



**NOTICE OF PUBLIC HEARING
TO CONSIDER A ZONING AMENDMENT AND PRELIMINARY PLANNED UNIT
DEVELOPMENT TO AMEND A PREVIOUSLY APPROVED PLANNED UNIT
DEVELOPMENT (LEXINGTON HEIGHTS APARTMENTS) FOR THE PROPERTY
LOCATED AT 2300 LEXINGTON AVENUE**

NOTICE IS HEREBY GIVEN, that the Planning Commission of Mendota Heights will meet on **Monday, December 29, 2025 at 7:00 PM** (*or as soon as possible thereafter*) in the City Hall Council Chambers, 1101 Victoria Curve, Mendota Heights, Minnesota to consider an application from Chase Real Estate (on behalf of Condor Living / Lexington Heights Apartments) , requesting a Preliminary Development Plan and Amended Planned Unit Development (PUD) via a Zoning Amendment, for a new 84-unit multi-family apartment building and associated underground parking and site work. This is a tabled application from the prior Planning Commission meeting on November 25th.

The property is located at 2300 Lexington Avenue and is within the Lexington Heights Apartments Planned Unit Development which was approved by the City of Mendota Heights in November 1983 and contains 225 dwelling units within three apartment buildings; and this request has been assigned as **Planning Case No. 2025-16**.

This notice is pursuant to Title 12 (Zoning) of the Mendota Heights City Code. Such persons desired to be heard with reference to this request will be allowed such an opportunity at this meeting. Individuals may also elect to submit written comments directly to City of Mendota Heights, 1101 Victoria Curve, Mendota Heights, MN 55118, Attn: Sarah Madden, or via the city's website at www.mendotaheightsmn.gov (tab City Government / Contact City Hall). Any written comment will be included as part of the public record.

Should the Planning Commission provide a recommendation on this item, this matter will be forwarded to the Mendota Heights City Council for final consideration at the Tuesday, January 20, 2026 meeting, starting at 6:00 PM.

Questions or comments related to this land use request should be directed to Community Development Manager Sarah Madden at (651) 255-1142 or by e-mail at SMadden@MendotaHeightsMN.gov.

Nancy Bauer

City Clerk