

From: Ursula Brandt <ubrandt@columbiaheightsmn.gov>

Sent: Friday, February 27, 2026 2:19 PM

Cc: Rita Trapp <rita@hkgi.com>; Turnquest, Amber <amber.turnquest@metc.state.mn.us>; Mitchell Forney <MForney@columbiaheightsmn.gov>

Subject: [External] City of Columbia Heights - 2026 Amendment to 2040 Comprehensive Plan - Adjacent and Affected Jurisdiction Review

Adjacent and Affected Jurisdictions,

City of Fridley	Anoka County
City of Hilltop	Hennepin County
City of Minneapolis	Ramsey County
City of New Brighton	Columbia Heights Public Schools
City of St. Anthony	MnDOT
Anoka County Regional Park Agency	MnDNR
Rice Creek Watershed District	Metropolitan Council
Mississippi River Watershed Management Organization	

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, the City of Columbia Heights is distributing a proposed amendment to its 2040 Comprehensive Plan for your review and comment.

The City is initiating this request to amend the future land use designation for the two properties generally located at 4300 Central Avenue NE to provide more flexibility to support redevelopment. The existing site is vacant with a stormwater pond on the west side of the block. As shown on the attached map, the property's existing future land use is Commercial on the east and Park on the west where the stormwater pond is located. With the amendment, both parcels would be reguiled to Transit Oriented Development.

The Transit-Oriented Development land use category is intended for a mix of retail, office, and higher density residential uses. The anticipated mix of uses is 85% residential and 15% commercial with residential densities of 25 to 65 units per acre. As Central Avenue is proposed for

the F-line BRT, this land use category is consistent with the 2040 Transportation Policy Plan recommended density range for a land use located along a high-frequency bus corridor. The inclusion of the stormwater pond in the amendment provides flexibility to move stormwater management as appropriate within a future development project.

Please be advised that there is no project proposed at this time. However, the property has been vacant for more than 10 years and concepts explored for the site include residential, which would not be allowed under the current land use guidance of commercial. An EAW, along with a land use and subdivision approvals will need to be approved before a proposed development project moves forward.

Please review the proposed request to amend the 2040 Comprehensive Plan and send any comments or an indication of no comment by **4:30 p.m. on Tuesday, April 28, 2026**. If you have any questions about the proposed amendment, please contact me at 763-706-3673.

If another representative in your agency is responsible for or coordinating reviews of comprehensive plan amendments, please forward this information and let me know who should be contacted in the future.

On behalf of the City of Columbia Heights, thank you in advance for your assistance and prompt response.



Ursula Brandt, AICP (she/her) | City Planner

[City of Columbia Heights](#) | Community Development Department

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