

## **IMPLEMENTATION**

Mendota Heights is dedicated to long-range planning in an attempt to avoid any land use developments which may have negative repercussions in the future. Therefore, the City shall adopt this Comprehensive Plan as soon as practical after Metropolitan Council approval. The implementation of the Comprehensive Plan begins with adoption of official controls, such as the zoning ordinance and subdivision regulations, followed by day to day monitoring and enforcement of the ordinances and regulations.

The Implementation Section tells ‘how’ the City of Mendota Heights intends to follow through with the Comprehensive Plan, indicating official controls, public programs, and fiscal devices that will ensure the implementation of the Comprehensive Plan and protection of public infrastructure. According to Minnesota Statute 473.859, Subd. 4, *An implementation program shall describe public programs, fiscal devices and other specific actions to be undertaken in stated sequence to implement the comprehensive plan and ensure conformity with metropolitan system plans.*

The following outlines a description of standards and programs to be used in implementing the Comprehensive Plan. These standards are intended to provide broad direction for the City in establishing its official controls.

## **OFFICIAL CONTROLS**

Official controls are required to guide zoning, subdivision, water supply, and private sewer systems. Official controls include ordinances, fiscal devices, and other actions the City uses to implement the Comprehensive Plan. According to the Metropolitan Council’s *Local Planning Handbook*, to be consistent with the *2030 Regional Development Framework*, the municipality should adopt official controls to:

- Accommodate levels of growth consistent with *2030 Regional Development Framework* forecasts;
- Provide land use and transportation connections;
- Protect natural resources; and
- Implement the Comprehensive Plan.

The Land Use Plan is virtually unchanged. Accordingly, there are no changes proposed to official controls. Requests to modify controls will be handled on a case-by-case basis. MSA funds will be used to complete trail segments along State Highway 149 (Dodd), north of 110 and State Highway 13 (Sibley Memorial Highway), east of I-35E.

**RELEVANT ORDINANCES**

The City shall utilize its Zoning Ordinance, as well as other ordinances and regulations, such as its Subdivision Ordinance, the Critical Area Ordinance, and others, to implement the Comprehensive Plan Land Uses identified on the Land Use Map. The following section describes those ordinances and regulations:

**ZONING ORDINANCE**

The following includes a description of the zoning districts within the City of Mendota Heights that includes allowable densities/intensity of use and lot sizes, which ensure protection of the infrastructure and implementation of the Comp Plan.

**R-1, One-Family Residential District**

Minimum lot area of 15,000 square feet and 100 feet in lot width.

**R-1A, One-Family Residential District**

Minimum lot area of 40,000 square feet and 150 feet in lot width.

**R-1B, One-Family Residential District**

Minimum lot area of 30,000 square feet and 125 feet in lot width.

**R-1C, One-Family Residential District**

Minimum lot area of 20,000 square feet and 100 feet in lot width.

**R-2, Medium Density Residential District**

One-family detached dwellings are permitted on a minimum lot area of 15,000 square feet and 100 feet of lot width. Dwelling structures containing two (2) to twenty-four (24) units are also permitted as follows: a two-family dwelling lot shall contain a minimum area of 20,000 square feet and 100 feet of lot width; and a 3-family dwelling lot shall contain a minimum area of 30,000 square feet with 150 feet of lot width. Those lots that are not served by a public sewage system shall have a frontage of 200 feet and a minimum area of 30,000 square feet for a two-family dwelling.

**R-3, High Density Residential District**

Dwelling structures containing two (2) units to twenty-four (24) units, provided no more than 150 units in a given development project or on contiguous properties are in structures which are identical or substantially similar architecturally, are permitted. Dwelling structures of twenty-five (25) units or more are allowed through the conditional use permit process in the R-3 District.

Lot standards are as follows: Minimum lot width shall be 150 feet. No lot shall be developed separately if its area is less than 20,000 square feet. Lots not served by a public sewerage system shall have a minimum lot area of 30,000 square feet or 10,000 square feet of lot area per dwelling unit, whichever is greater.

The per unit minimum floor area requirements are as follows:

- Efficiency Units – Not Permitted
- One Bedroom Units – 750 Square Feet
- Two Bedroom Units – 800 Square Feet
- Three Bedroom Units – 1,000 Square Feet

The minimum lot area per dwelling unit requirements are as follows:

|                 | <u>1 Bedroom</u> | <u>2 Bedroom</u> | <u>3 Bedroom</u> |
|-----------------|------------------|------------------|------------------|
| 1 story         | 6,310 sq. ft.    | 7,500 sq. ft.    | 8,290 sq. ft.    |
| 2 story         | 5,500 sq. ft.    | 6,530 sq. ft.    | 7,210 sq. ft.    |
| 3 story or more | 5,100 sq. ft.    | 6,050 sq. ft.    | 6,680 sq. ft.    |

The total minimum lot area requirements herein may be decreased by 300 square feet for each parking space that is provided under a multiple-family building.

**MR-PUD, Medium Density Residential Planned Unit Development District**

The MR-PUD district is intended to provide the opportunity to develop a planned unit development of a nature and intensity equivalent to the R-2 zoning district. The permitted, conditional, and accessory uses in this district are the same as those for the R-2 district.

**HR-PUD, High Density Residential Planned Unit Development District**

The HR-PUD district is intended to provide the opportunity to develop a planned unit development of a nature and intensity equivalent to the R-3 zoning district. The permitted, conditional, and accessory uses in this district are the same as those for the R-3 district.

**B-1, Limited Business District**

Minimum lot area of 20,000 square feet and 100 feet in lot width.

**B-1A, Business Park District**

Minimum lot area of 3 acres and 300 feet in lot width.

**B-2, Neighborhood Business District**

Minimum lot area of 20,000 square feet and 100 feet in lot width.

**B-3, General Business District**

Minimum lot area of 25,000 square feet and 150 feet in lot width.

**B-4, Shopping Center District**

Minimum lot area of 10 acres and 500 feet in lot width.

**LB-PUD, Limited Business Planned Unit Development District**

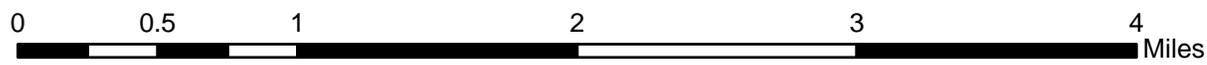
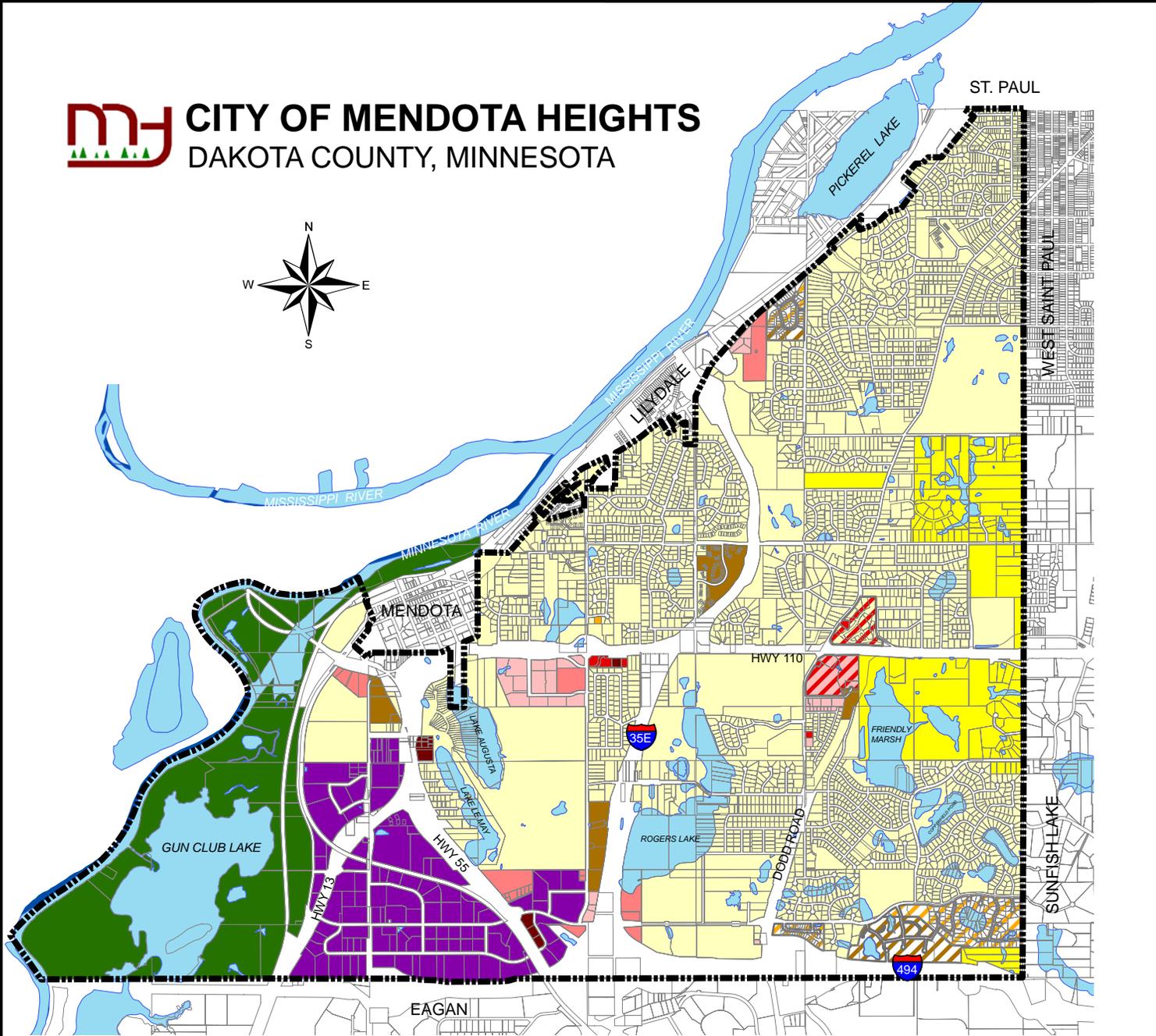
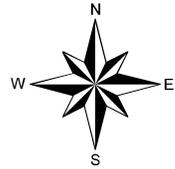
The LB-PUD district is intended to provide the opportunity to develop a planned unit development of a nature and intensity equivalent to the B-1, Limited Business Zoning District. The permitted, conditional, and accessory uses in this district are the same as those for the B-1 district.

**MU-PUD Mixed Use Planned Unit Development District**

The MU-PUD district is intended to provide the opportunity to develop a planned unit development mixing residential and nonresidential uses. All of the permitted, conditional, and accessory uses contained in the R-2, R-3, B-1, and B-2 zoning districts shall be treated as potentially allowable uses within the MU-PUD district, provided they would be allowable on the site under the comprehensive plan. The city council shall have the authority to approve other uses in the MU-PUD district by special permit.

**I, Industrial District**

Minimum lot area of one acre and 100 feet in lot width.



# 2030 Comprehensive Plan

## Zoning Map

- Zoning Classifications**
- R-1, One Family Residential
  - R-1A, One Family Residential
  - R-2, Medium Density Residential
  - R-3, High Density Residential
  - MR-PUD
  - HR-PUD
  - MU-PUD
  - B-1, Limited Business
  - B-1A, Business Park
  - B-2, Neighborhood Business
  - B-3, General Business
  - B-4, Shopping Center
  - I, Industrial
  - Water
  - State Park
  - Right-of-Way
  - Lakes
  - City Boundary

**SUBDIVISION ORDINANCE**

The Subdivision Ordinance, Title 11 of the City Code, has been adopted In order to safeguard the best interests of the city and to assist the subdivider in harmonizing his/her interests with those of the city at large. The Ordinance has also been adopted in order that adherence to regulations will bring results beneficial to both parties. It is the purpose of the Subdivision Ordinance to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community.

**NATURAL RESOURCE CONSERVATION ORDINANCES**

The following are descriptions of particular Natural Resource Conservation ordinances that ensure protection of the infrastructure and implementation of the Comp Plan within the City of Mendota Heights:

**Mississippi Critical Area Overlay District Ordinance**

The city of Mendota Heights finds that the Mississippi River corridor within the metropolitan area and the city is a unique and valuable local, state, regional and national resource. The river is an essential element in the local, regional, state and national transportation, sewer and water and recreational systems and serves important biological and ecological functions. The prevention and mitigation of irreversible damage to this resource and the preservation and enhancement of its natural, aesthetic, cultural and historic values is in furtherance of the health, safety and general welfare of the city.

It is the purpose and intent of this Ordinance to prevent and mitigate irreversible damage to this unique state, local, regional and national resource; to promote orderly development of the residential, commercial, industrial, recreational and public areas; to preserve and enhance its values to the public; and protect and preserve the system as an essential element in the city's transportation, sewer and water and recreational systems.

**Wetlands Ordinance**

The purpose of this Ordinance is to provide for the protection, preservation, maintenance, and use of Mendota Heights wetlands and water resource related areas, to maintain the natural drainage system, to minimize the disturbance which may result from alteration by earthwork, loss of vegetation, loss of wildlife and aquatic organisms as a result of the disturbance of the natural environment, or from excessive sedimentation; to provide for protection of probable fresh water supplies; and to ensure safety from floods, within and beyond identified flood zones.

**AIRCRAFT NOISE ATTENUATION ORDINANCE**

The City finds that development within certain areas of the city is impacted by aircraft noise, which is beyond the regulatory authority of the city to control. The City also finds that certain uses of land are inappropriate in areas of high aircraft noise and some structures do not adequately attenuate aircraft noise, which results in negative impacts on the health, safety, and welfare of the inhabitants of the structures. However, through proper construction methods, there are means to ease aircraft noise at interior levels, which would alleviate such negative impacts. The requirements of this Ordinance are necessary to promote and preserve the health, safety, and welfare of the citizens of Mendota Heights.

The purpose of this chapter is to require that new or redeveloped portions of buildings within the city be constructed with materials and in such a manner that aircraft noise is attenuated by the structure to an interior level which has no adverse impact on the health, safety, and general welfare of the residents, all in accordance with the Metropolitan Council's guidelines for land use compatibility with aircraft noise. This chapter shall not apply to remodeling or rehabilitating an existing residential building, nor to the construction of an appurtenance to an existing residential building.

**PUBLIC PROGRAMS**

The following is a list of public programs and other actions that the City uses to implement the Comprehensive Plan:

- Site and Building Plan Review Process
- Citizen Participation
- Intergovernmental Cooperation

**FISCAL DEVICES**

The following describes the fiscal devices that ensure protection of the infrastructure and implementation of the Comprehensive Plan:

**Capital Improvement Program**

As a developed community, the City of Mendota Heights does not currently have a five-year Capital Improvement Program. The only major project planned involves wastewater, which is the realignment of a sanitary sewer at the end of South Plaza Drive. This is scheduled to be completed by March 31, 2011 and is estimated to cost approximately \$220,000. The funding source is yet to be determined.

There are no improvement projects planned at this time in the areas of water supply and parks/open space. There are also no new transportation projects planned, but the City continues to rehabilitate existing streets at a rate of completing one project per year and

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assessing a portion to the land owners. Recognizing the need for maintenance and upkeep of community infrastructure, the City will be adopting a five-year reconstruction, rehabilitation, and Municipal State Aid expenditure plan in December of 2010. It is understood that an amendment to the Comprehensive Plan will be needed at that time to include the CIP.