



**City of Columbus  
PUBLIC HEARING NOTICE  
CONDITIONAL USE PERMIT AMENDMENT  
Interactive Technology Format  
(Statutes Section 13D.02)**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, January 15, 2025 at 6:00 p.m., or as soon thereafter as parties may be heard, the hearing will be conducted in person and by Interactive Technology at the Columbus City Hall located at 16319 Kettle River Blvd., Columbus, Minnesota to consider a request to amend the existing Conditional Use Permit to add (2) two additional buildings to the facility at 13305 Humber Street NE. Members of the public interested in attending in person, monitoring the meeting, or wanting more information, should contact the City Offices at 651-464-3120 or visit the City Website at ColumbusMN.us. The hearing shall continue until all evidence and testimony has been received.

<u>Applicant:</u>	Construction Technology, Inc.
<u>Property Owners:</u>	CONSTRUCTION TECHNOLOGY INC
<u>Property Location:</u>	13305 Humber Street NE, Columbus MN
<u>Legal Description:</u>	THAT PRT OF LOT 2 BLOCK 1 HUMBER ESTATES LYG S OF FOL DESC LINE: COM AT SW COR OF SD LOT; TH N 00 DEG 17 MIN 09 SEC E, ASSD BRG ALG W LINE OF SD LOT, 260.68 FT; TH S 00 DEG 17 MIN 09 SEC W, RETRACING LAST DESC LINE, 51 FT TO POB OF LINE TO BE DESC, TH S 89 DEG 58 MIN 33 SEC E, 1307.09 FT TO E LINE OF SD LOT & SD LINE THERE TERM, ANOKA COUNTY, MN

*Jack Davis*

Jack Davis, Zoning Administrator

Submitted to the Forest Lake Times on Thursday, December 26, 2024.  
Published in the Forest Lake Times on Thursday, January 2, 2025.  
Posted Thursday, January 2, 2025.

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**APPLICATION FOR CONSIDERATION OF: CONDITIONAL USE PERMIT**

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**Application Information Form**

**APPLICANT:**

Name: Construction Technology Inc Phone: 6125810591 (Alt.): \_\_\_\_\_  
 Address: 1798 Lapis Ledge Ct Email: joe@mancavesmn.com  
 City: Henderson State: NV Zip: 89012

**OWNER:** (If other than applicant)

Name: Same Phone (work) \_\_\_\_\_ (Alt.) \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Legal description of property: 320 CIC, Columbus, MN Anoka County

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Additions(s) \_\_\_\_\_

Existing use of property: Garage Condo's Present zoning: MU-L

Action Requested: Please check one (√):

Conditional Use Permit (CUP)  CUP for Planned Unit Development (PUD)   
 CUP Amendment  CUP for PUD Amendment

Brief description of the Conditional Use (this does not serve as the narrative submittal requirement)

Asking to amend the current CUP from 5 buildings to 7 buildings

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16319 Kettle River Blvd.  
 Columbus, MN 55025  
 Phone: (651) 464-3120 Ext.1008  
 Website: [www.ColumbusMN.us](http://www.ColumbusMN.us)

**Submittals Check List:**

<b>Application Information Sheet (Permit)</b>	<input checked="" type="checkbox"/>	<b>Information Recommended by Zoning Administrator:</b>
<b>Scaled Site Plan</b> (Showing all current <i>and</i> proposed site conditions such as buildings, traffic circulation, signs, landscaping, etc.)	<input checked="" type="checkbox"/>	
<b>Civil Plans</b> (including utility, lighting, etc.)	<input checked="" type="checkbox"/>	
<b>Building Elevations</b>	<input checked="" type="checkbox"/>	
<b>Certified Survey</b>	<input checked="" type="checkbox"/>	
<b>Narrative Statement</b> (What is the use you're applying for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, (addressing noise, light glare, odors, fumes, etc))	<input checked="" type="checkbox"/>	
<b>Watershed Approval/Permit</b> (if applicable)	<input checked="" type="checkbox"/>	
<b>Required Fees Paid</b>	<input type="checkbox"/>	
<b>Additional Information</b> (further information that you believe is relevant and helps explain the Conditional Use)	<input type="checkbox"/>	
<i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-540 through 7A-549) found in the Zoning Code available on the City website <a href="http://www.ColumbusMN.us">www.ColumbusMN.us</a></i>		

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT:  DATE: 11/22/2024

SIGNATURE OF OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

<b>For Office Use Only</b>	Complete <u>12/11/24</u>
Date Application Received <u><del>11/25/24</del></u>	PC # <u>24-112</u> 60-Day Deadline <u>2/9/24</u>
120-Day Deadline <u>4/10/24</u>	Permit Fee <u>\$100</u> Escrow Amount <u>\$1,000</u>
Total Amount Paid <u>\$1,100</u>	Date Paid _____ Check # _____ Receipt # _____



**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant: <b>Construction Technology Inc</b>		
Address of Applicant: <b>1798 Lapis Ledge Ct</b>		
City: <b>Henderson</b>	State: <b>NV</b>	Zip: <b>89012</b>
Street Address of Subject Property: <b>13345 Lake Dr NE</b>		
Legal Description of Subject Property: <b>CIC 320 Anonka County, Columbus, MN</b>		
Signature:		Date:

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

*This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action by the City Council.*



December 11, 2024

To Whom It May Concern:

Construction Technology Inc. (CTI), DBA Garage Solution Condominiums (GSC) created Common Interest Community (CIC) #292 located at 13405 Lake Drive NE with construction starting in July of 2008 and the last unit was sold in July of 2016 with three buildings totaling 103,000 sf. In August of 2017, CTI created another CIC #320 and expanded GSC by adding four buildings totaling 48,000 sf of garage space. From 2019 to 2022, CTI expanded GSC by adding another four buildings totaling an additional 48,000 sf to CIC #320 using additional real estate from the East. The combined total for CIC #292 and CIC #320 is 214,000 sf of garage space, which consists of 135 units with 100 owners. This development generates approximately \$325,000 in property tax revenue annually.

In response to the interest for more garage space from current owners and interested parties, this application request is for CIC #320 only. CTI would like to expand by adding 2 more buildings (Buildings M & N) to CIC #320. Attached you will find the Declaration and four supplements for CIC #320. The proposed location is South of the current Building L. CTI will be using the remaining land from the additional real estate that is adjacent to the South property line, which will allow us to meet all set-back requirements. I have attached a new site plan and a unit layout of Building M & N. The site plan shows that we will be increasing the infiltration area that is South of Building L. The addition of a section of pervious pavers between buildings M & N. There will be a new infiltration area South of Building N and the infiltration area will have tall grasses planted on the bottom and sod installed on the slopes and surrounding area. We will be removing the existing house and small garage. Also attached is the preliminary approval from Rice Creek Watershed District regarding the new infiltration areas. As required by Anoka County a fifth supplement (possibly a sixth and seventh depending on sales) to the Declaration of CIC #320 will be created once Building M & N are constructed.

Building M will be 24,000 sf for a total of 13 units or less. Building N will be 34,050 sf for a total of 12 units or less. See the attached floor plans and elevation drawing from Lester Buildings. Each unit will have a sewer connection available in case owners choose to add a bathroom. All units will have a floor drain which flows to a flammable waste trap (one in each building), and then flows to a holding tank for pumping. Building M will host the boiler room (this will heat both buildings), two common bathrooms and a utility room. Building N will just have a utility room which will house the heating manifolds, water manifolds, electrical panel and low voltage items for the building. We will add two tanks for the septic system which will then be pumped to the existing drain field/mound system. We had Olson's Sewer Service Inc. conduct research of our current volume, by measuring the cycle times on the southwest drain field/mound system. Currently we are at 122.5 gallons per day and the system is designed for 300 gallons per day, therefore, with this result we have ample capacity to add the new buildings. We will connect to the existing well, which also has ample volume. Our current onsite trash facility (see location on the overall site plan) has sufficient space for the additional garages. Regarding the exterior lighting of the new buildings, we will be using LED wall packs. Downcast wall packs along the neighboring properties and outcast wall packs in areas that face other buildings.

Since this is an expansion of the GSC campus it is designed to match the existing buildings and landscape. It will have the same usage (storage, hobby shops, mancaves, etc.). We believe this will be a nice addition to the garage community and revenue source for the City of Columbus. In general, we have had very good feedback

with regards to the GSC campus from neighboring businesses and residents. We hope the City of Columbus will support us in creating this exciting new opportunity.

Thank you,  
Joseph R. Bazey, President,  
Construction Technology Inc.

# RICE CREEK WATERSHED DISTRICT

4325 Pheasant Ridge Drive, Suite 611  
 Blaine, MN 55449  
 Phone: (763) 398-3070 / Fax: (763) 398-3088  
<http://www.ricecreek.org>


## PERMIT 24-065

### Expires on 05/14/2026

Pursuant to the Rules and Regulations of the Rice Creek Watershed District and the District policies and standards, and based upon the statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made a part hereof by reference, permission is hereby granted to the permittee named below to conduct the activity described below. **If an extension to the permit is needed, the permittee should submit a written request to the District at least 2 weeks prior to the expiration date.**

<b>Name of Project</b> Garage Solutions Condominiums II - Phase 4			
<b>Project Description</b> Expansion of existing Garage Condos site including two new buildings with drives and stormwater basins to accommodate them.			
<b>Property Location</b> 13345 Lake Dr NE		<b>County</b> Anoka	<b>Municipality</b> Columbus
<b>Permittee Name</b> Construction Technology, Inc.		<b>Permittee Contact</b> Joe Bazey	
<b>Permittee Address (No. &amp; Street, City, State, Zip code)</b> 1798 Lapis Ledge Ct , Henderson, NV 89012			
<b>Permittee Phone #'s</b> 612-581-0591	<b>Permittee Fax</b>	<b>Permittee Cell Phone</b>	<b>Permittee e-mail</b> joe@mancavesmn.com
<b>Overall Surety Paid</b> \$6,500	<b>Surety Paid in Cash / LOC</b> \$6,500 / 0	<b>Cash Paid By</b>	<b>Letter of Credit Expiration</b>
<b>In accordance with the attached plan received at the District on (date received):</b> 11/1/2024			

**Authorized Signature:**

Signed by:  
  
 \_\_\_\_\_  
AULCAD8874C70438  
 Patrick Hughes, Regulatory Manager  
 Date of Issuance: 11/14/2024

**SPECIAL STIPULATIONS**

1. An as-built survey of all stormwater BMPs (ponds/rain gardens/trenches/swales/etc.) is to be submitted to the District for verification of compliance with the approved plans before return of the surety.

### **EROSION AND SEDIMENT CONTROL STIPULATIONS**

1. Erosion control measures shall be in place prior to grading activities and maintained through project completion. These features can include sediment logs, erosion blankets, sod, riprap, silt fence and temporary or permanent vegetation.
2. The District Inspector may require additional erosion control features, dependent upon site condition.
3. Refer to the MPCA "Protecting Water Quality in Urban Areas" manual at <http://www.pca.state.mn.us/water/pubs/sw-bmpmanual.html> for BMPs.
4. Please contact the District Inspector at 763-398-3070 if you have questions or to discuss site stabilization practices.

### **GENERAL PROVISIONS**

1. The project shall be in accordance with the plans most recently submitted and approved by the District as part of the record of this project.
2. This permit is not assignable by the Permittee, except with the written consent of the RCWD.
3. The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the RCWD for inspection of the work authorized hereunder.
4. In all cases where the Permittee, by performing the work authorized by this permit, shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights and interests needed for the work.
5. This permit is permissive only. No liability shall be imposed on the RCWD or any of its officers, agents, or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against the Permittee, its agents, employees or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the RCWD against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable provisions of law. If during the work conditions are encountered indicating that soil or groundwater contaminants may be present, work must cease until the RCWD has been informed. The RCWD may require additional information and may require that the stormwater management plan be amended in order to properly manage site stormwater in the presence of contaminants.
6. Any stormwater management facilities approved as part of this permit shall be properly maintained in perpetuity to assure that they continue to function as originally designed.
7. After vegetation is in place and erosion control features have been removed, notify the District Inspector at 763-398-3070. Once the Inspector verifies that site conditions comply with all permit requirements, your cash surety will be returned to the remitter.
8. **FAILURE TO COMPLY WITH THE PROVISIONS OF THIS PERMIT IS A VIOLATION OF THE LAW AND MAY RESULT IN FORFEITURE OF PERMITTEE'S SURETY AND/OR THE PERMITTEE BEING CHARGED WITH A MISDEMEANOR.**





To: City of Columbus Planning Commission

From: Eleanor Hahn, Assistant Planner

Date: January 10, 2025

RE: Construction Technologies, Inc. – Garage Solution Condominiums

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I have reviewed the application submittals from Construction Technologies, Inc. for a Conditional Use Permit (CUP) Amendment. Following are Findings and Recommendations for consideration by the Planning Commission.

## **CTI GARAGE CONDOS CONDITIONAL USE PERMIT AMENDMENT**

### Findings of Fact

1. The City received a Conditional Use Permit (CUP) amendment application from Construction Technologies, Inc. (“CTI”) on November 25, 2024. The application was found to be incomplete. Upon receipt of additional information, the application was found complete on December 11, 2024.
2. The 60-day review deadline is February 9, 2025, and the 120-day review deadline, if necessary, is April 10, 2025.
3. The proposed development is located at 13305 Humber St Ne on property legally described as part of Lot 2, Block 1, Humber Estates (“Property”).
4. Common Interest Community (CIC) platting is established for legal descriptions of ownership properties, including condominiums, cooperatives and time shares. The plat is created after a building is constructed and defines individual units of property and common areas. An association declaration includes the rules for governing an association and a budget for the maintenance of common areas.
5. CTI established Garage Solution Condominiums in 2008 with CUP approval for the construction of three separate garage buildings and 69 individual garage units (CIC No. 292 Garage Solution Condominiums). In 2017, CTI received a CUP amendment to add 4 new garage buildings with 27 individual garage units (CIC No. 320 Garage Solution Condominiums 2 – 1<sup>st</sup> supplement). In 2019, CTI received a CUP amendment to add 4 new garage buildings with 25 individual garage units (CIC No. 320 Garage Solution Condominiums 2 – 2<sup>nd</sup> and 3<sup>rd</sup> supplement). In 2023, CTI received a CUP amendment to add one new garage building with 15 individual garage units (CIC No. 320 Garage Solution Condominiums 2 – 4<sup>th</sup> supplement) The existing development includes a total of 214,438 square feet of garage condos with 136 individual garage units.

6. The current CUP amendment is an application to allow two new buildings with approximately 59,300 square feet and 24 additional garage units. The proposed site is located to the south of the existing garage condos. The ultimate legal description of this development is pending the submission of the CIC plat.
7. The proposed new building will be designed to match the appearance and character of the existing buildings.
8. The proposed new buildings will be accessed by permeable pavers and a concrete apron adjacent to the garage units.
9. The proposed site lighting for the expansion will match the existing site lighting.
10. The buildings will have rough-in sewer and water access within each unit for toilets and wash basins. An existing community well and drainfield are proposed to provide sewer and water capacity for this addition.
11. An existing trash enclosure and dumpsters, serving the entire development, are located to the north and west of the proposed buildings.
12. There is no additional landscaping proposed with the new development. The size of the proposed development, net of wetlands, is approximately 115,000 square feet and would require 19.1 overstory trees. When only considering this expansion, the proposal does not fulfill the City Code requirements. However, the net site area for all of the garage condos is approximately 768,000 square feet and requires 128 overstory trees. The entire site currently has approximately 150 trees and fulfills the City Code requirements.
13. The Rice Creek Watershed District (RCWD) issued permit 24-065 for the proposed expansion on November 1, 2024. The permit will expire on May 14, 2026.
14. The Planning Commission held a public hearing on the proposed development on January 15, 2025.

### Conditions

Based upon the above Finding of Facts, staff recommends approval of the CTI Garage Condos CUP Amendment, subject to the following conditions [Note: the relevant conditions to the original CUP and subsequent amendments are combined in these conditions]:

1. The City approved a CUP for CTI for the Garage Solution Condominiums, CIC No. 292, containing three garage buildings with approximately 103,000 square feet and 69 individual garage units on June 25, 2008.
2. The City approved a CUP amendment for CTI on October 12, 2016 for a common outdoor gathering area.
3. The City approved a CUP amendment for CTI for the CIC No. 320 Garage Solutions Condominiums 2 – 1<sup>st</sup> supplement, on June 28, 2017 for four additional garage buildings containing approximately 48,000 square feet and 27 individual garage units.
4. The City approved a CUP amendment for CTI for the CIC No. 320 Garage Solutions Condominiums 2 2<sup>nd</sup> and 3<sup>rd</sup> supplement, on May 8, 2019 for four additional garage buildings with approximately 48,000 square feet and 25 individual garage units. [The westerly two garage buildings were built first and recorded as the CIC No. 320 Garage Solution Condominiums 2 – 2<sup>nd</sup> supplement, and the easterly two garage buildings were built and recorded as the CIC No. 320 Garage Solution Condominiums 2 -3<sup>rd</sup> supplement].

5. The City approved a CUP amendment for the CIC No. 320 Garage Solution Condominiums 2 – 4<sup>th</sup> supplement, on June 28, 2023 for one additional garage building containing approximately 15,438 square feet and 15 individual garage units.
6. The proposed 2025 CUP amendment for CTI for the CIC No. 320 Garage Solutions Condominiums 2 – 5<sup>th</sup> supplement (formal name pending) contains two new garage buildings with approximately 59,300 square feet and 24 individual garage units.
7. “Property” herein includes CIC No. 292 and CIC No. 320. The CUP for the CTI Garage Solutions Condominiums includes the above original CUP and subsequent amendments. The total development, including the 2025 CUP amendment, consists of 14 garage buildings with approximately 273,738 square feet and 160 individual garage units.
8. The 2025 CUP amendment is contingent upon the recommendations of the City Engineer.
9. The 2025 CUP amendment is contingent upon the recommendations of the City Attorney.
10. The 2025 CUP amendment is contingent upon the detailed building permit review and permit issuance by the City Building Official.
11. The 2025 CUP amendment is contingent upon the recommendations of the Forest Lake Fire Department.
12. The 2025 CUP amendment is contingent upon the permitting requirements of the Rice Creek Watershed District.
13. The 2025 CUP amendment is contingent upon the permitting requirements of the Anoka County Highway Department and Anoka County Surveyor.
14. Improvements allowed in the 2025 CUP amendment shall be completed according to all application materials found complete on December 11, 2024, as may be amended by the City.
15. CTI shall submit a copy of the proposed CIC plat prior to the issuance of any Building Permit.
16. Any and all uses allowed in the CUP amendment shall be constructed, maintained, and practiced consistent with all applicable federal, state, and local laws and regulations, including but not limited to air quality, water quality, noise standards and odor regulations.
17. Approval of the CUP amendment does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county, or state laws, rules, ordinances, and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, and driveway permits.
18. All approved landscaping in CIC No. 292 and CIC No. 320 shall be maintained and replaced as needed throughout the duration of the CUP. All buildings in CIC No. 292 and CIC No. 320 shall be maintained in good condition throughout the duration of the CUP.
19. No hazardous wastes, explosives or noxious materials shall be kept on the Property.
20. No units in CIC No. 292 and CIC No. 320 shall be used as residential dwellings.
21. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the CUP may be revoked by the City upon proper notice and a hearing, The City shall notify regulatory authorities that have issued licenses or permits in connection with the CUP of any such revocation.

22. Any expansion or intensification or change in the approved use of the Property requires an amendment to the CUP.
23. CTI shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the CUP, including reasonable attorneys' fees and consultant fees.
24. CTI shall be responsible to reimburse the City for its out of pocket expense incurred in the review and approval of the CUP, including any subsequent inspection and enforcement actions.

Please do not hesitate to contact me should you have any questions.



To: City of Columbus Planning Commission  
From: Eleanor Hahn, Assistant Planner  
Date: January 10, 2025  
RE: Concept Land-Use Change and Comprehensive Plan Amendment

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## Summary

The City has been considering a land use change for 10 parcels, equaling approximately 71.53 acres (roughly 25 buildable acres) on the west side of Interstate 35. The zoning change would convert a mix of General Commercial, Horse Racing, and Community Commercial zoned parcels to the Mixed Use High-Density (“MU-H”) district. This change is still in the early days of the process, and the exact numbers of parcels involved may still change. Attachment A depicts the minimum land-use change being considered, while Attachment B depicts the maximum change.

Multiple landowners and developers have expressed a desire in a more flexible Mixed-Use land use in the region. Additionally, both the City Council and Planning Commission has noted a need for community development in the area, such as retail, grocery, restaurants, and housing. Staff recommends this zoning change to allow for more flexibility of development types, and to encourage the community commercial projects the City has been looking for.

A zoning change from purely commercial uses to a mixed-use designation requires a Comprehensive Plan Amendment.

## Comprehensive Plan Requirements

Minnesota state law requires that all communities within the Minneapolis-St. Paul metropolitan area update their Comprehensive Plans every ten years. The purpose of the Comprehensive Plan is to establish the policies that guide the future physical and community development of Columbus. It is also a reference document for the Planning Commission and City Council when evaluating private development projects and ordinance amendments.

The Comprehensive Plan and all its amendments must reflect the adopted regional policies in the Metropolitan Council’s system and policy plans. Local planning efforts are limited to the larger regional infrastructure of parks and trails, road networks, and wastewater infrastructure, and the City’s



plan must conform to the regional vision. An amendment to the Comprehensive Plan requires a recommendation from the Planning Commission following a public hearing, and adoption of a resolution by the City Council. Adjacent communities must be given up to 60 days to review and comment on the proposed amendment before it can be reviewed and approved by the Metropolitan Council.

The Metropolitan Council has designated region surrounding the interchange as an ‘Emerging Suburban Edge’ in the Columbus 2040 Comprehensive Plan, stating that the City is expected to target opportunities for more intensive development and population growth in the region.

## **Background**

City Staff first started contemplating this zoning change for the City owned property on the northern end of West Freeway drive. The property is currently in the process of being platted, and will eventually become a 5-acre developable parcel. The City has received few inquiries about the parcel, and staff believes that the land would be ideal location for an assisted living facility. This use is not considered in the current land-use designation and would need to be re-zoned to the MU-H district. The land is just across the freeway from an existing MU-H district, ensuring that the change would not constitute as spot-zoning, nor alter the character of the region. Shortly after the discussion, the City was approached by multiple landowners on the southern side of Lake Drive who were interested in rezoning their land to a Mixed-Use designation as well.

The 2040 Columbus Comprehensive Plan anticipated that approximately 90% of the Mixed-Use High Density (MU-H) zoning district would be developed into residential complexes; however, that has not been the case in practice. Less than half of the proposals received for the existing MU-H parcels have been for residential developments, and none have come to fruition. Providing more potential locations for high density residential developments will increase the chances of a successful development, while also maintaining the opportunity for commercial growth.

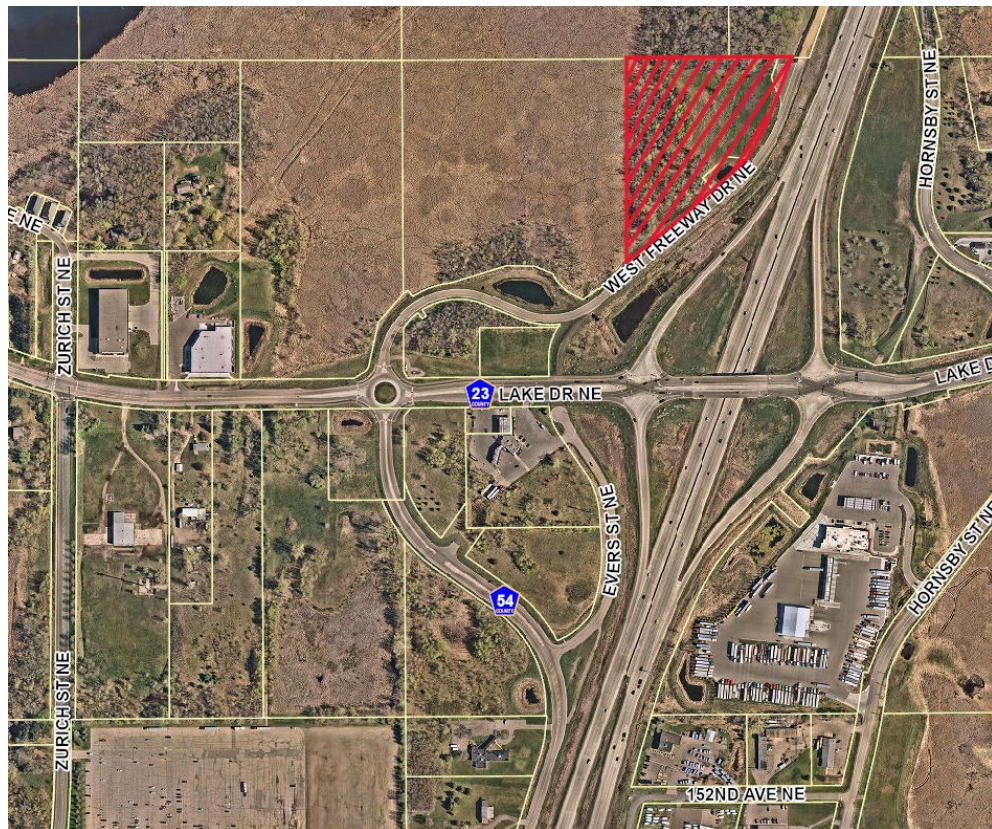
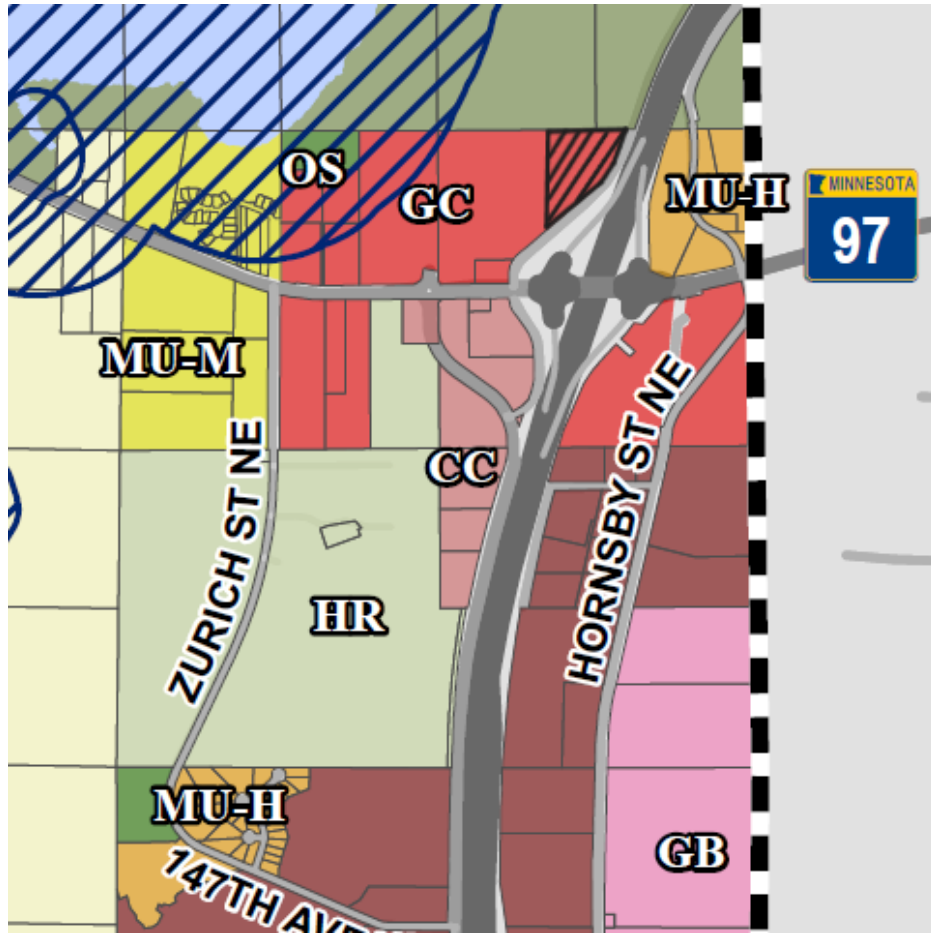
Additionally, the Columbus 2040 Comprehensive Plan states that the Metropolitan Council projects a need for 27 units of affordable housing in Columbus by 2030. This is most likely to occur in the Mixed-Use districts of the freeway corridor, as they are the only districts to allow multifamily housing options. The Mixed-Use districts also allows for assisted living facilities, which would directly serve the aging population of our community by allowing them to stay in the City that many have lived in their whole lives.

The commercial uses allowed in the MU-H are the same as the Community Commercial (“CC”) district, which focuses on local retail and entertainment. There is no outdoor storage allowed in the MU-H district.

## **Next Steps**

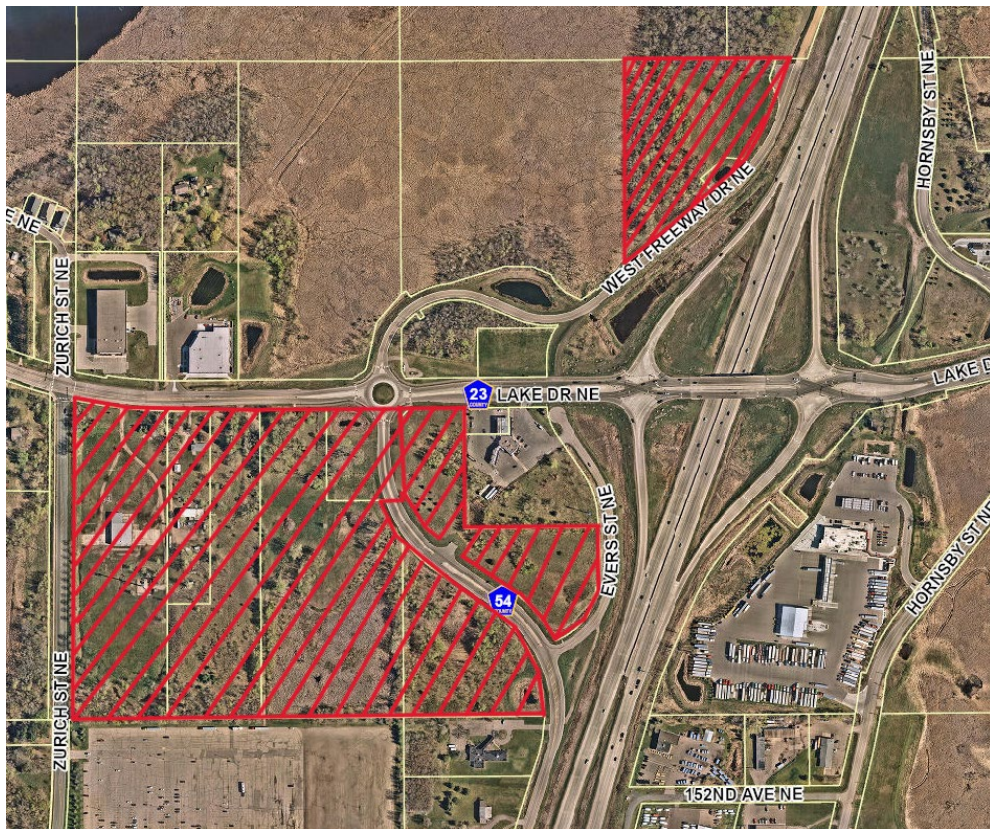
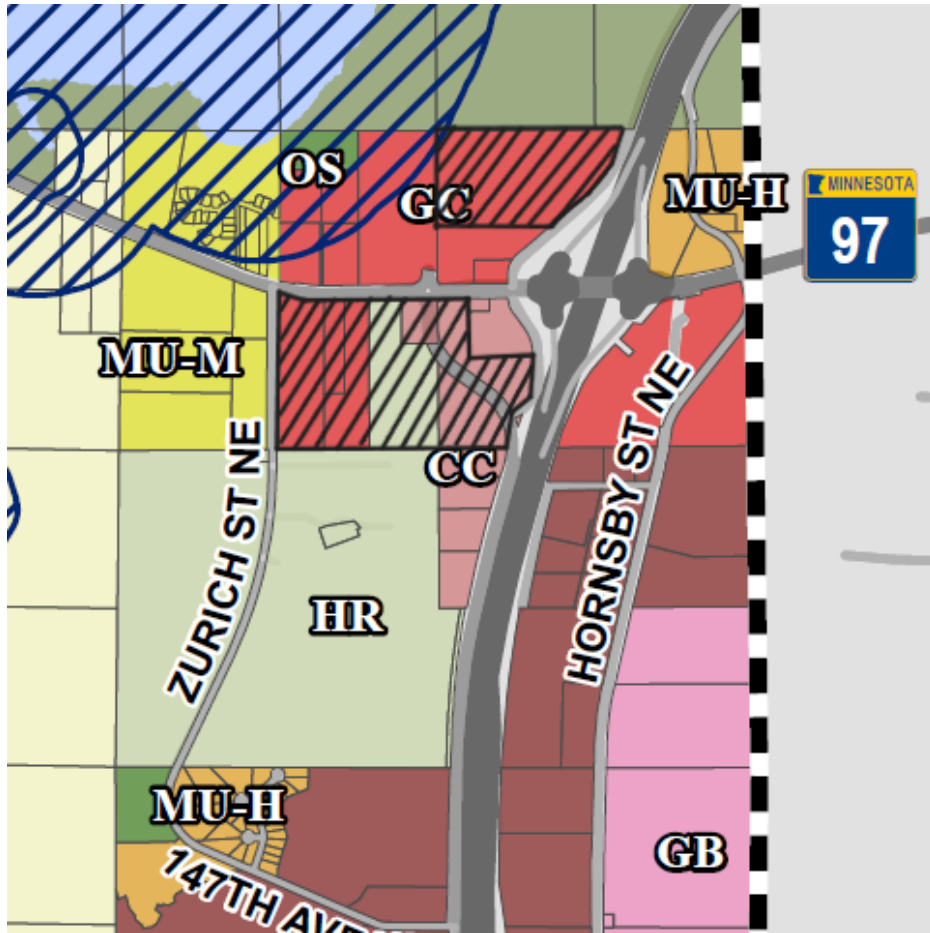
This is primarily an informational meeting, and an opportunity to discuss initial thoughts and concerns regarding the concept, prior to any formal actions such as a public hearing.

# Attachment A – Minimum Land-Use Change





# Attachment B – Maximum Land-Use Change



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**City Code, Chapter 7A: GENERAL ZONING REGULATIONS**

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between different land uses. The high visibility and accessibility of this district will support the highest building and site design standards in the I-35 Freeway Corridor, with no intention to serve extensive land users or uses with prominent outdoor display. All uses in the MU-H District require connection to public sewer and water.

*[§ 7A-670, added by Ord. No. 21-09, effective December 8, 2021.]*

**SECTION 7A-671. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT DESCRIBED.** The MU-H District, established by amendment to the City Code and as modified by subsequent amendments, is illustrated on the City of Columbus Official Zoning Map.

*[§ 7A-671, added by Ord. No. 21-09, effective December 8, 2021.]*

**SECTION 7A-672. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT PERMITTED USES.** Because the intent of the MU-H District is to review residential and commercial projects through the Planned Unit Development process, the number of permitted uses is limited. The following uses shall be permitted in the MU-H District:

A. Municipal Buildings and Facilities and parks.

*[§ 7A-672, added by Ord. No. 21-09, effective December 8, 2021.]*

**SECTION 7A-673. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT CONDITIONAL USES.** The MU-H District includes a variety of residential uses and commercial uses in areas identified as "Mixed Use — High" in the "City of Columbus 2040 Comprehensive Plan." The residential uses include association managed senior citizen detached dwellings and apartments, condominiums and cooperatives. All uses shall follow the provisions of the MU-H District, the conditional use permit procedures and the planned unit development provisions outlined in this Ordinance. The following uses shall be conditional in the MU-H District:

- A. Association managed senior citizen detached single family dwellings, in existence in the district on the date of adoption of this ordinance.
- B. Apartments, condominiums cooperatives and attached dwellings.
- C. Gasoline sales and related convenience retail sales and accessory carwash.
- D. Indoor sales and storage of retail goods to consumers, such as groceries, alcohol, clothing, household goods, medical, electronics, sporting goods, and similar uses, excluding pawn shops.
- E. Bakeries with primarily direct retail sales to consumers.
- F. Indoor commercial recreation.
- G. Hotel/motel.
- H. Licensed childcare.
- I. Restaurant or coffee shop, including accessory drive thru.
- J. Professional offices.
- K. Boutique/gift shop.
- L. Family movie theaters.
- M. Dry cleaners, hair salons, photography studio, and other on-premises business services.
- N. Yoga and small fitness centers, wellness center, dance studios, and similar uses.
- O. Micro distillery/brewery with retail sales and accessory open-air patio.
- P. Pharmacy and accessory drive thru.
- Q. Veterinary animal hospital or clinic, including accessory product sales and accessory small animal patient indoor boarding and grooming.
- R. Small animal indoor grooming, including accessory product sales and periodic vaccination services.

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[§ 7A-673, added by Ord. No. 21-09, effective December 8, 2021; amended by Ord. No. 23-01, effective May 4, 2023.]

**SECTION 7A-674. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT INTERIM USES. [Reserved for future use.]**

[§ 7A-674, added by Ord. No. 21-09, effective December 8, 2021.]

**SECTION 7A-675. MIXED USE HIGH DENSITY RESIDENTIAL (MU-H) DISTRICT PERFORMANCE STANDARDS.****A. Residential Developments**

- 1. Association managed detached dwellings.** These homes are unattached single-family dwellings managed by a homeowner's association, which governs architectural controls, establishes association fees, provides lawn care, snow plowing, trash and recycling collection, and all common area maintenance and repair within a development. Senior citizen housing shall be restricted to residents fifty-five (55) years or older for eighty (80) percent or more of the dwelling units.
  - a. Minimum lot area: 5,000 square feet per unit, net of road easements, ponding areas, and wetlands.
  - b. Private streets allowed and public utilities required. Public utilities shall be constructed according to minimum City standards. Private streets with no on-street parking shall be a minimum 24 feet width with curbing. Streets with one-side parking shall be a minimum 30 feet width. All streets shall be paved and shall meet a minimum 7-ton City design standard. Public utility easements shall be dedicated for a minimum width of the private street.
  - c. Front yard setback: Private road: 30 feet from the curb for garage and 20 feet from curb for living space.
  - d. Front yard setback: public road: 30 feet minimum structure setback from right-of-way line.
  - e. Side yard setback: 5 feet, or 30 feet if side yard is adjacent to public road.
  - f. Rear yard setback: 25 feet, or 30 feet if rear yard is adjacent to public road.
  - g. Maximum height: 2-story.
  - h. Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
  - i. Attached garage required: 2 stalls, 11' X 24' minimum each stall.
  - j. Surface parking required: minimum 18' X 24' in front of garage.
  - k. Guest parking: 1/2 stall per unit dispersed conveniently throughout development, unless comparable street parking is available.
  - l. Front building façade: minimum 35% brick, stucco, stone or cultured stone.
  - m. Building variation: No identical front façade shall be located consecutively on the same side of any street. At least 3 different floor plans and 3 different architectural variations for front façade are required in any development with 10 or more homes.
  - n. Landscaping shall include a minimum of two overstory trees per unit and shall meet the minimum planting standards outlined in this Ordinance.
  - o. Sidewalks and trails may be required within any development.
- 2. Apartments, condominiums and cooperatives.** Apartments, condominiums, and cooperatives feature common building access to individual units, common security, managed property maintenance and managed utility service provisions, but do not include personal or health care service provisions by building management.
  - a. Maximum density: 30 units per acre.
  - b. Maximum height: 5 stories.



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- c. Minimum unit size: efficiency/1-bedroom 600 square feet; 2-bedroom 720 square feet; additional bedrooms 120 square feet each.
- d. Front yard setback: 30 feet.
- e. Side yard setback: 20 feet, or 30 feet if side yard is adjacent to public road.
- f. Rear yard setback: 30 feet.
- g. Private access drives: driveways providing access to buildings shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.
- h. Garage parking required: 1/2 Garage Space per unit, underground or at-grade parking (within the footprint of the building) shall be required. Parking spaces shall be 10'X20' with 24' driveway aisles.
- i. Surface parking: 2 stalls per unit. The number of surface parking spaces may be offset by the number of garage stalls provided, if the garage stalls are automatically assigned to dwelling units. Parking spaces shall be 10'X20' with 24' driveway aisles.
- j. Guest parking: ¼ stall per unit, unless comparable street parking is available.
- k. Parking areas may occupy 1/3 of the minimum required yard area.
- l. Individual utility metering: all units are required to be served with individual private and public utility services and metering, unless otherwise approved by the City.
- m. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
  - 1) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned prestressed panels, or smooth concrete panels.
  - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
  - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
  - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may also be permitted provided they are compatible with the primarily masonry exterior.
  - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
  - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
  - 7) In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
  - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options,

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building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.

- n. Landscaping shall include a minimum of one overstory tree per unit; however, 25% of the overstory trees may be substituted with perennial foundation plantings at a ratio of 10 foundation plantings per overstory tree. All landscaping shall meet the minimum planting standards outlined in this Ordinance.
  - o. Sidewalks and trails may be required within any development.
  - p. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
    - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
    - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
  - q. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- 3. Attached Dwellings.** These individually owned homes include “Row Homes,” attached single family homes aligned side-by-side and with garage access on one side of the building and “Townhomes,” attached single family homes aligned side-by-side and back-to-back with garage access on two sides of the building. Attached single family dwellings are managed by a homeowners’ association, which governs architectural controls, establishes association fees, provides lawn care, snow plowing, trash and recycling collection, exterior building maintenance and repair, and all common area maintenance and repair within a development.
- a. Minimum lot area: none.
  - b. Maximum density: 30 units per acre.
  - c. Maximum units per building: none.
  - d. Private streets allowed and public utilities required. Public utilities shall be constructed according to minimum City standards. Private streets with no on-street parking shall be a minimum 24 feet width with curbing. Streets with one-side parking shall be a minimum 30 feet width. All streets shall be paved and shall meet a minimum 7-ton City design standard. Public utility easements shall be dedicated for the minimum width of the private street.
  - e. Private access drives: driveways providing access to individual units shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.
  - f. Individual utility metering: all units are required to be served with individual private and public utility services and metering, unless otherwise approved by the City.
  - g. Front yard setback: Private road: 30 feet from the curb for garage and 20 feet from curb for living space.
  - h. Front yard setback: Public road: 30 feet minimum structure setback from right-of-way line.
  - i. Side yard Setback: zero lot line on common walls; 25 feet garage setback to private road curb; 20 feet living space setback from private road curb, or 30 feet building setback if side yard is adjacent to public road.
  - j. Rear Yard setback: 25 feet from private road curb, or 30 feet if rear yard is adjacent to public road or private property.
  - k. Maximum height: 3-story.

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- l. Unit size: all units shall contain a minimum of two bedrooms and minimum of 960 square feet of living space.
- m. Attached garage required: 2 stalls, 11' X 24' minimum each stall.
- n. Surface parking required: minimum 18' X 24' in front of garage.
- o. Guest parking: 1/2 stall per unit dispersed conveniently throughout development, unless comparable street parking is available.
- p. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
  - 1) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
  - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
  - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
  - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may also be permitted provided they are compatible with the primarily masonry exterior.
  - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.
  - 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
  - 7) In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
  - 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
- q. Landscaping shall include a minimum of one overstory tree per unit; however, 25% of the overstory trees may be substituted with perennial foundation plantings at a ratio of 10 foundation plantings per overstory tree. All landscaping shall meet the minimum planting standards outlined in this Ordinance.
- r. Sidewalks and trails may be required within any development.
- s. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.

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- 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
  - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
  - t. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
- 4. Assisted-living multiple family dwellings.** These housing units typically include apartments that directly or indirectly provide tenants who are less independent with a variety of services such as meals, housekeeping, personal care, and health care.
- a. Maximum density: 30 units per acre.
  - b. Minimum unit size: efficiency 250 square feet; 1-bedroom 350 square feet.
  - c. Front yard setback: 30 feet.
  - d. Side yard setback: 20 feet, or 30 feet if side yard is adjacent to public road.
  - e. Rear yard setback: 30 feet.
  - f. Maximum height: 5 stories.
  - g. Private access drives: driveways providing access to buildings shall be a minimum of 24 feet in width. Private access drives containing public utilities shall include public utility easements.
  - h. Surface parking: 1 stall per unit; or 1 stall per maximum employee and contracted staff plus 1/2 stall per unit guest parking. "Proof of parking" provisions required in this Ordinance are applicable.
  - i. Parking areas may occupy 1/3 of the minimum required yard area.
  - j. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of multiple family dwellings. Building materials may include masonry products (brick, stone, stucco, decorative block, tile, cast stone, pre-cast textured concrete panels), wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim.
    - 1) 35% of the façade on all exteriors shall consist of masonry products. This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
    - 2) Panels and lap siding shall be used to complement masonry materials and shall be roughly proportionate to each other. Visible joints in all siding materials shall be architecturally integrated into the building design.
    - 3) The percentage of the required exterior materials may be modified by the City when the use of staggered unit elevations, balconies and porches, shutters, gable end returns, mantels, corbels, cornices, cupolas, false dormers or windows, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
    - 4) Colors shall be earth tone, such as shades of brown and soft neutral colors. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior. The use of contrasting, yet harmonious colors may also be permitted provided they are compatible with the primarily masonry exterior.
    - 5) No individual floor of a building may be one color or one siding material, except for the use of masonry products.

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- 6) The percentage of the required exterior materials on non-residential facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced.
- 7) In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- 8) Development plans shall include descriptions of unit sizes, rental or sales price points, indoor common areas and group usable space, storage space options, building elevations with detailed breakdowns of building materials and colors, floor plans, trash and recycling facilities, site lighting, and outdoor group usable amenities.
- k. Landscaping shall include a minimum of one overstory tree per unit; however, 25% of the overstory trees may be substituted with perennial foundation plantings at a ratio of 10 foundation plantings per overstory tree. All landscaping shall meet the minimum planting standards outlined in this Ordinance.
- l. Sidewalks and trails may be required within any development.
- m. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
  - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
  - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
- n. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood singles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.

**B. Commercial Developments.****1. Commercial Developments in the Mixed Use High Density Residential District.**

- a. Sidewalks and trails may be required in every development.
- b. CUP applications shall include, but not be limited to, detailed site plans, floor plans, utility plans, building elevations with detailed breakdowns of building materials and colors, trash and recycling facilities, landscaping plans, site lighting plans and pedestrian movement plans.
- c. Building exteriors: The City requires a mix of architectural features, building materials and color schemes to accentuate the appearance of commercial buildings. Building materials may include masonry products (brick, stone, masonry stucco, decorative block, tile, cast stone, pre-cast textured concrete panels) wood, EIFS, composite wood panels and lap siding, composite fiber-cement panels and lap siding, metal panels, composite metal panels, other composite material panels, glass panels, windows and trim. Ribbed or corrugated metal panels are not permitted. Standing seam metal panels are permitted within a planned unit development on up to 20% of the façade.
  - 1) At least 50% of the façade on all exteriors of all buildings shall consist of masonry products (brick, stone, masonry stucco, decorative block, tile, cast stone, pre-cast textured concrete panels). This masonry percentage requirement does not include façade surface area consisting of windows and doors and associated trim. For the purpose of this section, masonry does not include bare cinder block, unadorned pre-stressed panels, or smooth concrete panels.
  - 2) The remaining combination of accent materials may not detract from the overall appearance of the primarily masonry building design and accent materials must be



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- used to create a harmonized design that is apparent on each building façade that is visible to the public via public right of way and adjacent property.
- 3) Accent materials shall be consistent in grade and quality of the primary building materials. For each wall exceeding 200 feet in length there shall be an architectural feature or accent feature every 1/3rd of the wall length.
  - 4) Visible joints in all siding materials shall be architecturally integrated into the building design.
  - 5) Colors shall be softer, neutral colors. Brilliant colors, neon colors and other distracting colors shall be prohibited. Multiple color schemes are permitted, provided they are complementary and compatible with the primarily masonry exterior.
  - 6) A visually distinct front entrance must be present and obvious from the street, while remaining harmonious with the overall finish of the building.
  - 7) The percentage of the required exterior materials may be modified by the City when the use of staggered elevations, staggered parapets, mantels, corbels, cornices, and similar combinations of architectural enhancements are incorporated to accentuate the exterior building design.
  - 8) The percentage of the required exterior materials on non-residential facing and non-street facing façades may be modified by the City if the street facing or front façade is correspondingly enhanced. Enhancements may include, but are not limited to, the increase in architectural enhancements, and complementary horizontal or vertical design features.
  - 9) In Planned Unit Developments with multiple properties, the character of all buildings shall reflect a common theme with compatible building styles, building materials, color schemes, landscaping, site lighting and pedestrian circulation.
- d. Pitched roofs that are exposed shall be constructed of commercial grade architectural shingles, wood shingles, slate, tile, copper or heavy gage standing seam steel. Flat roofs are not subject to these requirements.
  - e. All mechanical equipment integral to the building function shall be screened from view from adjacent public right of ways, streets, and properties, including equipment located on the rooftop.
    - 1) Screening must be architecturally designed and made from materials compatible in design and quality to those of the overall building design.
    - 2) A cross section for each elevation may be required for proposed roof top mechanical screenings.
  - f. No display of merchandise shall be permitted on any roof.
  - g. On properties greater than or equal to one acre, the minimum square footage of any building(s) shall be at least seven percent (7%) of the property acreage, net of wetlands, stormwater ponds and other easement encumbrances.

*[§ 7A-675, added by Ord. No. 21-09, effective December 8, 2021; amended by Ord. No. 23-02, effective August 17, 2023.]*

**SECTION 7A-676 through 7A-679. [Reserved for future use.]**

**SECTION 7A-680. COMMUNITY COMMERCIAL (CC) DISTRICT DEFINED.** The purpose of the CC District is to provide space for high intensity retail sales, entertainment, and convenience with low intensity onsite services and office space that serve local and regional population bases. The high visibility and accessibility of this district will support the highest building and site design standards in the I-35 Freeway Corridor, with no intention to serve extensive land users or uses with limited opportunities for outdoor display of retail goods and no outdoor storage. All uses in the CC District require connection to public sewer and water.