



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION WORK SESSION MEETING AGENDA

February 24, 2026 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

- 1. Call to Order**
- 2. Discussion**
 - a. Zoning & Land Use Training Presentation
 - b. Title 11: Subdivision Regulations Ordinance
- 3. Adjourn**

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

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Planning Commission Work Session Memo

MEETING DATE: February 24, 2026
TO: Planning Commission
FROM: Sarah Madden, Community Development Manager
SUBJECT: Zoning & Land Use Training Presentation

ACTION REQUEST:

No action is required.

BACKGROUND:

The Planning Commission will receive a presentation on Zoning & Land Use from the City Attorney.

ATTACHMENTS:

None

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Planning Commission Work Session Memo

MEETING DATE: February 24, 2026
TO: Planning Commission
FROM: Sarah Madden, Community Development Manager
SUBJECT: Title 11: Subdivision Regulations Ordinance

ACTION REQUEST:

BACKGROUND:

The Planning Commission will receive an update on the Title 11: Subdivision Regulations Ordinance update process.

ATTACHMENTS:

1. TITLE 11 - Subdivision Regulations - Redline Draft 2-20-26
2. Cul-de-sac Locations
3. Cul-de-sac Lengths

TITLE 11

SUBDIVISION REGULATIONS

CHAPTER 1

GENERAL SUBDIVISION PROVISIONS; ADMINISTRATION AND ENFORCEMENT

11-1-1: SHORT TITLE:

This title shall be known as the SUBDIVISION ORDINANCE OF THE CITY OF MENDOTA HEIGHTS and will be referred to herein as "this title".

(1981 Code 301 § 1)

11-1-2: INTENT AND PURPOSE:

A. Purpose: It is the purpose of this title to establish certain regulations and requirements for the platting of land within the City of Mendota Heights pursuant to the authority contained in Minnesota statutes that the City Council deems necessary for the health, safety and general welfare of this community.

B. Intent: It is the intent of this title to:

1. Safeguard the best interests of the city
2. To assist the subdivider in harmonizing their interests with those of the city at large
3. To provide for an attractive, orderly, economic, and safe development of land and urban services and facilities
4. To promote the public health, safety, and general welfare by establishing physical standards, design requirements and procedures for plats and subdivisions of land
5. To develop a consistency with and to help implement the zoning, building and other applicable sections and provisions of this Code
6. To support and further the city's comprehensive plan by establishing uniform procedures and regulations for plats and subdivisions of land
7. To protect the character and symmetry of neighborhoods in the city while preserving and enhancing the value and economic use of property

In order to safeguard the best interests of the city and to assist the subdivider in harmonizing his interests with those of the city at large, this title is adopted in order that adherence to same will bring results beneficial to both parties. It is the purpose of this title to make certain regulations and requirements for the platting of land within the city pursuant to the authority

~~contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community. (1981 Code 301 § 1)~~

11-1-3: SCOPE:

The provisions of this title relate to any division of a tract of land into two (2) or more parcels by platting, replatting, conveyance, registered land survey, or other means. (1981 Code 301 § 1)

11-1-4: RULES AND DEFINITIONS:

For the purpose of this title, words used ~~or defined in one tense or form shall include other tenses and derivative forms in the present tense shall include the future~~; words in the singular number shall include the plural number, and ~~words in the plural number shall include the singular number the plural the singular~~; ~~and~~ the word "shall" is mandatory and not discretionary; ~~and the word 'may' is permissive~~.

For the purpose of this title, certain words and terms are hereby defined as follows:

ALLEY: A public right of way which affords a secondary means of access to abutting property.

APPLICANT: ~~All persons, whether one or more, who request approval by the city of a plat, subdivision, lot line adjustment or lot division pursuant to this Title.~~

BLOCK: An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river or lake.

BOULEVARD: ~~The portion of the street right of way between the curb or curb line and the property line.~~

BUILDING: ~~Any structure having a roof and at least three (3) walls which may provide shelter or enclosure of persons, animals, or chattels, and when said structure is divided by party walls without openings, each portion of such building so separated shall be deemed a separate building.~~

CITY: The city of Mendota Heights.

CITY COUNCIL: The governing body of the city of Mendota Heights.

COMPREHENSIVE PLAN: ~~Refers to the group of maps, charts and text that make up the comprehensive long range plan of the city. The comprehensive plan of the city and all policy statements, goals, standards, maps, charts and explanatory materials thereto which guide the land use development of the city, as adopted by the city council.~~

DESIGN STANDARDS: The specifications to land owners or subdividers for the preparation of plats, both preliminary and final, indicating, among other things, the optimum, minimum or maximum dimensions of such items as rights of way, blocks, easements and lots.

DEVELOPER: The owner of land proposed to be subdivided under this title, or their representative commencing proceedings under this title to effect a subdivision of land hereunder for themselves or for another. Consent shall be required from the legal owner of the premises.

EASEMENT: A recorded interest in land which authorizes a designated portion of that land for a specific limited use which shall include but not be limited to the following uses: ponding, drainage, utilities, access, parking, construction, etc. grant by a property owner for the use of a strip of land for the purpose of constructing and maintaining drives and utilities, including, but not limited to, sanitary sewers, water mains, electric lines, telephone lines, storm sewer or storm drainageways and gas lines.

FINAL PLAT: A drawing or map of a subdivision, meeting all of the requirements of the city, and in such form as required by Dakota County for the purposes of recording.

GRADE, PERCENTAGE OF: The rise or fall of a street by feet and tenths of a foot for each one hundred feet (100') of horizontal distance measured at the centerline of the street.

LOT: A parcel or portion of land within a subdivision which is described by a lot number, block number and subdivision name, meeting the requirements of Title 12: Zoning of this Code, for the purposes of description, recording, conveyance, development and taxation. or other parcel of land intended for building development or for transfer of ownership.

LOT AREA: The area of a lot in a horizontal plane bounded by the lot lines.

LOT, CORNER: A lot situated at the junction of, and abutting on two (2) or more intersecting streets, or a lot at the point of deflection in alignment of a continuous street and the interior angle of which does not exceed 135°.

LOT, DEPTH: The mean horizontal distance between the front lot line and the rear lot line of a lot.

LOT, INTERIOR: A lot other than a corner lot, including through lots.

LOT LINE: The property line bounding a lot; except, that where any portion of a lot extends into a public right of way or a proposed public right of way, the line of such public right of way shall be the "lot line" for applying this Chapter.

LOT LINE, FRONT. That boundary of a lot which abuts an existing or dedicated public street and, in the case of a corner lot, the front lot line shall be designated by the owner, subject to the approval by the code enforcement officer. Appeals to the determination of the code enforcement officer may be filed with the zoning board of appeals in accordance with section [12-1L-3] of this Code.

LOT LINE, REAR. That boundary of a lot which is opposite the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot forms a point at the rear, the rear lot line shall be the line ten feet (10') in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE. Any boundary of a lot which is not a front lot line or a rear lot line.

LOT OF RECORD. Part of a subdivision, the plat of which has been recorded in the office of the register of deeds, or a parcel of land, the deed to which was recorded in the office of said register of deeds prior to the adoption of this Chapter.

LOT, THROUGH. A lot which has a pair of opposite lot lines abutting two (2) substantially parallel streets, and which is not a corner lot. On a through lot, both street lines shall be front lot lines for applying this.

LOT WIDTH. The maximum horizontal distance between the side lot lines of a lot measured within the first 30' of the lot depth.

OUTLOT: A parcel of land on a plat which has not been designated as a buildable lot, due to insufficient size or frontage, peculiar site characteristics, topographical problems, or one which is not ready for development due to lack of public improvements, or for drainage purposes.

OWNER: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Title. Includes the plural as well as the singular and, where appropriate, shall include a natural person, partnership, firm, association, public or quasi-public corporation, private corporation, or a combination of any of them.

PARCEL: Any unit of land, platted or described by metes and bounds or combination thereof, subject to this title and other city ordinances.

PARKS AND PLAYGROUNDS: Public land and open spaces in the city of Mendota Heights dedicated or reserved for recreational use and other public purposes.

PEDESTRIANWAY: A public or private right of way across a block or within a block to provide access for pedestrians and which may be used for the installation of utility lines.

PERCENTAGE OF GRADE: On street centerline, means the distance vertically (up or down) from the horizontal in feet and tenths of a foot for each one hundred feet (100') of horizontal distance.

PLANNING COMMISSION: The planning commission of the city of Mendota Heights.

PRELIMINARY PLAT: A tentative drawing or map of a proposed subdivision meeting the requirements herein enumerated.

Commented [SM1]: All of these definitions have been pulled from the Zoning Title

PROTECTIVE COVENANTS: Contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of any given area.

STREET: A public right of way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, road, avenue, ~~or boulevard,~~ lane, place, or however designated in accordance with the metropolitan council functional classification of transportation facilities.

~~**STREET, COLLECTOR** Collector Streets: A street which serves or is designed to serve as a trafficway for a neighborhood or as a feeder to a major street. Collector streets are identified in the comprehensive plan. Those that carry traffic from minor streets to the major system of thoroughfares and highways, including the principal entrance streets of residential districts, as shown on the comprehensive plan.~~

~~**STREET, CUL-DE-SAC** Cul-De-Sac: A ~~minor~~local street with only one (1) outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.~~

~~**Marginal Access Streets:** Minor streets which are parallel and adjacent to thoroughfares and highways and which provide access to abutting properties and protection from through traffic.~~

~~**STREET, LOCAL** Minor Streets: A street intended to serve primarily as an access to abutting properties. Those which are used primarily for access to abutting properties.~~

~~**STREET, MINOR ARTERIAL:** A road classification for streets that are of regional importance because they relieve, expand, or complement the principal arterial system and are designed to connect to principal arterials, other minor arterials and collectors. Minor arterial streets are identified in the comprehensive plan.~~

~~**STREET, PRINCIPAL ARTERIAL:** Interstate freeways and state highways that connect the region with other areas in the state and other states. The emphasis of these roads are on mobility as opposed to land access. Principal arterial roads are identified in the comprehensive plan.~~

~~**Thoroughfares; Arterial Streets:** Those used primarily for heavy traffic, and serving as arterial trafficways between the various districts of the community, as shown on the comprehensive plan.~~

~~**STREET, PRIVATE:** A street which is not dedicated to the city for public use.~~

~~**STREET, SERVICE:** A marginal access street which is generally parallel and adjacent to minor or principal arterials and which provide access to abutting properties and protection from through traffic.~~

~~**STREET WIDTH:** The width of the right-of-way, measured at right angles to the centerline of the street. The shortest distance between lines of lots delineating the street's right of way.~~

Commented [SM2]: This part of the language is not included in the Title 12 definition

Commented [SM3]: See 'street, service'

Commented [SM4]: I am suggesting we remove all references to 'minor' streets and use 'local' per our Comp Plan transportation map

Commented [SM5]: Definition brought over from Title 12. Also brought over 'street, local'

~~SUBDIVIDER: Any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this title.~~

Commented [SM6]: See 'applicant' and 'owner'

SUBDIVISION: A described tract of land which is to be or has been divided into two (2) or more lots or parcels for the purpose of transfer of ownership or building development or, if a new street is involved, any division of a parcel of land. The term includes resubdivision and, where it is appropriate to the context, relates either to the process of subdividing or to the land subdivided.

~~TANGENT: A straight line that is perpendicular to the radius of a curve where a tangent meets a curve.~~

~~VERTICAL CURVE: The surface curvature on a street centerline located between lines of different percentage of grade. (1981 Code 301 § 2)~~

Commented [SM7]: Both of these words are not used in this Title?

11-1-5: COMPLIANCE WITH PROVISIONS; EXCEPTIONS:

- A. Conditions For Recording Plat: No plat of any subdivision shall be entitled to record in the Dakota County register of deeds office or have any validity until the plat thereof has been prepared, approved, and acknowledged in the manner prescribed by this title.
- B. Building Permit Issuance: No building permits will be considered for issuance by the city for the construction of any building, structure or improvement to the land or to any lot in a "subdivision", as defined herein, until all requirements of this title have been fully complied with. (1981 Code 301 § 11)

B. _____

- C. Conflict: It is not intended by this title to annul or interfere with any other official regulations or ordinances of the city; provided, however that where there is a difference between minimum standards or dimensions herein and those contained in other official regulations or ordinances of the city, the highest standards shall apply.
- D. Approvals Necessary for Acceptance of Plats: Before any plat shall be recorded or be of any validity, it shall be referred to the city planning commission for recommendation and approved by the city council as having fulfilled the requirements of this title.

11-1-6: LOT SPLITS AND PROPERTY LINE ADJUSTMENTS:

~~Exceptions: Application requests for lot splits and lot line adjustments shall follow the application and procedures required by this title for a subdivision unless exempted by this section, in which case the planning commission and city council shall review said request in the manner prescribed in section 11-2-1 of this title and in compliance with the requirements of this section.~~

1. Lot line adjustments which adjusts or relocates a common lot line separating two (2) lots and which does not cause the land or any structure to be in violation of this title or the zoning ordinance.
2. Divisions of land to create two (2) lots and the newly created property line will not cause the land or any structure to be in violation of this Title or the zoning ordinance.

A. Lot Line Adjustments.

1. Applications for lot line adjustments shall be exempt from Chapters 2, 3, and 4 of this title if the following conditions are met:
 - a. The application request is for a lot line adjustment which adjusts or relocates a common lot line separating two (2) lots, without increasing or decreasing the number of parcels.
 - b. The lots within the requested adjustment are lots of record that have been previously subdivided by a plat which is on file in the office of the county register of deeds or registrar of titles.
 - c. The newly created property line will not cause the adjusted lots or any structures on the lots to be in violation with this title or the zoning ordinance.
 - d. The application will not involve the construction of any new street or road, or the extension of municipal facilities, or the creation of any public improvement.
 - e. The application does not involve an outlot.
2. Applications for lot line adjustments shall require the owner or applicant to prepare and submit a certificate of survey containing the following information:

C. —When requesting a subdivision, if either of the following conditions exist, the planning commission and city council shall review said request in same manner prescribed in section 11-2-1 of this title.

- ~~1. Lot line adjustment request to divide a lot which is a part of a recorded plat where the division is to permit the adding of a parcel of land to an abutting lot and the newly created property line will not cause the other remaining portion of the lot to be in violation with this title or the zoning ordinance. The owner(s) or subdivider(s) shall prepare and submit a certified survey map containing the following information:~~
 - a. Location, setbacks, and building height contiguous to the side yard measured based on applicable definition for existing structures on both parcels.
 - b. Proposed property boundary lines, including dimensions.
 - c. Lot size ~~noted in~~ (acres and square feet); lot width dimension.
 - ~~d. Lot width, measured as the maximum horizontal distance between the side lot lines within the first thirty feet (30') of the lot depth.~~
 - e-d. Front, rear, and side yard setbacks, including a description of the applicable zoning district standards.

~~f-e.~~ Existing and proposed legal descriptions.

~~g-f.~~ Date, scale, legend, and north ~~arrowpoint.~~

~~h-g.~~ Certification statement and signature of a licensed surveyor in the state of Minnesota, including license number and contact information.

~~i-h.~~ Such other information as may be requested by the ~~zoning administrator,~~ engineer, surveyor, or planning commission.

B. Lot Splits.

1. Applications for lot splits shall be exempt from Chapters 2, 3, and 4 of this title if the following conditions are met:

a. Lot split request to divide a lot which is a part of a recorded plat where the The application request is for subdivision of one (1) existing lot is to create two (2) new lots.

b. The existing lot is- a lot of record that has been previously subdivided by a plat which is on file in the office of the county register of deeds or registrar of titles.

c. and theThe newly created property line will not cause the other remaining portion of the lot subdivided lots or any structures on the lots to be in violation with this title or the zoning ordinance.

d. The application will not involve the construction of any new street or road, or the extension of municipal facilities, or the creation of any public improvement.

e. The application does not involve an outlot.

2. Applications for lot splits shall require the owner or applicant to prepare and submit a certificate of survey containing the following information: The owner or subdivider shall prepare and submit a certified survey map containing the following information:

a. Existing first floor elevations for principal structure and garage.

b. If existing principal structure is to remain, building height contiguous to the side yard, measured based on the applicable definition.

e-b. Location and setbacks for existing structures on the subject parcel and immediately adjacent parcels.

d-c. Proposed property boundary lines, including dimensions.

e-d. Lot size (noted in acres and square feet;) lot width dimension.

f. Lot width, measured as the maximum horizontal distance between the side lot lines within the first thirty feet (30') of the lot depth.

g-e. Front, rear, and side yard setbacks, including a description of the applicable zoning district standards.

f. Size (square feet) of proposed building pad(s).

h-g. Existing and proposed impervious surface calculations.

~~i-h.~~ Existing and proposed legal descriptions.

~~j-i.~~ A forest and significant tree inventory of the size, species, and location of significant and heritage trees, as defined by City Code Section 15-3, existing on the property to be disturbed by public or private improvements. These significant trees and heritage trees should be identified in both graphic and tabular form. Quantity, type, and size of existing trees/significant vegetation to be removed.

~~k-j.~~ Topographic data, including contours at vertical intervals of not more than two feet (2'), including and identifying existing slopes over thirty three percent (33%) in grade.

~~l-k.~~ Wetlands and water resource related areas, including one hundred foot (100') and twenty five foot (25') buffers as required in section 12-4A-4 and section 15-4 of this code.

~~m-l.~~ Required drainage and utility easements, as in section 11-3-4 of this title.

~~n-m.~~ Date, scale, legend, and north arrowpoint.

~~o-n.~~ Certification statement and signature of a licensed surveyor in the state of Minnesota, including license number and contact information.

~~p-o.~~ Such other information as may be requested by the zoning administrator, engineer, surveyor, or planning commission. ~~(Ord. 490, 2-16-2016)~~

~~11-1-6: APPROVALS NECESSARY FOR ACCEPTANCE OF PLATS:~~

~~Before any plat shall be recorded or be of any validity, it shall be referred to the city planning commission and approved by the city council as having fulfilled the requirements of this title. (1981 Code 301 § 1)~~

11-1-7: LAND SURVEYS AND CONVEYANCES:

- A. Registered Land Surveys: It is the intention of this title that all registered land surveys in the city should be presented to the planning commission in the form of a preliminary plat in accordance with the standards set forth in this title for preliminary plats and that the planning commission shall first approve the arrangement, sizes, and relationship of proposed tracts in such registered land surveys, and that tracts to be used as easements or roads should be so dedicated. Unless a recommendation and approval have been obtained from the planning commission and city council respectively, in accordance with the standards set forth in this title, building permits will be withheld for buildings on tracts which have been so subdivided by registered land surveys, and the city may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts unless so approved.
- B. Conveyance By Metes And Bounds: No conveyance of a parcel in which the land conveyed, as described by metes and bounds, shall be made or recorded if the parcel described in the conveyance consists of five (5) acres or less in area and three hundred feet (300') in width unless such parcel was a separate parcel of record at the effective date of this title. Properties described by metes and bounds shall only be further subdivided by plat. A subdivision described by metes and bounds shall not be approved by the city or

Commented [SM8]: Moved to compliance section 11-1-5

~~recorded at the county.~~ Building permits will be withheld for buildings or tracts which have been subdivided and conveyed by this method, and the city may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts. ~~(1981 Code 301 § 10)~~

11-1-8: TRANSFER OF DEVELOPMENT RIGHTS:

As dedication of steep slopes, drainageways, and wetlands may substantially reduce the total number of lots platted within a development, the city council may consider the transfer of development rights from that area which is to be dedicated, to an abutting developable area within the same plat. The city council may consider the transfer of development rights when the following conditions exist:

- A. The need for dedication of said environmentally significant physical features is greater than can be accommodated through the public (park and open space) dedication requirements of this title.
- B. The area from which the development rights have been transferred is permanently deed restricted to allow no development of commercial, industrial or residential structures, where the deed is held by an officially recognized homeowners' association.
- C. The proposed development must conform to the appropriate parking restrictions as outlined in the Mendota Heights zoning ordinance ¹.
- D. The proposed development must conform to the established permitted or conditional uses of the appropriate zoning district for which the property is so designated. (1981 Code 301 § 7)

Notes

¹ 1. See title 12, chapter 1 of this code.

11-1-9: VARIANCES:

Variations from the strict application of the provisions of this title can be requested under the requirements of section ~~12-5B-712-1L-5~~ of this code. ~~(Ord.~~

~~490, 2-16-2016)~~

11-1-10: FEES:

Fees and deposits for processing subdivision applications will be collected in accordance with the requirements of section ~~12-5E-112-1L-10~~ of this code.

~~(Ord. 490, 2-16-2016)~~

11-1-11: VIOLATIONS; PENALTY:

Commented [SM9]: May revise to reference fee schedule instead of Title 12.

A. Violations:

1. Sale Of Lots From Unrecorded Plats: It shall be unlawful to sell, trade, or otherwise convey or offer to sell, trade, or otherwise convey any lot or parcel of land as a part of, or in conformity with any plan, plat or replat of any subdivision or area located within the jurisdiction of this title unless said plan, plat or replat shall have first been recorded in the office of the register of deeds of Dakota County.
2. Receiving Or Recording Unapproved Plats: It shall be unlawful to receive or record in any public office any plans, plats or replats of land laid out in building lots and streets, alleys, or other portions of the same intended to be dedicated to public or private use, or for the use of purchasers or owners of lots fronting on or adjacent thereto, and located within the jurisdiction of this title, unless the same shall bear thereon, by endorsement or otherwise, the approval of the city council.
3. Misrepresentation As To Construction, Supervision, Or Inspection Of Improvements: It shall be unlawful for any person, firm or corporation owning an addition or subdivision of land within the city to represent that any improvement upon any of the streets, alleys or avenues of said addition or subdivision or any sewer in said addition or subdivision has been constructed according to the plans and specifications approved by the city council, or has been supervised or inspected by the city, when such improvements have not been so constructed, supervised or inspected. (1981 Code 301 § 13)

- B. Penalty: Anyone violating any of the provisions of this title shall be guilty of an offense punishable as provided in section 1-4-1 of this code. Each month during which compliance is delayed shall constitute a separate offense. (1981 Code 301 § 13; amd. 2003 Code)

CHAPTER 2

PLATTING PROCEDURES

11-2-1: PRELIMINARY PLAT:

- A. Filing Of Plat; Fee: The required application(s) and supporting information shall be submitted in accordance with the current application submittal schedule. The required filing fee as established in section 11-1-10 of this title shall be paid before the proposed plat shall be considered officially filed.
- B. Public Hearing:
1. Upon receipt of ~~said a complete~~ application, ~~a public hearing date shall be established for public review of the preliminary plat by the planning commission. the city clerk shall establish the date for a public hearing by the planning commission and shall be responsible for the publication of hearing notices and mailing to the owners of the property in question and the owners of all properties situated within three hundred fifty feet (350') of the boundary of the property in question. (Ord. 490, 2-16-2016)~~

2. The planning commission shall conduct the public hearing and report ~~upon its~~ findings and make recommendations to the city council.
 3. Notice of said hearing shall be published in the official newspaper at least ten (10) days prior to the hearing. Written notification of the hearing shall be mailed at least ten (10) days prior, to all owners of land within three hundred fifty feet (350') of the boundary of the property in questions.; and ~~written notification of said hearing shall be mailed at least ten (10) days prior to the hearing to all owners of land identified on the above named abstractor's certificate.~~
- C. Technical Assistance Reports: After the public hearing has been set, the city administrator shall instruct the staff to prepare technical reports (where appropriate) and provide general assistance in preparing a recommendation on the action to the for planning commission and city council consideration. (1981 Code 301 § 3)
- D. Review By Other Commissions Or Jurisdictions: The preliminary plat shall be distributed to the parks and recreation commission, Dakota County, school districts, metropolitan, state or other public jurisdictions ~~or the state of Minnesota~~ for their review and comment when appropriate, as determined by the city administrator and, including, but not limited to, the following circumstances:
1. The proposed plat includes dedication of lands for public use, as in section 11-5-1 of this title.
 2. The proposed plat is adjacent to county or state right of way or proposes to access a county or state road.
 3. The proposed plat is within the critical area overlay district, as regulated by title 12, chapter 3 of this code. (Ord. 490, 2-16-2016)
- E. Recommendation To Council: The planning commission shall make a recommendation to the city council within sixty (60) days following the close of the public hearing.
- F. Action By City Council:
1. Time Limit For Action: The council shall act upon the preliminary plat within one hundred twenty (120) days of the date on which it was officially filed. If the recommendation of the planning commission has not been received in time to meet this requirement, the council may act on the preliminary plat without such recommendation.
 2. Denial Of Plat: If the preliminary plat is not approved by the city council, the reasons for such action shall be recorded in the proceedings of the council and transmitted to the applicant.
 3. Approval Of Plat: If the preliminary plat is approved, such approval shall not constitute final acceptance of the layout. Subsequent approval will be required of the engineering proposals and other features and requirements as specified by this title to be indicated on the final plat. The city council may require such revisions in the preliminary plat and final plat as it deems necessary for the health, safety, general welfare and convenience of the city and its residents. (1981 Code 301 § 3)
 4. Effective Period Of Approval: The approval of a preliminary plat shall be effective for a period of one year or longer, as specified by the city council. At the end of this time, final plat approval on the subdivision shall have been obtained from the city council. Any preliminary plat not receiving final approval within the time period set forth herein shall be null and void,

except as provided by Minnesota statutes section 462.358, subdivision 3c or if an extension is granted by the city council, and the subdivider shall be required to submit a new application for preliminary plat approval subject to all new zoning restrictions and subdivision regulations of the city existing at the time of submission of the new application. (Ord. 490, 2-16-2016)

11-2-2: FINAL PLAT:

After the preliminary plat has been approved, the final plat may be submitted for approval as follows: (1981 Code 301 § 3)

- A. Approval Or Denial By City Council: Except as provided in subsection B of this section, the final plat shall be submitted to the city council for approval. If accepted, the final plat shall be approved by resolution, which resolution shall provide for the acceptance of all agreements for basic improvements, public dedication and other requirements as indicated by the city council. If disapproved, the grounds for any refusal to approve a plat shall be set forth in the proceedings of the council and reported to the person or persons applying for such approval.
- B. Approval Or Denial By Planning Commission: Upon the request of the property owner, or where the city zoning administrator has determined that material changes have been made in the final plat subsequent to preliminary plat approval, the planning commission shall review the final plat. The final plat shall be filed with the city clerk and submitted to the planning commission at least twenty (20) days prior to a commission meeting at which consideration is requested. During the said twenty (20) days, the city staff shall examine the final plat and prepare a recommendation to the planning commission. Approval, disapproval, or any delay in decision of the final plat will be conveyed to the subdivider within ten (10) days after the meeting of the city planning commission at which such plat was considered. In case the plat is disapproved, the subdivider shall be notified in writing of the reason for such action and what requirements shall be necessary to meet the approval of the commission. After review by the planning commission, such final plat, together with the recommendations of the planning commission, shall be submitted to the city council for approval. (Ord. 282, 1-21-1991)
- B-C. Recording Final Plat: Once the final plat is approved by the city council, the developer shall record it with the Dakota County recorder and/or the registrar of titles within one year after said approval or approval of the final plat shall be considered void, unless a request for time extension is submitted in writing and approved by the city council. No building permits shall be issued for construction of any structure on any lot in said plat until the city has received evidence of the plat being recorded by Dakota County.

11-2-3: DATA REQUIRED FOR PRELIMINARY AND FINAL PLATS:

- A. Preliminary Plat: The owner or ~~subdivider applicant~~ shall prepare and submit a preliminary plat, together with any necessary supplemental ~~ary~~ information. ~~The preliminary plat shall contain the following information, setting forth:~~
 - 1. ~~Contents~~General Information: The preliminary plat shall contain the following information:
 - a. Legal description of lands to be subdivided

- a-b. Proposed name of subdivision; names shall not duplicate or too closely resemble names of existing subdivisions within the county.
- b-c. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.
- e-d. Names and addresses of the owner, developer, surveyor and/or engineer, and the designer making the plat.
- d-e. Graphic Scale of plat, not less than one inch to one hundred feet (1"= 100').
- e-f. Date and north point ~~arrow~~.

2. Existing Conditions:

- a. Boundary lines, boundary line dimensions, and total acreage of proposed subdivision, clearly indicated, ~~and to a close degree of accuracy~~.
- b. Existing zoning classifications for land within and abutting the subdivision, including overlay zoning districts, if applicable.
- ~~e. A general statement on the approximate acreage and dimensions of the lots.~~
- c. Location, right of way width, and names of all existing or previously platted streets, or other public ways, parks, and other public lands, permanent buildings and structures, easements and section and corporate lines within the plan and to a distance one hundred fifty feet (150') beyond the plat area.
- d. Location and size of existing sanitary sewers, water mains, storm sewers, telecommunications, electricity, natural gas, cable or other underground facilities within the tract and to a distance of one hundred feet (100') beyond the plat area. Grades, invert elevations and locations of catch basins, manholes and hydrants shall also be shown.
- e. Boundary lines of adjoining unsubdivided or subdivided land, within one hundred fifty feet (150'), identified by name and ownership, including all contiguous land owned or controlled by the subdivider/applicant. (1981 Code 301 § 4)
- f. Topographic data, including contours at vertical intervals of not more than two feet (2'), including existing slopes over thirty three percent (33%) in grade; watercourses, Wetlands, floodplains, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features. The centerline of all watercourses shall be accurately delineated. (Ord. 490, 2-16-2016)
- f-g. A forest and significant tree inventory of the size, species, and location of significant and heritage trees, as defined by City Code Section 15-3, existing on the property to be disturbed by public or private improvements. These significant trees and heritage trees should be identified in both graphic and tabular form.
- g. An accurate soil survey of the subdivision prepared by a qualified person. (1981 Code 301 § 4)
- h. A survey prepared by a qualified person identifying tree coverage in the proposed subdivision in terms of type and size. (Ord. 490, 2-16-2016)

Commented [SM10]: Moved to supplemental

3. Proposed Design Features:

- a. Layout of proposed streets showing the right of way widths, centerline gradients, typical cross sections, and proposed names of streets. The name of any street heretofore used in the county or its environs shall not be used unless the proposed street is a logical extension of an already named street, in which event, the same name shall be used. Street names shall conform to the master street name and numbering system as adopted.
- ~~b.~~ Locations and widths of proposed alleys and pedestrianways.
- ~~c.~~ Locations and size of proposed sewer lines and water mains.
- ~~b-d.~~ Location, dimension and purpose of all easements.
- ~~e-e.~~ Layout, numbers, lot areas and preliminary dimensions of lots and blocks.
- ~~d-f.~~ Minimum front and side street building setback lines.
- ~~e-g.~~ When lots are located on a curve, the width of the lot at the building setback line.
- ~~f-h.~~ Areas, other than streets, alleys, pedestrianways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.
- ~~g.~~ Size of individual lot areas noted in square footage.

4. ~~Other~~Supplemental Information:

- ~~a.~~ Statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units and type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population.
- ~~b.~~ A generalized plan illustrating the manner in which the project is anticipated to be staged, including preliminary building pad locations.
- ~~a-c.~~ Preliminary proposals for connection with existing water supply and sanitary sewer systems.
- ~~b-d.~~ Provision for surface water disposal, drainage, and flood control.
- ~~e-e.~~ If any zoning changes are contemplated, the proposed zoning plan for the areas.
- ~~d-f.~~ Whenever the preliminary plat covers only a part or portion of an applicant's adjacent land holdings, the applicant shall submit ~~Where the subdivider owns property adjacent to that which is being proposed for the subdivision, the planning commission shall require that the subdivider submit~~ a sketch plan of the remainder of the property so as to show the possible relationships between the proposed subdivision and the future subdivision, including proposed street systems and an indication of probable future street and drainage systems for the remaining portion of the applicant's land holdings. In any event, all subdivisions shall be shown to relate well with existing or potential adjacent subdivisions.

g. Where structures are to be placed on large lots (over 30,000 square feet), the preliminary plat shall indicate placement of structures so that lots may be further subdivided.

~~e-h. An accurate soil survey of the subdivision prepared by a qualified person. (1981 Code 301 § 4)~~

~~f-i. Where structures are to be placed on excessively deep (over two hundred feet (200') lots which are subject to potential replat, the preliminary plat shall indicate a logical way in which the lots could possibly be resubdivided in the future. Potential resubdivision and use of excessively deep (over 200 feet) lots and indication of placement of structures so that lots may be further subdivided.~~

~~g-l. A plan for soil erosion and sediment control both during construction and after development has been completed. The plan shall include gradients of waterways, design of velocity and erosion control measures, and landscaping of the erosion and sediment control system. A stormwater pollution prevention plan (SWPPP) meeting the requirements of the Minnesota Pollution Control Agency (MPCA) including all soil erosion and sediment control measures to be incorporated during and after construction must be shown. Locations and standard detail plates for each measure must be included on the plan.~~

~~h-k. A forest management plan that shows size, species, and location of trees proposed for removal, the location of trees to be preserved and the proposed measures for protection, and the size, species, number, and location of all replacement trees and woody shrubs proposed to be planted on the property. This plan shall incorporate the elements as required by City Code Section 15-3. A vegetation preservation and protection plan that shows those trees proposed to be removed, those to remain, the types and locations of trees and other vegetation that are to be planted.~~

~~i-l. Such other information as may be requested by the zoning administrator, engineer, surveyor or planning commission.~~

B. Final Plat: ~~The owner or applicant shall submit a final plat, together with any necessary supplemental information. The final plat shall be prepared in accordance with provisions of Minnesota statutes and Dakota County regulations, and such final plat shall contain the following information.~~

~~1. Information Required: The owner or subdivider shall submit a final plat together with any necessary supplementary information.~~

~~2-1. Contents: The final plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota statutes and Dakota County regulations, and such final plat shall contain the following information:~~

- ~~a. Name of the subdivision, which shall not duplicate or too closely approximate resemble the name of any existing subdivision in the county. (1981 Code 301 § 4)~~
- ~~b. Location by section, township, range, county and state, and including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions which must mathematically close. The~~

Commented [SM11]: Moved from existing conditions/rephrased

Commented [SM12]: May need engineering help on phrasing of the required materials

Commented [SM13R12]: Should I add a SWPPP?

mathematical closure tolerance of the plat boundary, blocks, lots, and outlots shall not exceed two-hundredths (2/100) of a foot.

c. The location of monuments and a description thereof. Locations of such monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances to such reference points or monuments.

~~c. Permanent markers shall be placed at each corner of every block or portion of a block, points of curvature and points of tangency on street lines, and at each angle point on the boundary of the subdivision. A permanent marker shall be deemed to be a steel rod or pipe, one half inch (1/2") or larger in diameter. The license number of the land surveyor that certifies the plat shall be affixed to all set plat monuments. In situations where conditions prohibit the placing of markers in the locations prescribed above, offset markers will be permitted. The exact location of all markers shall be shown on the final plat, together with accurate interior angles, bearings and distances. (Ord. 490, 2-16-2016)~~

d. Location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points of curve to lot lines.

e. Lots shall be numbered clearly. Blocks are to be numbered, with numbers shown clearly in the center of the block.

f. The exact locations, widths, and names of all streets to be dedicated.

g. Location, ~~and~~ width ~~and~~ type of all easements to be dedicated. (1981 Code 301 § 4)

h. Scale of plat, ~~with the scale written and shown (the scale to be shown graphically and on a bar scale in feet per inch) along with the date~~ and north ~~arrow~~ point.

~~i. Drainage and utility easements.~~

~~j. Streets, alleys and other public areas not previously dedicated.~~

~~k. Include a map showing the location of the property being platted with sufficient information to locate the property within a section. Orient the vicinity map to match the north orientation of the plat. (Ord. 490, 2-16-2016)~~

2. Additional Plats: All subdividers shall submit two (2) reproducible copies of the final plat showing clearly lot configuration, actual dimensions and exact lot size in square footage, as certified by a registered land surveyor.

3. Title information required on final plat:

a. Statement dedicating all easements as follows: "Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along areas marked 'drainage and utility easements'."

Commented [SM14]: Do we need to specify the room for error?

Commented [SM15]: Should this requirement be elsewhere?

Commented [SM16R15]: Moved to required improvements.

~~3-b.~~ State dedicating all streets, alleys and other public areas not previously dedicated as follows: “Streets, alleys, and other public areas shown on this plat and heretofore dedicated to public use are hereby so dedicated.”

4. Certificates: ~~The following shall be required~~Space for certification by the following parties (to be certified by appropriate parties prior to the city signing the final plat): (1981 Code 301 S 4)

~~a. Notarized certification by owner and by any mortgage holder of record of the adoption of the plat and the dedication of drainage and utility easements, streets and other public areas for public use.~~

~~b. Certification by registered surveyor in the form required by section 505.03, Minnesota statutes, as amended.~~

~~Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct.~~

~~b.c. Notarized certification by all owners of any interest in the land, and by any mortgage holder of record of the adoption of the plat as required by section 505.03, Minnesota statutes, as amended, and which certificate shall include aand the dedication of the drainage and utility easements and other public areas in such form as approved by the city council., streets and other public areas for public use.~~

~~e.—~~

d. Certification showing that all taxes and special assessments due on the property have been paid in full. (Ord. 490, 2-16-2016)

e. Space for certificates of approval and review to be filled in by the signatures of the mayor and city clerk. The form of approval of the city council is as follows:

Approved by the City of Mendota Heights, Minnesota

This _____ day of _____, 20__

Signed: _____

Mayor

Attest: _____

City Clerk

~~(Ord. 282, 1-21-1991)~~

DESIGN STANDARDS

11-3-1: CONFORMANCE TO APPLICABLE RULES AND REGULATIONS

In addition to the design standards, all subdivision plats shall comply with the following, if applicable:

- A. Minnesota statutes 462.351 through 462.364;
- B. Requirements of the comprehensive plan, this code, and official zoning map of the city;
- C. The rules and regulations of the Minnesota department of health and department of transportation;
- D. State laws relating to platting requirements and registered land surveys; and
- E. Federal emergency management agency (FEMA) floodplain and Minnesota department of natural resources (MnDNR), shoreland regulations of Title 15 of this code.

11-3-21: BLOCKS:

A. Block Length:

1. In general, intersecting streets determining block lengths shall be provided at such intervals so as to serve cross traffic adequately and to meet existing streets. Where no existing plats control, the blocks in residential subdivisions shall ~~normally~~ not exceed one thousand three hundred twenty feet (1,320') in length, nor be less than three hundred feet in length, except where topography or other conditions justify a departure from this maximum. In blocks longer than eight hundred feet (800'), pedestrianways and/or easements through the block may be required near the center of the block.

A-2. Blocks for business or industrial use ~~shall should normally~~ not exceed one thousand three hundred twenty feet (1,320') in length.

B. Block Width:

1. The width of the block shall ~~normally~~ be sufficient to allow two (2) tiers of lots of appropriate depth, except where blocks abut a railroad or major arterial where it may have a single tier of lots.

B-2. Blocks intended for business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off street parking and deliveries. ~~(1981 Code 301 § 5)~~

11-3-32: LOTS:

- A. Lot Area, Width And Depth: The minimum lot area, width and depth shall not be less than that established by ~~the zoning ordinance~~ title 12 of this code in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in ~~the zoning ordinance~~ in title 12 of this code.

- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage on a city approved street other than an alley, as required in title 12 of this code, or be approved subject to section 11-1-9 of this title.~~the zoning ordinance on a city approved street other than an alley.~~
- E. Building Setback Lines: Setback or building lines shall be shown on all lots and shall not be less than the setback required by title 12 of this code in effect at the time of adoption of the final plat. ~~intended for residential use and shall not be less than the setback required by the Mendota Heights zoning ordinance. On those lots which are intended for business use, the setback shall be at least that required by the Mendota Heights zoning ordinance. (1981 Code 301 § 5)~~
- F. Watercourses: Lots abutting a watercourse, wetland, ponding area, public waters including rivers and streams, shall have an additional depth of at least thirty feet (30') to accommodate any easements, buffers, or increased setback requirements as required under the provisions of title 12 or title 15 of this code.
- G. Lot Remnants: All remnants of lots below the minimum size and area identified in title 12 of this code that are left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels, unless the land is required for public purpose, is designated as an outlot, and has access from a public street.
- H. Political Boundaries: No singular plat shall extend over a political boundary. No singular lot shall extend over a school district boundary.
- I. Frontage Of Two Streets: Through lots, or lots with frontage on two (2) parallel streets, shall not be permitted except where lots back on arterial streets or highways, or where topographic or other conditions render subdividing otherwise unreasonable. Such through lots shall have an additional depth of at least twenty feet (20') in order to allow space for screen planting along the back lot line.
- E.J. Lots Abutting Collector or Arterial Streets

Commented [SM17]: Referencing in preparation for new shoreland ordinance pending

Commented [SM18]: We don't necessarily have to require access if the exceptions are for a dedicated public use, Outlot. May revise.

11-3-43: STREETS AND ALLEYS:

- A. General Requirements:
 - 1. Streets, Continuous:
 - a. Except for cul-de-sacs, streets ~~normally~~ shall connect with streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided tracts. Streets shall be designed and located in relationship to existing and planned streets.
 - b. Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
 - ~~1.c.~~ The arrangement of thoroughfares and collector and arterial streets shall be consistent with the provisions of the transportation chapter of the comprehensive plan, and considered in their relation to the reasonable circulation

of traffic, to topographic conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.

2-d. Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of a proposed future street system for the unsubdivided portion shall be prepared and submitted by the applicant subdivider.

e. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future streets and appropriate resubdivision, with provision for adequate utility connections for such resubdivision.

2. Streets, Dead End:

a. Dead end streets without turnarounds are prohibited.

b. Cul-de-sacs will be permitted only where topography or other physical site conditions justify their use.

1) Requirements: Cul-de-sacs shall not be longer than five hundred feet (500'), including a terminal turnaround which shall be provided at the closed end, with an outside curb radius of at least forty nine feet (49') and a right of way radius of not less than sixty feet (60'). For the purposes of measuring culs-de-sac, the distance from the centerline of the intersected streets to the centerline of the cul-de-sac shall be used.

2) Approval of culs-de-sac in new subdivisions shall be determined by the city after review of topography, desirability for the whole subdivision, expected maintenance costs, emergency vehicle access and compliance with city planning objectives.

3. Streets, Service:

a. Wherever the proposed subdivision contains or is adjacent to the right of way of a U.S. or state highway or thoroughfare, provision may be made for a marginal access street approximately parallel and adjacent to the boundary of such right of way, or for a street at a distance suitable for the appropriate use of land between such street and right of way. Such distance shall be determined with due consideration of the minimum distance required for approach connections to future grade separations, or for lot depths.

4. Alleys:

a. Alleys shall be provided in commercial and industrial districts; except, that this requirement may be waived where other definite and assured provision is made for service access, such as off street loading, unloading and parking consistent with and adequate for the uses proposed.

b. Except where justified by special conditions, such as the continuation of an existing alley in the same block, alleys will not be approved in residential districts.

c. Alleys, where provided, shall not be less than thirty feet (30') wide. Dead end alleys shall be avoided wherever possible, but if unavoidable, such dead end alleys may be approved if adequate turnaround facilities are provided at the closed end.

5. Half Streets:

a. Dedication of half streets will not be permitted, except where it is essential to the reasonable development of the subdivision and in conformity with the other requirements of these regulations, where it is found that it will be practical to require the dedication of the other half when the adjoining property is subdivided, or where it becomes necessary to acquire the remaining half by condemnation so that it may be improved in the public interest. (1981 Code 301 § 5)

3-6. _____

B. Street Specifications:

1. Angle Of Intersections:

1-a. _____ Under normal conditions, streets shall be laid out so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. Under normal conditions, the minimum angle of intersection of streets shall be eighty degrees (80°). Street intersection jogs with an offset of less than one hundred twenty five feet (125') shall be avoided.

2. Right Of Way Width:

a. Street right of way widths shall be determined at the time of platting and are subject to review and consideration of traffic patterns, current and future traffic counts, level of service and other applicable conditions. The following are minimum right of way widths for streets, alleys, or pedestrianways that are subject to modification by the agency responsible for the street, and approval of the city engineer: For all public ways hereafter dedicated and/or accepted, the minimum right of way width for streets, thoroughfares, alleys, or pedestrianways included in any subdivision shall not be less than the minimum dimensions for each classification as follows:

Arterial street	80 <u>120</u> feet
Collector street	80 <u>60</u> feet
Minor <u>Local</u> street	60 feet
Cul-de-sac or marginal access service streets	60 feet

Alley	30 feet
Pedestrianway	10 feet
*Private common access ¹	30 feet
<p>*1The city council may choose to approve private common access for a Planned Unit Development, townhouse development, etc., where appropriate. Standards for said access, however, shall comply with minimums as outlined for minor streets (except right of way) and all other provisions as required by the city council.</p>	

b. Where the existing or anticipated traffic on primary and secondary thoroughfares warrants greater widths of rights of way, the above listed widths shall be required.

3. Street Grades:

a. Except upon the recommendation of the city engineer that the topography warrants a greater maximum, the grades in all streets, ~~thoroughfares, collector streets, minor streets,~~ and alleys in any subdivision shall not be greater than the maximum grades for each classification as follows:

Arterial street	6 percent
Collector street	6 percent
Minor Local street	6 8 percent
Alley	6 percent

b. In addition, there shall be a minimum grade on all streets and thoroughfares of not less than **twenty-hundredths** percent (0.520%).

4. Street Alignment: The horizontal and vertical alignment standards on all streets shall be as follows:

a. Horizontal - Radii Of Centerline

Arterial street	150 feet minimum
-----------------	------------------

Commented [SM19]: Should we require 1%?
Commented [SM20R19]: Per Lucas Ritchie, at least .5%, or up to 1%.

Collector street or minor local street	50 feet minimum
---	-----------------

b. Curb Radius:

Collector or Arterial street	15 feet – 25 feet
Local street	15 feet

c. Reverse Curves: Minimum design standards for collector and arterial streets shall comply with Minnesota state aide design standards.

- C. **Minor Streets:** Minor streets should be so planned as to discourage their use by nonlocal traffic.
- D. **Dead End And Cul-De-Sac Streets:** Dead end streets are prohibited, but cul-de-sacs will be permitted only where topography or other conditions justify their use. Cul-de-sacs shall normally not be longer than five hundred feet (500'), including a terminal turnaround which shall be provided at the closed end, with an outside curb radius of at least forty nine feet (49') and a right of way radius of not less than sixty feet (60').
- E. **Marginal Access Streets:** Wherever the proposed subdivision contains or is adjacent to the right of way of a U.S. or state highway or thoroughfare, provision may be made for a marginal access street approximately parallel and adjacent to the boundary of such right of way, or for a street at a distance suitable for the appropriate use of land between such street and right of way. Such distance shall be determined with due consideration of the minimum distance required for approach connections to future grade separations, or for lot depths.
- F. **Alleys:** Alleys shall be provided in commercial and industrial districts; except, that this requirement may be waived where other definite and assured provision is made for service access, such as off street loading, unloading and parking consistent with and adequate for the uses proposed. Except where justified by special conditions, such as the continuation of an existing alley in the same block, alleys will not be approved in residential districts. Alleys, where provided, shall not be less than thirty feet (30') wide. Dead end alleys shall be avoided wherever possible, but if unavoidable, such dead end alleys may be approved if adequate turnaround facilities are provided at the closed end.

Commented [SM21]: Now in general requirements

Commented [SM22R21]: Called local not minor

Commented [SM23]: Moved up to general

Commented [SM24R23]: Removed normally and separated out standards

~~G. Half Streets: Dedication of half streets will not be approved, except where it is essential to the reasonable development of the subdivision and in conformity with the other requirements of these regulations, where it is found that it will be practical to require the dedication of the other half when the adjoining property is subdivided, or where it becomes necessary to acquire the remaining half by condemnation so that it may be improved in the public interest. (1981 Code 301 § 5)~~

Commented [SM25]: Moved up to general

11-3-54: EASEMENTS:

A. Width And Location:

1. An easement for utilities at least five feet (5') wide shall be provided along the side line of lots. A similar easement of at least ten feet (10') in width shall be provided along the front and rear of each line of lots.
 2. If necessary for the extension of water main, sewer lines, similar utilities, ~~to accommodate surface water drainage, and/or~~ access to adjoining property, easements of greater width may be required along lot lines or across lots.
- A.3. Additional easements may be required, as determined appropriate by the city engineer. (Ord. 490, 2-16-2016)

B. Continuous Drainage and Utility Easement Locations:

- B.1. Utility easements shall connect with easements established in adjoining properties. These easements, when approved, shall not thereafter be changed without the approval of the city council ~~after a public hearing, after a recommendation from the planning commission.~~

C. Guywires:

- C.1. Additional easements for pole guywires should be provided at the outside of turns. Where possible, lot lines shall be arranged to bisect the exterior angle so that pole guywires will fall alongside lot lines.

D. Water Resources:

1. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, a storm sewer easement, drainage right of way or park dedication, whichever the ~~planning commission~~city engineer may deem the most adequate, conforming substantially with the lines of such watercourses, shall be provided, together with such further width or construction, or both, as will be adequate for the stormwater drainage of the area. The width of such easements shall be determined by the city engineer.

E. Slopes:

1. ~~Steep slopes may be dedicated as easements on a plat, or deeded to the city or an officially recognized homeowners' association. Upon city council approval, deeding of steep slopes may be used to satisfy public land dedication requirements as established in chapter 5 of this title.~~

~~D. (1981 Code 301 § 5)~~

11-3-65: EROSION AND SEDIMENT CONTROL:

- A. All subdivision design shall incorporate adequate provisions for erosion and sediment control requirements found in title 14 of this code and the Mendota Heights land disturbance guidance document
- A. ~~The development shall conform to the natural limitations presented by topography and soil so as to create the least potential for soil erosion.~~
- B. ~~Erosion and siltation control measures shall be coordinated with the different stages of construction. Appropriate control measures shall be installed prior to development when necessary to control erosion.~~
- C. ~~Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.~~
- D. ~~When soil is exposed, the exposure shall be for the shortest feasible period of time.~~
- E. ~~Where the topsoil is removed, sufficient arable soil shall be set aside for respreading over the developed area. The soil shall be restored to a depth of four inches (4") and shall be of a quality at least equal to the soil quality prior to development. (1981 Code 301 §5)~~

Commented [SM26]: Modified in a new 'protected areas' section

11-3-67: SURFACE WATER DRAINAGE:

- A. All subdivision design shall incorporate adequate provisions for stormwater runoff consistent with the Mendota Heights surface water management plan and with titles 14 and 15 of this code, the policies of the watershed district, and other public agencies.
- A. ~~Drainage Into Marshlands And Swamps: Where municipal storm sewer systems do not exist, or the introduction of said system is deemed inappropriate by the city council, stormwater drainage shall be discharged to marshlands, swamps, retention basins or other treatment facilities. Diversion of stormwater to marshlands or swamps shall be considered for existing or planned surface drainage. Stormwater drainage discharged to marshlands, swamps, retention basins, or other treatment facilities shall be pretreated wherever practicable. Marshlands and swamps used for stormwater shall provide for natural or artificial water level control. (Ord. 431, 2-1-2011)~~
- B. ~~Permit To Alter Ditches, Streams, Etc.: No existing ditch, stream, drain, pond, or drainage canal shall be deepened, widened, filled, rerouted or filled without written permission from the city council.~~
- C. ~~Artificial Channels: Where artificial channels must be constructed to augment the natural drainage system, such channels as well as the natural drainageways may be planned as part of a recreation system.~~
- D. ~~Drainage System Required During Construction: The drainage system shall be constructed and operational during the initial phases of construction. (1981 Code 301 §5)~~

11-3-78: PROTECTED AREAS WET SOILS:

- A. Where land proposed for subdivision is deemed environmentally sensitive by the city due to the existence of wetlands, drainageways, watercourses, floodable areas, significant trees, steep slopes or wooded areas, the design of such subdivision shall clearly reflect all necessary measures of protection to ensure against adverse environmental impacts.
- B. Based upon the necessity to control and maintain certain sensitive areas, the city shall determine whether such protection will be accomplished through lot enlargement and redesign or dedication of those sensitive areas in the form of outlots that are either dedicated to the city or encumbered with a deed restriction protecting the sensitive area.
- C. In general, measures of protection shall include design solutions which allow for construction and grading involving a minimum of alteration to sensitive areas. Such measures, when deemed appropriate by the city, may include, but shall not be limited to, the following:
 - 1. The establishment of easements and/or outlots over wetlands, drainageways and watercourses.
 - 2. The implementation of flood control measures.
 - 3. The enlargement of lots or redesign of the subdivision.
 - 4. The submission of a forest management plan subject consistent with section 15-3 of this code.
 - 5. The use of appropriate erosion control measures subject to approval by the public works director and in compliance with the city land disturbance guidance document.
 - 6. Soil testing to determine the ability of the proposed subdivision to support development.
 - 7. The limitation of development, construction or grading on slopes steeper than thirty three percent (33%) in grade.
 - i. Exemptions: Previously disturbed areas as part of a lot split or lot line adjustment request containing an existing dwelling and associated improvements.
 - 8. Structure conformance to natural limitations presented by the topography and soil so as to create the least potential of soil erosion.
 - i. Scheduling land development in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.

To facilitate stormwater drainage system design, mitigate potential adverse environmental impact, minimize detrimental and/or costly structural problems, subdivision design shall be consistent with limitations presented by wet soils. Approval of subdivision proposal within these delineated areas will require an engineering analysis and assessment pertaining to soil drainage, permeability and other engineering characteristics. The engineering analysis shall define and recommend the extent to which grading, excavating and filling of wet soil may be permitted without undue adverse impact upon the overall surface water management of the delineated watershed district within which the development is proposed. (1981 Code 301 § 5)

11-3-8: STEEP SLOPES:

- A. ~~Slope Limitations: Subdivision design shall be consistent with limitations presented by naturally steep slopes. Subdivisions, excluding previously disturbed areas as part of a lot split request containing an existing dwelling and associated improvements, shall be designed so that no construction or grading will be conducted on slopes steeper than thirty three percent (33%) in grade. (Ord. 490, 2-16-2016)~~
- B. ~~Deeding Of Slopes: Steep slopes may be deeded to the city or an officially recognized homeowners' association. Upon city council approval, deeding of steep slopes may be used to satisfy public land dedication requirements as established in chapter 5 of this title. (1981 Code 301 § 5)~~

Commented [SM27]: Moving to easements

CHAPTER 4

REQUIRED IMPROVEMENTS

11-4-1: GENERAL REQUIREMENTS:

A. Development Agreement:

- 1. ~~Fees: Before the city releases a final plat for recording, the owner or developer of the land covered by said plat shall pay all applicable fees and execute a developer's agreement~~ **Agreement To Make Improvements: Before a final plat is approved by the city council, the owner or subdivider of the land covered by the said plat shall execute and submit to the council an agreement, which shall be binding on his or their heirs, personal representatives and assigns.**
- 2. ~~Securities: Prior to the making of such required improvements, the council shall require the owner or developer to deposit with the city an amount equal to the city's estimated cost of such improvements, either in cash, letter of credit, or an indemnity bond, with sureties satisfactory to the city. As portions of the project construction are completed, inspected and accepted by the city, the amount of the surety requirement may be reduced. The cash deposit, letter of credit, or bond shall be conditioned upon:~~
 - a. ~~That the owner or developer will, that he will~~ cause no private construction to be made on said plat or file or cause to be filed any application for building permits for such construction until all improvements required under this title have been made or arranged ~~for as approved by the city and executed within the developer's agreement.~~
 - b. ~~The installation of all of the improvements required by the terms and conditions and within the time period designated by the city unless and extension is granted by the city council.~~
 - c. ~~Satisfactory completion of the work and payment therefor, which work was undertaken by the developer in accordance with the developer's agreement.~~

d. The developer shall pay to the city all expenses incurred by the city, including, but not limited to, expenses for engineering, planning, fiscal, legal, construction and administration. In instances where a cash escrow is submitted in lieu of a letter of credit or bond, there shall be a cash escrow agreement which shall provide that in the event the required improvements are not completed within the approved time period, all amounts held under the cash escrow agreement shall be automatically turned over and delivered to the city and applied by the city to the cost onf completing the required improvements. If the funds available within said cash escrow agreement are not sufficient to complete the required improvements, the necessary additional cost to the city may be assessed against the subdivision. Any balance remaining in the cash escrow fund after such improvements have been made and all expenses therefore have been paid, shall be returned to eh developer. In instances where a letter of credit or indemnity bond is used in lieu of a cash escrow, the letter of credit or indemnity bond shall be in a form satisfactory to the city and the terms thereof shall substantially comply with the procedure set forth for a cash escrow fund.

A. for in the manner following as respects the streets to which the lots sought to be constructed have access.

B. Deposit: Prior to the making of such required improvements, the council shall require the owner or subdivider to deposit with the city clerk an amount equal to the city's estimated cost of such improvements, either in cash or an indemnity bond, with sureties satisfactory to the city, conditioned upon the payment of all construction costs incurred in making of such improvements and all expense incurred by the city for engineering and legal fees and other expense in connection with the making of such improvements.

C.B. Certification Of Improvements: No final plat shall be approved by the city council without first receiving a report from the city engineer certifying that the improvements described herein, together with the agreements and documents required herein, meet the minimum requirements of all applicable ordinances.

C. Inspection: All of the required improvements to be installed under the provisions of this title shall be inspected during the course of their construction by the city engineer. All of the inspection costs pursuant thereto shall be paid by the owner or subdivider in the manner prescribed in subsection A.2.B of this section.

D. As Built Drawings: Reproducible "as built drawings" of all required improvements as required by the city engineer, shall be furnished to the city by the developer. Such "as built drawings" shall be certified to be true and accurate by the registered engineer responsible for the installation of the improvements.

E. Erosion, Sediment Control: All plans for erosion, sediment control and vegetation preservation, as required in subsections 11-2-3A.4.jg and A.4.kh of this title, shall be approved in conjunction with an approved time schedule for the phasing of said protection plans during and after construction. (1981 Code 301 § 8)

F. Monuments: Official plat monuments as designated and adopted by the Dakota County surveyor's office shall be placed at each corner or angle point on the outside boundary of the final plat or in accordance with a plan as approved by the city engineer. Said

monuments shall consist of a steel rod or pipe, one-half inch (1/2") or larger in diameter. The license number of the land surveyor that certifies the plat shall be affixed to all set plat monuments.

1. Pipes or steel rods shall be placed at each lot corner and at each intersection of street centerlines, points of curvature and points of tangency on street lines, and at each angle point on the boundary of the subdivision. All United States, state, county or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position and shall be recorded on the plat. All lot and block dimensions shall be shown on the plat, and all necessary bearing pertaining to the lots and blocks.
2. In situations where conditions prohibit the placing of markers in the locations prescribed above, offset markers will be permitted. The exact location of all markers shall be shown on the final plat, together with accurate interior angles, bearings and distances.
3. To ensure that all irons and monuments are correctly in place, monumentation shall be required following the final grading of a plat. Proof of the monumentation shall be in the form of a surveyor's certificate and this requirement shall additionally be a condition of certificate of occupancy as provided for in section 12-5C-2 of this code.

E.—

11-4-2: STREETS, SANITARY SEWERS AND WATER DISTRIBUTION:

- A. It is the developer's responsibility to install all required improvements, except that the city reserves the right to elect to install all or any part of the improvements required under the provisions of this title pursuant to Minnesota statutes, chapter 429, as amended. If the city elects to install the improvements, the developer shall post a cash escrow or letter of credit guaranteeing payment of the developer's share of costs.
- B. Sanitary sewers and water facilities shall be installed in accordance with the standards and specifications as required by the city council and subject to the approval of the Public Works Director.
- C. Storm sewers, open drainage, retention ponds or other facilities shall be installed within drainage and utility easements to adequately provide for controlling, preserving and providing for the drainage, storage or management of surface waters.
- A. The city currently performs all street, sanitary sewer and water distribution improvements; however, they reserve the right to request that developers make all necessary improvements at any time.
- D. Street trees and boulevard sodding shall be planted in conformance with the standards and specifications as required by the city council. (1981 Code 301 § 8)
- B-E. Street signs of the design approved by the City Engineer shall be installed at each street intersection.

11-4-3: PUBLIC UTILITIES:

Commented [SM28]: Current practice and preference is developer installation. Will be revised to note that practice.

Commented [SM29]: Do we want to create street tree requirements across the board?

Commented [SM30R29]: Or reference tree + boulevard sodding, etc.

Commented [SM31R29]: And street signs and lighting (if applicable)

~~A. Telephone, cable TV, electric, gas, plus all other utility service lines are to be placed underground in such a manner so as not to conflict with other underground services, in accordance with the provisions of all applicable city ordinances.~~

~~A.B. _____ Where feasible, in the opinion of the engineer, all utility lines for telephone and electric service shall be placed in rear line easements when carried on overhead poles.~~

~~C. Where telephone, electric and/or gas service lines are to be placed underground entirely, conduits or cables shall be placed within easements or dedicated public ways, in such a manner so as not to conflict with other underground services. All drainage and other underground utility installations which traverse privately owned property shall be protected by easements furnished by the subdivider. (1981 Code 301 § 8)~~

~~B.D. _____ The utility company is responsible for complying with the requirements of this chapter. The developer shall make any necessary arrangements with utility companies for the installation of said facilities.~~

~~11-4-4: STORM WATER DRAINAGE:~~

~~A. No final plat shall be approved by the city council on land subject to flooding or containing poor drainage facilities or on land which would make adequate drainage of the streets and lots impossible. However, if the subdivider agrees to make improvements which will, in the opinion of the city engineer, make the area completely safe for residential occupancy and provide adequate street and lot drainage, and conform to applicable regulations of other agencies such as the U.S. corps of engineers or the department of natural resources, the final plat of the subdivision may be approved. In addition, such plats may not be approved if the cost of providing municipal services to protect the floodplain area would impose an unreasonable economic burden upon the city. (1981 Code 301 § 8)~~

~~B. Storm sewers, culverts, stormwater inlets, and other drainage facilities will be required where they are necessary to ensure adequate stormwater drainage for the subdivision. Where required, such drainage facilities shall be constructed in accordance with the standards and specifications for street construction as well as title 14, chapter 1 of this code as required by the city council. (Ord. 431, 2-1-2011)~~

Commented [SM32]: We could require underground for all newly platted subdivisions

Commented [SM33]: This section can be covered by the 'protected areas' section I created.

CHAPTER 5

DEDICATION OF LANDS FOR PUBLIC USE

11-5-1: AMOUNT REQUIRED TO BE DEDICATED; CASH IN LIEU:

~~A. **Public Uses:** Pursuant to Minnesota statutes section 462.358, subdivision 2b, as amended, the city council shall require all developers requesting platting or replatting of land in the city to contribute lands, in the amounts listed below, ten percent (10%) of final plat gross area to be dedicated to the public for their use as either parks, playgrounds, public open space, trail systems, or~~

water ponding, or to contribute cash in lieu of land in an amount established by resolution of the city council, based upon the conditions outlined below. The form of contribution (cash or land, or any combination thereof) shall be decided by the city council based upon need and conformance with approved city plans. If the replat increases the number of lots and/or number of dwelling units, or if land outside the previously recorded plat is added, then the park land dedication shall be based on the additional dwelling units being added. Payment of cash in lieu of land will be collected prior to any subdivision or final plat being recorded by Dakota County. (Ord. 467, 11-5-2014)

B. Dedication Formula:

1. Land: The dedication formula shall be ten percent (10%) of final plat gross area.
2. Cash In Lieu: Cash in lieu of land shall be contributed in an amount established by the Mendota Heights fee schedule, as adopted by the city council.

C. Dedication Location: In such cases where the developer is required to dedicate land area, the city council shall have the right to determine the geographic location and configuration of said dedication.

11-5-2: DISPOSITION OF REVENUES:

D. Special Fund: All monies collected from cash contributions shall be placed in a special fund from which only those public uses as listed in section 11-5-1 of this chapter may be constructed or improved, or land for those same uses may be acquired. The city may elect to receive a combination of cash, land and development of the land for park use. (1981 Code 301 § 6) Payment of cash in lieu of land will be collected prior to any subdivision or final plat being released by the city for recording with Dakota County.

11-5-3: DELAYED CASH PAYMENTS:

Upon petition by the developer, the council may approve a delay in the actual dedication of the cash required in lieu of land until such time as development occurs on the property being platted; provided, that a proper legal agreement is executed guaranteeing such dedication. Delayed dedication payment shall include annual interest accrued on the unpaid balance at an interest rate to be established from time to time by resolution of the city council. (1981 Code 301 § 6)

11-5-4: DEDICATION OF PUBLIC SITES:

Where a proposed park, playground or other recreational area, proposed school site or other public ground that has been indicated in the official map and/or master plan is located in whole or in part within a proposed subdivision, such proposed public site shall be designated as such and should be dedicated to the city, school district or other proper governmental unit. If the subdivider chooses not to dedicate an area in excess of the land required under this chapter for such proposed public site, the council shall not be required to act to approve or disapprove the plat of the subdivision for a period of ninety (90) days after the subdivider meets all the provisions of this title in order to permit the council, school board or other appropriate governmental unit to consider the proposed plat and to take the necessary steps to

acquire, through purchase or condemnation, all or part of the public site proposed under the official map or master plan. (1981 Code 301 § 6)

11-5-5: NEXUS REQUIREMENT AND APPEALS: LOCATION AND CONFIGURATION OF DEDICATED LAND AREA:

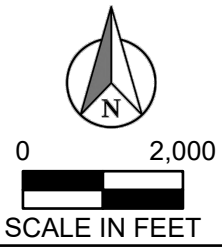
As required by law, the dedication formulas established in this section are intended to reflect an essential nexus between the fees or dedication imposed and the city purpose sought to be achieved by the fee or dedication, and to bear a rough proportionality to the need created by the proposed subdivision or development. Appeals regarding the proposed fee or dedication will be subject to the provisions established in Minnesota statutes 462.358, subd. 2c.

~~In such cases where the developer is required to dedicate land area, the city council shall have the right to determine the geographic location and configuration of said dedication. (1981 Code 301 § 6)~~



Original Ordinance retrieved 3/25/25, 1:00 PM

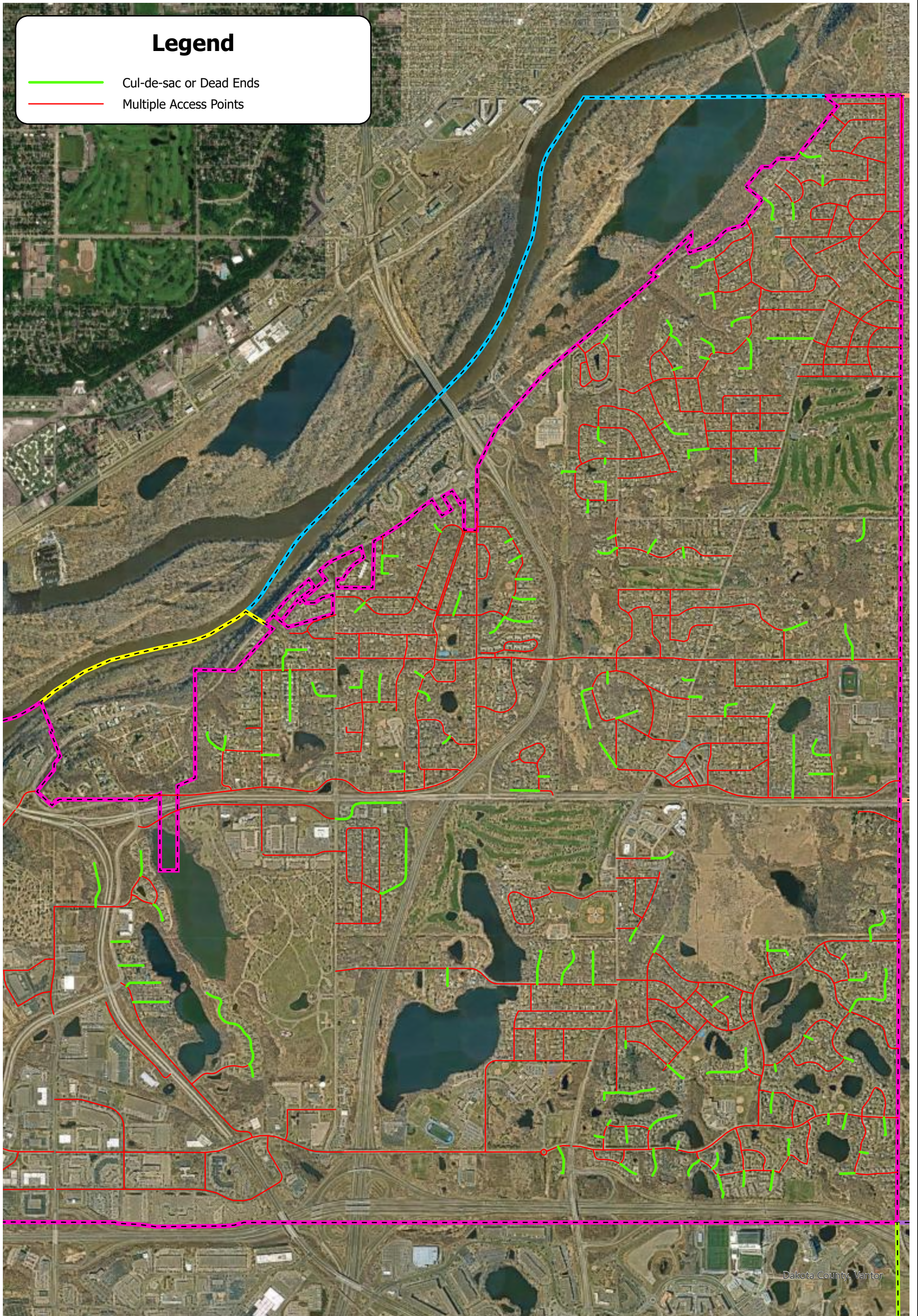
Mendota Heights Roadways

Date: 2/9/2026



Legend

-  Cul-de-sac or Dead Ends
-  Multiple Access Points



Dakota County, Vantor

Sorted By Street Name	
Street Name	Centerline Length (Ft)
3RD AVE	521
ABBEY WAY	269
ACACIA DR	470
ADELINE CT	260
ALICE LN	617
APACHE CT	369
APACHE LN	783
APACHE ST	347
ARBOR CT	529
ARVIN DR	212
AZTEC LN	263
BARBARA CT	418
BEDFORD CT	364
BENT TREE LN	181
BIRCH CT	176
BLUFF CIR	276
BOARDWALK CT	247
BRIDGEVIEW CT	578
BROMPTON PL	506
BROOKFIELD LN	381
BWANA CT	210
CANTON CT	349
CAREN CT	178
CARMEN LN	528
CHERRY HILL RD	371
CONDON CT	554
COVENTRY CT	185
CROWN CIR	190
CULLIGAN LN	493
DAKOTA DR	1399
DEER TRAIL CT	161
DEER TRAIL PT	402
DIANE RD	421
DOUGLAS CT	254
DOUGLAS RD	531
FALLS VIEW CT	302
FARO LN	519
FIELD STONE CT	191
FIELD STONE DR	1370
FURLONG AVE	468
GLEN TORO RD	756
GLENHILL RD	257
GRYC CT	187
HAMPSHIRE CT	373
HAVENVIEW CT	730
HAVERTON CIR	148
HAZEL CT	363
HERITAGE DR	451
HIDDEN CREEK TRL	451
HIGH POINTE CT	121
HIGH RIDGE CIR	589
HILLTOP CT	416
IVY FALLS CT	428
KENDON LN	659
KNOB RD	1169
KNOLLWOOD CT	285
KNOLLWOOD LN (S OF IVY L	543
KNOLLWOOD LN (N OF KNO	304
LAKEVIEW AVE	657
LAURA ST & LUARA CT	791
LEMAY LAKE DR	365
LEMAY SHORES CT	239
LEMAY SHORES DR	1850
LOCKWOOD DR	283
LONDON RD	302
MAGER CT	242
MAPLE PARK CT	233
MAYFIELD HEIGHTS LN	287
MAYFIELD HEIGHTS RD	445
MEDORA CT	161
MENDOTA HEIGHTS CIR	158
MOHICAN CT	392
MONET CT	353
MORSON CIR	182
NINA CT	300
OCALA CT	334
ORCHARD CIR	769
ORCHARD HEIGHTS LN	953
ORCHARD HL	589
OXFORD CT	314
PAMELA LN	286
PARK CIR	553
PARK PLACE DR	94
POND VIEW CT	165
POND VIEW TER	123
PONDHAVEN CIR	298
PUEBLO DR	128
QUAIL RIDGE CIR	437
RAE CT	142
RIDGE PL	541

Sorted By Length (Longest to Shortest)	
Street Name	Centerline Length (Ft)
LEMAY SHORES DR	1850
WILLIAM CT	1502
DAKOTA DR	1399
FIELD STONE DR	1370
KNOB RD	1169
ORCHARD HEIGHTS LN	953
VALLEY CURV	899
SUNSET LN	846
VALENCOUR CIR	843
LAURA ST & LUARA CT	791
APACHE LN	783
ORCHARD CIR	769
GLEN TORO RD	756
HAVENVIEW CT	730
ROGERS CT	695
RIDGEWOOD DR	686
KENDON LN	659
LAKEVIEW AVE	657
SWAN CT	652
ALICE LN	617
HIGH RIDGE CIR	589
ORCHARD HL	589
BRIDGEVIEW CT	578
CONDON CT	554
PARK CIR	553
KNOLLWOOD LN (S OF IVY	543
RIDGE PL	541
DOUGLAS RD	531
ARBOR CT	529
CARMEN LN	528
3RD AVE	521
FARO LN	519
BROMPTON PL	506
CULLIGAN LN	493
FOXWOOD LN	483
ACACIA DR	470
FURLONG AVE	468
WOODRIDGE DR	466
HIDDEN CREEK TRL	451
HERITAGE DR	451
MAYFIELD HEIGHTS RD	445
VICKI LN	444
QUAIL RIDGE CIR	437
STONE RD	431
SIBLEY CT	430
IVY FALLS CT	428
SOUTH PLAZA DR	423
DIANE RD	421
BARBARA CT	418
HILLTOP CT	416
SUTCLIFF CIR	404
DEER TRAIL PT	402
WESLEY CT	398
MOHICAN CT	392
BROOKFIELD LN	381
HAMPSHIRE CT	373
CHERRY HILL RD	371
APACHE CT	369
LEMAY LAKE DR	365
BEDFORD CT	364
HAZEL CT	363
MONET CT	353
CANTON CT	349
APACHE ST	347
VICTORY AVE	334
OCALA CT	334
TWIN CIRCLE DR	328
WAGON WHEEL CT	327
WILSHIRE CT	327
STOCKBRIDGE RD	319
OXFORD CT	314
SYLVANDALE CT	310
VERONICA LN	308
KNOLLWOOD LN (N OF KN	304
LONDON RD	302
FALLS VIEW CT	302
NINA CT	300
PONDHAVEN CIR	298
MAYFIELD HEIGHTS LN	287
PAMELA LN	286
WINTHROP CT	285
KNOLLWOOD CT	285
LOCKWOOD DR	283
BLUFF CIR	276
ABBEY WAY	269
VICTORIA CT	265
AZTEC LN	263
ADELINE CT	260
GLENHILL RD	257
DOUGLAS CT	254

Metrics		
Description	Length	Percentage
Mean (Average)	426	
Median (50th Perc)	358	
85th Percentile	647	
Standard Deviator	288	
500' Compliance (Current)		73%
600' Compliance		84%
700' Compliance		89%

ROGERS CT	695	SOUTH LN	249
SIBLEY CT	430	BOARDWALK CT	247
SOMERSET CT	230	MAGER CT	242
SOUTH LN	249	LEMAY SHORES CT	239
SOUTH PLAZA DR	423	MAPLE PARK CT	233
SPRING CREEK CIR	218	SOMERSET CT	230
STOCKBRIDGE RD	319	SPRING CREEK CIR	218
STONE RD	431	ARVIN DR	212
SUNSET LN	846	BWANA CT	210
SUTCLIFF CIR	404	FIELD STONE CT	191
SWAN CT	652	CROWN CIR	190
SYLVANDELE CT	310	WINDWOOD CT	188
SYLVANDELE CT S	160	GRYC CT	187
TWIN CIRCLE DR	328	COVENTRY CT	185
VALENCOUR CIR	843	WINSTON CIR	184
VALLEY CURV	899	MORSON CIR	182
VERONICA LN	308	BENT TREE LN	181
VICKI LN	444	CAREN CT	178
VICTORIA CT	265	BIRCH CT	176
VICTORY AVE	334	WESTVIEW CIR	169
WAGON WHEEL CT	327	POND VIEW CT	165
WESLEY CT	398	MEDORA CT	161
WESTVIEW CIR	169	DEER TRAIL CT	161
WESTVIEW TER	98	SYLVANDELE CT S	160
WILLIAM CT	1502	MENDOTA HEIGHTS CIR	158
WILSHIRE CT	327	HAVERTON CIR	148
WINDWOOD CT	188	RAE CT	142
WINSTON CIR	184	PUEBLO DR	128
WINTHROP CT	285	POND VIEW TER	123
WOODRIDGE DR	466	HIGH POINTE CT	121
RIDGEWOOD DR	686	WESTVIEW TER	98
FOXWOOD LN	483	PARK PLACE DR	94