



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

November 25, 2025 at 7:00 PM
Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. Approve meeting minutes from the October 28, 2025 Planning Commission Meeting.

4. Public Hearings

- a. **CASE No. 2025-16 Planned Unit Development Amendment (Preliminary)**
Application of Chase Real Estate (on behalf of Condor Living / Lexington Heights Apartments), requesting a Preliminary Planned Unit Development (PUD) via a Zoning Amendment, and Amendment to an existing PUD (Lexington Heights Apartments) for a new 84-unit multi-family apartment building and associated underground parking and site work at the property located at 2300 Lexington Avenue
- b. **CASE No. 2025-21 Conditional Use Permit** Application of Hampton Companies LLC for Conditional Use Permit (CUP) for an assisted living and memory care facility at the property located at 1178 Northland Drive

5. New and Unfinished Business

- a. Title 11: Subdivision Regulations

6. Updates/Staff Comments

7. 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
OCTOBER 28, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, October 28, 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, Jeff Nath, and Steve Goldade. Those absent: Commissioner Jason Stone.

Approval of Agenda

The agenda was approved as submitted.

Approval of September 25, 2025, Minutes

COMMISSIONER NATH MOVED, SECONDED BY COMMISSIONER JOHNSON, TO APPROVE THE MINUTES OF SEPTEMBER 25, 2025.

AYES: 6

NAYS: 0

Hearings

A) PLANNING CASE 2025-19

M&M HOME CONTRACTORS, 1122 ORCHARD CIRCLE – MISSISSIPPI RIVER CORRIDOR CRITICAL AREA (MRCCA) PERMIT

Community Development Manager Sarah Madden explained that M&M Home Contractors is the applicant and owners' representative of the property located at 1122 Orchard Circle, and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a sunroom and porch addition to the existing single-family home on the subject property.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

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.

Chair Field opened the public hearing.

Mike Fritz, M&M Home Contractors, was present to address any questions.

Commissioner Johnson thanked the applicant for the extensive landscaping plan, along with the use of native plants. She provided input on different species of native plants and their likes.

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

COMMISSIONER UDELL MOVED, SECONDED BY COMMISSIONER NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER UDELL, TO RECOMMEND APPROVAL OF THE MRCCA PERMIT REQUEST BY M&M HOME CONTRACTORS FOR 1122 ORCHARD CIRCLE, BASED ON THE FINDINGS OF FACT FOR APPROVAL AND WITH THE FOLLOWING CONDITIONS:

1. A BUILDING PERMIT MUST BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
2. THE PROPOSED PROJECT MUST COMPLY WITH ALL REQUIREMENTS OF THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
3. ALL EROSION CONTROL REQUIREMENTS MUST BE PUT IN PLACE PRIOR TO THE COMMENCEMENT OF ANY GRADING AND SITE WORK ACTIVITIES. SUCH MEASURES MUST REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES UNTIL PROPER SITE RESTORATION PLANS ARE COMPLETED.
4. ALL GRADING AND CONSTRUCTION ACTIVITY MUST COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES.
5. ALL WORK ON SITE WILL ONLY BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. MONDAY THROUGH FRIDAY; 9:00 A.M. TO 5:00 P.M. WEEKENDS.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its November 5, 2025, meeting.

B) PLANNING CASE 2025-20

**COBALT BUSINESS CENTER, LLC, 1315 MENDOTA HEIGHTS ROAD –
CONDITIONAL USE PERMIT**

Community Development Manager Sarah Madden explained that the subject property located at 1315 Mendota Heights Road is owned by Cobalt Business Center LLC. The applicant requests approval of a Conditional Use Permit (CUP) to allow metal manufacturing and outdoor storage on the site. Both uses are listed as conditional uses within the I-Industrial zoning district. The outdoor storage component will be accessory to the principal manufacturing use. The building is currently under construction and was initially designed as an office/warehouse use shell to be speculative for a future tenant. This manufacturing user will occupy the entirety of the 174,288 square foot building and will be subject to a future building permit for the build-out of the user.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

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 Corbett asked if infrastructure is always counted as outdoor storage.

Community Development Director Sarah Madden replied that it can and explained that mechanical equipment is called out as an outdoor storage component that would need to be screened. She stated that there would be numerous pieces of equipment, which is why this is considered outdoor storage.

Chair Field invited the applicant to speak.

Evan Matson, applicant, presented project highlights and information on the potential client, who is confidential at this time and is seeking to occupy the entire building they are working to construct. He provided additional information on aerial and existing conditions, zoning and use, proposed uses, outdoor storage for building systems equipment, and asked that the Commission consider approval of the request.

Chair Field opened the public hearing.

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 NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 6
NAYS: 0

COMMISSIONER UDELL MOVED, SECONDED BY COMMISSIONER CORBETT, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR A METAL

MANUFACTURING USE AND ACCESSORY OUTDOOR STORAGE FOR COBALT BUSINESS CENTER AT 1315 MENDOTA HEIGHTS ROAD, BASED ON THE FINDINGS OF FACT FOR APPROVAL, AND WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT/DEVELOPER MUST OBTAIN A BUILDING PERMIT FOR ALL NEW REMODELING OR INTERIOR WORK (INCLUDING BUILDING, ELECTRICAL, PLUMBING, HEATING/COOLING), AND OTHER RELATED SITE WORK PRIOR TO ANY WORK ASSOCIATED WITH THIS LAND USE APPROVAL COMMENCING ON SITE.
2. A REVISED PARKING PLAN SHALL BE SUBMITTED AT THE TIME OF THE TENANT BUILD-OUT PERMIT TO CONFIRM THAT PARKING DEMAND IS MET.
3. ALL GRADING AND CONSTRUCTION ACTIVITY MUST BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLIANCE WITH THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT.
4. ANY EXPANSION OF THE OUTDOOR STORAGE AREA OR METAL MANUFACTURING USE MUST BE REVIEWED AND APPROVED BY CITY STAFF FOR LOCAL CODE AND ORDINANCE COMPLIANCE, AND MAY REQUIRE AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

AYES: 6

NAYS: 0

Chair Field advised the City Council would consider this application at its November 5, 2025, meeting.

New and Unfinished Business

Staff Announcements / Updates

Community Development Manager Sarah Madden confirmed that there would be a quorum for the November meeting. She also provided an update on Council actions on items recently considered by the Planning Commission.

Public Works Director Ryan Ruzek commented on the open house for the municipal campus, which was held earlier that evening.

Adjournment

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER NATH, TO ADJOURN THE MEETING AT 7:34 P.M.

AYES: 6

NAYS: 0



Meeting Date: November 25, 2025

Agenda Item: **CASE No. 2025-16 Planned Unit Development Amendment (Preliminary)** Application of Chase Real Estate (on behalf of Condor Living / Lexington Heights Apartments), requesting a Preliminary Planned Unit Development (PUD) via a Zoning Amendment, and Amendment to an existing PUD (Lexington Heights Apartments) for a new 84-unit multi-family apartment building and associated underground parking and site work at the property located at 2300 Lexington Avenue

Department:	Community Development	Contact:	Sarah Madden, Community Development Manager
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Introduction:

The subject property located at 2300 Lexington Avenue is owned by Riley Family Lexington Heights Limited Partnership, and has been owned by the same family since its development. The site consists of five (5) parcels containing three multi-family buildings, a common leasing office and community building, and site amenities. The development is known as Lexington Heights Apartments, and it is managed by Condor Corporation, a company also affiliated with the property owner. The applicant, Chase Real Estate, LLC, requests approval of an amendment to the Lexington Heights Planned Unit Development (PUD) to allow for the construction of a new 84-unit apartment building on the property in addition to the existing structures. The Planned Unit Development Amendment is being processed as a Preliminary Planned Unit Development under the procedures for a Zoning Amendment as required by City Code Title 12: Zoning.

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 subject property. The City also sent notices to the property manager for the apartment buildings to post copies for residents of the development to be informed of the public hearing. The city has not received any formal comments or objections to this land use request as of the submittal of this report.

Background:

The subject property where the new apartment building construction is proposed is located on Lexington Avenue and is approximately 240,952 sq-ft. (5.53 acres) in size. The entire site consists of five parcels across 16.31 acres, and the subject site is the northernmost parcel within the development. This parcel contains one of the three apartment buildings within the development (identified as Building C) as well as a surface parking lot. The full Lexington Heights site abuts Lexington Avenue to the west, and Interstate 35-E to the east. Each apartment building has its own drive aisle access point from Lexington Avenue and contains underground parking to serve the residents. The subject site currently maintains two access points, with a direct access to the underground parking garage for Building C onto Lexington Avenue at the north end of the property.

The property is zoned R-3 Multi Family Residential and is guided HR – High Density Residential in the City's 2040 Comprehensive Plan. The property was developed as a Planned Unit Development in 1983 for a three-building, 225-unit apartment development. Typically, once a PUD has been approved, it serves as a form of zoning category (or overlay) on a site. However, at the time that this PUD was approved, a Planned Unit Development was not considered a separate zoning district and the apartment properties have remained under the R-3 zoning since their approval and development, as is reflected on current and past zoning maps for the City. This does not negate the fact that the City adopted a Resolution for a CUP for a PUD to establish the Lexington Heights Planned Unit Development in 1983. This is discussed further in the "Planned Unit Development – Procedural Review" section of this report.

The property to the south shares R-3 zoning and HR guidance in the City's Comprehensive Plan, and is developed with rental townhomes constructed in 2001 (Hillside Gables). The properties to the north of the site are zoned R-1 Low Density Residential and guided LR – Low Density Residential in the Comprehensive Plan. The property immediately abutting the north end of this development contains a single-family home built in 1952. Across Lexington Avenue to the west is the Catholic Cemeteries property which is zoned R-1 Low Density Residential and within the Public/Semi-Public Overlay District, and is guided P/S – Public/Semi-Public in the Comprehensive Plan. To the west of the development is Interstate 35-E with Rogers Lake on the other side of the highway, greater than 550-ft away.

Site History

The PUD for Lexington Heights was approved under Resolution 1983-95 (attached to this report), which notes approval by "Conditional Use Permit to construct a Planned Unit Development" for the three buildings containing 225 dwelling units. At that time, the property was unplatte and was 18.2 acres in size. The Resolution also granted a Variance approval for the development for the density of 225 units on the 18.2 acres, amounting to 12.4 units per acre.

The density component was evaluated by the City leading up to the Planned Unit Development application, with the City's Engineering and Planning consultants at the time providing a memo in 1972 indicating that sewer capacity and water systems within the Village of Mendota Heights would need to be evaluated if the potential project was in excess of 27 persons per acre. There was no calculation by number of dwelling units, but rather individual persons. When the formal application was received by the City in 1983, the City staff at that time indicated that the impact on public (utility) facilities would be minimal, and instead provided comments on stormwater ponding and fire department access.

The 1983 application initially included two alternative site plans for multi-family development, one of which was for 225 total units and would require a Variance request for density (the plan which was approved under Resolution 1983-95). The maximum density within the R-3 zone at that time was 10 units per acre. It was noted in the staff report dated October 25, 1983 that the amount of land which was required per unit was relatively large compared to metro standards, and that typical multi-family construction was about 15 units per acre. The applicant at that time was proposing the 225 unit plan as it was what would have been approved within the density range if there had been no additional highway taking for I-35E. Because the site could technically handle the same number of units from a services standpoint, staff was supportive of the Variance request for 12.4 units per acres and noted that a more intensive development would be beneficial to the City from a tax perspective and a potential reduction in cost to the occupants of the building.

With the language within the Zoning Ordinance in place at the time, and because MnDoT had acquired right-of-way from the original property prior to the application for development, the City processed the density request from the applicant as a Variance to City Code. The City Council's discussion at the time of approval primarily focused on mortgage revenue financing (a requirement of the time period), as well as comments from Catholic Cemeteries on drainage from the site following construction. The number of units and the density request appears to have been discussed from the standpoint of the MnDoT right-of-way acquisition for Interstate 35-E, rather than by discussing general standards for density within City Code.

Following approval of the Planned Unit Development, building permits were issued for the site and began construction in 1984. Since their construction, no major modifications have been made to any of the buildings. The City has records of the swimming pool permit in 1985, and long term maintenance improvements such as re-roofing or heating and mechanical permits as needed.

The Lexington Heights Planned Unit Development (PUD) site was platted as Lexington Heights Addition in April 1984, following approval of the development plan for the PUD by the City of Mendota Heights in the year prior and the issuance of building permits to begin construction. The three apartment properties are each located on their own platted lot of record, and the leasing office and community room building, and the tennis court are both platted as Outlots. During the Plat review process, Dakota County requested additional dedication for a future trail. The Riley family consented to this right-of-way which resulted in the total acreage seen within the development today of 16.31 acres, resulting in 13.8 units per acre existing today.

The property owner first approached the City about the possibility of constructing a new building on the property a number of years ago. In 2025, the property owner moved forward with submitting a formal application, and the Planning Commission reviewed a Concept Plan for this PUD Amendment at their May 27th regular meeting, followed by a City Council discussion on the concept on June 3rd. The property owner received feedback from members of the Planning Commission and City Council and determined that they would proceed with the full Planned Unit Development Amendment as requested in this planning case proposed by Chase Real Estate.

The applicant held a neighborhood meeting at the Lexington Heights leasing office and Clubhouse on October 21, 2025. One resident attended the meeting who lived in the single family home immediately adjacent to the development site. The resident had questions about dust management and construction noise, and asked about overall project siting of the lot and how much of the surface parking would remain. The resident indicated they had no concerns or complaints with the development as proposed. No residents of the apartment buildings were present at the neighborhood meeting, however an effort has been made to invite them to the public hearing for this planning case. No formal comments or written letters have been received by the City, however one resident of the apartment development has reached out to city staff with questions about the project.

Proposed Use

The applicant is proposing to construct a new 4-story, 84-unit apartment building with its own underground parking, amenities, and outdoor seating space on the northernmost parcel of the Lexington Heights Planned Unit Development at 2300 Lexington Avenue. The new building would be constructed on the western side of the property adjacent to Interstate 35-E and partially on top of the existing surface parking lot for the 2300 building which is currently

underutilized. The City Code considers multi-family attached development containing greater than 25 units as a Conditional Use in the R-3 zoning district. Because this application request is part of an existing Planned Unit Development, and the City processes Planned Unit Developments as individual zoning Overlay Districts, this application request is processed under the same parameters of a Zoning Amendment to consider a Planned Unit Development Amendment. Greater detail and context on the development process for this planning case is discussed in the “Planned Unit Development – Procedural Review” section of this report.

The proposed development will include a 116,920 sq-ft. building with 84 underground parking garage stalls (74 individual and 10 tandem spaces), and 61 surface parking stalls. The new building will be accessed by the existing drive aisle which serves the 2300 Lexington building and the north access to the leasing office and community building. The underground parking garage will be accessed from the north by a new driveway extending from the north end of the surface parking lot. The main entrance to the building will be on the eastern façade of the structure facing into the shared surface parking lot area.

The proposed building will include 62 1-Bedroom units, 18 2-Bedroom units, and four (4) 3-Bedroom units. All of the proposed units will meet the minimum square footage of 700 square feet required in the zoning ordinance, with 1-Bedrooms ranging from 711-962 sq-ft, 2-Bedrooms ranging from 1,501-1,260 sq-ft, and the four 3-Bedroom units anticipated to be 1,300 sq-ft in size. The three existing buildings within the PUD contain 75 units each, with 30 1-Bedroom and 45 2-Bedroom units per building.

Site improvements will include a retaining wall north of the ramp into the parking garage entrance, patio and courtyard seating space amenities, new utility extensions, a new infiltration basin adjacent to Lexington Avenue, and site landscaping around the perimeter of the new building. The applicant has provided preliminary civil plans including site paving, grading, utility, and landscaping plans for this Preliminary Development Plan. If this application moves forward in the process, more detailed plans will be reviewed as part of the City's evaluation of the Final Development Plan for this PUD Amendment.

Water connections will be made at the north end of the property extending from a connection at the north end of the new building, across the property to connect at utilities within Lexington Avenue. A sanitary sewer connection is shown on Sheet C101 to cross the shared property line to the leasing office and community building parcel, with intent to construct a new manhole over the existing 12" sanitary sewer and make a connection at that point. A new infiltration basin is proposed in between the existing apartment building on the subject site and Lexington Avenue. The applicant is proposing to modify grades in that area to accommodate capacity of 2,766 CF in the basin, utilizing an area that is already sloped towards trail and street level.

The first step in the Planned Unit Development Amendment process was a Concept-level review conducted by the Planning Commission and City Council in May-June of 2025. Following the City's evaluation of this Preliminary Development Plan, the applicant intends to move forward with developing Final Development Plan drawings for the City to review in December. If approved, the development team would plan for an early Spring construction start with 14-15 months of construction before being substantially complete by Summer 2027.

Market Feasibility

The City Code requires an economic feasibility report or market analysis when submitting for a Preliminary Development Plan for a PUD. The applicant has provided in their narrative letter an analysis of nearby residential properties in Mendota Heights, Eagan, and Inver Grove

Heights which shows high rates of occupancies as of June 2025. The property owner has also noted that Lexington Heights has maintained full occupancy for numerous years, and currently the apartment development is 99% occupied. The applicant has indicated that demand for apartments in the area is high and continues to grow and new construction costs rise and can be expensive for first time buyers.

The applicant has also cited the 2024 Dakota County Housing Assessment which reported that 8 of the 11 submarkets (cities) in Dakota County have vacancy rates which are lower than the County's total vacancy rate, and identified the lack of available multi-family rentals as a county-wide issue. The 2024 Housing Assessment identified Mendota Heights' market-rate vacancy rate as 1.9%.

Planned Unit Development – Procedural Review

The City Code states that the purpose of the Planned Unit Development is to "encourage flexibility in the design and development of land while limiting development to a scale that is appropriate to the physical characteristics of the land and surrounding land uses". Approval and Administration of PUDs are regulated by a Development Agreement, and when the City is reviewing such applications the standards for approval include a unified treatment of the development possibilities on a project site including preservation of unique natural amenities, planned and harmonized development with existing development in the surrounding area, and consistency with the City's Comprehensive Plan.

At the time this development was approved, City Code outlined a process for PUDs to be processed as a Conditional Use Permit (CUP). This was common for that time period as the procedural step for the PUD zoning tool. At that time a PUD was not considered a separate zoning district or a separate overlay district, but was still used as a flexible review tool for a variety of development possibilities on a piece of land.

The City's zoning ordinance in 1983 did not address what's now commonly referred to as "deviations" from City Code within a PUD. Instead, the ordinance outlined a process for Variances to be consistent with the general purpose and intent of the ordinance, but the ordinance was developed "to allow substantial variances from the provisions of this Ordinance" and noted that "certain regulations contained in this Ordinance do not realistically apply to the proposed development due to the unique nature of the proposed development". The Ordinance also called for the City to review these variances "for a reasonable and practical physical development". (Mendota Heights Zoning Ordinance, November 1981)

The current PUD process is intended to provide a flexible zoning Overlay District. In the case of the Lexington Heights PUD, the site is already established as an approved Planned Unit Development, but due to its age the property was never placed into an Overlay Zoning District. An application for a rezoning serves as a request for an amendment to the zoning ordinance, and is considered an act of legislative capacity even though the rezoning application may only relate to one parcel of land owned by one individual. This remains true for new Planned Unit Development applications, and in this case for an amendment to the prior PUD approval, that the City must process the application as it would a Zoning Amendment, and the amendment must be adopted by Ordinance and not just by Resolution.

The Zoning Code Update which went into effect in 2025 formalizes the Overlay process for identifying and maintaining PUDs, and clarifies the rezoning process and the Development Agreement which would outline the uses and areas of flexibility from the Base Zoning District, and any development terms and conditions. This process will be followed for the current planning case application as a rezoning application was never processed previously for

Lexington Heights due to the City Code not requiring so at the time of its approval and initial development.

This property is currently zoned R-3 Multi Family Residential, and the Planned Unit Development Amendment's approval would be considered a "HR-PUD" type under City Code. The HR-PUD is intended to provide the opportunity to develop a Planned Unit Development of a nature and intensity equivalent to the R-3 Base Zoning District with the permitted, conditional, and accessory uses in this District being the same as those for the R-3 district. This practice of either Overlay Zoning Districts, or separate PUD Zoning Districts, is the most commonly applied methodology for the Planned Unit Development zoning tool in the metro region and has been standard for many years.

As mentioned previously in this report, the administration of the Planned Unit Development once approved in through the approved Development Agreement for the site. This development agreement will outline the areas of flexibility from the R-3 Base Zoning District.

Specifically, this application request includes a density to request to further exceed the density standard of the R-3 Zoning District from the existing 13.8 units per acre, to 18.9 units per acre. The apartment building proposal would increase the total number of units from 225 to 309 apartment units over the 16.31 acre site.

Additionally, the applicant is requesting a reduced setback for the apartment building from the east property line abutting the Interstate 35-E right-of-way. The above-ground portion of the building is illustrated at 25.2-ft setback from the rear property line, as opposed to 50-ft required in the R-3 Base Zoning District.

These deviations requests are discussed in greater detail in the "Flexibility from Base Zoning District" section of this report.

Similarly to the established procedures for processing a Planned Unit Development rezoning request, the City must act on this application as an Amendment to an existing Planned Unit Development. Because the Lexington Heights development is an existing Planned Unit Development, changes to the PUD and Final Development Plan are required to be processed depending on the scope of the proposed changes. The ordinance outlines some possibilities for how these amendments may be processed following the completion of an approved PUD:

- Minor alterations of the building envelope can be authorized by a majority vote of the City Council
- New uses may require a Conditional Use Permit to be incorporated into the Final Development Plan
 - This Planned Unit Development already has established multi-family attached residential structures as a permitted use throughout the development. No Conditional Use Permit is required for the processing of this application.
- Changes to common open space within a Final Development Plan must be processed as a Zoning Amendment
- All other changes (exclusive of minor changes or additions) must be approved by the City Council under the full procedures outlined in 12-5B-8: Planned Unit Development.

Because this proposal includes a new structure within the common open space, the City is required to process this planning case as a Zoning Amendment. This procedure is consistent with the rezoning procedure described earlier in this section of the report to establish the

Overlay District on this existing Planned Unit Development.

Planned Unit Development – Flexibility from Base Zoning District

- Density

The City's HR – High Density Residential land use category outlines a density range of 6.0 to 9.0 units per acre. This range is less than the City's previous density standard for the R-3 District and High Density land use category during the approval of the 1983 Planned Unit Development for the subject property, which was established as 10 units per acre in the 1979 Comprehensive Plan.

The City's density standards did decrease from the time of this site's original approval, then remained stagnant with minimal increases in allowable density ranges over the last 30+ years. The City's 2002 Comprehensive Plan established a maximum density within the HR land use category of 8.54 units per acre. The 2030 Comprehensive Plan established a density range between 5.3 and 8.4 units per acre.

These density ranges are contrasted by conflicting calculations in the Zoning Ordinance for the minimum lot area per dwelling unit for an R-3 zoned property. In the 1981 Zoning Ordinance which was in effect at the time of this development's initial approval at 12.4 units per acre, 4,080 sq-ft of land area was required for each 1 bedroom apartment within a 3-story building. This would have amounted to 194 units permitted which exceed the maximum 10 units per acre at that time.

Similar conflicting calculations exist in the City's zoning ordinance today. The minimum lot size per unit in the R-3 Base Zoning District is 3,500 square feet. Based on the 16.31 acre site within this Planned Unit Development, the zoning ordinance would permit 12.4 units per acre permitted by right, without the need for a Variance or for a Planned Unit Development. This calculation is consistent for the apartment building development as it currently exists, but the total number of units permitted is in excess of the density range outlined in the HR High Density Residential Land Use category in the City's Comprehensive Plan.

The 2040 Comprehensive Plan does address the flexibility provided in a Planned Unit Development zoning tool, and notes that Mendota Heights zoning ordinance "includes PUD regulations that allow for 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"

The Comprehensive Plan also outlines policies for the City relating to land use and growth goals within developed residential neighborhoods, stating that the "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". This planning case does not constitute a full redevelopment of the site, but rather should be considered a modification or alteration of a portion of the existing development, procedurally outlined in the Planned Unit Development ordinance as a Zoning Amendment. Because the Future Land Use Plan identifies the City's ability to utilize the Planned Unit Development tool to encourage flexibility of higher densities, staff does not see a conflict with this Comprehensive Plan policy.

The applicant has provided additional context on densities within the City as support for their request for a density deviation from City Code. The applicant indicates that the proposed density of 19 units per acre is the least among recent approved city housing developments,

including the three phases of The Reserve development and the Linden Apartments which all range between 29 and 63 units per acre. City Staff previously analyzed existing multi-family residential densities in the 2040 Comprehensive Plan Update process, and found that the majority of existing multi-family properties in both R-3, Mixed Use, and PUD Districts across the City exceeded the density ranges outlined under the City Code and Comprehensive Plan. The calculated densities per parcel are identified in the chart below:

Name	Type	Zone	PID #	Address	Units	Acreage	Density
Lexington Heights	Apartments	R-3	27-44925-01-010	2300 Lexington Ave. S.	75	5.53	13.56
			27-44925-01-020	2330 Lexington Ave. S.	75	4.56	16.45
			27-44925-01-030	2370 Lexington Ave. S.	75	4.69	15.99
Eagle Ridge	Condos	R-3	N/A	1830 Eagle Ridge Dr.	54	6	9.00
				1850/1860 Eagle Ridge Dr.	51	2.7	18.89
Village at Mendota Heights	Condos	MU-PUD	N/A	715 Linden St.	36	2.15	16.74
Village Commons	Senior Apartments	MU-PUD	27-48335-06-020	720 Linden St.	60	1.39	43.17
Parkview Plaza	Senior Apartments	R-3	27-48325-01-010	730 S. Plaza Dr.	65	4.42	14.71
White Pine	Assisted Living	MU-PUD	27-48401-01-060	745 South Plaza Dr.	46	2	23.00
Somerset-19	Senior Condos	R-1		1575-1585 Dodd Rd. / 689-695 Wentworth	22	8	2.75
The Summit	Senior Condos	HR-PUD		1320 Riverside Lane	51	3	17
Hillside Gables	Workforce Townhomes	R-3	27-41300-02-080	2400-2448 Lexington Ave	24	3.64	6.59
The Heights Apartments-I	Apartments - MR	HR-PUD	27-48240-01-010	2180 Hwy. 13	70	2.98	23.49
The Heights Apartments-II	Apartments - MR	HR-PUD	27-48240-01-020	2160 Hwy. 13	63	2.47	25.51
The Linden Apt.	Senior MR Apts.	MU-PUD	27-75370-02-010	721 Linden Street	48	1.63	29.45
The Reserve of MH	Apartments - MR	MU-PUD	27-48402-02-010	720 South Plaza Way	139	2.2	63.18
The Reserve of MH - II	Apartments - MR	MU-PUD	27-48402-01-010	725 South Plaza Way	58	2.05	28.29
The Reserve of MH - III	Apartments - MR	MU-PUD	27-48401-01-070		79	2.04	38.73

Based on this analysis, staff is supportive of the requested deviation from the R-3 Base Zoning District for a proposed density of 18.9 units per acre.

- Setbacks

Civil Sheet C100, Preliminary Paving and Dimensional Plan illustrates the proposed setback of the new multi-family building from the east property line abutting I-35E. The above-ground portion of the building is shown to be setback 25.2-ft from the “rear” property line, as opposed to 50-ft as required in the R-3 Base Zoning District. The actual requirement for a rear property line setback in the R-3 District is 40-ft. However, the nature of the alignment of this property between Lexington Avenue and Interstate 35-E establishes the parcels as a Through Lot. A Through Lot is defined in the zoning ordinance as “A lot which has a pair of opposite lot lines abutting two (2) substantially parallel streets, and which is not a corner lot. On a through lot, both street lines shall be front lot lines for applying this”. The parcel’s status as a through lot requires that the City evaluate this “rear” property line as an additional front lot line for the purpose of applying setbacks and yard requirements.

In addition to the above-ground portion of the structure setback at 25.2-ft, the below-ground portion of the parking garage structure is proposed to be setback 15-ft from this property line. At the surface level, this area will be staged as a courtyard outdoor amenity space for the residents of the building, however beneath that space is a portion of the underground parking garage. This feature is illustrated on the Garage Level Floor Plan attached to this report.

This lot does not contain a perimeter drainage and utility easement along the shared property line with I-35E. Staff has worked with the applicant to adjust this dimension from a previously requested 7-ft distance from the property line in order to accommodate construction impacts for the grading and excavation work needed to pour the parking garage and foundational walls in place without encroaching onto the MnDoT right-of-way.

The right-of-way is approximately 80-ft. in depth from the property line to the edge of I-35E’s shoulder. When looking at the Planned Unit Development site as a whole, the other structures

on the property generally range between 60-70-ft setback from this property line. City Code does not have a separate parking setback for enclosed or underground parking spaces from property lines, but the Screening standards of the zoning ordinance require that off-street parking facilities within 50-ft of a right-of-way must install a buffer along the property line. The applicant does have a preliminary landscape plan that would include tree plantings along this property line.

Staff's recommendation for this deviation request would be to require additional landscape buffer between the proposed multi-family structure and the right-of-way line for I35-E to minimize the appearance and impact of the reduced setback request. The Preliminary Landscape Plan is discussed in greater detail in the "Tree Removals and Landscaping" section of this report.

Parking and Access

The proposed site plan includes 61 surface parking stalls for the new building, and maintains 45 of the existing parking stalls for the existing apartment building on the property. The applicant is also proposing space for 84 parking stalls in the underground parking garage, accommodating one covered space per dwelling unit in the building. This is consistent with the 1-to-1 ratio provided in the existing building on the property, and with the requirement within City Code for a minimum of one parking space per dwelling unit to be enclosed within a parking structure of garage.

Of the 84 parking spaces provided in the underground parking garage, the applicant is proposing that 10 of the stalls be designed as tandem spaces, which would allow residents within the building with two vehicles to share a deeper parking stall for their vehicles. The applicant has indicated that this style of parking provision would be able to adequately serve the residents based on their evaluation of the current parking use in the existing building on site (referred to as Building C). Building C is 99% occupied, but sees 81% occupancy within the parking garage as 14 residents do not park in the garage, while other residents park two cars in the garage. While this building provides a parking stall either within the garage or on surface parking for each bedroom within the building, there is a lesser demand for parking spaces. The applicant has indicated that the site overall sees similar levels of parking demand and is proposing to provide 1.73 parking stalls per unit for the new building, or 1.32 parking stalls per bedroom.

When the full Planned Unit Development is evaluated for parking, the applicant has indicated that through an audit of the parking on the full site in Summer 2025, approximately 240 stalls of the 600 total stalls on the property are not utilized or underutilized.

The current parking is provided at a rate of 1.67 stalls per bedroom in the development. The applicant is proposing that with the addition of the new building, a total of 662 parking stalls will be provided on site which is equal to providing 1.41 parking stalls per bedroom, or 2.14 parking stalls per dwelling unit. City Code requires 1 space per dwelling unit, or 1 space per bedroom, whichever is greater for a multi-family residential use. Even with the reduction of surface parking on the subject site to allow for the construction of a new apartment building, the new constructed parking garage for the proposed building is still able to provide adequate parking above the minimum requirements for R-3 Zoned properties, and the full Planned Unit Development parking plan remains consistent with City Code requirements.

Screening and Buffers

City Code design standards for multi-family building construction requires that parking areas contiguous to or across the street from lower density residential properties must be screened

with fencing at least 4-ft in height. This standard is not currently met on the property, however the existing surface parking is not immediately adjacent to the abutting single-family residential property. The surface parking lot has been designed to orient the parking of vehicles towards both the existing building and the proposed building. No parking stalls are oriented to face the adjacent residential property. Additionally, the existing surface parking is screened from view of the adjacent single family home by the existing apartment building on the 2300 Lexington parcel. Staff does not see a conflict with this provision in the design of the property's surface parking facilities.

Staff has suggested in the "Planned Unit Development – Flexibility from Base Zoning District" that additional landscape buffers should be included on the Final Development Plan. A condition is recommended to increase the plant materials within a buffer area between the proposed courtyard and reduced setback area from the east property line boundary with I-35E by installing additional landscape materials including berms, hedges, or other landscape materials where feasible. The Preliminary Grading and Utility Plan on Sheet C101 does illustrate that there is a significant change in grade between the property line and the proposed building already, which will be regraded as part of the construction impacts for this development if approved. The elevation drops from 906-ft north/northeast of the proposed patio area to 894-ft immediately east of the proposed courtyard. This slope may not allow for proper spacing of additional new plant materials, but the graded slope of the property will provide an element of buffering to supplement any new plant materials.

Tree Removals and Landscaping

The applicant's provided Certificate of Survey illustrates that the majority of existing trees on the property were planted as part of the initial development's design at the time the apartment buildings were constructed in 1984. There are at least eight trees identified on the survey which are within the planned impact area for the construction of the new apartment building. Based on the number of trees on site, it is possible that a Forest Management Plan will be required for the property for planting replacement trees. However, the City will require that a Forest Alteration Permit be submitted with a tree inventory identifying all trees which are to be removed as part of this development proposal, to be evaluated with any building permit application.

The applicant has provided a preliminary landscape plan and has indicated that the new building plans will include perimeter plantings of perennials and shrubs, as well as plans for new tree plantings at the northwest corner of the surface parking facility, the northeast edge of the site abutting Interstate 35-E right-of-way, and adjacent to the patio amenities as a buffer from the right-of-way and adjacent leasing office structure.

City Code Title 15: Environmental Regulations provides requirements within the Urban Forest Preservation Ordinance for required tree plantings in the event of a removal threshold being reached, or in the event that a heritage tree is removed from a property. The zoning ordinance outlines the minimum size of required plant materials, but does not provide guidance on the quantity of plants which must be included in a development plan. The primary area that the ordinance provides zoning regulations on regarding landscaping is a requirement that at least 25% of the land area must be landscaped (which this existing site and proposed development plan would comply with), and an additional requirement that at least 10 percent (10%) of any surface parking lot area must contain landscape medians, tree trenches, or other pervious landscape areas. The preliminary landscape plan illustrates an intent for building perimeter landscaping, and some tree installation at the edge of the parking areas, but does not amount to 10% of the parking area. When this provision is evaluated throughout the entire site, the existing surface parking areas do not contain many areas for parking medians with adequate

room for landscaping. The applicant should consider the inclusion of additional parking lot islands or medians to provide additional landscaping areas within the surface parking lot. A condition has been included in the recommendation section of this report that the Final Development Plan include an updated landscape plan with a detailed landscaping schedule for planned plant materials.

Exterior Design and Floor Plans

A color graphic of what the building will look like from the front entrance (facing west towards the existing Building C) is provided on the Lexington Heights Apartments over Sheet included as an attachment to this report. The applicant has also provided exterior elevations, a sample sheet of the planned exterior materials, and architectural floor plans of the garage level, ground level, and levels 2-4 of matching unit layouts. The proposed building is 4-stories tall over one level of underground parking which includes 84 enclosed parking stalls (10 of which are tandem-style). The total building size is proposed to be 116,920 sq-ft, with each floor measuring 22,571 sq-ft in size, exclusive of the underground parking level which is planned to be 26,634 sq-ft in size with a proposed patio area over top the additional underground building area. The 84-unit building will contain a mix of unit types, including 62 1-Bedrooms, 18 2-Bedrooms, and 4 3-Bedroom units. The new building will be one floor taller than the existing buildings on site and contain an additional 9 units over the three existing 75-unit structures.

The Garage level Floor Plan indicates that the parking stalls will measure 9x18, with the exception of the 10 tandem spaces measured at 9x32. Trash handling is located on the garage level adjacent to the north stairwell.

The unit mixes will be spread out throughout the building, with the four 3-Bedroom units located at the southeast corner of the building on each floor overlooking the courtyard patio and I-35E with Rogers Lake beyond. Levels 2-4 are designed similarly with a spread of the 1 and 2 bedroom units, and the ground floor will contain a lobby and mail space, a home office center, a club room, and a fitness area. Two patio amenities are proposed, one of which is accessible from the fitness and club room are on the east side of the new building, and a larger landscaped courtyard which is accessible from the sidewalk leading to the leasing office and community clubhouse building.

In Attached and Multi-family Residential developments, the Ordinance contains performance standards for architecture and building design. All new construction must be designed with four-sided architecture, and the exterior façade of any multi-family building must be designed to eliminate large blank walls without architectural detail or interest. Building design must also include some articulation or detail between floors such as a change in materials, color, balconies, or other architectural details. Exterior walls must also not extend more than 40-ft without a material break. Additionally, each building must include a clear entry and front façade which faces the primary above-ground access.

The proposal meets the ordinance requirements through the use of windows and balconies at regular intervals for each dwelling unit. The primary entrance will face the surface parking lot and west access to the site from the existing drive aisle. The entrance is differentiated with a cantilevered covered entry and address signage. The building materials consist of a combination of complimentary brick and copper-colored siding consistent with the color palette of the existing buildings within the PUD, as well as alternating lap siding in pewter, and accent siding in black on the top floor of the building, with vertical stripes of the black color at the primary entrance, stairwell window locations, and on the north façade above the parking garage entrance. Visual relief is accomplished by incorporating a combination of vertical and

horizontal lines of the three different types of lap siding, contrasting material colors, and varying depths of the structure for units' windows and balconies.

The proposed building will measure 48-ft in height to the top parapet which is within the 60-ft maximum height established in the R-3 Base Zoning District.

Analysis:

Pursuant to Title 12-5B-8, the City establishes provisions for the creation of a Planned Unit development project by encouraging flexibility in the design and development of land while limiting development to a scale that is appropriate to the physical characteristics of the land and surrounding uses. Such flexibility shall achieve at minimum two of the following objectives:

1. Preserve the natural and scenic quality of open areas; or
2. To facilitate adequate and economical provision of streets and utilities; or
3. To encourage a diversity of housing types within a given development; or
4. To permit a mixture of several Zoning District uses within a development project or
5. To permit modification and flexibility from of the strict Zoning District requirements so that a more efficient use of land or design may be employed.

The subject site is an existing Planned Unit Development which was established in 1983 under a different zoning ordinance and regulatory framework. The planning case under review by the Planning Commission is for a Zoning Amendment to amend the existing Planned Unit Development to accommodate a new 84-unit multi-family residential building. Multi-family residential structures are a permitted use within this Planned Unit Development. The applicant has identified two areas of flexibility requested as deviations from the R-3 Base Zoning District: to allow a net residential density of 18.9 units per acres, and to allow a building setback of 25.2-ft from the east property line abutting I-35E.

The proposed Amendment to the Lexington Heights Planned Unit Development encourages a diversity of housing types with a given development by incorporating a mixture of unit types within the proposed building, including 1-Bedroom + dens and 3-Bedroom units, which do not currently exist within the Lexington Heights development. The proposed amendment also requests modification and flexibility from the strict Zoning District requirements so that a more efficient use of land may be employed, by requesting the above-mentioned deviations from the R-3 Base Zoning District. Specifically, the requested density deviation of 18.9 units per acre is a permitted flexibility from the R-3 Zone allowing a more efficient use of space by constructing new in-demand housing units on a portion of the property containing underutilized parking. Staff has indicated support for the requested deviations from the City Code in the "Planned Unit Development – Flexibility from Base Zoning District" section of this report, and has suggested conditions of approval for inclusion in the staff recommendation to the Planning Commission.

The 2040 Comprehensive Plan Update included numerous discussions with the Planning Commission at the time and city staff to identify key planning issues. Among those issues was housing. It's noted that the City recognizes the need for a range of housing choices including but not limited to 1) life-cycle opportunities for people of all generations and stages of life, and 2) workforce housing to support people working in a wide range of careers. In addition to the analysis already provided in the background section of this report, the following Comprehensive Plan goal statements and policies should be noted by the Planning Commission and City Council to aide in their evaluation of the application request.

Chapter 2: Land Use and Growth of the Plan provides the following goal statement:
Goal 2: Preserve, protect, and enrich the mature, fully developed residential neighborhoods and character of the community.

Policy 1. Subdivision and zoning standards will require high quality site and building design in all new developments.

Policy 2. The city will emphasize quality design, innovative solutions, and general focus on aesthetics throughout the community, including within existing developments and buildings.

Chapter 5: Housing of the Plan provides the following goal statements:

Goal 2: Meet future needs with a variety of housing products

Policy 1. Encourage life-cycle housing opportunities in Mendota Heights of various forms and tenures that allow residents to remain in the community throughout their lives. This includes:

- i. Maintenance of existing entry level housing.
- ii. Construction of move-up single-family development that supports life-cycle housing.
- iii. Construction of various types of senior housing, including senior ownership units, senior rental units, memory care and assisted living units.
- iv. Support the development of a mix of affordable housing opportunities for all income levels, age groups, and special housing needs.

Policy 3. Provide for housing development that maintains the attractiveness and distinct neighborhood characteristics in the community.

Policy 4. Support the maintenance and rehabilitation of the community's existing housing stock.

Policy 5. Periodically assess the housing needs in the community, including for the elderly, disabled, active retirees, and other groups with special housing needs to determine development priorities and to formulate strategies to assist those needs and maintain an adequate and quality housing supply

Staff Comments:

The applicant has provided a high quality site and building design which will add new housing units to the community, allowing for residents to access a variety of housing types depending on their need. The additional unit count within the City will support the development of a mix of affordable housing opportunities for residents of Lexington Heights Apartments and of the City as a whole, and provides a development product that is attractive. The approval of this Planned Unit Development Amendment supports the maintenance of the City's existing housing stock and provides an opportunity for a long-term apartment operator to expand their housing stock and provide additional residential housing units to the community.

Staff affirms that the proposed project is in harmony with the general purpose and intent of the City Code and Comprehensive Plan that encourages investment within existing neighborhoods, and encourages a variety of housing types and affordability levels. The site plan provides for an efficient use of space by replacing a portion of underutilized parking with in-demand housing units, and the development product is consistent with the performance standards of the zoning ordinance for a well-designed architectural style.

Alternatives:

1. Approve the Planned Unit Development Amendment (Preliminary Development Plan)

for Chase Real Estates (on behalf of Condor Corporation/Lexington Heights Apartments) based on certain findings-of-fact, along with specific conditions of approval; or

2. Deny the Planned Unit Development Amendment (Preliminary Development Plan) for Chase Real Estates (on behalf of Condor Corporation/Lexington Heights Apartments) based on revised findings-of-fact supporting such a recommendation as determined by the Planning Commission through discussion; or
3. Table the request and request more information from staff and/or the applicant. Staff will extend the application review period an additional 60-days, pursuant to MN State Statute 15.99.

Staff Recommendation:

Staff recommends approval of the Zoning Amendment and Preliminary Development Plan, to authorize an amendment to the Lexington Heights Planned Unit Development (PUD) allowing for the construction of a new 84-unit apartment building at 2300 Lexington Avenue, based on the attached findings-of-fact and subject to the following conditions:

Attachments:

1. Findings of Fact for Approval
2. Site Location Map
3. Narrative - Lexington Heights Apartments
4. Certificate of Survey
5. Lexington Heights Apartments Cover Sheet
6. Site Context and Details
7. Site Map - Existing Planned Unit Development
8. Architectural Site Plan
9. Setbacks Exhibit
10. Garage Floor Plan
11. Level 1 Floor Plan
12. Levels 2-4 Floor Plan
13. Exterior Materials
14. Exterior Elevations
15. Typical Unit Floor Plans
16. Chase Real Estate - Property Examples and Precedents
17. C100 Preliminary Paving and Dimensional Plan
18. C101 Preliminary Grading and Utility Plan
19. L100 Preliminary Landscape Plan

FINDINGS-OF-FACT FOR APPROVAL

**Lexington Heights Planned Unit Development
PUD Amendment (Preliminary Development Plan)
for
2300 Lexington Avenue**

The following Findings of Fact are made in support of approval of the proposed requests:

1. The proposed Planned Unit Development Amendment – Preliminary Development Plan, is consistent with the Comprehensive Plan and applicable City Code requirements for such a planned development in the R-3 Multi Family Residential Base Zoning District and HR – High Density Residential Land Use area.
2. The deviations of the Planned Unit Development Amendment include:
 - a. To allow an increase in density to 18.9 units per acre on the 16.31 acre site
 - b. To allow a reduced principal building setback from the east lot line of 25.2-ft
3. The proposed project utilizes the Planned Unit Development (PUD) zoning flexibility to enhance development of the property without negatively impacting surrounding land uses and natural resources.
4. The reduced setback at the east property line for the principal building does not pose any threat to the general health, safety and welfare of the surrounding properties or diminishes the usefulness of the planned development of this property.
5. The increase in residential net density to 18.9 units per acre will be an effective and unified treatment of the existing Planned Unit Development; will provide additional housing unit types that are in-demand within the community; and can be developed to harmonize with existing development in the areas surrounding the project site and within the City as a whole.
6. Construction of the proposed 84-unit multi-family residential building will contribute to a significant amount of the Metropolitan Council's forecasted population and household increases.
7. The proposed increased density is consistent with surrounding suburban communities and would allow for the more efficient use of underutilized surface parking space as part of the proposed development.
8. With the conditions included herein, the site will provide a significant investment into the existing Multi-family residential areas of the City and will benefit the City with an increased efficiency in use of land and increased building activity.
9. The proposed multi-family apartment building supports investment within existing residential developments, supports the maintenance of the City's existing housing stock, and provides an opportunity for an apartment owner within the City to expand their housing stock and provide additional residential housing units to the community.

Site Location/Aerial Map Lexington Heights PUD

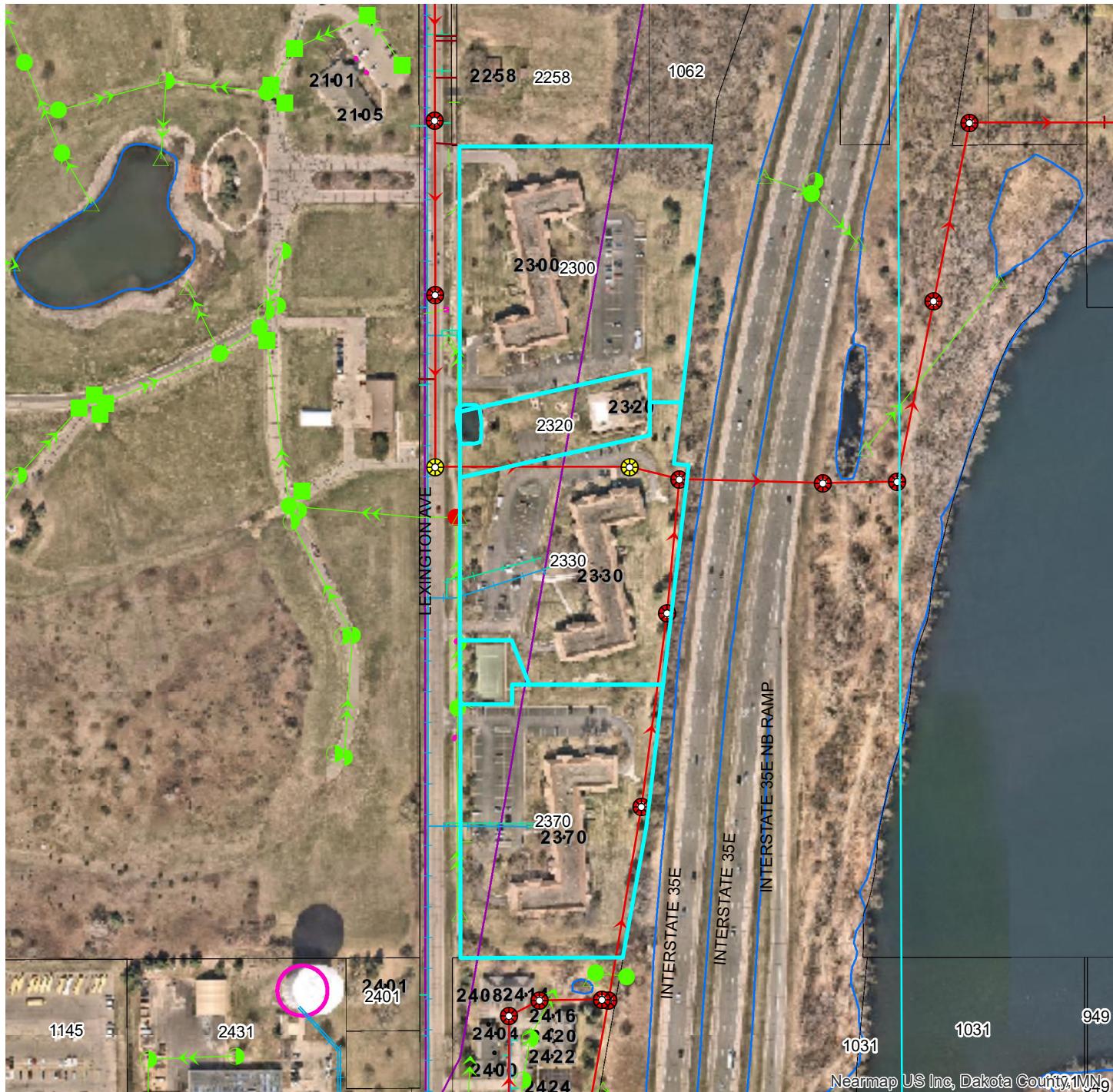
Date: 11/21/2025



0 310
SCALE IN FEET



City of
Mendota
Heights



GIS Map Disclaimer:

This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.



Lexington Heights Addition
Preliminary PUD (Amendment)

August 25, 2025: [Updated 10-6-2025](#)

Sarah Madden, Community Development Manager
City of Mendota Heights, MN

RE: **Lexington Heights Apartments - Addition**
2320 Lexington Heights Ave S, Mendota Heights

Ms. Madden:

On behalf of Jon Riley and Lexington Heights Apartments, please find attached our Preliminary PUD application, civil site plan and architectural drawings for our proposed apartment building on the existing Lexington Heights Apartments property.

Thank you for your input and guidance to date. We look forward to constructing a high-quality project that will provide opportunities for Mendota Heights residents to stay in the City and enjoy a quiet, beautiful property with various existing and new proposed amenities. The Riley family has maintained their property to high standards dating back to 1983 when the Lexington Heights Apartments were first constructed. This proposal turns a portion of an existing, under-utilized parking lot into a 4-story, 84-unit new upscale apartment building with its own underground parking, amenities and outdoor courtyards.

We are excited about the initial design, architecture and opportunities for this upscale addition to the property that will provide residents more diversity in unit plan styles, contemporary interiors and new features. Jon and I look forward to our next steps with you and the City.

Per our recent meeting, here's our latest plan updates and submittal additions:

- 1) CIVIL: added Fire Truck Turning Diagram; increased garage setback to 135E
- 2) ARCH: increased garage setback, added Setback Exhibit to plans.
- 3) Narrative: Market demand study, notes added

Thank you,

Joe McElwain
Development Director, Chase Real Estate



Applications provided 8-25-2025:

1. Planning Application – For Prelim PUD

Submitted: [Updated 10-6-2025](#)

- Civil Prelim Plans, Prelim Landscape Plan, Survey
 - [Revised Garage Setback from Interstate Property Line](#)
- Architecture Prelim Overall Plans, Typical Unit Plans, Exterior Elevations
- Architectural Rendering, Precedent Exterior and Interior Design

Rendering of main west Entry:



Schedule Goals: [Updated 10-6-2025](#)

Oct 21: Neighborhood meeting schedule at Lexington Hights Clubhouse

Oct 28: Planning Commission Meeting Prelim PUD

Nov 5: City Council Meeting Prelim PUD

Nov-Dec: Final PUD PC/CC Approval Meetings

Dec: Construction Drawings underway

March 2026: Construction Start (14-15 months)

Summer 2027: Substantial Completion | Opening



LEGAL DESCRIPTION:

LOT 1, BLOCK 1, LEXINGTON HEIGHTS ADDITION, DAKOTA COUNTY, MN

PIN: 27-44925-01-010

Address: 2300 Lexington Avenue

Size: 5.53 Acres

PUD Property:

- Bldg A: 4.69 ac
- Tennis Court: 0.35 ac
- Bldg B: 4.56 ac
- Club House: 1.18 ac
- Bldg C + Proposed Bldg D = 5.53 ac

=**Total Property: 16.31 acres**

BUILDING SETBACKS:

The underground parking garage's outside corner (completely buried) will be 15'-0" to i35 right-of-way. The building setback to i35E right-of-way is 25'-2" and this is to the building corner.

The main body of the proposed building will have 62-0 feet setback and grows gradually to 90-0 feet.

Referring to the Setback Exhibit (see ARCH plans); the distance from the building corner to the interstate paving is 122-0 feet at its closet and typically a minimum of 166-0 feet for the general body of the bldg.

For sake of comparison, The Reserve Phase 2 building was approved with a setback to HWY-62 of 15'-0" and the entire length of the building is facing the Highway. The distance from the building to the highway pavement is 90-0 feet.

DENSITY:

Existing Units: 225 Apartments Homes=13.8 units/acre

Proposed Units: 225 existing + 84 proposed addition = 18.9 units/acre

The proposed resulting unit density per acre is the least among recent approved city housing projects:

Mendota Heights – Recent Housing Projects:

The Reserve Phase 1	63 units/acre
The Reserve Phase 2	28 units/acre
The Reserve Phase 3	44 units/acre
The Linden Apartments	29 units/acre
<i>Lexington Heights Addition</i>	<i>19 units/acre</i>



MARKET DEMAND | STUDY:

Demand for apartments in the area is high and continues to grow as single-family homes and new construction costs continue to be expensive and inaccessible for many first time buyers. Lexington Heights has maintained basically full occupancy for numerous years. Our site specific, June 2025 Marketing Report generated by CoStar, had these figures:

<u>Property:</u>	<u>City:</u>	<u>Occupancy:</u>
The Reserve at Mendota Heights	Mendota Heights	99.5%
The Linden	Mendota Heights	100.0%
Vikings Lakes Residences	Eagan	97.1%
Eagan Heights	Eagan	96.3%
The Rowan	Eagan	98.8%
The Crossings at Inver Woods	Inver Grove Heights	99.4%
Lexington Heights	Mendota Heights	99.0%

Additionally, the 2024 Dakota County Housing Assessment notes the problematic lack of availability:

Multifamily Rentals by Submarket (Vacancies)

With **eight (8) of the 11 submarkets** reporting overall vacancy rates which are **lower than Dakota County's vacancy rate** of 4.3% and three submarkets reporting overall vacancy rates of less than 1.0%, the **lack of available multifamily rentals** is a **county-wide issue**.

	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Type		
					Market-Rate	Tax Credit	Gov't Subsidized
Apple Valley	27	3,217	64	2.0%	2.2%	1.3%	0.0%
Burnsville	43	6,681	432	6.5%	6.2%	15.8%	0.0%
Eagan	42	6,326	191	3.0%	3.4%	0.0%	0.0%
Farmington	7	285	1	0.4%	2.8%	0.0%	0.0%
Hastings	17	1,269	122	9.6%	14.0%	0.7%	0.0%
Inver Grove Heights	16	1,994	33	1.7%	2.1%	0.0%	0.0%
Lakeville	22	2,309	209	9.1%	11.6%	0.0%	0.0%
Mendota Heights	9	832	13	1.6%	1.9%	0.0%	0.0%
Rosemount	12	906	7	0.8%	1.1%	0.0%	0.0%
South St. Paul	10	675	2	0.3%	0.4%	0.0%	0.0%
West St. Paul	24	2,717	87	3.2%	3.2%	3.7%	0.0%
Dakota County	229	27,211	1,161	4.3%	4.8%	2.3%	0.0%



PROPOSED UNIT MIX:

A variety of one bedroom, one bedroom + dens/office and 2-bedroom apartment homes will be provided. Various common rooms will offer residents work from home spaces, club room for hosting, lounge, gym and back patio for outdoor grilling and dining. The building is designed for a market serving working professionals, singles, couples without children and empty nesters.

<u>Addition 'Bldg D'</u>	<u>Qty:</u>	<u>Bedrooms:</u>	<u>Typ Size:</u>
1 Bed 1 Bath	41	41	711 sf
1 Bed + Den, 1 Bath	21	21	962 sf
2 Bed, 2 Bath	18	36	1050-1260 sf
3 Bed, 2 Bath	4	12	1300 sf
Total:	84 Units	110 Br's	900 SF

Note : Code Minimum Unit Size = 700 SF

EXISTING APARTMENTS UNIT MIX:

225 Apartments Homes

=(30) 1-br and (45) 2-br per bldg = 120 bedrooms per bldg.

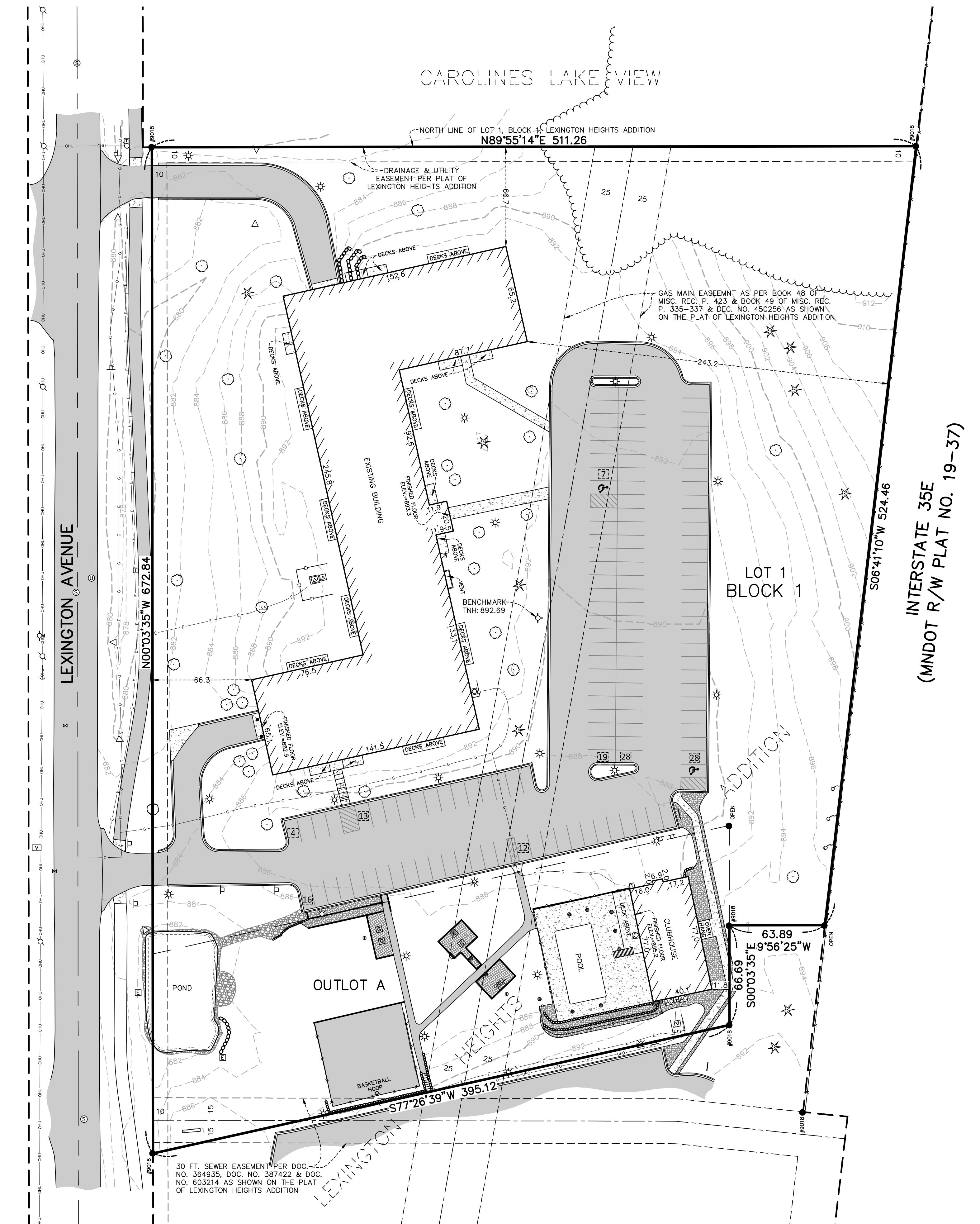
PARKING:

<u>Addition Bldg D</u>	<u>84 Apartments</u> 111 Bedrooms
Garage Parking	84 stalls
Surface Parking	61 stalls (w/ 45 shared Bldg C)
Total Parking:	=145 Total Stalls 1.73 / apartment 1.32 / bedroom



EXISTING Total Property	225 Units 360 Bedrooms
Garage Parking	75 stalls per bldg. =225 Garage
Surface Parking	375 stalls
Total Parking:	600 total stalls =2.67 Stalls/Unit =1.67 Stalls/Bedroom
Parking Audit Summer 2025:	Existing Demand per 99% Occupancy: 360 Cars on site = 1.60 stalls per unit. =approximately 240 stalls not used (33% utilized surface parking lots; 45 cars parked per each 125-stall lots)

Total Parking w/ Proposed Addition:	662 Stalls 309 Apartments 471 Bedrooms =2.14 stalls/unit =1.41 stalls/bedroom
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4.a.4

PROPERTY DESCRIPTION

lot 1, Block 1, and Outlot A, LEXINGTON HEIGHTS ADDITION, Dakota County, Minnesota.

OTES

Subject property's addresses are 2300 and 2320 Lexington Avenue, Mendota Heights, its property identification numbers are 27-44925-01-010 and 27-44925-00-010. The bearing system is based on the North line of Lot 1, Block 1, LEXINGTON HEIGHTS ADDITION which is assumed to bear North 89 degrees 55 minutes 14 seconds East. Field work was completed 6/16/2025. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown. The gross area of the subject property is 6.713 Acres or 292,409 square feet.

ENCHMARK

The vertical datum is NAVD88.

Benchmark
Top nut hydrant east of building at 2300 Lexington Avenue.
Elevation = 892.69

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

gned this 20th day of June, 2025

PRELIMINARY

Marcus F. Hampton MN L.S. No. 47481

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
2000 WEST 207, SUITE 100, BURGESSVILLE, VA 20136

2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 www.jjhinc.com

PHONE: 952.890.6044 www.irhinc.com

NSVILLE, MN 55306
www.irhinc.com

2300 AND 2320 LEXINGTON AVENUE

CONDOR CORPORATION
FOR
CERTIFICATE OF SURVEY
MENDOTA HEIGHTS, MINNESOTA

- 1 -

DRAWN BY	PLM
DATE	6/20/2025
REVISIONS	
CAD FILE	24282s.dwg
PROJECT NO.	24282-00
FILE NO.	1-25-036
SHEET 1 OF 1	

Lexington Heights Apts - New Construction





GROSS AREA - TOTAL

Level	Area
Level 4	22,571 ft ²
Level 3	22,571 ft ²
Level 2	22,571 ft ²
Level 1	22,571 ft ²
Level -1	26,634 ft ²
Grand total	116,920 ft ²

PARKING

Level	Type	Count
Level -1	Garage Stalls	74
Level -1	Garage Stalls - Tandem	10
Level 1	Surface (45+61=106 Shared)	61
		145

PARKING PROVIDED:

61 SURFACE FOR NEW BUILDING
 45 REMAIN FOR EXISTING BUILDING
 (106 TOTAL PROPOSED SURFACE LOT)

145 STALLS / 84 UNITS = 1.73 STALLS/UNIT
 110 BEDROOM = 1.32 STALLS/BEDROOM

EXISTING BUILDING "C"

75 UNITS (120 BEDROOMS)
 GARAGE STALLS = 75
 SURFACE PROPOSED = 45
 TOTAL PARKING = 120 STALLS

120 STALLS / 75 UNITS = 1.60 STALLS/UNIT
 120 STALLS / 120 BEDROOMS = 1.00 STALLS/BEDROOM

Existing, 99% occupied Bldg C has 117 total cars per August, 2025 Parking Audit.

Notes: (14) residents / apartment units do not park in the garage (81% garage usage).

Other residents park (2) cars in the garage.

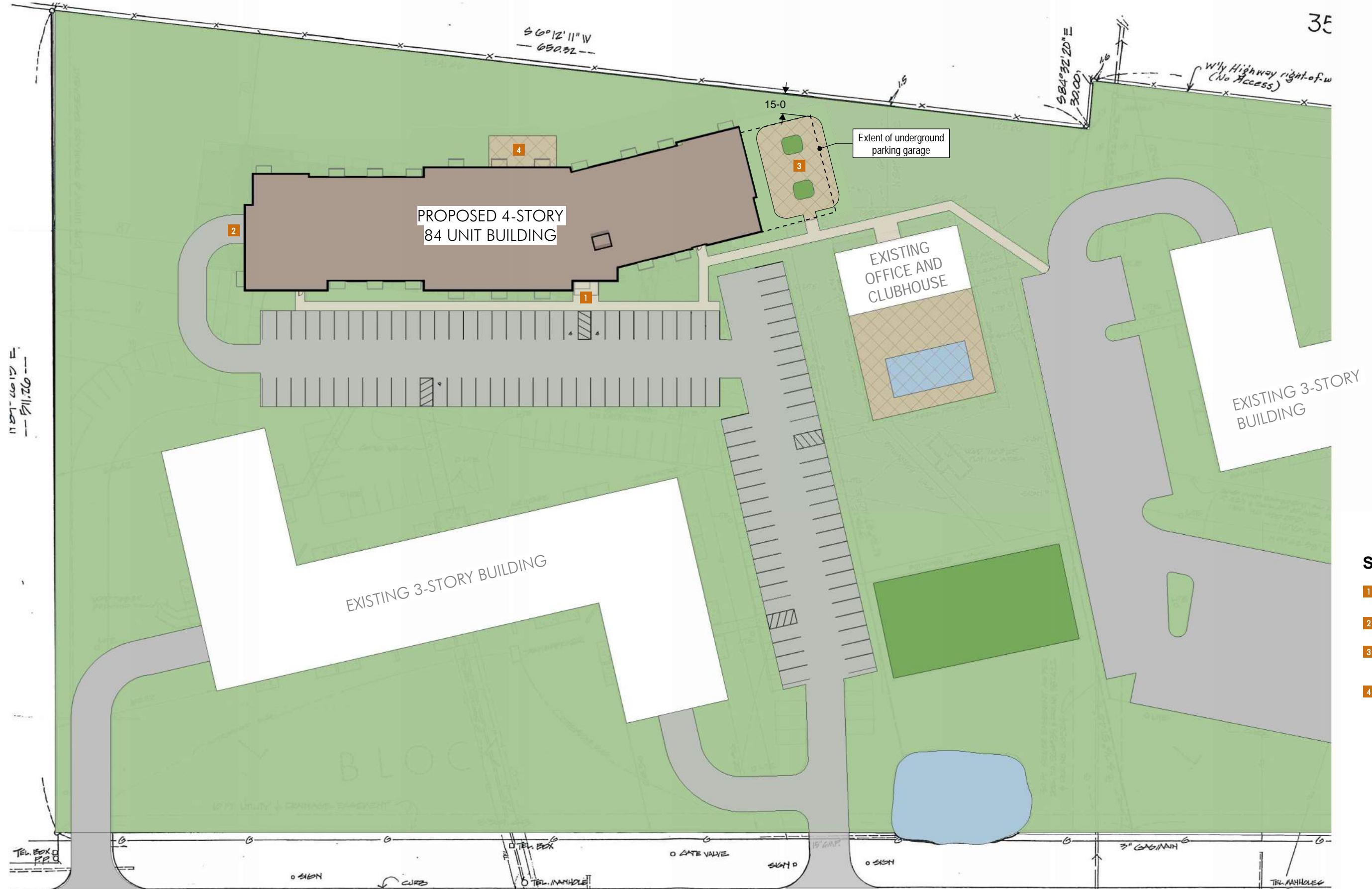
= (72) garage cars
 = (45) cars parked outside
 = (117) Total Cars = 1.56 cars/apartment demand

UNIT MIX - GROSS AREA

Name	Count	Bedrooms	Unit Gross Area	Total Area	%
			Main Floor		
1BR					
Unit A1	36	36	711 ft ²	25,587 ft ²	43%
Unit A2	4	4	700 ft ²	2,798 ft ²	5%
Unit A3	1	1	717 ft ²	717 ft ²	1%
	41	41		29,102 ft ²	49%
1BR +D					
Unit B1	21	21	962 ft ²	20,193 ft ²	25%
	21	21		20,193 ft ²	25%
2BR					
Unit C2	4	8	1,149 ft ²	4,594 ft ²	5%
Unit C3	4	8	1,174 ft ²	4,698 ft ²	5%
Unit C4	3	6	1,117 ft ²	3,352 ft ²	4%
Unit C5	3	6	1,047 ft ²	3,141 ft ²	4%
Unit C6	4	8	1,259 ft ²	5,035 ft ²	5%
	18	36		20,820 ft ²	21%
3BR					
Unit D1	4	12	1,367 ft ²	5,470 ft ²	5%
	4	12		5,470 ft ²	5%
Grand total	84	110		75,586 ft ²	100%

=900 SF Avg



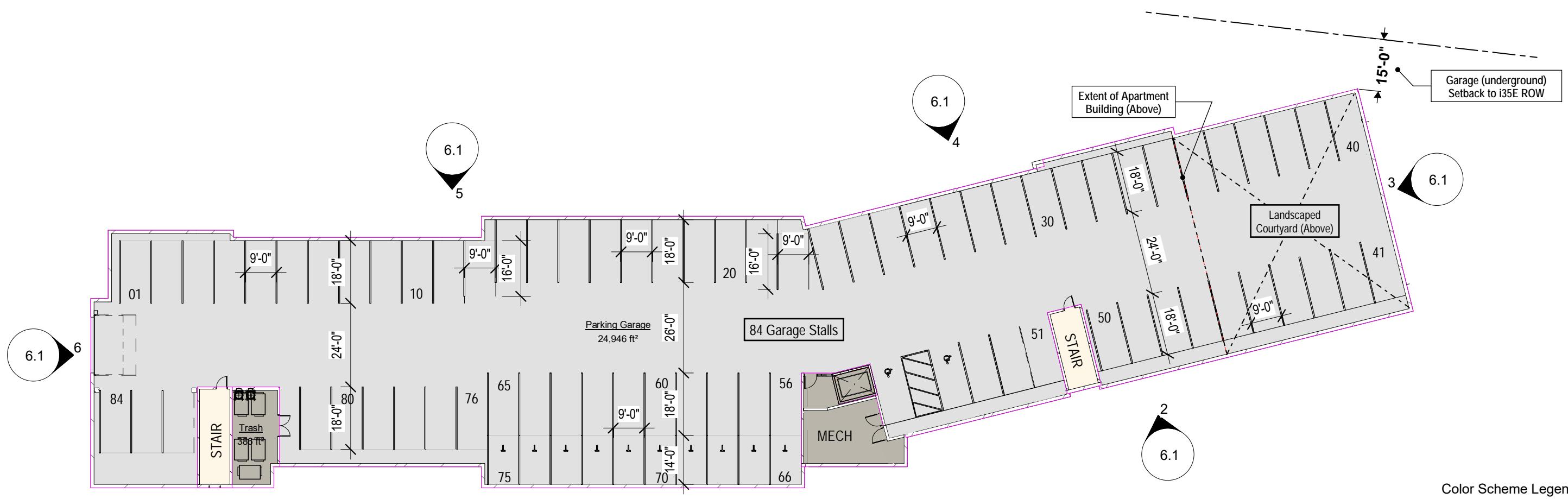


1 SD Site Plan 1" = 60'-0"

SITE PLAN

Lexington Heights Apts - New Construction





Color Scheme Legend

- Circulation
- Core
- Garage

PARKING

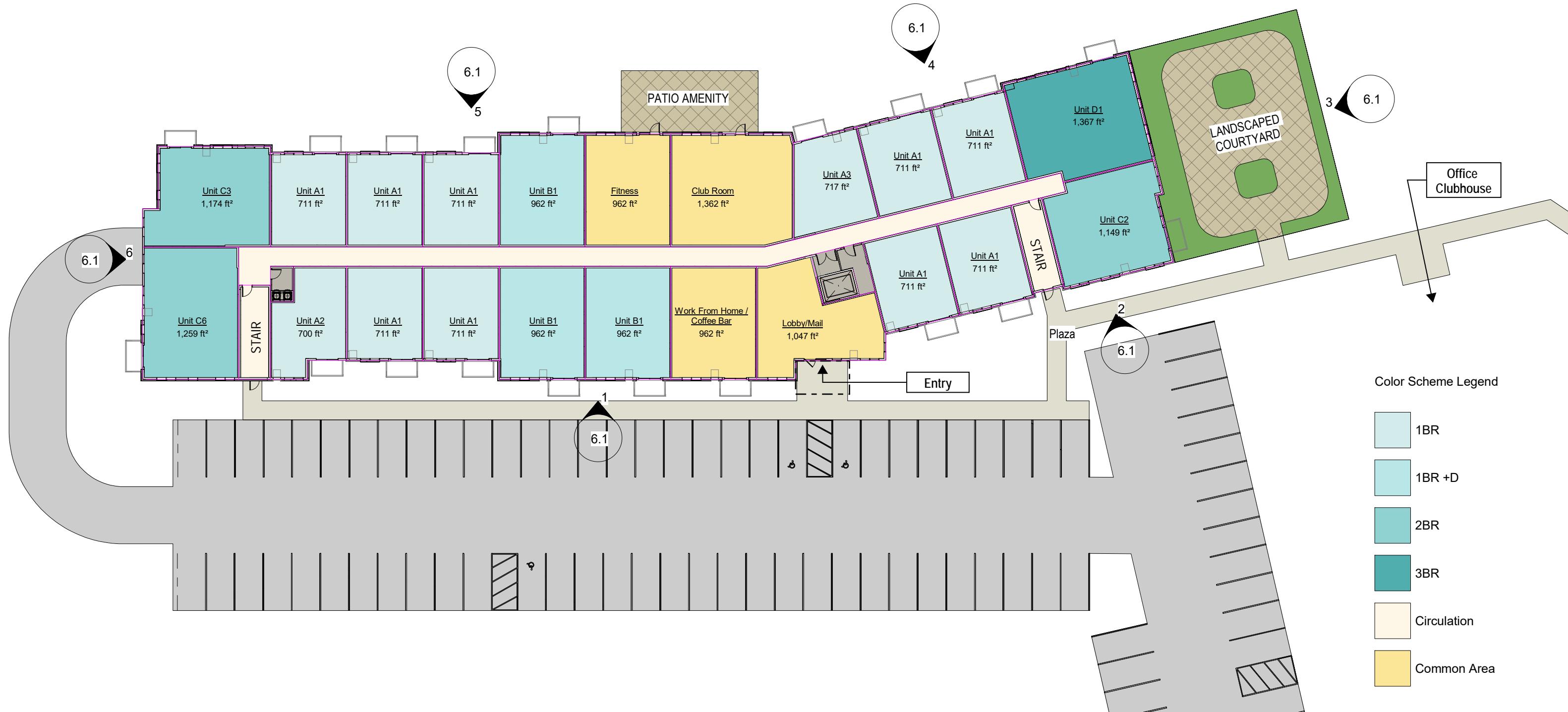
Level	Type	Count
Level -1	Garage Stalls	74
Level -1	Garage Stalls - Tandem	10
Level 1	Surface	55

139

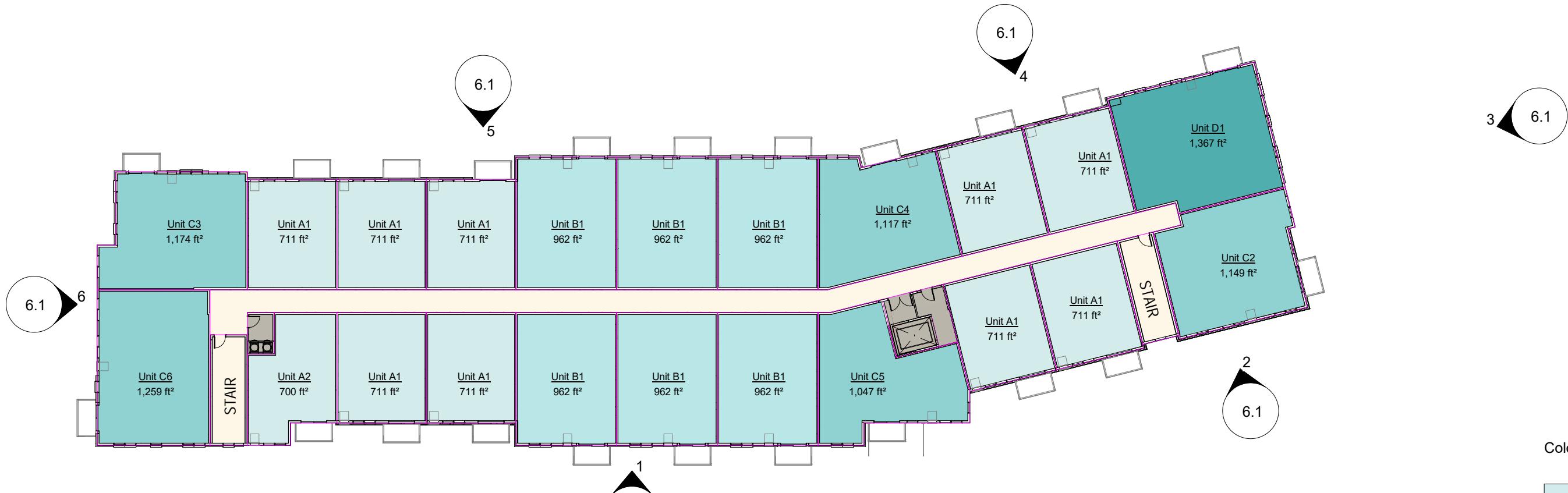
1 Level -1
1" = 30'-0"

FLOOR PLANS

Lexington Heights Apts - New Construction



1 Level 1
1" = 30'-0"



Color Scheme Legend

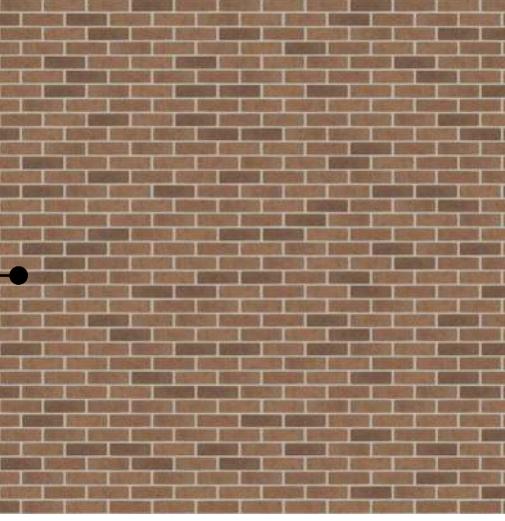
1BR
1BR +D
2BR
3BR
Circulation
Core

1 Level 2 (Levels 3-4 Sim.)
1" = 30'-0"

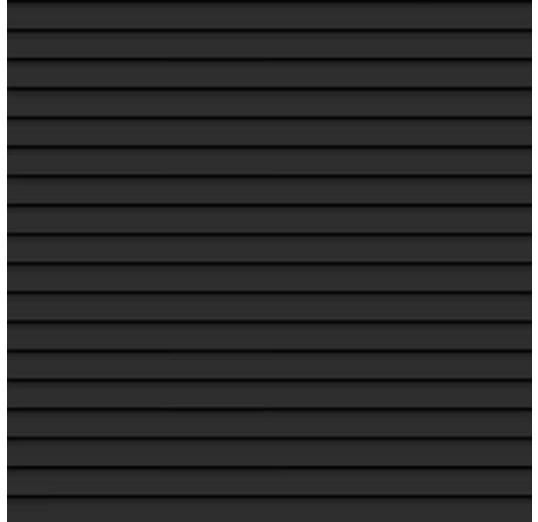
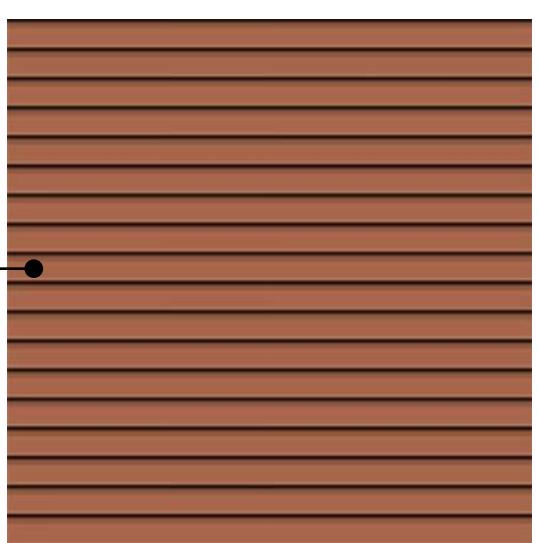
FLOOR PLANS

Lexington Heights Apts - New Construction

EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	04-CMU-AMCON-Splitface-Espresso	
4.2	04-Brick-SiouxCity-Running-BadlandsVelour	 <p>Complimentary / similar brick color to existing building</p>
7.1	07-Siding-AlternatingLap- 4"/4"/8"-Smooth-AgedPewter	

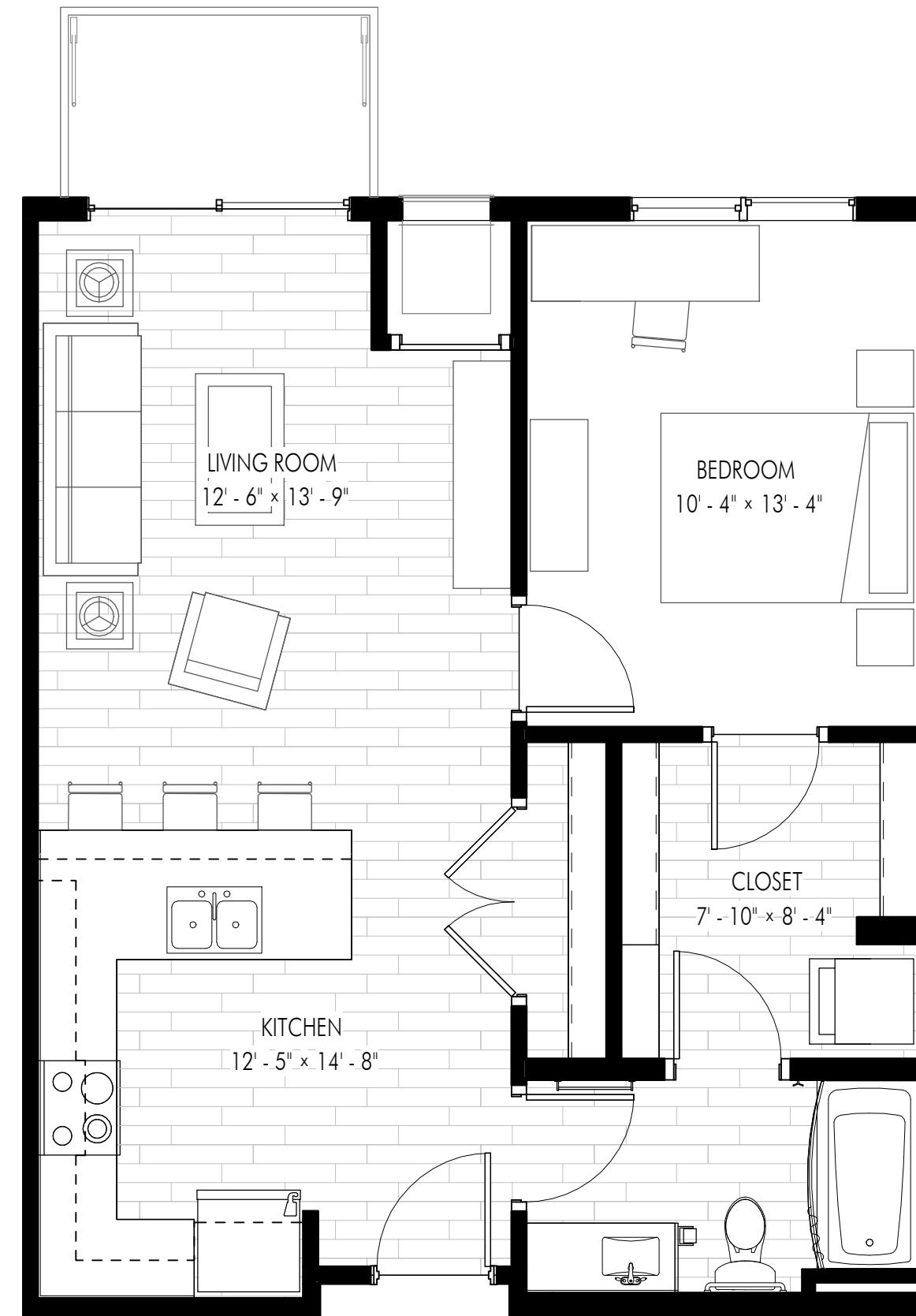
EXTERIOR MATERIALS

Material Mark	Description	Image
7.2	07-Siding-Lap 8" Reveal-Smooth-MidnightBlack	
7.3	07-Siding-Lap 4" Reveal-Smooth-Copper	 <p>Complimentary / similar siding color to existing buildings</p>
8.1	08-Glass	



EXTERIOR ELEVATIONS

One-Bedroom
Typical Plan
1,150 SF

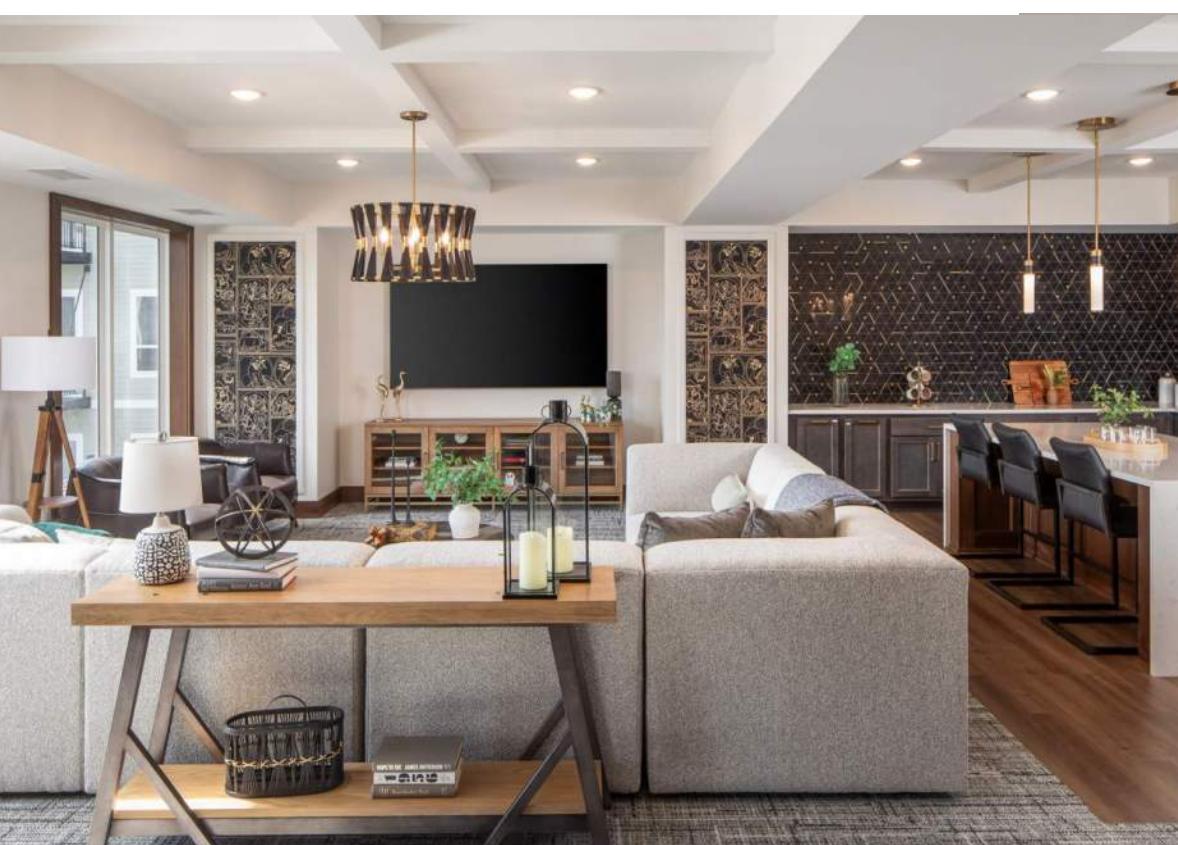
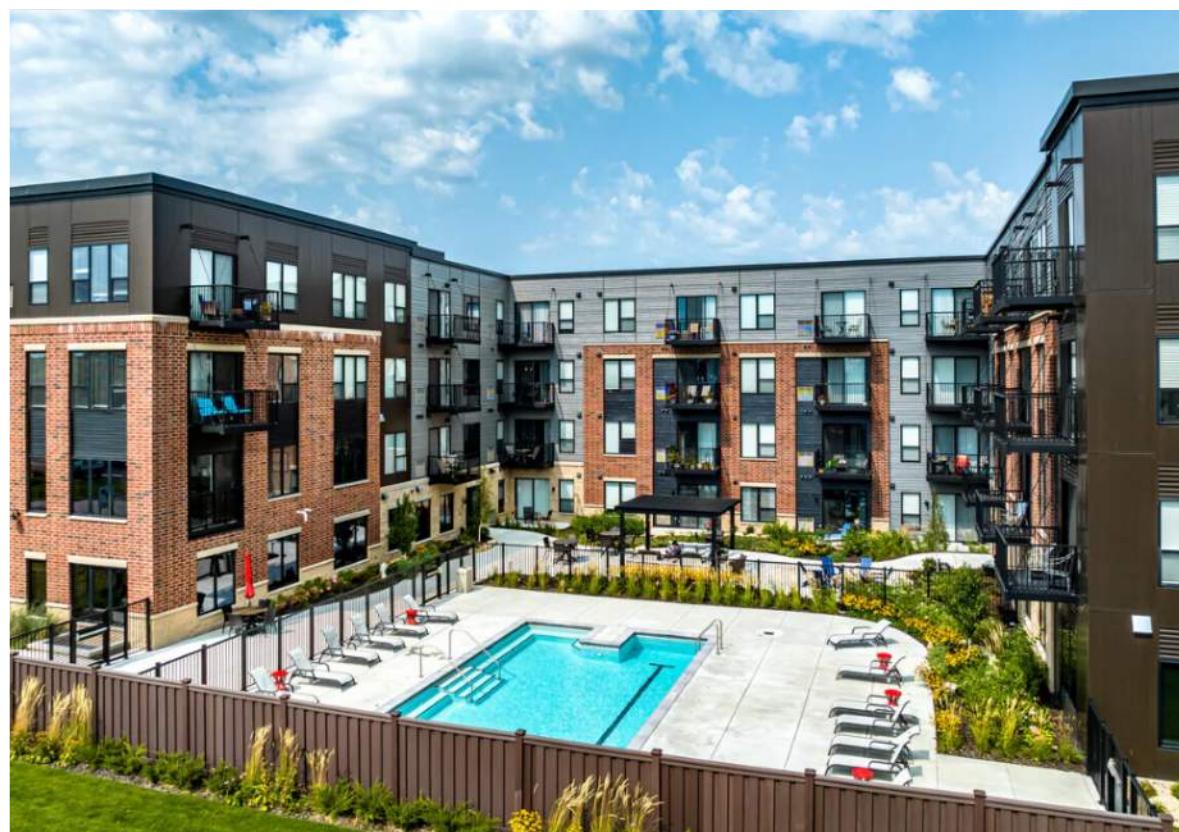


One-Bedroom + Den
Typical Plan
918-960 SF

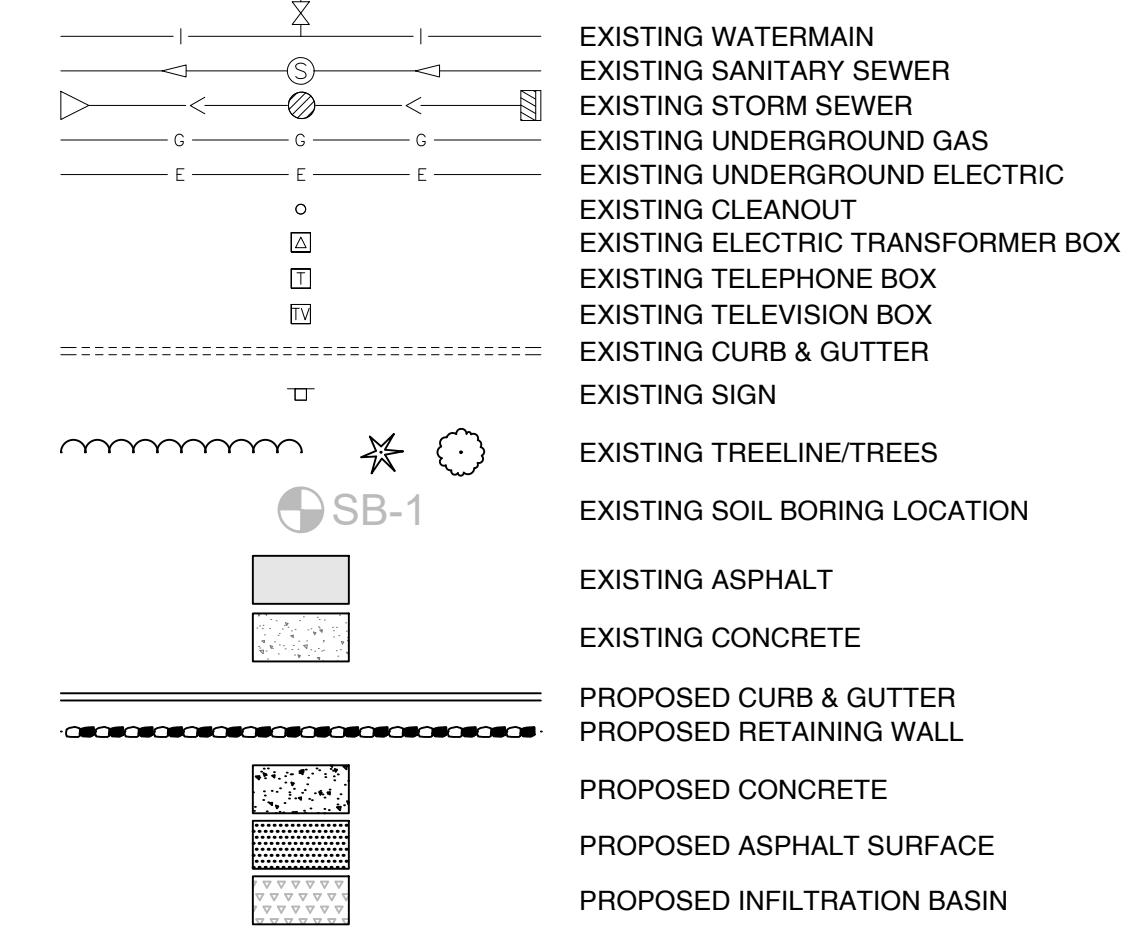


Two-Bedroom
Typical Plan
918-960 SF





LEGEND



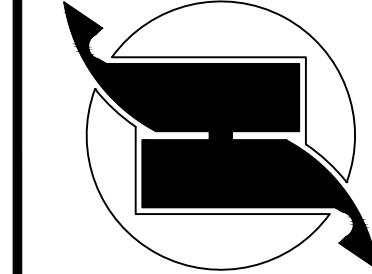
SITE PLAN NOTES

1. SEE GENERAL NOTES, SHEET C101, FOR ADDITIONAL RELEVANT INFORMATION

DEVELOPMENT SUMMARY

GROSS PROJECT AREA	6.71 AC / 292,409 SF
NET IMPERVIOUS AREA INCREASE	0.38 AC / 16,659 SF
FRONT SETBACK	50 FEET
REAR SETBACK	40 FEET
SIDE SETBACK	40 FEET
EXISTING ZONING	PUD (R-3 UNDERLYING)
PROPOSED ZONING	PUD (R-3 UNDERLYING)
BUILDING FOOTPRINT	22,571 SF
PROPOSED PARKING PROVIDED	
61 NEW SURFACE STALLS FOR NEW BUILDING	
73 GARAGE STALLS/10 TANDEM GARAGE STALLS = 83 GARAGE STALLS TOTAL	
84 UNITS (110 BEDROOMS)	
144 STALLS (SURFACE + GARAGE) TOTAL	
144 STALLS/84 UNITS = 1.71 STALLS/UNIT	
144 STALLS/110 BEDROOMS = 1.31 STALLS/BEDROOM	
EXISTING PARKING PROVIDED	
45 SURFACE STALLS FOR EXISTING BUILDING	
75 GARAGE STALLS	
75 UNITS (120 BEDROOMS)	
120 STALLS (SURFACE + GARAGE) TOTAL	
120 STALLS/75 UNITS = 1.60 STALLS/UNIT	
120 STALLS/120 BEDROOMS = 1.00 STALLS/BEDROOM	

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
299 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

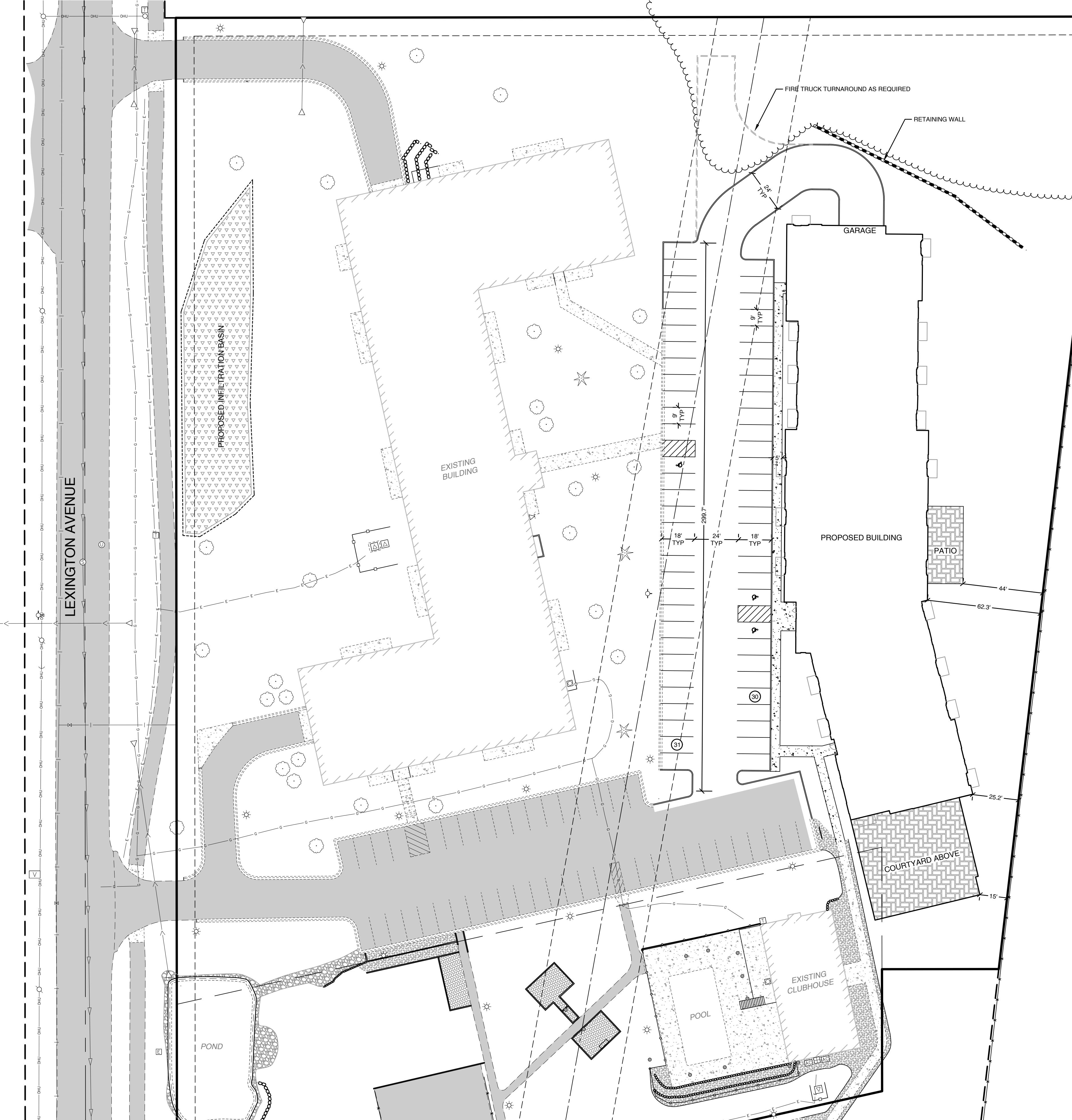


299 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
Date: 5/6/24 Reg. No. 44579

LEXINGTON HEIGHTS APARTMENTS
FOR
CONDOR CORPORATION
PRELIM. PAVING & DIMENSIONAL PLAN
2820 LEXINGTON AVENUE, MENDOTA HEIGHTS, MN 55120

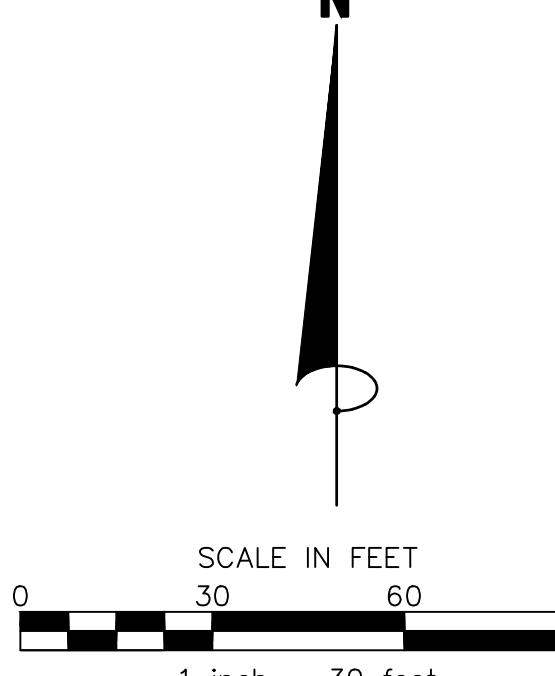
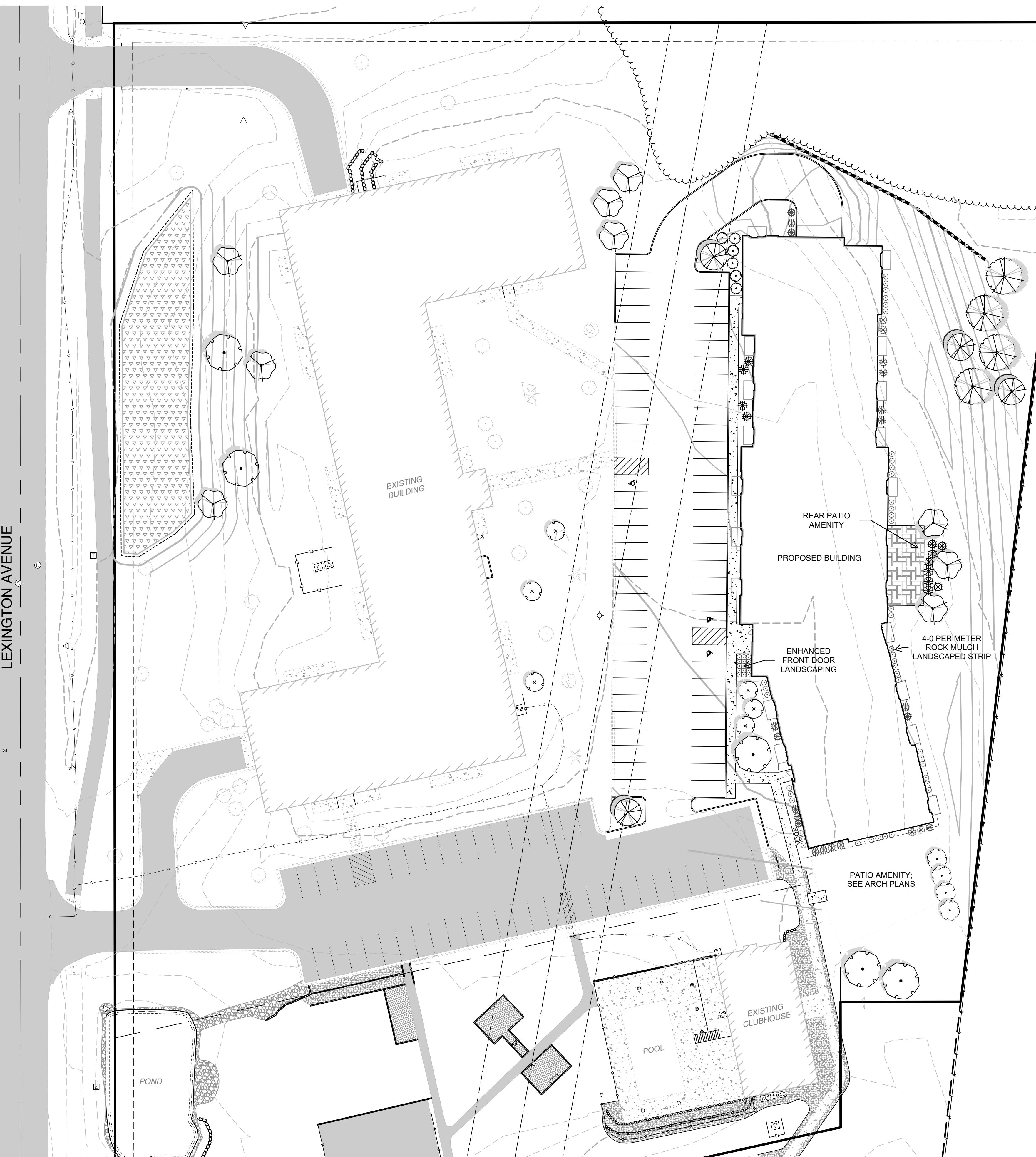
DRAWN BY
EPF
DATE
8/25/2025
REVISIONS
2025-10-07 BLDG REV
CAD FILE
24282PAV
PROJECT NO.
24282
C100

INTERSTATE 35E
(MNDOT R/W PLAT NO. 19-37)

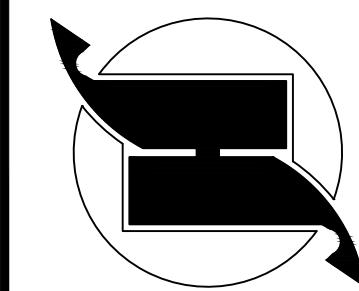


LEGEND

* EXISTING TREELINE/TREES



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55336
PHONE: (952)890-6044 FAX: (952)890-6244



LEXINGTON HEIGHTS APARTMENTS
MENDOTA HEIGHTS, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
CONDOR CORPORATION
2820 LEXINGTON AVENUE, MENDOTA HEIGHTS, MN 55120

DRAWN BY EPF
DATE 8/25/2025
REVISIONS
CAD FILE 24282LS
PROJECT NO. 24282
L100

I hereby certify that this plan, specification or report was prepared by me or under my direction and control, and was drawn by a Professional Engineer under the laws of the State of Minnesota.
BRADY BUSSELMAN
Date: 5/6/24 Reg. No. 44579



Meeting Date:	November 25, 2025		
Agenda Item:	CASE No. 2025-21 Conditional Use Permit Application of Hampton Companies LLC for Conditional Use Permit (CUP) for an assisted living and memory care facility at the property located at 1178 Northland Drive		
Department:	Community Development	Contact:	Sarah Madden, Community Development Manager

Introduction:

The subject property located at 1178 Northland Drive is owned by MH Northland Drive Ventures LLLP. The applicant, Hampton Companies, LLC, requests approval of a Conditional Use Permit (CUP) to allow a memory care and assisted living facility on the property, to be operated by Suite Living Senior Care. The 2.22 acre site is currently vacant, and the proposal would include a 21,746 sq-ft. building to house the proposed use.

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 subject property. The city has not received any comments or objections to this land use request as of the submittal of this report.

Background:

The subject property is located within the Northland Plaza plat and is approximately 96,585 sq-ft. (2.22 acres) in size. The site is bound by three rights-of-way – Northland Drive to the north, State Highway 55 to the west, and Interstate 494 to the south. The surrounding zoning and land uses to the west and north are B-1 General Business/B-Business, and the properties to the east are zoned and guided I-Industrial. Across Interstate 494 in Eagan, the zoning and land use is general Limited Industrial or Planned Development.

Site History

The subject site was platted in 1987 as Lot 4, Block 1, Northland Plaza, and this parcel has remained vacant since that time despite neighboring parcels within the same plat developing over time with both commercial office and light industrial uses.

The property immediately to the east of the subject site was developed in 1994 and included a plan for a shared driveway access point between the two parcels. The City Council evaluated the developer's request at that time through a Variance request for the driveway's location across the shared property line. The approval included a requirement that the applicant file an easement document to establish the shared driveway. This document was created and filed by the property owners at that time, establishing shared ingress and egress in perpetuity, as well as shared maintenance costs. At that time, both properties were under the same ownership and there were no active development plans for the subject site. The drive aisle was constructed as planned and remains in existence, and will continue to be an access point for 1174 Northland Drive to the east as this subject site develops under this proposal.

The City of Mendota Heights has previously received applications on this property for development. Most recently, in 2019, an application was reviewed for a Conditional Use Permit for a personal self-storage facility which included a Variance request related to a Floor Area Ratio requirement in the I-Industrial district (as this site was previously zoned Industrial). At that time, the application was denied and found not to meet the City's standards for Variance approval.

Following that 2020 planning application, the property owner had noted that the site was better suited for commercial uses as opposed to the previous zoning and guided land use of Industrial. The property owner approached the City in the spring of 2024 to request that the property be included in the rezoning and reguiding area which was evaluated under the Zoning Code Update project. This request was received favorably by the City Council, and staff was directed to include this parcel in the changes. The revised Zoning Map was adopted in September 2024 and went into effect on January 1, 2025 along with the updated Title 12-Zoning Ordinance. The City then began the process of amending the 2040 Comprehensive Plan to be consistent with some of the changes in the zoning ordinance, and to make corresponding Land Use Map updates consistent with the Zoning Map. The Metropolitan Council approved the City's comprehensive plan amendment request in September, and the current guided land use of B-Business was adopted and formally implemented on October 7, 2025.

Proposed Use

The applicant is proposing to operate a 32-unit memory care and assisted living service facility, to be known as Suite Living Senior Care of Mendota Heights. The facility would include 20 assisted living suites, with an additional 12 rooms for memory care services. The City Code classifies this proposed use under the terms of "Nursing homes, rest homes or retirement homes" which is a listed Conditional Use in the B-1 General Business district.

The proposed development will include a 21,746 sq-ft. building with 23 surface parking stalls. The site will be accessed by an existing shared access point from the north of the property at Northland Drive. The entrance to the building will include access from a pull-in drive through and small covered walkway leading to the vestibule entry, allowing for emergency vehicle access as well as visitor or patient drop-off ease. Internal site sidewalks are provided which add connectivity within the site between the main entrance, a side door, and a rear fenced-in concrete patio on the west side of the building.

Site improvements also include a new infiltration basin at the southern end of the property, with a 4.5-ft tall retaining wall separating the building area and site sidewalk from the ponding. The infiltration basin is on the site of existing shared stormwater management, and this development will remove and replace the existing curb cut and gutter, preserve portions of the existing storm pipe, install new riprap from the curb cut to the bottom of the stormwater basin, install a new end to the existing stormwater pipe with riprap and a trash guard, and establish a 5-ft graded berm at the south property line.

Water and sanitary sewer connections will be made at the north end of the property at its connection with utilities in Northland Drive. The fire department connection is shown at the main entrance of the building, with the fire hydrant on the adjacent property 131-ft away. The Fire Marshal has reviewed this site and utility plan and would like to see a new hydrant installed on the subject property. A condition has been added that the applicant coordinate with the Fire Marshal on establishing a hydrant location on this property.

The proposed development will have construction impacts on the majority of the property, with perimeter erosion control installed at construction limits and inlet protection proposed at catch basins. Erosion control blankets will also be utilized on the slopes of the infiltration basin. The proposed impervious surface of the site following construction completion is 52.7% which is within the maximum of 60% required for properties within the B-1 General Business District. The proposed building will maintain the required 50-ft front yard setback from Northland Drive, as well as the 40-ft side-street setback from Highway 55. The property line abutting Interstate 494 has a required rear-yard setback of 40-ft, which is exceed at 103-ft. Both of the major arterials also have significant right-of-way distance from the property lines of the subject site, providing a large buffer in addition to the site setbacks which are proposed.

Parking and Access

The proposed site plan includes 24 off-street parking stalls located to the east of the building, including required accessible spaces. The shared access drive off of Northland Drive is existing, and operates under a shared ingress and egress easement dating back to 1994 at the time of the adjacent properties' development approval. There will be two access points off of this shared drive aisle allowing for two-way traffic and circulation. The applicant has provided a turning movement plan on Sheet C2.1, illustrating that a Mendota Heights Fire Department ladder truck can suitably circulate through the property. Smaller emergency vehicles or trash haulers would also be able to navigate the site based on this design.

City Code does not contain a parking calculation for this specific use. Instead, it states that "Uses not specifically noted" are calculated and required "As determined by the City Council following review by the Planning Commission". The ITE manual suggests a range of .24-.74 parking spaces per unit for an assisted living facility. At the maximum end of this range, this would require 24 spaces, which matches what is proposed by the applicant.

Staff does not anticipate parking conflicts, given the anticipated use of the parking lot by visitors and staff. The residents of the assisted living and memory care facility would not drive or have their own vehicles parking in the lot.

Screening and Buffers

A trash enclosure is proposed to be located in the parking lot east of the proposed building. The trash enclosure is illustrated on the civil site plan set, as well as in greater detail on Sheet A1.0 Architectural Site Plan and Site Details. The structure is shown to be designed with decorative smooth concrete block with flashing to match building trim color, and includes a gate. City Code requires all trash handling on commercial, industrial, and Public/Semi-Public (PSP) properties to either be handled completely within the building, or within an attached accessory structure which is accessible from the principal building. Staff has included a condition that the trash enclosure be relocated to comply with this standard. This minor modification can be implemented on the site plan prior to building permit issuance. Staff also recommends including a condition requiring an updated circulation and parking plan be submitted at the time of the building permit for the new construction to confirm that parking can be adequately met for the proposed use, and that circulation for trash handling will continue to be accommodated.

The parking lot will be screened by a short hedge comprised of Taunton's Yew plants, which can grow to 4-ft in height at maturity. South of the parking lot and building, there will also be an infiltration basin with plant materials which will provide screening and maintain a buffer from Interstate 494. The northern perimeter of the basin will be planted with a mixture of native and native cultivar trees to separate the sidewalk path from the 4.5-ft retaining wall and infiltration basin.

On the west side of the property, the applicant has proposed a small concrete patio which will be bordered by a 6-ft black ornamental steel fence and gate. The patio area will be setback 25-ft from the west property line, however this is the side of the property which abuts Highway 55 and there is approximately 86-ft of right-of-way separating the subject site's west property line and the edge of the existing trail on Highway 55. The applicant is proposing a row of newly planted trees along this property line to act as a noise and privacy buffer for the development spanning approximately 340-ft of this property line from the north end of the building to the edge of the retaining wall and infiltration basin. These buffer trees are a mixture of overstory, ornamental, and evergreen trees of native, native cultivar, and non-native varieties. The tree planting plan is discussed in greater detail in the Tree Removals and Landscaping section below.

Also on the west side of the property, the applicant has illustrated the inclusion of rooftop mechanical equipment on the pitched roof with a potential screening element that could be implemented. An example of the mechanical screen profile is shown as inset #6 on Sheet A3.0 Exterior Elevations. This mechanical equipment accommodates the exhaust hood and necessary equipment for the facility's kitchen and air makeup. City Code does have language to regulate screening or rooftop mechanical equipment: "Whenever possible, rooftop mechanical units must be a low profile design. All ground level and rooftop mechanical utilities, other than low profile rooftop units, must be completely screened with one or more of the materials used in the construction of the Principal Building. Where practicable, rooftop screening shall be accomplished through the use of parapet walls." While this screening measure is acceptable per City Code as it is utilizing exterior materials used in the construction of the principle building, staff would encourage the applicant to explore alternative screening measures or an alternative ground location for this mechanical equipment if possible to obtain a greater aesthetic benefit. This mechanical equipment associated with the kitchen feature of the facility may not be able to be relocated in order to accommodate other building codes, so staff has not included this as a condition required for approval.

Tree Removals and Landscaping

The subject site is a vacant lot which has never been developed. Dakota County historical aerial imagery shows that the site was generally not a wooded parcel and appears to have been part of a larger farmland property. Since the adjacent properties began to develop in the early 90's, trees were planted and remain present on the property. Sheet C1.1 Tree Preservation Plan includes both illustrations of the existing trees on the subject property which are proposed to remain and be protected during construction, as well as those which will be removed as part of this development and construction project. The applicant's tree removal chart indicates that 33 of the 42 significant or heritage trees on the property will be removed, with two of those trees classified as Heritage Trees, both maples 25" and 26" in diameter. The extent of the tree removals requires a Forest Alteration Permit and Forest Management Plan to be submitted to the City. The City will review these applications formally as part of the building permit process. Based on the current information provided by the applicant that 424" of significant or heritage trees will be removed, the anticipated mitigation of new tree plantings will amount to 318". The applicant has designed their Landscape Plan with this requirement in mind, and is proposing to plant trees at 3.5" in size to accommodate the replacement requirements. Additional mitigation measures will be reviewed by staff with the Forest Alteration Permit if not all replacement trees can effectively be planted on the subject site due to spacing limitations.

The applicant's landscape plan on Sheets L1.0 and L1.1 illustrates the location of new plant materials and a planting schedule. The schedule indicates that 30 overstory trees, 10

evergreen trees, and 3 ornamental trees are proposed, with a majority of the trees native varieties. The applicant is also proposing 82 shrubs and 97 perennials for planting beds at the front entrance of the property to enhance the landscaping on site beyond the minimum requirements of the zoning ordinance. The infiltration basin is proposed to be seeded with a combination of wet and dry prairie mix depending on the depth point of the basin, and all portions of the site not covered by building and parking improvements will be sodded per the landscape plan.

The applicant is proposing to use two Japanese Tree Lilacs as Ornamental Trees on the plan. This is not a prohibited tree, however staff is suggesting to the applicant that these trees be replaced with a different variety as they would not be included in the count for required replacement plantings in the Forest Management Plan. This is not a requirement of City Code and as such is not included as a required condition of approval in the staff recommendation.

Exterior Design and Floor Plan

A color graphic of what the building will look like from the front entrance (facing the east property line) is provided on Sheet T1.0 Title and Code Review. The proposed building is a one story development measuring approximately 30-ft in height to the highest ridge peak, and approximately 19-ft tall to the average midpoint. The building design references residential construction style with a 6:12 pitched roof and shake-inspired shingles, with dormers and gables. Within the B-1 zone, buildings can be two stories and up to 35' feet tall. There are no pitch requirements in this zoning district. The building elevations are illustrated on Sheet A3.0 of the provided plans, and indicate the inclusion of architectural asphalt shingles, LP prefinished horizontal lap siding, brick and stone veneer accent materials, and shake-style siding proposed on all of the dormers, gables, and canopies. This design is consistent with other Suite Living Senior Care facilities which have been constructed in the region.

In industrial, commercial, and PSP zones, the Ordinance contains performance standards for building design and construction standards. All new constructed buildings must be finished on all sides with permanent finished materials of a quality consistent with the standards set in the Base Zoning District in which it is located, and exterior materials must be comprised of at least one element including brick or natural stone, precast concrete or decorative block, and factory fabricated panel construction of one of the above-mentioned material types. The proposal meets the Ordinance by providing brick veneer, prefinished LP Smart Siding, and additional accent materials (shake siding and stone veneer, metal fascia). The proposal exceeds ordinance standards as its design includes contrasting, yet complementary material colors (the building color is tan with white trim, charcoal gray accent colors on the dormers and gables, and stone veneer in a gray color), and by providing varying building shape and design (building offsets, dormers, gables, canopies and varied roof lines). Visual relief is accomplished by incorporating different size windows, horizontal patterns, contrasting material colors and varying depths. The building design is unique in style from the buildings immediately adjacent and across the street from the subject site, however the earth tones and gray design features are consistent with the surrounding area. Additionally, a four of the other properties northeast of the site also on Northland Drive are constructed with a low pitched roof and similar earth toned principal structures. Staff does not see any conflicts with area compatibility.

Plan sheet A2.0 Overall Floor Plan shows the layout of the facility, with the 20 assisted living rooms on the south wing of the building, and the 12 memory care units in the north wing. The floor plan indicates that there is a common seating and dining area served by one kitchen, and a hair salon is located off the main hallway in the assisted living side of the building adjacent to the dining room. Separate nursing stations, mechanical rooms, and laundry areas are provided in each wing of the building, and common offices are provided near the building's

main entrance. Additional lounge and seating areas are located on the north and south sides of the large dining room adjacent to the nursing stations. The applicant has indicated that the memory care wing of the building is separated by a locked door for resident safety. The applicant has indicated that this facility will provide more than 25 full and part time jobs to the community while serving a community need.

Analysis:

Pursuant to Title 12-5B-5, the city recognizes that the development and execution of Zoning Code is based upon the division of the city into districts within which regulations are specified. It is further recognized that there are special or conditional uses which, because of their unique characteristics, cannot be properly classified in any district or districts without consideration, in each case, of the impact of those uses on neighboring land or the public need for the particular location.

To provide for these needs, the city may approve a conditional use for those uses and purposes, and may impose conditions and safeguards in such permits to ensure that the purpose and intent of this chapter is effectively carried out.

The City may grant a conditional use provided the proposed use demonstrates the following:

- a. Use will not be detrimental to the health, safety or general welfare of the community,*
- b. Use will not cause serious traffic congestion nor hazards,*
- c. Use will not seriously depreciate surrounding property value, and*
- d. Use is in harmony with the general purpose and intent of this chapter and the comprehensive plan.*

a-c) The proposed use will not be detrimental to the health, safety or general welfare of the community; will not cause serious traffic congestion or hazards; nor depreciate surrounding property value.

Staff Response:

The proposed assisted living and memory care facility will provide a new use to the community. This development on a long-vacant parcel provides a significant benefit to the City and region, as senior care options are considered to be in high demand. The proposed use is compatible with the surrounding area of primarily office or typical daytime business uses, and provides excellent access to major arterial roadways and nearby residential developments. The assisted living and memory care facility is not anticipated to negatively affect property values, and the proposal is designed to maintain and even advance existing buffers on the property from the adjacent rights-of-way and existing business uses. The site will be accessed from an existing shared drive aisle which is established by formal egress and ingress easement on the property and its neighbor to the east, and the low number of units in the development is not anticipated to attract greater traffic congestion than a typical office development or other similar uses of the B-1 General Business District. The development of this site enhances the business park and vacant corner at Northland Drive and Highway 55 and is not anticipated to depreciate surrounding property value.

d) The proposed use conforms to the general purpose and intent of the city code and comprehensive plan, including all applicable performance standards, so as not to be in conflict on an on-going basis.

Staff Response:

The site is zoned B-1 General Business and guided Business under the 2040 Comprehensive Plan. The proposed use supports the City's goals for employment, economic vitality, and

reinvestment within the City's commercial and industrial zones. The use also aligns with housing goals outlined in the plan as it provides senior care options in a demanding market metro and statewide. The project conforms to all applicable zoning standards, including building setbacks, height, landscaping, and screening; and staff affirms that with the conditions outlined herein the development will not be in conflict with the performance standards of the City's ordinances.

Chapter 2: Land Use and Growth of the Plan provides the following goal statement:
Goal 3: Encourage and support industrial and commercial development in designated areas.
Policy 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).

Chapter 5: Housing of the Plan provides the following goal statements:

Goal 2: Meet future needs with a variety of housing products

Policy 1. Encourage life-cycle housing opportunities in Mendota Heights of various forms and tenures that allow residents to remain in the community throughout their lives. This includes:

- i. Maintenance of existing entry level housing.
- ii. Construction of move-up single-family development that supports life-cycle housing.
- iii. Construction of various types of senior housing, including senior ownership units, senior rental units, memory care and assisted living units.
- iv. Support the development of a mix of affordable housing opportunities for all income levels, age groups, and special housing needs.

Policy 5. Periodically assess the housing needs in the community, including for the elderly, disabled, active retirees, and other groups with special housing needs to determine development priorities and to formulate strategies to assist those needs and maintain an adequate and quality housing supply

Chapter 6: Economic Development of the Plan provides the following goal statement and policies:

Goal 1: Promote Economic Development in Mendota Heights through a comprehensive approach to meeting business needs.

Policy 3. Attract quality businesses consistent with the city's target market to areas available for development.

Staff affirms that the proposed project is in harmony with the general purpose and intent of the City Code and Comprehensive Plan that encourages investment within existing industrial and commercial areas. The site plan provides for the use of an existing shared access between commercial properties, and the proposed stormwater buffer provides a transitional buffer between the Light Industrial land uses of Eagan and the Interstate Highway corridor. This development proposal is compatible with the spirit and intent of the General Business Zoning District and provides commercial investment in a vacant and unutilized parcel of land within the City's business park.

Alternatives:

1. Approve the Conditional Use Permit for 1178 Northland Drive based on certain findings-of-fact, along with specific conditions of approval; or
2. Deny the Conditional Use Permit for 1178 Northland Drive based on revised findings-of-fact supporting such a recommendation as determined by the Planning Commission; or
3. Table the request and request more information from staff and/or the applicant. Staff

will extend the application review period an additional 60-days, pursuant to MN State Statute 15.99.

Staff Recommendation:

Staff recommends approval of the requested Conditional Use Permit to Hampton Companies, LLC and for the property located at 1178 Northland Drive, which would allow the construction of a 32-unit assisted living and memory care facility, based on the attached findings-of-fact and subject to the following conditions:

1. A building permit, including all new site grading, utility, and drainage work, must be approved by the City prior to any construction beginning on site.
2. The Developer/Applicant shall submit final grading, utility, and site plans, and architectural construction drawings for permitting, subject to review and approval by the Planning Department and Engineering Department as part of any building permit application.
3. All grading and construction activities as part of the proposed development shall be in compliance with applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document..
4. 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.
5. 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 improvements to this site.
6. The applicant shall work with the City's Fire Marshal to identify a location for an additional hydrant on the subject property.
7. The trash enclosure shall be relocated to be attached to and accessible from the principal building in accordance with Title 12: Zoning. An updated parking and circulation plan shall be provided at time of building permit to confirm adequate access on site.
8. A separate Forest Alteration Permit application and Forest Management Plan is required to be submitted to the City prior to building permit issuance. The applicant shall post a tree replacement escrow with the City and shall mitigate tree replacement in appropriate areas of the property as reviewed and approved by the Natural Resources Coordinator and Community Development Manager. If compliance with the tree replacement requirement is not feasible, the City may approve alternative tree replacement measures within the Forest Alteration Permit.

Attachments:

1. Findings of Fact for Approval
2. Site Location Map
3. Suite Living of Mendota Heights Narrative Letter
4. 1178 Northland Drive - Land Title Survey
5. C0.0 Title Sheet
6. C1.0 Removals Plan
7. C1.1 Tree Preservation Plan
8. C2.0 Site Plan
9. C2.1 Turning Movement

10. C3.0 Grading Plan
11. C4.0 Utility Plan
12. L1.0 Landscape Plan
13. L1.1 Landscape Plan Notes and Details
14. SW1.0 SWPPP - Existing Conditions
15. SW1.1 SWPPP - Proposed Conditions
16. SW1.2 SWPPP - Details
17. T1.0 Title and Code Review Sheet
18. A1.0 Architectural Site Plan
19. A2.0 Overall Floor Plan
20. A3.0 Exterior Elevations

FINDINGS-OF-FACT FOR APPROVAL**CUP – Conditional Use Permit
for
1178 Northland Drive**

The following Findings of Fact are made in support of approval of the proposed requests:

1. The proposed assisted living and memory care facility use will not be detrimental to the health, safety or general welfare of the community, nor will cause serious traffic congestion nor hazards, nor depreciate surrounding property values.
2. The proposed assisted living and memory care facility use conforms to the general purpose and intent of this code and comprehensive plan, including all applicable performance standards, provided all conditions are met and upheld by the property owner and applicant.
3. With the conditions included herein, the site will provide a significant investment into the existing commercial and industrial areas of the City and will benefit the City with an efficient use of land and increased commercial activity.
4. The proposed assisted living and memory care facility use supports the development of a mix of housing opportunities and an increase in quality housing supply for those with various needs in the community, including the elderly and other groups with special housing needs. The development encourages life-cycle housing opportunities within the City and supports a stated need of the community.

Site Location/Aerial Map 1178 Northland Drive

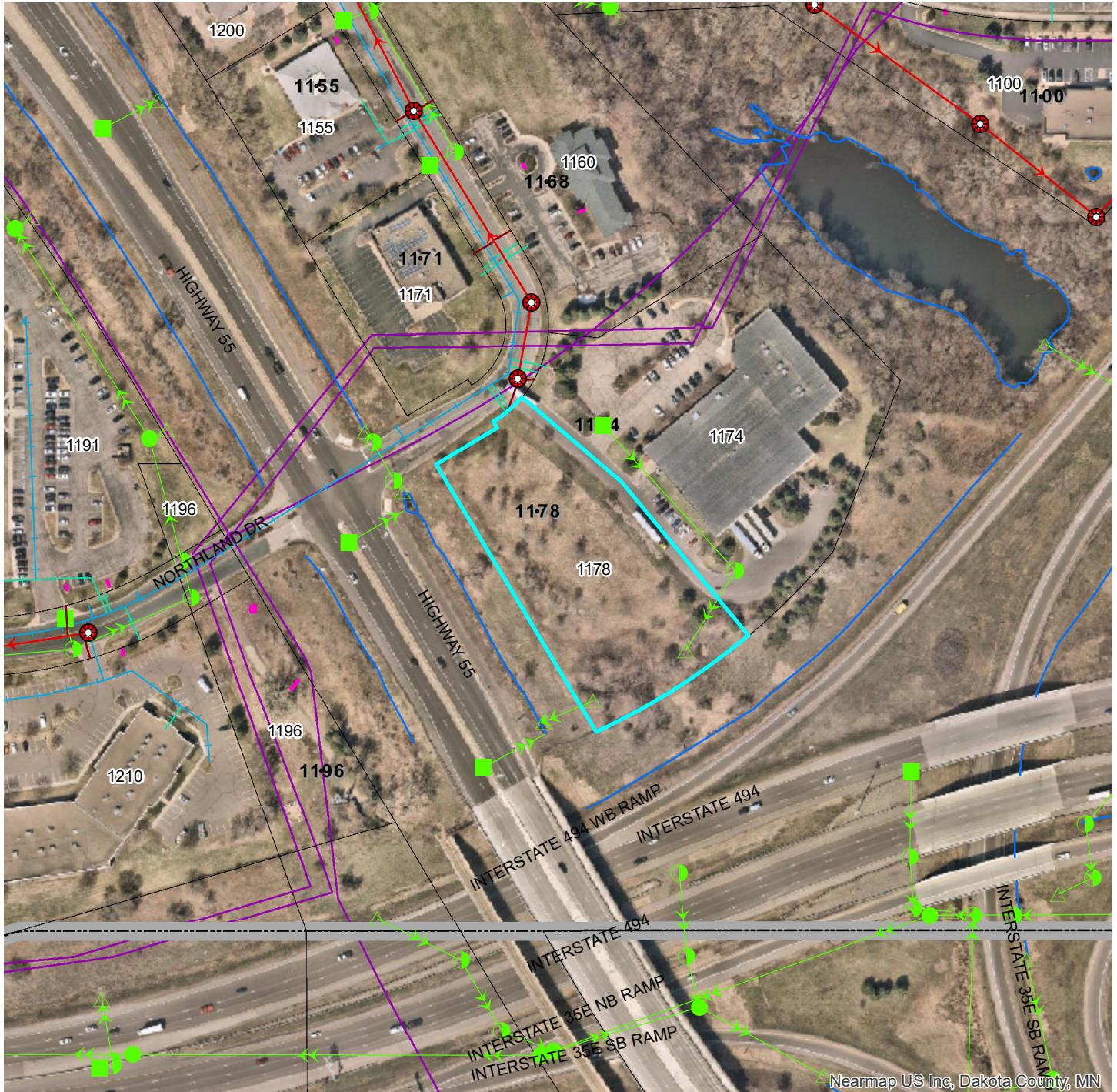


0 210
SCALE IN FEET

Date: 11/21/2025



City of
Mendota
Heights



GIS Map Disclaimer:

This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.

Hampton Companies, LLC
Suite Living Senior Care of Mendota Heights, LLC
1824 Buerkle Road
White Bear Lake, MN 55110

STATEMENT OF PROPOSAL: City of Mendota Heights

PROJECT NAME: Suite Living Senior Care of Mendota Heights

PROPERTY ADDRESS:
1178 Northland Dr.

APPLICANT:
Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Jeremy Larson: 651-253-8924
Jeremy@hamptoncos.com

DESCRIPTION OF PROPOSED DEVELOPMENT:

Hampton Companies and Suite Living are proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Mendota Heights and those with elderly family members in need of memory care and assisted living services. Suite Living Senior Care of Mendota Heights community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Senior Care of Mendota Heights our goal is to provide our residents with the right care at the right time.

Building Description: Total Land Size: 2.2 Acres-Approx.
Building Size: 21,746 Sq. Ft.
Occupancy: 32 Private Suites
Floor 1: 20 Assisted Living Units / 12 Memory Care Units

Parking and Access: Hard Surface Parking (24 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Senior Care staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

32 residents at any one time (immobile)

3 to 7 employees at any given time. 20-25 full time/part time employees

1 to 3 visitors for a total of 4 to 8 transient occupants

There will be a drive through drive with a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination:

Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design:

The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

CONCLUSION:

Thank you for your time to review our proposal. Suite Living Senior Care of Mendota Heights will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 25 plus full and part time jobs with annual payroll of \$750,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The project is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening.

As we work thru the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb the neighborhood.

By approving this project, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of Mendota Heights.

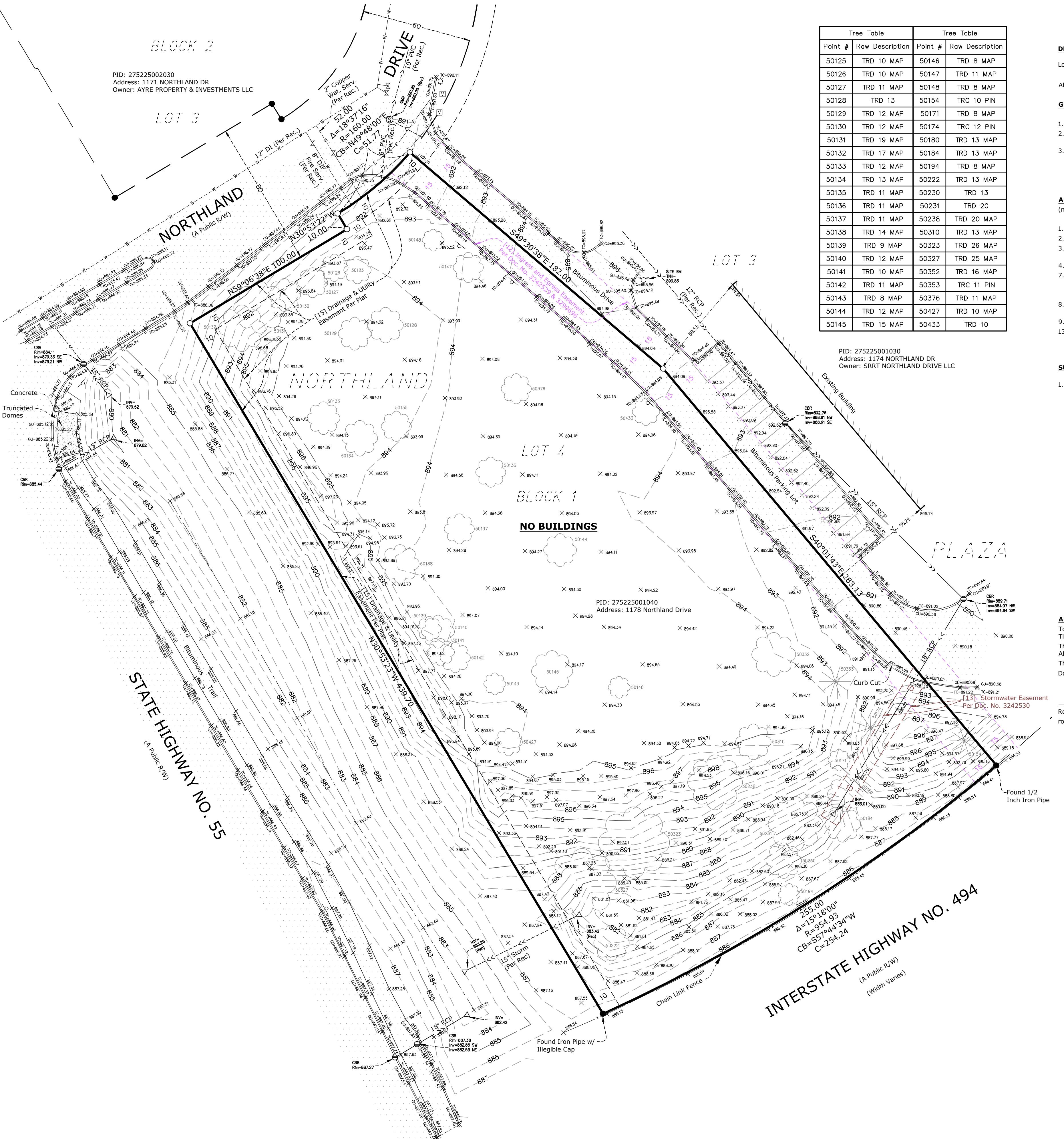
Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics
- Charity drop off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses

We look forward to continuing to work with the City of Mendota Heights during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

Jeremy Larson
Executive Vice President
Hampton Companies

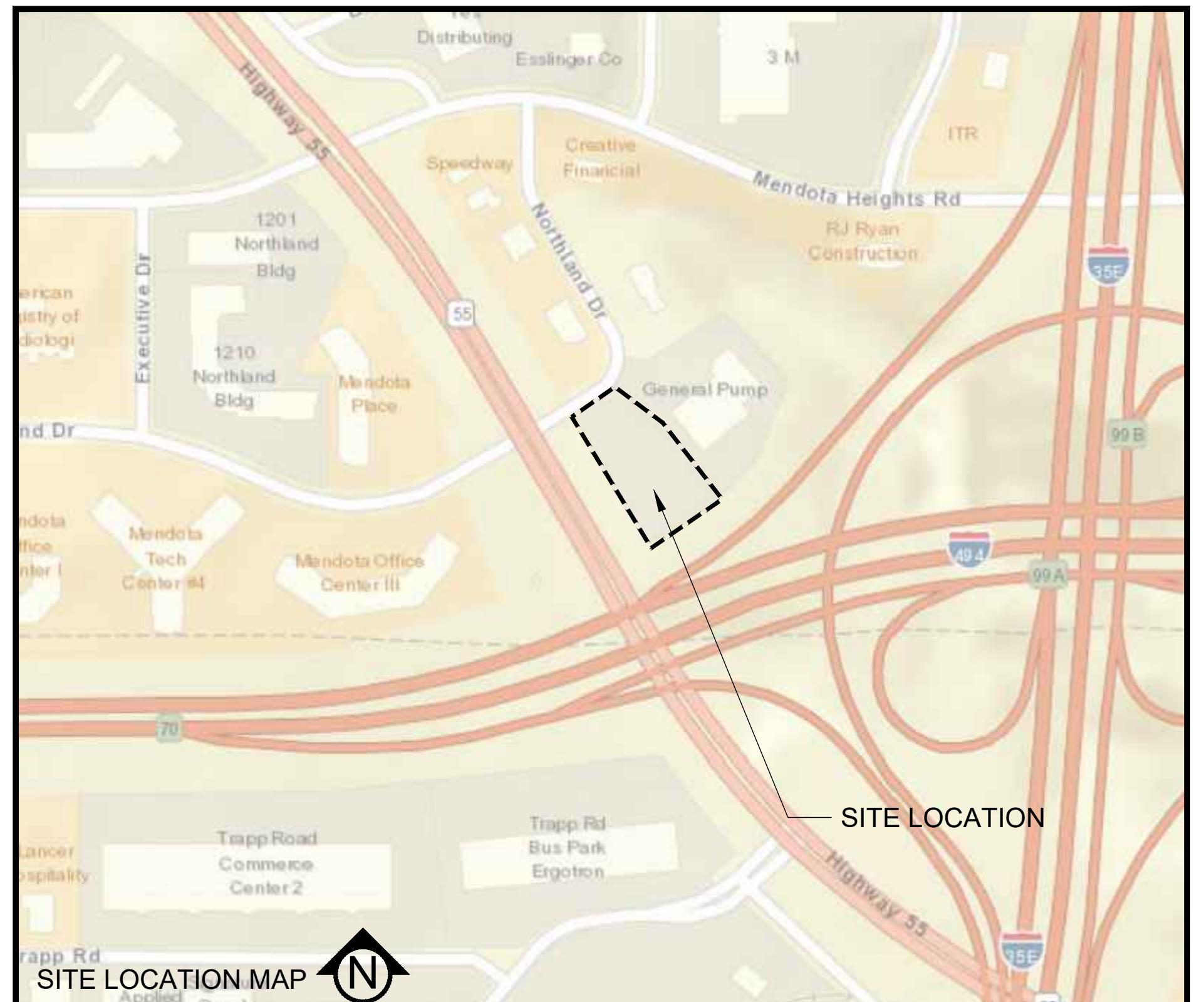


SUITE LIVING

MENDOTA HEIGHTS, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

PRELIMINARY:
NOT FOR
CONSTRUCTION



SITE LOCATION MAP 

SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120

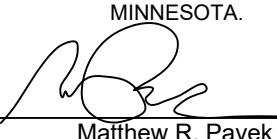
HAMPTON COMPANIES, LLC

1824 BRUEKLE ROAD, WHITE BEAR LAKE, MN 55110

PROJECT

OWNER

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION SOLELY FOR THE PURPOSE THAT I AM A PROPERLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.


Matthew R. Pavek
DATE 10/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 10/27/25 DESCRIPTION CITY SUBMITTAL

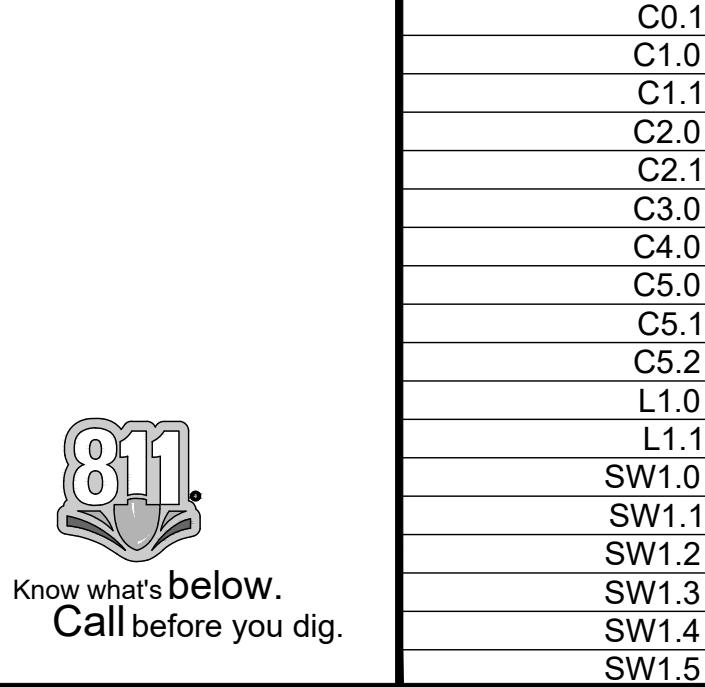
PROJECT MANAGER MADISON DARLING
CONTACT NUMBER 612-615-0060 X 715
DRAWING NUMBER 24033
REVIEWED BY MP, RB
PROJECT NUMBER 24033

REVISION SUMMARY
DATE DESCRIPTION

SHEET INDEX
SHEET NUMBER SHEET TITLE
C0.0 TITLE SHEET
C0.1 PROJECT NOTES
C1.0 REMOVALS PLAN
C1.1 TREE PRESERVATION PLAN
C2.0 SITE PLAN
C2.1 TURNING MOVEMENT
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 CIVIL DETAILS
C5.1 CIVIL DETAILS
C5.2 CIVIL DETAILS
L1.0 LANDSCAPE PLAN
L1.1 LANDSCAPE PLAN NOTES & DETAILS
SW1.0 SWPPP - EXISTING CONDITIONS
SW1.1 SWPPP - PROPOSED CONDITIONS
SW1.2 SWPPP - DETAILS
SW1.3 SWPPP - NARRATIVE
SW1.4 SWPPP - ATTACHMENTS
SW1.5 SWPPP - ATTACHMENTS

C0.0

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PROJECT CONTACTS		
NAME & ADDRESS	CONTACT	
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROB BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER/DEVELOPER	HAMPTON COMPANIES, LLC 1824 BRUEKLE ROAD WHITE BEAR LAKE, MN 55110	JEREMY LARSON 651-200-4365 JEREMY@HAMPTONCOS.COM
ARCHITECT	LARS ARCHITECTURAL SERVICES, LLC 115 RIVER ST HUDSON, WI 54016	LARS GLOCKZIN 612-240-7009 LARSGAY22@GMAIL.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	TBD	TBD

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
- CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
- PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

PRELIMINARY:
NOT FOR
CONSTRUCTION

INTERSTATE HIGHWAY NO. 494

(A Public R/W)

(Width Varies)

SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120

HAMPTON COMPANIES, LLC

1824 BRUEKLE ROAD, WHITE BEAR LAKE, MN 55110

OWNER

PROJECT

ISSUE/SUBMITTAL SUMMARY

DATE

DESCRIPTION

10/27/25 CITY SUBMITTAL

REVISION SUMMARY

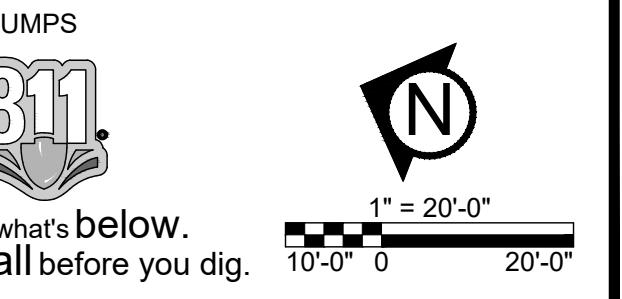
DATE

DESCRIPTION

REMOVALS PLAN

C1.0

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OWNER INFORMATION

HAMPTON COMPANIES, LLC
1824 BRUEKLE ROAD
WHITE BEAR LAKE, MN 55110
JEREMY LARSON
651-200-4365
JEREMY@HAMPTONCOS.COM

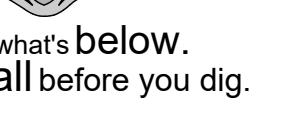
REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

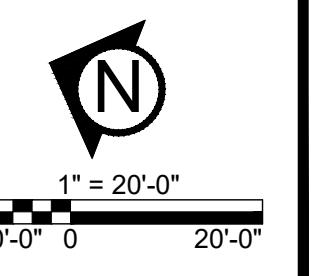
EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.5

CITY OF MENDOTA HEIGHTS REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.



Know what's below.
Call before you dig.



1' = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

INTERSTATE HIGHWAY NO. 494

(A Public R/W)
(Width Varies)

SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120

1824 BRUENIE ROAD, WHITE BEAR LAKE, MN 55110

PROJECT

OWNER

HAMPTON COMPANIES, LLC

OWNER

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION, AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

Matthew R. Pavek
DATE 10/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
10/27/25 CITY SUBMITTAL

PROJECT MANAGER MADISON DARLING
CONTRACT NUMBER 612-615-0060 X715
DRAWING NUMBER 24033
REVIEWED BY MP, RB
PROJECT NUMBER 24033

REVISION SUMMARY

DATE DESCRIPTION

TREE PRESERVATION PLAN

C1.1

811
Know what's below.
Call before you dig.
1" = 20'-0"
10'-0" 0 20'-0"

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NORTH
(A)
LAND

EXISTING TREES TO
REMAIN, PROVIDE
TREE PROTECTION
FENCING, TYP.

LOT 7
BLOCK 1
NO BUILDINGS

PID: 27525001040
Address: 1178 Northland Drive

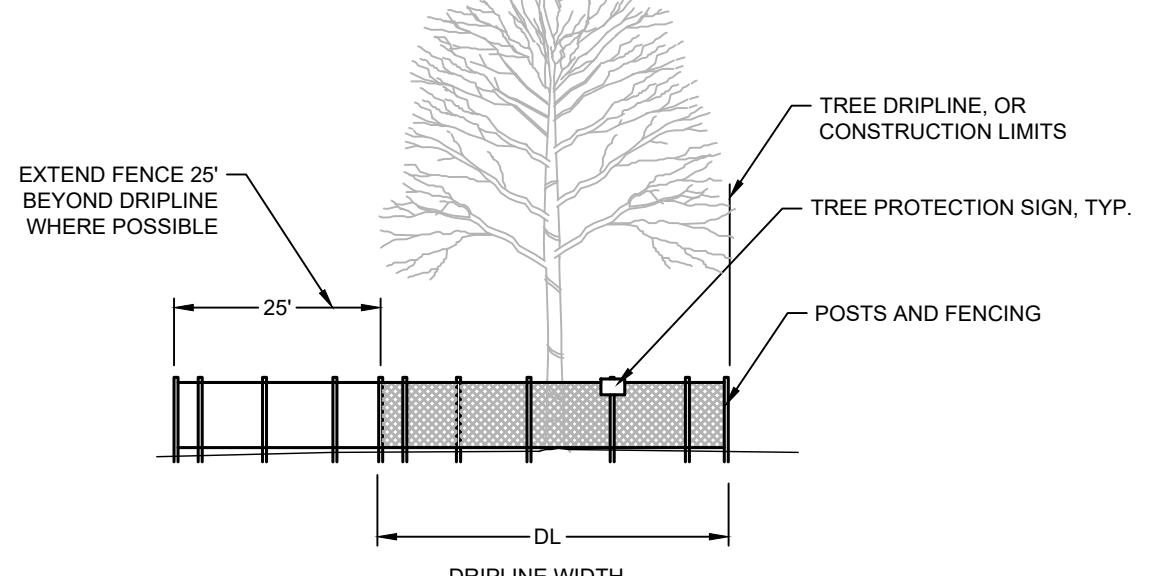
CONSTRUCTION
LIMITS

TREEID	TREE TYPE	SIZE	SPECIES	HERITAGE	SIGNIFICANT	PRESERVED	REMOVED
50125	TRD	10	MAPLE	X	X	X	
50126	TRD	10	MAPLE	X	X		
50127	TRD	11	MAPLE	X	X		
50128	TRD	13	MAPLE	X		X	
50129	TRD	12	MAPLE	X		X	
50130	TRD	12	MAPLE	X	X		
50131	TRD	19	MAPLE	X	X		
50132	TRD	17	MAPLE	X	X		
50133	TRD	12	MAPLE	X		X	
50134	TRD	13	MAPLE	X		X	
50135	TRD	11	MAPLE	X		X	
50136	TRD	11	MAPLE	X		X	
50137	TRD	11	MAPLE	X		X	
50138	TRD	14	MAPLE	X		X	
50139	TRD	9	MAPLE	X		X	
50140	TRD	12	MAPLE	X		X	
50141	TRD	10	MAPLE	X		X	
50142	TRD	11	MAPLE	X		X	
50143	TRD	8	MAPLE	X		X	
50144	TRD	12	MAPLE	X		X	
50145	TRD	15	MAPLE	X		X	
50146	TRD	8	MAPLE	X		X	
50147	TRD	11	MAPLE	X		X	
50148	TRD	8	MAPLE	X		X	
50149	TRD	10	PINE	X	X		
50150	TRD	8	MAPLE	X		X	
50151	TRD	12	PINE	X		X	
50152	TRD	13	MAPLE	X		X	
50153	TRD	13	MAPLE	X		X	
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50156	TRD	13	MAPLE	X		X	
50157	TRD	13	MAPLE	X		X	
50158	TRD	20	MAPLE	X		X	
50159	TRD	20	MAPLE	X		X	
50160	TRD	13	MAPLE	X		X	
50161	TRD	26	MAPLE	X		X	
50162	TRD	25	MAPLE	X		X	
50163	TRD	11	PINE	X		X	
50164	TRD	16	MAPLE	X		X	
50165	TRD	11	MAPLE	X		X	
50166	TRD	10	MAPLE	X		X	
50167	TRD	10	UNKNOWN	X		X	

TREE PRESERVATION CALCULATIONS

TOTAL TREES REMOVED 424 33
TOTAL MITIGATION X.75 318
TOTAL TREES AT 3.5" 91

SEE LANDSCAPE PLAN
L1.0 - L1.1



1 TREE PROTECTION

NTS

FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



811

N

Know what's below.
Call before you dig.
1" = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

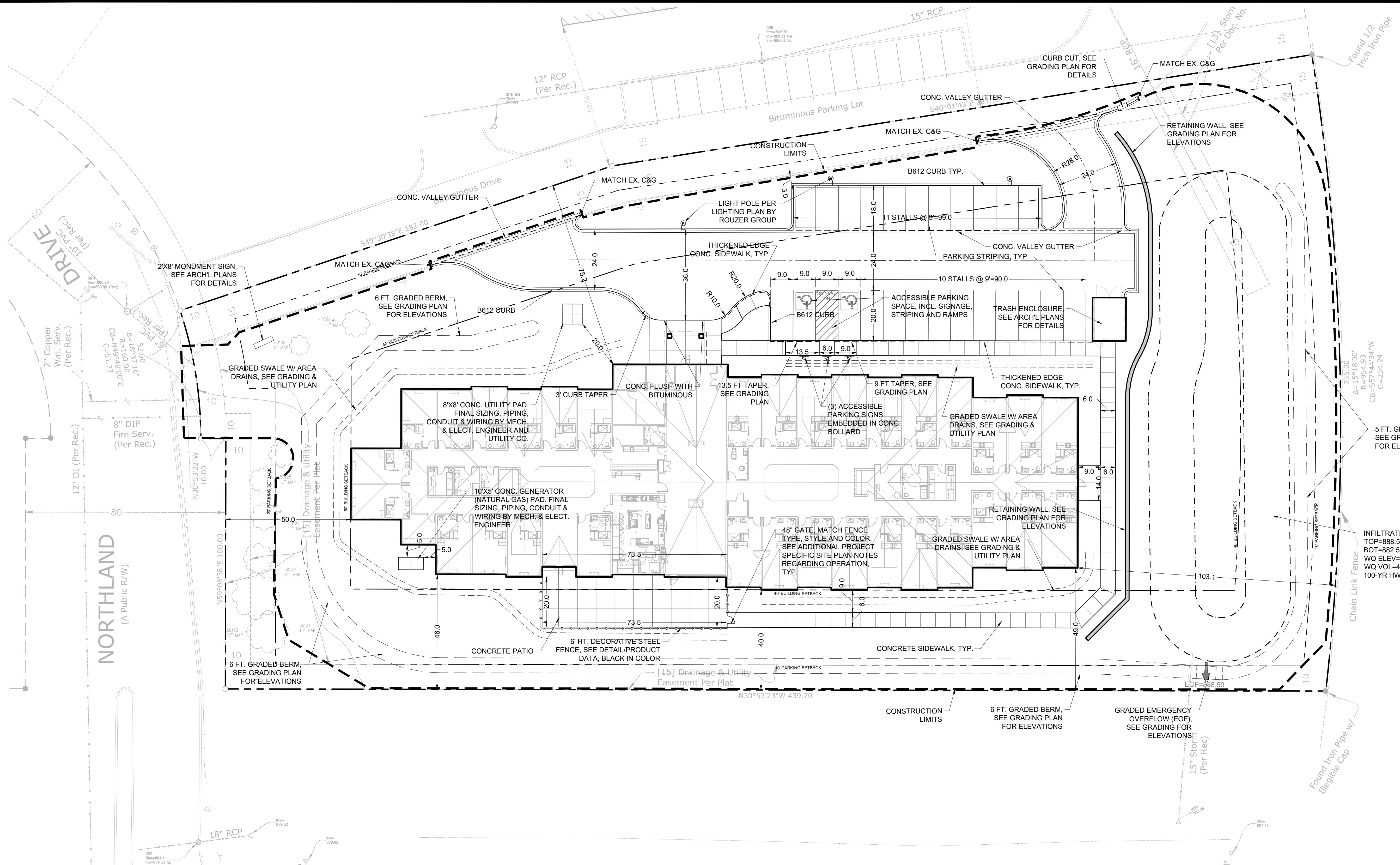
INTERSTATE HIGHWAY NO. 494

(A Public R/W)

(Width Varies)

NORTHLAND

(A Public R/W)



CITY OF MENDOTA HEIGHTS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT, WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.

TRASH REMOVAL TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE DATA

ZONING SUMMARY	
EXISTING ZONING	B-1: LIMITED BUSINESS
PROPOSED ZONING	B-1: LIMITED BUSINESS
REQUIRED PROVIDED	
BUILDING SETBACKS	
FRONT	50'-0"
REAR	40'-0"
SIDE	40'-0"
HWY 55	40'-0"
INTERSTATE 494	50'-0"
PARKING SETBACKS	
FRONT	20'-0"
REAR	10'-0"
SIDE	10'-0"
REQUIRED PROVIDED	
PARKING SUMMARY	
PARKING STALL DIMENSIONS	9'X20'
DRIVE AISLE DIMENSIONS	24'-0"
REQUIRED PROVIDED	
PARKING STALLS - SURFACE	TO BE DETERMINED BY CITY
	24 (INCL. 2 HC)

SITE AREA CALCULATIONS

	EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES	0 SF	0.0%	22,002 SF	22.9%
BUILDING COVERAGE	5,887 SF	6.1%	23,373 SF	24.4%
PAVEMENT	5,887 SF	6.1%	45,375 SF	47.3%
TOTAL	5,887 SF	6.1%	0.1 AC	1.0 AC
PERVIOUS SURFACES				
TOTAL	90,036 SF	93.9%	2.1 AC	50,548 SF
				52.7% 1.2 AC
TOTAL SITE AREA	95,923 SF	100.0%	2.2 AC	95,923 SF
				100.0% 2.2 AC
DIFFERENCE (EX. VS PROP.)	39,488 SF	41.2%		
DISTURBED AREA	86,242 SF		2.0 AC	

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY

SEE SHEET C0.1 FOR
GENERAL SITE NOTES



Know what's below.
Call before you dig.

1' = 20'-0"

C2.0

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SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120
1824 BRUEKLE ROAD, WHITE BEAR LAKE, MN 55110

HAMPTON COMPANIES, LLC

PROJECT

OWNER

ISSUE/SUBMITTAL SUMMARY

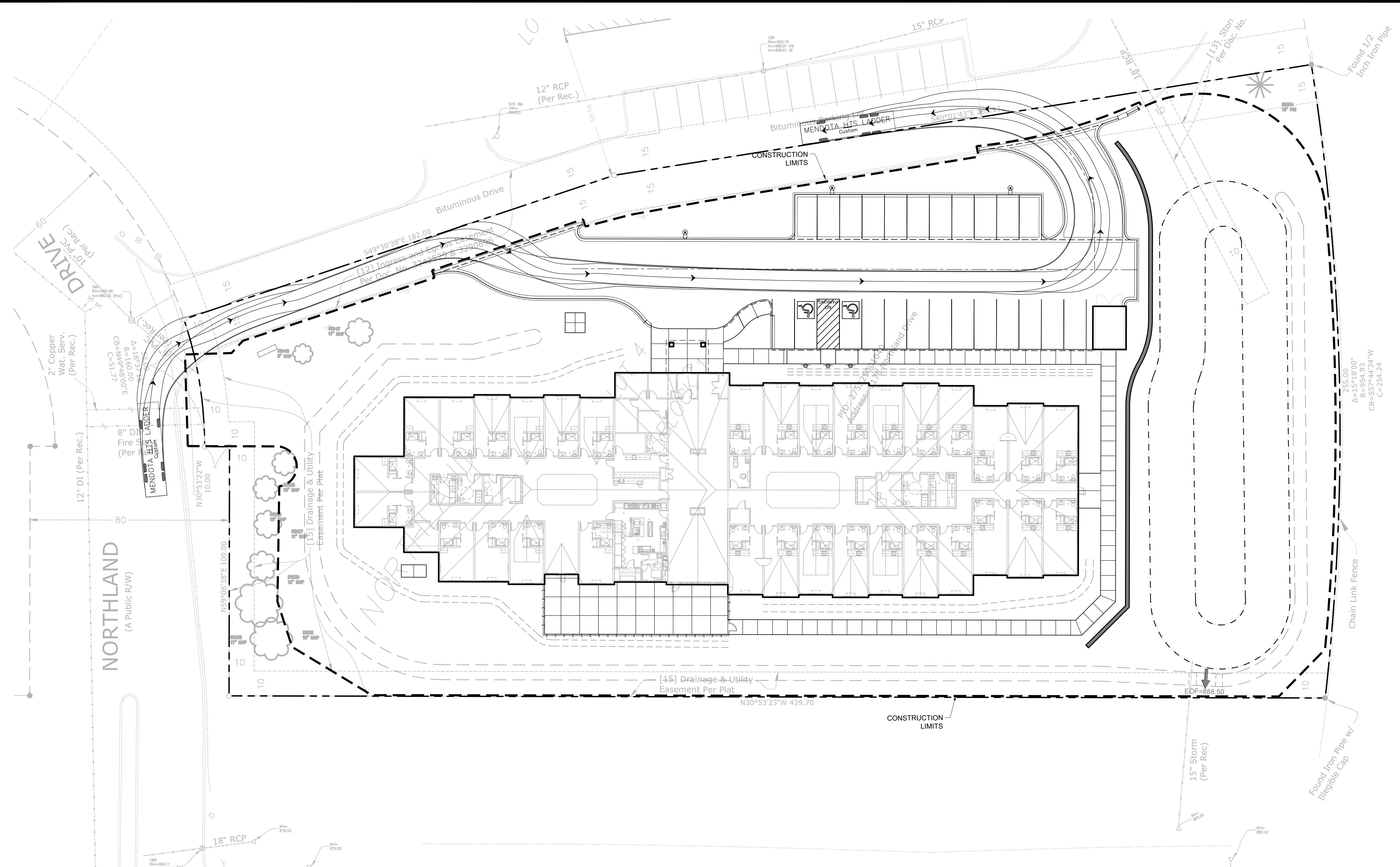
DATE 10/27/25 DESCRIPTION CITY SUBMITTAL

PROJECT MANAGER MADISON DARLING
CONTACT NUMBER 612-615-0060 X715
DRAWING NUMBER 24033
REVIEWED BY MP, RB
PROJECT NUMBER 24033

REVISION SUMMARY

DATE DESCRIPTION

SITE PLAN



4.b.9

Civil Site
G R O U P

Civil Engineering ° Surveying ° Landscape
Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

UNIVERSAL HIGHWAY NO. 494

(Width Varies)

SUITE LIVING

HAMPTON COMPANIES, LLC

1824 BRUEKELFORD ROAD, WHITE BEAR LAKE, MN 55110

HAMPTON COMPANIES, LLC

PROJECT		OWNER
<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER</p>		

ISSUE/SUBMITTAL SUMMARY

PROJECT MANAGER	MADISON DARLING
CONTACT NUMBER	612-615-0060 X 715
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	21020

REVISION SUMMARY

TURNING MOVEMENT

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR GENERAL
SITE NOTES & LEGEND

The logo for 811 features the numbers '811' in a large, bold, outlined font. Below the '1' is a small black icon of a shovel.

A north arrow symbol consisting of a black triangle pointing up, containing a circle with a black letter 'N' inside. Below it is a scale bar with the text '1" = 20'-0"' and a checkered pattern.

C2. 1

PRELIMINARY:
NOT FOR
CONSTRUCTION

INTERSTATE HIGHWAY NO. 494

(A Public R/W)
(Width Varies)

SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120

HAMPTON COMPANIES, LLC

1824 BRUENIE ROAD, WHITE BEAR LAKE, MN 55110

OWNER HAMPTON COMPANIES, LLC
PROJECT
OWNER
DATE 10/27/25
DESCRIPTION CITY SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION SO THAT I AM A
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

Matthew R. Pavek
DATE 10/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 10/27/25
DESCRIPTION CITY SUBMITTAL

PROJECT MANAGER MADISON DARLING
CONTRACT NUMBER 612-615-0060 X715
DRAWING NUMBER
REVIEWED BY MP, RB
PRODUCT NUMBER 24033

REVISION SUMMARY

DATE DESCRIPTION

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
CONSTRUCTION LIMITS	CONSTRUCTION LIMITS

GRADING PLAN

C3.0



Know what's below.
Call before you dig.

10'-0" 20'-0"

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SEE SHEET C0.1 FOR
GENERAL GRADING NOTES

NORTHLAND

(A Public R/W)

CITY OF MENDOTA HEIGHTS GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
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TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
CONSTRUCTION LIMITS	CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR
GENERAL GRADING NOTES

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10'-0" 20'-0"

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PRELIMINARY:
NOT FOR
CONSTRUCTION

INTERSTATE HIGHWAY NO. 494

(A) Public R/W
(Width Varies)

255.00
A=157.100' R=954.93 CB=574.34' W=C=254.24

INFILTRATION BASIN
TOP=888.50
BOT=882.50
WQ ELEV=883.75
WQ VOL=4,398 CF
100-YR HWL=888.01

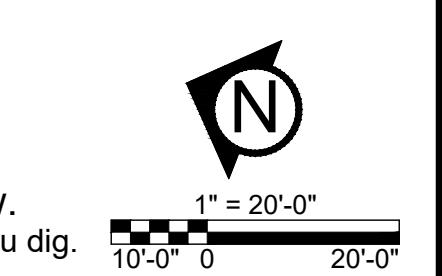
Chain Link Fence

18 LF 12" HDPE
STORM @ 3.00%
SLOPES DOWN
FROM OCS TO FES*

Found Iron Pipe W/
Illegible Cap

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- ▲ GATE VALVE AND VALVE BOX
- ◆ PROPOSED FIRE HYDRANT
- WATER MAIN
- > SANITARY SEWER
- >> STORM SEWER
- FES AND RIP RAP
- CONSTRUCTION LIMITS



1" = 20'-0"

10'-0" 20'-0"

SEE SHEET C.0.1 FOR
GENERAL UTILITY NOTES

Know what's below.
Call before you dig.

10'-0" 20'-0"

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SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120
1824 BRUNIE ROAD, WHITE BEAR LAKE, MN 55110

OWNER HAMPTON COMPANIES, LLC

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
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UNDER THE LAWS OF THE STATE OF
MINNESOTA.

Matthew R. Pavek
DATE 10/27/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE 10/27/25

DESCRIPTION CITY SUBMITTAL

PROJECT MANAGER MADISON DARLING
CONTRACT NUMBER 612-615-0060 X715
DRAWING NUMBER
REVIEWED BY MP, RB
PROJECT NUMBER 24033

REVISION SUMMARY

DATE

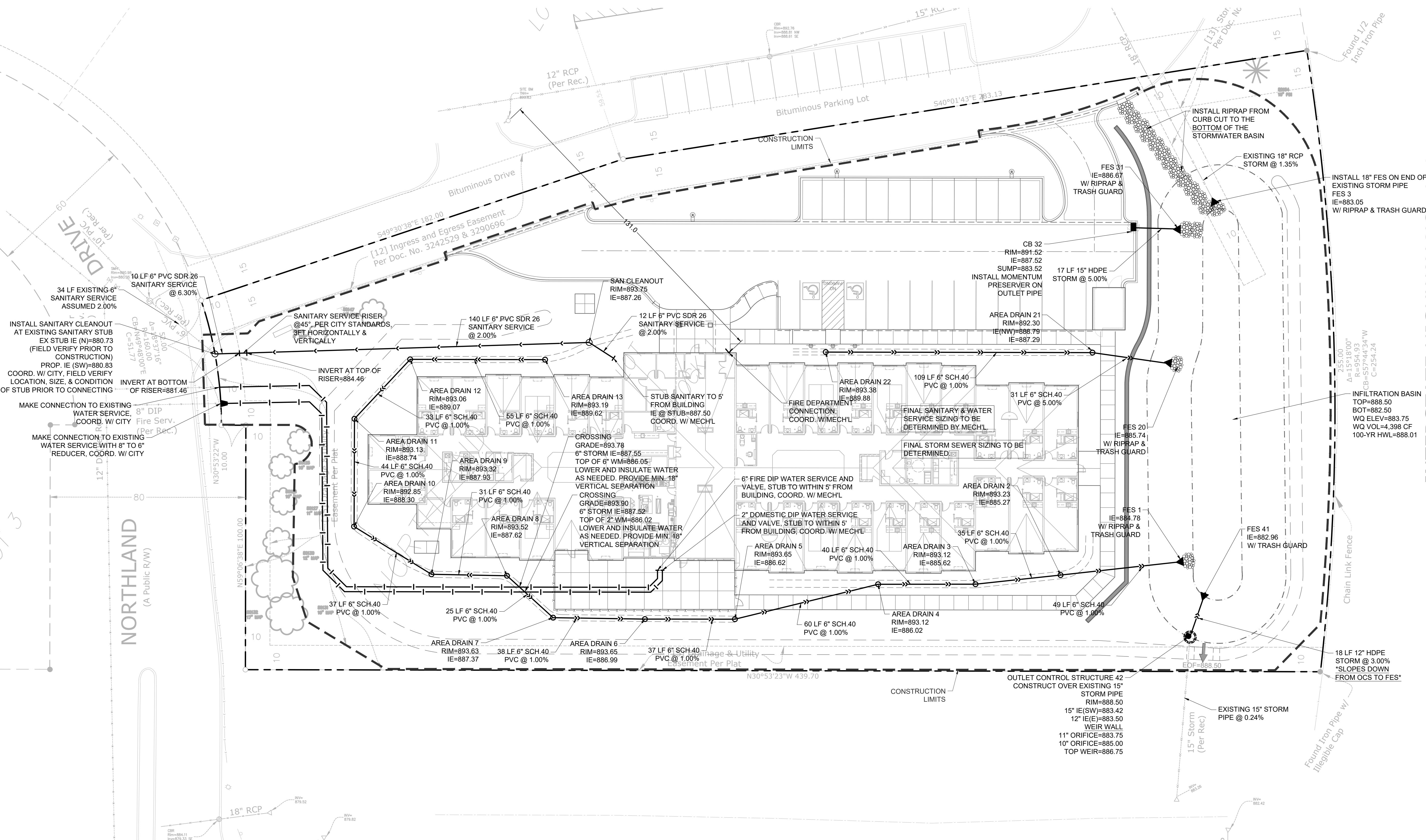
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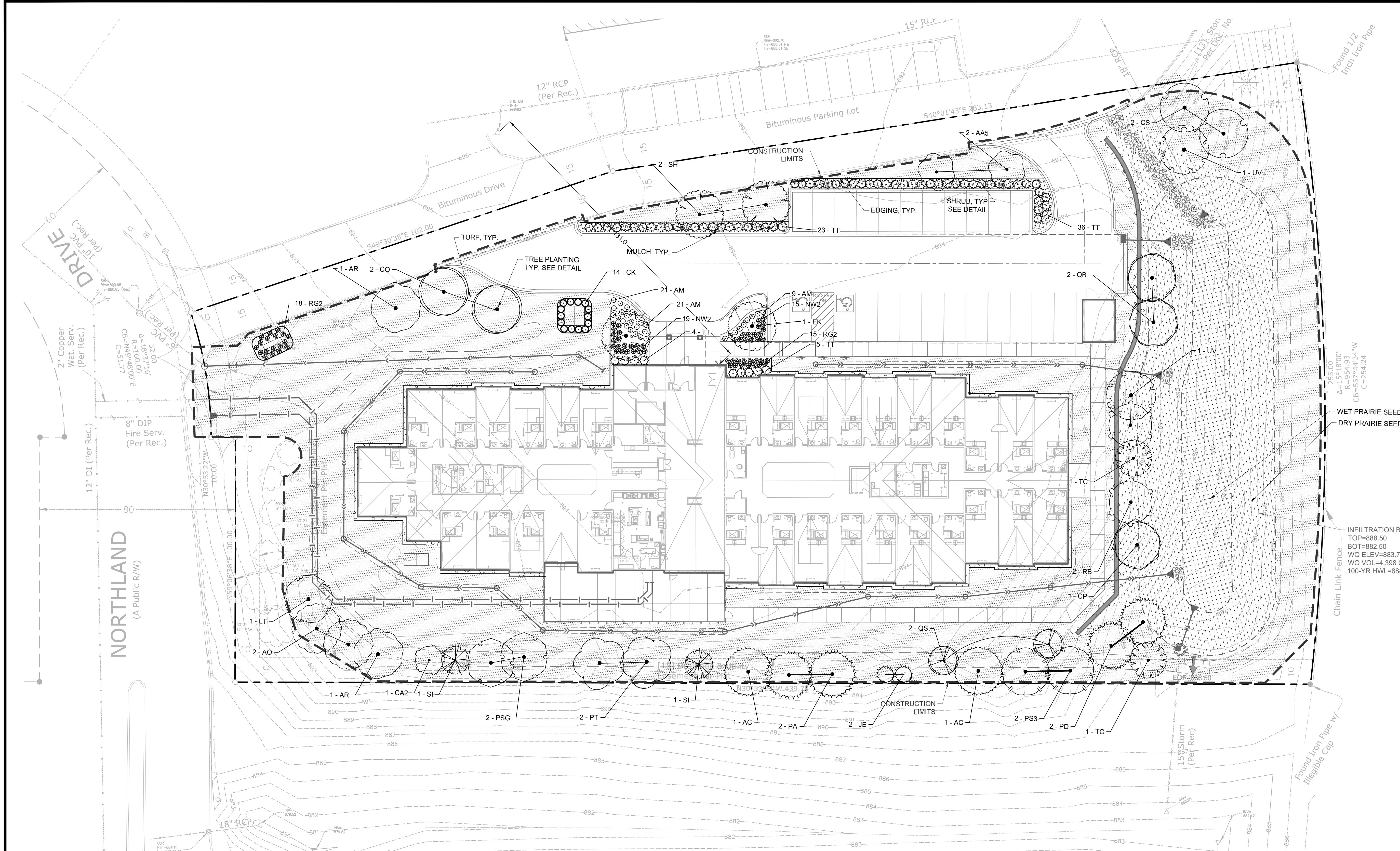
UTILITY PLAN

C4.0

CITY OF MENDOTA HEIGHTS UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.





INTERSTATE HIGHWAY NO. 494

(Width Varies)

Width Varies)

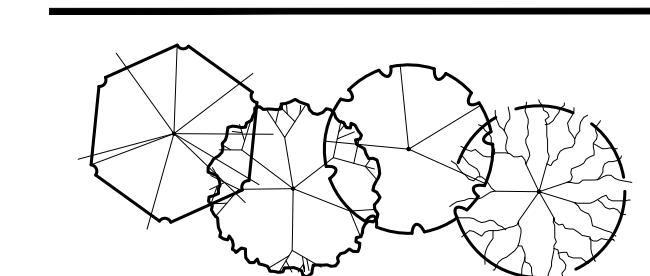
MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, 1 $\frac{1}{2}$ " ROCK MULCH	YES	YES	
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEET MATERIALS

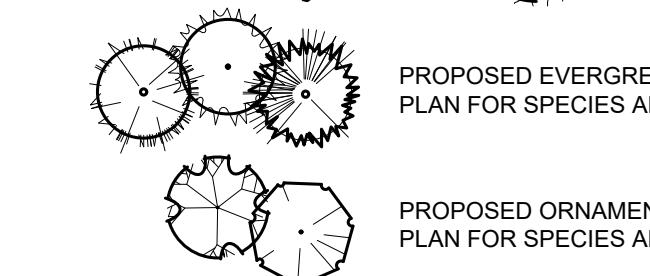
PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT

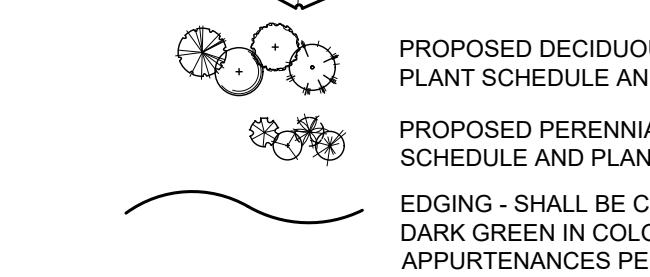
LANDSCAPE PLAN LEGEND:



**PROPOSED CANOPY TREE SYMBOLS - SEE
PLANT SCHEDULE AND PLAN FOR SPECIES
AND PLANTING SIZES**



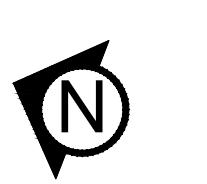
ENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND
ND PLANTING SIZES



FOR SPECIES AND PLANTING SIZES
COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR
DR, INCLUDE ALL CONNECTORS, STAKES, & ALL
R MANUF. INSTALL PER MANUF. INSTRUC./SPECs.

GROUND COVER SCHEDULE			
SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	1.5" SCREENED ROCK/STONE, 3" DEEP / ROCK MULCH	2,311 sf	Mulch
	SHREDDED CEDAR MULCH 3" DEEP / SHREDDED CEDAR MULCH	884 sf	Mulch
	BLUE GRASS SOD / SOD	31,436 sf	Sod
	SUBTOTAL:	34,631 sf	
MNDOT - SEED MIXES			
	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX	8,743 sf	Seed Mix
	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX	2,824 sf	Seed Mix
	SUBTOTAL:	11,567 sf	

LANDSCAPE PLAN





Now what's **below**.
Call before you dig.

1" = 20'-0"

L1.0

PRELIMINARY:
NOT FOR
CONSTRUCTION

PLANT SCHEDULE						
SYMBOL	CODE	REMARKS	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS
TREES						
	AR	ACERACEAE	Red Rocket Maple / Acer rubrum 'Red Rocket'	2	3.5" CAL. B&B	
	AA5	ACERACEAE	Armstrong Freeman Maple / Acer x freemanii 'Armstrong'	2	3.5" CAL. B&B	NATIVE CULTIVAR
	AO	SAPINDACEA	Ohio Buckeye / Aesculus glabra	2	3.5" CAL. B&B	NATIVE
	RB	BETULACEAE	River Birch / Betula nigra	2	3.5" CAL. B&B	NATIVE
	CS	BIGNONIACEAE	Northern Catalpa / Catalpa speciosa	2	3.5" CAL. B&B	NATIVE
	CO	CANNABACEAE	Common Hackberry / Celtis occidentalis	2	3.5" CAL. B&B	NATIVE
	CP	CANNABACEAE	Prairie Sentinel® Hackberry / Celtis occidentalis 'JFS-KSU1'	1	3.5" CAL. B&B	
	PSG	GINKGOACEAE	Princeton Sentry Gingko / Ginkgo biloba 'Princeton Sentry'	2	3.5" CAL. B&B	NOT NATIVE
	SH	LEGUMES	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM	2	3.5" CAL. B&B	NATIVE CULTIVAR
	EK	LEGUMES	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	2	3.5" CAL. B&B	NATIVE CULTIVAR
	LT	MAGNOLIA	Tulip Poplar / Liriodendron tulipifera	1	3.5" CAL. B&B	NATIVE
	PT	SALICACEAE	Quaking Aspen / Populus tremuloides	2	3.5" CAL. B&B	NATIVE
	QB	BEECH	Swamp White Oak / Quercus bicolor	2	3.5" CAL. B&B	NATIVE
	QS	BEECH	Crimson Spire Oak / Quercus robur x alba 'Crimschmidt' TM	2	3.5" CAL. B&B	NOT NATIVE
	TC	PINACEAE	Eastern Hemlock / Tsuga canadensis	2	3.5" CAL. B&B	NATIVE
	UV	ULMACEAE	Valley Forge American Elm / Ulmus americana 'Valley Forge'	2	3.5" CAL. B&B	NATIVE CULTIVAR
SUBTOTAL:				30		
EVERGREEN TREES						
	AC	PINACEAE	White Fir / Abies concolor	2	6' B&B	NOT NATIVE
	JE	CUPRESSACEAE	Eastern Red Cedar / Juniperus virginiana	2	6' B&B	NATIVE
	PA	PINACEAE	Norway Spruce / Picea abies 'Acrocona'	2	6' B&B	NOT NATIVE
	PD	PINACEAE	Black Hills Spruce / Picea glauca 'Densata'	2	6' B&B	NATIVE CULTIVAR
	PS3	PINACEAE	White Pine / Pinus strobus	2	6' B&B	NATIVE
SUBTOTAL:				10		
ORNAMENTAL TREES						
	CA2	BETULACEAE	American Hornbeam / Carpinus caroliniana	1	1.5" Cal. B&B	NATIVE
	SI	OLEACEAE	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2	1.5" Cal. B&B	NOT NATIVE
SUBTOTAL:				3		

SHRUBS						
	CK		Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	14	#1 CONT	
	TT		Taunton's Yew / Taxus x media 'Tauntonii'	68	#5 CONT	NOT NATIVE
			SUBTOTAL:	82		
PERENNIALS						
	AM		Montgomery False Spirea / Astilbe japonica 'Montgomery'	30	#1 CONT	NOT NATIVE
	NW2		Walkers Low Catmint / Nepeta x faassenii 'Walkers Low'	34	#1 CONT	NOT NATIVE
	RG2		Goldsturm Coneflower / Rudbeckia fulgida 'Goldsturm'	33	#1 CONT	NATIVE
			SUBTOTAL:	97		

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE, USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULUTH LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder
DATE 10/27/25 LICENSE NO. 25821

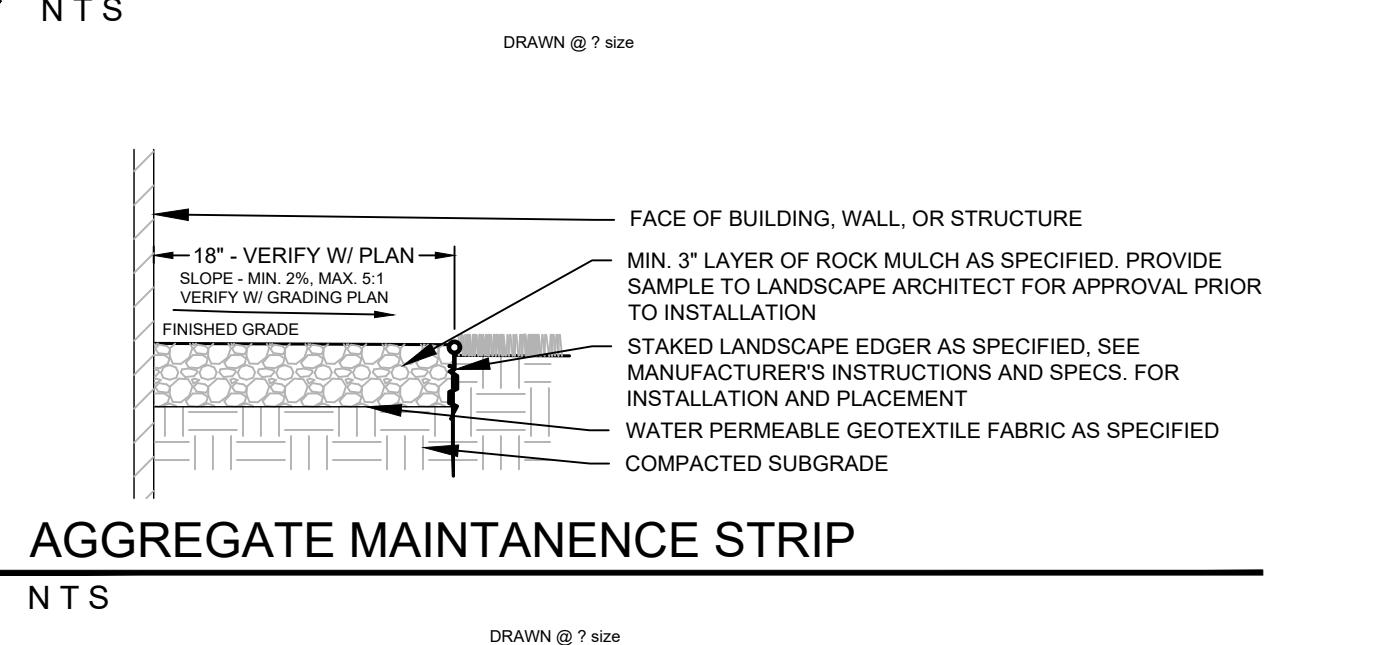
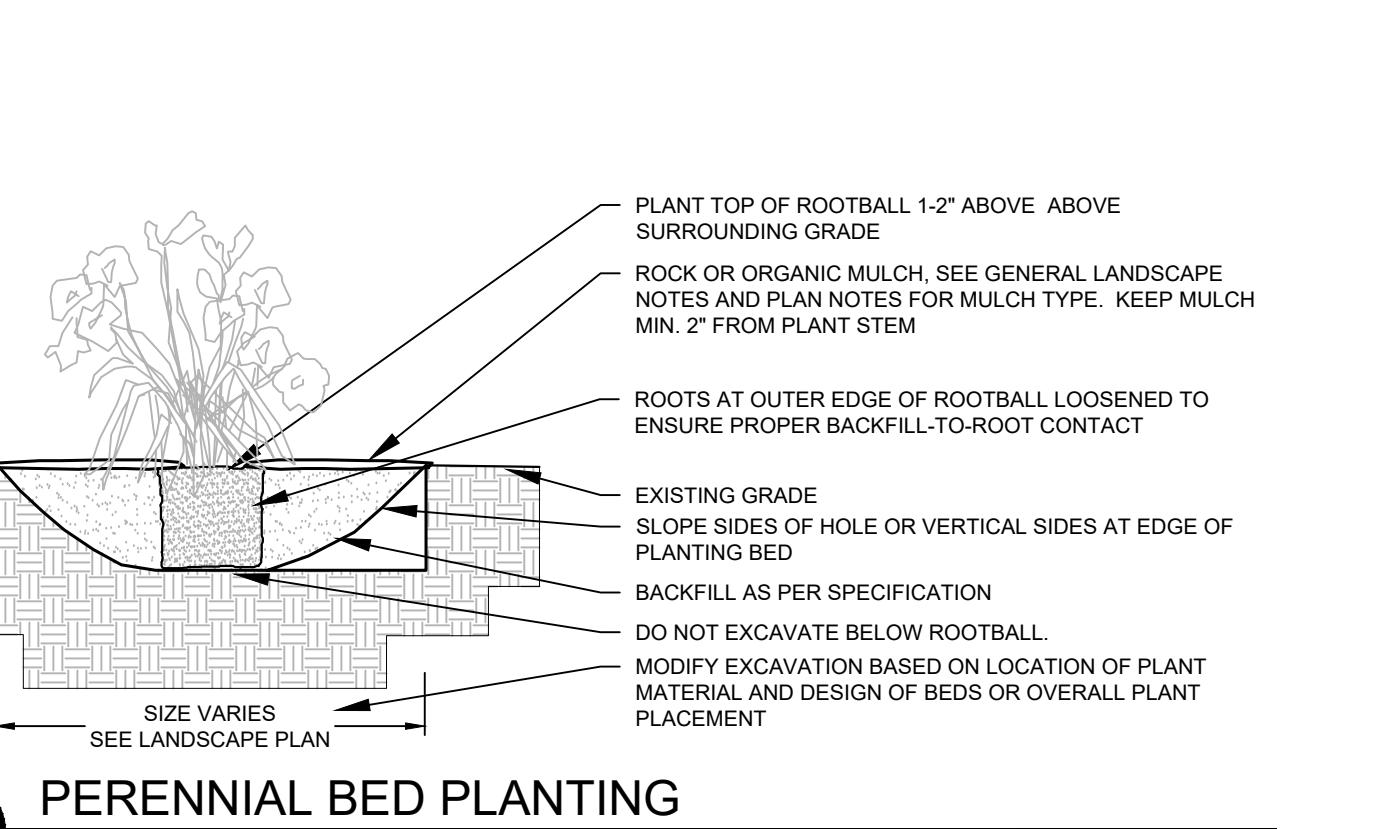
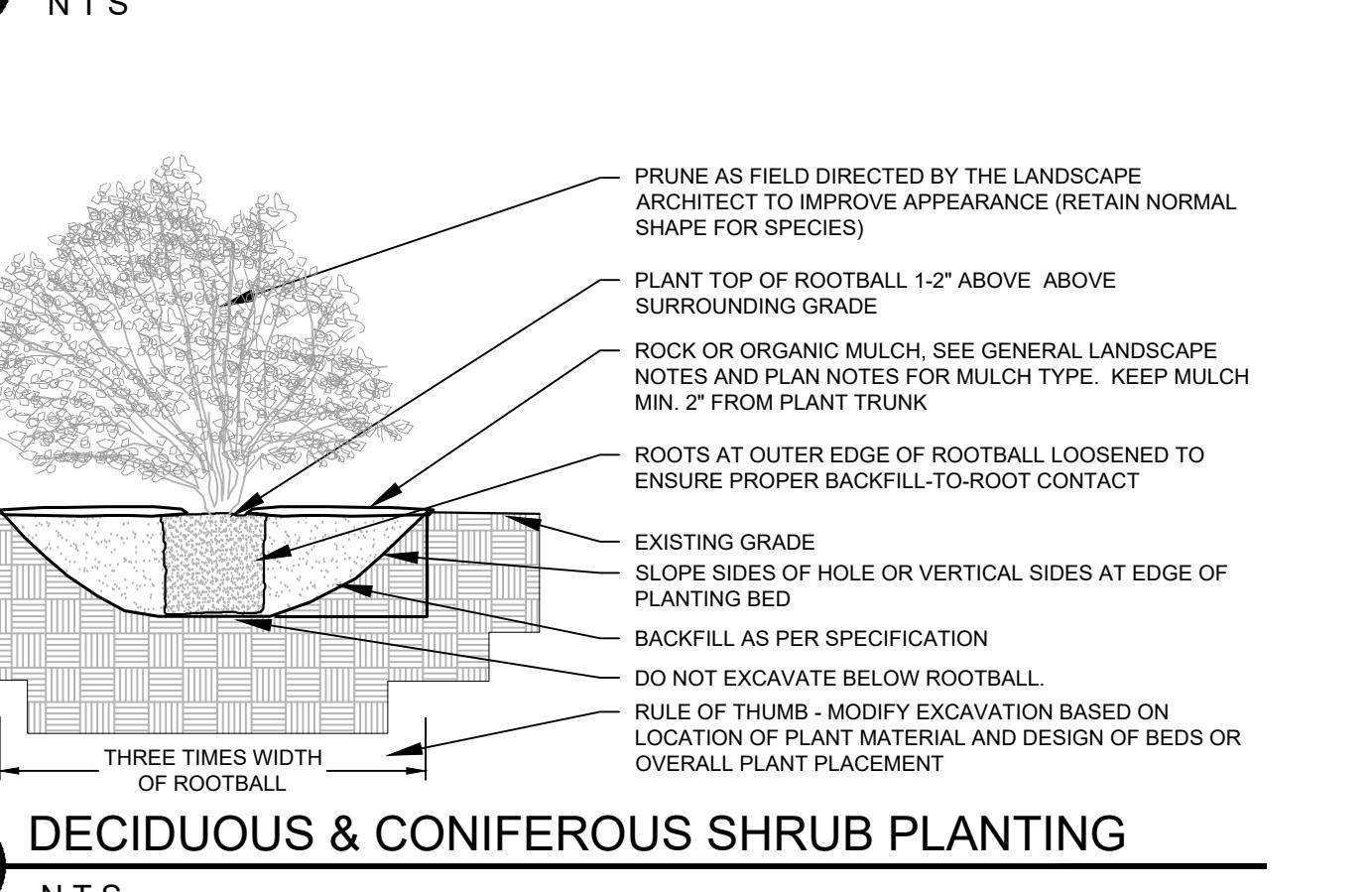
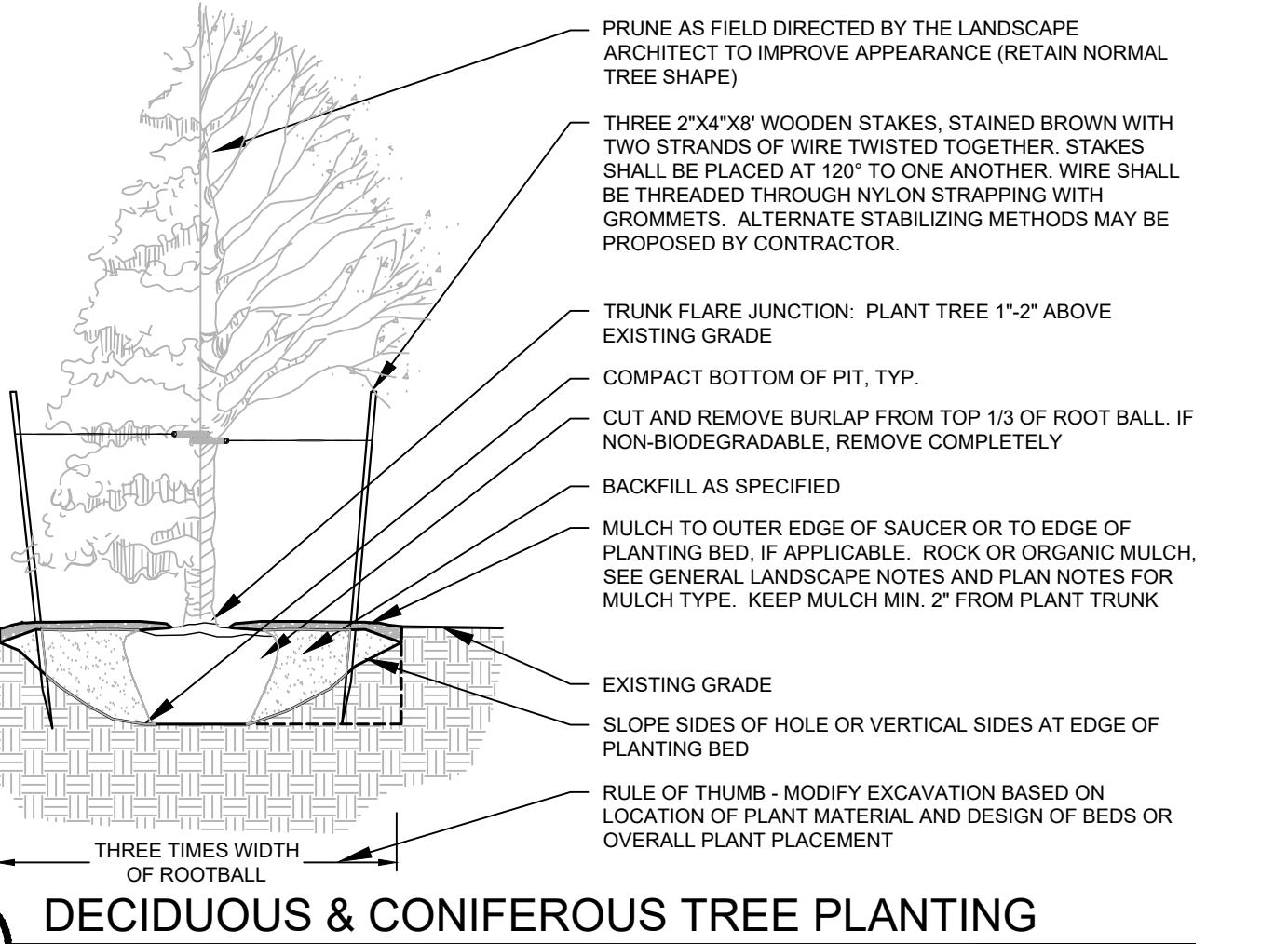
ISSUE/SUBMITTAL SUMMARY
DATE 10/27/25 DESCRIPTION CITY SUBMITTAL

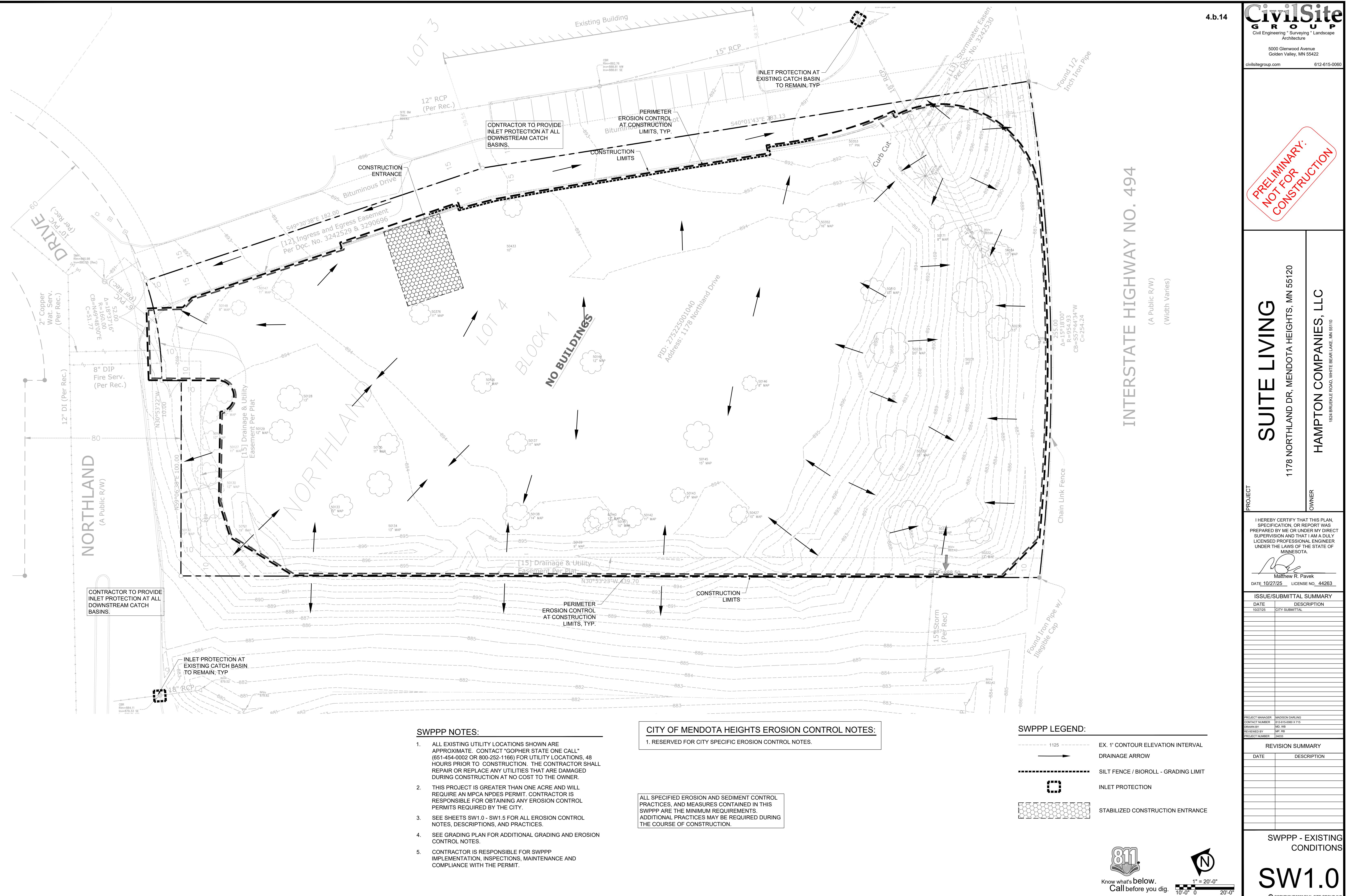
PROJECT MANAGER MADISON DARLING
CONTACT NUMBER 612-615-0060 X715
DRAWING NUMBER 102725
REVIEWED BY MP, RB
PROJECT NUMBER 24033

REVISION SUMMARY
DATE DESCRIPTION

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

LANDSCAPE PLAN NOTES & DETAILS
L1.1
Know what's below.
Call before you dig.
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PRELIMINARY:
NOT FOR
CONSTRUCTION

INTERSTATE HIGHWAY NO. 494

(A Public R/W)
(Width Varies)

NORTHLAND

(A Public R/W)

SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MENDOTA HEIGHTS EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

SWPPP - PROPOSED CONDITIONS

SW1.1

811

Know what's below.

Call before you dig.

10'-0" 20'-0"

SUITE LIVING

1178 NORTHLAND DR, MENDOTA HEIGHTS, MN 55120

HAMPTON COMPANIES, LLC

1824 BRUENIE ROAD, WHITE BEAR LAKE, MN 55110

1824 BRUENIE ROAD, WHITE BEAR LAKE, MN 55110

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[Signature]
Matthew R. Pavek
DATE 10/27/25 LICENSE NO. 44263

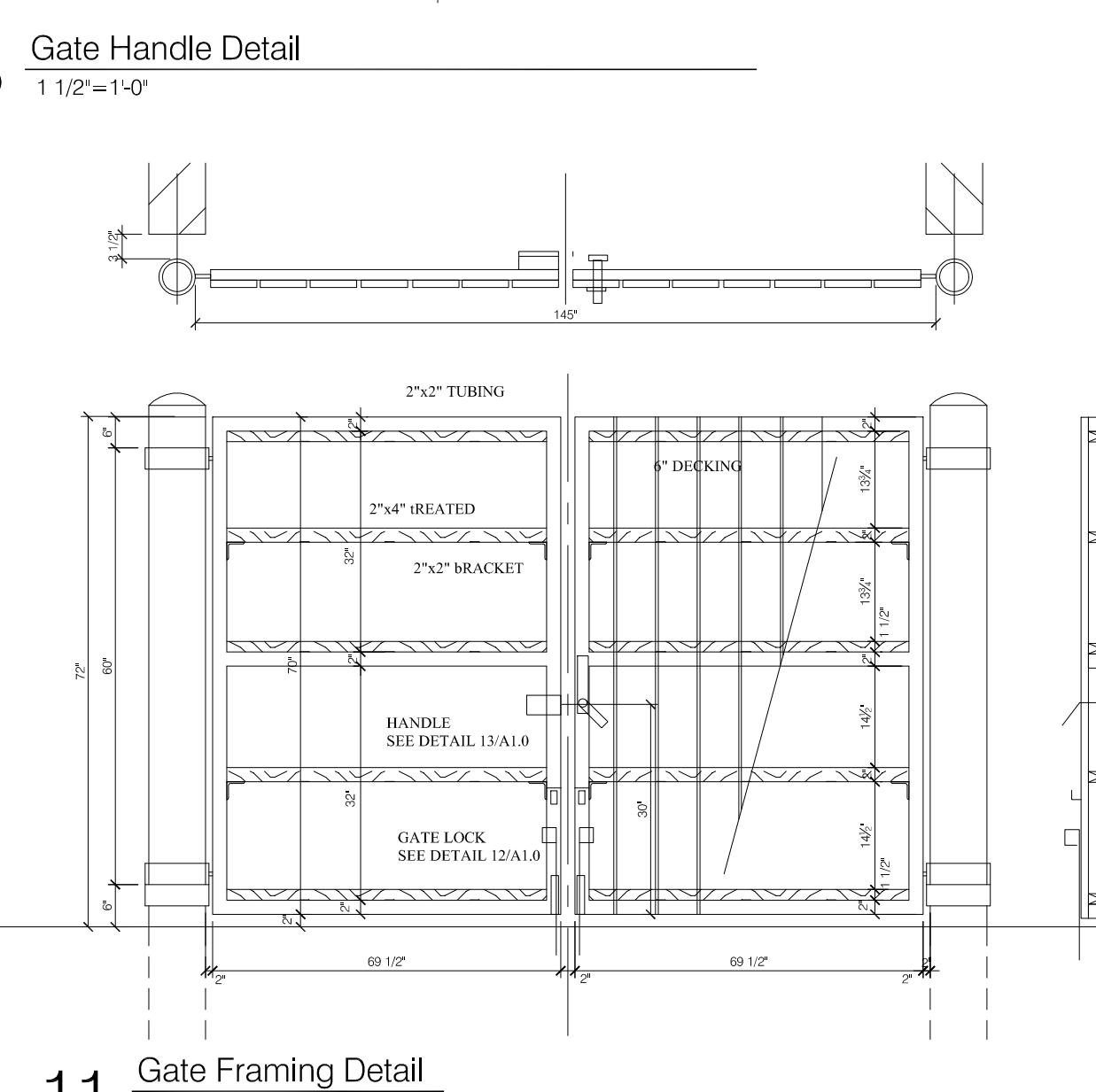
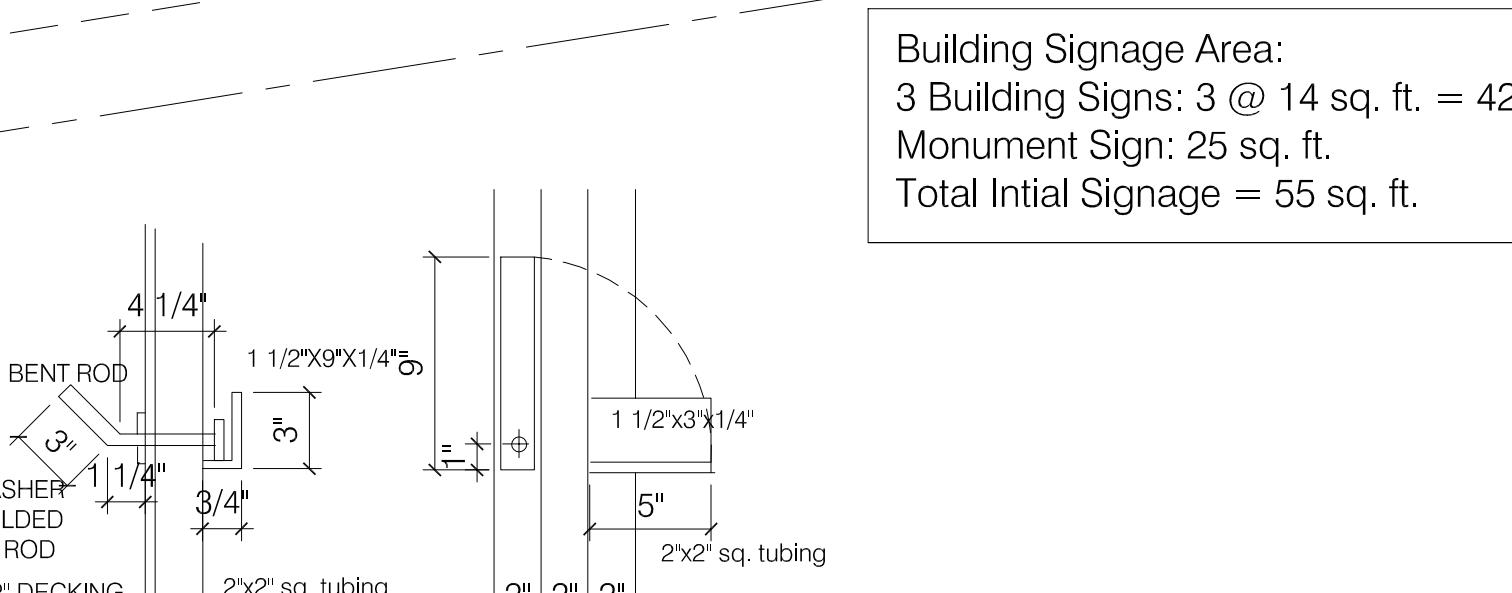
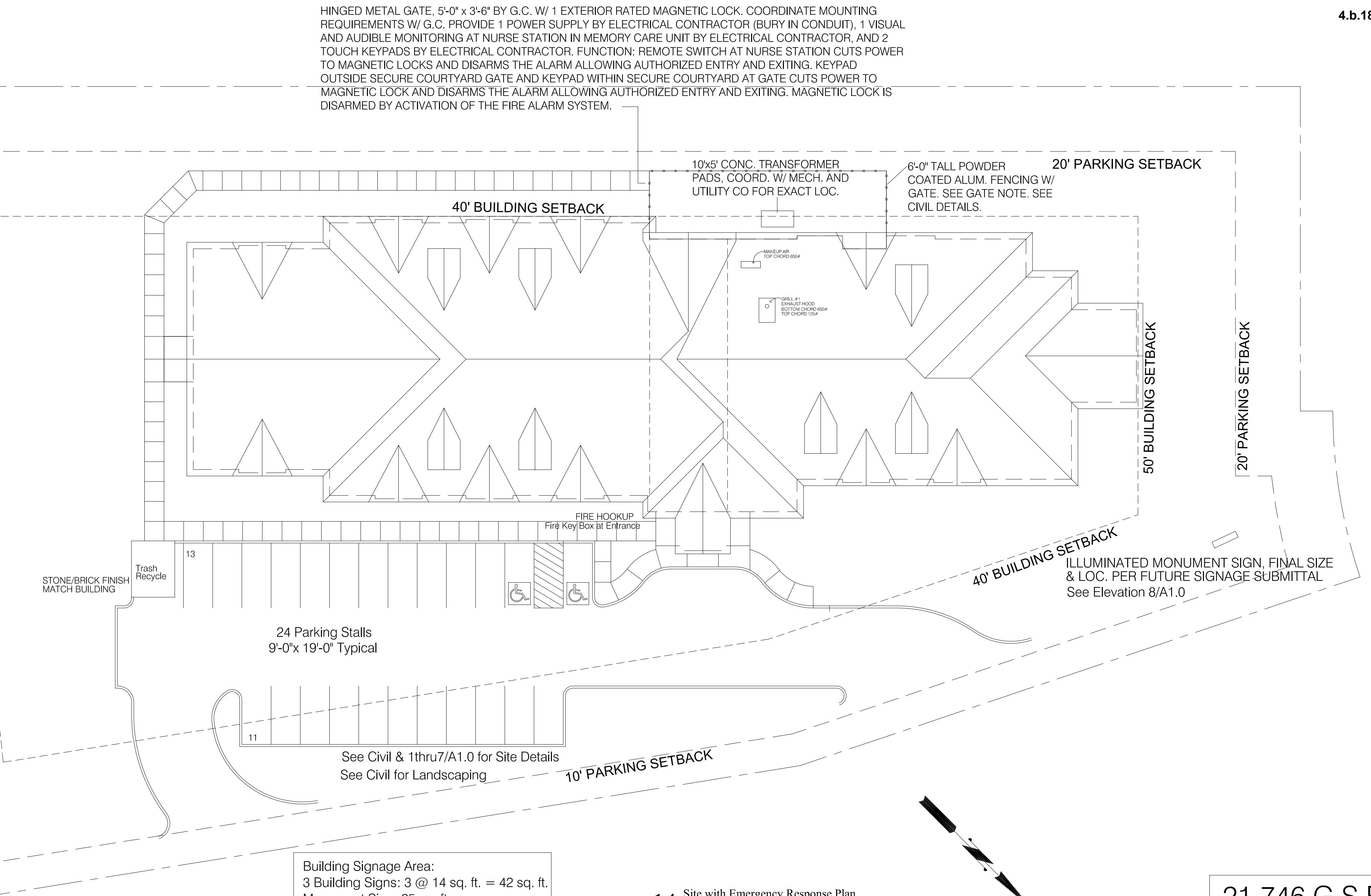
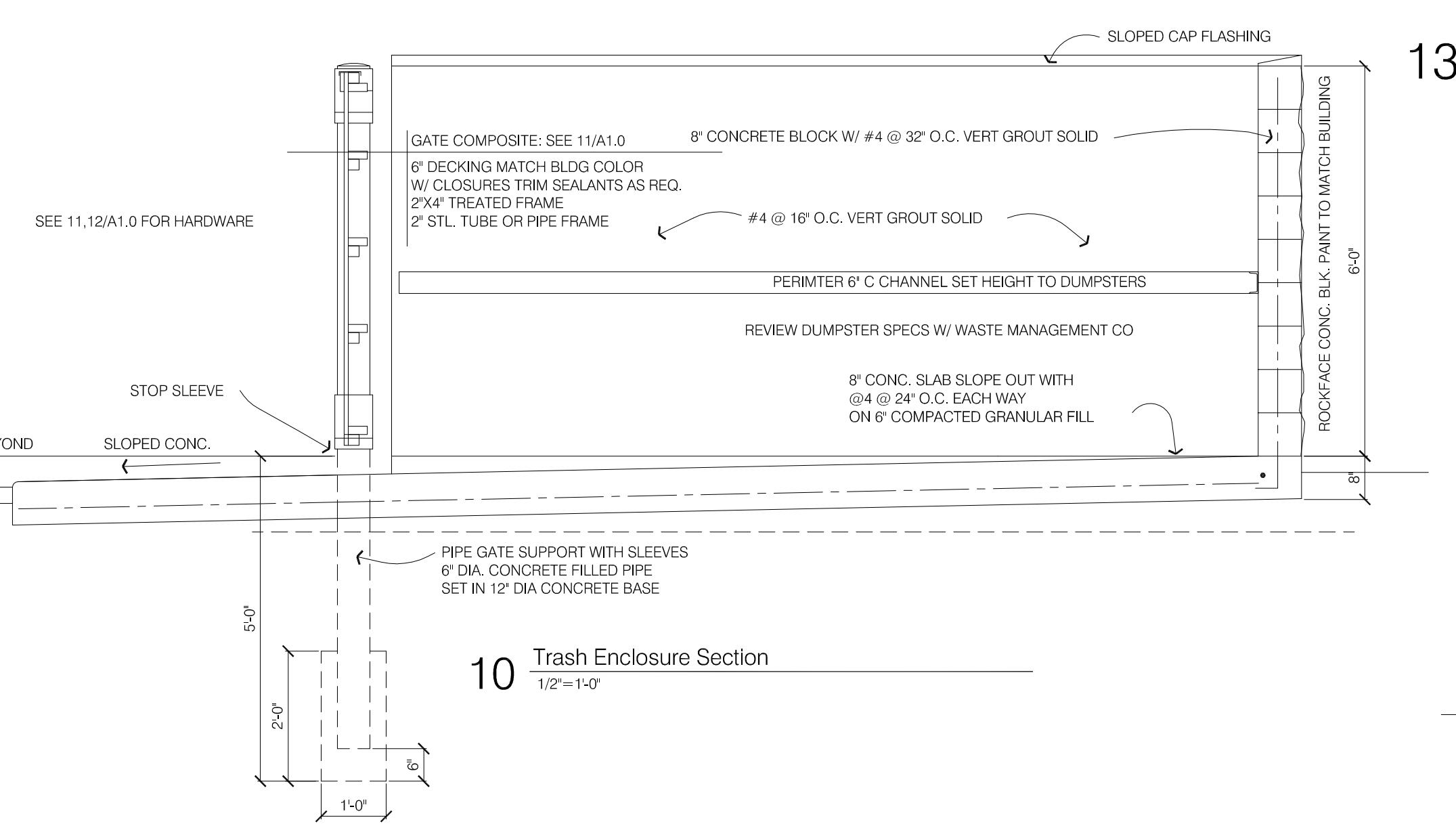
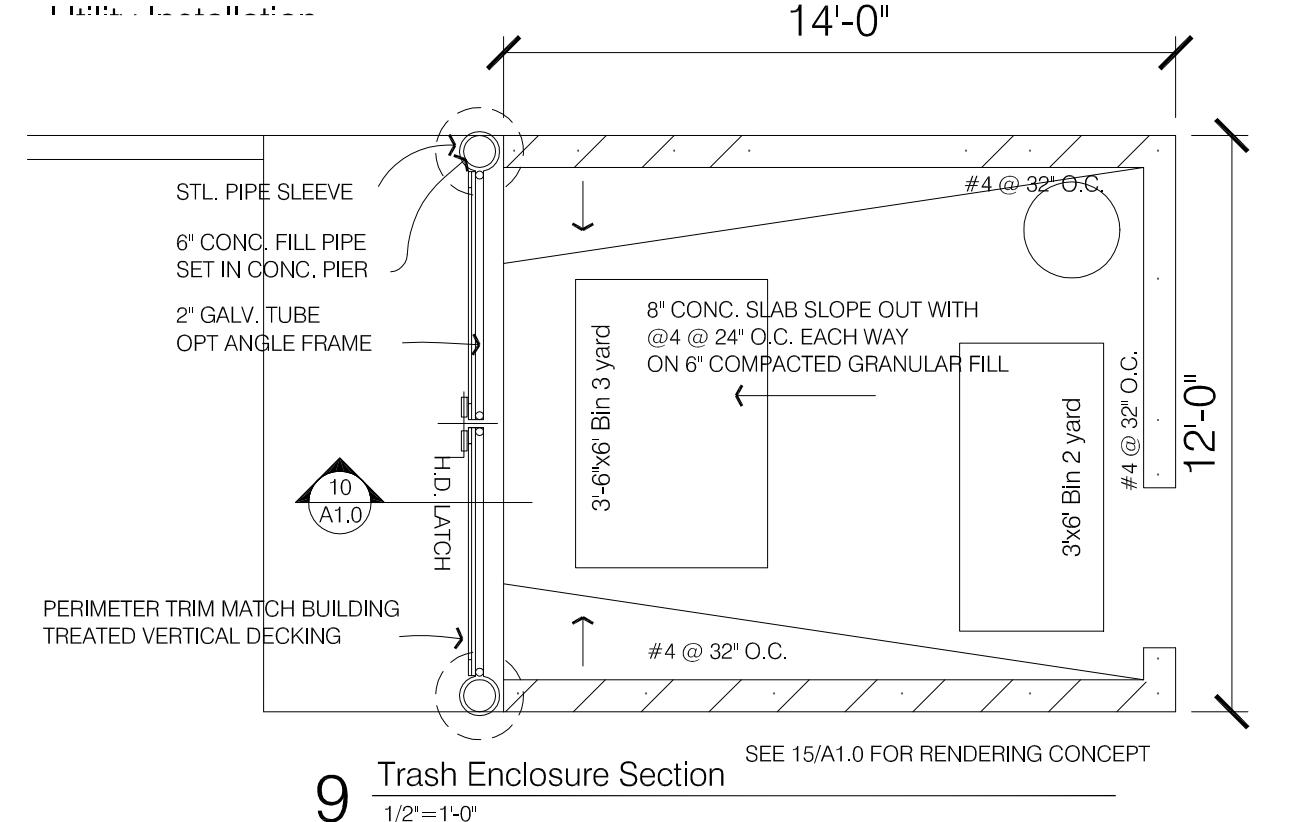
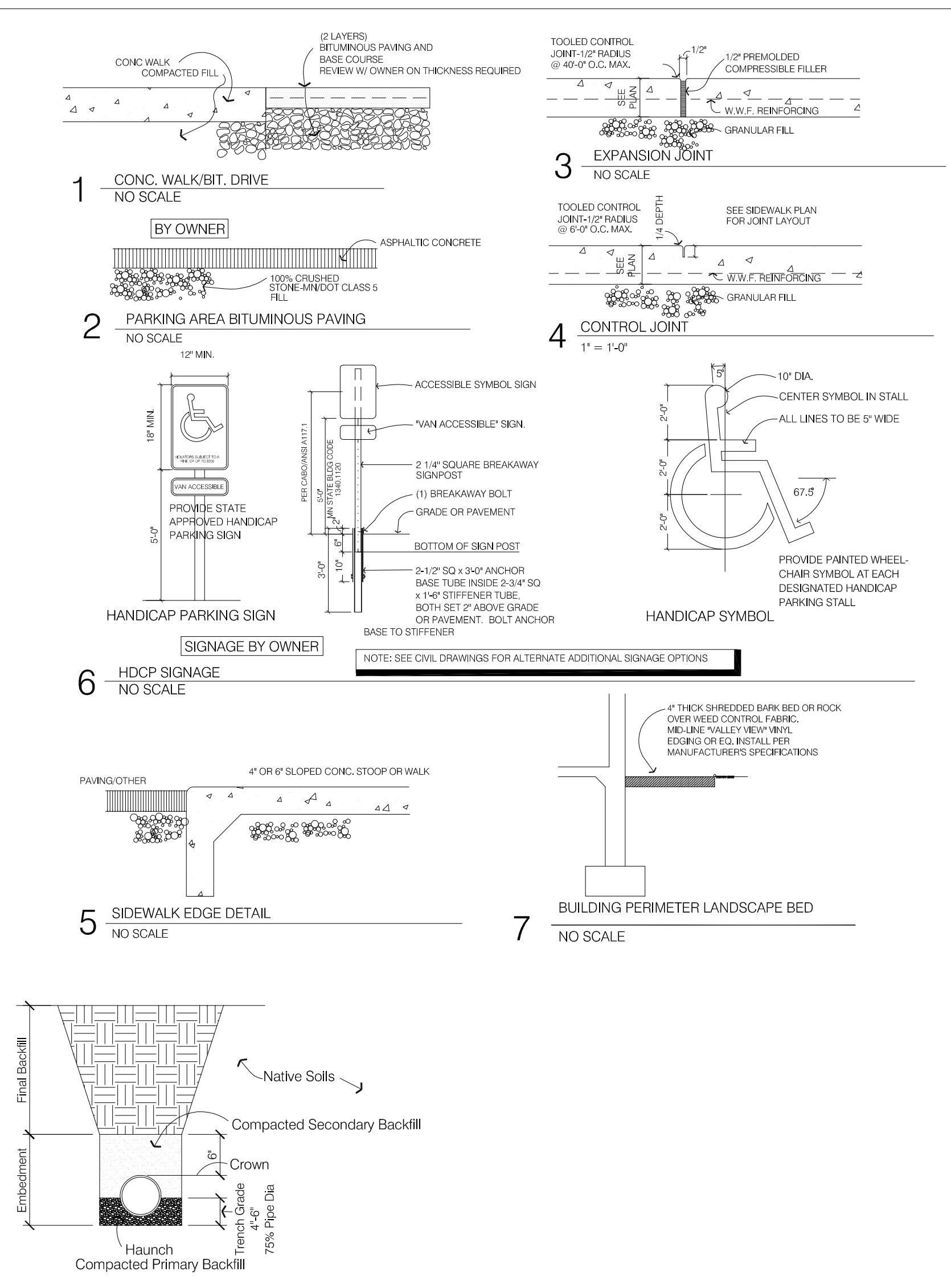
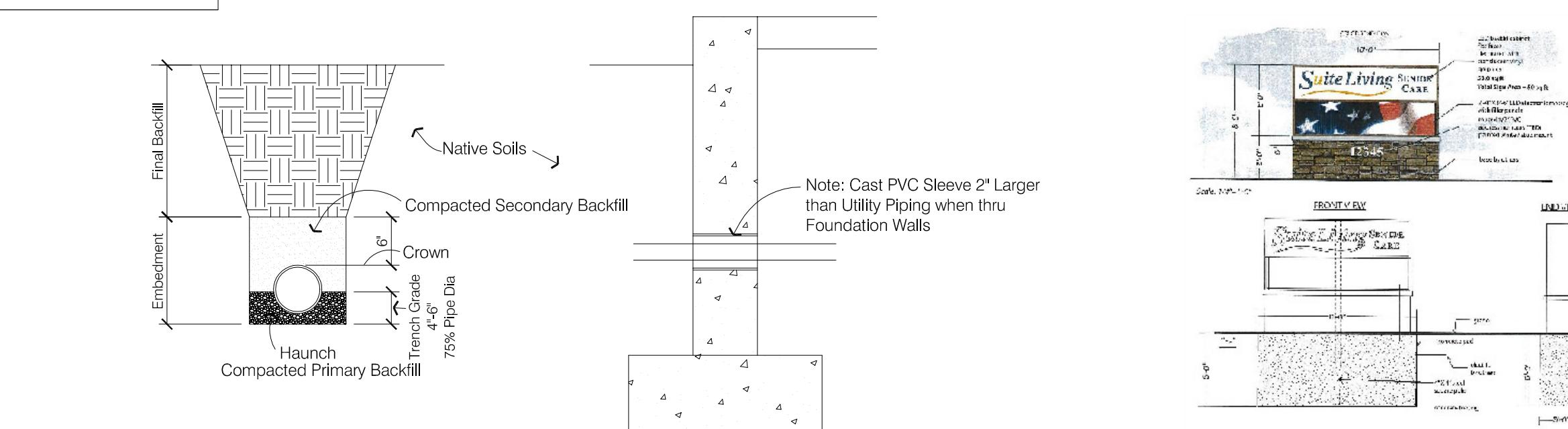
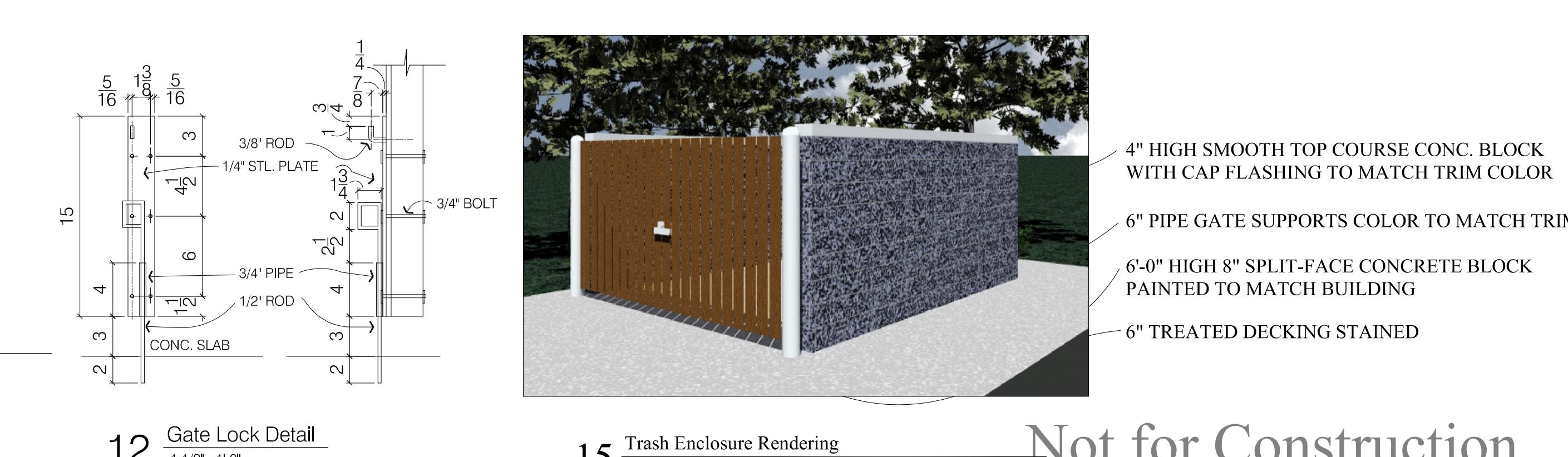
ISSUE/SUBMITTAL SUMMARY

DATE 10/27/25 DESCRIPTION CITY SUBMITTAL

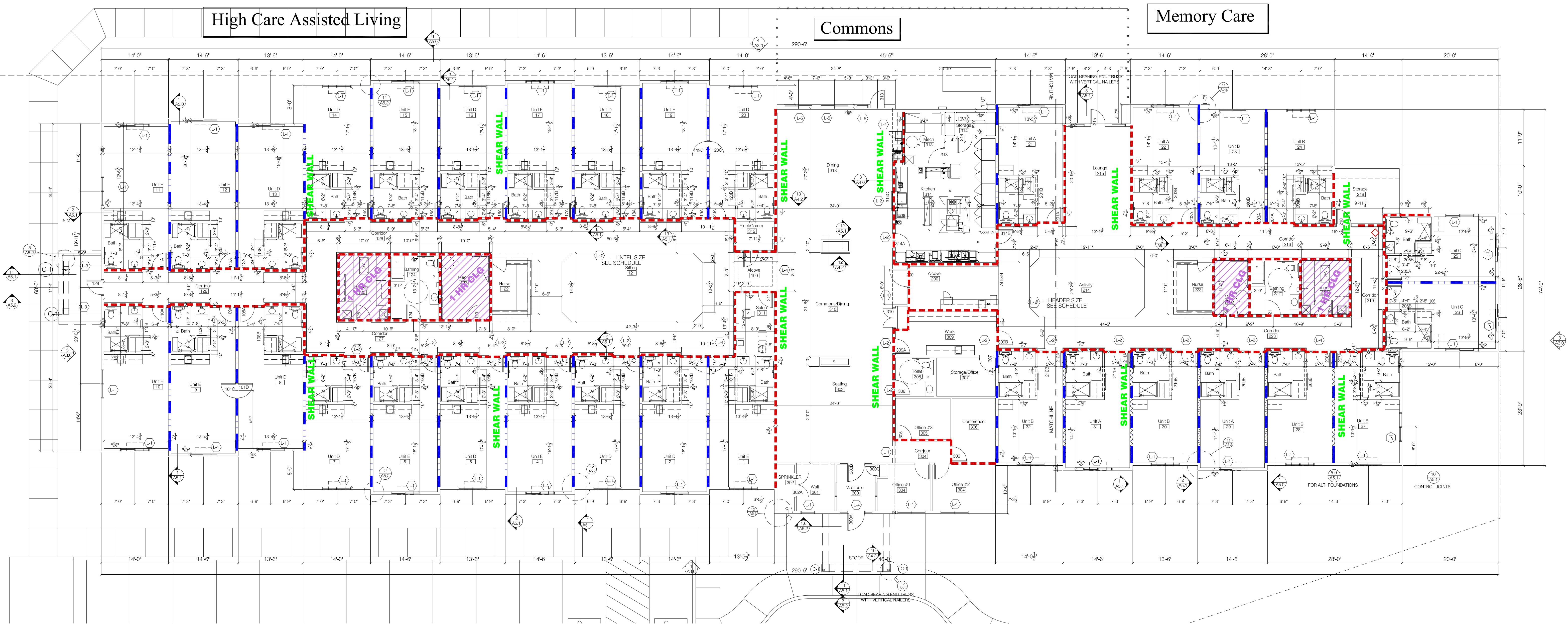
PROJECT MANAGER MADISON DARLING
CONTRACT NUMBER 612-615-0060 X715
DRAWING NUMBER 24033
REVIEWED BY MP, RB
PRODUCT NUMBER 24033

REVISION SUMMARY

DATE DESCRIPTION


 14 Site with Emergency Response Plan
 1 1/2 = 30'-0"

 8 Building Monument Sign to be submitted with Signage Permit
 3/8=1'-0"


Not for Construction



Memory Care

Commons

High Care Assisted Living

Lars
Architectural Services, LLC
115 River St, Hudson WI 54016
612-240-7009
LarsCxyz@gmail.com

Suite Living of Mendota Heights
1178 Northland Dr
Mendota Heights, MN 55120

City Review
Printed October 22, 2025

Overall Floor Plan
Radon Detection Plan

SHEAR WALLS:
WOOD PLATES FOR INTERIOR SHEAR WALLS
WHICH ARE THE DEMISING WALLS FOR THE
RESIDENT SLEEPING UNITS - NON-BEARING
ARE TO BE TREATED LUMBER AND WILL BEAR
DIRECTLY ON THE SLAB ON GRADE - NON FOOTING
OR THICKENED SLAB IS REQUIRED. THE PLATES
SHALL BE FASTENED TO THE SLAB W/ HILTI X-CF 72
OR X-CP 72 POWDER ACTUATED FASTENERS
(APPROVED PER ICC-ES ESR-2379 REPORT)
FASTENERS SHALL HAVE A SHANK LENGTH OF 2 7/8"
WITH A DIA. OF 0.145" AND TO BE INSTALLED W/ STEEL
PLATE WASHERS (0.229x3"x3" MIN.)
THE MAX. SPACING SHALL NOT EXCEED 24" O.C.
AND CENTERED ON THE TREATED PLATE

Legend:
 - - - = 1 HOUR CORRIDOR WALL SEE 1/A8.0
 SHEARWALL = 1 HOUR CORRIDOR WALL SEE 1/A8.0
 - - - - = 1 HOUR STAGGERED STUD SEE 3/A8.0
 SHEARWALL = 1 HOUR SHEAR WALL SEE 5/A8.0
 Hatched = 1 HOUR CEILING SEE 2/A8.0
 MECH CEILINGS TO BE 1 HOUR
 = EXTERIOR WALLS SEE 7/A8.0
 = PENTRATIONS SEALANTS SEE 6/A8.0
 ◊ = 1 HOUR BEARING WALL SEE 1/A7.0
 ◊ = 1 HOUR UNIT DEMISING WALL SEE 2/A7.0
 ◊ = 1 HOUR SHEAR WALL SEE 3/A7.0
 ◊ = 1 HOUR WALL SEE 4/A7.0
 ◊ = 1 HOUR WALL SEE 4/A7.0
 OTHERS 2x 5/8" GYP. BD. EACH SIDE

HEADER SCHEDULE	BEARING	KING
L-1 = (2) 1 3/4" x 9 1/4" LVL	(2) 2"x6" STUDS	(2) 2"x6" STUDS
L-2 = (2) 1 3/4" x 9 1/4" LVL	(2) 2"x6" STUDS	(1) 2"x6" STUDS
L-3 = (3) 1 3/4" x 9 1/4" LVL	(2) 2"x6" STUDS	(1) 2"x6" STUDS
L-4 = (2) 1 3/4" x 14" LVL	(3) 2"x6" STUDS	(2) 2"x6" STUDS
L-5 = (3) 1 3/4" x 9 1/4" LVL	(2) 2"x7 1/4" STUDS	(2) 2"x7 1/4" STUDS

NOTE: REVIEW WITH TRUSS MANUFACTURER ON THE LOCATIONS OF THE TRUSS GIRDERS

COLUMN SCHEDULE

C-1 = 6"x6" PSL COLUMN. EXTERIOR CONDITIONS TO BE TREATED

Not for Construction

No. Date Revision
X X
Project
Date
Drawn by Lars
SHEET

A2.0



Planning Commission Work Session Memo

MEETING DATE: November 25, 2025

TO: Planning Commission

FROM: Sarah Madden, Community Development Manager

SUBJECT: Title 11: Subdivision Regulations

ACTION REQUEST:

Discussion Item Only - No formal action is required.

BACKGROUND:

The Planning Commission is asked to review the redline ordinance of Title 11: Subdivision Regulations and be prepared to discuss the attached [draft] ordinance and any comments, questions, or concerns that arise during the November 25, 2025 Planning Commission meeting.

ATTACHMENTS:

1. Title 11 - Subdivision Regulations - Redline with Comments

TITLE 11

SUBDIVISION REGULATIONS

CHAPTER 1

GENERAL SUBDIVISION PROVISIONS; ADMINISTRATION AND ENFORCEMENT

11-1-1: SHORT TITLE:

This title shall be known as the SUBDIVISION ORDINANCE OF THE CITY OF MENDOTA HEIGHTS and will be referred to herein as "this title".

(1981 Code 301 § 1)

11-1-2: INTENT AND PURPOSE:

- A. Purpose: It is the purpose of this title to establish certain regulations and requirements for the platting of land within the City of Mendota Heights pursuant to the authority contained in Minnesota statutes that the City Council deems necessary for the health, safety and general welfare of this community.
- B. Intent: It is the intent of this title to:
 1. Safeguard the best interests of the city
 2. To assist the subdivider in harmonizing their interests with those of the city at large
 3. To provide for an attractive, orderly, economic, and safe development of land and urban services and facilities
 4. To promote the public health, safety, and general welfare by establishing physical standards, design requirements and procedures for plats and subdivisions of land
 5. To develop a consistency with and to help implement the zoning, building and other applicable sections and provisions of this Code
 6. To support and further the city's comprehensive plan by establishing uniform procedures and regulations for plats and subdivisions of land
 7. To protect the character and symmetry of neighborhoods in the city while preserving and enhancing the value and economic use of property

11-1-3: SCOPE:

The provisions of this title relate to any division of a tract of land into two (2) or more parcels by platting, replatting, conveyance, registered land survey, or other means. (1981 Code 301 § 1)

11-1-4: RULES AND DEFINITIONS:

For the purpose of this title, words used or defined in one tense or form shall include other tenses and derivative forms; words in the singular number shall include the plural number, and words in the plural number shall include the singular number; the word "shall" is mandatory and not discretionary; and the word 'may' is permissive.

For the purpose of this title, certain words and terms are hereby defined as follows:

ALLEY: A public right of way which affords a secondary means of access to abutting property.

APPLICANT: All persons, whether one or more, who request approval by the city of a plat, subdivision, lot line adjustment or lot division pursuant to this Title.

BLOCK: An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river or lake.

BOULEVARD: The portion of the street right of way between the curb or curb line and the property line.

BUILDING: Any structure having a roof and at least three (3) walls which may provide shelter or enclosure of persons, animals, or chattels, and when said structure is divided by party walls without openings, each portion of such building so separated shall be deemed a separate building.

CITY: The city of Mendota Heights.

CITY COUNCIL: The governing body of the city of Mendota Heights.

COMPREHENSIVE PLAN: The comprehensive plan of the city and all policy statements, goals, standards, maps, charts and explanatory materials thereto which guide the land use development of the city, as adopted by the city council.

DESIGN STANDARDS: The specifications to land owners or subdividers for the preparation of plats, both preliminary and final, indicating, among other things, the optimum, minimum or maximum dimensions of such items as rights of way, blocks, easements and lots.

DEVELOPER: The owner of land proposed to be subdivided under this title, or their representative commencing proceedings under this title to effect a subdivision of land hereunder for themselves or for another. Consent shall be required from the legal owner of the premises.

EASEMENT: A recorded interest in land which authorizes a designated portion of that land for a specific limited use which shall include but not be limited to the following uses: ponding, drainage, utilities, access, parking, construction, etc.

FINAL PLAT: A drawing or map of a subdivision, meeting all of the requirements of the city, and in such form as required by Dakota County for the purposes of recording.

GRADE, PERCENTAGE OF: The rise or fall of a street by feet and tenths of a foot for each one hundred feet (100') of horizontal distance measured at the centerline of the street.

LOT: A parcel or portion of land within a subdivision which is described by a lot number, block number and subdivision name, meeting the requirements of Title 12: Zoning of this Code, for the purposes of description, recording, conveyance, development and taxation.

LOT AREA: The area of a lot in a horizontal plane bounded by the lot lines.

LOT, CORNER: A lot situated at the junction of, and abutting on two (2) or more intersecting streets, or a lot at the point of deflection in alignment of a continuous street and the interior angle of which does not exceed 135°.

LOT, DEPTH: The mean horizontal distance between the front lot line and the rear lot line of a lot.

LOT, INTERIOR: A lot other than a corner lot, including through lots.

LOT LINE: The property line bounding a lot; except, that where any portion of a lot extends into a public right of way or a proposed public right of way, the line of such public right of way shall be the "lot line" for applying this Chapter.

LOT LINE, FRONT. That boundary of a lot which abuts an existing or dedicated public street and, in the case of a corner lot, the front lot line shall be designated by the owner, subject to the approval by the code enforcement officer. Appeals to the determination of the code enforcement officer may be filed with the zoning board of appeals in accordance with section [12-1L-3] of this Code.

LOT LINE, REAR. That boundary of a lot which is opposite the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point at the rear, the rear lot line shall be the line ten feet (10') in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE. Any boundary of a lot which is not a front lot line or a rear lot line.

LOT OF RECORD. Part of a subdivision, the plat of which has been recorded in the office of the register of deeds, or a parcel of land, the deed to which was recorded in the office of said register of deeds prior to the adoption of this Chapter.

LOT, THROUGH. A lot which has a pair of opposite lot lines abutting two (2) substantially parallel streets, and which is not a corner lot. On a through lot, both street lines shall be front lot lines for applying this.

LOT WIDTH. The maximum horizontal distance between the side lot lines of a lot measured within the first 30' of the lot depth.

OUTLOT: A parcel of land on a plat which has not been designated as a buildable lot, due to insufficient size or frontage, peculiar site characteristics, topographical problems or one which is not ready for development due to lack of public improvements.

Commented [SM1]: All of these definitions have been pulled from the Zoning Title

Commented [LR2]: Include for "drainage purposes" as well

OWNER: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Title.

PARCEL: Any unit of land, platted or described by metes and bounds or combination thereof, subject to this title and other city ordinances.

PARKS AND PLAYGROUNDS: Public land and open spaces in the city dedicated or reserved for recreational use and other public purposes.

PEDESTRIANWAY: A public or private right of way across a block or within a block to provide access for pedestrians and which may be used for the installation of utility lines.

Commented [SM3]: Should the utility piece be mentioned elsewhere?

Commented [RR4R3]: I would think any utility installations would be in an easement?

Commented [SM5R3]: That is what I was thinking. I am not sure if there was a reason why utilities were called out in the pedestrianway specifically?

Commented [LR6R3]: Agreed, should be removed

PLANNING COMMISSION: The planning commission of the City of Mendota Heights.

PRELIMINARY PLAT: A tentative drawing or map of a proposed subdivision meeting the requirements herein enumerated.

PROTECTIVE COVENANTS: Contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of any given area.

STREET: A public right of way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, or however designated.

STREET, COLLECTOR: A street which serves or is designed to serve as a trafficway for a neighborhood or as a feeder to a major street. Collector streets are identified in the comprehensive plan.

STREET, CUL-DE-SAC: A local street with only one (1) outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

STREET, LOCAL: A street intended to serve primarily as an access to abutting properties.

STREET, MINOR ARTERIAL: A road classification for streets that are of regional importance because they relieve, expand, or complement the principal arterial system and are designed to connect to principal arterials, other minor arterials and collectors. Minor arterial streets are identified in the comprehensive plan.

STREET, PRINCIPAL ARTERIAL: Interstate freeways and state highways that connect the region with other areas in the state and other states. The emphasis of these roads are on mobility as opposed to land access. Principal arterial roads are identified in the comprehensive plan.

STREET, PRIVATE: A street which is not dedicated to the city for public use.

STREET, SERVICE: A marginal access street which is generally parallel and adjacent to minor or principal arterials and which provide access to abutting properties and protection from through traffic.

STREET WIDTH: The width of the right-of-way, measured at right angles to the centerline of the street.

SUBDIVISION: A described tract of land which is to be or has been divided into two (2) or more lots or parcels for the purpose of transfer of ownership or building development or, if a new street is involved, any division of a parcel of land. The term includes resubdivision and, where it is appropriate to the context, relates either to the process of subdividing or to the land subdivided.

11-1-5: COMPLIANCE WITH PROVISIONS:

- A. Conditions For Recording Plat: No plat of any subdivision shall be entitled to record in the Dakota County register of deeds office or have any validity until the plat thereof has been prepared, approved, and acknowledged in the manner prescribed by this title.
- B. Building Permit Issuance: No building permits will be considered for issuance by the city for the construction of any building, structure or improvement to the land or to any lot in a "subdivision", as defined herein, until all requirements of this title have been fully complied with. (1981 Code 301 § 11)
- C. Conflict: It is not intended by this title to annul or interfere with any other official regulations or ordinances of the city; provided, however that where there is a difference between minimum

Commented [SM7]: This part of the language is not included in the Title 12 definition

Commented [SM9]: I am suggesting we remove all references to 'minor' streets and use 'local' per our Comp Plan transportation map

Commented [SM10]: Definition brought over from Title 12. Also brought over 'street, local'

Commented [SM12]: Amy - A lot of other cities include exceptions for large plots, cemeteries, and court orders. Should we include those exceptions in our definitions? Isn't there something in statute about cemeteries?

standards or dimensions herein and those contained in other official regulations or ordinances of the city, the highest standards shall apply.

D. Approvals Necessary for Acceptance of Plats: Before any plat shall be recorded or be of any validity, it shall be referred to the city planning commission for recommendation and approved by the city council as having fulfilled the requirements of this title.

11-1-6: LOT SPLITS AND PROPERTY LINE ADJUSTMENTS:

Application requests for lot splits and lot line adjustments shall follow the application and procedures required by this title for a subdivision unless exempted by this section, in which case the planning commission and city council shall review said request in the manner prescribed in section 11-2-1 of this title and in compliance with the requirements of this section.

1. Lot line adjustments which adjusts or relocates a common lot line separating two (2) lots and which does not cause the land or any structure to be in violation of this title or the zoning ordinance.
2. Divisions of land to create two (2) lots and the newly created property line will not cause the land or any structure to be in violation of this Title or the zoning ordinance.

A. Lot Line Adjustments.

1. Applications for lot line adjustments shall be exempt from Chapters 2, 3, and 4 of this title if the following conditions are met:
 - a. The application request is for a lot line adjustment which adjusts or relocates a common lot line separating two (2) lots, without increasing or decreasing the number of parcels.
 - b. The lots within the requested adjustment are lots of record that have been previously subdivided by a plat which is on file in the office of the county register of deeds or registrar of titles.
 - c. The newly created property line will not cause the adjusted lots or any structures on the lots to be in violation with this title or the zoning ordinance.
 - d. The application will not involve the construction of any new street or road, or the extension of municipal facilities, or the creation of any public improvement.
 - e. The application does not involve an outlot.
2. Applications for lot line adjustments shall require the owner or applicant to prepare and submit a certificate of survey containing the following information:

- a. Location, setbacks, and building height contiguous to the side yard measured based on applicable definition for existing structures on both parcels.
- b. Proposed property boundary lines, including dimensions.
- c. Lot size noted in acres and square feet; lot width dimension.

Commented [LR14]: May want to add something for easement adjustments as applicable and revised impervious area calculations

- d. Front, rear, and side yard setbacks, including a description of the applicable zoning district standards.
- e. Existing and proposed legal descriptions.
- f. Date, scale, legend, and north arrow.
- g. Certification statement and signature of a licensed surveyor in the state of Minnesota, including license number and contact information.
- h. Such other information as may be requested by the zoning administrator, engineer, surveyor, or planning commission.

B. Lot Splits.

1. Applications for lot splits shall be exempt from Chapters 2, 3, and 4 of this title if the following conditions are met:
 - a. The application request is for subdivision of one (1) existing lot to create two (2) new lots.
 - b. The existing lot is a lot of record that has been previously subdivided by a plat which is on file in the office of the county register of deeds or registrar of titles.
 - c. The newly created property line will not cause the subdivided lots or any structures on the lots to be in violation with this title or the zoning ordinance.
 - d. The application will not involve the construction of any new street or road, or the extension of municipal facilities, or the creation of any public improvement.
 - e. The application does not involve an outlot.
2. Applications for lot splits shall require the owner or applicant to prepare and submit a certificate of survey containing the following information:
 - a. Existing first floor elevations for principal structure and garage.
 - b. Location and setbacks for existing structures on the subject parcel and immediately adjacent parcels.
 - c. Proposed property boundary lines, including dimensions.
 - d. Lot size noted in acres and square feet; lot width dimension.
 - e. Front, rear, and side yard setbacks, including a description of the applicable zoning district standards.
 - f. Size (square feet) of proposed building pad(s).
 - g. Existing and proposed legal descriptions.
 - h. A forest and significant tree inventory of the size, species, and location of significant and heritage trees, as defined by City Code Section 15-3, existing on the property to be disturbed by public or private improvements. These significant trees and heritage trees should be identified in both graphic and tabular form..
 - i. Topographic data, including contours at vertical intervals of not more than two feet (2'), including existing slopes over thirty three percent (33%) in grade.
 - j. Wetlands and water resource related areas, including buffers as required in section 12-4A-4 and section 15-4 of this code.
 - k. Required drainage and utility easements, as in section 11-3-4 of this title.

Commented [LR15]: + Impervious area calcs

Commented [LR17]: Should this be "and identifying"? Would want contours regardless and to identify EX areas exceeding 1:3 slopes.

- l. Date, scale, legend, and north arrow.
- m. Certification statement and signature of a licensed surveyor in the state of Minnesota, including license number and contact information.
- n. Such other information as may be requested by the zoning administrator, engineer, surveyor, or planning commission.

11-1-7: LAND SURVEYS AND CONVEYANCES:

- A. Registered Land Surveys: It is the intention of this title that all registered land surveys in the city should be presented to the planning commission in the form of a preliminary plat in accordance with the standards set forth in this title for preliminary plats and that the planning commission shall first approve the arrangement, sizes, and relationship of proposed tracts in such registered land surveys, and that tracts to be used as easements or roads should be so dedicated. Unless a recommendation and approval have been obtained from the planning commission and city council respectively, in accordance with the standards set forth in this title, building permits will be withheld for buildings on tracts which have been so subdivided by registered land surveys, and the city may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts unless so approved.
- B. Conveyance By Metes And Bounds: No conveyance of a parcel in which the land conveyed, as described by metes and bounds, shall be made or recorded if the parcel described in the conveyance consists of five (5) acres or less in area and three hundred feet (300') in width unless such parcel was a separate parcel of record at the effective date of this title. Properties described by metes and bounds shall only be further subdivided by plat. A subdivision described by metes and bounds shall not be approved by the city or recorded at the county. Building permits will be withheld for buildings or tracts which have been subdivided and conveyed by this method, and the city may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts.

11-1-8: TRANSFER OF DEVELOPMENT RIGHTS:

As dedication of steep slopes, drainageways, and wetlands may substantially reduce the total number of lots platted within a development, the city council may consider the transfer of development rights from that area which is to be dedicated, to an abutting developable area within the same plat. The city council may consider the transfer of development rights when the following conditions exist:

- A. The need for dedication of said environmentally significant physical features is greater than can be accommodated through the public (park and open space) dedication requirements of this title.
- B. The area from which the development rights have been transferred is permanently deed restricted to allow no development of commercial, industrial or residential structures, where the deed is held by an officially recognized homeowners' association.
- C. The proposed development must conform to the appropriate parking restrictions as outlined in the Mendota Heights zoning ordinance ¹.
- D. The proposed development must conform to the established permitted or conditional uses of the appropriate zoning district for which the property is so designated. (1981 Code 301 § 7)

Notes

¹ 1. See title 12, chapter 1 of this code.

11-1-9: VARIANCES:

Variances from the strict application of the provisions of this title can be requested under the requirements of section 12-5B-7 of this code.

Commented [SM19]: Do we want to keep this section? It does not seem relevant to our built-out status, and is not required by statute.

Commented [RR20R19]: I don't think I have ever used anything in this section.

11-1-10: FEES:

Fees and deposits for processing subdivision applications will be collected in accordance with the requirements of section 12-5E-1 of this code.

Commented [SM21]: Should we not just reference fee schedule?

Commented [RR22R21]: I was thinking fee schedule

11-1-11: VIOLATIONS; PENALTY:

A. Violations:

1. Sale Of Lots From Unrecorded Plats: It shall be unlawful to sell, trade, or otherwise convey or offer to sell, trade, or otherwise convey any lot or parcel of land as a part of, or in conformity with any plan, plat or replat of any subdivision or area located within the jurisdiction of this title unless said plan, plat or replat shall have first been recorded in the office of the register of deeds of Dakota County.
2. Receiving Or Recording Unapproved Plats: It shall be unlawful to receive or record in any public office any plans, plats or replats of land laid out in building lots and streets, alleys, or other portions of the same intended to be dedicated to public or private use, or for the use of purchasers or owners of lots fronting on or adjacent thereto, and located within the jurisdiction of this title, unless the same shall bear thereon, by endorsement or otherwise, the approval of the city council.
3. Misrepresentation As To Construction, Supervision, Or Inspection Of Improvements: It shall be unlawful for any person, firm or corporation owning an addition or subdivision of land within the city to represent that any improvement upon any of the streets, alleys or avenues of said addition or subdivision or any sewer in said addition or subdivision has been constructed according to the plans and specifications approved by the city council, or has been supervised or inspected by the city, when such improvements have not been so constructed, supervised or inspected. (1981 Code 301 § 13)

B. Penalty: Anyone violating any of the provisions of this title shall be guilty of an offense punishable as provided in section 1-4-1 of this code. Each month during which compliance is delayed shall constitute a separate offense. (1981 Code 301 § 13; amd. 2003 Code)

CHAPTER 2

PLATTING PROCEDURES

11-2-1: PRELIMINARY PLAT:

- A. **Filing Of Plat; Fee:** The required application(s) and supporting information shall be submitted in accordance with the current application submittal schedule. The required filing fee as established in section 11-1-10 of this title shall be paid before the proposed plat shall be considered officially filed.
- B. **Public Hearing:**
 - 1. Upon receipt of a complete application, a public hearing date shall be established for public review of the preliminary plat by the planning commission.
 - 2. The planning commission shall conduct the public hearing and report its findings and make recommendations to the city council.
 - 3. Notice of said hearing shall be published in the official newspaper at least ten (10) days prior to the hearing. Written notification of the hearing shall be mailed at least ten (10) days prior, to all owners of land within three hundred fifty feet (350') of the boundary of the property in question.
- C. **Technical Assistance Reports:** After the public hearing has been set, the city administrator shall instruct the staff to prepare technical reports (where appropriate) and provide general assistance in preparing a recommendation for planning commission and city council consideration. (1981 Code 301 § 3)
- D. **Review By Other Commissions Or Jurisdictions:** The preliminary plat shall be distributed to the parks and recreation commission, Dakota County, school districts, metropolitan, state or other public jurisdictions for their review and comment when appropriate, as determined by the city administrator and, including, but not limited to, the following circumstances:
 - 1. The proposed plat includes dedication of lands for public use, as in section 11-5-1 of this title.
 - 2. The proposed plat is adjacent to county or state right of way or proposes to access a county or state road.
 - 3. The proposed plat is within the critical area overlay district, as regulated by title 12, chapter 3 of this code. (Ord. 490, 2-16-2016)
- E. **Recommendation To Council:** The planning commission shall make a recommendation to the city council within sixty (60) days following the close of the public hearing.
- F. **Action By City Council:**
 - 1. **Time Limit For Action:** The council shall act upon the preliminary plat within one hundred twenty (120) days of the date on which it was officially filed. If the recommendation of the planning commission has not been received in time to meet this requirement, the council may act on the preliminary plat without such recommendation.
 - 2. **Denial Of Plat:** If the preliminary plat is not approved by the city council, the reasons for such action shall be recorded in the proceedings of the council and transmitted to the applicant.
 - 3. **Approval Of Plat:** If the preliminary plat is approved, such approval shall not constitute final acceptance of the layout. Subsequent approval will be required of the engineering proposals and other features and requirements as specified by this title to be indicated on the final plat. The city council may require such revisions in the preliminary plat and final

plat as it deems necessary for the health, safety, general welfare and convenience of the city and its residents. (1981 Code 301 § 3)

4. **Effective Period Of Approval:** The approval of a preliminary plat shall be effective for a period of one year or longer, as specified by the city council. At the end of this time, final plat approval on the subdivision shall have been obtained from the city council. Any preliminary plat not receiving final approval within the time period set forth herein shall be null and void, except as provided by Minnesota statutes section 462.358, subdivision 3c or if an extension is granted by the city council, and the subdivider shall be required to submit a new application for preliminary plat approval subject to all new zoning restrictions and subdivision regulations of the city existing at the time of submission of the new application. (Ord. 490, 2-16-2016)

11-2-2: FINAL PLAT:

After the preliminary plat has been approved, the final plat may be submitted for approval as follows: (1981 Code 301 § 3)

- A. **Approval Or Denial By City Council:** Except as provided in subsection B of this section, the final plat shall be submitted to the city council for approval. If accepted, the final plat shall be approved by resolution, which resolution shall provide for the acceptance of all agreements for basic improvements, public dedication and other requirements as indicated by the city council. If disapproved, the grounds for any refusal to approve a plat shall be set forth in the proceedings of the council and reported to the person or persons applying for such approval.
- B. **Approval Or Denial By Planning Commission:** Upon the request of the property owner, or where the city zoning administrator has determined that material changes have been made in the final plat subsequent to preliminary plat approval, the planning commission shall review the final plat. The final plat shall be filed with the city clerk and submitted to the planning commission at least twenty (20) days prior to a commission meeting at which consideration is requested. During the said twenty (20) days, the city staff shall examine the final plat and prepare a recommendation to the planning commission. Approval, disapproval, or any delay in decision of the final plat will be conveyed to the subdivider within ten (10) days after the meeting of the city planning commission at which such plat was considered. In case the plat is disapproved, the subdivider shall be notified in writing of the reason for such action and what requirements shall be necessary to meet the approval of the commission. After review by the planning commission, such final plat, together with the recommendations of the planning commission, shall be submitted to the city council for approval. (Ord. 282, 1-21-1991)
- C. **Recording Final Plat:** Once the final plat is approved by the city council, the developer shall record it with the Dakota County recorder and/or the registrar of titles within one year after said approval or approval of the final plat shall be considered void, unless a request for time extension is submitted in writing and approved by the city council. No building permits shall be issued for construction of any structure on any lot in said plat until the city has received evidence of the plat being recorded by Dakota County.

11-2-3: DATA REQUIRED FOR PRELIMINARY AND FINAL PLATS:

A. Preliminary Plat: The owner or applicant shall prepare and submit a preliminary plat, together with any necessary supplemental information. The preliminary plat shall contain the following information.

1. General Information:

- a. Legal description of lands to be subdivided
- b. Proposed name of subdivision; names shall not duplicate or too closely resemble names of existing subdivisions within the county.
- c. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.
- d. Names and addresses of the owner, developer, surveyor and/or engineer, and the designer making the plat.
- e. Graphic scale of plat, not less than one inch to one hundred feet (1" = 100').
- f. Date and north arrow.

2. Existing Conditions:

- a. Boundary lines, boundary line dimensions, and total acreage of proposed subdivision, clearly indicated.
- b. Existing zoning classifications for land within and abutting the subdivision, including overlay zoning districts, if applicable.
- c. Location, right of way width, and names of all existing or previously platted streets, or other public ways, parks, and other public lands, permanent buildings and structures, easements and section and corporate lines within the plan and to a distance one hundred fifty feet (150') beyond the plat area.
- d. Location and size of existing sanitary sewers, water mains, storm sewers, telecommunications, electricity, natural gas, cable or other underground facilities within the tract and to a distance of one hundred feet (100') beyond the plat area. Grades, invert elevations and locations of catch basins, manholes and hydrants shall also be shown.
- e. Boundary lines of adjoining unsubdivided or subdivided land, within one hundred fifty feet (150'), identified by name and ownership, including all contiguous land owned or controlled by the applicant. (1981 Code 301 § 4)
- f. Topographic data, including contours at vertical intervals of not more than two feet (2'), including existing slopes over thirty three percent (33%) in grade; Wetlands, floodplains, wooded areas, rock outcrops, power transmission poles and lines, and other significant features. The centerline of all watercourses shall be accurately delineated.
- g. A forest and significant tree inventory of the size, species, and location of significant and heritage trees, as defined by City Code Section 15-3, existing on the property to be disturbed by public or private improvements. These significant trees and heritage trees should be identified in both graphic and tabular form.

3. Proposed Design Features:

- a. Layout of proposed streets showing the right of way widths, centerline gradients, typical cross sections, and proposed names of streets. The name of any street

Commented [LR23]: "clearly identifying" if not removing the highlighted portion

heretofore used in the county or its environs shall not be used unless the proposed street is a logical extension of an already named street, in which event, the same name shall be used. Street names shall conform to the master street name and numbering system as adopted.

- b. Locations and widths of proposed alleys and pedestrianways.
- c. Locations and size of proposed sewer lines and water mains.
- d. Location, dimension and purpose of all easements.
- e. Layout, numbers, lot areas and preliminary dimensions of lots and blocks.
- f. Minimum front and side street building setback lines.
- g. When lots are located on a curve, the width of the lot at the building setback line.
- h. Areas, other than streets, alleys, pedestrianways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.

4. Supplemental Information:

- a. Statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units and type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population.
- b. A generalized plan illustrating the manner in which the project is anticipated to be staged, including preliminary building pad locations.
- c. Preliminary proposals for connection with existing water supply and sanitary sewer systems.
- d. Provision for surface water disposal, drainage, and flood control.
- e. If any zoning changes are contemplated, the proposed zoning plan for the areas.
- f. Whenever the preliminary plat covers only a part or portion of an applicant's adjacent land holdings, the applicant shall submit a sketch plan of the remainder of the property so as to show the possible relationships between the proposed subdivision and the future subdivision, including proposed street systems and an indication of probable future street and drainage systems for the remaining portion of the applicant's land holdings. In any event, all subdivisions shall be shown to relate well with existing or potential adjacent subdivisions.
- g. Where structures are to be placed on large lots (over 30,000 square feet), the preliminary plat shall indicate placement of structures so that lots may be further subdivided.
- h. An accurate soil survey of the subdivision prepared by a qualified person. (1981 Code 301 § 4)
- i. Where structures are to be placed on excessively deep (over two hundred feet (200')) lots which are subject to potential replat, the preliminary plat shall indicate a logical way in which the lots could possibly be resubdivided in the future.
- j. A soil erosion and sediment control plan for both during construction and after development has been completed. The plan shall include gradients of waterways,

Commented [SM25]: Moved from existing conditions/rephrased

design of velocity and erosion control measures, and landscaping of the erosion and sediment control system.

- k. A forest management plan that shows size, species, and location of trees proposed for removal, the location of trees to be preserved and the proposed measures for protection, and the size, species, number, and location of all replacement trees and woody shrubs proposed to be planted on the property. This plan shall incorporate the elements as required by City Code Section 15-3.
- l. Such other information as may be requested by the zoning administrator, engineer, surveyor or planning commission.

B. Final Plat: The owner or applicant shall submit a final plat, together with any necessary supplemental information. The final plat shall be prepared in accordance with provisions of Minnesota statutes and Dakota County regulations, and such final plat shall contain the following information.

1. Contents:

- a. Name of the subdivision, which shall not duplicate or too closely resemble the name of any existing subdivision in the county.
- b. Location by section, township, range, county and state, and including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions which must mathematically close. **The mathematical closure tolerance of the plat boundary, blocks, lots, and outlots shall not exceed two-hundredths (2/100) of a foot.**
- c. The location of monuments and a description thereof. Locations of such monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances to such reference points or monuments.
- d. **Location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points of curve to lot lines.**
- e. Lots shall be numbered clearly. Blocks are to be numbered, with numbers shown clearly in the center of the block.
- f. The exact locations, widths, and names of all streets to be dedicated.
- g. Location, width and purpose of all easements to be dedicated.
- h. Scale of plat, with the scale written and shown graphically on a bar scale along with the date and north arrow.
- i. **Drainage and utility easements.**
- j. Streets, alleys and other public areas not previously dedicated.

Include a map showing the location of the property being platted with sufficient information to locate the property within a section. Orient the vicinity map to match the north orientation of the plat. (Ord. 490, 2-16-2016)

Commented [SM26]: May need engineering help on phrasing of the required materials

Commented [SM27R26]: Should I add a SWPP?

Commented [LR28R26]: A stormwater pollution prevention plan (SWPPP) meeting the requirements of the Minnesota Pollution Control Agency (MPCA) including all soil erosion and sediment control measures to be incorporated during and after construction must be shown. Locations and standard detail plates for each measure must be included on the plan.

Commented [SM29]: Do we need to specify the room for error?

Commented [RR30R29]: I think the County would review that type of error.

Commented [LR33]: Covered under g. requirements

Commented [LR34]: Indent

2. Additional Plats: All subdivider shall submit two (2) reproducible copies of the final plat showing clearly lot configuration, actual dimensions and exact lot size in square footage, as certified by a registered land surveyor.
3. Title information required on final plat:
 - a. Statement dedicating all easements as follows: "Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along areas marked 'drainage and utility easements'."
 - b. Statement dedicating all streets, alleys and other public areas not previously dedicated as follows: "Streets, alleys, and other public areas shown on this plat and heretofore dedicated to public use are hereby so dedicated."
4. Certificates: Space for certification by the following parties (to be certified by appropriate parties prior to the city signing the final plat):
 - a. Certification by registered surveyor in the form required by section 505.03, Minnesota statutes, as amended.
 - b. Notarized certification by all owners of any interest in the land, and by any mortgage holder of record of the adoption of the plat as required by section 505.03, Minnesota statutes, as amended, and which certificate shall include a dedication of the drainage and utility easements and other public areas in such form as approved by the city council.
 - c. Certification showing that all taxes and special assessments due on the property have been paid in full. (Ord. 490, 2-16-2016)
 - d. Space for certificates of approval and review to be filled in by the signatures of the mayor and city clerk. The form of approval of the city council is as follows:

Approved by the City of Mendota Heights, Minnesota

This _____ day of _____, 20____

Signed: _____

Mayor

Attest: _____

City Clerk

CHAPTER 3

DESIGN STANDARDS

11-3-1: CONFORMANCE TO APPLICABLE RULES AND REGULATIONS

In addition to the design standards, all subdivision plats shall comply with the following, if applicable:

- A. Minnesota statutes 462.351 through 462.364;
- B. Requirements of the comprehensive plan, this code, and official zoning map of the city;

- C. The rules and regulations of the Minnesota department of health and department of transportation;
- D. State laws relating to platting requirements and registered land surveys; and
- E. Federal emergency management agency (FEMA) floodplain and Minnesota department of natural resources (MnDNR), shoreland regulations of Title 15 of this code.

11-3-2: BLOCKS:

- A. Block Length.
 - 1. In general, intersecting streets determining block lengths shall be provided at such intervals so as to serve cross traffic adequately and to meet existing streets. Where no existing plats control, the blocks in residential subdivisions shall not exceed one thousand three hundred twenty feet (1,320') in length, nor be less than three hundred feet in length, except where topography or other conditions justify a departure from this maximum. In blocks longer than eight hundred feet (800'), pedestrianways and/or easements through the block may be required near the center of the block.
 - 2. Blocks for business or industrial use shall not exceed one thousand three hundred twenty feet (1,320') in length.
- B. Block Width.
 - 1. The width of the block shall be sufficient to allow two (2) tiers of lots of appropriate depth, except where blocks abut a railroad or major arterial where it may have a single tier of lots.
 - 2. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off street parking and deliveries.

Commented [SM35]: Should vs shall? Amy - Golden Valley, Eagan uses shall; St Louis Park, Burnsville using should. I'm leaning shall but we are also giving topography exception... thoughts?

11-3-3: LOTS:

- A. Lot Area, Width And Depth: The minimum lot area, width and depth shall not be less than that established by title 12 of this code in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in title 12 of this code.
- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage on a city approved street other than an alley, as required in title 12 of this code, or be approved subject to section 11-1-9 of this title.
- E. Setback Lines: Setback or building lines shall be shown on all lots and shall not be less than the setback required by title 12 of this code in effect at the time of adoption of the final plat.
- F. Watercourses: Lots abutting a watercourse, wetland, ponding area, public waters including rivers and streams, shall have an additional depth of at least thirty feet (30') to accommodate any easements, buffers, or increased setback requirements as required under the provisions of title 12 or title 15 of this code.
- G. Lot Remnants: All remnants of lots below the minimum size and area identified in title 12 of this code that are left over after subdividing a larger tract must be added to adjacent lots, rather than

Commented [SM36]: Do we want to specify how frontage or lot width is calculated? Ex: at the setback line, etc.

Commented [SM37]: Referencing in preparation for new shoreland ordinance pending

allowed to remain as unusable parcels, unless the land is required for public purpose, is designated as an outlet, and has access from a public street.

- H. Political Boundaries: No singular plat shall extend over a political boundary. No singular lot shall extend over a school district boundary.
- I. Frontage Of Two Streets: Through lots, or lots with frontage on two (2) parallel streets, shall not be permitted except where lots back on arterial streets or highways, or where topographic or other conditions render subdividing otherwise unreasonable. Such through lots shall have an additional depth of at least twenty feet (20') in order to allow space for screen planting along the back lot line.
- J. Lots Abutting Collector or Arterial Streets

Commented [SM38]: I would argue that we don't necessarily have to require access if the exceptions are for dedicated public use + outlet. Thoughts??

11-3-4: STREETS AND ALLEYS:

A. General Requirements.

1. Streets, Continuous:

- a. Except for cul-de-sacs, streets shall connect with streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided tracts. Streets shall be designed and located in relationship to existing and planned streets.
- b. Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
- c. The arrangement of collector and arterial streets shall be consistent with the provisions of the transportation chapter of the comprehensive plan, and considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.
- d. Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of a proposed future street system for the unsubdivided portion shall be prepared and submitted by the applicant.
- e. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future streets and appropriate resubdivision, with provision for adequate utility connections for such resubdivision.

2. Streets, Dead End:

- a. Dead end streets without turnarounds are prohibited.
- b. Cul-de-sacs will be permitted only where topography or other physical site conditions justify their use.
 - 1) Requirements: Cul-de-sacs shall not be longer than five hundred feet (500'), including a terminal turnaround which shall be provided at the closed end,

Commented [SM39]: SLP has a standard for this to encourage shared access or to demonstrate turnaround access so that vehicles do not back onto the street. Would we consider this standard? Ex: Dodd Road subdivision. But also - this standard would apply to commercial/industrial subdivisions as well.

with an outside curb radius of at least forty nine feet (49') and a right of way radius of not less than sixty feet (60'). For the purposes of measuring cul-de-sac, the distance from the centerline of the intersected streets to the centerline of the cul-de-sac shall be used.

- 2) Approval of cul-de-sac in new subdivisions shall be determined by the city after review of topography, desirability for the whole subdivision, expected maintenance costs, emergency vehicle access and compliance with city planning objectives.

3. Streets, Service:

- a. Wherever the proposed subdivision contains or is adjacent to the right of way of a U.S. or state highway or thoroughfare, provision may be made for a marginal access street approximately parallel and adjacent to the boundary of such right of way, or for a street at a distance suitable for the appropriate use of land between such street and right of way. Such distance shall be determined with due consideration of the minimum distance required for approach connections to future grade separations, or for lot depths.

4. Alleys:

- a. Alleys shall be provided in commercial and industrial districts; except, that this requirement may be waived where other definite and assured provision is made for service access, such as off street loading, unloading and parking consistent with and adequate for the uses proposed.
- b. Except where justified by special conditions, such as the continuation of an existing alley in the same block, alleys will not be approved in residential districts.
- c. Alleys, where provided, shall not be less than thirty feet (30') wide. Dead end alleys shall be avoided wherever possible, but if unavoidable, such dead end alleys may be approved if adequate turnaround facilities are provided at the closed end.

5. Half Streets:

- a. Dedication of half streets will not be permitted, except where it is essential to the reasonable development of the subdivision and in conformity with the other requirements of these regulations, where it is found that it will be practical to require the dedication of the other half when the adjoining property is subdivided, or where it becomes necessary to acquire the remaining half by condemnation so that it may be improved in the public interest. (1981 Code 301 § 5)

6.

B. Street Specifications:

1. Angle Of Intersections:

- a. Under normal conditions, streets shall be laid out so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. Under normal conditions, the minimum angle of intersection of streets shall be eighty degrees (80°). Street intersection jogs with an offset of less than one hundred twenty five feet (125') shall be avoided.

2. Right Of Way Width:

a. Street right of way widths shall be determined at the time of platting and are subject to review and consideration of traffic patterns, current and future traffic counts, level of service and other applicable conditions. The following are minimum right of way widths for streets, alleys, or pedestrianways that are subject to modification by the agency responsible for the street, and approval of the city engineer:

Arterial street	120 feet
Collector street	80 feet
Local street	60 feet
Cul-de-sac or service streets	60 feet
Alley	30 feet
Pedestrianway	10 feet
Private common access ¹	30 feet

¹The city council may choose to approve private common access for a Planned Unit Development, townhouse development, etc., where appropriate. Standards for said access, however, shall comply with minimums as outlined for minor streets (except right of way) and all other provisions as required by the city council.

b. Where the existing or anticipated traffic on primary and secondary thoroughfares warrants greater widths of rights of way, the above listed widths shall be required.

3. Street Grades:

a. Except upon the recommendation of the city engineer that the topography warrants a greater maximum, the grades in all streets and alleys in any subdivision shall not be greater than the maximum grades for each classification as follows:

Arterial street	6 percent
Collector street	6 percent
Local street	8 percent
Alley	6 percent

b. In addition, there shall be a minimum grade on all streets and thoroughfares of not less than twenty-hundredths percent (0.20%).

4. Street Alignment: The horizontal and vertical alignment standards on all streets shall be as follows:

Commented [SM40]: Thoughts?

Commented [LR41R40]: I think these make sense. We could consider adding Local Residential as 60' and Local Industrial/Commercial as 80'

Commented [SM42]: Eagan and Bville both do 5% arterial, 7% collector. Thoughts?

Commented [LR43R42]: I'd be fine with 6% with the language we have. Essentially leaves flexibility in the scenario that the applicant can provide warrants of a steeper grade but gives them a realistic starting design grade.

Commented [SM44]: Should we require 1%?

Commented [LR45R44]: at least .5 if not 1

a. Horizontal - Radii Of Centerline

Arterial street	150 feet minimum
Collector street or local street	50 feet minimum

b. Curb Radius
c. Reverse Curves

Commented [SM46]: Additional details to include?

Commented [LR47R46]: Reverse Curves: Minimum design standards for collector and arterial streets shall comply with Minnesota state aid design standards.

Curb Radius: 15' local and 15-25' for collector and arterial

Commented [SM49R48]: Called local not minor

11-3-5: EASEMENTS:

A. Width And Location:

1. An easement for utilities at least five feet (5') wide shall be provided along the side line of lots. A similar easement of at least ten feet (10') in width shall be provided along the front and rear of each line of lots.
2. If necessary for the extension of water main, sewer lines, similar utilities, to accommodate surface water drainage, and/or access to adjoining property, easements of greater width may be required along lot lines or across lots.
3. Additional easements may be required, as determined appropriate by the city engineer.
(Ord. 490, 2-16-2016)

B. Continuous Drainage and Utility Easement Locations:

1. Utility easements shall connect with easements established in adjoining properties. These easements, when approved, shall not thereafter be changed without the approval of the city council after a public hearing.

C. Guywires:

1. Additional easements for pole guywires should be provided at the outside of turns. Where possible, lot lines shall be arranged to bisect the exterior angle so that pole guywires will fall alongside lot lines.

D. Water Resources:

1. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, a storm sewer easement, drainage right of way or park dedication, whichever the city engineer may deem the most adequate, conforming substantially with the lines of such watercourses, shall be provided, together with such further width or construction, or both, as will be adequate for the stormwater drainage of the area. The width of such easements shall be determined by the city engineer.

E. Slopes:

1. Steep slopes may be dedicated as easements on a plat, or deeded to the city or an officially recognized homeowners' association. Upon city council approval, deeding of steep slopes may be used to satisfy public land dedication requirements as established in chapter 5 of this title.

Commented [LR53]: Not a big fan of this language.
Could be an easy out for land dedication requirements with little benefit to the city

11-3-6: EROSION AND SEDIMENT CONTROL:

- A. All subdivision design shall incorporate adequate provisions for erosion and sediment control requirements found in title 14 of this code and the Mendota Heights land disturbance guidance document

11-3-7: SURFACE WATER DRAINAGE:

- A. All subdivision design shall incorporate adequate provisions for stormwater runoff consistent with the Mendota Heights surface water management plan and with titles 14 and 15 of this code, the policies of the watershed district, and other public agencies.

11-3-8: PROTECTED AREAS:

- A. Where land proposed for subdivision is deemed environmentally sensitive by the city due to the existence of wetlands, drainageways, watercourses, floodable areas, significant trees, steep slopes or wooded areas, the design of such subdivision shall clearly reflect all necessary measures of protection to ensure against adverse environmental impacts.
- B. Based upon the necessity to control and maintain certain sensitive areas, the city shall determine whether such protection will be accomplished through lot enlargement and redesign or dedication of those sensitive areas in the form of outlots that are either dedicated to the city or encumbered with a deed restriction protecting the sensitive area.
- C. In general, measures of protection shall include design solutions which allow for construction and grading involving a minimum of alteration to sensitive areas. Such measures, when deemed appropriate by the city, may include, but shall not be limited to, the following:
 1. The establishment of easements and/or outlots over wetlands, drainageways and watercourses.
 2. The implementation of flood control measures.
 3. The enlargement of lots or redesign of the subdivision.
 4. The submission of a forest management plan subject consistent with section 15-3 of this code.
 5. The use of appropriate erosion control measures subject to approval by the public works director and in compliance with the city land disturbance guidance document.
 6. Soil testing to determine the ability of the proposed subdivision to support development.
 7. The limitation of development, construction or grading on slopes steeper than thirty three percent (33%) in grade.
 - i. Exemptions: Previously disturbed areas as part of a lot split or lot line adjustment request containing an existing dwelling and associated improvements.
 8. Structure conformance to natural limitations presented by the topography and soil so as to create the least potential of soil erosion.
 - i. Scheduling land development in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.

A. ,

CHAPTER 4

REQUIRED IMPROVEMENTS

Commented [SM56]: Should we designate this as 'Public Improvements' specifically?

11-4-1: GENERAL REQUIREMENTS:

A. Development Agreement:

1. **Fees:** Before the city releases a final plat for recording, the owner or developer of the land covered by said plat shall pay all applicable fees and execute a developer's agreement which shall be binding on heirs, personal representatives and assigns.
2. **Securities:** Prior to the making of such required improvements, the council shall require the owner or developer to deposit with the city an amount equal to the city's estimated cost of such improvements, either in cash, letter of credit, or an indemnity bond, with sureties satisfactory to the city. As portions of the project construction are completed, inspected and accepted by the city, the amount of the surety requirement may be reduced. The cash deposit, letter of credit, or bond shall be conditioned upon:
 - a. That the owner or developer will cause no private construction to be made on said plat or file or cause to be filed any application for building permits for such construction until all improvements required under this title have been made or arranged for as approved by the city and executed within the developer's agreement.
 - b. The installation of all of the improvements required by the terms and conditions and within the time period designated by the city unless an extension is granted by the city council.
 - c. Satisfactory completion of the work and payment therefor, which work was undertaken by the developer in accordance with the developer's agreement.
 - d. The developer shall pay to the city all expenses incurred by the city, including, but not limited to, expenses for engineering, planning, fiscal, legal, construction and administration. In instances where a cash escrow is submitted in lieu of a letter of credit or bond, there shall be a cash escrow agreement which shall provide that in the event the required improvements are not completed within the approved time period, all amounts held under the cash escrow agreement shall be automatically turned over and delivered to the city and applied by the city to the cost of completing the required improvements. If the funds available within said cash escrow agreement are not sufficient to complete the required improvements, the necessary additional cost to the city may be assessed against the subdivision. Any balance remaining in the cash escrow fund after such improvements have been made and all expenses therefore have been paid, shall be returned to the developer. In instances where a letter of credit or indemnity bond is used in lieu of a cash escrow, the letter of credit or indemnity bond shall be in a form satisfactory to the city and the terms thereof shall substantially comply with the procedure set forth for a cash escrow fund.

- B. Certification Of Improvements: No final plat shall be approved by the city council without first receiving a report from the city engineer certifying that the improvements described herein, together with the agreements and documents required herein, meet the minimum requirements of all applicable ordinances.
- C. Inspection: All of the required improvements to be installed under the provisions of this title shall be inspected during the course of their construction by the city engineer. All of the inspection costs pursuant thereto shall be paid by the owner or subdivider in the manner prescribed in subsection A.2. of this section.
- D. As Built Drawings: Reproducible "as built drawings" of all required improvements as required by the city engineer, shall be furnished to the city by the developer. Such "as built drawings" shall be certified to be true and accurate by the registered engineer responsible for the installation of the improvements.
- E. Erosion, Sediment Control: All plans for erosion, sediment control and vegetation preservation, as required in subsections 11-2-3A.4.j and A.4.k of this title, shall be approved in conjunction with an approved time schedule for the phasing of said protection plans during and after construction.
(1981 Code 301 § 8)
- F. Monuments: Official plat monuments as designated and adopted by the Dakota County surveyor's office shall be placed at each corner or angle point on the outside boundary of the final plat or in accordance with a plan as approved by the city engineer. Said monuments shall consist of a steel rod or pipe, one-half inch (1/2") or larger in diameter. The license number of the land surveyor that certifies the plat shall be affixed to all set plat monuments.
 - 1. Pipes or steel rods shall be placed at each lot corner and at each intersection of street centerlines, points of curvature and points of tangency on street lines, and at each angle point on the boundary of the subdivision. All United States, state, county or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position and shall be recorded on the plat. All lot and block dimensions shall be shown on the plat, and all necessary bearing pertaining to the lots and blocks.
 - 2. In situations where conditions prohibit the placing of markers in the locations prescribed above, offset markers will be permitted. The exact location of all markers shall be shown on the final plat, together with accurate interior angles, bearings and distances.
 - 3. To ensure that all irons and monuments are correctly in place, monumentation shall be required following the final grading of a plat. **Proof of the monumentation shall be in the form of a surveyor's certificate and this requirement shall additionally be a condition of certificate of occupancy as provided for in section 12-5C-2 of this code.**

11-4-2: STREETS, SANITARY SEWERS AND WATER DISTRIBUTION:

- A. The city currently performs all street, sanitary sewer and water distribution improvements; however, they reserve the right to request that developers make all necessary improvements at any time.

Commented [SM57]: This would be a new requirement if we wanted to?

Commented [LR58R57]: Yes we should include

Commented [SM59]: This is no longer accurate, correct? SLP/Bville both have generic language on street improvement + curb/gutter, etc that I could input instead.

Commented [SM60R59]: Eagan also has language similar to this, with differences between city-installed improvements vs. developer-installed improvements.

Commented [LR61R59]: RR can verify but preference would be for developer to install. Watermain no longer owned or maintained by MH-should double check with SPRWS reqs. are

B. Street trees and boulevard sodding shall be planted in conformance with the standards and specifications as required by the city council. (1981 Code 301 § 8)

11-4-3: PUBLIC UTILITIES:

A. Where feasible, in the opinion of the engineer, all utility lines for telephone and electric service shall be placed in rear line easements when carried on overhead poles.

B. Where telephone, electric and/or gas service lines are to be placed underground entirely, conduits or cables shall be placed within easements or dedicated public ways, in such a manner so as not to conflict with other underground services. All drainage and other underground utility installations which traverse privately owned property shall be protected by easements furnished by the subdivider. (1981 Code 301 § 8)

Commented [SM62]: Do we want to create street tree requirements across the board?

Commented [SM63R62]: Or reference tree + boulevard sodding, etc.

Commented [SM64R62]: And street signs and lighting (if applicable)

Commented [LR65R62]: Street signs yes, lighting as applicable

Commented [SM66]: We could require underground for all newly platted subdivisions

Commented [LR67R66]: This would be my preference. Only challenge is the cost for burying is quite high and could deter development/subdivisions

CHAPTER 5

DEDICATION OF LANDS FOR PUBLIC USE

11-5-1: AMOUNT REQUIRED TO BE DEDICATED; CASH IN LIEU:

A. Public Uses: Pursuant to Minnesota statutes section 462.358, subdivision 2b, as amended, the city council shall require all developers requesting platting or replatting of land in the city to contribute lands, in the amounts listed below, to be dedicated to the public for their use as either parks, playgrounds, public open space, trail systems, or water ponding, or to contribute cash in lieu of land in an amount established by resolution of the city council, based upon the conditions outlined below. The form of contribution (cash or land, or any combination thereof) shall be decided by the city council based upon need and conformance with approved city plans. If the replat increases the number of lots and/or number of dwelling units, or if land outside the previously recorded plat is added, then the park land dedication shall be based on the additional dwelling units being added.

B. Dedication Formula:

1. Land: The dedication formula shall be ten percent (10%) of final plat gross area.
2. Cash In Lieu: Cash in lieu of land shall be contributed in an amount established by the Mendota Heights fee schedule, as adopted by the city council.

C. Dedication Location: In such cases where the developer is required to dedicate land area, the city council shall have the right to determine the geographic location and configuration of said dedication.

11-5-2: DISPOSITION OF REVENUES:

D. Special Fund: All monies collected from cash contributions shall be placed in a special fund from which only those public uses as listed in section 11-5-1 of this chapter may be constructed or improved, or land for those same uses may be acquired. The city may elect to receive a combination of cash, land and development of the land for park use. Payment of cash in lieu of land will be collected prior to any subdivision or final plat being released by the city for recording with Dakota County.

11-5-3: DELAYED CASH PAYMENTS:

Upon petition by the developer, the council may approve a delay in the actual dedication of the cash required in lieu of land until such time as development occurs on the property being platted; provided, that a proper legal agreement is executed guaranteeing such dedication. Delayed dedication payment shall include annual interest accrued on the unpaid balance at an interest rate to be established from time to time by resolution of the city council. (1981 Code 301 § 6)

Commented [SM69]: Edina also has an ability to do prorated deferment on commer/indust properties if the site is proposed to be developed less significantly than the site could support. i.e. if they aren't building to setback full extent.

11-5-4: DEDICATION OF PUBLIC SITES:

Where a proposed park, playground or other recreational area, proposed school site or other public ground that has been indicated in the official map and/or master plan is located in whole or in part within a proposed subdivision, such proposed public site shall be designated as such and should be dedicated to the city, school district or other proper governmental unit. If the subdivider chooses not to dedicate an area in excess of the land required under this chapter for such proposed public site, the council shall not be required to act to approve or disapprove the plat of the subdivision for a period of ninety (90) days after the subdivider meets all the provisions of this title in order to permit the council, school board or other appropriate governmental unit to consider the proposed plat and to take the necessary steps to acquire, through purchase or condemnation, all or part of the public site proposed under the official map or master plan. (1981 Code 301 § 6)

Commented [SM70]: We need to ask Amy about this.

11-5-5: NEXUS REQUIREMENT AND APPEALS:

As required by law, the dedication formulas established in this section are intended to reflect an essential nexus between the fees or dedication imposed and the city purpose sought to be achieved by the fee or dedication, and to bear a rough proportionality to the need created by the proposed subdivision or development. Appeals regarding the proposed fee or dedication will be subject to the provisions established in Minnesota statutes 462.358, subd. 2c.

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