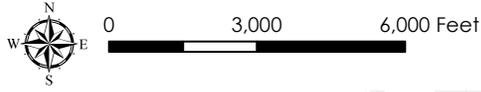
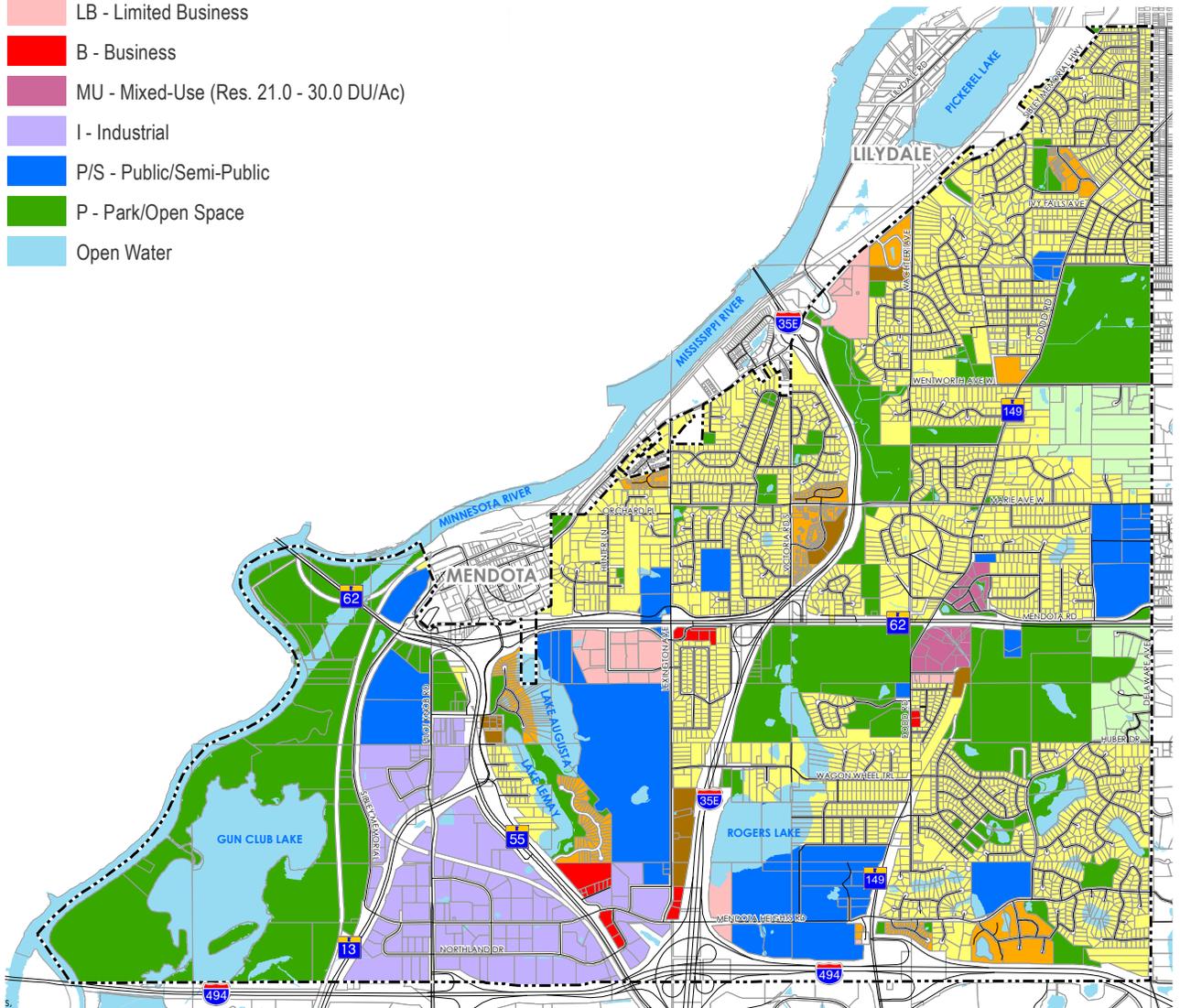


Map 2-3. Future Land Use Plan (2040)



- 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



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



- **HR – High Density Residential (6.0 - 9.0 DU/Acre)**

This land use provides for multi-family and apartment development at suburban densities. Most of this land use is in a few large apartment projects. The corresponding zoning district classifications are: R-3 (High Density Residential District) and HR-PUD (High Density Residential Planned Unit Development).

City Code includes Planned Unit Developments (PUD) regulations that allow for a varied and compatible development of property by encouraging reasonable flexibility from applicable standards, including higher densities than would be allowed under the underlying zoning district and/or future land use designation. Mendota Heights has approved three (3) high-density residential PUD's in the community.

- **MU – Mixed-Use (21.0 - 30.0 DU/Acre for Residential Uses)**

Undeveloped land guided mixed-use is planned to develop approximately 75% of its acres with residential uses at the densities identified, which is consistent with existing mixed-use projects in the city. The northeast quadrant of the Highway 62 and Dodd Road intersection has been developed into a mixed-use center known as The Village at Mendota Heights. The southeast corner of this includes the Mendota Plaza shopping center which has seen renovation and redevelopment in recent years, including a new Walgreen's pharmacy; White Pine Senior Living, a 50-unit assisted living complex, and a 4-story 139-unit apartment project developed by At Home Apartments. The current residential development has developed at densities between 21 and 30 dwelling units per acre, and adjacent undeveloped outlots are guided to develop at similar densities.

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Commercial Uses

Commercial land uses are typically divided into three general categories; (1) office, (2) retail, and (3) mixed-use. The office category includes land uses generally considered to be of a limited business nature, typically a daytime office use. Map 2-3. Future Land Use Plan identifies these areas as "LB - Limited Business". The current and corresponding zoning district classifications are B-1 (Limited Business), B-1A (Business Park) and B-2 (Neighborhood Business). Retail and mixed-use are similar, but the mixed-use designation includes compatible residential uses in proximity.

