

LAND USE PLAN

Although Mendota Heights is almost completely developed, the substantial areas of public open space, wetlands, lakes, bluff and wooded areas resonate the feeling of very low density of development for a majority of the community. The land use pattern is well established, with the strong residential neighborhoods throughout the City, business and industrial development in the southwest corner, several major institutional uses (cemeteries, schools, golf courses), and protected natural areas (Dodge Nature Center, bluffs and ravines along the river). The Community Facilities Map illustrates the specific location and type of natural areas, open space, and recreation areas located within and around Mendota Heights.

This Comprehensive Plan sets forth the City’s goals and policies as they relate to land use, housing, parks and open space, transportation and utilities. A lengthy discussion concerning Minneapolis-St. Paul International Airport (MSP) is included in this Chapter because of its profound impacts on the City’s residents and future development.

Some attention will be given to the “focus” areas, or remaining parcels to be developed. Attention will also be given to protecting the high quality natural and built environments. To do so, the City will continue to protect the quiet, secluded feel of its mature neighborhoods by preserving natural features and the environment, promoting high quality and well functioning developments, and continuing to combat the threats of increasing airplane noise over the southern part of the City.

The following are the goals and policies related to land use:

Land Use Goals

1. Maintain and enrich the mature, fully developed residential environment and character of the community.
2. Enhance and protect the natural and living environment.
3. Support industrial and commercial development in designated areas.
4. Reduce the impact of aircraft noise within the community.

Land Use Policies

1. Develop in accordance with the Comprehensive Plan for land use, housing, transportation, parks and other community facilities.
2. Review and amend the Comprehensive Plan as necessary to ensure consistent development policy in current and future development decisions.
3. Diligently work with all noise issues and agencies to reduce aircraft noise.

4. Encourage appropriate transitions and buffering between potentially incompatible land uses.
5. Emphasize quality design, innovative solutions, and a high general aesthetic level in community development and building.
6. Encourage development and planning of land that provides for reasonable access to surrounding properties.
7. Provide for maintenance and further natural restoration of ecological systems including lakes, ponding areas, aquifers, and drainage areas.

Existing Land Use

The following table illustrates how the existing land use is distributed within the City of Mendota Heights:

Land Use Table in 5-Year Stages
Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential			2,161.4	2,172.7	2,183.8	2,195.1	2,206.3	2,217.5	2.6%
RR, Rural Residential	1.1	1.1	187.6	188.9	190.1	191.4	192.6	193.9	
LR, Low Density Residential	2.9	2.9	1784.1	1769.7	1755.4	1741.0	1726.7	1712.3	
MR, Medium Density Residential	2.9	4.4	67.6	54.1	40.5	27.0	13.5	0	
HR, High Density Residential	5.3	8.5	102.1	92.8	83.4	74.1	64.8	55.4	
LR-II	2.9	2.9	0	24.1	48.1	72.2	96.2	120.3	
MR-PUD	2.9	4.3	13.9	22.8	41.7	55.5	69.4	83.3	
HR-PUD	5.3	8.5	6.1	15.3	24.6	33.8	43.1	52.3	
C/I Land Uses	Est. Employees/Acre		515.6	517.1	518.6	520.0	521.4	522.9	1.4%
LB, Limited Business	35		85.4	84.8	84.3	83.8	83.2	82.7	
B, Business	15		35.7	35.7	35.6	35.5	35.4	35.3	
LB-PUD	35		0	0.8	1.6	2.4	3.2	4.0	
I, Industrial	40		394.5	395.8	397.1	398.3	399.6	400.9	
Mixed Use	Est. Employees/Acre		46.2	48.2	50.2	52.2	54.2	56.2	21.6%
MU-PUD*	20		46.2	48.2	50.2	52.2	54.2	56.2	
Public/Semi Public Land Uses			3,026.1	3,011.3	2,996.7	2,982.0	2,967.4	2,952.7	-2.4%
Schools (private)			144.9	144.9	144.9	144.9	144.9	144.9	
Schools (public)			135.8	133.0	130.3	127.5	124.8	122.0	
CC, City Facilities			23.3	21.9	20.5	19.1	17.7	16.3	
CS, Churches and Synagogues			28.8	28.5	28.2	27.9	27.7	27.4	
CEM, Cemetery			301.9	290.7	279.4	268.2	256.9	245.7	
P, Parks			230.2	227.4	224.7	222.0	219.2	216.5	
SP, State Park			517.9	517.9	517.9	517.9	517.9	517.9	
NP, Nature Preserve/Open Space			140.4	139.1	137.9	136.6	135.4	134.1	
GC, Golf Course			287.8	287.8	270.7	270.7	270.7	270.7	
GC-S, Small Golf Course			0	0	17.1	17.1	17.1	17.1	
Right of Way			1215.1	1220.1	1225.1	1230.1	1235.1	1240.1	
Subtotal Sewered			5,749.3	5,749.3	5,749.3	5,740.3	5,749.3	5,749.3	
Undeveloped			722.0	722.0	722.0	722.0	722.0	722.0	0%
Water			722.0	722.0	722.0	722.0	722.0	722.0	
Total			6,471.30	6,471.3	6,471.3	6,471.3	6,471.3	6,471.3	

*Allowed density range in the MU-PUD category is 6-10 housing units per acre.

% of Land expected to be in residential development: RR-100%; LR-100%; MR-100%; HR-100%; LR-II-100%; MR-PUD-100%; HR-PUD-100%; MU-PUD-10%.

LAND USE CATEGORIES

Residential

Single family housing is the predominant land use in the City, although in recent years there has been an increase in the development of multi-family housing. Eight percent (8%) of the residentially-designated land in the City is utilized for multiple family homes or medium to high-density development, as opposed to one percent (1%) in 1979 and five percent (5%) in 2002.

The Land Use Plan identifies seven categories of residential uses: rural, low density, medium density, high density, low density-II, medium density-PUD, and high density-PUD.

Rural Residential (RR)

This land use is generally located in the east central part of the City. This designation is intended for large lot single family residences with and without City sewer. The Rural Residential areas are planned with a density not to exceed 1.08 units per acre. The corresponding zoning district classification is R-1A (One Family Residential).

Low Density Residential (LR), (LR-II)

This land use is the most prevalent land use category in the City and provides for single family development. This designation is intended for a density not to exceed 2.9 units per acre. The corresponding zoning district classifications are One Family Residential Districts: R-1 (2.9 units per acre), R-1B (1.45 units per acre), and R-1C (2.18 units per acre). The Land Use Maps identify these areas as “LR-Low Density Residential” or “LR-II.”

Medium Density Residential (MR), (MR-PUD)

This land use provides for townhome and attached housing development at urban densities of up to 4.35 units per acre. There is no vacant land within this designation. The corresponding zoning district classifications are: R-2 (Medium Density Residential District) and MR-PUD (Medium Density Residential Planned Unit Development). The remaining land in this category was purchased as a part of the Pilot Knob Open Space project. The Land Use Maps identify these areas as “MR – Medium Density Residential” or “MR-PUD.”

High Density Residential (HR), (HR-PUD)

This land use provides for multi-family and apartment development at densities of up to 8.54 units per acre. The majority of land with this land use category lies between I-35E and Lexington Avenue; at the corner of Marie Avenue and I-35E; and north of I-494 and south of Mendota Heights Road. The corresponding zoning district classifications are: R-3 (High Density Residential District) and HR-PUD (High Density Residential Planned Unit Development).

The City has a wide range of residential neighborhoods in both age and style, and has taken great care in the design of its residential areas. The land use pattern works to

strengthen existing neighborhoods and encourage new residential development to be complementary to adjacent land uses. The Land Use Map identifies these areas as “HR – High Density Residential” or “HR-PUD.”

Mixed Use – Planned Unit Development (MU-PUD)

The intent of the district is to allow for mixed use developments that combine residential, retail, and commercial uses into a coordinated, planned development project. Areas of the community with this land use designation are located near the intersection of Highway 110 and Dodd Road. The intersection of Dodd Road and Highway 110 is the City’s only significant retail area. The northeast quadrant of this intersection has been developed into a mixed use commercial/residential center known as “The Village at Mendota Heights”.

Located in the southeast corner of the Dodd and Highway 110 intersection is a related commercial area. This older shopping center is being considered for redevelopment, including a mixed-use land use pattern reflecting the Village development concept. It is an objective of the City to encourage redevelopment of this area reflecting a small-town village layout, avoiding the suburban shopping center environment that dominates the current development pattern.

The corresponding zoning district classification is MU-PUD (Mixed Use Planned Unit Development). The zoning ordinance will require amendments in order to establish the corresponding mixed use, planned unit development zoning districts and performance standards.

Commercial (LB), (LB-PUD), (B)

Commercial land uses are typically divided into two general categories; (1) office and (2) retail. The office category includes land uses generally considered to be of a limited business nature, typically a daytime office use. The Land Use Map identifies these areas as “LB - Limited Business” or “LB-PUD”. The corresponding zoning district classifications are B-1 (Limited Business), B-1A (Business Park) and B-2 (Neighborhood Business).

There are presently four general locations for these types of businesses in the City of Mendota Heights. The first area is along I-494 and Highway 55. The second is located in the southwest corner of Highway 110 and Lexington Avenue, across from City Hall. The third site is located along Highway 13, north of I-494 and northeast of I-35E, and the fourth site is located north of Valley Park and south of the City boundary. Since the previous Comprehensive Plan, the research headquarters of Ecolab, which was formerly designated as LB, Limited Business, has been redeveloped as a multiple family residential property.

The second category of commercial uses is for retail and includes neighborhood type convenience stores and shopping centers. The Land Use Map identifies these areas as “B - Business”.

A few isolated retail parcels, consisting of a nursery and gas station, are located along Highway 13. The corresponding zoning district classification is B-3 (General Business) and B-4 (Shopping Center).

Industrial (I)

The industrial area in Mendota Heights lies in the southwest sector of the City, generally west of Highway 55, north of Interstate 494 and south of Acacia Park Cemetery. The area is served by rail and has excellent access to I-494 and I-35E. The corresponding zoning district classification is I, (Industrial).

Mendota Heights has been able to attract high quality industrial users with aesthetically pleasing development by requiring planned, aesthetically pleasing industrial design and landscape standards. The City will continue to promote the development of this type of industry. Although some limited retail support uses may be appropriate to serve this area, the City believes that restaurant and hospitality uses should be considered to serve the large employment base. Convenience food and/or gasoline are not favored in this area.

Institutional (INS)

The City of Mendota Heights is fortunate to have a significant amount of public land and semi-public land uses within the community. These land uses provide recreation and open space opportunities within the community. The Institutional land use designation is a general category, which comprises such uses as churches, synagogues, cemetery sites, private schools, but also public parks, public schools, nature preserves, City facilities, and monasteries. The corresponding zoning district classifications are R-1, R-1A, R-1B, R-1C (One Family Residential), and R-2 (Medium Density Residential District). Within the City the following are designated as Institutional land uses:

- Three neighborhood schools: Mendota, Somerset Elementary, and Friendly Hills Middle School
- Sibley High School
- Two private schools - St. Thomas Academy and Visitation School
- 611 acres of Fort Snelling State Park
- 170-acre Dodge Nature Center
- Three cemeteries – Acacia, Resurrection, and St. Peter’s

Resurrection and Acacia Cemeteries comprise a large amount of land area within the southwest part of the community. The corresponding zoning classification for these properties is R-1, One Family Residential. The majority of all three sites will continue to be utilized for cemetery purposes. There are however, isolated areas of Resurrection, which are located adjacent to Highways 55 and that will likely be utilized for residential purposes. This area is isolated from the main cemeteries and contains steep slopes, wooded areas, as well as prominent views of Lake Augusta and Le May Lake.

Golf Course (GC) and Golf Course – Small (GC-S)

The City currently has three golf courses within the community two regulation 18-hole country club courses (Mendakota and Somerset) and one small (<20 acres) publicly-owned golf course (Mendota Heights Par 3). The Golf Course land use designation is intended to distinguish the commercial/recreation/open space characteristics associated with golf courses. The corresponding zoning district classification for golf courses is R-1A (One Family Residential District).

Lands designated for the GC and GC – S categories shall be intended to be preserved for the operation of golf courses. However, such lands may also accommodate limited residential development, according to the zoning district in which they are located. When such residential development is proposed, it shall comply with the following requirements:

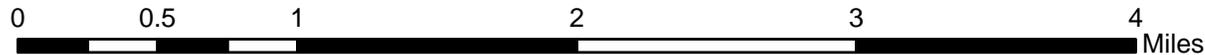
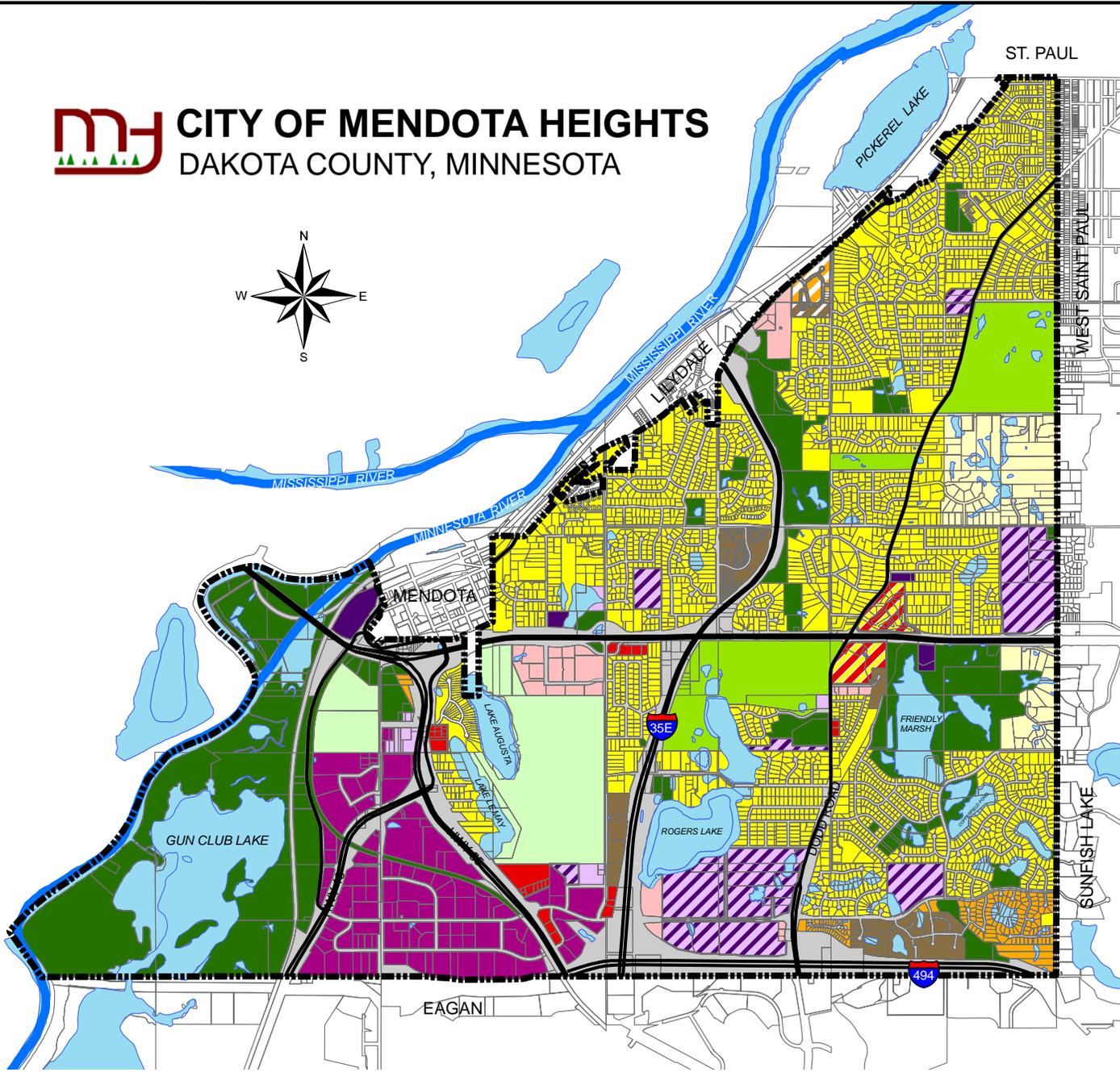
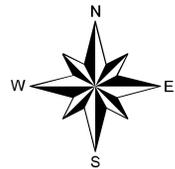
1. Residential development must be designed under the City’s Planned Unit Development zoning regulations, currently codified as Title 12, Chapter 1, Article K.
2. Residential development must be designed in such a way as to provide for densities at a level no greater than could be achieved through a subdivision design consistent with the designated zoning district that does not utilize a PUD design layout.
3. Any residential development shall be designed to maximize open space in the project, with the requirement that open space be concentrated, where practical, in areas adjacent to existing residential development and public streets. In addition to the impervious surface regulations of the PUD zoning, Golf Course residential development shall be required to preserve no less than 33% of the gross area of the project as open space.
4. Open space areas in the residential project shall be owned by a homeowner’s association consisting of all of the owners in the development, and shall also be covered by a conservation easement in favor of the City. In the alternative, a development may provide for open space meeting the requirements of this classification through preservation of privately owned areas subject to a conservation easement in favor of the City of Mendota Heights. Under this alternative, a proposed development shall demonstrate that the open space design and intent of the land use category will be maintained through individual private efforts without reliance on a separate association.
5. Both the open space and the private residential lots shall be heavily landscaped to maximize screening of structures from adjacent residential neighborhoods and public streets.

6. To increase open space and setbacks from adjoining property, the PUD layout may provide for reduced individual lot areas to a minimum lot size that is no less than 60% of the zoning district minimum. Lot widths, however, shall not be reduced through the PUD.
7. The residential design of a project in the Golf Course land use category shall comply with all other requirements of the base zoning district.

The Existing Land Use Map on the following page illustrates the location of the various existing land uses within the City.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Existing Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Residential -PUD
- High Density Residential
- High Density Residential -PUD
- Business
- Limited Business
- Mixed Use PUD
- Industrial
- City Facilities
- Schools (Public & Private)
- Churches & Synagogues
- Cemetery
- Golf Course
- Parks & Nature Preserve
- Right of Way
- Water
- Trail
- City Boundary
- Major River
- parcela

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Source: City of Mendota Heights,
Dakota County, and
Minnesota Department of Natural Resources.

August 2010.

Previously Planned Land Use

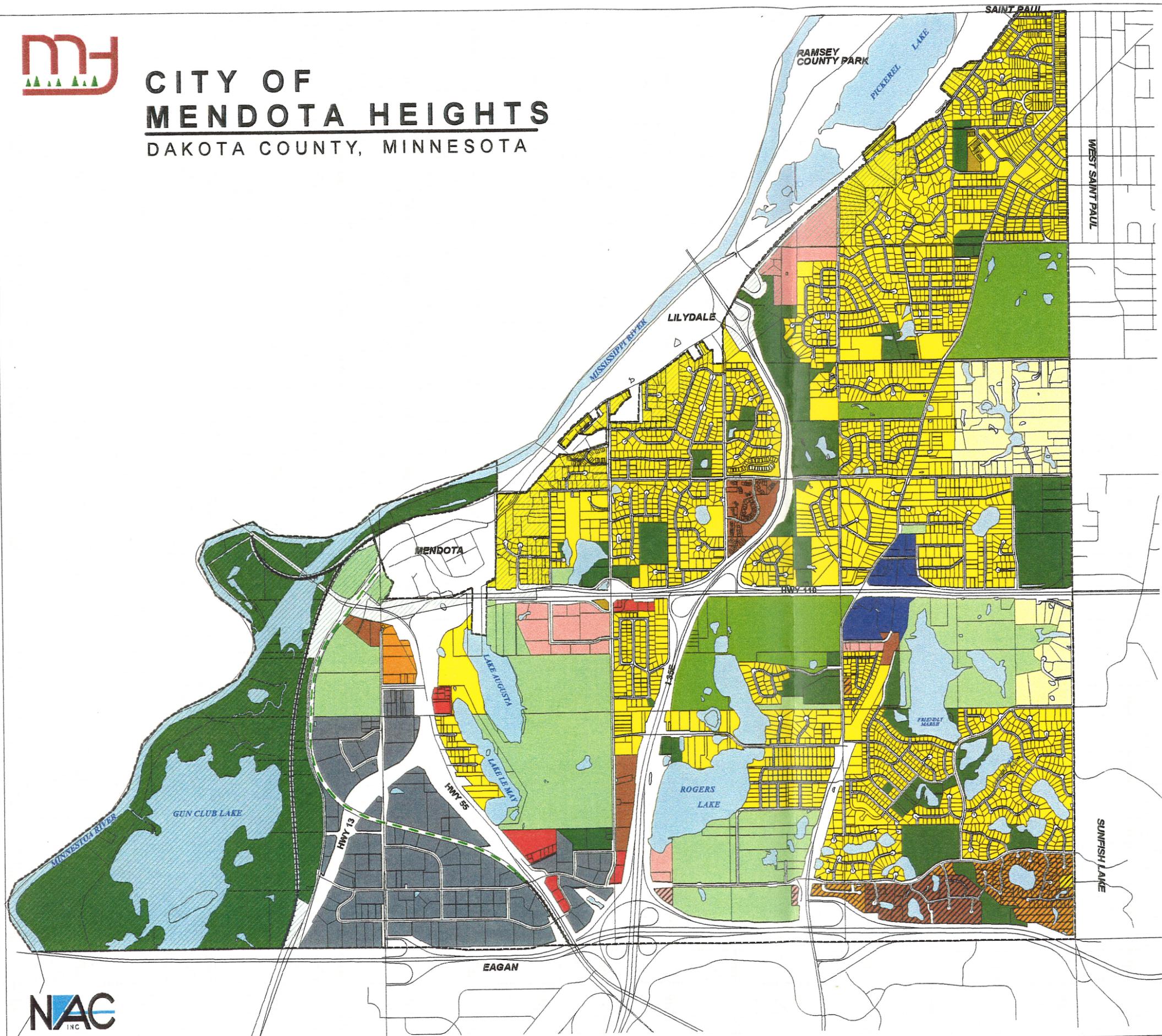
The Mendota Heights' Comprehensive Plan was last updated in December of 1999. The Land Use Plan map from the previous Comprehensive Plan update is included in this text to illustrate how the land was previously planned for in the last update. The text used to describe the land use categories in the 1999 update are basically the same as the text used to describe the existing land use categories, starting on page 41.

Mendota Heights' Land Use Plan from 1999 Comprehensive Plan	
Source: Mendota Heights' 1999 Comprehensive Plan – <i>Land Use Plan Map</i>	
	Area (acres)
Residential Land Uses	2,160.57
RR, Rural Residential	187.59
LR, Low Density Residential	1,784.66
MR, Medium Density Residential	19.58
HR, High Density Residential	55.25
PUD, Planned Unit Development	113.49
Commercial Land Uses	139.49
LB, Limited Business	101.26
B, Business	34.14
PUD, Planned Unit Development	4.09
Industrial Land Uses	394.55
I, Industrial	394.55
PUD, Planned Unit Development	0
Mixed Use	52.22
MU-PUD, Mixed Use Planned Unit Development	52.22
Other	3,714.82
PUB, Public	862.36
OS, Open Space	12.12
TRL, Trail	20.70
GC, Golf Course	287.77
INS, Institutional (Nature Preserve, Cemetery, Church, Priv. Schools)	597.71
Right-of-Way	1,214.06
Water	720.01
TOTAL ACRES	6,461.56



CITY OF MENDOTA HEIGHTS

DAKOTA COUNTY, MINNESOTA



LAND USE PLAN

Comprehensive Plan Update

LEGEND

Planning Designations

Residential

- RR, Rural Residential
- LR, Low Density Residential
- MR, Medium Density Residential
- HR, High Density Residential
- PUD, Planned Unit Development Only

Commercial

- LB, Limited Business
- B, Business
- PUD, Planned Unit Development Only

Industrial

- I, Industrial
- PUD, Planned Unit Development Only

Mixed Use

- MU-PUD, Mixed Use (PUD Only)

Other

- PUB, Public
- OS, Open Space
- GC, Golf Course
- INS, Institutional
- Water
- Right-of-Way
- Critical Area Overlay

- City Limits
- County Trail
- Railroad

Source: The Lawrence Group, City of Mendota Heights, Dakota County and Northwest Associated Consultants

0.2 0 0.2 0.4 Miles



1000 0 1000 2000 Feet



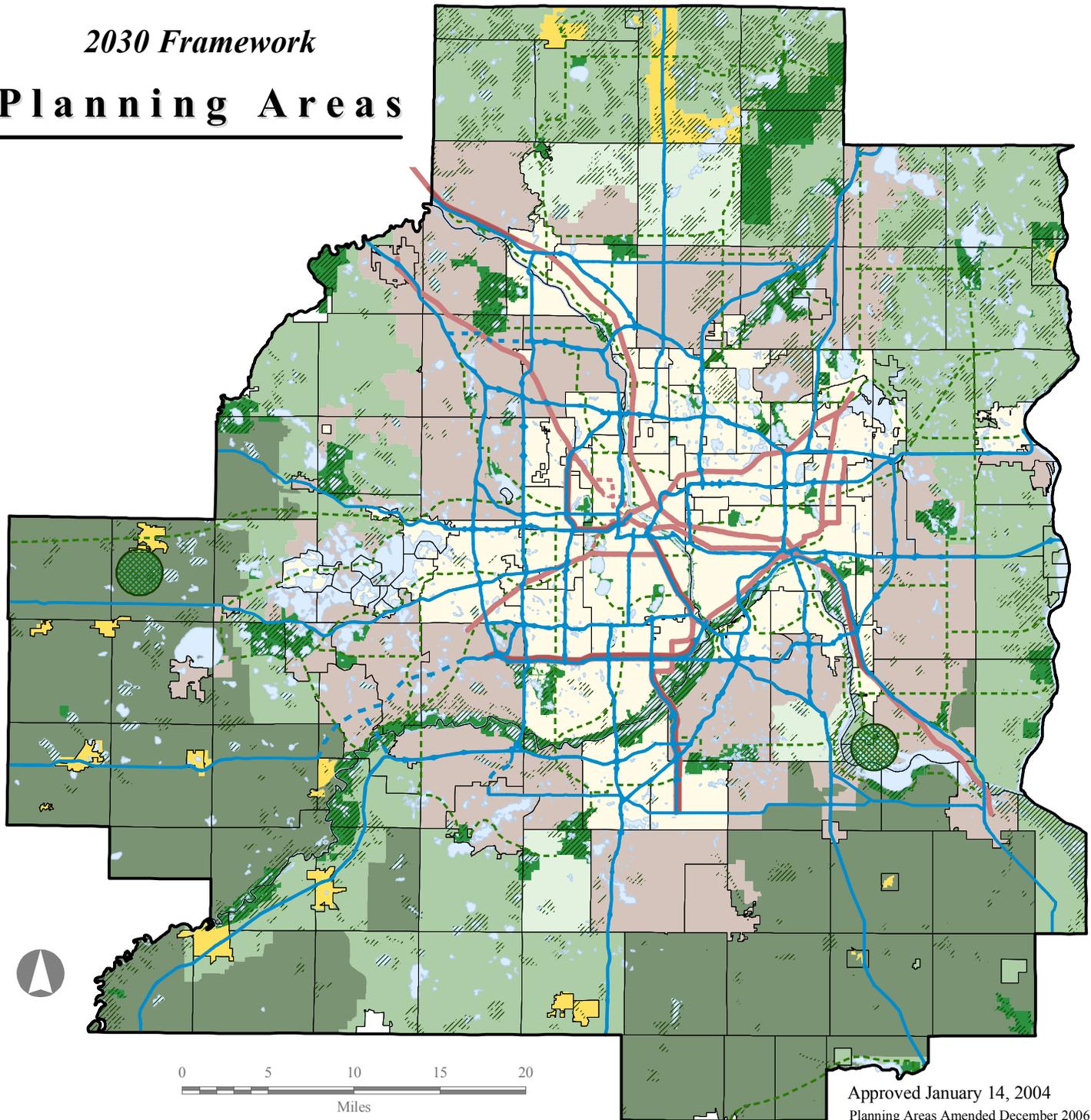
December 1999

Planning Area Designation

The *2030 Regional Development Framework* assigns each municipality a planning area designation. This designation is based on the municipality’s location in the region, forecasted growth, availability of infrastructure, and existing land uses.

The City of Mendota Heights has been designated as a “developed community.” As Mendota Heights plans for current and future residents, it should focus on protecting natural resources, ensuring sufficient public infrastructure, and developing transition strategies to increase density and encourage infill development.

2030 Framework Planning Areas



Approved January 14, 2004
Planning Areas Amended December 2006

NOTE: Please refer to the Comprehensive Plans Composite map or the Regional Systems maps for the most recent information. These maps are available at the Metropolitan Council Data Center (651) 602-1140.

Geographic Planning Areas		Additional Information	
Urban Planning Areas	Rural Planning Areas	Regional Natural Resource Areas (includes Terrestrial and Wetland Areas) SOURCE: Metro DNR in coordination with the Metropolitan Council	Regional Trail
Developing Area	Rural Center	Regional Park	Transit 2025 Corridor
Developed Area	Agricultural	Proposed Regional Park	Principal Arterial
	Diversified Rural		Open Water
	Rural Residential		

Future Land Use

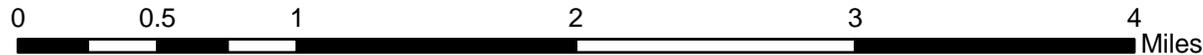
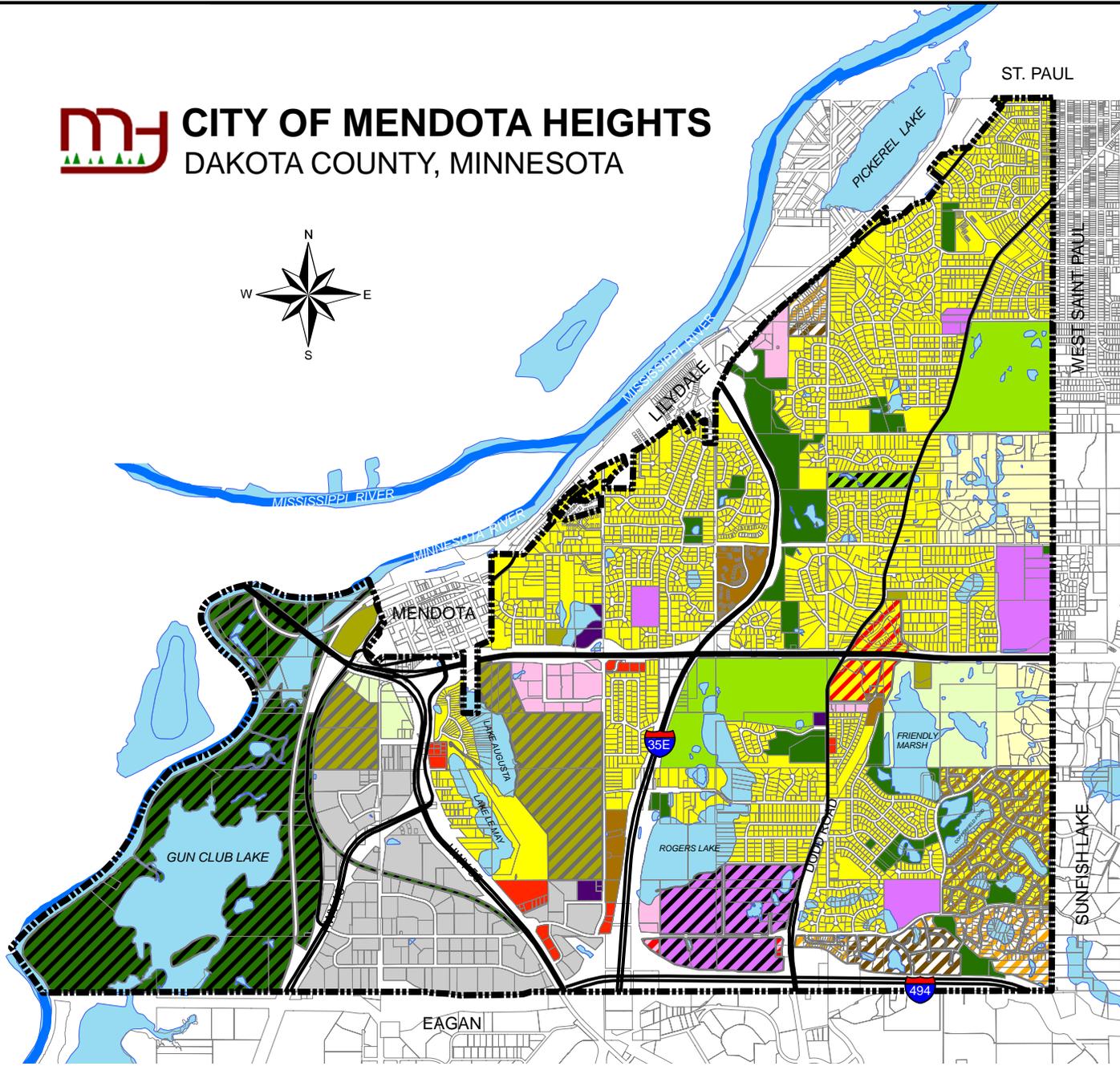
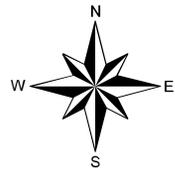
The following table illustrates how the land use within the City shall be designated in the future in five-year increments approximately.

Future Land Use Table (in acres)						
Within Urban Service Area	Existing (2000)	2010	2015	2020	2025	2030
Residential	2,161.4	2,172.7	2,183.8	2,195.1	2,206.3	2,217.5
RR, Rural Residential	187.6	188.9	190.1	191.4	192.6	193.9
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Schools (private)	144.9	144.9	144.9	144.9	144.9	144.9
Schools (public)	135.8	133.0	130.3	127.5	124.8	122.0
CC, City Facilities	23.3	21.9	20.5	19.1	17.7	16.3
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P, Parks	230.2	227.4	224.7	222.0	219.2	216.5
SP, State Park	517.9	517.9	517.9	517.9	517.9	517.9
NP, Nature Preserve/Open Space	140.4	139.1	137.9	136.6	135.4	134.1
GC, Golf Course	287.8	287.8	270.7	270.7	270.7	270.7
GC-S, Small Golf Course	0	0	17.1	17.1	17.1	17.1
Right of Way	1215.1	1220.1	1225.1	1230.1	1235.1	1240.1
Subtotal Sewered	5,749.3	5,749.3	5,749.3	5,740.3	5,749.3	5,749.3
Undeveloped	722.0	722.0	722.0	722.0	722.0	722.0
Water	722.0	722.0	722.0	722.0	722.0	722.0
Total	6,471.30	6,471.3	6,471.3	6,471.3	6,471.3	6,471.3



CITY OF MENDOTA HEIGHTS

DAKOTA COUNTY, MINNESOTA



2030 COMPREHENSIVE PLAN

2030 Land Use Plan

Future Land Use Designations

Residential:

-  RR - Rural Residential
-  LR - Low Density Residential
-  MR - Medium Density Residential
-  HR - High Density Residential
-  LR-II
-  MR-PUD
-  HR-PUD

Mixed Use:

-  MU-PUD

Commercial:

-  LB - Limited Business
-  LB-PUD
-  B - Business

Industrial:

-  I - Industrial

Institutional:

-  S - School
-  PS - Private School
-  CC - City Hall/Public Works/Fire Hall
-  CS - Churches & Synagogues
-  CEM - Cemetery
-  P - Parks
-  SP - State Park
-  NP - Nature Preserve/Open Space

Golf Course:

-  GC - Golf Course
-  GC-S - Small Golf Course
-  ROW - Right-of-Way

 Water

 Major River

 City Boundary

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Source: City of Mendota Heights, Dakota County, and Minnesota Department of Natural Resources. August 2010.

FOCUS AREAS

In the City’s previous Comprehensive Plan, six specific site areas within the City were identified that were either vacant or identified as potential redevelopment areas. A land use analysis was conducted for each site as part of that Comprehensive Plan update. Some important changes have occurred to these properties, reflecting the City’s implementation of its stated land use goals. A summary of the previous status and changes to those sites is provided below, along with a table identifying the specific focus areas with the number of acres by future land use category and the estimated development staging. For reference to the specific sites, refer to the Focus Area Site Location Map located at the end of this section.

Pilot Knob and Acacia Site:

The Pilot Knob site is located on the river bluff, overlooking the Minnesota and Mississippi rivers. The property contains 8.5 acres and is bounded on the north by Highway 55, the west by Sibley Memorial Highway/Old Highway 13 and Big Rivers Regional Trail, Acacia Cemetery to the south and Pilot Knob Road to the east. The site contains steep slopes on the western part of the property and offers distinctive views of Fort Snelling and downtown Minneapolis. This site is considered a gateway to Mendota Heights. The Comprehensive Plan previously designated the property for High Density Residential (HR) land use and the land is zoned for Business Park (B-1A) development.

Over the past few years, the City has led a major collaborative effort to purchase this site from private owners, with the intent to restore the property to its pre-settlement condition – an oak savanna landscape. In addition to its attractive views, the site itself constitutes a significant addition to the many historical sites in the Mendota/Mendota Heights area. This site served as an important gathering place for native populations, and is near the site of the conveyance of much of the Minnesota and Dakota territories to the United States from the Dakota Sioux tribes.

The name of the site derives from the prominent topography of the area, and the confluence of the Minnesota and Mississippi Rivers. This “knob” served as a visual landmark for steamboat pilots approaching the early settlements in the area. The Dakota people have named the hill Oheyawahi, which means “a hill much visited”.

The spectacular views of the river valley, downtown Minneapolis and Fort Snelling along with the natural setting offer a unique environment within the community and region. The site is somewhat constrained by topographic features including steep slopes and tree cover. The site is also directly adjacent to the Big Rivers Regional Trail system, which furthers the City’s policy to make the river valley and regional park systems more accessible to residents. The potential also exists to provide a local trail link for this site and the multiple family residential properties to the east to the regional trail system and incorporate a public scenic overlook on this site.

The Acacia site contains approximately 17 acres and is located east of Acacia Cemetery. The property is bounded on the north and east by Valencour Circle and Highway 55 the south by a row of single family homes (located north of Acacia Boulevard), and the east by Pilot Knob Road. The site is relatively level with tree cover located in the central and eastern portions of the property. The Comprehensive Plan previously designated the north part of the site as High Density Residential (HR) and the southern part as Medium Density Residential (MR). The entire property was zoned R-3, High Density Residential. However, this land was acquired by the City in 2008 with the expectation of adding to the Pilot Knob open space.

The property is somewhat isolated from other neighborhoods due to the fact that highways 55 and 13 circle and separate this area from the rest of the community. The large expanses of property associated with Acacia Cemetery to the west, Resurrection Cemetery to the east and industrial land uses to the south, further isolate this area. This land area offers scenic views of the river valley and Downtown Minneapolis, similar to those of the former Garron (Pilot Knob) site, is surrounded by the vast open space of both Acacia and Resurrection Cemeteries and affords views of both Lakes Augusta and Le May. A City trail system linking this site to the Big Rivers Regional Trail, could be coordinated with development of the Garron site.

Future Land Use Designation: NP, Nature Preserve/Open Space

Somerset Area:

The Somerset area (often referred to as the “Superblock” area) consists of approximately 160 acres located directly south of Somerset Country Club and Golf Course. The area is developed with single family constructed on large lots with private septic systems. The neighborhood is bounded on the east by Delaware Avenue, the north by Wentworth Avenue, and the south by Marie Avenue and smaller single family development to the west. The neighborhood contains significant wetlands and woodlands making it very rural in quality. The Comprehensive Plan land use designation of the site is Rural Residential (RR), and the corresponding zoning classification is One Family Residential (R-1A).

Due to the existing large lot configuration, parts of the area have the potential to be further subdivided provided public sewer, water and road systems would be extended to the area. It appears that the possibility may exist to either extend the cul-de-sacs or provide a connection between Ridgewood Drive and the cul-de-sac located in the northeast quarter of this section. There may also be the possibility to further divide parcels on the west and northern portions of the neighborhood although this may require the acquisition and upgrade of existing private roads. Further site specific analysis would be required in order to provide concept designs for the re-subdivision of this area. It is important to note that infill and further subdivision within established neighborhoods is often controversial and rarely supported by 100% of the landowners. Issues concerning assessments for public infrastructure and possible condemnation

proceedings are likely to arise with redevelopment efforts of the type contemplated in this section.

Future Land Use Designation: RR, Rural Residential

St. Thomas/Visitation:

The St. Thomas/Visitation site consists of parcels owned by St. Thomas Academy and Visitation Convent. The combined parcels contain approximately 50 acres and are bordered by Interstate 494 on the south, Interstate 35E to the west, Dodd Road to the east and Mendota Heights Road to the north. These adjacent sites are designated by the Comprehensive Plan as Limited Business-PUD Only (LB-PUD). The parcels are however, zoned One Family Residential (R-1) under which, public and parochial schools are permitted uses. At the time of the previous plan update, St. Thomas indicated a desire to reserve the property for future athletic fields and or facilities to complement the existing academy. Since that time, they have constructed an indoor ice facility on a portion of their property.

This landmass has excellent visibility from Interstate 494, has good access to the interstates as well as the region and is separated from residential neighborhoods by St. Thomas Academy and Visitation Convent. As such, the potential exists for a future corporate headquarters/major office campus to locate at this site. Such a facility could be considered for this area provided significant employment, tax base, transit and other opportunities beneficial to the community, would be made part of a planned unit development concept. This site is not considered by the City to be suitable for office/warehouse type of development. At this point in time, there are no prospective corporate interests to purchase or develop the site. Furthermore, both St. Thomas Academy and Visitation Convent have indicated their respective interests to maintain the property in its current status. This being the case, the land use designation for the site is proposed to be changed from LB-PUD to I-Institutional.

Future Land Use Designation: PS, Private School

Dodd/Highway #110:

The Dodd/Highway #110 area consists of approximately 30 acres located southeast of the intersection and nearly 25 acres located northeast of the intersection. Both sites offer good access and visibility from Highway 110. The northeast portion of this focus area has been under redevelopment led by the City. The site is designated and zoned Mixed Use-PUD. The redevelopment plans for this area have resulted in the development of "The Village at Mendota Heights", a mixed-use retail and residential development, including a variety of townhouse and age-assisted multiple family units.

The southeast parcel is zoned with a combination of B-2 Neighborhood Business, B-4 Shopping Center and R-3 High Density Residential classifications, the largest portion

being B-4 Shopping Center. There may be the potential to expand the sites with unused Mn/Dot right-of-way, which lies south of Highway 110, and east of Dodd Road.

The site is designated and zoned Mixed-Use PUD. Redevelopment efforts for this corner seek to accomplish a mixed-use residential/commercial/retail service area designed with “village character” that is compatible with existing residential land use characteristics found in Mendota Heights.

The City identified several goals for the redevelopment of this property. They include:

- Preservation of open space and existing wetlands
- Inclusion of significant opportunities for housing into the project area
- High quality architecture and building materials reflective of that used in the Village project
- Clustered, urban design
- Primary pedestrian emphasis
- Improve pedestrian crossing of Highway 110
- Elimination of the “strip-mall” look of the existing building
- Views of the project emphasizing buildings and open space, rather than parking lots

Future Land Use Designation: **MU-PUD, Mixed Use-PUD Only** (including business and medium/high density residential).

Furlong District:

This area of the community is located between Le May Lake and Highway 55. Although it is impacted by exposure to Highway 55 traffic and aircraft noise from the international airport, residents of this area have previously chosen to retain their existing single family character and land use designation. No change is proposed for this area in land use designation, although some redevelopment of the larger residential parcels may occur with adequate street construction and access.

Future Land Use: **B, Business and LR, Low Density Residential**

Infill Sites:

For the purposes of this section “Infill sites” are meant to be any property in Mendota Heights that has the opportunity to develop, or redevelop, beyond its current level. Because these properties tend to be smaller and surrounded by established neighborhoods, development would have the potential to dramatically change the environment of the areas in which they are located. Neighbors often raise concerns over increased traffic, loss of open space, potential drainage issues, and other problems that may result from development of these areas.

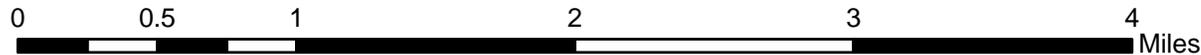
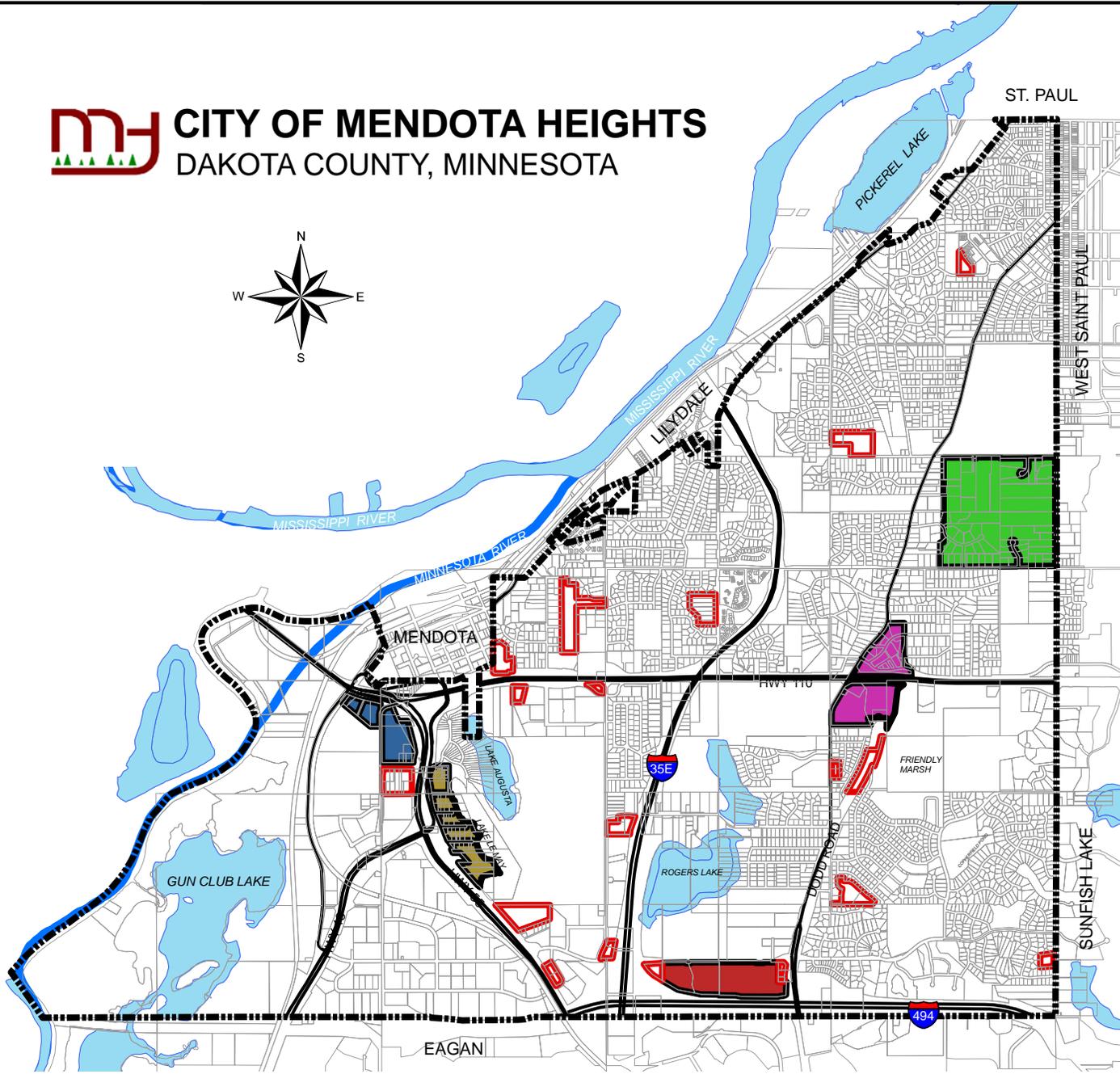
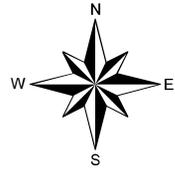
The City recently inventoried the remaining developable land within the community, with the objective of understanding the capacity for new development, and creating policies for consideration of development in these sensitive areas. These policies include the following:

- Require that any new development or redevelopment meets all zoning and subdivision regulations.
- Avoid access and traffic which unduly burdens just a few properties.
- Ensure that development of infill sites will not result in any negative impact on existing environmental conditions, such as soils, wetlands, drainage, or similar factors.
- Require that all development of infill sites provide access to a public street, new or existing.
- Ensure that land uses are compatible with the surrounding neighborhood, and do not reflect a “spot-zoning” pattern.
- Avoid infill development that relies on private street or “flag-lot” design.

Future Land Use: Varies by Location.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Focus Areas
Infill / Redevelopment Areas

- Focus Areas**
-  Pilot Knob & Acacia Site
 -  Somerset Area
 -  St. Thomas/Visitation
 -  Dodd/Highway #110
 -  Furlong District
 -  Infill Sites
 -  parcels
 -  Lakes
 -  Major River
 -  City Boundary

HOUSING PLAN

Assessment of Housing Stock

The following includes an assessment of the current housing stock within the City of Mendota Heights. It includes information on the tenure of occupants; the number, type, and age of housing units; and housing costs. The remainder of the Housing Plan addresses affordable housing needs, goals and policies of the City, and an implementation section identifying ways to address the City’s housing needs.

Housing Tenure

The following table illustrates the housing tenure by the units in the structure. According to the 2000 U.S. Census, Ninety-eight percent (98%) of the total housing units in Mendota Heights were occupied, while only two percent (2%) were vacant. The national average for vacant housing units is nine percent (9%), with ninety-one percent (91%) occupied; therefore, the City of Mendota Heights is well above the national average for occupied housing units.

Out of the occupied housing units in the City, ninety-two percent (92%) are owner-occupied, while only eight percent (8%) are renter-occupied. This is compared to the national average of sixty-six percent (66%) of the occupied housing units in the United States being owner-occupied, while thirty-four percent (34%) are renter-occupied. (Source: 2000 U.S. Census Bureau). The majority of the owner-occupied housing units in the City are single-family, detached structures, while the majority of the renter-occupied housing units are located in structures that contain three or more housing units.

Housing Tenure by Units in Structure								
Source: 2000 U.S. Census								
	Single Family		Two	Three +	Mobile	Other	Total	%
	Detached	Attached	Unit	Unit	Home			
<i>Owner-Occupied</i>	3,106	483	17	235	0	0	3,841	92%
	80.90%	12.60%	0.40%	6.10%	0	0	100%	
<i>Renter-Occupied</i>	19	0	7	289	0	0	315	8.00%
	6%	0	2.20%	91.70%	0.00%	0	100%	
<i>Total</i>	3,125	483	24	524	0	0	4,156	100%
	75.19%	11.62%	0.58%	12.61%	0	0	100%	

Note: Information was gathered from the occupied housing units; according to the 2000 Census, there were 74 vacant units in Mendota Heights.

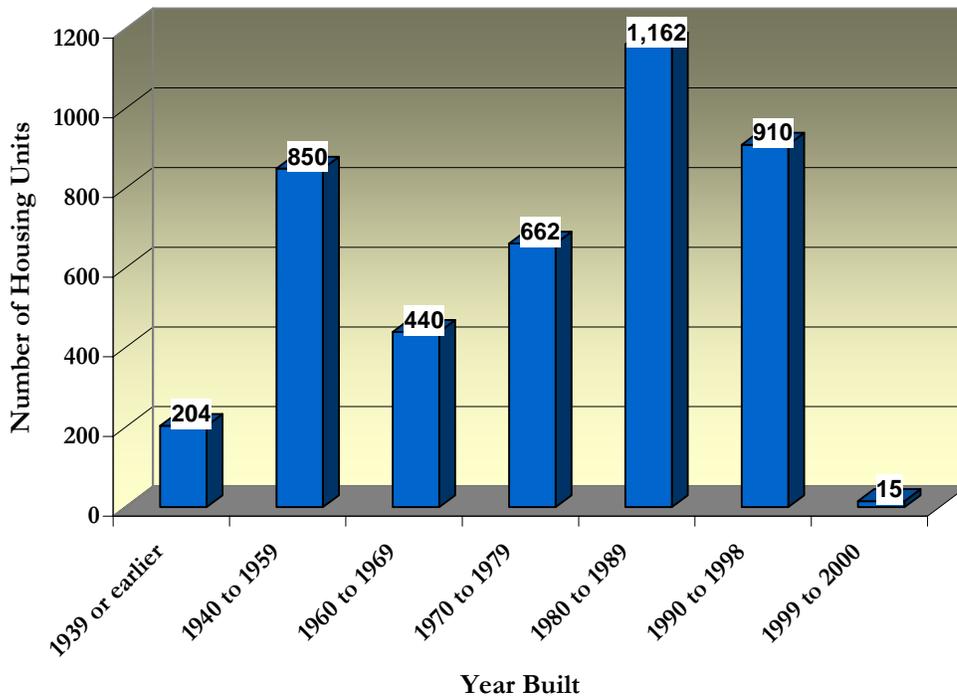
Age of Housing

The following bar graph illustrates the age of the housing stock within the City of Mendota Heights by indicating the year built for each house, according to the 2000 U.S. Census.

As the graph illustrates, Mendota Heights experienced a rapid pace of housing construction, starting in the 1940s and continuing through the 1950s. During this time period (1940 to 1959), 850 housing units were constructed. This pace slowed in the 1960s, but started picking up again in the 1970s, when 662 housing units were constructed. Housing construction peaked in the 1980s when 1,162 housing units were built. This number accounts for twenty-seven percent (27%) of the total housing units that were constructed in 2000 and prior. Between 1990 and 1998, another 910 housing units were constructed within the City. The number of housing units slowed after 1998, as the amount of vacant land available within the City was minimal.

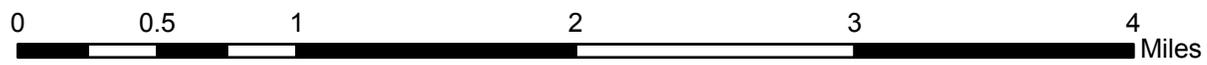
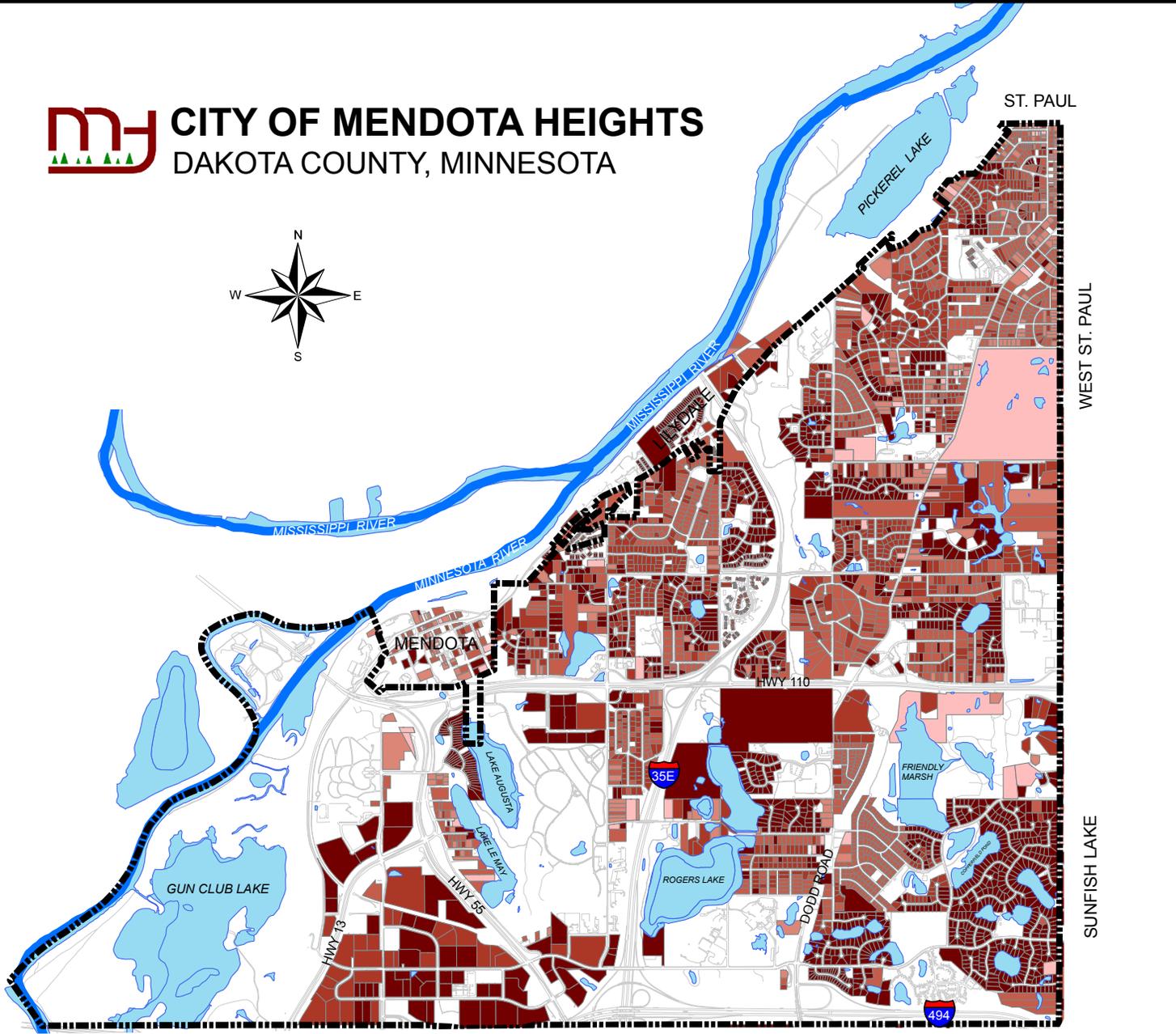
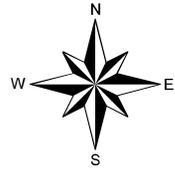
Mendota Heights: Age of Housing Stock

Source: U.S. Census 2000





CITY OF MENDOTA HEIGHTS
 DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Age of
Housing Stock

-  1832 - 1912
-  1913 - 1943
-  1944 - 1964
-  1965 - 1982
-  1983 - 2005
-  City Boundary
-  Major River
-  Water

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Source: City of Mendota Heights,
 Dakota County, and
 Minnesota Department of Natural Resources.

July 2008.

SECTION THREE: LAND USE PLAN – HOUSING

Housing Costs

The following table illustrates the average sales prices of residential units in District 604. This District represents the cities of Mendota, Lilydale, and Mendota Heights. The information was gathered through the Regional Multiple Listing Service of Minnesota, Inc. for the years 2000 through 2006. As the table indicates, the largest percentage increase in average sales prices was from 2000 to 2001, when the average sales price increased by 15 percent. The next largest percent increase was 12 percent, which occurred from 2002 to 2003. Overall, the average sales price increased from \$254,392 in 2000 to \$373,855 in 2006, a 47 percent increase.

Residential Average Sales Price: Mendota, Lilydale, & Mendota Heights (District 604) 2000 - 2006							
	2000	2001	2002	2003	2004	2005	2006
District 604	\$254,392	\$291,807	\$294,488	\$330,320	\$366,850	\$398,571	\$373,855
% Change	-	15%	1%	12%	11%	9%	-6%

Source: Regional Multiple Listing Service of Minnesota, Inc. (RMLS)

Estimated Market Value

The following table illustrates the mean, or average, residential homestead market value statistics for Mendota Heights and neighboring communities in 2006 and 2007. The average market value of homes in the City of Mendota Heights in 2007 was \$393,957, which was the largest in comparison to the communities found in the following table and in comparison with Dakota County. Only Sunfish Lake had a higher mean market value in 2007, which was \$869,732. The average homestead market value in Mendota Heights increased at a rate of 3.65 percent from 2006 to 2007.

Dakota County’s mean residential homestead market value was \$273,056 in 2007, increasing from \$270, 132 in 2006.

Mean Residential Homestead Market Values				
Source: Dakota County Assessor’s Department				
Tax Area	# Homesteads	2006 MEAN	2007 MEAN	% Change
Eagan	18,331	\$278,920	\$281,208	0.82
Farmington	5,582	\$241,546	\$241,921	0.15
Hastings	5,793	\$223,587	\$224,911	0.59
Inver Grove Heights	9,083	\$275,032	\$277,094	0.74
Mendota Heights	3,723	\$380,053	\$393,957	3.65
Rosemount	5,744	\$284,747	\$290,786	2.12
South St. Paul	5,586	\$204,018	\$206,116	1.02
Dakota County	108,105	\$270,132	\$273,056	1.08

Affordable Housing

Data reflects housing that is either completed or under construction. Section 8 voucher units vary annually for all cities (including portable in/out vouchers). Other assisted housing includes supportive housing, private rental units, supported with housing revenue bonds, and tenant-based rental assistance other than Section 8.

Existing Affordable Rental Housing: Mendota Heights & Dakota County		
Source: Dakota County - data provided as of 12/31/06		
	Mendota Heights	Dakota County
Senior Rental	125	1,135
Family Rental	24	488
Tax Credit	0	677
Section 8 – Voucher	31	2,552
Section 8 – Project-Based	12	1,152
Public Housing	1	620
Other Assisted Housing	0	504
Total	193	7,128
% of County Units	2.70%	100%
% of 2005 Households	4.40%	5.10%

Existing Affordable Rental Housing: Mendota Heights & Dakota County		
Source: Dakota County - data provided as of 12/31/06		
	Mendota Heights	Dakota County
Senior Rental	125	1,135
Family Rental	24	488
Tax Credit	0	677
Section 8 Voucher	31	2,552

The Metropolitan Council has published a report that presents a new forecast of the affordable housing needs in the metropolitan area for the years 2011 through 2020. This report is called, “Determining Affordable Housing Needs in the Twin Cities 2011-2020.” Communicating forecasted affordable housing need numbers is the first step in helping communities determine the housing goals and objectives to be included in the housing element of their Comprehensive Plan. The report looks at projected growth for sewerred communities within the metropolitan area of the Twin Cities, what their existing

SECTION THREE: LAND USE PLAN – HOUSING

affordable housing stock is, and what they are expected to need for affordable housing units between 2011 and 2020.

The City of Mendota Heights is part of the Dakota County Cluster, which utilizes the Dakota County Housing and Redevelopment Authority (HRA) to administer a plan addressing public sector affordable and life-cycle housing needs. The Metropolitan Council has established an allocation of affordable housing needs by City for 2011-2020. In that time period, the Metropolitan Council has estimated that 43 new affordable housing units will be needed in the City of Mendota Heights. Affordable housing needs for each City in Dakota County are detailed in the following table:

DAKOTA COUNTY: New Affordable Housing Units Needed	
Community	New Affordable Unit Need
Apple Valley	1,307
Burnsville	737
Eagan	530
Empire Township	100
Farmington	492
Hampton	4
Hastings	241
Inver Grove Heights	714
Lakeville	2,260
Mendota	3
Mendota Heights	43
Rosemount	923
South St. Paul	104
Vermillion	6
West St. Paul	104
Source: Metropolitan Council, <i>Determining Affordable Housing Needs in the Twin Cities 2011-2020</i> Summary Report	

To carry out the above affordable housing goal, the City will continue to work with the Dakota County Housing and Redevelopment Authority. The City will make its best efforts, given market conditions and resource availability, to make progress toward this goal.

GOALS AND POLICIES

Goals, policies, and programs shall be identified to assist the City of Mendota Heights in decision-making regarding the preservation of its current housing stock and the development of new units. Goals and policies typically address development and redevelopment expectations, housing maintenance and preservation, and density and diversity of housing type.

IMPLEMENTATION

In order for Mendota Heights to meet its goals and policies pertaining to housing, and especially to accommodate the projected needs of affordable housing units, the City must establish an implementation program. Numerous efforts are available for Mendota Heights to employ in order to facilitate the construction of affordable housing and to expand local housing options. Such options include: programs; fiscal devices; official controls and land use regulation; and

Programs

Numerous programs can be utilized to help the City meet its housing goals and policies. Such options include: affordable housing assistance or development and preservation programs available through the local, county, state, or federal government.

Livable Communities Act:

In 1995, Minnesota Legislature created the Livable Communities Act (LCA) as defined by MN State Statute 473.25. The LCA is a voluntary, incentive-based approach to help the Metro Area communities address affordable and lifecycle housing needs. The LCA provides funds to communities to assist them in carrying out their development plans for affordable housing and creation of new jobs.

Participation in the Local Housing Incentives Program portion of the LCA requires communities to negotiate housing goals with the Metropolitan Council and prepare a Housing Action Plan.

Livable Communities Demonstration Accounts (LCDA):

LCDA funds support regional growth strategies promoting development and redevelopment that make efficient and cost-effective use of urban lands and infrastructure; improve jobs, housing, transportation and service connections; and expand affordable and lifecycle housing choices in the region. The funds are available to municipalities that participate in the Local Housing Incentives Program of the Livable Communities Act (LCA). The LCDA is open to local housing and redevelopment authorities, economic development authorities or port authorities in LCA-participating cities, or to counties on behalf of projects located in LCA-participating cities.

As the name of the account suggests, LCDA funds are intended to be used for projects that demonstrate innovative and new ways to achieve and implement the statutory objectives, not merely to fill project funding needs.

Local Housing Incentive Account (LHIA):

LHIA grants help to produce new and rehabilitated affordable rental and homeownership, promote the Council’s policy to expand and preserve lifecycle and affordable housing options to meet changing demographic trends and market preferences, and support the region’s economic competitiveness. During 2006, seven communities and two multi-city land trusts received funds. Funded projects include 172 new rental units and 34 ownership units, both new and rehabilitated for resale. All of the new rental units will be affordable to households earning less than the 2006 area median income (\$78,500 for a family of four).

Tax Base Revitalization Account (TBRA):

The TBRA provides funds to clean up polluted land to make it available for economic redevelopment, job retention, and job growth, or the production of affordable housing to enhance the tax base of the recipient municipality. TBRA funds are raised by a legislatively authorized levy capped at \$5 million annually.

If the TBRA project includes a housing component, a portion of the housing is required to be affordable. Ownership units are considered affordable if they can be purchased by buyers earning 80% of the area median income (AMI). Currently this includes any units for sale at \$206,800 or less. Affordable rental units are those renting at the Low-Income Housing Tax Credit rent limits based on 50% of the AMI. The maximum rental amount to be affordable at this level is based on the number of bedrooms as follows: efficiency \$687, 1-bedroom \$736, 2-bedrooms \$883, 3-bedrooms \$1,020, 4-bedrooms \$1,138.

Community Development Block Grant (CDBG) Program:

The CDBG Program is provided through the U.S. Department of Housing and Urban Development. The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

Fiscal Devices

Fiscal devices, such as revenue bonds, tax increment, financing or tax abatement can be used to help ease the construction and availability of affordable housing in the City of Mendota Heights.

Official Controls

Official controls and land use regulation can be used to assist in the construction of affordable housing units. Controls and regulations can also be used to simplify the process of expanding local housing options also.

The following is a list of official controls that the City of Mendota Heights can use to implement its housing goals and policies: Zoning Ordinance, Subdivision Ordinance, Building Codes, Design Requirements, and the actual approval process itself. All of these items impact the type and cost of new housing.

RESOURCE PROTECTION PLAN

State law requires that local Comprehensive Plans address the protection of historical sites, solar access, and aggregate deposits. The Metropolitan Council has developed a specific policy regarding protection of aggregate deposits, but not for historical preservation or solar access.

Historic Preservation

Minnesota Statute 473.859, Subd. 2[b] requires a historic preservation element in each Comprehensive Plan update. The City of Mendota Heights does not have an official control for historic preservation. As opportunities for preservation are discovered, the City will handle them on a case-by-case basis, pulling on resources such as the Minnesota Historical Society, Dakota County, and community/non-profit organizations. According to the Minnesota Historical Society, the following property is the only property listed on the National Register of Historic Places:

- Fort Snelling – Mendota Bridge – It is a steel-reinforced, continuous-arch concrete bridge located on Minnesota Highway 55 over the Minnesota River. It was built in 1925-26, according to the plans prepared by Walter Wheeler and C.A.P. Turner. The bridge was reconstructed between 1992 and 1994, reflecting the original design.

However, the following sites also hold significant historical value:

- St. Peter's Church – This church complex includes one of the oldest church buildings used by Minnesota's early settlers of the Mendota area, and in continuous use through today. Growth of the congregation has resulted in the addition of several other buildings on the site, although the historic building remains in use.
- Pilot Knob – Currently being restored to its pre-development condition, the Pilot Knob area, just off of the east end of the Mendota Bridge, has special historical meaning for a wide spectrum of Minnesota history. The City and other public agencies have acquired much of the property and are adding interpretive facilities to the site as opportunity permits.

Solar Access Protection

The City of Mendota Heights has historically planned for solar access protection within its Comprehensive Plans. The rationale for including a solar access protection element in the Comprehensive Plan is to assure the availability of direct sunlight to solar energy systems. A large share of the energy consumed in Minnesota is used for purposes that solar energy could well serve such as space heating and cooling, domestic hot water heating and low-temperature industrial processes. Collection of solar energy requires protection of solar collectors' sky space. Solar sky space is the portion of the sky that must be free of intervening trees or structures for a collector to receive unobstructed sunlight. According to the Minnesota Energy Agency, "simple flat plate collectors have

SECTION THREE: LAND USE PLAN – RESOURCE PROTECTION

the potential to supply one-half of Minnesota’s space heating, cooling, water heating and low-temperature industrial process heat requirements.”⁷

Solar Access Goals and Policies:

Goal 1: Protect reasonable access to direct sunlight for solar energy systems.

Policies:

- Consider modification of existing ordinances to protect access of direct sunlight to rooftops of all principal structures.
- Encourage developers to establish covenants that do not restrict the development and use of active and/or passive solar energy systems.
- Encourage buildings and developers to offer solar energy system options, to the extent practical, for space heating and cooling and hot water heating in new residential, commercial and industrial developments.

Aggregate Resources

In 1984, Minnesota Statute 84.94 was enacted to protect aggregate resources; to promote orderly and environmentally sound development; to spread the burden of development; and to introduce aggregate resource protection into local comprehensive planning and land use controls. The *2030 Regional Development Framework* includes a policy that encourages local and regional entities to work together to reclaim, conserve, protect, and enhance the region’s natural resources. Aggregate resources (sand, gravel, and rock) have been identified as resources vital to the region.

The *Minnesota Geological Aggregate Resources Inventory of the Seven-County Metropolitan Area* is a joint report of the Minnesota Geological Survey, the Department of Natural Resources, and the Metropolitan Council. This report inventories aggregate resources within the seven-county metropolitan area.

The Aggregate Resources Map illustrates scattered locations of sand, gravel, limestone, and dolomite within the City of Mendota Heights. This information was obtained from the Metropolitan Council. The data was actually modified to reflect depletion by mining and areas that were occupied by urban and rural development in 1997. The data was also modified by removing aggregate deposits that cannot be mined because of such environmental constraints as wetlands, streams, scientific and natural resources areas, open water bodies, and roadways. The City acknowledges that inherent conflicts may occur between the need for extracting aggregate resources and the rights of private property owners to develop their land. Where appropriate, the City will consider the

⁷ Minnesota Energy Agency, Op. Cit. P. 61. Metropolitan Council, Planning for Solar Access Protection Local Planning Handbook, Publication No. 07-79-059, September 1979.

preservation and protection of aggregate resources assuring that land use compatibility is given the utmost consideration.

Land Use Planning and Ordinance Regulations

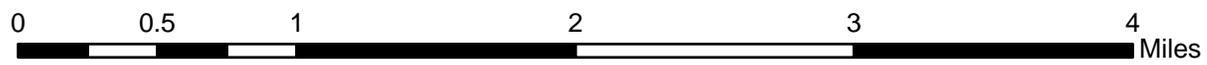
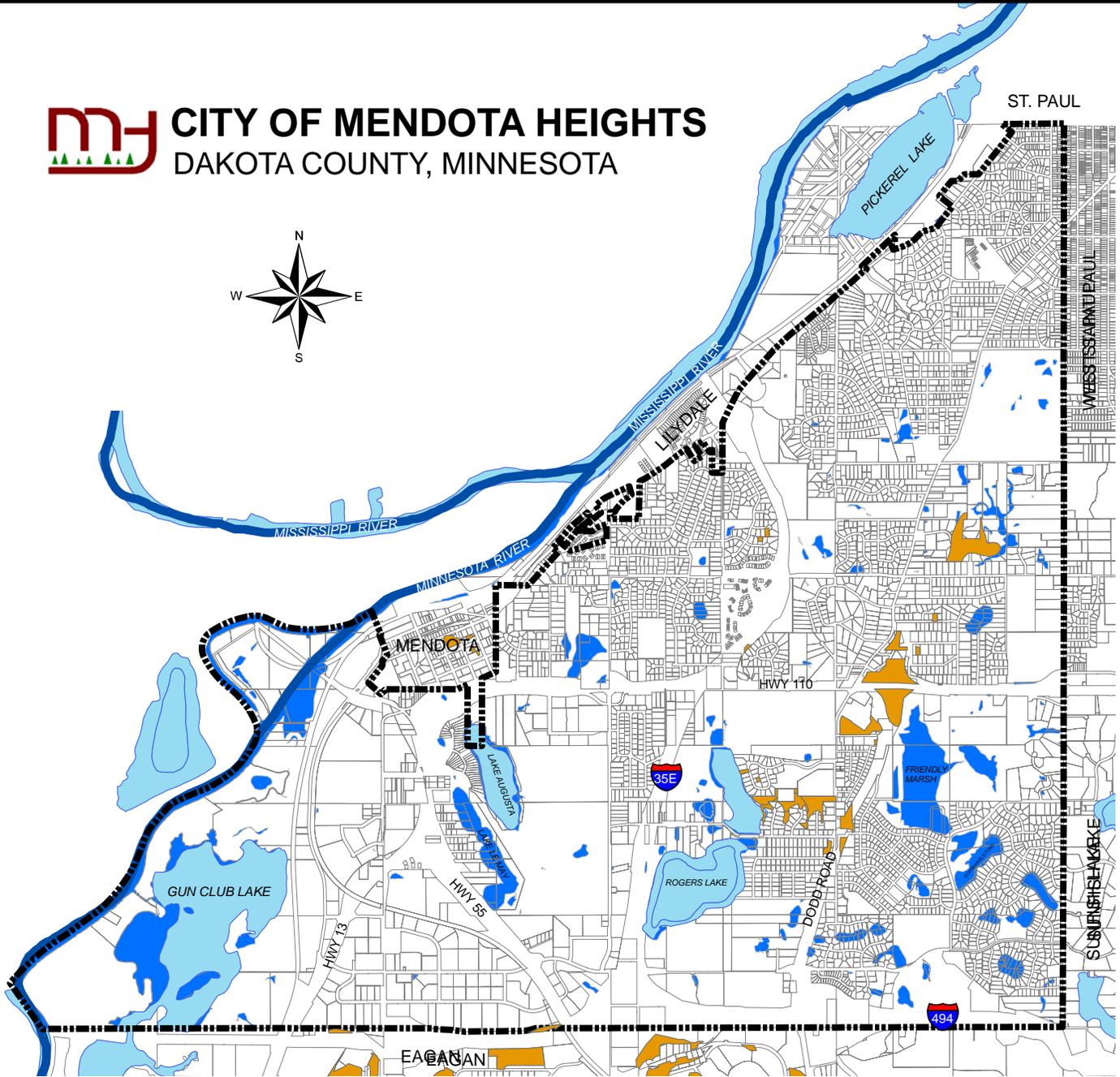
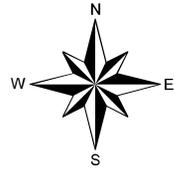
Planning and regulatory measures shall be established that ensure that aggregate resources are extracted prior to urbanization of those sites containing aggregate resources. The City of Mendota Heights addresses mining and soil processing in Section 12-1D-10 of the City Code. A conditional use permit shall be obtained in all Zoning Districts prior to any mining or extraction within the City.

In 1998, the Minnesota Legislature created the “Aggregate Resources Task Force” to examine issues concerning the need for and use of the state's aggregate resources. The *Task Force Final Report* made a number of recommendations designed to facilitate the task of making wise use of aggregate resources and for sustainable resource management. Mendota Heights shall incorporate these recommended actions into the Comprehensive Plan update:

1. Best Management Practices;
2. Reclamation standards;
3. Mine planning and permits;
4. Native prairie conservation;
5. Aggregate planning and protection;
6. Registration of commercial aggregate deposits with the State Department of Natural Resources;
7. Aggregate resource mapping;
8. Leasing aggregate reserves by State Department of Transportation;
9. Compensating host communities;
10. Incentives for recycling; and
11. Encouraging transportation of aggregates by bulk carriers.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
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Aggregate Resources

-  Aggregate Resources
-  Lakes
-  Parcels
-  City Boundary
(Sand, gravel, limestone, and dolomite deposits).

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Source: City of Mendota Heights, Dakota County, Metropolitan Council, and Minnesota Department of Natural Resources.

July 2008.

MRCA / MNRRA PLAN

The western part of the City is located in the Mississippi River Critical Area Corridor (MRCA) and the Mississippi National River and Recreation Area (MNRRA). Special guidelines have been adopted to protect and improve the River’s natural, cultural, historic, and recreational resources in this area. The MRCA program was established in 1976 by the State of Minnesota and is currently administered by the Minnesota Department of Natural Resources. An external boundary was established for the Critical Area as well as internal district boundaries (e.g. rural, open space, urban diversified, etc).

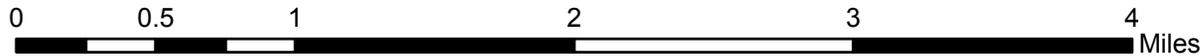
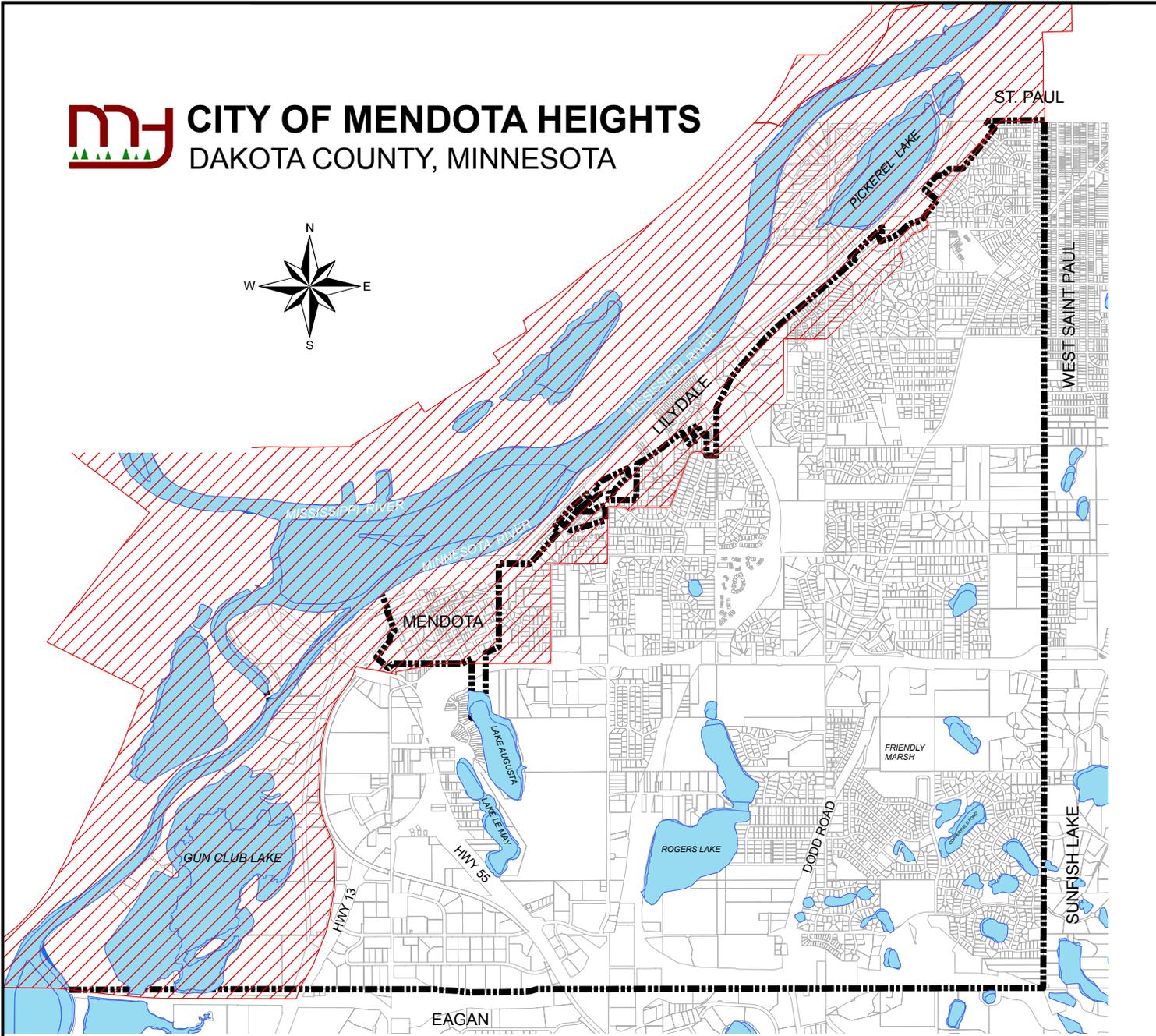
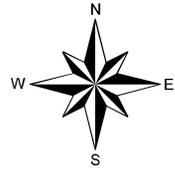
The MNRRA is a federally designated unit of the National Park Service and was established in 1988. MNRRA adopted the same external boundary as the state MRCA, and the MNRRA and MRCA use the same legal description to define the exterior boundaries.

The MRCA / MNRRA Map shows the boundaries of the state-designated Mississippi River Critical Area program, as well as the federally designated Mississippi National River and Recreation Area, within Mendota Heights.

The City has developed a special MRCA/ MNRRA Plan in cooperation with the Minnesota Department of Natural Resources, which addresses land use provisions for the Mississippi River corridor. The MRCA/ MNRRA Plan, which was adopted by the City during the previous Comprehensive Plan Update process, is incorporated herein as an addendum to the Comprehensive Plan.



CITY OF MENDOTA HEIGHTS
 DAKOTA COUNTY, MINNESOTA



2030

**COMPREHENSIVE
 PLAN**

Critical Area Map

Mississippi River Critical Area (MRCA)
 and
 Mississippi National River
 and Recreation Area (MNRRA)

-  Critical Area
-  Water Features
-  Major River
-  City Boundary
-  Parcels

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