



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

November 25, 2025 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. Approve meeting minutes from the October 28, 2025 Planning Commission Meeting.

4. Public Hearings

- a. **CASE No. 2025-16 Planned Unit Development Amendment (Preliminary)**
Application of Chase Real Estate (on behalf of Condor Living / Lexington Heights Apartments), requesting a Preliminary Planned Unit Development (PUD) via a Zoning Amendment, and Amendment to an existing PUD (Lexington Heights Apartments) for a new 84-unit multi-family apartment building and associated underground parking and site work at the property located at 2300 Lexington Avenue
- b. **CASE No. 2025-21 Conditional Use Permit** Application of Hampton Companies LLC for Conditional Use Permit (CUP) for an assisted living and memory care facility at the property located at 1178 Northland Drive

5. New and Unfinished Business

- a. Title 11: Subdivision Regulations

6. Updates/Staff Comments

7. 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.