

Committee Report

Community Development Committee



Committee meeting date: September 15, 2025

For the Metropolitan Council: September 24, 2025

Business Item: 2025-230

City of Mendota Heights Business and Industrial Park Comprehensive Plan Amendment, Review File 22395-2

Proposed action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City to place its comprehensive plan amendment into effect.
2. Find that the amendment changes the City's forecasts as described in Table 1 of the Review Record.

Summary of Land Use Advisory Committee discussion/questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on September 15, 2025.

Business Item

Community Development Committee



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For the Metropolitan Council: September 24, 2025

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City of Mendota Heights Business and Industrial Park Comprehensive Plan Amendment, Review File 22395-2

District(s), Member(s):	District 15, Victor Obisakin
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Patrick Boylan, Planning Analyst (651-602-1438) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City to place its comprehensive plan amendment into effect.
2. Find that the amendment changes the City's forecasts as described in Table 1 of the Review Record.

Background

The City submitted the Business and Industrial Park comprehensive plan amendment on July 18, 2025. The Council received supplemental forecast material on August 4, 2025. The amendment re-guides 99.23 acres from I-Industrial to B-Business. The amendment is located north of TH 494 and west of TH 55. The subject area was evaluated during an update to the zoning code and the City believes commercial is more appropriate than industrial zoning. The purpose of the amendment is to change future land use guiding to "B-Business" as a more appropriate use than "I-Industrial" and which will ensure future land use and zoning consistency. This is the City's first amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, the proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and taken together, serve to achieve the outcomes identified in Thrive.

REVIEW RECORD

City of Mendota Heights

Business and Industrial Park Comprehensive Plan Amendment

Review File No. 22395-2, Business Item No. 2025-230

BACKGROUND

The City of Mendota Heights is located in northern Dakota County. It is surrounded by the communities of Mendota, Lilydale, St. Paul, West St. Paul, Sunfish Lake, Inver Grove Heights, Eagan, and Bloomington. The City is also bordered by Fort Snelling to the west.

Thrive MSP 2040 (Thrive) designates Mendota Heights with a “Suburban” community designation. The Council forecasts from 2030 to 2050 that the City will grow from 11,800 to 12,900 population and 4,900 to 5,500 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 12,100 to 13,300 jobs.

The Metropolitan Council reviewed the City of Mendota Heights 2040 Comprehensive Plan ([Joint Business Item No. 2021-150](#), Review File No. 22395-1) on July 14, 2021. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted *Imagine 2050* in February 2025. Consistent with the procedures adopted in [Business Item 2025-113](#), the Council is reviewing this item under both Thrive and *Imagine 2050*.

REQUEST SUMMARY

The amendment proposes to re-guide 99.23 acres from I-Industrial to B-Business, on a site located north of TH 494 and west of TH 55. The purpose of the amendment is to amend text and the future land use map in the City’s 2040 Comprehensive Plan, modifying allowable uses and providing clarity in the Business Future Land Use District. The subject area was evaluated during an update to the zoning code and the City believes commercial is more appropriate than industrial zoning. The purpose of the amendment is to change future land use guiding to “B-Business” as a more appropriate use than “I-Industrial” and which will ensure future land use and zoning consistency.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with Thrive MSP 2040, consistent with *Imagine 2050* Land Use policies, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts with the proposed changes.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on July 14, 2021 (Joint Business Item No. 2021-150, Review File No. 22395-1).

ISSUES

- I. Does the amendment conform to the regional system plans?



- II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (roger.janzig@metc.state.mn.us)

The proposal conforms with the *2040 Water Resources Policy Plan*. The Metropolitan Disposal System has adequate capacity for this project location.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

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

The submittal states that an employment forecast adjustment is needed. Mendota Heights has the additional expectation of 597 additional jobs, based on the calculations in table 2.5 of the submittal. Council and City staff have communicated about a revised employment forecast timeseries.

Council staff find employment was overprojected in the 2040 planning cycle, and should be re-leveled. Also, Council staff consider more capacity possible than the City has estimated in table 2.5 of the Plan. However, the Council and City can both agree to growth of +600 jobs, from 11,998 jobs at the recent peak level in 2022 (per Minnesota DEED) to 12,600 jobs in 2040; and 13,200 jobs in 2050. Both the employment forecast in the City's 2040 Plan (table 2.1) and Met Council's Imagine 2050 forecast will be revised as follows; adjustments are underlined in Table 1 below.

Table 1. Metropolitan Council Forecast: Mendota Heights

Category	Current Published Forecast			Census	Imagine 2050 Forecast		
	2020	2030	2040	2020	2030	2040	2050
Population	12,000	12,000	12,000	11,744	11,800	12,300	12,900
Households	4,900	5,000	5,110	4,787	4,900	5,200	5,500
Employment	12,600	12,900	13,180	<u>10,544</u>	<u>12,200</u>	<u>12,600</u>	<u>13,200</u>

Advisory Comments

The table above will be the revised employment forecast in the City's 2040 Plan; also the Council will adopt this as the revised Imagine 2050 forecast, simultaneous with action on the amendment.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The proposed amendment is consistent with land use policy within *Thrive MSP 2040*. The City is designated as a "Suburban" community and future land use is consistent with regional policy. The amendment proposes to re-guide land designated as I-Industrial to B-Business. The submittal does not propose any changes to residential land.

The City submitted a text and map amendment to the 2040 Plan, modifying the ‘Future Land Use Plan’ and guided land use of 99.23 acres of land from I (Industrial) to B (Business). The City has identified areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

The purpose of the amendment is to reflect anticipated changes to the zoning of the area. Future land uses are required to be consistent with adopted implementation policy. The subject area was evaluated during a recent zoning code update and City staff found a majority of existing uses are more consistent with commercial than industrial zoning. The purpose of the amendment is to change land use guiding to “B-Business” as a more appropriate guiding than “I-Industrial” for the existing landscape.

The site does not affect residential land; however, Thrive policy states that Suburban communities must plan for a minimum of 5 units per acre. The City has guided land and expects residential projects to develop between 5.3 and 7.9 units per acre.

The site is 99.2 acres and therefore is required to be reviewed by Community Development Committee as the proposed land use change affects more than 80 acres and cannot be administratively approved.

Table 2. Planned Residential Density Mendota Heights

2020 - 2040 Change					
Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
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			39.8	209	313
Overall Density				5.3	7.9

Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council’s *Housing Policy Plan*. Neither the existing nor the proposed land uses are residential and therefore do not impact the City’s Land Guided for Affordable Housing (LGAH) nor housing policy consistency.

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

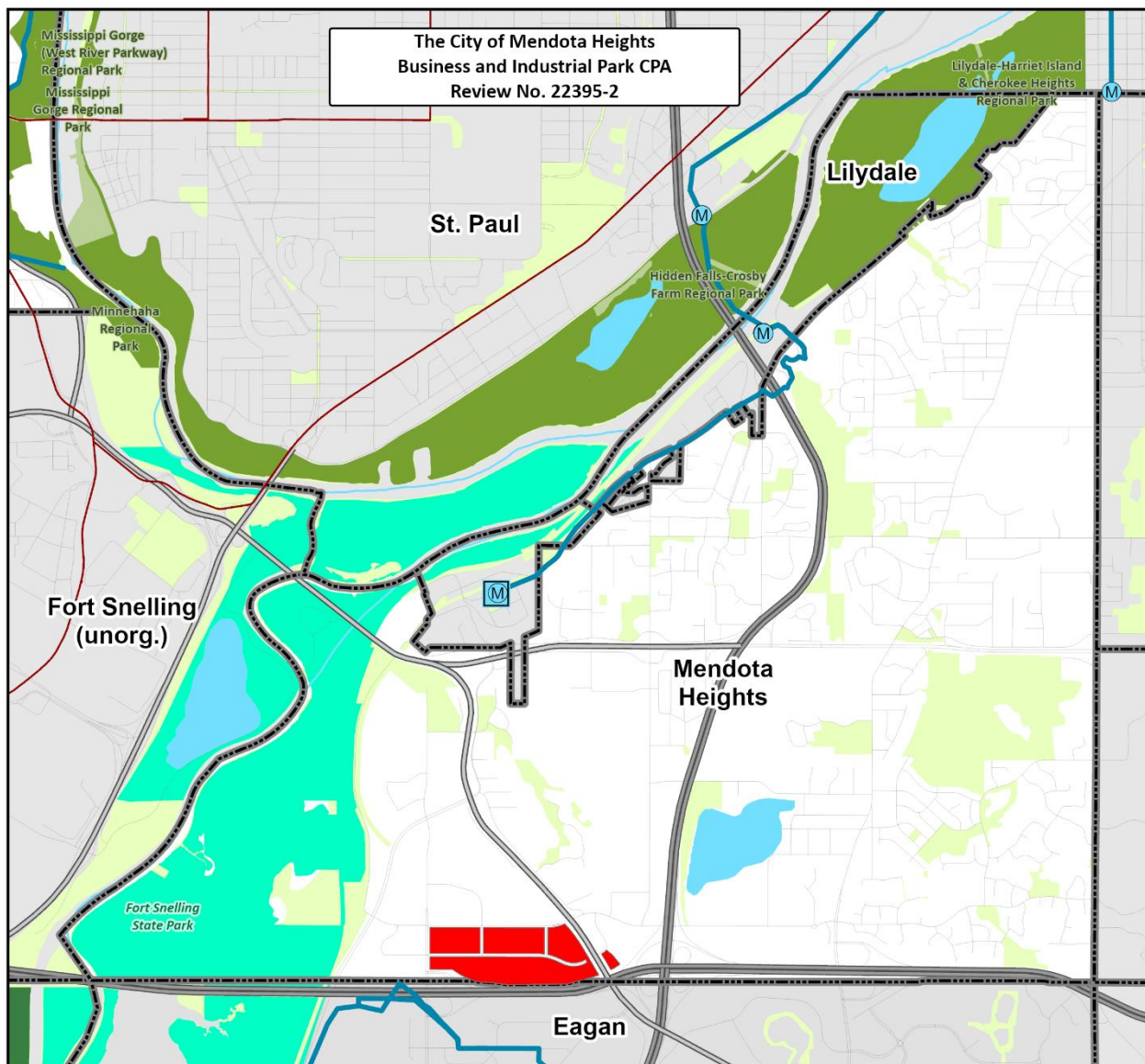
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Potential Increased Revenue Scenario

Wastewater Treatment

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

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

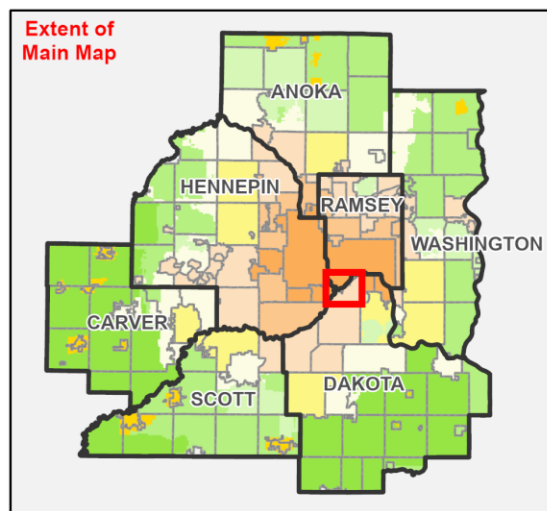
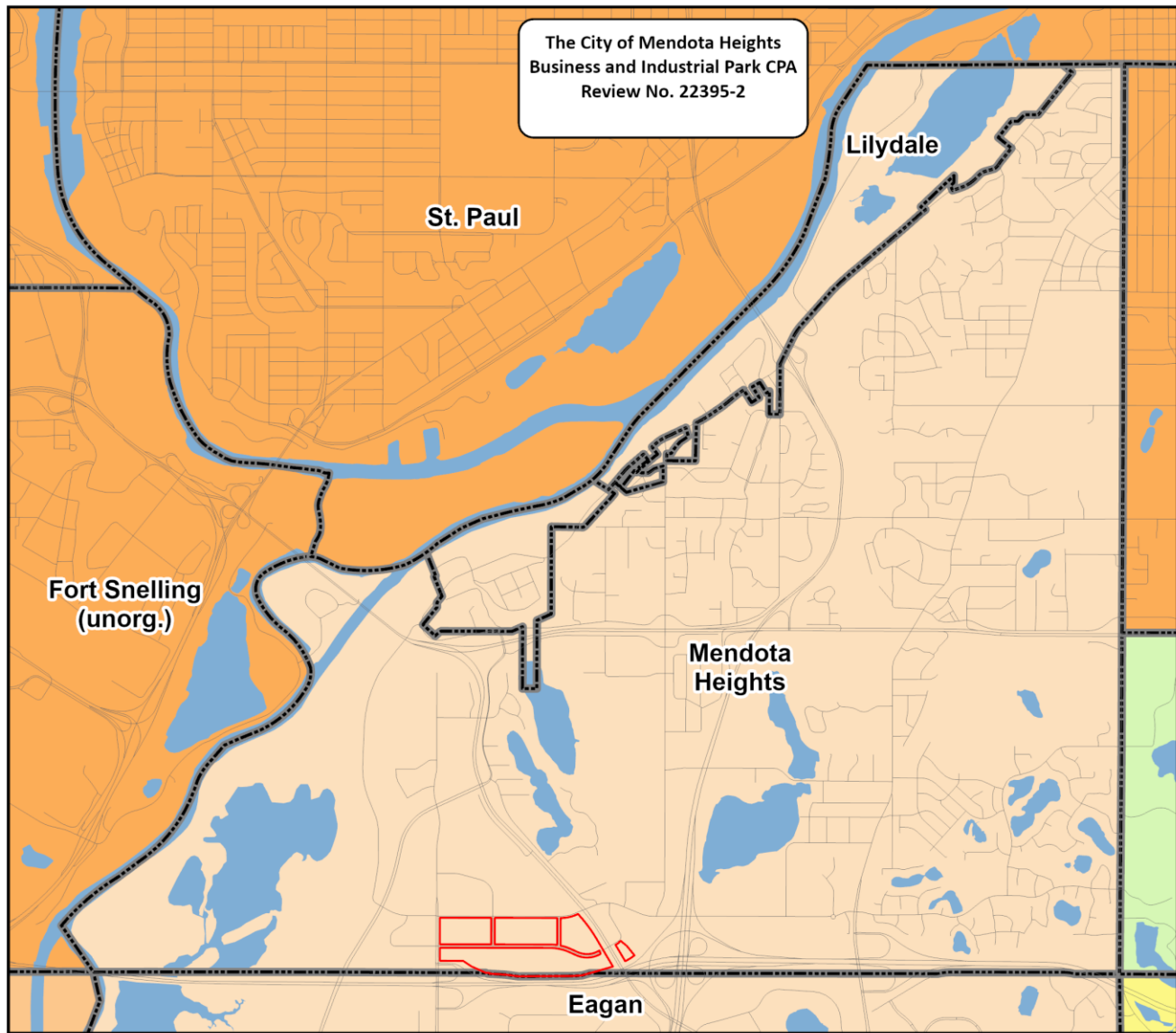
Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors

Figure 2. Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

Metropolitan Council

