



## **CITY OF MENDOTA HEIGHTS**

### **PLANNING COMMISSION REGULAR MEETING AGENDA**

March 31, 2025 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

**1. Call to Order**

**2. Roll Call**

**3. Election of Planning Commission Chair and Vice Chair for Year 2025**

**4. Approval of Minutes**

- a. Approve meeting minutes from the February 25, 2025 Planning Commission Meeting.

**5. Public Hearings**

- a. **CASE No. 2025-02 Comprehensive Plan Amendment** Application of the City of Mendota Heights for a Comprehensive Plan Text and Map Amendment to the 2040 Comprehensive Plan

**6. New and Unfinished Business**

**7. Updates/Staff Comments**

**8. Adjourn**

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

**CITY OF MENDOTA HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**DRAFT PLANNING COMMISSION MINUTES  
FEBRUARY 25, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, February 25, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Patrick Corbett, Cindy Johnson, Brian Udell, Jason Stone, and Steve Goldade. Those absent: Commissioner Jeff Nath.

**Approval of Agenda**

The agenda was approved as submitted.

**Election of Planning Commission Chair and Vice Chair for Year 2025**

Chair Field indicated that he would be willing to continue serving as Chair.

Chair Field opened the floor for nominations for the position of Chair.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER UDELL TO ELECT PATRICK CORBETT AS CHAIR OF THE PLANNING COMMISSION FOR 2025.

COMMISSIONER GOLDADE MOVED, SECONDED BY COMMISSIONER JOHNSON TO ELECT LITTON FIELD AS CHAIR OF THE PLANNING COMMISSION FOR 2025.

CORBETT: 3 (CORBETT, UDELL, STONE)

FIELD: 3 (FIELD, GOLDADE, JOHNSON)

Community Development Manager Sarah Madden commented that the Commissioners could continue to discuss amongst themselves, or if preferred this could be tabled to the next meeting when presumably everyone would be present.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT TO TABLE THIS MATTER TO THE NEXT MEETING.

AYES: 6

NAYS: 0

Chair Field welcomed the new member to the Commission.

Commissioner Goldade introduced himself, noting his past experience on the Park and Recreation Commission, and looked forward to working with this Commission. He thanked the past members of the Commission as well, Commissioners Katz and Petschel.

Chair Field noted that he was not present at the last meeting and also thanked Commissioners Katz and Petschel for their service.

### **Approval of January 28, 2025 Minutes**

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER CORBETT TO APPROVE THE MINUTES OF JANUARY 28, 2025.

AYES: 6

NAYS: 0

### **Hearings**

#### **A) PLANNING CASE 2025-01 TOM CAMPION, NORTHWEST CORNER OF DODD ROAD AND MN HIGHWAY 62 AND 790 AND 772 RIDGE PLACE – PRELIMINARY PLAT**

Community Development Manager Sarah Madden explained that Tom Campion, the property owner of 790 Ridge Place, is requesting consideration of a Preliminary Plat of his 790 Ridge Place property and the neighboring property addressed as 772 Ridge Place. The subdivision would consolidate the five existing parcels into three lots, with one of the proposed lots available as a new vacant lot for single-family development. The application has submitted both the Preliminary and Final Plat, however, this public hearing is exclusively for review of the Preliminary Plat, to be known as “Campion Estates”. If the Preliminary Plat is approved with no changes, the Final Plat will be reviewed at a later date by the City Council. A public hearing was held at the January 28, 2025 Planning Commission meeting and the applicant requested the application to be tabled to the next meeting to continue discussion related to park dedication.

Hearing notices were published and mailed to all properties within 350-ft. of the site; details were provided on input received from residents in the neighborhood expressing a desire for the trail connection.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City’s website).

Staff recommended approval of this application based on the findings and with conditions.

Commissioner Johnson stated that this application deals with two properties separately owned, but they have only heard from one property owner and asked staff to address that issue.

Community Development Manager Sarah Madden explained that Tom Campion is bringing forward the application, the owner of 790 Ridge Place. She stated that the other property owner, of 772 Ridge Place, has been involved. She noted that both property owners are present tonight and would like to move forward.

Commissioner Stone referenced the statement that there is enough land to split. He recognized the drop-off in elevation and asked if there would be enough land to build on the proposed lot two in the future.

Community Development Manager Sarah Madden replied that the minimum lot dimensions are met for lot size.

Commissioner Goldade asked if the change to the recommended condition five would still allow for the walking path from Ridge Place to Dodd/62.

Community Development Manager Sarah Madden replied that they do not have the survey of the proposed outlot, but the applicant does have the proposed sketch of what the City would be asking for that would provide the space for the path and landing area for the grade-separated crossing.

Commissioner Goldade asked and received confirmation that even with the path, lot three could be subdivided in the future.

Chair Field recognized that the City has a vision for the path and asked what would happen if the applicant were to place it elsewhere.

Community Development Manager Sarah Madden replied that in that instance the Final Plat would not match the conditions of the Preliminary Plat and therefore it would most likely not be approved.

Chair Field asked if the surveyor is presently working on the dedicated land.

Community Development Manager Sarah Madden confirmed that is correct.

Chair Field opened the public hearing.

Tom Campion, applicant, stated that he and his neighbor started this process a few years ago with the easement vacation. He stated that he wanted to build but did not have enough land and therefore began working with his neighbor. He stated that he and his neighbor are in agreement with their request.

Commissioner Corbett stated that the path was the unknown that was added prior to the last meeting which caused the request to be tabled. He asked if the condition was found to be acceptable to both property owners.

Mr. Campion stated that they did agree.



Jeff Wilke, 781 Ridge Place, stated that he agreed with the easement vacation that occurred in the past. He commented that people have to walk on the street to get to the path and the demographics of the neighborhood have changed, adding more families and children. He stated that the neighborhood agrees with the proposal in return for the walking path.

Commissioner Johnson asked and received confirmation that the resident is requesting the trail connection.

Maureen Wilke, 781 Ridge Place, asked for clarification on the lots shown in yellow.

Commissioner Corbett noted that the yellow shows the old lots that will be combined into the lots shown in blue.

Christina Young, 799 Ridge Place, stated that it is important for the neighbors to maintain a tree buffer between yards and a path to ensure that the area is not too exposed to 62.

Chair Field noted that is not a matter of the Preliminary Plat.

Public Works Director Ryan Ruzek replied that Dakota County will be subject to the City's tree ordinance.

Chris Strom, 1910 Walkler Avenue, echoed the safety concerns of crossing over the roads with young children. He advocated for the pathway to connect the neighborhood.

Tim Minea, 772 Ridge Place, stated that when all is done Mr. Campion will split the lot to create one additional lot. He asked why this is simply not a lot line adjustment between the two properties. He stated that a house on South Lane was recently subdivided and was a quick process before the City Council, whereas this item has come to two Planning Commission meetings. He stated that it was his understanding that this request would not qualify for the lot line adjustment because the two properties belong to different plats.

Commissioner Corbett stated that the existing yellow lots are not clean, and it would make more sense to clean those up as proposed in this application.

Community Development Manager Sarah Madden explained that because the lots are within two different plats, the simple lot line adjustment was not an option. She stated that this also involves more than two lots and therefore would also not qualify for a lot line adjustment.

Public Works Director Ryan Ruzek replied that the Campion property is large enough to subdivide, however, the existing home is too wide and therefore would have had to be demolished in order to subdivide, and therefore the replat option was chosen.

Seeing no one coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT REQUEST BASED ON THE FINDINGS OF FACT SUPPORTING THE REQUEST, WITH THE FOLLOWING CONDITIONS:

1. THE PRELIMINARY PLANS PRESENTED UNDER THIS PLAT REQUEST DO NOT REPRESENT OR PROVIDE APPROVAL OF BUILDING PAD SITES, SETBACKS, ACCESSORY STRUCTURES, OR DRIVEWAY ALIGNMENTS. FINAL LAYOUTS MUST MEET R-1 ZONE STANDARDS AND SHALL BE APPROVED UNDER SEPARATE BUILDING PERMITS FOR EACH LOT.
2. A BUILDING PERMIT, INCLUDING ALL NEW GRADING AND DRAINAGE WORK, MUST BE APPROVED BY THE CITY PRIOR TO ANY NEW CONSTRUCTION WORK.
3. THE DEVELOPER/APPLICANT SHALL SUBMIT FINAL GRADING AND UTILITY PLANS AND A DIMENSIONED SITE PLAN WITH ASSOCIATED EASEMENTS, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT AS PART OF ANY BUILDING PERMIT APPLICATION.
4. ALL NEW CONSTRUCTION AND GRADING ACTIVITIES THROUGHOUT THIS DEVELOPMENT SITE AND ON EACH NEW BUILDABLE LOT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLIANCE WITH THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT.
5. THE DEVELOPER/APPLICANT SHALL PROVIDE PARK DEDICATION AS A COMBINATION OF AN IN-LEIU FEE AND LAND DEDICATION. THE FINAL PLAT SHALL BE REVISED TO DEDICATE 10 PERCENT OF THE PROPOSED LOT 3 AS AN OUTLOT FOR PARK DEDICATION, AND PAY A PARK DEDICATION FEE IN THE AMOUNT OF \$4,000 PER UNIT (PROPOSED LOTS 1 AND 2 AT (2 X \$4,000/UNIT), OR \$8,000) IS TO BE COLLECTED AFTER CITY COUNCIL APPROVAL AND BEFORE THE FINAL PLAT IS RELEASED FOR RECORDING WITH DAKOTA COUNTY, AND BEFORE THE ISSUANCE OF ANY PERMITS.
6. ANY NEW OR EXISTING SANITARY OR WATER SERVICE LINES WILL HAVE TO BE REVIEWED BY THE PUBLIC WORKS DIRECTOR AND/OR ST. PAUL REGIONAL WATER SERVICES PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
7. THE APPLICANT/DEVELOPER MUST PROVIDE A BEST MANAGEMENT PRACTICES (STORMWATER MANAGEMENT) AGREEMENT TO THE CITY AS PART OF THE BUILDING PERMIT SUBMITTAL AND REVIEW PROCESS FOR EACH NEW HOME AND NEW IMPERVIOUS SURFACE.
8. THE APPLICANT MUST SUBMIT TREE REMOVAL INFORMATION TO BE EVALUATED FOR COMPLIANCE WITH THE URBAN FOREST PRESERVATION

ORDINANCE REQUIREMENTS PRIOR TO OR IN CONJUNCTION WITH THE  
BUILDING PERMIT SUBMITTAL.

Further discussion: Commissioner Stone asked if the pathway would be of the City or the County.

Public Works Director Ryan Ruzek replied that the path from Ridge to 62 would be City-owned and the area for the crossing would become part of the County project, which is proposed for 2027.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its March 4, 2025 meeting.

**New and Unfinished Business**

**Staff Announcements / Updates**

Community Development Manager Sarah Madden stated that there would not be a quorum for the March 25<sup>th</sup> meeting and therefore it is proposed to change the date to March 31, 2025.

**Adjournment**

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO  
ADJOURN THE MEETING AT 7:41 P.M.

AYES: 6

NAYS: 0



## Planning Commission

**Meeting Date:** March 31, 2025

**Agenda Item:** **CASE No. 2025-02 Comprehensive Plan Amendment** Application of the City of Mendota Heights for a Comprehensive Plan Text and Map Amendment to the 2040 Comprehensive Plan

**Department:** Community Development

**Contact:** Sarah Madden,  
Community Development Manager

### Introduction:

The City is requesting consideration of a Comprehensive Plan Text and Map Amendment to its 2040 Comprehensive Plan, modifying the 'Future Land Use Plan' and guided land use of 99.23 acres of land. The current land use of the 99.23 acres is I-Industrial, and the proposed land use is B-Business. The subject area was evaluated during the City's Zoning Code Update project and found to contain a majority of existing uses that are more consistent with commercial zoning than industrial zoning. The proposed change in land use is consistent with the Zoning Map updates which were adopted in September 2024 and went into effect on January 1, 2025.

A public hearing notice for this planning item was published in the Pioneer Press and notice letters were mailed to all properties within 350-feet of the properties which are proposed to be changed from I-Industrial to B-1 General Business on the revised Future Land Use Plan map. The city has not received any comments or objections to this land use request as of the submittal of this report.

### Background:

In 2022, the City of Mendota Heights began the process of updating its Zoning Code to be consistent with the adopted 2040 Comprehensive Plan in compliance with State Statute. The Title 12 update and corresponding Zoning Map changes were approved by the City Council in September 2024 and went into effect on January 1, 2025. Following the adoption of the Zoning Code Update, staff begin preparing for a submission to amend the 2040 Comprehensive Plan to reflect the modifications made to the zoning ordinance and map.

As mentioned in the Introduction section of this report, the proposed Future Land Use Plan map amendments propose to change the guided land use of 99.23 acres of property from I-Industrial to B-Business. The area is generally located north of Interstate 494, West of Highway 55, east of Pilot Knob Road, and south of Mendota Heights Road, with an additional parcel located at the southeast corner of Northland Drive and Highway 55. The subject area is illustrated on the Planned Future Land Use maps which are attached to this report on pages 13-14 of this packet.

In addition to the change in guided land use, there are also changes to the text of the Comprehensive Plan, specifically within Chapter 2 – Land Use and Growth, to update zoning

district types and titles to be consistent with modifications made during the Zoning Code Update Project, as well as other text updates needed to accurately reflect the effect of the proposed guide plan changes. The specific text changes are shown in the attached redline of Chapter 2 – Land Use and Growth and are listed in the Analysis section of this report.

### **Analysis:**

The Future Land Use Plan, as included in the City's 2040 Comprehensive Plan, is intended to depict the general desired locations of future land uses. As part of the proposed amendment request, the planning commission should determine if the proposed guide change is compatible with surrounding existing and future land uses.

#### Future Land Use Designation

The 99.23 acres identified in this request are currently guided as I-Industrial. This designation is described in the 2040 Comprehensive Plan:

*'The Industrial land use category is concentrated in the city's industrial and business park in the southwest part of the city, north of I-494. The vast majority of the 400-plus acres of Industrial land is west of Highway 55, with a portion east of Highway 55 and west of I-35E. This land use includes manufacturing, office, and warehousing uses, but also hotels, and other commercial uses.'*

The proposed B-Business designation is one of three general commercial land use categories in the City's Comprehensive Plan. Specifically, the B-Business land use category is described as:

*'The second category of commercial uses expands the uses to include retail, restaurants, hotels and other commercial uses. This includes neighborhood type convenience stores and shopping centers. Map 2-3. Future Land Use Plan identifies these areas as "B - Business" and "MU - Mixed-Use". The current and corresponding zoning district classifications are B-3 (General Business), B-4 (Shopping Center) and PUD – Planned Unit Development.'*

The above land use descriptions are proposed to be modified in the text amendments described in this report, however, the Planning Commission should note that the proposed land use category allows for expanded commercial and retail activities, including hotels. The existing uses within the subject area generally fall under three categories: 1) Office 2) Light Warehousing/Manufacturing and 3) Hotels.

#### Text Amendments to the Plan

Within Chapter 2 – Land Use and Growth, there are a number of minor text changes proposed which are consistent with the modifications made to zoning district titles and uses when the Zoning Code Update project was adopted.

Specifically, the proposed Comprehensive Plan Amendment has updated the content of the following:

- Table 2-3 Future Land Use Acreage by Decade on pg. 10
- Map 2-3 Future Land Use Plan on pg. 11
- The corresponding zoning district text on pgs. 13-15
- Table 2-5 Employment Projections on pg. 19
- Guide classification of Focus Area #4 on pg. 20
- Map 2-5 Focus Areas with Future Land Use Overlay on pg. 23

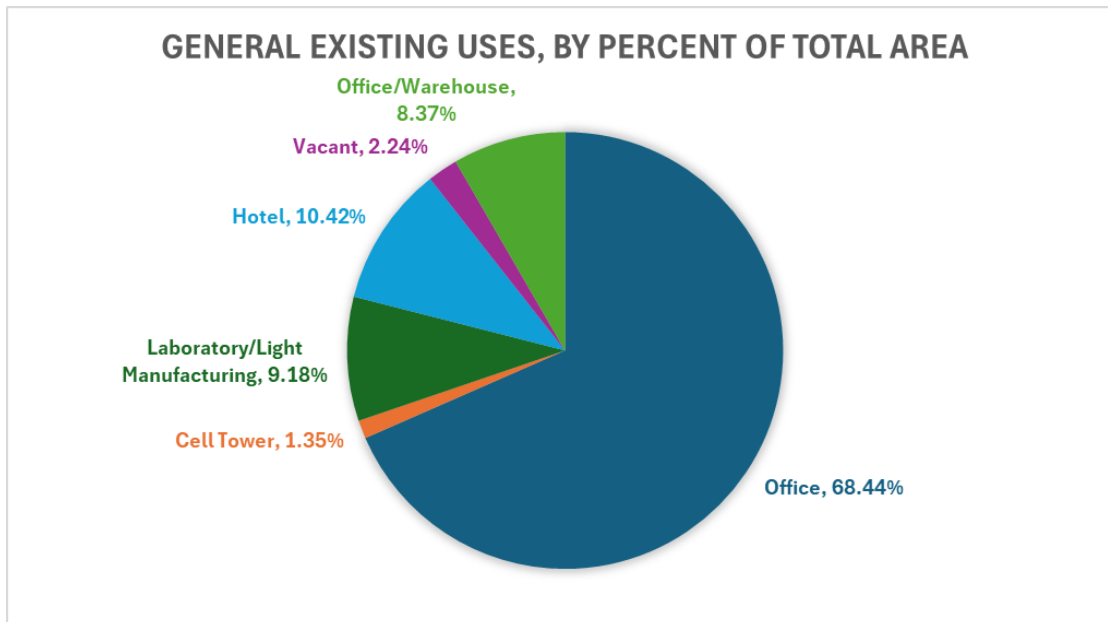
#### Subject Area Details

The 99.23 acres in the subject area proposed to be changed consist of 26 different parcels, owned by 15 different property owners. All but one parcel (2.22 acres) are developed with

existing buildings and uses.

The City currently does not have any development proposals for the existing vacant site as part of this Comprehensive Plan Amendment. The property owners had previously requested to the City that they may be considered part of the re-zoning area in the Zoning Code Update project, as they were interested in pursuing future commercial developments as opposed to industrial development. The City Council was supportive of the request to be included in the zoning map amendments associated with the Zoning Code Update project and adoption. The proposed Future Land Use Plan amendment to re-guide the subject properties is consistent with those areas that were part of the prior rezoning adoption. If this Comprehensive Plan Amendment is approved and later adopted, the property owner may decide to develop the vacant site with a use identified in the I-Industrial zoning district and which is compatible with the Comprehensive Plan. That future development is unknown and not currently part of this proposal.

Of the parcels within the re-guiding area with existing uses, 18 parcels are developed with office or business park uses, three parcels contain hotels, two parcels contain an office/laboratory/light manufacturing, one contains an office/warehouse development, and one contains a cell tower.



### Policy Considerations

The proposed change in land use is an effort to support the City Council's priority: Economic Vitality and Community Vibrancy, Goal 1.1: Support a vibrant business environment, and to accomplish the following goals and policies in the City's Comprehensive Plan (Chapter 2):

- Goal 1: The Future Land Use Plan will provide the foundation for all land use decisions in Mendota Heights
  - Policy 1.2: This Plan shall be reviewed and amended as necessary to ensure development policies are consistent with the city's vision for current and future development decisions.
  - Policy 1.4: The Future Land Use Plan should be periodically updated to reflect changing priorities and conditions of the city, or if needed to conform with the Metropolitan Land Planning Act

- Goal 3: Encourage and support industrial and commercial development in designated areas

**Alternatives:**

1. Recommend approval of the Comprehensive Plan Amendment request, based on the attached findings of fact, and direct staff to submit the application to the Metropolitan Council.
2. Table the request and request more information from staff.

**Staff Recommendation:**

Staff recommends approval of the Comprehensive Plan Amendment, subject to review and approval by the Metropolitan Council, based on the attached findings of fact.

If this item receives a positive recommendation from the Planning Commission, it will be forwarded for review at the City Council's April 15, 2025 regular meeting.

**Attachments:**

1. Findings of Fact for Approval
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
4. Mendota Heights Comp Plan 2040 - Chapter 2. Land Use & Growth - Redline Text Amendment

## **FINDINGS OF FACT FOR APPROVAL**

### **Comprehensive Plan Amendment City of Mendota Heights Planning Case 2025-02**

---

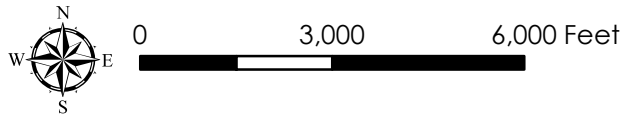
The following Findings of Fact are made in support of approval of the Comprehensive Plan Amendment request in this case:

1. The current zoning on the subject properties is not consistent with the current future land use designation.
2. The proposed future land use designation of the subject properties is consistent with the current zoning, current existing uses, and surrounding existing/planned land uses.
3. The proposed text amendments to the Chapter 2: Land Use and Growth chapter of the City's 2040 Comprehensive Plan are consistent with the proposed future land use designation change, existing zoning classification categories, and the goals and policies of the City of Mendota Heights.

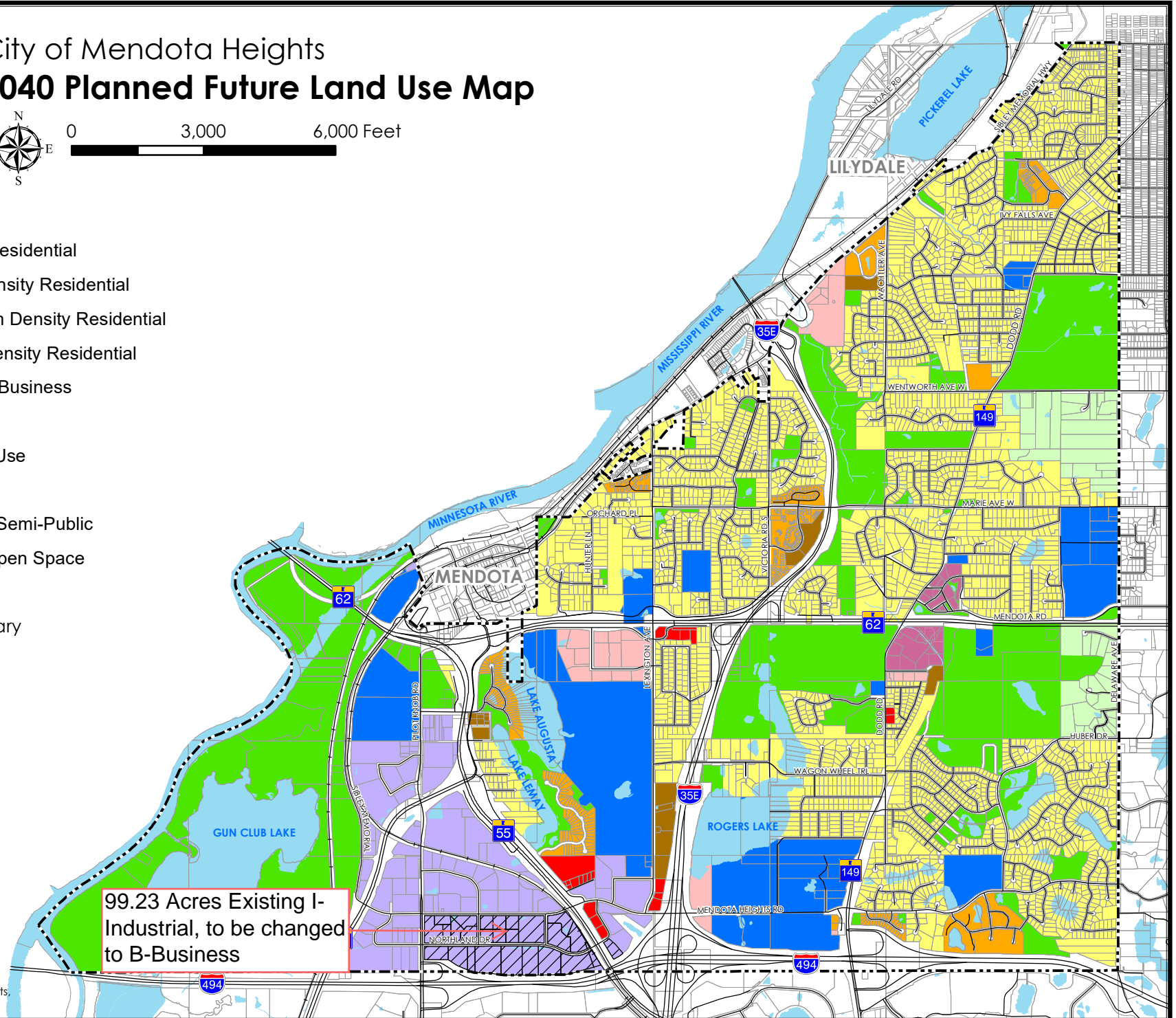




# City of Mendota Heights 2040 Planned Future Land Use Map



- RR - Rural Residential
- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- LB - Limited Business
- B - Business
- MU - Mixed Use
- I - Industrial
- P/S - Public/Semi-Public
- P - Park & Open Space
- Open Water
- City boundary



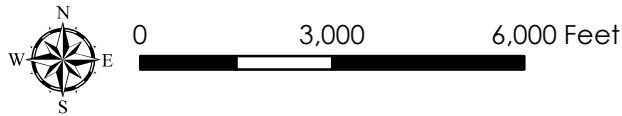
**FIGURE 2-3**

June 2019

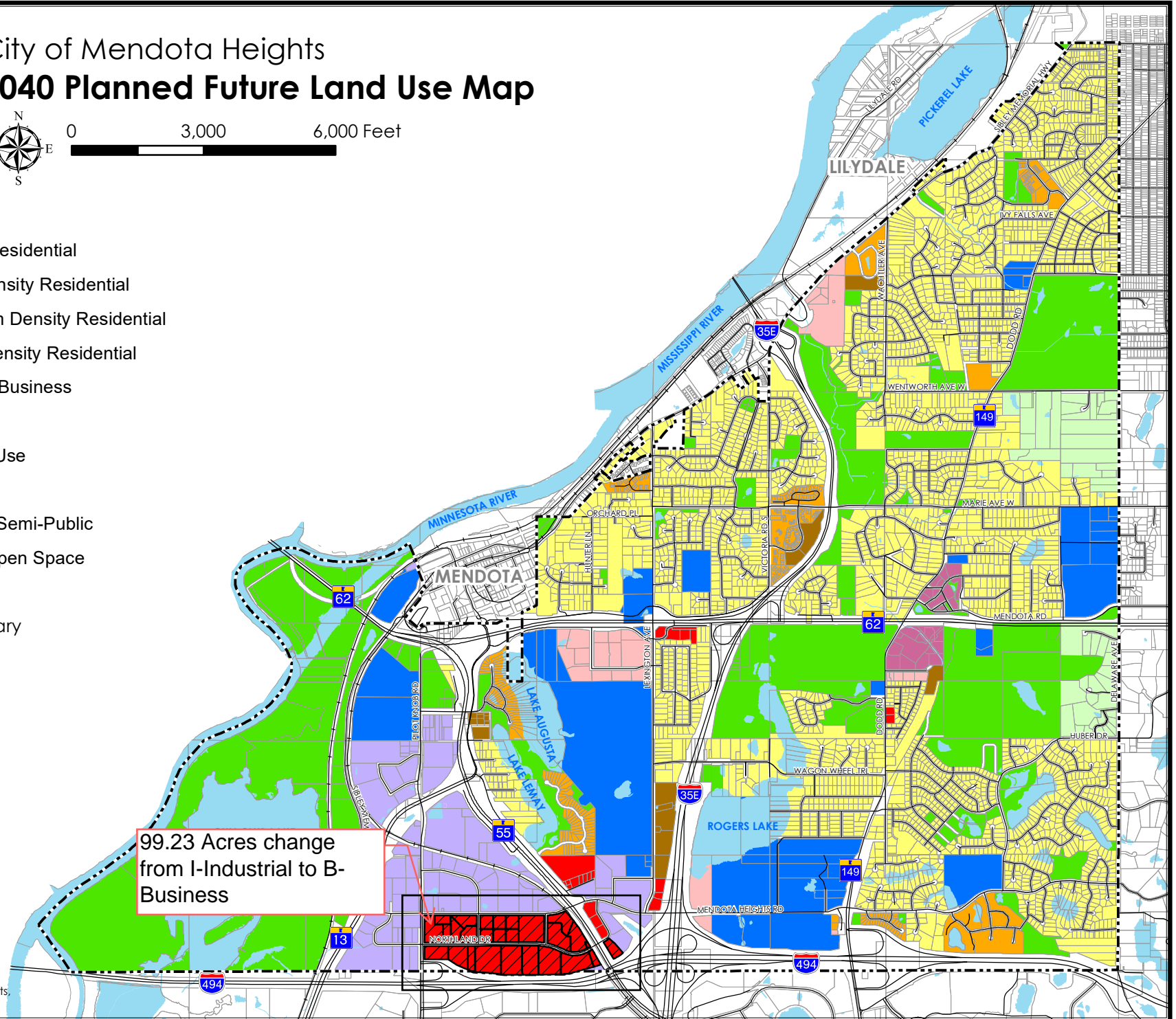
Source: City of Mendota Heights,  
Dakota County, 2017



# City of Mendota Heights 2040 Planned Future Land Use Map



- RR - Rural Residential
- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- LB - Limited Business
- B - Business
- MU - Mixed Use
- I - Industrial
- P/S - Public/Semi-Public
- P - Park & Open Space
- Open Water
- City boundary



99.23 Acres change  
from I-Industrial to B-  
Business

**FIGURE 2-3**

June 2019

Source: City of Mendota Heights,  
Dakota County, 2017





## CITY OF MENDOTA HEIGHTS

2040 Comprehensive Plan Update

Chapter 2: Land Use & Growth

**REDLINE OF TEXT  
BEGINNING PG. 10**



**This page is intentionally blank.**

# 2

## LAND USE & GROWTH

Most of the developable land in Mendota Heights is completely developed and the city maintains its low-density and open feeling due to substantial areas of public and private open space, wetlands, lakes, bluff and wooded areas. The developed land use pattern is dominated by strong residential neighborhoods throughout the city; business and industrial developments in the southwest corner of the community; major institutional uses such as cemeteries, schools, and golf courses spread out intermittently; and protected natural areas such as Dodge Nature Center, and the bluffs and ravines along the Mississippi River corridor. The city's natural resources, open spaces and recreation areas define the character of the community and are reflected in both the Existing Land Use and Future Land Use Plans contained in this chapter. Further details regarding the city's plans to maintain and enhance these systems can be found in Chapter 4. Parks and Trails; Chapter 7. Natural Resources; and Chapter 9. Mississippi River Corridor Critical Area of this Plan.

1

This chapter focuses on creating a sustainable balance between protecting the community's high quality natural resource systems while enhancing and supporting the built environment. Residents identified protection of the quiet, secluded feel of Mendota Heights' mature neighborhoods as a priority, and understand that to maintain its neighborhoods it is important to preserve natural features and the environment. To achieve this vision, overarching community goals and policies such as working to reduce airplane noise and protection of the Critical Area underly much of the land use direction described in this chapter. The Future Land Use Plan presented specifically identifies areas planned to stay the same and areas planned for change. The distinction between these two areas allows for targeted development and redevelopment that is intended to support the long-term sustainability of the community, while protecting existing neighborhoods and high quality natural areas that define the character of Mendota Heights.

The subsequent sections of this chapter will first describe the city's land use context within the region. Since Mendota Heights is within the 7-County Metropolitan Area this Plan must be consistent with the Metropolitan Council's regional plans. The regional context provides the guidelines, while the city's specific land use plans provide the roadmap and direction for the future of the community. As such, the majority of this chapter focuses on existing land use patterns, the Future Land Use Plan and areas planned for change within this Planning Period.



## Regional Planning Designation

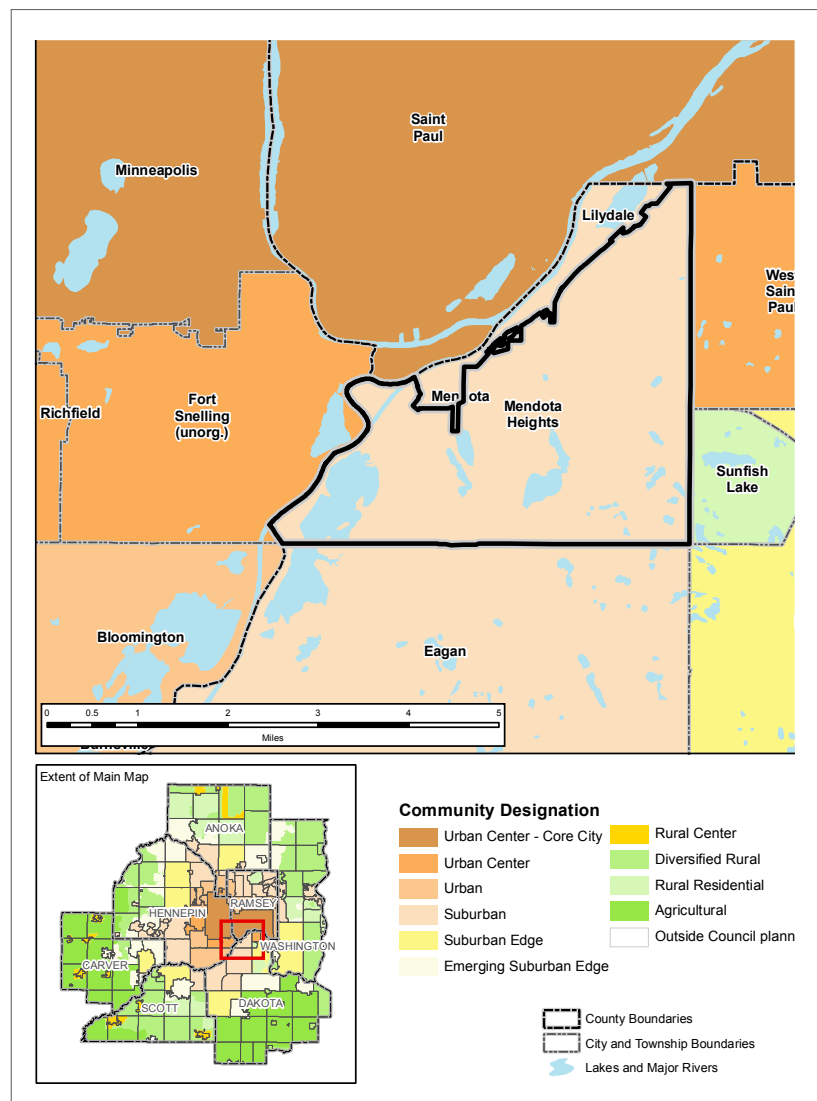
The City of Mendota Heights is located within the Metropolitan Council's jurisdiction and is required to update its Comprehensive Plan for this Planning Period (2020-2040) to be consistent with the regional plan. The following narrative and policies (in gray italic type) are excerpted and paraphrased from the Metropolitan Council's Thrive MSP 2040 Plan which provides the applicable guidelines to Mendota Heights based on its designation:

*The regional planning area designation and related policies identify the Metropolitan Council's expectations for the amount, location, and standards for development. A community's planning area designation is based on its location, amount of developable land, existing development patterns, planned land uses and availability of infrastructure. **The Metropolitan Council's Thrive MSP 2040 Plan designates Mendota Heights as "suburban."** Suburban communities experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in previous eras.*

*Community designations are intended to guide regional growth and development for areas that have urban infrastructure in place and the capacity to accommodate development and redevelopment and establish land use expectations including overall densities and development patterns.*

*The Metropolitan Council forecasts that "Suburban" communities will account for 22 percent of the region's population growth, 27 percent of its household growth, and 43 percent of employment growth over the next three decades. The 2040 Thrive MSP policies for Suburban communities are available on the Metropolitan council website, and include the following:*

Map 2-1. Community Designation Map for Mendota Heights



Source: Metropolitan Council



- *Orderly and Efficient Land Use*
  - *Plan for new growth at **overall average densities of 5 units per acre**<sup>1</sup>*  
*Look for development and redevelopment opportunities that link jobs, housing and transit*
  - *Plan local infrastructure to accommodate future growth*
- *Natural Resources Protection*
  - *Integrate natural resource conservation and restoration into the comprehensive plan and ordinances*
  - *Identify contaminated land for reclamation.*
  - *Plan for restoration of natural features and functions*
- *Water Sustainability*
  - *Implement BMPs to control and treat stormwater in redevelopment*
- *Housing Affordability and Choice*
  - *Support the community's share of the region's affordable housing need*
  - *Support a mix of housing affordability*
  - *Use various sources of funding and financing tools to facilitate the development of lifecycle and affordable housing, including the needs of multi-generational households*

Metropolitan Council policies for Suburban Communities:

[https://metro council.org/Planning/Publications-And-Resources/Thrive-MSP-2040-Plan-\(1\)/7\\_ThriveMSP2040\\_LandUsePoliciesbyCD.aspx](https://metro council.org/Planning/Publications-And-Resources/Thrive-MSP-2040-Plan-(1)/7_ThriveMSP2040_LandUsePoliciesbyCD.aspx)

3



Lemay Lake

<sup>1</sup> The Met Council policy applies only to new residential development in the city for this Planning Period and does not affect existing development or neighborhoods. All new single-family, medium density and high density residential development combined is planned to be 5 units/acre or more as shown in subsequent sections of this Plan. Existing residential development across the whole city is approximately 2.3 dwelling units/acre.

- *Access, Mobility, and Transportation Choice*
  - *Focus growth, if possible, around regional transit*
  - *Support improved pedestrian and bicycle circulation*
  - *Consider policies that reduce reliance on single-occupancy vehicles*
  - *Adopt Complete Streets policies*
- *Economic Competitiveness*
  - *Identify appropriate areas for business and industrial expansion*
  - *Support the cleanup and reuse of contaminated land*
  - *Preserve the industrial base for higher-intensity employment and new industries*
  - *Protect sites for highway-, river-, and rail-dependent manufacturing and freight transportation needs*
  - *Plan for land uses that support the growth of businesses that export goods and services outside the region*
  - *Preserve locations for employment, manage growth, and minimize land use conflicts*
- *Building Resilience*
  - *Identify potential vulnerabilities in local infrastructure as a result of severe weather*
  - *Participate in programs that incentivize wind and solar power*
  - *Consider a property-assessed clean energy (PACE) program for conservation and renewable energy*
  - *Promote community solar gardens*
  - *Encourage travel demand management (TDM) policies and ordinance*
  - *Consider development standards that increase vegetative cover and increase the solar reflective quality of surfaces.*
  - *Participate in urban forestry assistance programs*

4



*Village at Mendota Heights*



*Centre Pointe Business Park*





## Population, Household & Employment Forecasts

In 2015 the Metropolitan Council issued a System Statement to the City of Mendota Heights which provided population, household and employment forecasts for the community for this Planning Period. The past five years has provided greater direction to the city with respect to anticipated growth and as a result requested adjustments to the forecasts initially provided in 2015. The adjusted forecasts for population, household and employment as agreed to by the Metropolitan Council and the City of Mendota Heights are provided in Table 2-1.

*Table 2-1. Population, Household, and Employment Forecasts 2010 – 2040*

	2010	2018	2020	2030	2040
<b>Population</b> (% change)	11,071	11,340 (2.4%)	12,000 (5.8%)	12,000 (0%)	12,000 (0%)
<b>Households</b> (% change)	4,378	N/A	4,900 (12%)	5,000 (2%)	5,110 (2.2%)
<b>Employment</b> (% change)	11,550	N/A	12,600 (9%)	12,900 (2.4%)	13,180 (2.2%)

Source: Metropolitan Council, US Census, City of Mendota Heights, SHC

As demonstrated in Table 2-1, the city is planning for some household growth between 2020 and 2040. Most of the household growth is anticipated to occur in areas designated for mixed-use, which is likely to be primarily multi-family development. As a result of this development pattern, the population is expected to remain generally constant as the number of persons-per-households shrinks. The city's employment is anticipated to grow over this Planning Period but not quite as significantly as contemplated in the 2015 forecasts. While there remains land capacity to support increased business and light industrial development, the growth trends over the past 5-years indicate a slightly slower rate of employment growth adding approximately 580 jobs over the next 20-years to the community.

## GOALS & POLICIES

The goals and policies set the direction for the community and describe the land use aspirations that the city hopes to achieve for this Planning Period. An important part of this Plan is to communicate to residents, business owners, and stakeholders the vision using a combination of goals, policies and maps. To that end, the goals and policies that follow focus on existing and future land uses and are intended to directly support the Future Land Use Plan contained in subsequent sections of this chapter.

GOAL 1: The Future Land Use Plan will provide the foundation for all land use decisions in Mendota Heights.

#### Policies

1. Development and redevelopment of housing, businesses, transportation systems, parks and community facilities shall be done in accordance with this Plan.
2. This Plan shall be reviewed and amended as necessary to ensure development policies are consistent with the city's vision for current and future development decisions.
3. Any zoning and/or rezoning decisions shall conform to the Future Land Use Plan.
4. The Future Land Use Plan should be periodically updated to reflect changing priorities and conditions of the city, or if needed to conform with the Metropolitan Land Planning Act.
5. The city will strive to create a balanced land use pattern that provides appropriate designations that meet projected growth and market demand.

6

GOAL 2: Preserve, protect, and enrich the mature, fully developed residential neighborhoods and character of the community.

#### Policies

1. Subdivision and zoning standards will require high quality site and building design in all new developments.
2. The city will emphasize quality design, innovative solutions, and general focus on aesthetics throughout the community, including within existing developments and buildings.
3. Future parks, trails and open spaces will be planned within walking distance of all residential areas, both existing and planned.
4. Development and planning of land will be encouraged to provide reasonable access to the surrounding communities.
5. Public buildings and properties will be designed, constructed and maintained to be a source of civic pride and to set a standard for private property owners to follow.
6. A mechanism will be developed to allow for the maintenance and reinvestment in identified non-conforming properties.



7. Redevelopment of existing MR-Medium Density Residential and HR-High Density Residential properties are to be limited to densities consistent with the Future Land Use Plan.
8. LR-Low Density Residential development and redevelopment shall avoid creating new “flag lots” if the “flag” has less than 100-feet of frontage.

Goal 3: Encourage and support industrial and commercial development in designated areas.

#### Policies

1. The city will use available resources to identify redevelopment needs. This will include cooperation with Dakota County and the Metropolitan Council to achieve redevelopment objectives.
2. Transitions between adjoining land uses will be required for adjacent residential uses, and will be encouraged between compatible land uses (e.g. transition between a general manufacturing and retail use will be encouraged).
3. Amenities within the industrial and commercial districts will be encouraged to promote a more vibrant and attractive place for workers.

7

Goal 4: Work to reduce the impact of aircraft noise throughout the community.

#### Policies

1. Increase public participation and representation on the Noise Oversight Committee (NOC) and with the Metropolitan Airports Commission (MAC).
2. Achieve noise reduction through advocating modified takeoff procedures and corridor compliance.
3. Monitor the continued implementation of the Minneapolis/St. Paul (MSP) Airport Comprehensive Plan.
4. Advocate for specific noise control measures through operational changes and advanced technology.
5. Notify and work with Federal Aviation Administration and other appropriate agencies in the event that potential airspace obstructions are encountered.
6. Consider aircraft noise and safety issues in applicable land use and zoning decisions.

## EXISTING LAND USE

The city's developable land is nearly fully developed with a mix of low-density single-family uses, pockets of medium and higher density multi-family housing, commercial nodes and light industrial development. The existing development pattern is expected to remain through this Planning Period, with targeted opportunities for development or redevelopment which are described in subsequent sections of this chapter.

The following table indicates how the existing land use is distributed within the city which illustrated on Map 2-2. Existing Land Use. These categories are not the same and do not necessarily correspond to the Future Land Use categories identified later in this chapter.

*Table 2-2. 2017 Existing Land Use*

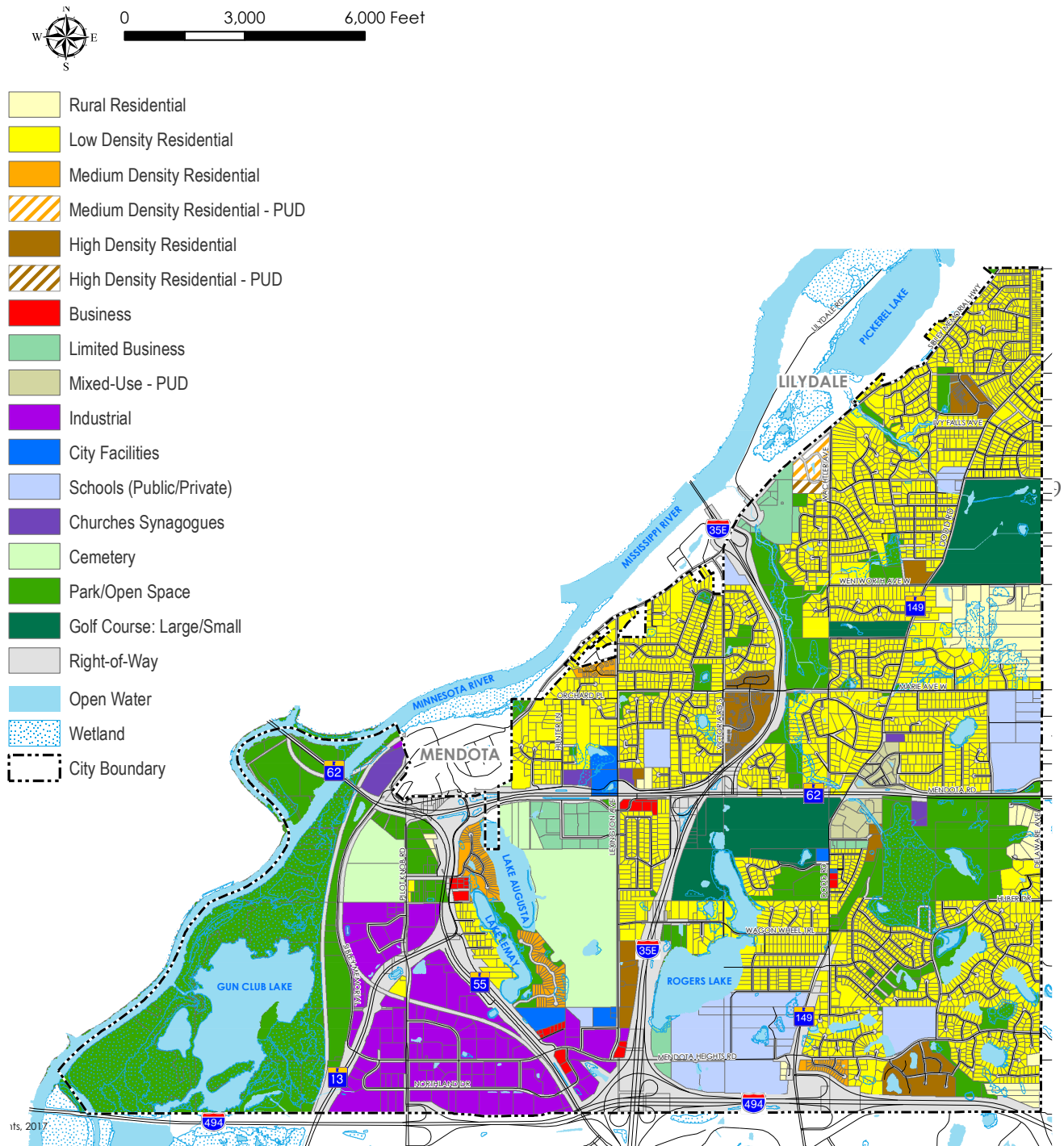
2017 Existing Land Use	Gross Acres	% Total	Net Acres *	% Total
Rural Residential	147.36	2.29%	115.86	1.80%
Low Density Residential	1,792.12	27.86%	1,727.75	26.86%
Medium Density Residential	63.79	0.99%	59.80	0.93%
Medium Density Residential - PUD	14.17	0.22%	14.17	0.22%
High Density Residential	127.19	1.98%	126.52	1.97%
High Density Residential - PUD	6.42	0.10%	6.42	0.10%
Business	21.78	0.34%	21.78	0.34%
Limited Business	98.38	1.53%	96.71	1.50%
Mixed-Use - PUD	38.66	0.60%	37.20	0.58%
Industrial	386.17	6.00%	384.76	5.98%
City Facilities	37.79	0.59%	31.99	0.50%
Schools (Public/Private)	288.06	4.48%	282.21	4.39%
Churches Synagogues	32.59	0.51%	30.53	0.47%
Cemetery	239.67	3.73%	238.47	3.71%
Park/Open Space	1,032.68	16.05%	526.46	8.18%
Golf Course: large/small	292.47	4.55%	281.95	4.38%
Right-of-Way	1,222.47	19.00%	1,202.42	18.69%
Open Water	591.03	9.19%	551.02	8.57%
Wetland	0.00	0%	696.80	10.83%
<b>Total</b>	<b>6,432.81</b>	<b>100%</b>	<b>6,432.81</b>	<b>100%</b>

\* The net acreage calculations reflect the gross acreage of each land use less wetland areas.

Source: Metropolitan Council, City of Mendota Heights, Stantec, SHC



Map 2-2. Existing Land Use



Created June 2019, Source: City of Mendota Heights, 2017

## FUTURE LAND USE

The Future Land Use Plan describes the city's plan for its future land use and development patterns. As previously introduced, Mendota Heights is almost fully developed and the majority of the land use pattern is anticipated to remain the same as it is today. Existing single-family neighborhoods are planned to stay the same, while opportunities for development and redevelopment are concentrated in areas more recently developed such as key transportation nodes and mixed-use areas. This section describes 1) the overall planned future land use pattern of the community; 2) key considerations for areas planned to stay the same, with specific interest on existing neighborhoods; and 3) areas planned for change focusing on areas where new residential and commercial uses may be developed or redeveloped over this Planning Period.

### Future Land Use Plan

The following table summarizes the city's Future Land Use which is depicted on Map 2-3. Future Land Use Plan (2040):

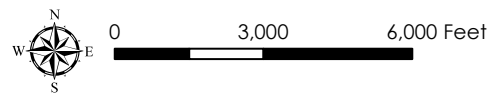
*Table 2-3. Future Land Use Acreage by Decade*

2040 Future Land Use	Density Range (DU/Ac)	2020 Acres	% of Total	2030 Acres	% of Total	2040 Acres	% of Total
RR - Rural Residential	0.1-1.45	322.68	5.02%	308.88	4.80%	218.88	3.40%
LR - Low Density Residential	2.0 - 2.9	1,680.4	26.12%	1,691.10	26.29%	1,781.10	27.69%
MR - Medium Density Residential	3.0 - 5.9	187.64	2.92%	187.64	2.92%	187.64	2.92%
HR - High Density Residential	6.0 - 9.0	65.57	1.02%	65.57	1.02%	65.57	1.02%
LB - Limited Business	N/A	143.86	2.24%	143.86	2.24%	143.86	2.24%
B - Business	N/A	16.07	0.25%	30.87	0.48%	<del>30.87</del> <u>130.1</u>	<del>0.48%</del> <u>2.02%</u>
MU - Mixed-Use	21.0 - 30.0	47.41	0.74%	47.41	0.74%	47.41	0.74%
I - Industrial	N/A	388.8	6.04%	401	6.23%	<del>401</del> <u>301.77</u>	<del>6.23%</del> <u>4.69%</u>
P/S - Public/Semi-Public	N/A	539.41	8.39%	515.51	8.01%	515.51	8.01%
P - Park/Open Space	N/A	1,227.47	19.08%	1,227.47	19.08%	1,227.47	19.08%
Right-of-Way	N/A	1,222.47	19.00%	1,222.47	19.00%	1,222.47	19.00%
Open Water	N/A	591.03	9.19%	591.03	9.19%	591.03	9.19%
<b>Total</b>		<b>6,432.81</b>	<b>100%</b>	<b>6,432.81</b>	<b>100%</b>	<b>6,432.81</b>	<b>100%</b>

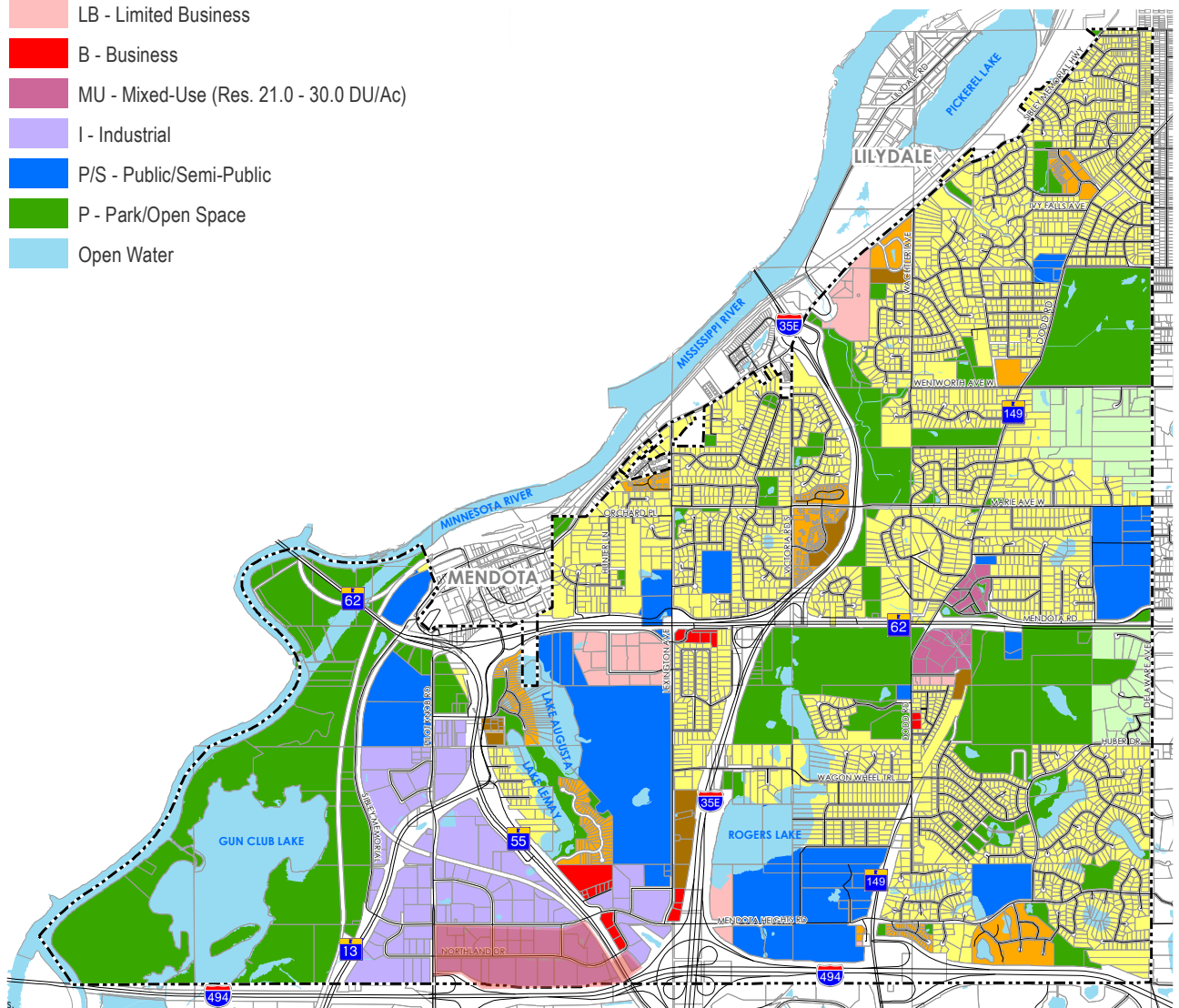




Map 2-3. Future Land Use Plan (2040)



- RR - Rural Residential (0.1 - 1.45 DU/Ac)
- LR - Low Density Residential (2.0 - 2.9 DU/Ac)
- MR - Medium Density Residential (3.0 - 5.9 DU/Ac)
- HR - High Density Residential (6.0 - 9.0 DU/Ac)
- LB - Limited Business
- B - Business
- MU - Mixed-Use (Res. 21.0 - 30.0 DU/Ac)
- I - Industrial
- P/S - Public/Semi-Public
- P - Park/Open Space
- Open Water



Created June 2019, Source: City of Mendota Heights, Dakota County, 2017

## Future Land Use Designations

The following definitions are provided to describe the Future Land Use designations identified on Table 2-3. Future Land Use Acreage by Decade.

### Residential Uses

The city's land uses are predominantly developed with low density single-family uses, with small pockets of multi-family housing located at key transportation corridors and nodes. The trend towards a more balanced housing pattern is recent with eight percent (8%) of the residentially-designated land in the city utilized for multiple family homes or medium to high-density development, which marks a significant increase from one percent (1%) in 1979 and five percent (5%) in 2002.

The Future Land Use Plan identifies five categories with residential uses: rural, low density, medium density, high density and mixed-use.

- **RR – Rural Residential (0.1 - 1.45 DU/Acre)**

This land use is generally located in the east central part of the city. This designation is intended for large lot single-family residences and includes properties with and without city sewer. The Rural Residential areas are planned with a density not to exceed **1.45 units per acre**. The corresponding zoning district classification is R-1A (One Family Residential).

- **LR – Low Density Residential (2.0 - 2.9 DU/Acre)**

This land use is the most prevalent land use category in the city and generally allows development of single-family principal and accessory uses. This designation corresponds to the R-1 zoning district, which requires a minimum lot size of 15,000 square feet and minimum lot width of 100 feet.

- **MR – Medium Density Residential (3.0 - 5.9 DU/Acre)**

This land use generally allows townhome and attached housing development at suburban densities. New areas of Medium Density Residential are added in this update to include existing townhouse and duplex projects that were previously designated Low Density and zoned R-1, but are actually developed consistent with this land use designation. The corresponding zoning district classifications are: R-2 (Medium Density Residential District) and MR-PUD (Medium Density Residential Planned Unit Development).





- **HR – High Density Residential (6.0 - 9.0 DU/Acre)**

This land use provides for multi-family and apartment development at suburban densities. Most of this land use is in a few large apartment projects. The corresponding zoning district classifications are: R-3 (High Density Residential District) and HR-PUD (High Density Residential Planned Unit Development).

City Code includes Planned Unit Developments (PUD) regulations that allow for a varied and compatible development of property by encouraging reasonable flexibility from applicable standards, including higher densities than would be allowed under the underlying zoning district and/or future land use designation. Mendota Heights has approved three (3) high-density residential PUD's in the community.

- **MU – Mixed-Use (21.0 - 30.0 DU/Acre for Residential Uses)**

Undeveloped land guided mixed-use is planned to develop approximately 75% of its acres with residential uses at the densities identified, which is consistent with existing mixed-use projects in the city. The northeast quadrant of the Highway 62 and Dodd Road intersection has been developed into a mixed-use center known as The Village at Mendota Heights. The southeast corner of this includes the Mendota Plaza shopping center which has seen renovation and redevelopment in recent years, including a new Walgreen's pharmacy; White Pine Senior Living, a 50-unit assisted living complex, and a 4-story 139-unit apartment project developed by At Home Apartments. The current residential development has developed at densities between 21 and 30 dwelling units per acre, and adjacent undeveloped outlots are guided to develop at similar densities.

13

#### Commercial Uses

Commercial land uses are typically divided into three general categories; (1) office, (2) retail, and (3) mixed-use. The office category includes land uses generally considered to be of a limited business nature, typically a daytime office use. Map 2-3. Future Land Use Plan identifies these areas as "LB - Limited Business". The current and corresponding zoning district classifications ~~are is~~ B-1 (Limited Business), B-1A (Business Park) and B-2 (Neighborhood Business). Retail and mixed-use are similar, but the mixed-use designation includes compatible residential uses in proximity.

- **LB – Limited Business**

There are presently four locations where most Limited Business uses in Mendota Heights are currently located or planned:

- In the southwest quadrant of Highway 62 and Lexington Avenue;
- Either side of Mendota Heights Road, between I-35E and Dodd Road;
- On the south side of South Plaza Drive, east of Dodd Road near the Mendota Plaza area; and
- On the south side of Highway 13 (Sibley Memorial Highway) at the northern city boundary, east of I-35E.

The second category of commercial uses expands the uses to include retail, restaurants, hotels and other commercial uses. This includes neighborhood type convenience stores and shopping centers. Map 2-3. Future Land Use Plan identifies these areas as “B - Business” and “MU - Mixed-Use”.

The current and corresponding zoning district classifications are B-~~1 3~~ (General Business), ~~B-4~~ ~~-(Shopping Center)~~ and PUD - Planned Unit Development.

14

- **B – Business**

There are four locations where Business uses are planned:

- The southeast quadrant of Highway 62 and Lexington Avenue;
- The northeast quadrant of Lexington Avenue and Mendota Heights Road;
- The area between Highway 55 to the west, Mendota Heights Road to the north, and Northland Drive to the east/south.
- The area between Highway 55 to the east, Mendota Heights Road to the north, Pilot Knob Road to the west, and Interstate 494 to the south.
- The 14.6 acres assemblage of city-owned parcels, located east of Highway 55, north of Bourne Lane and south of Lemay Shore Drive. The properties are commonly referred to as the “Bourne Lane Site”.

Similar to the Business land use designation, the Mixed-Use designation allows for neighborhood types of retail, shops, and includes service businesses such as restaurants, salons, professional services, etc., that are compatible with residential uses.

- **MU – Mixed-Use**

The city’s largest concentration of commercial or business uses are located at Highway 62 and Dodd Road, in the Mendota Plaza and The Village at Mendota Heights developments which are both guided mixed-use.



The northeast quadrant of this intersection has been developed into a mixed-use center known as The Village at Mendota Heights. The southeast corner of this includes the Mendota Plaza shopping center which has seen renovation and redevelopment in recent years, including a new Walgreen's pharmacy.

The intent of the district is to allow for mixed-use developments that combine residential, retail, and commercial uses into a coordinated, planned development project. This land use designation is located both north and south of the Highway 62 and Dodd Road intersection, the city's only significant retail area. These two commercial/residential developments are zoned as MU-PUD Mixed-Use-Planned Unit Development.

## Industrial Uses

- **I – Industrial**

The Industrial land use category is concentrated in the city's industrial and business park in the southwest part of the city, north of I-494. The vast majority of the 400-plus acres of Industrial land is west of Highway 55, north of Mendota Heights Road, and west of Polit Knob Road with a portion east of Highway 55 and west of I-35E. This land use includes manufacturing, office, and warehousing uses, but also ~~hotels, and~~ other commercial uses.

15

## Public and Open Space Uses

- **P/S – Public/Semi-Public**

The Public/Semi-Public land use designation includes various land uses that are generally outside the commercial, industrial and residential categories. Among these are city buildings, such as City Hall, public works and fire stations; schools, both public and private; churches and synagogues; and cemeteries.

- **P – Park/Open Space**

The Park/Open Space land use designation includes city, State and regional parks, golf courses and nature preserves.

## Areas Planned to Stay the Same

As a mostly developed community, Mendota Heights expects the existing land use pattern to continue through this Planning Period with a few exceptions that are discussed in the next section of this chapter. While the city expects existing neighborhoods and commercial nodes to remain, it is important to plan how the city will maintain and preserve existing uses to ensure a high quality of life for all of the community's residents and businesses.

### Guiding Properties Accurately

To address and protect the city's single-family uses, and to accurately identify pockets of non-conformity the Future Land Use Plan must reflect accurately the existing and planned uses in the city. A major effort of this planning process was to review the 2030 Plan and to update the Future Land Use Plan so as to reflect either 1) the actual use or development of the property; or 2) to guide the property consistent with the city's vision for the future. A list of more than 20 properties of various sizes were identified as guided incorrectly since the last Plan update, and all of the identified properties have been appropriately re-guided as part of this planning process (See Appendix F for full list and map location of properties). The process to update the Future Land Use Plan provides the foundation from which the city can determine what areas should stay the same, and what areas provide opportunities for change.

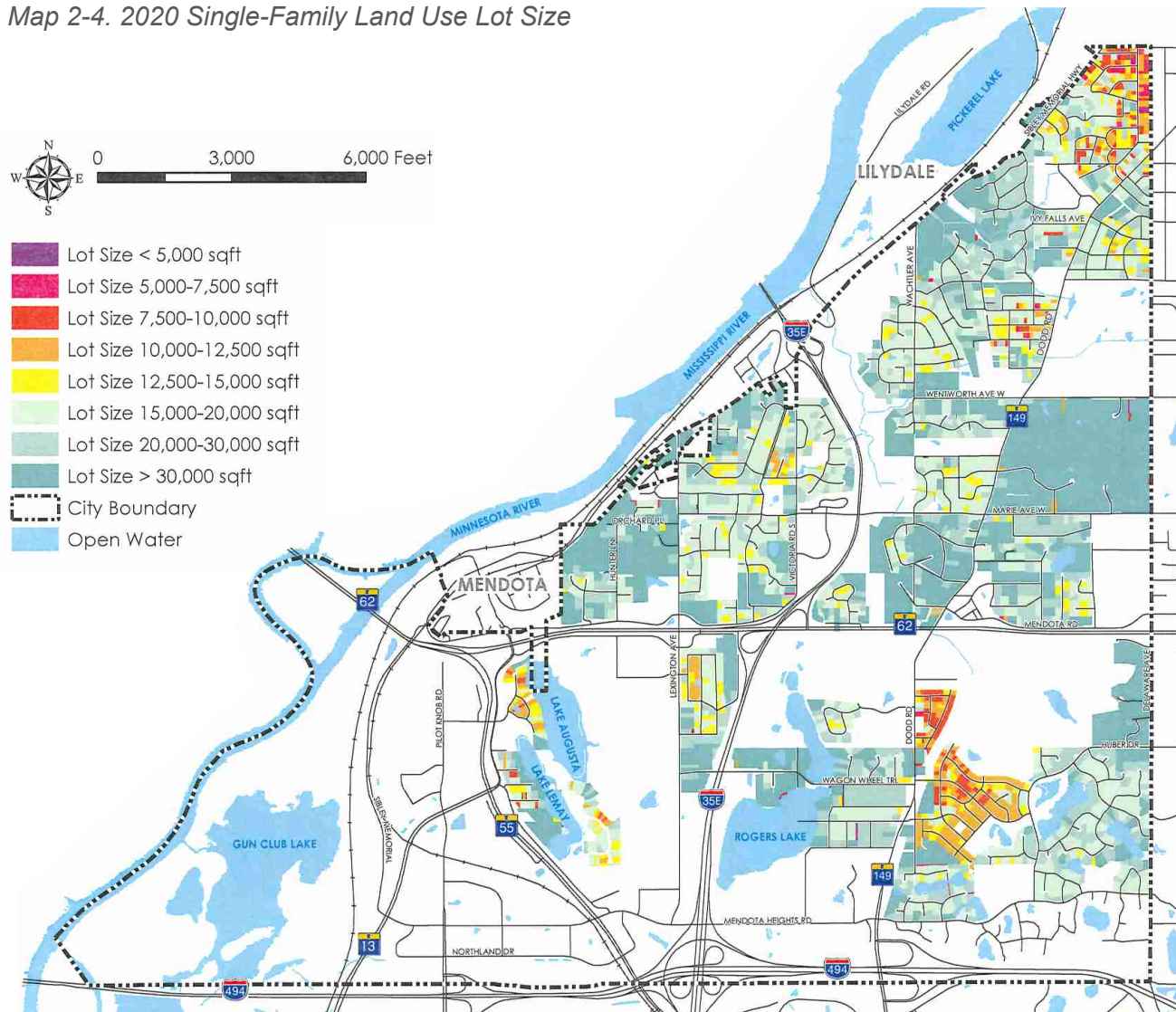
### Non-Conforming Single-Family Uses

Through this planning process the city identified the most significant existing land use pattern issue is that of non-conforming single-family uses. As described throughout this Plan, the city's dominant single-family land use has resulted in a low density residential development pattern. While the single-family use is broadly consistent across the city, the individual neighborhood patterns vary based on the decade in which the neighborhood was developed. Design and architecture trends change over time and the neighborhoods reflect the market demand of each particular decade resulting in varying housing styles, lot sizes, and configurations. Fast forward to today, and the city is filled with single-family neighborhoods of different character depending on the decade in which it was developed, yet the city applies a uniform zoning and land use standard that results in non-conforming lots and uses all over the city.

The city recognizes there are certain areas of the city where single-family lots are generally smaller (mostly platted pre-1985) and have less than the minimum lot size standard of 15,000 square feet per Zoning Code. Many of these lots and structures do not meet current setback standards that result in a property being deemed non-conforming. To fully understand this issue, a mapping analysis was completed as part of this Plan and is shown on Map 2-4. Lot Sizes for 2020 Single-Family Uses.



Map 2-4. 2020 Single-Family Land Use Lot Size



Created June 2019, Source: City of Mendota Heights, Dakota County, 2016

Over time the city has updated its zoning ordinance affecting lot sizes, setbacks and other dimensional standards. These changes have resulted in single-family parcels becoming legally non-conforming which can pose problems and legal hurdles when homeowners want to improve or expand their dwellings, and in some cases run into setback or lot coverage issues. The city has identified protection and enhancement of existing single-family neighborhoods as a priority in this Planning Period and it is important for property owners to be able to improve and maintain their properties. As a result, the city supports updating the Zoning Ordinance, as part of the Implementation Plan, to provide mechanisms for assisting these legal non-conforming uses, which may permit said uses to be improved or updated without extraordinary measures, such as a variance.

## Areas Planned for Change

While the majority of the city is planned to stay much the same as it is today, there are opportunities in the community where new development or redevelopment may occur during and in this Planning Period. The city has identified 22 focus areas, each with different characteristics land use designations and planned future land uses. The city acknowledges that development or redevelopment of these properties may be dependent on market conditions and has made its best estimate as to the timing of development activities.

The tables that follow summarize the information contained in the narrative for each property identified in the section titled Focus Areas. Table 2-4 estimates the anticipated residential development or redevelopment of the Focus Areas by decade. As shown, the city anticipates that approximately 210 new households will be developed over the next 20-years, consistent with the revised forecasts shown in Table 2-4 of this chapter. Table 2-5 shows the estimated employment projections for development or redevelopment within the Focus Areas, as well as expansion opportunities of existing businesses.

18

Map 2-5 identifies all Focus Areas overlaid with the Future Land Use Plan. Development and redevelopment opportunities comprise diverse land use designations allowing for a variety of potential land uses to be developed in this Planning Period.

There is no “staging” plan because infrastructure and utilities are generally available throughout the city. Any site development or redevelopment will likely need site specific improvements, but utilities will either already be on-site or adjacent to the site. As such development or redevelopment could occur anywhere within the city and still be contiguous to infrastructure. The city does believe that the mixed-use areas are most likely to develop within the 2021-2030 time period given current market demand and proximity to existing mixed-use development in the city. This is indicated by the anticipated household development shown in Table 2-4.





Table 2-4. Anticipated Residential Development or Redevelopment by Decade

Land Use	Total Net Developable Acres (Residential)*	2020		2021-2030		2031-2040		Total by 2040	
		Net Acres	HH	Net Acres	HH	Net Acres	HH	HH (Min)	HH (Max)
LR (Low Density Residential) 2.0-2.9 DU/Ac	25.2	-	-	15.0	30	10.2	21	50	73
MR (Medium Density Residential) 3.0-5.9 DU/Ac	8.2	-	-	4.1	12	4.1	12	25	48
Mixed-Use** 21.0-30.0 DU/Ac	6.4	-	-	6.4	135	-	-	135	192
<b>Total</b>	<b>41.99</b>	<b>-</b>	<b>-</b>	<b>25.5</b>	<b>177</b>	<b>14.3</b>	<b>33</b>	<b>210</b>	<b>313</b>
<b>Net Density Estimate of Areas Planned for Change</b>								<b>5.0 DU/Acre</b>	<b>7.5 DU/Acre</b>

\* "Total Net Developable Acres" excludes wetlands, arterial right-of-way, park, and 10% parks dedication.

\*\* Mixed-use Residential Acres calculated as 75% of Total Net Developable Acres.

19

Table 2-5. Employment Projections (New Development or Redevelopment)

Land Use	Planned Acres	F.A.R.	SF Yield	SF/Job	2040 Employment
Business	<del>14.8</del> <u>17.02</u>	35%	<del>225,641</del> <u>322,227</u>	3,000	<del>75.21</del> <u>107.41</u>
Limited Business	36.14	35%	550,990	4,500	122.44
Industrial	<del>48.46</del> <u>16.24</u>	25%	<del>201,029</del> <u>104,443</u>	6,000	<del>33.50</del> <u>17.41</u>
Mixed-Use*	9.46	25%	103,019	3,000	34.34
<b>Subtotal New Development or Redevelopment</b>					<del>265.50</del> <u>281.6</u>
Business	4.0	35%	61,098	3,000	20.37
Limited Business	26.49	35%	403,828	4,500	89.74
Industrial	95.47	25%	1,039,641	6,000	173.27
Mixed-Use*	35.59	25%	96,894	3,000	65.60
<b>Subtotal Expansion Opportunity for Existing Development</b>					<b>315.68</b>
<b>Total Projected 2040 Employment</b>					<del>581</del> <u>597</u>

\* Mixed-use Commercial Acres calculated as 25% of planned acres.

## Focus Areas

In the city's previous comprehensive plans, a number of specific properties in the city were mapped that were either vacant, under-developed, under-utilized or identified as either potential infill or redevelopment areas. Infill means that the property has the opportunity to develop or redevelop beyond its current level. The city is not recommending any land use or rezoning changes on these sites at this time or as part of this Plan. A summary of these sites are provided below, along with Map 2-5. Focus Areas with Future Land Use Overlay.

1. **SE Quadrant of Highway 55 and Acacia Boulevard:** This 9.1-acre city-owned site is bounded by Pilot Knob Road on the west, Acacia Boulevard on the north, and Highway 55 on the east. The site was approved under an interim use permit in 2015 as an off-leash dog park for a five year period, but is located in the industrial park and guided for future I - Industrial use.
2. **2359 Pilot Knob Road:** This area consists of a 3.1-acre property currently used as a single-family residence plus a 0.4-acre site owned by the Metropolitan Airports Commission. Both are guided for I - Industrial use.
3. **NW Quadrant of Pilot Knob Road and Mendota Heights Road:** This vacant 5-acre site is bounded by Highway 13 on the west, and an unnamed extension of Perron Road right-of-way to the north. The property is owned and adjacent to Lloyd's BBQ business to the south. Site is guided for I - Industrial use. This property is being developed.
4. **Highway 55 and Northland Drive:** This 2.2-acre site is vacant and guided B-Business ~~I-Industrial~~.
5. **Bourne Lane Site (city-owned properties):** This 14.8-acre area on Bourne Lane and Lemay Lake Road consists of nine separate parcels, all owned by the city. The site is guided for B - Business use.
6. **1179 Centre Pointe Circle:** This 3.6-acre site is one of two vacant parcels in the Centre Pointe Business Park. The site is guided for LB - Limited Business.
7. **Centre Pointe Curve and Lexington Avenue:** This 2.1-acre site is currently vacant and located on the south frontage road to Highway 62. The site is guided LB - Limited Business.





- 8. Victoria Curve and Glenhill Road:** This 6.3-acre site is vacant and guided LR - Low Density Residential. This property is in the MRCCA Overlay district.
- 9. Lexington Avenue and Highway 13:** Three single-family parcels totaling 3.1 acres are surrounded on three sides by multi-family development. The site is guided for LR - Low Density Residential use.
- 10. 2015 and 2021 Victoria Road South:** Two large single-family parcels totaling 3.5 acres on the north frontage road to Highway 62. The site is guided for LR - Low Density Residential use.
- 11. 1026, 1032, and 1036 Dakota Trail:** Three single-family parcels totaling 2.5 acres on Dakota Trail, the south frontage road to Highway 62, are adjacent to commercial parcels and are guided for LR - Low Density Residential use.
- 12. Lexington Avenue and Wagon Wheel Trail:** Bounded by Lexington, Wagon Wheel Trail and I-35E, and adjacent to the Lexington Heights Apartments. The site is guided for LR - Low Density Residential use.
- 13. SE Quadrant of I-35E interchange and Mendota Heights Road:**  
This 2.4-acre vacant parcel is guided for LB - Limited Business use.
- 14. Vacant Parcel – South of Visitation School:** The Sisters of the Visitation Monastery own this 28.1-acre vacant parcel on Mendota Heights Road and I-494 just west of Dodd Road. It is one of the largest vacant parcels in the city and is guided as P/S - Public/Semi-Public use.
- 15. 750 Mohican Lane:** This property consists of three parcels (two vacant/one developed) containing 7.34 acres of total land area in the Friendly Hills neighborhood. Both are located behind residences on Mohican Lane and Pagel Road. The property is guided for LR - Low Density Residential use.
- 16. 2455 Delaware Avenue:** This is a 2.5 acre, single-family parcel, and is guided for LR - Low Density Residential use.
- 17. Dakota County CDA:** This area consists of two separate parcels totaling 11.9 acres owned by Dakota County, part of

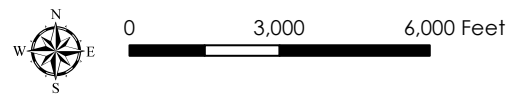
21



former reserved highway right-of-way that was never used. The property is guided for LR - Low Density Residential use.

- 18. Mendota Plaza Area:** There are three (3) vacant parcels in and around the Mendota Plaza: (i) a 2.05 acre parcel located northwest of the new The Reserve of Mendota Village apartments; (ii) a 2.1-acre parcel on South Plaza Drive and South Plaza Way; (iii) a 2-acre parcel at the end of South Plaza Drive, owned by Dakota County CDA. All three parcels are guided and zoned MU - Mixed-Use.
- 19. Village Lots (city-owned properties):** These city-owned properties consists of four vacant parcels totaling 1.7 acres, which are located in The Village Center development on the east side of Dodd Road (Hwy 149) and north of Maple Street. The city has been actively marketing the property as a site for high-density residential or mixed-use development. The city recently sold this property.
- 20. Wachtler and Wentworth:** This 2.7-acre residential property in the NE quadrant of Wachtler and Wentworth Avenues adjacent to Wentworth Park is guided for LR - Low Density Residential use (under development).
- 21. Somerset Area:** This area has been referred to as the “Superblock” due to its collection of large residential lots. It consists of over 20 separate parcels on approximately 90 acres located directly south of Somerset Country Club and Golf Course. The area is developed with single-family homes on large lots with private septic systems. The neighborhood is bounded on the east by Delaware Avenue, the north by Wentworth Avenue, and the south and west by smaller single-family lots. The neighborhood contains significant wetlands and woodlands. The area is guided RR - Rural Residential use. Due to the existing large lot configuration, the area has the potential to be further subdivided, provided public sewer, water and road systems would be extended to the area.
- 22. 1170 Dodd Road:** This property consists of approximately 3.7 total acres. The property is guided LR - Low Density Residential use.

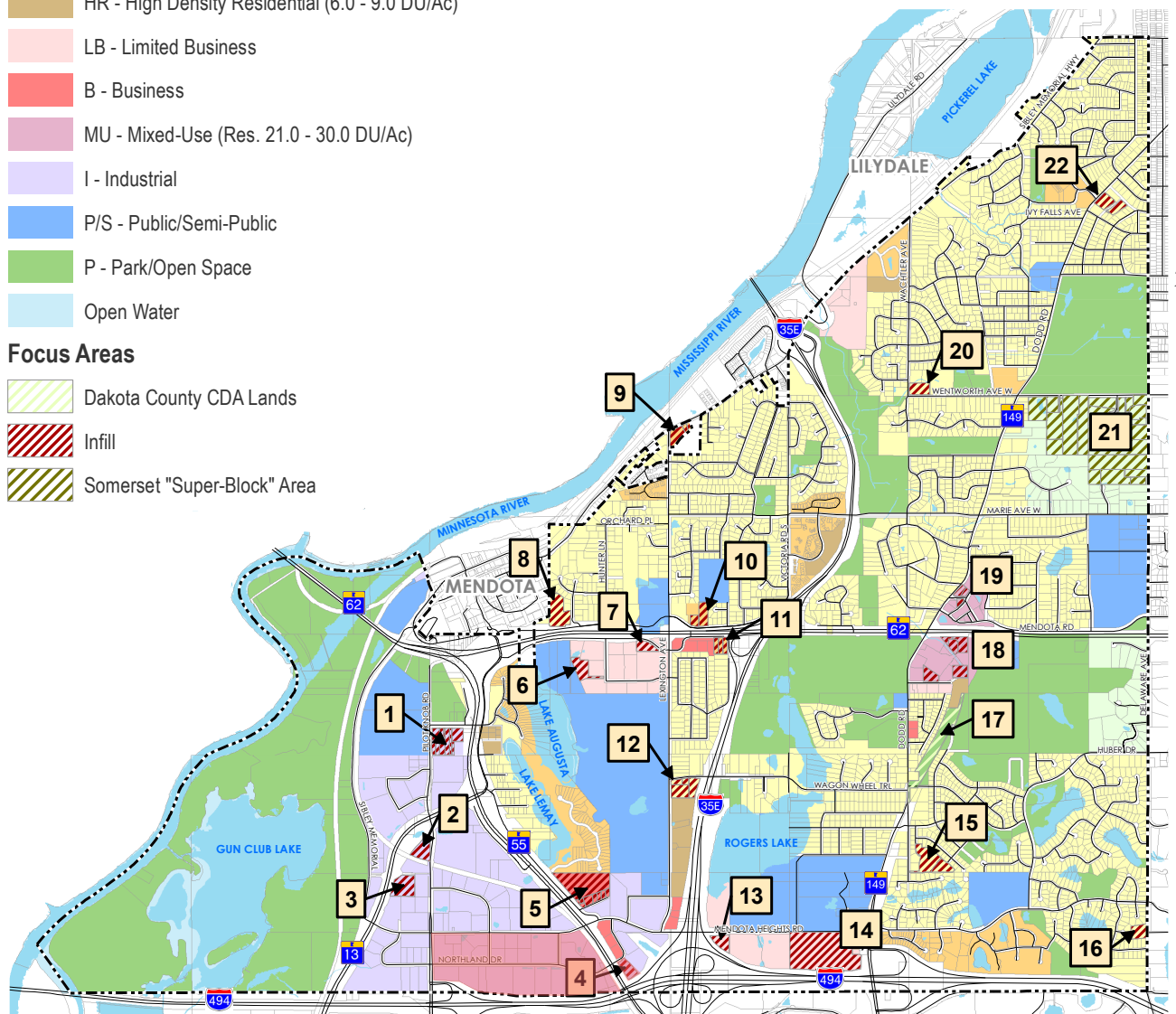
Map 2-5. Focus Areas with Future Land Use Overlay



- RR - Rural Residential (0.1 - 1.45 DU/Ac)
- LR - Low Density Residential (2.0 - 2.9 DU/Ac)
- MR - Medium Density Residential (3.0 - 5.9 DU/Ac)
- HR - High Density Residential (6.0 - 9.0 DU/Ac)
- LB - Limited Business
- B - Business
- MU - Mixed-Use (Res. 21.0 - 30.0 DU/Ac)
- I - Industrial
- P/S - Public/Semi-Public
- P - Park/Open Space
- Open Water

**Focus Areas**

- Dakota County CDA Lands
- Infill
- Somerset "Super-Block" Area



Created June 2019, Source: City of Mendota Heights, Dakota County, 2017

