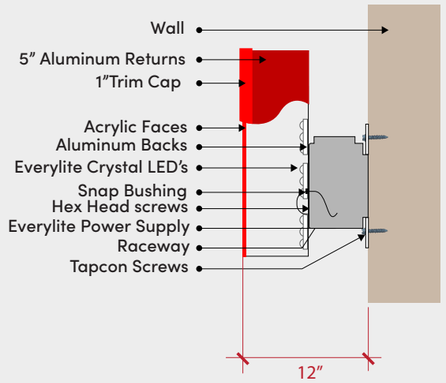
Front lit channel letter sign

1. Transluscent premium vinyl
2. Trimcap
3. .177 White acrylic face
4. LED illumination
5. .040 Aluminum return
6. .090" Aluminum backing
7. Power supply connection

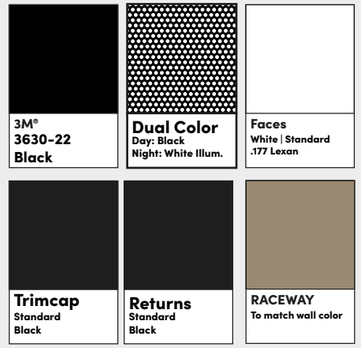


Isometric view

Section details - letters / capsules on raceway



Color specifications



Lighting

PRINCIPAL SLOAN



True White QM2

CCT/Wavelength: 7100 K
Intesity: 94.1 lm/mod (160 lm/ft)
Efficacy: 118 lm/W

E362710 · E341517 · RoHS Compliant

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

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:

RAMSEY

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 10/16/2026 and the last insertion being on 10/16/2026.

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 10/16/2026.

_____
Notary Public

Elizabeth Mary Hein
Notary Public
Minnesota
My Commission Expires January 31, 2028

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$27.40 per column inch

Ad ID 1560715

CITY OF COLUMBIA HEIGHTS PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers at 3989 Central Avenue NE on Wednesday November 4, 2026, at 6:00 p.m. The order of business is as follows:

A request for a variance was submitted by Greater Life Tabernacle, related to the proposed sign at 4000 Quincy St NE (PID: 35-30-24-41-0165). The applicant intends to install a 167 sqft sign on the southern façade of the building. Zoning code restricts wall signs to 50 sqft in the limited business district. The applicant is requesting an 117 sqft variance to allow for the proposed sign.

Per Code Section 9.104 (G) of the Zoning Ordinance the Planning Commission is required to hold a public hearing on the Variance application and submit findings to the City Council.

Notice is hereby given that all people who have an interest will be given an opportunity to be heard. For questions, contact Ursula Brandt, City Planner, at (763) 706-3673. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to ubrandt@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

Published in The Life
October 16, 2026
1560715

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

PLANNING COMMISSION MEETING

AGENDA SECTION	PUBLIC HEARING
MEETING DATE	NOVEMBER 4, 2026

ITEM:	**Consideration of Ordinance 1733, A Zoning Map Amendment - Rezoning Central Ave Limited Business Properties to Align with Comprehensive Plan**
Presenting Item: *Nick Soldano, Community Development Intern*	
DEPARTMENT: Community Development	**BY/DATE:** Nick Soldano, Community Development Intern 10/14/2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity	X Engaged, Effective and Forward-Thinking
_High Quality Public Spaces	X Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone	_Inclusive and Connected Community

CASE NUMBER: 2026-PZ09

APPLICANT: The City of Columbia Heights

LOCATION: 4201, 4207, 4211, 4217, 4219, 4225, 4240, 4250, 4256, 4400, 4410, 4416, 4422, 4428, 4434 Central Avenue NE; 937 42nd Avenue NE

BACKGROUND

Community Development staff are bringing forward for the Planning Commission's consideration an amendment to rezone a set of properties currently zoned LB, Limited Business District to GB, General Business District. This rezoning would expand the permitted uses of the subject properties while retaining the overall commercial use. This rezoning would better comply with the City's 2040 Comprehensive Plan. This amendment also rezones one adjacent property from LB, Limited Business District to R-2A, Two-Family Residential District, again to comply with the City's 2040 Comprehensive Plan.

COMPREHENSIVE PLAN

The Columbia Heights 2040 Comprehensive Plan established the future land use in these parcels as Commercial, which includes both the Limited Business District and General Business District. The Comprehensive Plan also establishes as a goal to "enhance the image and viability of the Central Avenue corridor." Expanding the permitted uses of the subject properties along Central Avenue would allow for increased commercial viability for each subject property and for the corridor as a whole.

The zoning code describes the LB, Limited Business District as areas "located along collector or arterial roadways in close proximity to residential neighborhoods, arranged and designed to be a functional and harmonious part of the neighborhood…" The GB, General Business District is described as areas "located away from residential neighborhoods, along arterial roadways and accessible primarily by automobile." (§ 9.110 COMMERCIAL DISTRICTS). The subject properties are located along Central Avenue, which is an arterial roadway

While both zoning districts can be applied in that setting, the intention is that LB, Limited Business Districts provide a transition from residential to commercial uses within neighborhoods. The subject properties are more appropriately zoned GB, General Business because they are along an arterial roadway, are primarily accessible by automobile, and are not within a residential neighborhood.

The adjacent subject property (937 42nd Avenue NE) is currently zoned LB, Limited Business District. The property faces 42nd Avenue NE rather than Central Avenue. The 2040 Comprehensive Plan identifies this property as guided for low-density residential use. Rezoning this property to R-2A, Two-Family Residential District aligns this property's zoning with the future land use designation.

CURRENT STATUS

The current zoning of the subject properties of LB, Limited Business District is generally more restrictive than the proposed zoning of GB, General Business District. The expansion of uses is specified in the attached Table of Uses. The surrounding properties on Central Avenue are zoned GB, General Business District or CBD, Central Business District. The current zoning creates incongruous zoning conditions between the subject parcels and the neighboring GB, General Business District parcels which is not supported by differentiated conditions or treatment by the Comprehensive Plan.

For the subject properties, this rezoning would have no effect on current uses. Some of the subject properties are currently single-family detached homes; that is a legal nonconforming use under both the LB, Limited Business District and the GB, General Business District zoning. Other properties are permitted commercial uses under both the LB, Limited Business District and the GB, General Business District zoning. There are a few multifamily buildings located along central that would become legal nonconforming with the rezoning, but the use would be allowed to remain and the property owner could maintain and improve the properties as multifamily unless the use was discontinued for a full year.

The adjacent subject property (937 42nd Avenue NE) is currently used as a single-family detached home, which is a nonconforming use in the LB, Limited Business District. Rezoning it to R-2A, Two-Family Residential District would make the current use conforming.

PAST REZONINGS

In October 2019, the Planning Commission recommended and the City Council adopted a similar rezoning from LB, Limited Business District to GB, General Business District for the property at 4230 Central Avenue NE. (Resolution 2019-75, Planning Case Number 2019-1001).

In December 2007, the Planning Commission recommended and, in January 2008, the City Council adopted a similar rezoning from LB, Limited Business District to GB, General Business District for the properties at 4438, 4422, and 4446 Central Ave NE. (Ordinance 1534, Planning Case Number 2007-1201).

In general, it is best practice for a city to update zoning after adoption of a Comprehensive Plan. These rezonings serve to align the zoning of select properties with the 2040 Comprehensive Plan, in line with best practices.

Proposed Rezoning Uses

9.106 General Development Standards
See Attachment 3 - Updated Table of uses

Analysis of Zoning Amendment and Required Findings of Fact
Section 9.104 (F) of the Zoning Ordinance outlines findings of fact that must be satisfied in order for the City to grant approval for a zoning amendment. The findings are as follows:

(a) "The amendment is consistent with the comprehensive plan."

This is true. The City's 2040 Comprehensive Plan guides these properties for Commercial uses. The amendment is consistent with this designation in the 2040 Comprehensive Plan because the proposed GB, General Business District is a Commercial use zoning district.

Additionally, the Comprehensive Plan guides 937 42nd Avenue NE for low-density residential use. The amendment is consistent with this designation because the proposed R-2A, Two-Family Residential District is a low-density residential use zoning district.

(b) "The amendment is in the public interest and is not solely for the benefit of a single property owner."

This is true. The amendment would better align the zoning and permitted uses of the subject parcels with the intended land use as established in the 2040 Comprehensive Plan. The amendment would expand the allowable uses of the commercial properties, strengthening the commercial viability of these properties and of the Central Avenue corridor. The amendment does not benefit any one property owner.

Additionally, correcting the zoning of 937 42nd Avenue NE to align with the Comprehensive Plan is in the public interest.

(c) *"Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification."*

This is true. The amendment would align the subject properties with the surrounding area by properly zoning parcels along Central Ave NE as GB, General Business District, and by zoning the residential property along 42nd Avenue NE as residential. The existing uses of the properties would not be affected.

(d) "Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification."

This is true. The amendment would rectify the zoning to better align with the Comprehensive Plan designation for these properties. The 2040 Comprehensive Plan was adopted after these properties were placed in their current zoning classification. Additionally, there have been previous rezonings of similar properties from LB, Limited Business District to GB, General Business District that establishes a trend in rezoning to match development.

STAFF RECOMMENDATION

Staff recommends approval of the Zoning Amendment because: 1) it is consistent with the Comprehensive Plan, 2) it is in the public interest to align the zoning with the intention of the Comprehensive Plan and to expand the permitted uses of the subject commercial properties, and 3) it meets the Findings of Fact that are required by Section 9.104(F) as specified above.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of draft Ordinance No. 1733, there being ample copies available to the public. **MOTION:** Move to recommend that the City Council adopt draft Ordinance No. 1733, an Ordinance Amending the Zoning Map, as presented.

ATTACHMENTS

1. Draft Ordinance No. 1733
2. Map of Subject Properties – Current Zoning and Proposed Zoning
3. Table of Uses
4. Public Comments
5. Affidavit of Public Hearing Notice

DRAFT

ORDINANCE NO. 1733
AN ORDINANCE AMENDING CHAPTER 9 – LAND USE OF THE CITY CODE OF 2005 TO AMEND ZONING MAP OF THE CITY OF COLUMBIA HEIGHTS.

The City of Columbia Heights does ordain:

Section 1
§ 9.104 ADMINISTRATION AND ENFORCEMENT (F) ZONING AMENDMENTS.

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 property having the property address of 4201, 4207, 4211, 4217, 4219, 4225, 4240, 4250, 4256, 4400, 4410, 4416, 4422, 4428, and 4434 Central Avenue NE, Columbia Heights MN, 55421, and legally described below from Limited Business District to General Business District, and by rezoning or changing the zoning district designation of the following described property having the property address of 937 42nd Ave NE, Columbia Heights MN, 55421, and legally described below from Limited Business District to R-2A Two-Family Residential District:

Legal description: On file at City Hall

Address	**Property Tax I.D. No.**
4201 Central Avenue NE	PID: 36-30-24-23-0045
4207 Central Avenue NE	PID: 36-30-24-23-0044
4211 Central Avenue NE	PID: 36-30-24-23-0043
4217 Central Avenue NE	PID: 36-30-24-23-0042
4219 Central Avenue NE	PID: 36-30-24-23-0041
4225 Central Avenue NE	PID: 36-30-24-23-0498
4240 Central Avenue NE	PID: 35-30-24-14-0074
4250 Central Avenue NE	PID: 35-30-24-14-0073
4256 Central Avenue NE	PID: 35-30-24-14-0072
4400 Central Avenue NE	PID: 35-30-24-11-0011
4410 Central Avenue NE	PID: 35-30-24-11-0010
4416 Central Avenue NE	PID: 35-30-24-11-0009
4422 Central Avenue NE	PID: 35-30-24-11-0008
4428 Central Avenue NE	PID: 35-30-24-11-0007
4434 Central Avenue NE	PID: 35-30-24-11-0006
937 42nd Avenue NE	PID: 36-30-24-23-0049
(the "Properties")	

First Reading:
Offered by:
Seconded by:
Roll Call:

Second Reading:
Offered by:
Seconded by:
Roll Call:

Date of Passage:

Mayor

Attest:

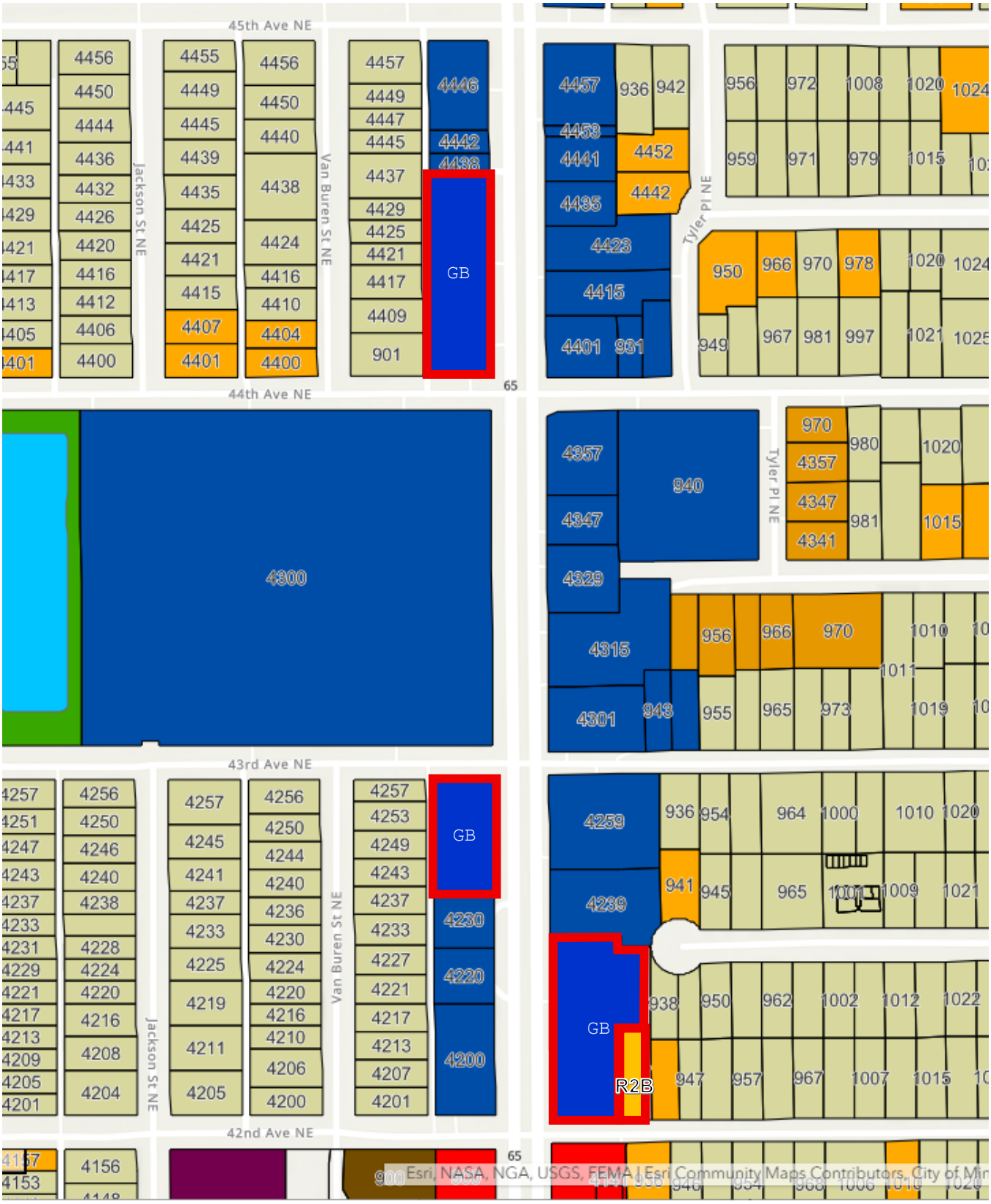
City Clerk/Council Secretary

DRAFT

Map of Subject Properties – Current Zoning



Map of Subject Properties – Proposed Zoning



(S) Table of Uses. The following tables include the permitted, conditional, and accessory uses for all residential, commercial, industrial, and public zoning districts; numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards.

1. RESIDENTIAL ZONING DISTRICTS					
A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards.					
ZONING DISTRICTS	**R-1 SINGLE-FAMILY RESIDENTIAL**	**R-2A/R-2B: TWO-FAMILY RESIDENTIAL**	**R-3: LIMITED MULTIPLE FAMILY RESIDENTIAL**	**R-4: MULTIPLE FAMILY RESIDENTIAL**	**P: PUBLIC AND OPEN SPACE**
USE CLASSIFICATION					
Accessory building/structure.	**A**	**A**	**A**	**A**	
Accessory dwelling unit on a single-family property.	**A**	**A**	**A**	**A**	
Bed and breakfast home, accessory to a single-family dwelling.			**C**	**C**	
Cemeteries.					**P**
Community center.			**C**	**C**	**C**
Congregate living facilities, including rooming houses, group living quarters, nursing homes (27), senior housing, assisted living facilities, transitional housing and emergency housing (44).			**C**	**C**	
Convent or monastery, when accessory to a religious facility.	**C**	**C**	**C**	**C**	
County, regional, and city parks.	**P**	**P**	**P**	**P**	**P**
Day care center, adult or child.			**C**	**C**	
Decorative landscaping, gardening and other horticultural uses.	**A**	**A**	**A**	**A**	
Essential services.					**P**
Fences greater than six feet in height.	**A**	**A**	**A**	**A**	
Golf course.	**C**	**C**			
Government office.	**C**	**C**	**C**	**C**	
Government protective service facility.	**C**	**C**	**C**	**C**	
Greenhouses (residential). (24)	**A**	**A**	**A**	**A**	
Ground-mounted solar energy system (accessory use). (51)	**A**	**A**	**A**	**A**	**A**
Ground-mounted solar energy system (primary use). (51)	**P**	**P**	**P**	**P**	**P**
Home occupations.	**A**	**A**	**A**	**A**	
Joint driveway use between adjoining property owners.	**C**	**C**	**C**	**C**	
Licensed day care facility serving 12 or fewer persons. (16)	**P**	**P**	**P**	**P**	
Licensed day care facility serving more than 12 persons.				**C**	
Licensed group family day care facility serving 14 or fewer children.	**P**	**P**	**P**	**P**	
Living quarters for persons employed on the premises.					**A**
Manufactured home park.				**C**	
Multiple-family dwelling.				**P**	

Multiple-family dwelling with up to eight units per structure.			**P**		
Non-city governmental and public regulated utility buildings and structures necessary for health, safety, and general welfare of the community.					**C**
Off-street parking for an adjacent conforming commercial or industrial use, provided the lots are under common ownership, is not separated by a public right-of-way and front on the same public right-of-way.		**C**	**C**	**C**	
Operation and storage of such vehicles, equipment and machinery, which are incidental to the permitted or conditional uses allowed in the district.					**A**
Other accessory uses as determined by the Zoning Administrator.	**A**	**A**	**A**	**A**	
Playgrounds, athletic fields, recreational areas, and parking areas.	**P**	**P**	**P**	**P**	**P**
Private garages, carports, and parking spaces.	**A**	**A**	**A**	**A**	
Private swimming pools, tennis courts, and private recreational facilities operated for the sole use and convenience of the residents and their guests.	**A**	**A**	**A**	**A**	
Public parks and playgrounds.	**P**	**P**	**P**	**P**	**P**
Publicly owned and operated facilities.					**P**
Recreational facility, indoor.			**C**	**C**	**C**
Recreational facility, outdoor.			**C**	**C**	**C**
Recreational vehicles and equipment.					**A**
Religious facility/ place of worship. (35)	**C**	**C**	**C**	**C**	
Roof-mounted solar energy system. (50)	**A**	**A**	**A**	**A**	**A**
Shared family living arrangements.	**A**	**A**	**A**	**A**	
Signs as regulated by 9.106.	**A**	**A**	**A**	**A**	**A**
Single-family dwelling, detached.	**P**	**P**	**P**	**P**	
School, public or private, K-12. (39)	**C**	**C**		**C**	
School, vocational or business. (40)				**C**	
State licensed residential care facility serving six or fewer persons. (36)	**P**	**P**	**P**	**P**	
State licensed residential care facility serving 7 to 16 persons. (36)			**C**	**C**	
Temporary construction buildings.	**A**	**A**	**A**	**A**	
Town home dwelling with up to eight units per structure.			**P**	**P**	
Two-family dwelling. (45)		**P**	**P**	**P**	
Twinhome dwelling. (45)		**P**	**P**	**P**	

1. **COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**					
A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards (C)					
ZONING DISTRICTS	**LB: LIMITED BUSINESS**	**GB: GENERAL BUSINESS**	**CBD: CENTRAL BUSINESS**	**I-1: LIGHT INDUSTRIAL**	**I-2: GENERAL INDUSTRIAL**
USE CLASSIFICATION					
Accessory building.	**A**	**A**	**A**	**A**	**A**
Accessory Tobacco Retailer	**P**	**P**	**P**	**P**	**P**
Adult entertainment use. (1)				**C**	**C**
Animal kennel and/or shelter. (2)		**C**		**C**	
Arcade.		**P**	**P**		
Assembly, manufacturing and/or processing.		**C**		**P**	**P**
Auditorium/place of assembly.		**P**	**P**		
Automobile convenience facility. (3)		**P**			
Automobile and motorcycle repair, minor. (5)		**C**		**C**	**C**
Automobile and motorcycle repair, major. (4)				**C**	**C**
Automobile and motorcycle sales/rentals, new. (6)		**C**			
Automobile and motorcycle sales/rentals, used (in building). (7)		**C**			
Banquet hall. (47)		**C**	**C**		
Barbed wire fences. (8)				**C**	**C**
Bed and breakfast home, when accessory to a single-family dwelling. (9)	**C**				
Billiards hall.		**P**	**P**		
Body piercing shops.				**P**	**P**
Bowling alley.		**P**	**P**		
Brew pub. (46)		**P**	**C**		
Brew pub, not exceeding 2,000 barrels of malt liquor a year. (46)	**C**				
Brewer taproom. (46)		**P**	**C**	**P**	
Brewer taproom, not exceeding 2,000 barrels of malt liquor a year. (46)	**C**				
Car Wash. (10)		**C**			
Caretaker's residence.				**A**	
Clinic, medical or dental.	**P**	**P**	**P**		
Clinic, veterinary.	**P**	**P**	**P**		
Club or lodge.		**P**	**P**		
Community center. (12)		**C**	**C**	**P**	**P**
Concrete, asphalt or rock crushing operation. (11)				**C**	**C**
Congregate living facilities, including rooming houses, group living quarters, nursing homes (27), senior housing, assisted living facilities, transitional housing and emergency housing (44).	**C**				
Consignment/secondhand store. (13)		**P**			
Currency exchange. (14)		**C**			
Day care facility, adult or child. (15)		**P**			
Drive-up facility. (17)		**A**	**A**		
Drop-in facility. (18)		**C**			
Fences greater than six feet in height.	**A**	**A**	**A**		
Fences greater than seven feet in height.				**A**	**A**

Financial institution.		**P**	**P**		
Firearms dealer/shooting range. (20)		**C**			
Food service, convenience (fast food). (21)		**P**	**P**		
Food service, limited (coffee shop/deli).	**P**	**P**	**P**		
Food service, full service (restaurant/nightclub).		**P**	**P**		
Freight terminal. (22)				**P**	**P**
Funeral home. (23)	**P**	**P**			
Ground-mounted solar energy system (accessory use). (51)	**A**	**A**	**A**	**A**	**A**
Ground-mounted solar energy system (primary use). (51)	**P**	**P**	**P**	**P**	**P**
Government maintenance facility.	**C**	**C**		**P**	**P**
Government office.	**P**	**P**	**P**	**P**	**P**
Government protective service facility.	**P**	**P**	**P**	**P**	**P**
Greenhouse/garden center.		**P**			
Health/fitness club.		**P**	**P**		
Health/fitness clubs, not exceeding 4,000 gross square feet in area. (48)	**C**				
Hospital. (25)	**C**	**C**			
Hotel or motel.	**C**	**P**	**P**		
Incidental repair or processing necessary to conduct the permitted principal use, provided the accessory use does not exceed 30% of the floor area.		**A**	**A**		
Laboratory, medical.		**P**	**P**	**P**	**P**
Landscaping and other horticultural uses.	**A**	**A**	**A**	**A**	**A**
Licensed day care facility, child or adult. (16)	**C**		**P**		
Liquor store, off-sale.		**P**	**P**		
Maintenance facility.				**P**	**P**
Motor vehicle parts store.		**P**		**P**	**P**
Museum/gallery.	**P**	**P**	**P**		
Multiple-family dwelling.	**P**				
Single and Multiple-family residential, when located above a street level commercial use. (26)			**P**		
Off-street parking and loading areas.				**A**	**A**
Office.	**P**	**P**	**P**	**P**	**P**
Office/showroom.				**P**	**P**
Office/warehouse.				**P**	**P**
Outdoor sales or display. (28)		**C**	**C**	**C**	**C**
Outdoor storage. (29)		**C**	**C**	**C**	**C**
Parking ramp.		**P**	**P**	**P**	**P**
Pawnshop. (30)		**C**		**P**	**P**
Precious metal dealerships. (31)		**C**			
Printing/publishing.		**P**	**P**	**P**	**P**
Private garages, carports, and parking spaces.	**A**	**A**	**A**		
Private swimming pools, tennis courts, and private recreational facilities operated for the sole use and convenience of the residents and their guests.	**A**				
Public parks and playgrounds.	**P**	**P**	**P**	**P**	**P**
Recreational facility, indoor. (33)	**C**	**C**	**C**	**P**	**P**
Recreational facility, outdoor. (34)	**C**	**C**	**C**	**P**	**P**
Recreational vehicles sales, new. (32)		**C**			
Recreational vehicles sales, used (in building). (32)		**C**			
Religious facilities/places of worship (35)		**C**	**C**		

Retail sales.	**P**	**P**	**P**	**P**	**P**
Roof-mounted solar energy system. (50)	**A**	**A**	**A**	**A**	**A**
Salvage operation/transfer station. (38)				**C**	**C**
Seasonal sales stands. (49)	**A**	**A**	**A**		
Self-service storage facility.				**P**	**P**
Service, professional. (19)	**P**	**P**	**P**		
School, performing/visual/marital arts. (41)	**C**	**P**	**P**		
School, vocational or business. (40)	**C**	**P**	**P**		
Shopping center. (42)		**P**			
Signs as regulated by 9.106.	**A**	**A**	**A**	**A**	**A**
Single-family dwelling, when accessory to a commercial use.	**C**				
Tobacco Product Shops (43)	**P**	**P**	**P**	**P**	**P**
State licensed residential care facility, correctional. (37)				**C**	**C**
State licensed residential care facility. (36)	**C**				
Studio, professional.	**P**	**P**	**P**		
Studio, radio and television.		**P**	**P**	**P**	**P**
Tattoo shops.				**P**	**P**
Temporary construction buildings.	**A**	**A**	**A**	**A**	**A**
Theater, live performance.			**P**		
Theater, movie.			**P**		
Warehousing and/or distribution.				**P**	**P**

Public Comment/Concern received 10/26/26 Via Email

Dear Brandt,
I am the property owner of 4225 Central Avenue NE, Columbia Heights, and I recently received the notice regarding the proposed rezoning from Limited Business (LB) to General Business (GB).
My property consists of two multifamily residential buildings on a single parcel, containing a total of 15 rental units (7 units in one building and 8 units in the other), situated on approximately half an acre.
This is an established, income-producing residential property that I intend to maintain as a long-term investment.
While I understand and appreciate the city's efforts to encourage economic development and improve the Central Avenue corridor, I would like to better understand how this proposed zoning change could affect my existing property, future investment opportunities, and long-term property value.
Specifically, I would appreciate written clarification on the following:

1. Existing Residential Use
    - Will all 15 existing rental units remain legally permitted under the proposed GB zoning?
    - Would the property be classified as a legal nonconforming use?
    - Would there be any restrictions on continuing to operate and rent all 15 units, including after a future ownership transfer?
2. Renovations, Improvements, and Reconstruction
    - Will I be permitted to renovate, modernize, and make substantial improvements to both buildings?
    - If either building is damaged by fire or another unforeseen event, would I be permitted to rebuild it with the same number of residential units?
    - Would the proposed zoning impose any limitations on future expansion or redevelopment for residential purposes?
3. Property Value, Financing, and Resale
    - Has the city evaluated how this rezoning may affect existing multifamily residential property values?
    - Could the proposed zoning create any restrictions that may affect refinancing, insurance, or future resale to another residential investor?
    - What protections are available to existing multifamily property owners?
4. Potential Benefits and Future Development Opportunities
    - What specific advantages would GB zoning provide to my property compared with its current LB zoning?
    - What additional commercial or mixed-use development opportunities would become available?
    - Would future redevelopment that includes residential units above commercial space be permitted?
    - Does the city anticipate that this zoning change will enhance the redevelopment potential of properties along Central Avenue?
5. Alternative Zoning Considerations
    - Would the city consider retaining the existing LB zoning for my parcel or another zoning classification that expressly permits multifamily residential use?

- Is there an opportunity to preserve my existing residential development rights while also allowing future commercial redevelopment opportunities?

As a property owner committed to maintaining and improving this 15-unit residential investment, my primary concern is ensuring that the proposed rezoning does not unintentionally reduce my property rights, limit future improvements or reconstruction, or negatively impact the property's long-term value.
I am not necessarily opposed to the city's vision for Central Avenue. However, I would like to fully understand both the benefits and potential consequences before the proposed changes are finalized.
I respectfully request written responses to these questions before the November 4, 2026, public hearing, so I can make an informed decision and provide meaningful feedback.
I would also appreciate having my concerns included in the public record for the proposed rezoning.
Thank you for your time and consideration. I look forward to your response.
Thank You

Response Sent 10/26/2026 Via Email

Thank you for reaching out with your questions about the proposed rezoning of your property at 4225 Central Avenue. I was directed your email as I am responsible for this rezoning item. I am responding to some of your questions regarding potential impacts of the proposed rezoning from Limited Business (LB) to General Business (GB).

Your existing licensed rental units will continue to be permitted. The property as a whole would become legally nonconforming if rezoned; this would not impact your ability to operate and rent the units, as long as they remain otherwise lawful. A potential future owner would also be allowed to continue renting the units. However, if the properties were no longer used as multifamily housing for a period of time, then that nonconforming use could not be restarted. Legal nonconforming uses may be repaired, replaced, restored, maintained, or improved. However, nonconforming uses may not be expanded. In this case, you could not expand the buildings to create more units, as that would expand the nonconforming multifamily residential use. We would not expect this change to impact your financing or insurance because the current use remains valid and legal as long as it is continued. For more information on legal nonconforming uses, please reference Columbia Heights City Code § 9.105 (B) and Minnesota State Statute 462.357 subd. 1e

Rezoning your property from LB to GB could provide advantages because it allows more commercial uses. If your property were sold or redeveloped for commercial use, there are more possible uses which could equate to a higher value for the property. Additionally, aligning the zoning of the proposed parcels with the surrounding parcels along Central Ave which are already zoned GB may help facilitate larger commercial redevelopment. Finally, the purpose of this proposed rezoning is to align the subject parcels' zoning with the comprehensive plan's future land use designation of commercial. Therefore, staff is of the opinion that the rezoning furthers the goals of the

comprehensive plan and helps further orderly growth and development in Columbia Heights. For more information, please reference Columbia Heights Ordinance No. 1725 (which includes a table of permitted uses for each zoning district), the City's existing 2040 Comprehensive Plan, and consider participating in the ongoing 2050 Comprehensive Plan process.

Feel free to reach out to myself or Ursula Brandt with any additional questions. We will attach your original email to the public record for the proposed rezoning.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

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:

RAMSEY

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 10/16/2026 and the last insertion being on 10/16/2026.

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 10/16/2026.

_____
Notary Public

Elizabeth Mary Hein
Notary Public
Minnesota
My Commission Expires January 31, 2028

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$27.40 per column inch

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CITY OF COLUMBIA HEIGHTS PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers of City Hall at 3989 Central Avenue NE on Wednesday, November 4, 2026, at 6:00 p.m. The order of business is as follows:

A request for a Zoning Text Amendment and Zoning Map Amendment from the City of Columbia Heights proposing to amend City Code Chapter 9 – Land Use; specifically, 9.103 Definitions, 9.106 General Development Standards, 9.107 Specific Development Standards and the Zoning Map. Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing on the zoning amendment and make findings before submitting a recommendation to City Council.

Notice is hereby given that all people who have an interest will be given an opportunity to be heard. For questions and a full description of the zoning amendments being proposed, please contact Ursula Brandt, City Planner, at (763) 706-3673.

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1559758

PLANNING COMMISSION

AGENDA SECTION	**OTHER BUSINESS**
MEETING DATE	**NOVEMBER 4, 2026**

ITEM:	**Review the Land Sale of 4510 Taylor Street NE to Twin Cities Habitat for Humanity**
DEPARTMENT: Community Development	**BY/DATE:** Ursula Brandt, 9/23/2026
Presenting Item: Ursula Brandt, City Planner	

CORE CITY STRATEGIES:

X Community that Grows with Purpose and Equity
_High Quality Public Spaces
_Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

CASE NUMBER: 2026-PZ10

LOCATION: 4510 Taylor Street NE

REQUEST: Review the Sale of 4510 Taylor Street NE, and determine if it conforms to the City's Comprehensive Plan

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 determine whether the proposed sale of real property to Twin Cities Habitat for Humanity, conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the sale of 4510 Taylor Street NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its sale conforms to the Comprehensive Plan.

COMPREHENSIVE PLAN:
The EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed sale of the Subject Property to Twin Cities Habitat for Humanity responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use, and Chapter 4: Housing. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed sale.

Community Image (chapter 3)
Goal: Strengthen the identity and image of the community as a desirable place to live, work, and play.

1. *Enhance the physical appearance of the community through clean-up initiatives, redevelopment opportunities, and housing renovation programs.*

<u>Housing Goals and Policies (chapter 4)</u>
Goal: Preserve the single-family neighborhoods as one of the community's strongest assets.

1. *Enhance and maintain the quality and appearance of single-family neighborhoods and the housing stock through code enforcement and clean-up efforts.*

2. *Identify redevelopment areas that could support new single-family housing.*

3. *Evaluate new higher valued housing opportunities to provide move-up housing for existing and new residents.*

STAFF RECOMMENDATION
Staff recommends the Planning Commission adopt Resolution 2026-PZ03, a resolution finding that the proposed land sale by the Economic Development Authority to Twin Cities Habitat for Humanity, Inc is consistent with the Comprehensive Plan of the City of Columbia Heights.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-PZ03, there being ample copies available to the public. **MOTION:** Move to adopt Resolution 202-PZ03, a resolution finding that the proposed land sale by the Economic Development Authority to Twin Cities Habitat for Humanity, Inc is consistent with the Comprehensive Plan of the City of Columbia Heights

ATTACHMENT(S):
- Resolution 2026-PZ03
- Location Map

Location Map of 4510 Taylor St NE



RESOLUTION NO. 2026-PZ03

A RESOLUTION FINDING THAT THE PROPOSED LAND SALE BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY TO TWIN CITIES HABITAT FOR HUMANITY, INC. IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF COLUMBIA HEIGHTS

The Columbia Heights Economic Development Authority (the "Authority") and Twin Cities Habitat for Humanity, Inc., a Minnesota nonprofit corporation (the "Developer"), propose to enter into a Purchase and Development Contract (the "Agreement"), which provides for the sale of certain real property owned by the Authority and located in the City of Columbia Heights, Minnesota (the "City") at 4510 Taylor Street NE (PID No. 25-30-24-33-0095), which is legally described as LOT 13 & LOT 14 EX S 20 FT BLOCK 6 SHEFFIELDS 2ND SUB, EX RD SUBJ TO EASE OF REC, according to the plat on file in the Office of the Registrar of Titles of Anoka County, State of Minnesota (the "Property"); and

The Authority is transacting this land sale in order to facilitate the construction on the Property of a single family home; and

Minnesota Statutes, Section 462.356, subdivision 2, requires the Columbia Heights Planning Commission (the "Planning Commission") to review the proposed acquisition or disposal of publicly owned real property within the City and to report in writing to the governing body or political subdivision concerned, its findings as to compliance of the proposed acquisition or disposal with the comprehensive municipal plan; and

Staff of the City and the Authority have provided information to the Planning Commission for its review which shows that the sale of the Property by the Authority is in the best interest of the City and is consistent with the City's comprehensive plan; and

The Planning Commission's review of the conveyance of the Property relates solely to compliance with Minnesota Statutes, Section 462.356; and

NOW, THEREFORE, BE IT RESOLVED, by the Columbia Heights Planning Commission that the Planning Commission finds that the sale of the Property under the Agreement is consistent with the City's comprehensive municipal 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 4th day of November 2026
Offered by:
Seconded by:
Roll Call:

_____
Clara Christopherson, Chairperson

Attest:

_____
Paul Moses, Secretary