

Nolan W. Wall, AICP
Planning/Community Development Director

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nolan.wall@cityvadnaisheights.com



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

May 8, 2018

Dear Property Owner:

The City has been working on the *DRAFT 2040 Comprehensive Plan* since early 2017. In addition to numerous public engagement efforts, both the Planning Commission and City Council have reviewed and commented on the DRAFT Plan elements. Prior to sending out the document for review by adjacent/affected jurisdictions, the Planning Commission and City Council will be conducting public hearings to allow for additional public comment on the DRAFT Plan.

This letter is to inform you that your property's current future land use designation is proposed to be changed in the updated Plan. The future land use designation is different from zoning, so any action to rezone the property would require a separate process in the future. If you cannot attend the public hearing, please provide any written comments to me by mail or email prior to the meeting.

Please contact me with any questions at nolan.wall@cityvadnaisheights.com or 651-204-6027.

Sincerely,

The City of Vadnais Heights

A handwritten signature in black ink, appearing to read "Nolan Wall".

Nolan Wall, AICP
Planning/Community Development Director

Enclosures: Public Hearing Notice
 Map of Proposed Changes

Chairperson
Joseph Stumph



City of Vadnais Heights

800 East County Road E
Vadnais Heights, MN 55127

Phone: **651.204.6000**

Fax: **651.204.6100**

Planning Commission Members
Dave Anderson
Linda Bigelbach
Ed Caillier
Brian Carnes
Evan Cordes – Vice Chair
Martin Jokinen
Curt Cooper – First Alternate
Jerry Moynagh – Second Alternate

Greg Urban, City Council Liaison
Nolan Wall, Planning/Community Development Director
Kevin Watson, City Administrator

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Vadnais Heights City Planning Commission will meet on **Tuesday, May 22, 2018** at 7:00 p.m. at City Hall, 800 East County Road E, to review the **DRAFT 2040 Comprehensive Plan** Update. Several parcels are proposed to re-guided to a different future land use designation from the current Comprehensive Plan:

Site # on Map	Current Future Land Use	Proposed Future Land Use	Parcel Identification No.	Address
1	Commercial	High Density Residential	323022430083 323022440005 323022440006 323022440007 323022440008 333022340006	755 County Rd D 771 County Rd D 777 County Rd D 973 County Rd D
2	Low Density Residential	Commercial	323022130005	
3	Park	Low Density Residential	313022130012	
4	Commercial Low Density Residential	Mixed Use	313022220019 313022220018 313022220012 313022220021 313022220022 313022220009 313022220008 313022220007 313022220006 313022220005 313022220004 313022220003 313022220002 313022220001	3470 Rice St. 3500 Rice St. 3508 Rice St. 3520 Rice St. 3522 Rice St. 3524 Rice St. 3540 Rice St. 3548 Rice St. 3554 Rice St. 3562 Rice St. 3570 Rice St. 3580 Rice St. 3590 Rice St.

5	Low Density Residential	Commercial	203022440013	705 County Rd F E
6	Low Density Residential	Medium Density Residential	213022230138 213022230153 213022230133 213022230124 213022230152 213022230141 213022230142 213022230134 213022230148 213022230147 213022230135 213022230150 213022230149 213022230136 213022230121 213022230151 213022230137 213022230123 213022230129 213022230131 213022230125 213022230143 213022230139 213022230132 213022230144 213022230130 213022230127 213022230145 213022230140 213022230122 213022230120 213022230126 213022230128 213022230146	919 Evergreen Ct. 895 Evergreen Ct. 888 Evergreen Ct. 920 Evergreen Ct. 918 Evergreen Ct. 923 Evergreen Ct. 900 Evergreen Ct. 902 Evergreen Ct. 925 Evergreen Ct. 894 Evergreen Ct. 896 Evergreen Ct. 927 Evergreen Ct. 885 Evergreen Ct. 890 Evergreen Ct. 929 Evergreen Ct. 891 Evergreen Ct. 909 Evergreen Ct. 913 Evergreen Ct. 897 Evergreen Ct. 914 Evergreen Ct. 926 Evergreen Ct. 917 Evergreen Ct. 912 Evergreen Ct. 911 Evergreen Ct. 903 Evergreen Ct. 908 Evergreen Ct. 924 Evergreen Ct. 889 Evergreen Ct. 883 Evergreen Ct. 901 Evergreen Ct. 907 Evergreen Ct. 906 Evergreen Ct.

A map of the proposed locations is available at City Hall for review and on the City's website at www.cityvadnaisheights.com. Anyone wishing to be heard in regard to this matter will be given an opportunity at this time. The DRAFT Plan is available for public review at City Hall during normal business hours or on the City's website. Questions or comments should be directed to Nolan Wall, Planning/Community Development Director, at 651-204-6027 or nolan.wall@cityvadnaisheights.com.




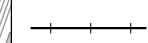

FOR THE PLANNING COMMISSION OF THE
CITY OF VADNAIS HEIGHTS

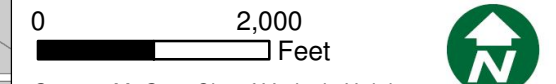
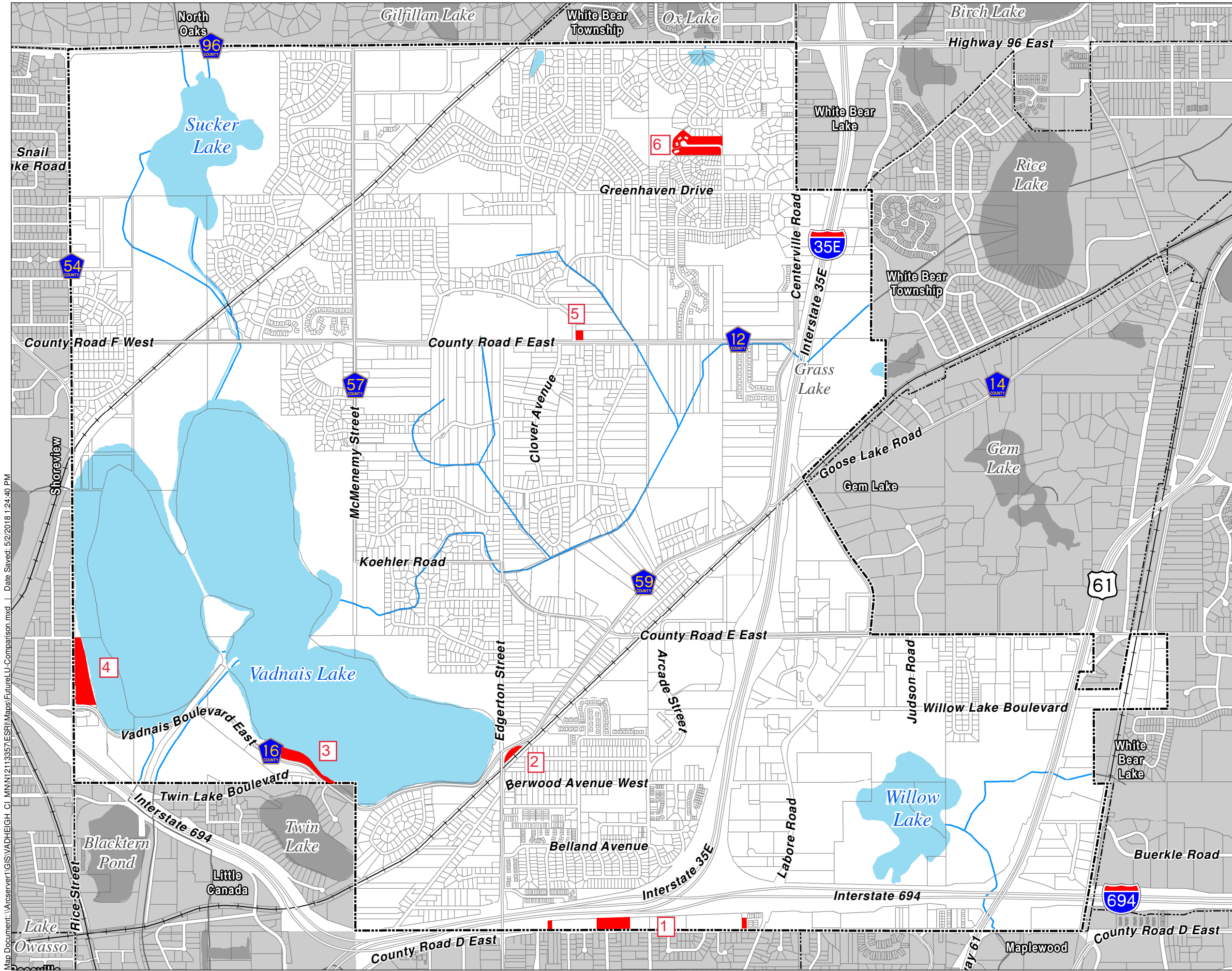
Kevin P. Watson
City Administrator

Dated: May 3, 2018

Planned Land Use Changes

2040 Comprehensive Plan
City of Vadnais Heights, Minnesota

- Legend**
-  Vadnais Heights City Limits
 -  City/Township Boundaries
 -  Streams
 -  Railroad
 -  Planned Land Use Changes



Source: MnGeo, City of Vadnais Heights, Ramsey County

Map Document: \\arserver1\GIS\ADHEIGH_CI_MN\12113357\ESRI\Maps\Future_U_Comparison.mxd | Date Saved: 5/2/2018 1:24:40 PM