

CITY OF MENDOTA HEIGHTS



2030

COMPREHENSIVE PLAN

Mendota Heights



AUGUST 2010

SECTION ONE: CREDITS	1
SECTION TWO: BACKGROUND	
Introduction	3
Vision Statement	3
Policies and Objectives	5
Regional Planning Designation	5
Community Location	8
Community History	10
Development History	12
Natural Features Inventory	15
Community Facilities	23
Socio-Economic Profile	28
Education	36
Employment	37
Income	38
SECTION THREE: LAND USE PLAN	
Land Use Plan	40
Land Use Categories	43
Focus Areas	55
Housing Plan	62
Housing Goals and Policies	68
Housing Implementation	68
Resource Protection Plan	71
MRCA / MNRRA Plan	75
SECTION FOUR: TRANSPORTATION PLAN	
Transportation Plan	77
Transportation Analysis Zones (TAZ)	77
Functional Classification System – Highways and Roads	80
Traffic Volumes	80
Future Development	83
Potential Safety Issues/Special Traffic Situations	83
Access Management Guidelines	84
Bicycles and Pedestrians	86
Transit Plan	86
Aviation Plan	88
Airport Related Goals and Policies	88
Aircraft Noise Policies	89
History of Noise Reduction Efforts	89
Impacts on Future Land Use Planning	90

SECTION FIVE: PARKS AND OPEN SPACE PLAN

Parks, Open Spaces and Trails Plan	95
Recreation Programming	96
Goals and Policies	96
Existing City Parks and Open Spaces	97
Existing State, Regional, and Private Parks and Open Spaces	99
Regional Park and Trail Needs	101
Local Park and Trail Needs.....	101

SECTION SIX: WASTEWATER

Wastewater	105
------------------	-----

SECTION SEVEN: IMPLEMENTATION

Implementation	110
Official Controls	110
Relevant Ordinances	110
Zoning Ordinance	111
Subdivision Ordinance	115
Natural Resource Conservation Ordinances	115
Aircraft Noise Attenuation Ordinance	116
Public Programs	116
Fiscal Devices	116

List of Maps:

Regional Location	9
Topography	18
Floodplains	19
Wetlands/Lakes/Rivers	20
Watersheds	21
Significant Vegetation Areas	22
Community Features	26
Community Facilities	27
Existing Land Use	48
Previous Comprehensive Plan Land Use Plan	50
Metropolitan Council Planning Area Designations	52
Future Land Use	54
Focus Areas Map	61
Age of Housing Stock	64
Aggregate Resource	74
Mississippi River Critical Area Corridor	76
Traffic Analysis Zones	78
Traffic Analysis Zones with 2030 Population, Households	79
Functional Road Classification	81
Traffic Volumes	82

TABLE OF CONTENTS

Existing Transit Routes 87
Airspace Zoning – Building Height Limitations 92
MSP Airport Safety Zones 93
MSP Airport Noise Contours 94
Parks, Open Space and Trails 104
Sanitary Sewer Base Map 108
Individual Sewage Treatment System Map 109
Zoning Map 114

City Council

John Huber, Mayor
Ultan Duggan
Sandra Krebsbach
Mary Jeanne Scheeman
Jack Vitelli

Airport Relations Committee

Elizabeth Petschel, Chair
Robin Ehrlich, Vice Chair
William Dunn
David Sloan
Lyle Odland
Joe Hennessey
Sally Lorberbaum

Parks and Recreation Commission

Paul Portz, Chair
Raymond Morris, Vice Chair
David Miller
Tom Kraus
Michael Toth
Maureen Brackey
Steve Commers

Planning Commission

Joe Lally, Chair
Mike Povolny, Vice Chair
Steve Norton
Doug Hennes
Bruce McManus
Ansis Viksnins
Litton Field

City Staff

David McKnight, City Administrator
Jake Sedlacek, Assistant to the City Administrator
John Mazzitello, Public Works Director/ City Engineer
Kathleen Swanson, City Clerk
Kristen Schabacker, Finance Director

Review Agencies

City of Eagan
City of Inver Grove Heights
City of Lilydale
City of Mendota
City of St. Paul
City of Sunfish Lake
City of West St. Paul
Dakota County
Independent School District 197
Metropolitan Council
Metropolitan Airports Commission
Minnesota Department of Natural Resources
Minnesota Department of Transportation
St. Paul Board of Water Commissioners

Education Facilities

Independent School District 197
Mendota Elementary School
Somerset Heights Elementary School
Friendly Hills Middle School
Henry Sibley Senior High School
Visitation School
St. Thomas Academy
Brown College
Le Cordon Bleu

Major Property Owners

Acacia Park Cemetery Association
City of Mendota Heights
Dodge Nature Center
Mendakota Country Club
Opus – Summit of Mendota Heights
Paster Enterprises
Resurrection Cemetery
Roseville Properties
Ross Fefercorn – The Village
Somerset Country Club
Somerset Area Landowners
United Properties