

C Community Development Committee
Meeting date: September 20, 2010

E Environment Committee
Meeting date: September 14, 2010

ADVISORY INFORMATION

Date:	September 7, 2010
Subject:	City of Mendota Heights 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20720-1
District(s), Member(s):	District 13, Councilmember Rick Aguilar
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Denise P. Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Mendota Heights to put its 2030 Comprehensive Plan Update into effect;
2. Forward the Council's Critical Area plan review and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records;
3. Advise the City to:
 - a. Participate in Council activities to monitor redevelopment in developed communities.
 - b. Draft and adopt a new local septic system ordinance incorporating recent MPCA 7080-7081 Rule revisions by November 2010, for consistency with MN Stat. 115.55, as noted in the comments for ISTS in the Review Record.
 - c. Provide the Council with the dates the Lower Minnesota River and Gun Club Lake watershed organizations approved the City's Local Surface Water Management Plan and the date the City adopted the final plan.
 - d. Implement the advisory comments noted in the Review Record for *Transportation* and *Surface Water Management*.

Recommendation of the Environment Committee:

Approve the City of Mendota Heights's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Mendota Heights 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20720-1, Council Business Item No. 2010-322

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (Update) and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council's review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The city of Mendota Heights (City) is a first-ring suburban community of approximately 10 square miles. The City is located in northern Dakota County, and is bordered on the north by the cities of Saint Paul, Lilydale and Mendota. It is bordered on the west by the Minnesota and Mississippi rivers and Minneapolis-St. Paul International Airport, on the south by Eagan and Inver Grove Heights, and by West Saint Paul and Sunfish Lake on the east, (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Mendota Heights as within the "Developed Community" geographic planning area, (Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Mendota Heights 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the *2030 Regional Parks Policy Plan*. The regional parks system facilities in Mendota Heights include the Big Rivers Regional Trail, which connects Eagan to Lilydale-Harriet Island Regional Park in St. Paul; the planned North Urban Regional Trail, which will connect the Big Rivers Regional Trail in Mendota Heights to the Mississippi River Regional Trail in South St. Paul; and the proposed Dakota County North/South Regional Trail Search Corridor, which will connect the North Urban Regional Trail in Mendota Heights to Lebanon Hills Regional Park in Eagan. The Update acknowledges and plans for these regional trails.

TRANSPORTATION

Roads and Transit

Reviewers: Elaine Koutsoukos (651-602-1717), Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7775)

The Update is in conformance with the *2030 Transportation Policy Plan (TPP)* adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan. There are four principal arterials within or adjacent to Mendota Heights: I-35E, I-494, TH 55, and TH 110. Mendota Heights identifies the expansion of I-35E in the Update. The Update includes an analysis of existing and future transportation

deficiencies and recommends improvements to the minor arterial, major and minor collectors, and local roadway networks.

Mendota Heights lies within Transit Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Regular route express and local transit service is provided by Metro Transit, Metropolitan Transportation Services, and Minnesota Valley Transit Authority. General public dial-a-ride service is provided by Dakota Areas Resources and Transportation for Seniors (DARTS). ADA paratransit service is provided by Metro Mobility and DARTS.

Advisory Comment:

- Council staff requests that the City consider changing the roadway functional classification of Highway 13 from its interchange with Highway 110 northwestward to the city limits of Mendota from a "local" street to a "minor collector". This would help to address an earlier request by the City of Mendota to change the "minor collector" designation of "D Street" to a "local" street and moving the "minor collector" routing along Highway 13. The City should coordinate this change with the City of Mendota. The resulting functional classification change should be forwarded to the TAC-Planning Committee as an action request.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning, (651-602-1724)

The Update is in conformance with the Aviation policies of the *TPP* and is consistent with Council aviation policy.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council' recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City is provided wastewater conveyance service through interceptor 1-MH-401. The Update projects that the City will have 4,700 sewered households and 10,300 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs as identified in the Update.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Mendota Heights is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes regular maintenance, televised inspection, and repair of the sanitary sewer system. The City prohibits the connection of sump pumps, rain leaders, and passive drain tile to the sanitary sewer system.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment, (651-602-1156)

The Update is in conformance with the *WRMPP* for local surface water management. Mendota Heights lies within the Lower Minnesota River, Lower Mississippi and Gun Club Lake watersheds. The Lower Minnesota River Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1999 and Lower Mississippi River Watershed Organization's plan was approved in 2001. The Gun Club Lake Watershed Management Organization's watershed management plan was approved by BWSR in 2005.

Mendota Heights submitted its 2006 local surface water management plan (LSWMP) as part of its Update. The 2006 LSWMP updates its 2005 LSWMP that the Council reviewed in 2005, and incorporates the comments received from the watershed organizations and the Council. The City needs to provide the Council with the dates the Lower Minnesota River and Gun Club Lake watershed organizations approved the City's Local Surface Water Management Plan and the date the City adopted the final plan.

Advisory Comment:

- The capital improvement plan contained in the City's 2006 LSWMP will need to be updated, as it only extends through 2010. The City should also be advised that both the Lower Minnesota River Watershed District and the Lower Mississippi River Watershed Management Organization are in the process of updating their watershed plans. The City will have two years after these two organizations' plan updates are approved by BWSR to update its LSWMP.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

Reviewer: Todd Graham, CD – Research, (651-602-1322)

The employment forecasts used throughout the Update are consistent with Metropolitan Council forecasts (Table 1) for the City of Mendota Heights. The Update also includes City-requested revisions to their population and household forecasts. These revisions are consistent with Council expectations for the Update, which are based upon discussions with the City in July-August 2010 regarding proposed population and household revisions. With a revised growth expectation of +100 households in the next decade, the affordable housing need responsibility for Mendota Heights re-calculates to 43 affordable housing units during 2011-2020. The Update acknowledges this need responsibility.

The Metropolitan Council's forecasts will be officially revised, as shown in Table 2, effective upon Council approval of the Mendota Heights Update.

Table 1: Metropolitan Council Forecasts

	2000	2010	2020	2030
Population	11,434	12,000	12,000	12,100
Households	4,178	4,600	4,800	5,000
Employment	8,549	9,100	9,800	10,300

Table 2: City of Mendota Heights Forecasts

	2000	2010	2020	2030
Population	11,434	11,700	11,700	11,800
Households	4,178	4,500	4,600	4,700
Employment	8,549	9,100	9,800	10,300

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

Regional Development Framework

The Update is consistent with the *Regional Development Framework* (RDF) policies for developed communities. The RDF states that developed communities need to “accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).” Therefore, the City will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning. Starting in 2010, the Council will be monitoring redevelopment to ensure the Council’s density policies for developed communities are being met, and to assess regional development and residential growth goals.

Land Use and Density Analysis

The City has guided sufficient residential land, and at the appropriate densities, to accommodate the forecasts presented in the Update. An analysis of the Update’s land use is presented following.

Existing Land Use. Mendota Heights is approximately 6,471 acres in size. The Update shows that in 2000 the City’s built development was primarily low density residential at 2,161 acres. Public/Semi Public land uses made up the second largest land use at 1,811 acres. In 2000, there were also 102 acres of high-density residential land and 68 acres of medium density residential land, (Table 3 and Figure 3).

Future Land Use. The Update guides all land in the City into one of 20 future land use categories, (Table 3, Figures 4 and 5). The Update shows modest land use changes, such as the re-designation of land from Low Density Residential to Low Density Residential II, Medium Density Residential to Medium Density Residential-PUD and High Density Residential to High Density Residential-PUD. Mixed-Use grew 10 acres or by 22 percent.

The Update proposes forecasts showing that the City will grow from 4,500 to 4,700 households between 2010 and 2030. The Metropolitan Council estimates that that the City had 4,506 households in 2009. This will require growth of approximately 194 additional households in order to meet the City’s forecast for 2030.

Future household growth in the City will occur mainly through redevelopment. Although specific redevelopment areas identified in the Update are mainly non-residential, analysis of land use information indicates that a total of 56 acres will be available for residential redevelopment through 2030. At the densities guided in the Update, the City could accommodate a range of -95 to +405 new housing units, at a density range from 1.7 to 7.1 units per acre, (Table 4). This is sufficient to accommodate the 194 households needed to reach the City’s 2030 forecasts for households, if development occurs over the middle of the range. At 1.7 units per acre, the low end of the density range is below the minimum density of five plus units per acre needed to meet RDF policy.

Table 3: City of Mendota Heights, 2030 Existing and Future Land Use Table

Land Use	2000 Acres	2030 Acres	Change in Acres
Residential Land Uses	2,161.4	2,217.5	56.1
Rural Residential (RR)	187.6	193.9	6.3
Low Density Residential (LR)	1,784.1	1,712.3	-71.8
Medium Density Residential (MR)	67.6	0.0	-67.6
High Density Residential (HR)	102.1	55.4	-46.7
Low Residential II (LR-II)	0	120.3	120.3
Medium Density Residential PUD (MR-PUD)	13.9	83.3	69.4
High Density Residential (HR-PUD)	6.1	52.3	46.2
Mixed-Use Land Uses	46.2	56.2	10.0
Mixed-Use PUD (MU-PUD)	46.2	56.2	10.0
Commercial/Industrial Land Uses	515.6	522.9	7.3
Limited Business (LB)	85.4	82.7	-2.7
Business (B)	35.7	35.3	-0.4
Limited Business PUD (LB-PUD)	0	4.0	4.0
Industrial (I)	394.5	400.9	6.4
Public/Semi Public Land Uses	1,811.0	1,712.6	-73.4
Schools (private)	144.9	144.9	0.0
Schools (public)	135.8	122.0	-13.8
City Facilities (CC)	23.3	16.3	-7.0
Churches and Synagogues (CS)	28.8	27.4	-1.4
CEM, Cemetery	301.9	245.7	-56.2
Parks (P)	230.2	216.5	-13.7
State Park (SP)	517.9	517.9	0.0
Nature Preserve/Open Space (NP)	140.4	134.1	-6.3
Golf Course (GC)	287.8	270.7	-17.1
Small Golf Course (GC-S)	0.0	17.1	17.1
Right-of-Way	1,215.1	1,240.1	25.0
Water	722.0	722.0	0.0
Total	6,471.3	6,471.3	0.0

Source: City of Mendota Heights, Future Land use Table, version received 9/2/10.

Table 4: Redevelopment/Infill by Land Use Category

Residential Change 2000-2030 by Land Use Category							
Land Use Category	Density Range		Change in acres 2000-2030	Percent Residential	Net Residential Acres	Change in Units	
	Min	Max				Minimum Development Scenario	Maximum Development Scenario
Rural Residential (RR)	1.1	1.1	6.30	100%	6.30	7	7
Low Density Residential (LR)	2.9	2.9	-71.80	100%	-71.80	-208	-208
Medium Density Residential (MR)	2.9	4.4	-67.66	100%	-67.66	-298	-196
High Density Residential (HR)	5.3	8.5	-46.70	100%	-46.70	-397	-248
Low Density Residential (LR-II)	2.9	2.9	120.30	100%	120.30	349	349
Medium density Residential PUD (MR- PUD)	2.9	4.3	69.40	100%	69.40	201	298
High Density Residential PUD (HR-PUD)	5.3	8.5	46.20	100%	46.20	245	393
Mixed-Use PUD (MU-PUD)	6	10	10.00	10%	1.00	6	10
TOTALS					57.04	-95	405
				Overall Density		-1.66	7.10

HOUSING

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update fulfills the housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020, which is 43 units. To provide opportunities to meet this need, the Update indicates that for the 2010-2020 timeframe approximately 18 acres of land will be available for high density residential development, at 5.3-8.5 units per acre, and 4 acres will be available within the Mixed Use-PUD land use category for higher density residential development, at 6-10 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The City will continue to partner with the Dakota County Community Development Agency, which offers a number of services to assist in the creation and preservation of affordable housing. The CDA partners with local communities to develop and manage housing choices for seniors, low- and moderate-income families and minorities. The Update states that City will also avail itself of other state and federal resources, as well as local resources such as CDBG, revenue bonds, and TIF to address lifecycle and affordable housing needs within the community. Mendota Heights is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received over \$1.5 million in grants through the LCA program.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with the *WRMPP* for ISTS. The Update indicates that there are 60 ISTS currently in operation in the City. It also indicates that the City’s ISTS Ordinance is identical to the Dakota County Ordinance, which is consistent with MPCA Rules and Council Policy requirements. The City’s Ordinance requires inspections or pumping of all systems at least every three years.

The City will need to draft and adopt a new local ordinance by November 2010 that incorporates recent Minnesota Pollution Control Agency (MPCA) 7080-7081 Rule revisions for consistency with MN Stat. 115.55. Dakota County adopted its newly revised septic system ordinance (Ordinance 113) in November 2009. Council staff recommends that the City either adopt the Dakota County Ordinance by reference or the MPCA model ordinance to meet this MPCA Rule and Council policy requirement.

WATER SUPPLY

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1035)

The Update is consistent with the WRMP for water supply. The St. Paul Regional Water Service provides water to residents in Mendota on a retail basis. As Mendota does not own or operate a water supply system, it is not required to complete a water supply plan.

RESOURCE PROTECTION

Historic Preservation

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Historic Preservation as required by the MLPA.

Mississippi River Critical Area Plan

Reviewer: Tori Dupre, CD – Regional Parks System Planning (651-602-1621)

The City is bordered to the northwest by the Mississippi River Critical Area where both state Critical Area act requirements and federal Mississippi National River and Recreation Area (MNRRA) standards apply. This section of the river corridor is defined as the *Urban Open Space District*.

The Metropolitan Council finds the City's 2030 Critical Area plan policies and goals consistent with Executive Order 79-19. In past actions, the Council reviewed the City's 2020 comprehensive plan and Critical Area (CA) plan on November 28, 2001 (Business item 2001-496, Review Nos. 18154-1 and 15689-4) finding the plan consistent with state Executive Order 79-19 requirements and the federal MNRRA guidelines. The Council reviewed CA plan amendments in September and October 2005 (Review Nos. 18154-2 and 19583-1) and in February 2007 (Review No. 18154-3).

The Update acknowledges the existing CA Plan, which addresses land use provisions for the Mississippi River corridor, and incorporates the CA Plan as an addendum. The Council will forward the review findings and recommendations to the MN Department of Natural Resources (DNR), which has final CA plan approval authority, and to the National Park Service (NPS).

Solar Access Protection

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update contains a section on aggregate resources protection as required by the MLPA. The Update identifies the location of known aggregate resource deposits in the City, consistent with *Minnesota Geological Survey Information Circular 46* data. The deposits are found in relatively scattered and mostly urbanized locations. The Update indicates that the City will consider the preservation and protection of aggregate resources where possible, while assuring that land use compatibility is given the utmost consideration. It is unlikely however, that any of the remaining resources will be mined because of the limited quantity that exists at any single location and their close proximity to adjacent residential development.

PLAN IMPLEMENTATION

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update contains an implementation chapter as required by the MLPA. The Update summarizes the City’s official controls, includes a list of zoning districts and a zoning map. It provides a brief explanation of the city’s subdivision ordinance, natural resource conservation ordinances and aircraft noise attenuation ordinances. The Update also summarizes the City’s Capital Improvements Program and other public programs that the City will use to implement its Update.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on December 5, 2008. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

DOCUMENTS SUBMITTED FOR REVIEW:

- Correspondence, Transmittal form, The City of Mendota Heights, 2030 *Comprehensive Plan*, Local Surface Water Management Plan, notification and adjacent community responses, and record of City Council and Planning Commission review/action; received February 24, 2010.
- Supplemental information for aviation, forecasts, housing, implementation, individual sewage treatment systems, land use and wastewater; received June 17, 2010.
- Supplemental information for wastewater, land use and forecasts received August 17, 2010.
- Supplemental information for land use, received September 2, 2010.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Land Use Plan
- Figure 5: City of Mendota Heights, Land Use Table in 5-Year Stages

Figure 1. Location Map Showing Regional Systems
Mendota Heights

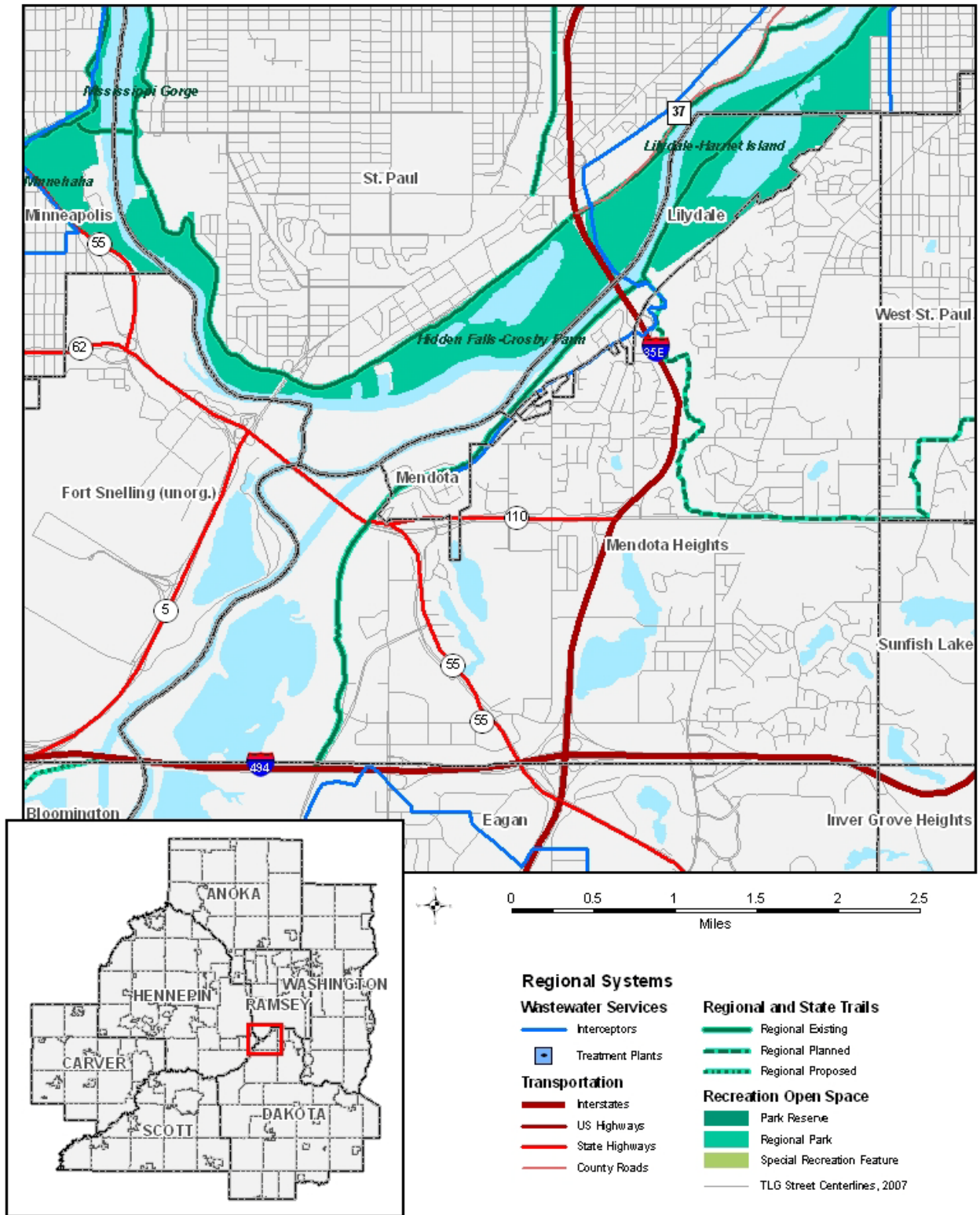


Figure 2. 2030 Regional Development Framework Planning Areas

Mendota Heights

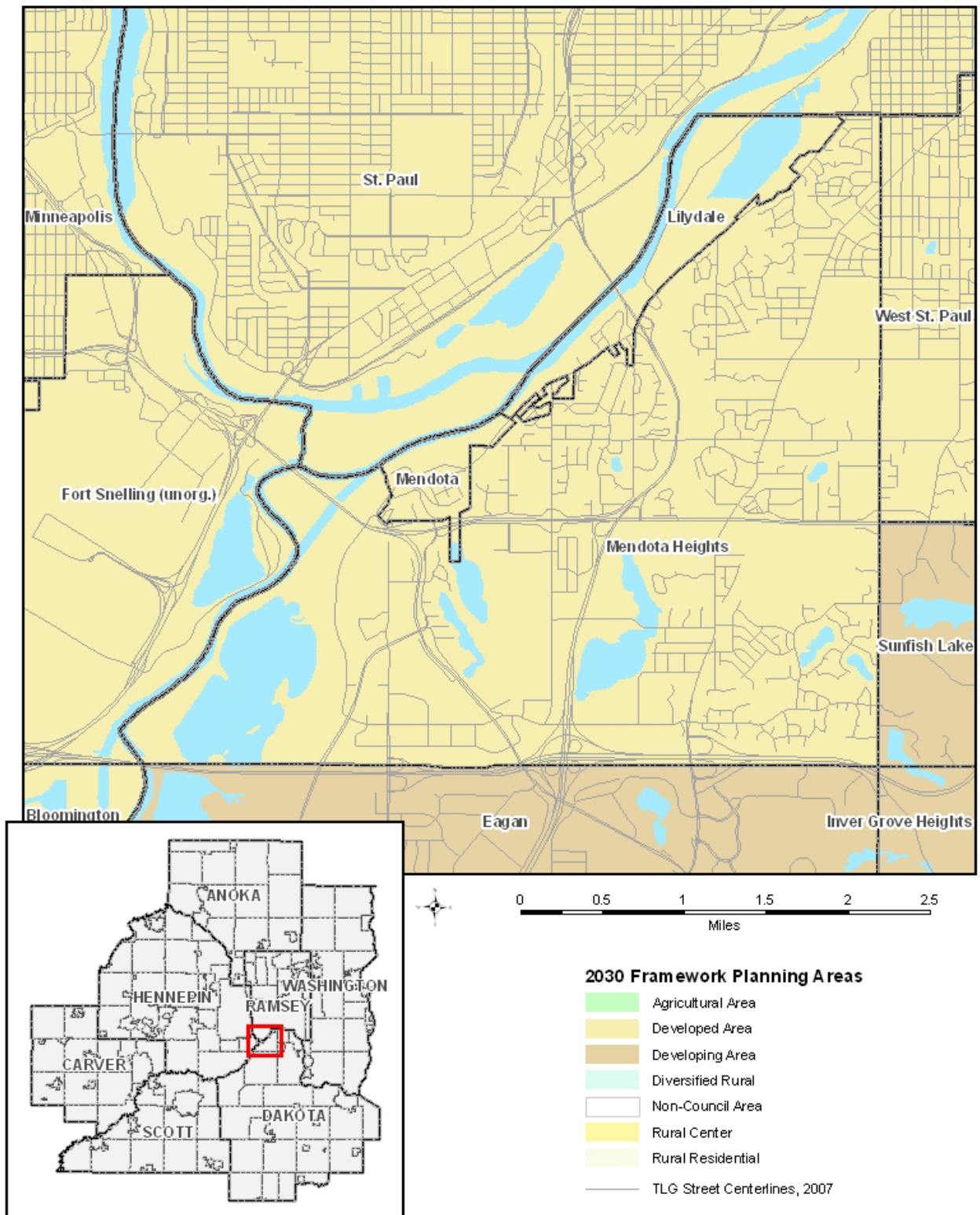


Figure 3. Existing Land Use
City of Mendota Heights

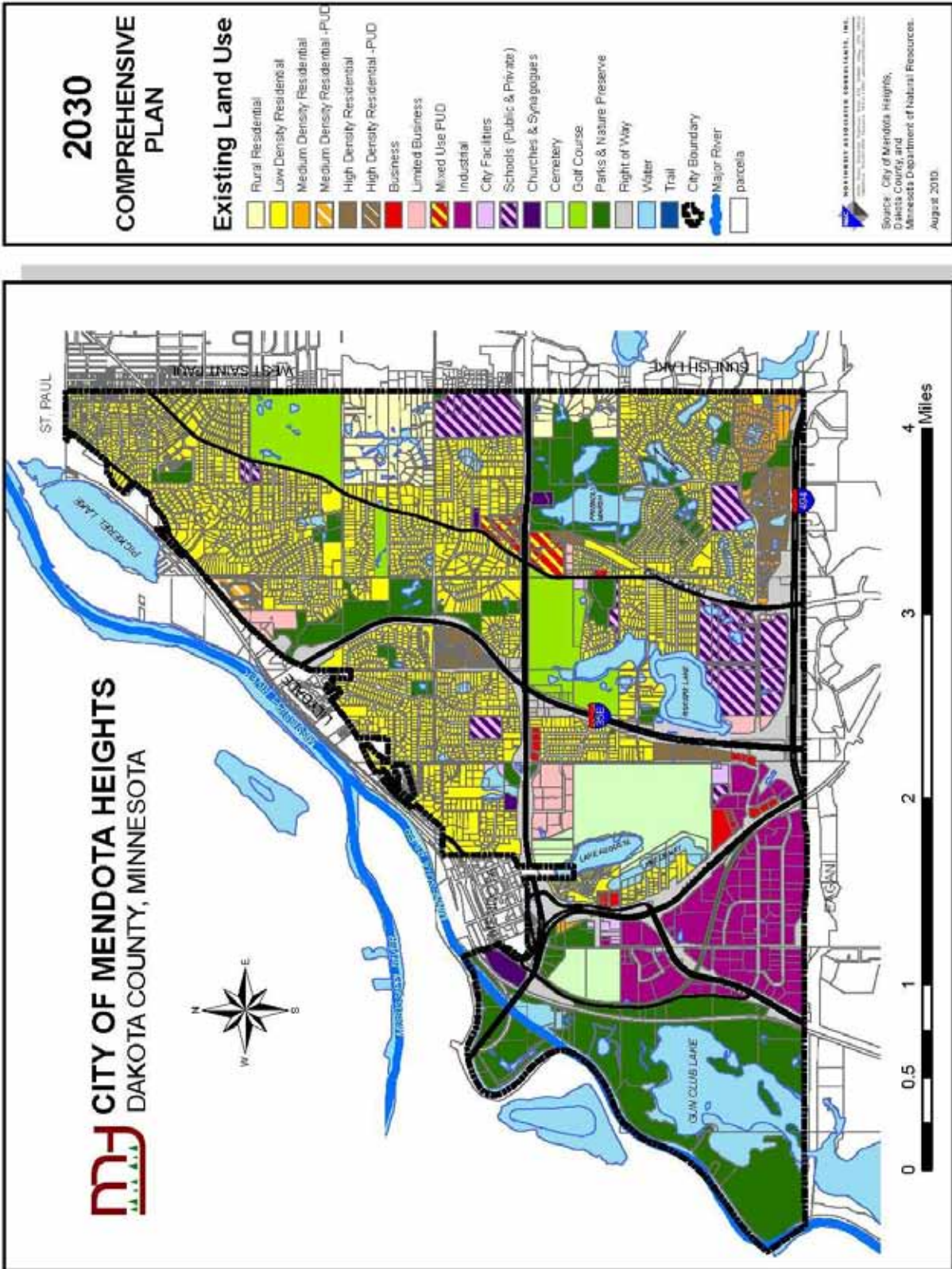
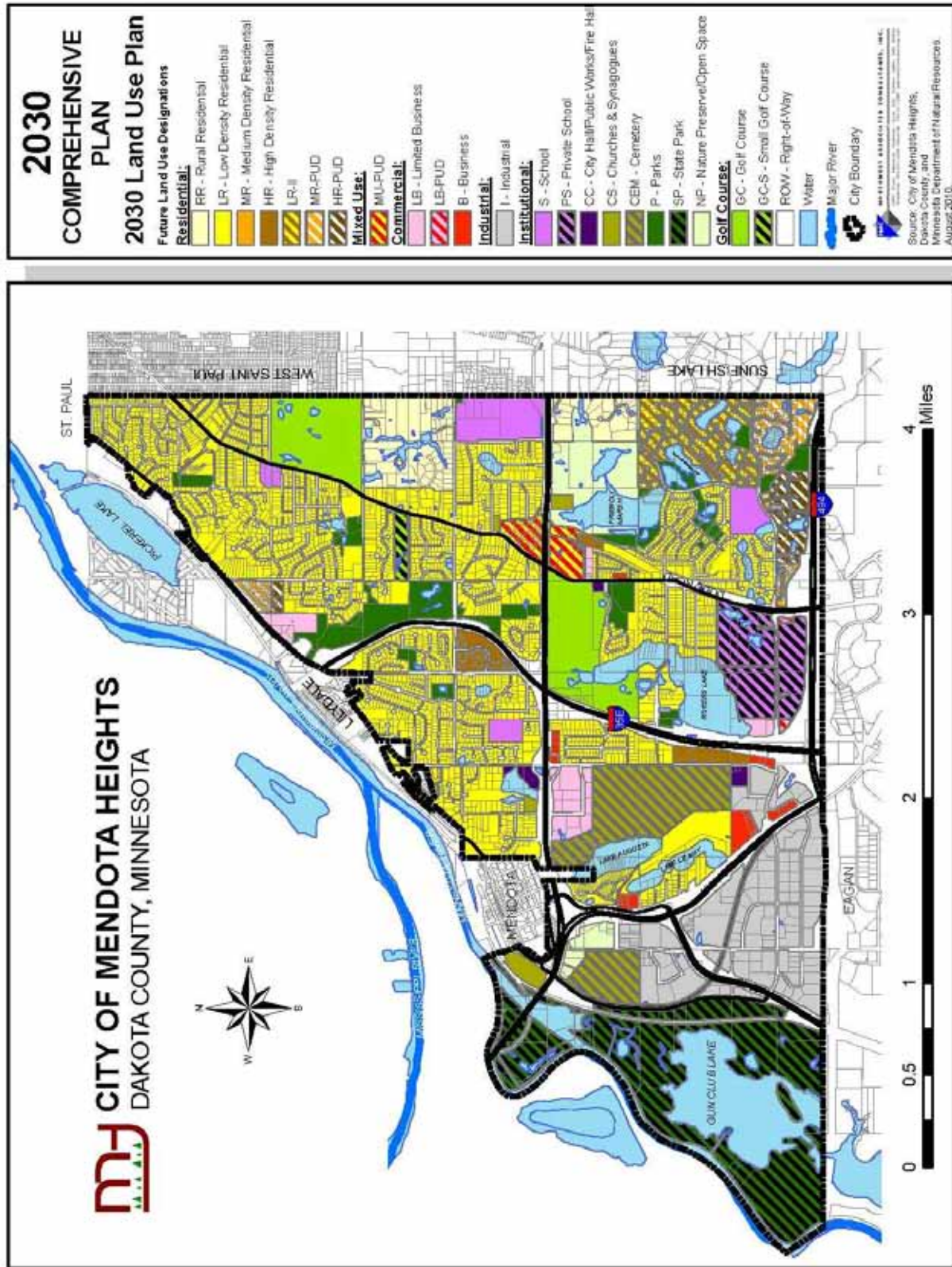


Figure 4. 2030 Land Use Plan
 City of Mendota Heights



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	0%	
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%.

Figure 5: City of Mendota Heights, Land Use Table in 5-Year Stages