

City of Mendota Heights – District 13

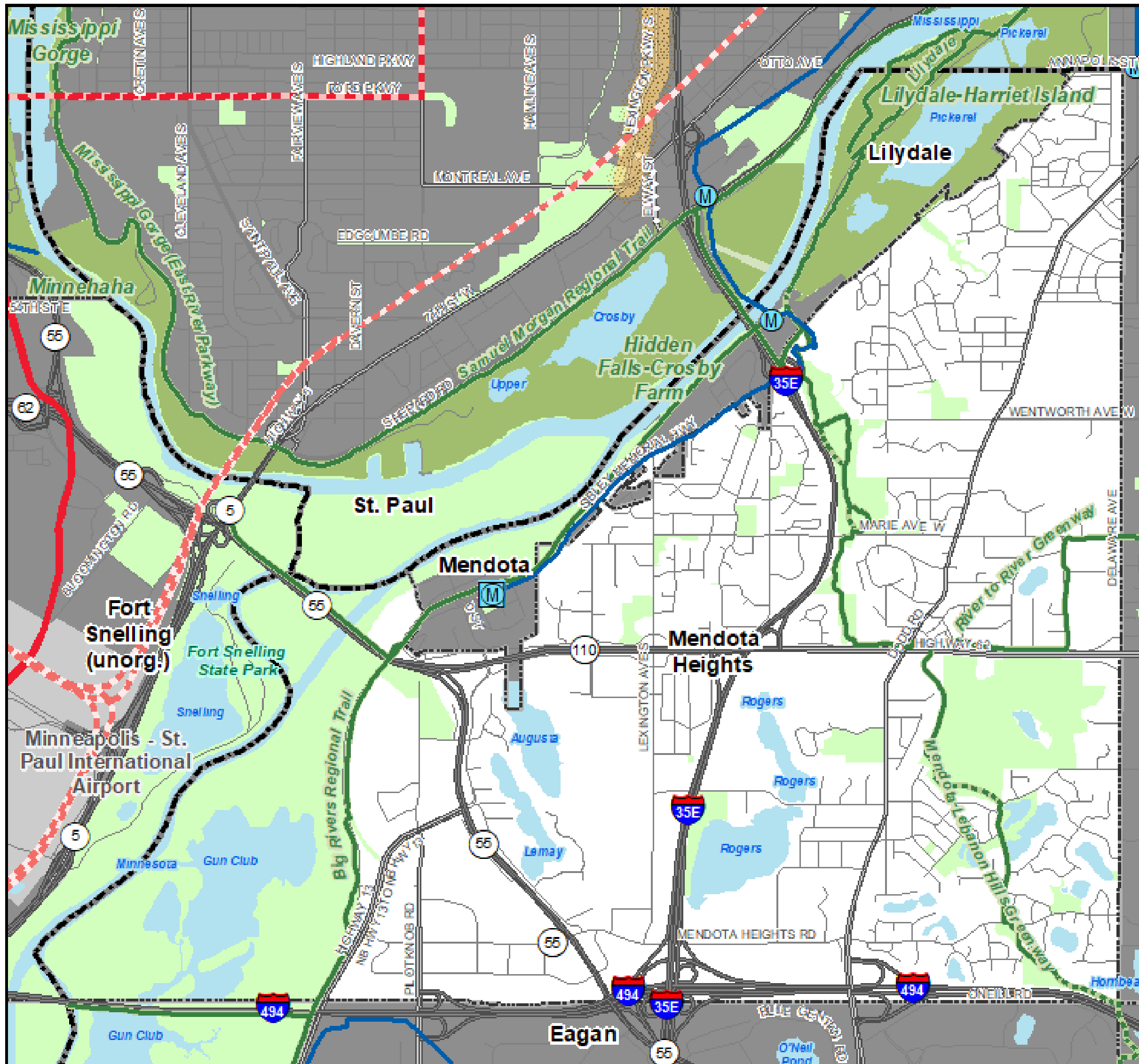
2040 Comprehensive Plan

June 21, 2021

Community Development Committee



Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

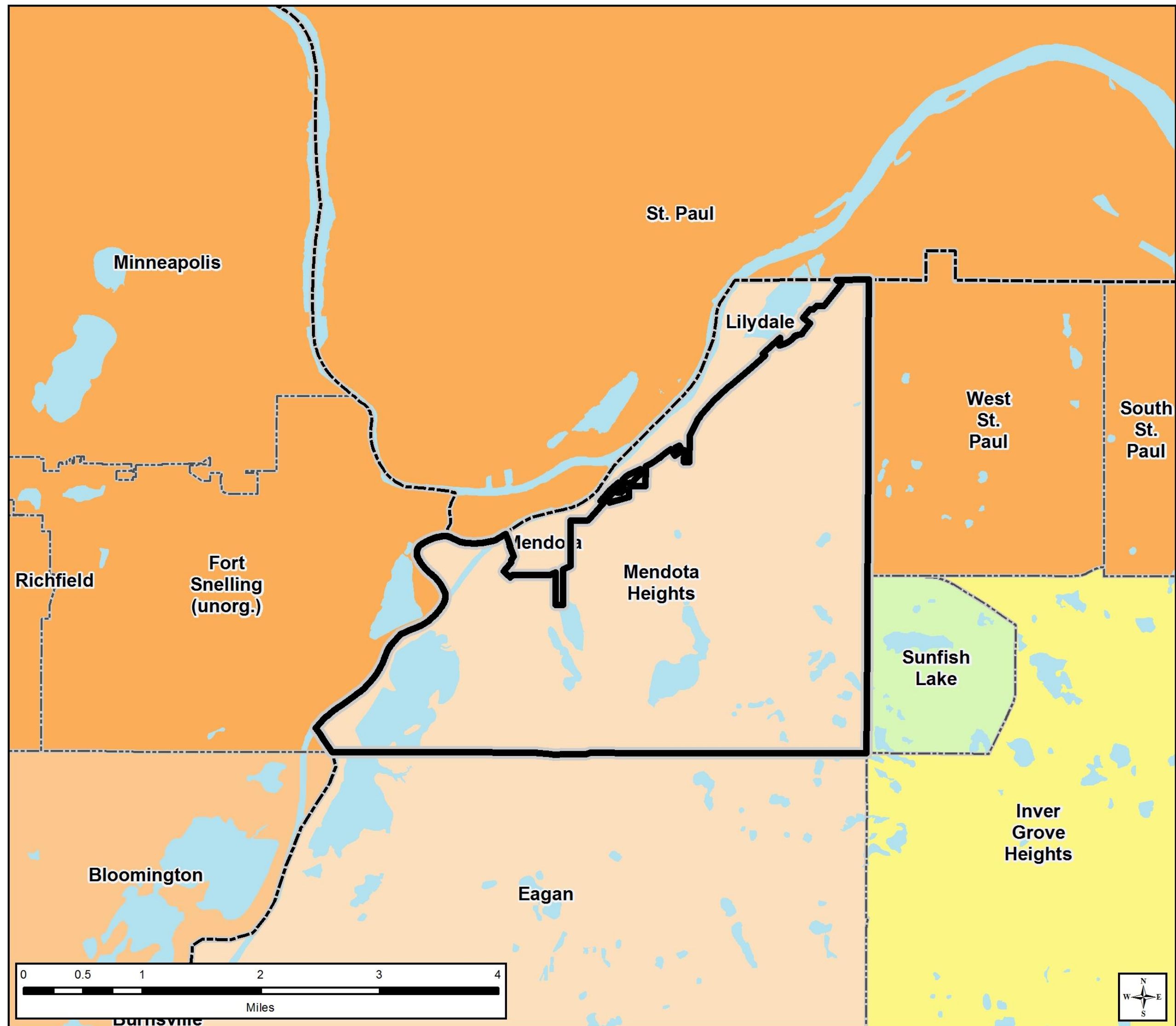
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

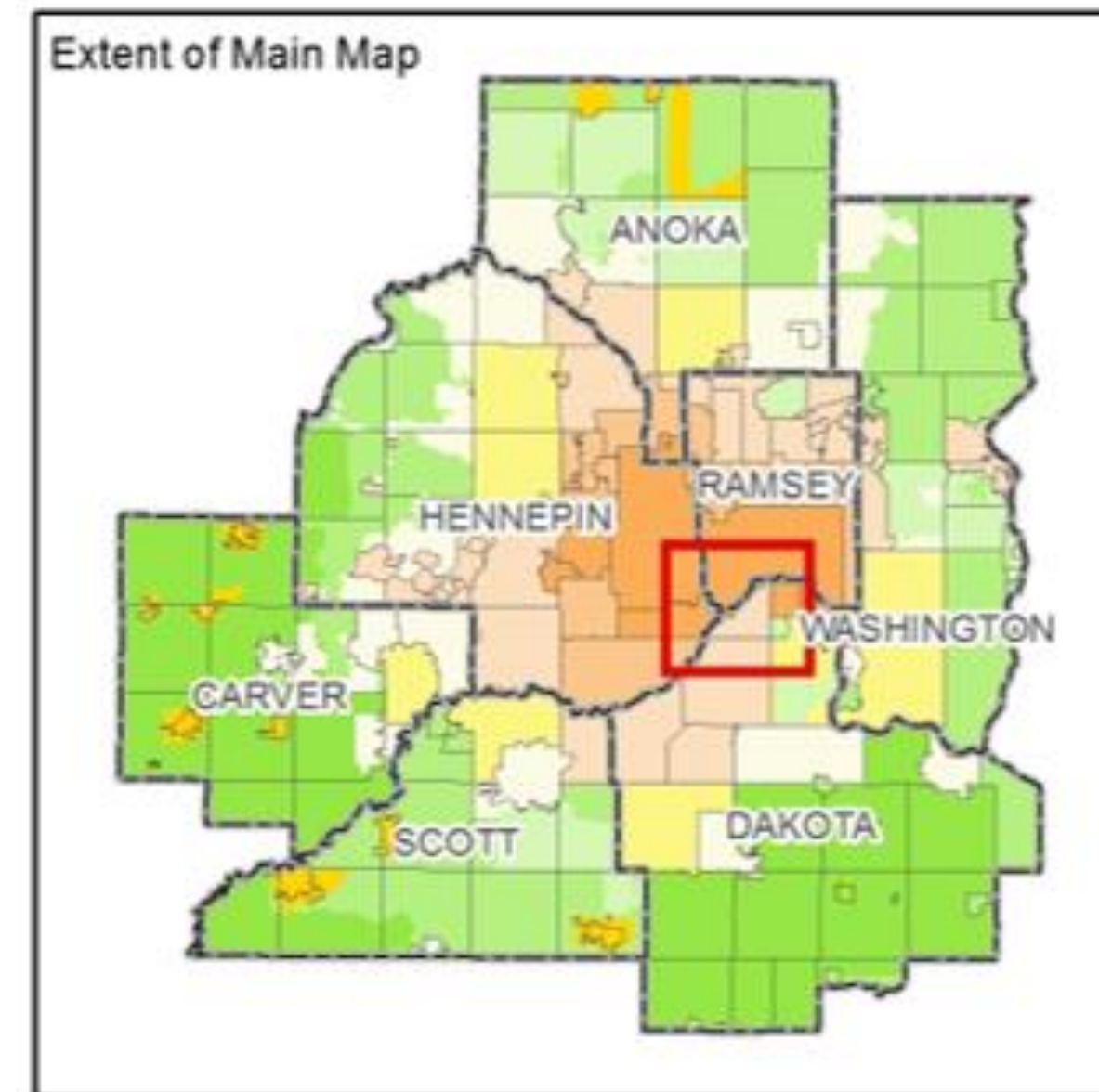
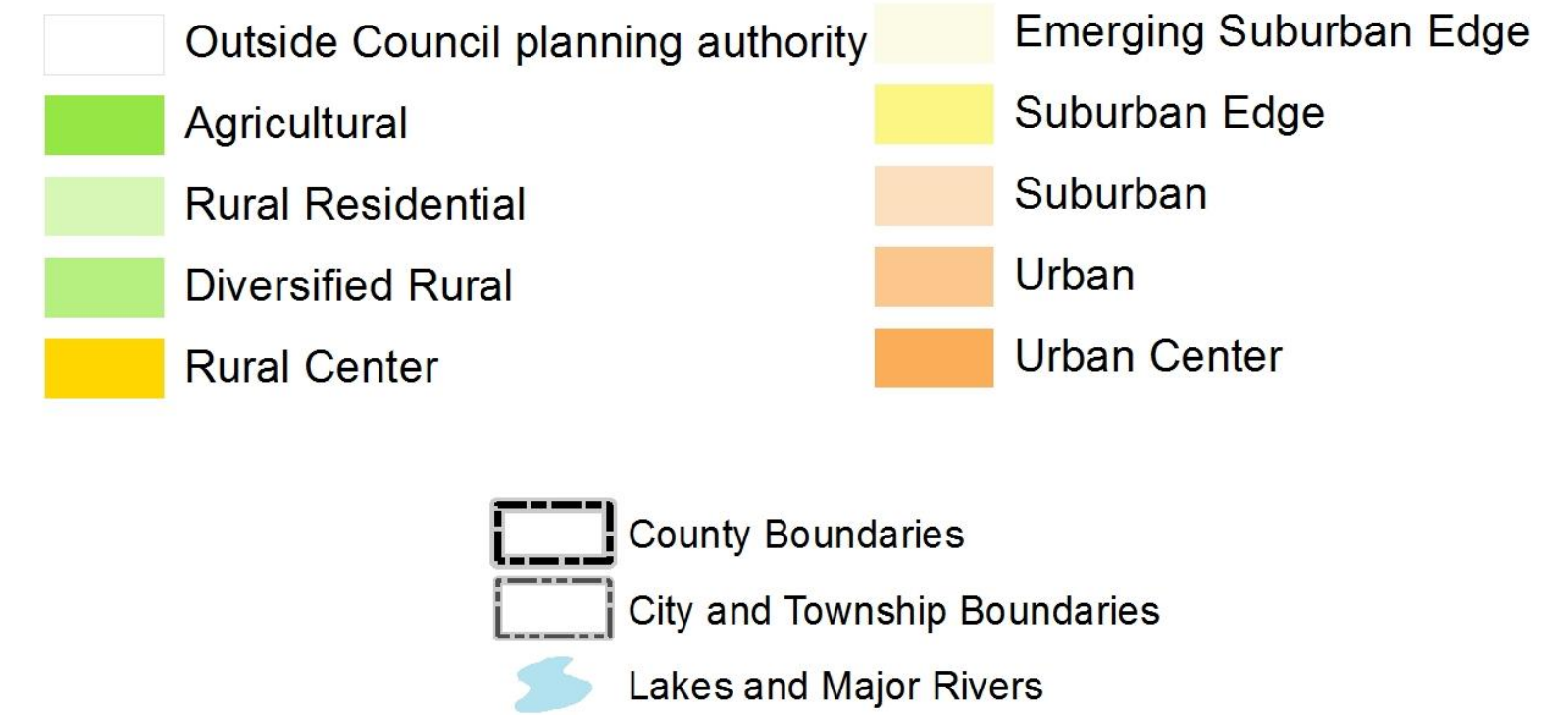


Source: NCompass Technologies Street Centerline

Community Designation



Community Designations



Forecasted Growth

Table 1. City of Mendota Heights Forecasts

	Census 2010	Estimated 2019	Council Current Forecasts			City Proposed Forecast		
			2020	2030	2040	2020	2030	2040
Population	11,071	11,747	12,000	12,000	12,000	12,000	12,000	12,000
Households	4,378	4,777	4,900	4,950	5,000	4,900	<u>5,000</u>	<u>5,110</u>
Employment	11,550	11,264	12,600	13,400	13,700	12,600	<u>12,900</u>	<u>13,180</u>

Forecasted Growth

Table 2. Sewer-Serviced Forecast: Mendota Heights

	Census	Council Forecasts			City Proposed Forecast		
	2010	2020	2030	2040	2020	2030	2040
Population	11,071	12,000	12,000	12,000	<u>11,905</u>	<u>11,915</u>	<u>11,925</u>
Households	4,378	4,900	4,950	5,000	<u>4,861</u>	<u>4,965</u>	<u>5,080</u>
Employment	11,550	12,600	13,400	13,700	<u>12,590</u>	<u>12,890</u>	<u>13,170</u>

Planned Residential Density

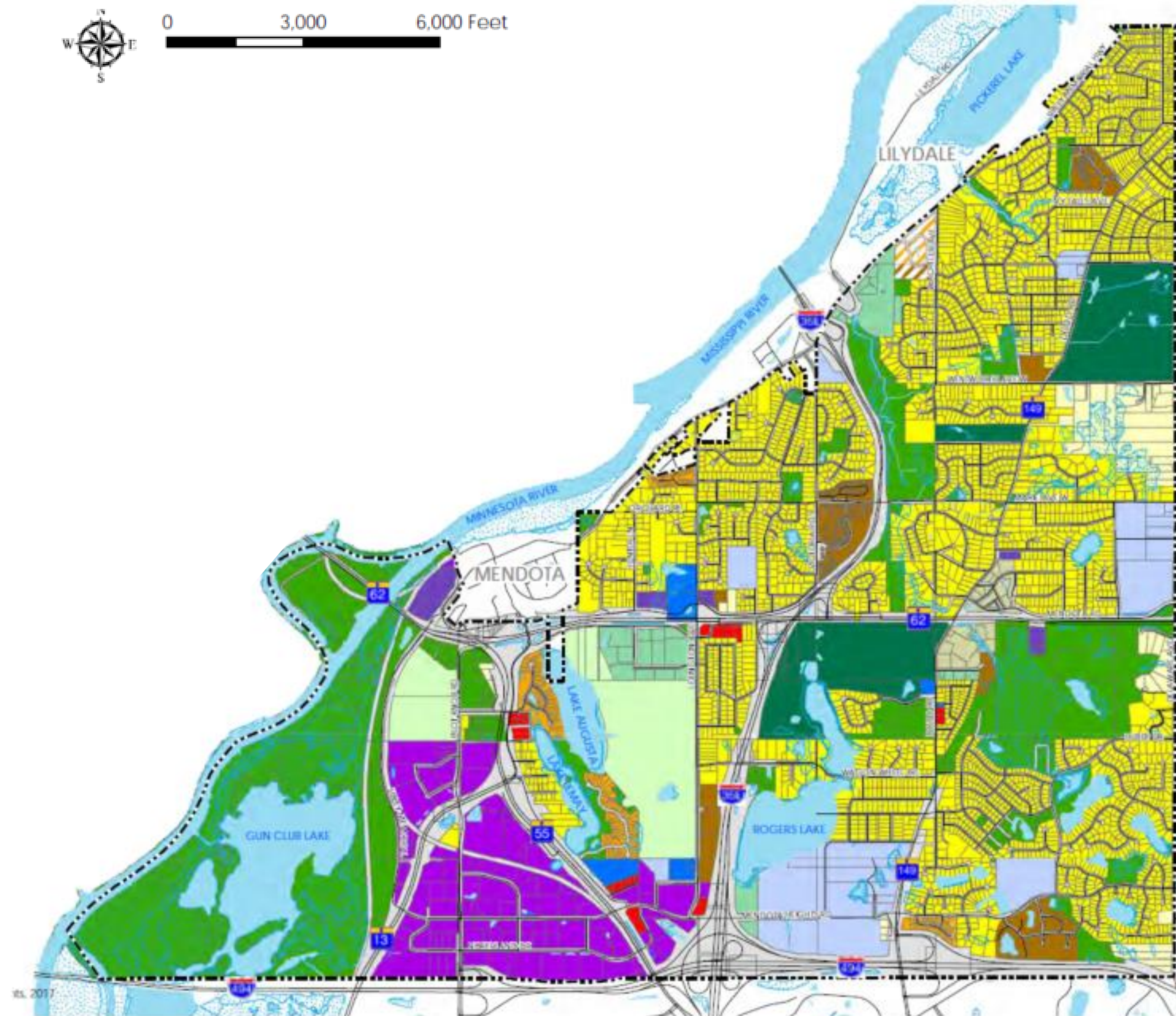
Table 2. Planned Residential Density, City of Mendota Heights

Category	Density			2020-2040 Change	
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2	2.9	25.2	50	73
Medium Density Residential	3	5.9	8.2	25	48
Mixed Use*	21	30	6.4	134	192
	TOTALS			209	313
	Overall Density			5.3	7.9

*75% residential

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
- Park/Open Space
- Golf Course: Large/Small
- Right-of-Way
- Open Water
- Wetland
- City Boundary



Created June 2019, Source: City of Mendota Heights, 2017



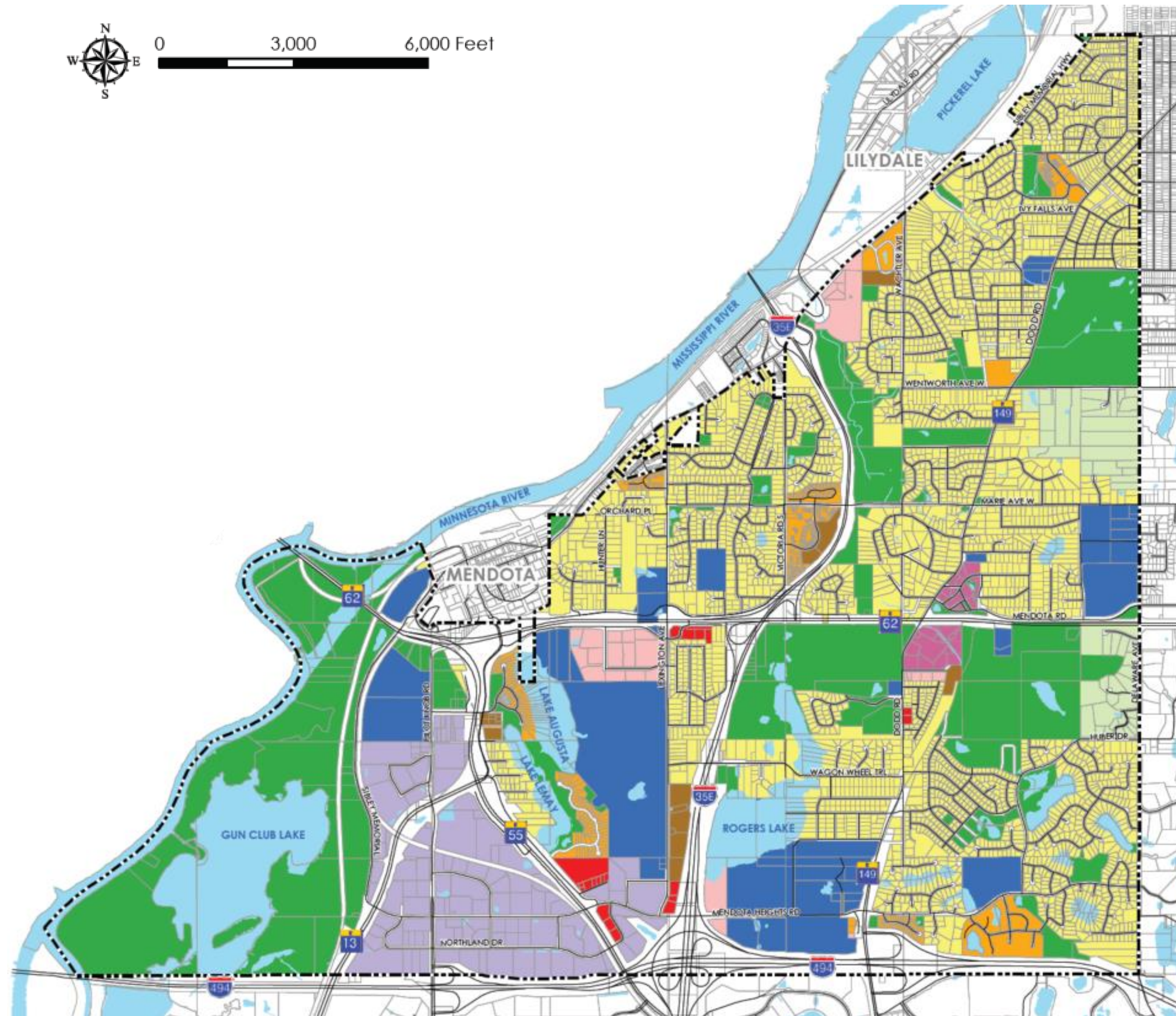
2040 Future Land Use



Legend

2040 Future Land Use

- RR - Rural Residential (0.1 - 1.45 DU/Ac)
- LR - Low Density Residential (2.0 - 2.9 DU/Ac)
- MR - Medium Density Residential (3.0 - 5.9 DU/Ac)
- HR - High Density Residential (6.0 - 9.0 DU/Ac)
- LB - Limited Business
- B - Business
- MU - Mixed-Use (Res. 21.0 - 30.0 DU/Ac)
- I - Industrial
- P/S - Public/Semi-Public
- P - Park/Open Space
- Open Water



Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

Meeting Schedule

- Environment Committee on Tuesday, June 22
- Metropolitan Council on Wednesday, July 14

Proposed Action

- Authorize the City of Mendota Heights to place its 2040 Comprehensive Plan into effect.
- Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
- Revise the City's affordable housing need allocation for the 2021-2030 decade to 46 housing units.
- Advise the City to adopt the Mississippi River Critical Corridor Area (MRCOA) Plan within 60 days after receiving final DNR approval, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

Questions

