

Business Item

Community Development Committee



Committee Meeting Date: October 17, 2022

For the Metropolitan Council: November 9, 2022

Environment Committee Date: October 25, 2022

Business Item: 2022-261-JT

City of Mendota 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22550-1

District(s), Member(s):	District 13, Chai Lee
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513
Staff Prepared/Presented:	Patrick Boylan, AICP, Planning Analyst (651-602-1438) Angela R. Torres, Local Planning Assistance Senior Manager (651-602-1566) Kyle Colvin, Wastewater Planning and Community Programs Manager (651-602-1151)
Division/Department:	Community Development / Regional Planning Environmental Services / Technical Services

Proposed Action

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

Recommendations of the Community Development Committee

1. Authorize the City of Mendota to place its 2040 Comprehensive Plan into effect.
2. Advise the City to
 - a. Within 60 days after receiving final DNR approval, the City must adopt the Mississippi River Corridor Critical Area (MRCCA) Plan and submit a copy of the final adopted plan and evidence of adoption to the Minnesota Department of Natural Resources, Council, and National Park Service within 10 days after the adoption.
 - b. The city needs to send the Council the dates the Local Water Management Plan was approved by the Lower Minnesota River Watershed District and the Lower Mississippi River Water Management Organization, and the date the City adopted the final Local Water Management Plan.
 - c. Implement the advisory comments in the Review Record for Forecasts.

Recommendation of the Environment Committee

3. Approve the City of Mendota's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the Local Planning Handbook, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The Local Planning 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 to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.864, subd. 1)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the 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 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Mendota is located in northern Dakota County. It is surrounded by the communities of the St. Paul and Mendota Heights.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines 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 (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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.

Funding

None.

Known Support / Opposition

There is no known opposition.



REVIEW RECORD

City of Mendota 2040 Comprehensive Plan

Review File No. 22550-1, Business Item No. 2022-261 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation,) and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan for the Regional Parks System element. Dakota County is the regional park implementing agency for Regional Parks System components in Mendota, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Big Rivers Regional Trail. The Plan also appropriately acknowledges State lands within the community, including Fort Snelling State Park (Figure 1).

Regional Transportation, Transit, and Aviation

Reviewer: Bethany Brandt-Sargent, Metropolitan Transportation Services (MTS) (651-602-1725)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, and includes the major collector in the City, which is TH 13. The Plan also discusses any right-of-way preservation needs. The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors. The Plan identifies all the required characteristics of the community's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas III and IV. The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designations, as well as the opportunities and challenges related to its Transit Market Area.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.



Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies the Regional Bicycle Transportation Network (RBTN) and the regional trails. The Plan includes a map of the regional transportation bicycle network. The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. There are no intermodal freight facilities within the City.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households and population appropriately sum to the Metropolitan Council's citywide forecast totals for all forecast years. The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community's Thrive designation.

Water Resources

Wastewater Services

Reviewer: Kyle Colvin, Environmental Services (ES) – Wastewater Planning and Community Programs (651-602-1151)

The Plan conforms with the *2040 Water Resources Policy Plan (WRPP)*. It represents the city's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the city by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the city is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The city is provided wastewater conveyance service through interceptor 8360. The Plan reflects that the city will have 130 sewer households and 300 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the city's growth forecasts.

The Plan does not provide any sanitary flow projections. However, given the fact that the city is projected to add only 20 homes by 2040, increases in wastewater flow is not expected to increase noticeably in the next 20-years. The existing average daily flow from the city (2019-2021) was 0.018 million gallons per day. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban communities.

The Plan defines the community's policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer collection system. The Plan states that the city has not completed any regular I/I work projects but does state that it will start televising pipes and seek improvement in reducing I/I during all future street reconstruction and other infrastructure projects. The Plan also states that the city invests about \$5,000 annually for sanitary sewer improvements that assists in long-term I/I reduction efforts.

The Plan describes the requirements and standards for minimizing I/I and references Section 303.71, Chapter 3 "Utilities," of the City's Code which prohibits the discharge of any storm water, surface water, ground water, or unpolluted cooling water into any sanitary sewer. Rain spouts or other forms of surface drainage, or foundation drainage shall not be connected to any sanitary sewer. The Plan did state that the city would be revising its ordinance to specifically require the

disconnection of prohibited discharges upon discovery.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system. The Plan indicates that approximately 59% of the homes within the city were built before 1970 when services were predominately made of clay tile pipe. The significance of clay tile pipe is that as it ages it can become more susceptible to I/I. The Plan states that the city's entire sanitary sewer system was built in 1985 and "therefore the older housing has been fitted with updated pipes." It is unclear if this statement implies that all the private services between the dwelling unit and the new public collection system was replaced. Using 2014-2020 wastewater flow data average annual I/I represented less than 1% of the City's total annual flow.

Sewer Element Comments

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

Community and Individual Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Kyle Colvin, Environmental Services (ES) – Wastewater Planning and Community Programs, (651-602-1151).

The Plan is in conformance with the 2040 Water Resources Policy Plan (WRPP). It indicates that there are 3 residential SSTS' within the city. Dakota County is responsible for the SSTS management program within the city and tracks all on-going maintenance. City Code Section 304 specifically outlines regulations of ISTS' and has adopted, by reference, the Dakota County Ordinance for these systems. The County SSTS program and associated ordinances are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 WRPP requirements.

Surface Water Management

Reviewer: Joe Mulcahy, ES – Water Resources (651-602-1104)

The Plan is consistent with Council policy requirements and conforms with the Council's 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

Mendota lies within the oversight boundaries of the Lower Minnesota River Watershed District (WD) and the Lower Mississippi River Watershed Management Organization (WMO). The city submitted a draft Local Water Management Plan (LWMP) update to the Metropolitan Council in January 2022. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds.

Advisory Comments

The City needs to send the Council the dates the LWMP was approved by the Lower Minnesota River WD and the Lower Mississippi River WMO, and the date the city adopted the final LWMP.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

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

The Plan includes the Metropolitan Council forecast for Mendota (pages 3.3, 4.6, and 7.3) as shown below in Table 1. The 2040 land guidance adds mixed use high-density land during 2020-2040, which accommodates forecasted growth (page 4.8).



Table 1. Metropolitan Council City of Mendota Forecasts

	Census 2020	Estimates 2021	Council Forecast		
			2020	2030	2040
Population	183	209	220	260	280
Households	78	90	90	110	130
Employment	64	174	290	300	300

Advisory Comments

Employment growth in Mendota has lagged behind previous expectations at the time of System Statement issuance. Mendota can request a lowered employment forecast with a future comprehensive plan amendment.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban (Figure 2). Thrive describes Suburban communities as those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. Plans are also required to identify 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 existing land use for the City is 2% industrial, 11% institutional, 2% commercial, 25% residential and 10% open water in the City (Figure 3). The existing land use pattern has low-density neighborhoods and areas of public and private open space, bluff and wooded areas and is surrounded by freeway (Minnesota Highway 62) and the Mississippi River gorge. Mendota is fully developed, and existing single-family neighborhoods will be retained, while opportunities for development and redevelopment are concentrated along Highway 13.

The Plan is consistent with Thrive’s land use and residential density policies for a Suburban community designation which calls for residential density to be at least 5 units per acre. The Plan designates growth within the Mixed-Use Commercial land use category which allows 10 to 20 units per acre of high-density residential projects on 5.37 acres yielding a range of 54 to 107 units at a minimum of 10 units per acre as shown in Table 2 below.

Table 2. Planned Residential Density, City of Mendota

Category	2020-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
Mixed Use Commercial*	10	20	5.37	54	107
TOTALS			5.37	54	107
			Overall Density	10	20

* (allows up to 70% residential)

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the *Housing Policy Plan (HPP)*. As of 2016, the City has more than 80 homes including 16 multifamily units and more than 50 single-family homes. Approximately 28



homes are rented. More than 50 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 20 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 3 units affordable to households with income at or below 30% AMI and more than 6 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, housing affordable at 60% AMI with three or more bedrooms. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 7 units; 3 of which are needed at prices affordable to households earning 30% of AMI or less, 1 of which is needed at prices affordable to households earning between 31 and 50% of AMI, and 3 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 28 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds and tax abatement for projects. The City states that they will partner with Dakota County CDA to meet many of their housing needs, including home improvement loans and foreclosure prevention.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

Because the community relies primarily on private wells and does not own/operate a municipal community public water supply system (PWS), no local water supply plan is required. However, the Plan should, and does, include information about water sources, including plans to protect private water supplies, in appropriate sections of the Plan. The plan refers to the Saint Paul Regional Water Services local water supply plan regarding the fire service connections in the community.

Special Resource Protection

Mississippi River Corridor Critical Area

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA plan component to be consistent with Thrive land use policies, and Minnesota Rules Chapter 6106. The DNR's May 11, 2022, conditional approval letter is attached (Figure 6). Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

Advisory Comments

Within 60 days after receiving final DNR approval, the City must adopt the MRCCA Plan, 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.

Solar Access Protection

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.



Natural Resource Protection

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan includes the required natural resources planning elements and is complete and consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the development, redevelopment, and preservation of natural resources.

Aggregate Resource Protection

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan acknowledges that aggregate resource deposits are present in the City but are found in relatively scattered and mostly urbanized locations. This information is consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*. The Plan states it is unlikely that any of the remaining resources will be mined because of the limited quantity that exists at any single location and because development pressure has rendered the land covering the resources more valuable for continued urban development purposes than for mining.

Historic Preservation

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

The Plan contains policies throughout the Plan related to protecting historic resources. Mendota has a long and rich heritage, which serves as a source of identity for the community.

Mendota is located near the confluence of the Mississippi and Minnesota Rivers and recognizes that original local tribes' history and context of the City adjacent the confluence of the Mississippi and Minnesota Rivers. The Plan notes that the name "Mendota" comes from the Lakota word "mndo-te," which means meeting of the waters. The Plan also notes significant historic sites including the Sibley House. The City is part of the Main Street Program of the National Trust for Historic Preservation which includes historic preservation as part of a revitalization strategy for the City.

Plan Implementation

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

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. A detailed Implementation chapter provides specific implementation strategies including a section on education and strategy, along with capital improvements for the City.

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

The proposed Plan 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.



Documents Submitted for Review

In response to the 2015 System Statement, the City submitted the following documents for review:

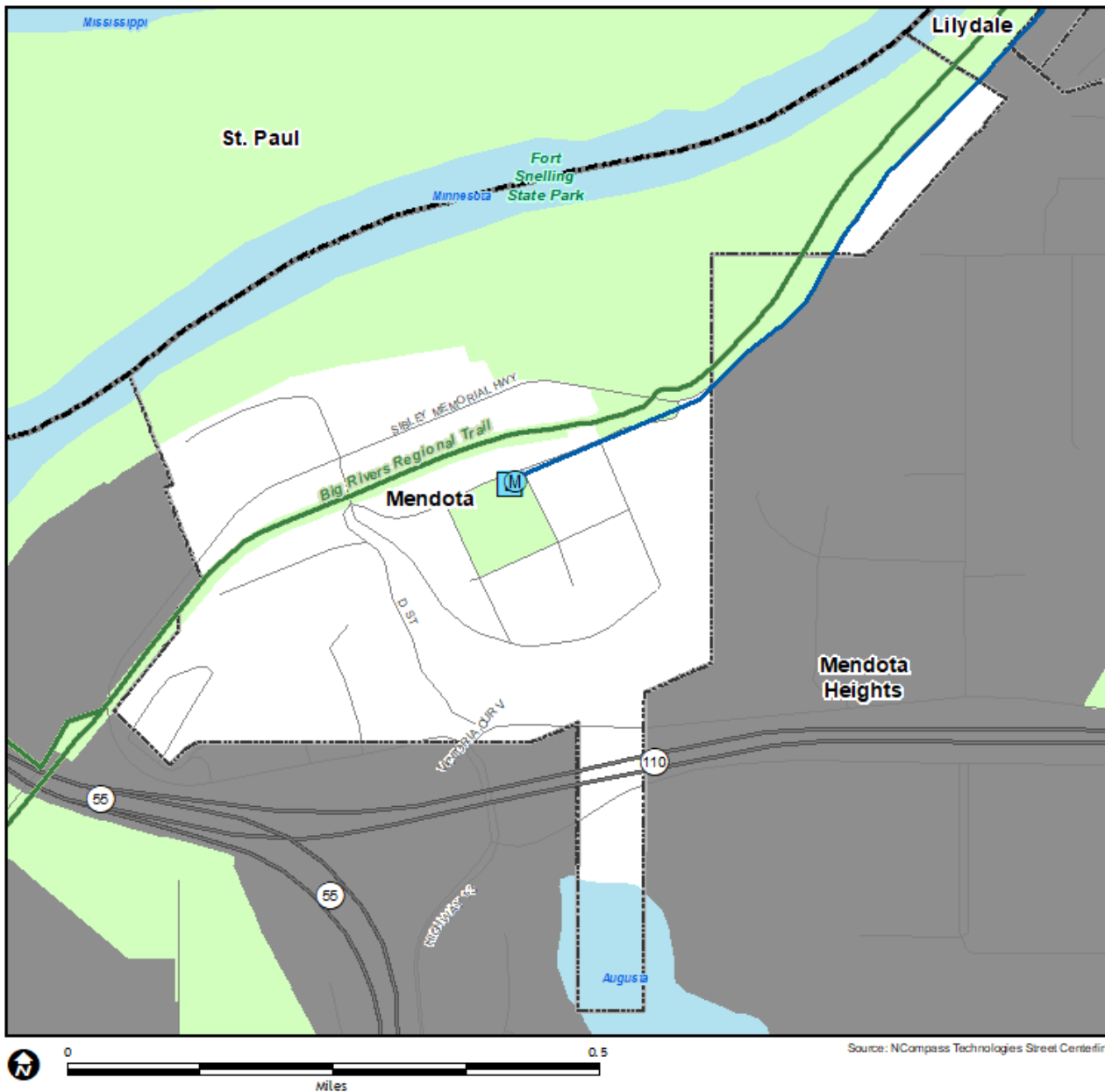
- March 29, 2021: Mendota 2040 Comprehensive Plan
- January 3, 2022: Updated Mendota 2040 Comprehensive Plan responding to Council incomplete items for authorizing resolution, adjacent and affected jurisdiction review, regional parks and trails, transportation, wastewater, land use, MRCCA, surface water management, housing, and implementation.
- January 20, 2022: Updated transportation plan and 2040 Comprehensive Plan
- August 8, 2022: Updated 2040 Comprehensive Plan
- August 16, 2022: Updated 2040 Comprehensive Plan responding to Council incomplete items for transportation, wastewater, subsurface sewage treatment systems, MRCCA, and surface water management.
- August 16, 2022: Responses to DNR letter

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: Thrive MSP 2040 Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Land Guided for Affordable Housing
- Figure 6: DNR Conditional Approval of Mississippi River Corridor Critical Area Plan



Figure 1. Location Map with 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

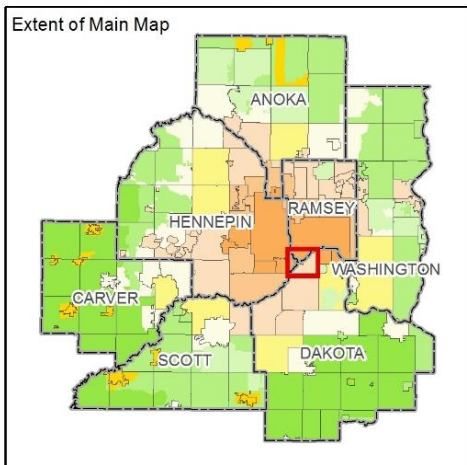
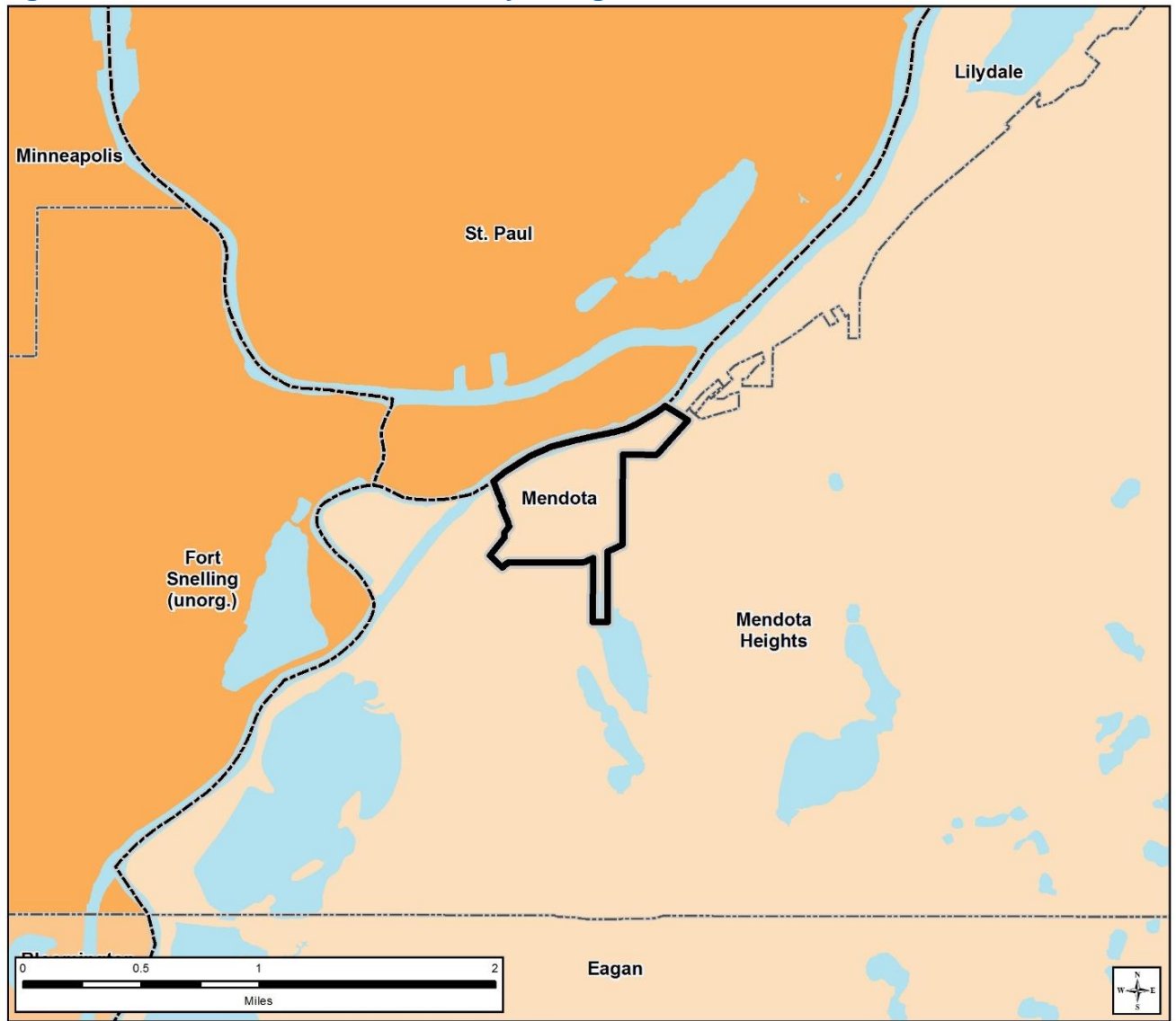
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
-
- County Boundaries
 - City and Township Boundaries
 - Lakes and Major Rivers

Figure 3. Existing Land Use

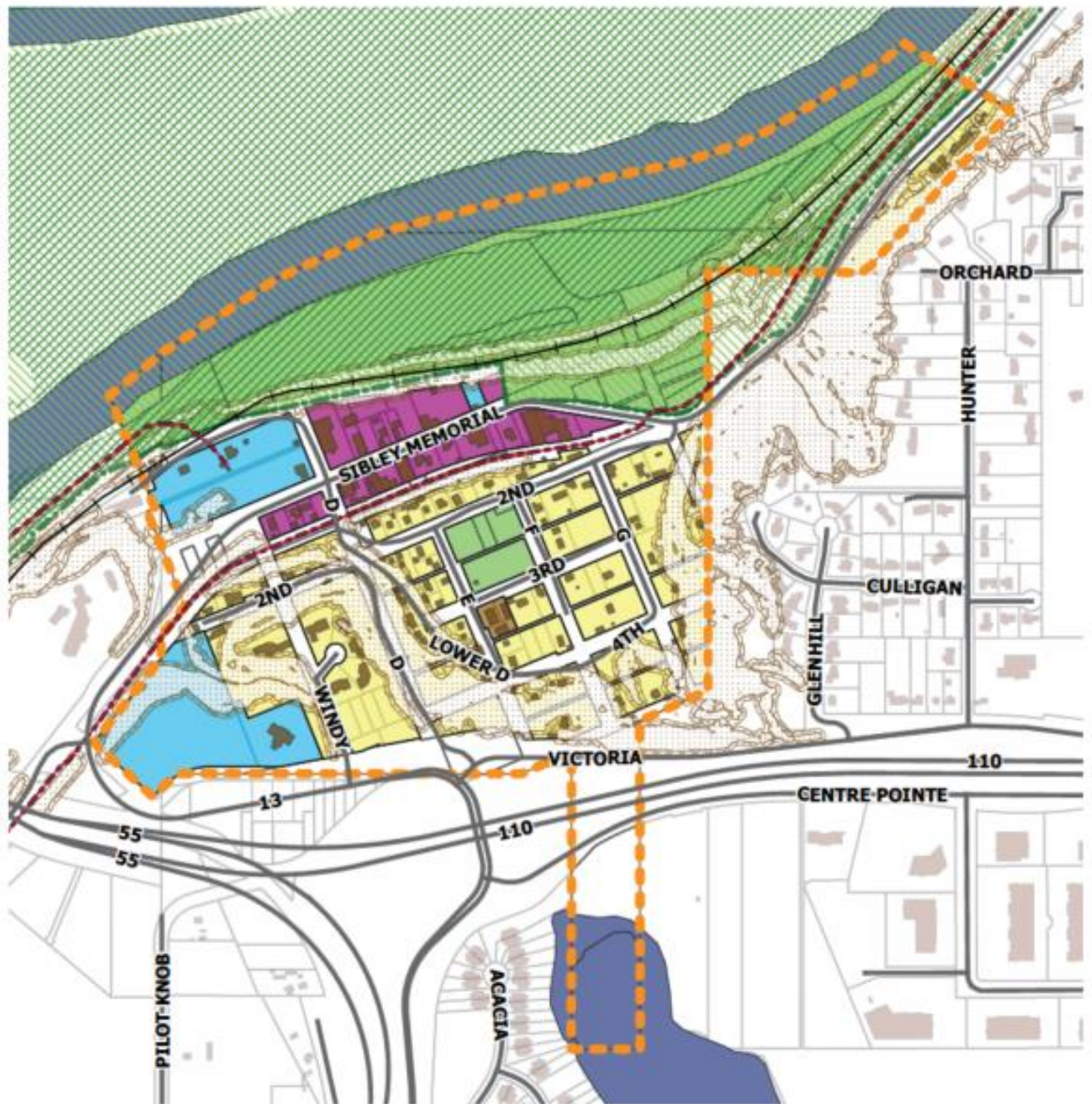


- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course

- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water
- County Boundaries
- City and Township Boundaries
- NCompass Street Centerlines

Land Use	Acres	Percent of Total
Industrial and Utility	4	2%
Institutional	20	11%
Major Highway	3	2%
Mixed Use Residential	0	0%
Multifamily	1	0%
Open Water	20	10%
Park, Recreational, or Preserve	65	33%
Retail and Other Commercial	5	2%
Single Family Attached	0	0%
Single Family Detached	49	25%
Undeveloped Land	26	13%
Total	193	100%

Figure 4. 2040 Future Land Use



- | | |
|---|-----------------------------|
| Future Land Use - Low Density Residential | Railroads |
| Future Land Use - High Density Residential | Parcels |
| Future Land Use - Mixed Use Commercial | Existing Structures |
| Future Land Use - Institutional | 18% over 25 ft Bluffs |
| Future Land Use - Parks, Recreation, and Conservation | 20 ft bluff buffer |
| Mendota City Limits | Lands Managed by the MNDNR |
| Streets & Roads | Statutory Boundary of MNDNR |
| Trails | Lakes and Rivers |

FUTURE LAND USE MAP

MENDOTA 2040 COMPREHENSIVE PLAN

MENDOTA
DAKOTA COUNTY, MN
02/17/2020



Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **7 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Mixed Use Commercial Redevelopment	2.85		10		70%		20
High Density Residential	0.00		10		100%		0
Total	3						20

Sufficient/(insufficient) units possible against share of regional need: **13**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **13**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**



Figure 6. DNR Conditional Approval of Mississippi River Corridor Critical Area Plan



May 11, 2022

Claire Michelson
MSA, Consulting Planner to City of Mendota
PO Box 50688
Mendota, MN 55150

Re: Conditional Approval of City of Mendota MRCCA Plan

Dear Ms. Michelson:

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Mendota's Mississippi River Corridor Critical Area (MRCCA) Plan.

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to us on May 5, 2022. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City of Mendota Heights to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the City of Mendota Heights must adopt the MRCCA plan. The City of Mendota Heights must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Dan Petrik at 651-259-5697 or at Daniel.petrik@state.mn.us if you have any questions about next steps.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Shillcox'.

Jennifer Shillcox
Land Use Unit Supervisor

- c: Kathy Krotter, City Clerk
Raya Esmaeili, Metropolitan Council
Adam Muilenburg, National Park Service
Taylor Huinker, DNR Region 3 Area Hydrologist
Dan Petrik, DNR Land Use Unit

Minnesota Department of Natural Resources • Division of Ecological and Water Resources
500 Lafayette Road, Box 25, Saint Paul, MN 55155-4025