

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.”

**MOUND PLANNING COMMISSION REGULAR MEETING AGENDA
TUESDAY, DECEMBER 2, 2025, 6:00 P.M.
COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

- | | <u>Pages</u> |
|--|--------------|
| 1. Call to Order | |
| 2. Roll Call | |
| 3. Review and approval of agenda, including any amendments | |
| 4. Review and action | |
| A. November 18, 2025 special/rescheduled meeting minutes – <i>Staff recommends Planning Commission table action on the November 18, 2025 special/rescheduled minutes to the January 6, 2026 meeting</i> | |
| 5. Board of Adjustment and Appeals | |
| A. Planning Case No. 25-12 | 1 - 27 |
| Public Hearing - Comprehensive plan amendment and major subdivision-preliminary plat for “North Pointe at Halsted Bay” for properties at 6625, 6627, and 6639 Bartlett Boulevard and a property with PID 222-117-24-43-0028 and review/consideration of conditional use permit for a planned unit development (PUD) in the shoreland overlay district and to allow a multiple family dwelling unit structure and townhouses in the R-3 zoning district, a rezoning request and site development plans | |
| 6. Old / New Business | |
| A. Review/discussion – 2025 Work Plan Project | 28 - 31 |
| i. Review/discussion of City Code Sec. 129-314 Exterior Storage - <i>Continued from November 18, 2025 special/rescheduled meeting</i> | |
| B. City Council Liaison and Staff Project Update/Report | |
| C. Next Meeting - Tues., January 6, 2026 at 6:00 p.m. | |
| 7. Information Items - None | |
| 8. Adjourn | |

The Planning Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application.”

QUESTIONS: Call Sarah Smith at 952-472-0604



PLANNING REPORT

TO: Planning Commission
FROM: Sarah Smith, Community Development Director
Rita Trapp and Mia Colloredo-Mansfeld, Consulting Planners
DATE: November 26, 2025
SUBJECT: North Pointe at Halsted Bay (Planning Case No. 25-12)
Public Hearing – Comprehensive Plan Amendment and Major Subdivision-Preliminary Plat; and review/discussion/consideration of Rezoning and a Conditional Use Permit (CUP) for a Shoreland Planned Unit Development (PUD) and to allow multi-family residential and townhouses in the R-3 district
APPLICANT: Robert Bauman
LOCATION: 6625, 6627, & 6639 Bartlett Blvd and the property with PID 22-117-24-43-0028
(PID Nos. 22-117-24-43-0046, 22-117-24-43-0028, 22-117-24-43-0009, and 22-117-24-43-0007)
MEETING DATE: December 2, 2025
COMPREHENSIVE PLAN: Low Density Residential and Medium Density Residential
ZONING: R-1, R-3 PUD, Shoreland Overlay District

The applicant, Robert Bauman, has applied for a Comprehensive Plan Amendment, Rezoning, Major Subdivision – Preliminary Plat, and Conditional Use Permit (CUP) for a shoreland planned unit development (PUD) and to allow multi-family residential and townhouses in the R-3 district. If approved, the land use and subdivision requests would allow the development of one 9-unit condominium building, one 4-unit townhouse building, a single-family lot, and an amenity building as part of a larger subdivision project that extends across both the cities of Mound and Minnetrista. The proposed amenity building, to be located in Mound and connected to the new homes through trails and sidewalks, includes indoor dining and seating areas, a kitchen, and restrooms with outdoor patio/deck areas. The portion of the project that extends into Minnetrista includes an additional 15 single family homes and 45 units in three condominium buildings. The applicant has received preliminary plat and land use approvals with conditions for the Minnetrista portion of the proposed North Pointe at Halsted Bay project. The total lot area for the proposed project on the Mound side is 3.29 acres with frontage on Bartlett Boulevard (County Road 110) and shorefront on the northwest side of Halsted Bay.

Project Plans

Due to file size the Planning Commission packet contains the site plan and the applicant narrative. The application and full plan set is available by clicking [HERE](#).

Hardcopies of plans will be provided to Planning Commission members upon individual request.

REVIEW PROCEDURE

The applications under review include the following land use and subdivision requests:

- Comprehensive Plan Amendment
- Rezoning
- Major Subdivision-Preliminary Plat
- Conditional Use Permit (CUP) for Planned Unit Development (PUD) and to allow multi-family residential and townhomes in the R-3 district

60-Day Land Use Application Review Process for CUP Application

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The land use requests for this development include the Comprehensive Plan Amendment, Rezoning, and Conditional Use Permit. For the purpose of Minnesota Statutes Section 15.99, “Day 1” is determined to be October 3, 2025 for the Comprehensive Plan Amendment and November 4, 2025 for the rezoning and conditional use permit as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around December 2, 2025 for the Comprehensive Plan Amendment and January 3, 2026 for the Rezoning and Conditional Use Permit unless an extension is executed by the City. An extension of the review period can occur if agreed to by the applicant. Planning Commission members are advised that the City of Mound, on November 20, 2025, executed a 60-day extension for action on the Comprehensive Plan Amendment.

120-day Subdivision Review Process for Preliminary Plat Application

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests within 120 days. For the purpose of Minnesota Statutes Section 462.358, “Day 1” is determined to be November 4, 2025 for the major subdivision-preliminary plat in accordance with MS. 645.15. The 120-day timeline expires on or around March 4, 2026. An extension of the review period can occur if agreed to by the applicant.

Conditional Use Permit for Planned Unit Development

The City of Mound uses a conditional use permit to allow for any planned unit development (PUD), whether or not it is in a shoreland district (Section 129-195/387). According to City Code, “the purpose of a Planned Unit Development (PUD) is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning standards. Although planned unit developments may appear to deviate in certain aspects from a literal interpretation of the zoning and subdivision ordinance, the PUD is intended to allow flexibility in design in order to promote developments which will be an asset to the city by equaling or surpassing the quality of developments resulting from the application of more conventional zoning regulations. It is intended that PUDs address several of the following:

- (1) Provide for the establishment of planned unit developments (PUD) in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan;
- (2) Promote a more creative and efficient approach to land use within the city, the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city;
- (3) Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the city's standards to offset the effect of any variations. Desired design elements may include: pedestrian-oriented design, landscaping, sustainable design, greater utilization of new technologies in building design, special construction materials, stormwater management, or open space preservation;
- (4) Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- (5) Maintain or improve the efficiency of public streets and utilities;
- (6) Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening;
- (7) Allow for mixing of land uses within a development;
- (8) Encourage a variety of housing types, including affordable housing; and
- (9) Ensure the establishment of appropriate transitions between differing land uses.”

Public Hearings

Planning Commission

City Code Section 121-61 requires that a public hearing for review of the major subdivision-preliminary plat be held by the Planning Commission. Minnesota State Statutes Section 462.355 requires the Planning Commission hold a public hearing for review of the Comprehensive Plan amendment.

The public hearing notice was published in the Laker on November 22, 2025 and posted on the City Hall bulletin board on November 18, 2025 and on the City website on November 21, 2025. The public hearing notice was mailed to all affected property owners in the project area or located within 350 feet of the proposed major subdivision-preliminary plat per Hennepin County property information on November 19, 2025. Information about the project was also posted on the front page on the City's website under City News on November 21, 2025.

City Council

According to City Code, the City Council is required to hold the public hearings for review of the rezoning, conditional use permit, and major subdivision-preliminary plat (Sections 129-34, 129-38 and 121-61).

Public Comments Received

Comments or emails received by 9:00 a.m. on Wednesday, November 26, 2025 were included in the Planning Commission agenda packet for the December 2, 2025 Planning Commission meeting. Comments received after that time will be presented to the Planning Commission at the meeting. Information submitted will be made part of the public record. As of the packet preparation, no comments regarding these subdivision and land use applications have been received.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment on October 10, 2025, November 4, 2025, November 7, 2025, and November 25, 2025. The Notice of Planning Commission public hearing was sent out on November 19, 2025. A summary of the comments received is provided below. Please note that the applicant did provide updated information in response to comments on November 24/25, 2025. These updated materials are still under review and additional comments from staff, agencies, and utilities may be forthcoming.

The City distributed the proposed Comprehensive Plan Amendment (CPA) for 60-days of adjacent and affected agency review. The 60-day review period of the CPA as required by statute and the Metropolitan Council is December 9, 2025. To date the City has received responses of no concern from the following agencies: City of Minnetrista, Three Rivers Park District, City of Shorewood, MnDot, and Hennepin County.

Chris Remus, Metropolitan Council Environmental Services (MCES). Metropolitan Council - Interceptor Engineering has no facilities near the property in question and will be providing no comments relating to this project. Others departments within the Metropolitan Council may still provide comments if deemed necessary.

Ryan Toot, MN DNR Area Hydrologist

The Area Hydrologist provided comments noting that the applicant had not provided information on open space, including development agreement language and the legal mechanism for protecting the open space. Additionally, comments noted the proposed lakeshore side deck/patio on the amenity building encroaches approximately 50% into the OHWL lakeshore setback.

Veronica Sannes, Minnehaha Creek Watershed District (MCWD)

Upon reviewing the application, MCWD requested the applicant contact MCWD for further information and to discuss the potential applicable district rules, including:

- Erosion and Sediment Control Rule: the proposed development appears to disturb more than 5,000 square feet of land or excavate or grade more than 50 cubic yards, requiring an Erosion and Sediment Control permit.
- Stormwater Management Rule: The proposed project increases impervious surface by 36.1%, requiring stormwater management. Due to the scale of the project, the scope of treatment would likely include management of the entire site's impervious surface rate and control. The project proposes using three infiltration basins to address this requirement. All proposed impervious surface must be routed to a basin before discharging-site or volume reduction credits must be obtained. Soil borings will be required. It is recommended that the single-family homes be included in treatment design.

The applicant is encouraged to communicate with MCWD in regards to their plans for obtaining the required permits.

After receiving comments, the applicant has met with MCWD staff and an application has been started. The project has a permit number issued and the applicant is aware that they need an erosion control and stormwater permit from MCWD.

Carla Stueve and Christina Neel, Hennepin County

Hennepin County recognized the additional right-of-way for Bartlett Boulevard (County Road 110) being proposed in the plat. The access proposed is allowed but noted that turn lanes will be required to promote safe and efficient traffic operations. Revisions were requested to show the full limits for CSAH 110 pavement improvements.

Relative to stormwater, a revision to the stormwater modeling was requested. In addition, an existing culvert in the area has been damaged so it was requested that the developer install a band on the outside of the pipe to cover the damage when a new manhole is installed. Relative to the manhole, a drainage easement is requested. The County noted that the design may need to be adjusted to meet slope requirements and that the developer should be sure that the grate casting be sufficient to take surface drainage. The County also noted that no ponding is allowed within the county right-of-way, that the existing drainage pattern shall not be altered without approval and a permit is needed for construction within the right-of-way.

The County also provided two comments on the landscape plan. One is a recommendation for an ISA-certified arborist to ensure proper pruning of all trees. The second is to reconsider the proposed Parkland Pillar Asian White Birch as it is a species not resistant to bronze birch borer. If it is to be used, it should be given shade from hot afternoon sun and moist soils to reduce tree stress.

Thomas Tully, Lake Minnetonka Conservation District (LMCD)

LMCD advised the applicant that the approximately 120 ft of shoreline does not qualify the property for a Multiple Dock License. Residential Multiple Dock Licenses require a minimum of 250 ft of shoreline. The property falls into the unlicensed category which follows standard LMCD regulations for docks and watercraft storage. The LMCD outlined the approximate Authorized Dock Use Area on the survey and shared it with the applicant via email. There is a maximum of 1 watercraft per 50 ft of shoreline regardless of ownership within the Authorized Dock Use Area, which would limit the number of watercrafts for this site to 2, or there can be up to 4 watercrafts located within the Authorized Dock Use Area if all watercrafts are owned and registered to the property owners.

Additionally, LMCD provided comments in regards to the applicant narrative, which suggested a boat rental option for residents. No rental watercrafts are allowed to load or unload watercraft at residential properties located on Lake Minnetonka unless the watercraft is operated by the person who owns or is renting the residential property. There would need to be a non-residential pick-up site for the rentals if this is pursued.

The applicant is in communication with LMCD to identify dock location. The presumed configuration of docks is one dock with two slips.

Matt Bauman, City Engineer

The City Engineer provided two rounds of comments to the applicant. The first set of comments were provided in a letter dated October 24, 2025 and the second were provided to the applicant on November 18, 2025. Comments pertained to placement of utilities, adequate utility easements, location of trees and retaining walls in relation to pipes and utilities, HOA responsibilities for maintenance, and stormwater management.

The November 18 comments asked for additional information on fire truck turning movements and adjustments to drainage and utility easements.

The applicant responded to Engineering comments with updated plan sets provided November 3, 7, and 24, 2025. The City Engineer noted that the applicant had addressed many of the initial comments in the October 24, 2025 letter. The applicant has provided additional information as requested by the Engineer in the November 18, 2025 comments.

Tim Sorenson, City Consulting Surveyor

A surveyor from the City's engineering consulting firm Bolton & Menk, Inc. reviewed the plat. The applicant shall revise the plat and utility plans for consistency as there are different easement layouts between the plat and the utility plan. It was also noted that the condominium building will become a common interest community (CIC). These CIC documents will be required to be submitted for review and acceptance by the City Attorney.

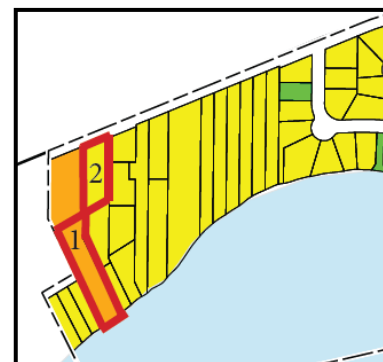
Gregory Pederson, Fire Chief, Mound Fire Department

Initial review of the plans revealed a number of standards from the Minnesota State Fire Code that are not adequately addressed in the North Pointe at Halsted Bay plans. The City of Mound and the City of Minnetrista have both adopted the Minnesota State Fire Code, and therefore any proposed development must comply with State Fire Code. The major concerns identified pertain to the design and configuration of fire apparatus access roads, fire department connections, and fire hydrant locations, and overall emergency response plan requirements.

After receiving comments, the applicant met with the Mound Fire Chief Gregory Pederson and St. Boni Fire Chief Eric Anderson to review and address the identified concerns. The applicant has updated site plans to address fire road access issues.

DEVELOPMENT SUBMITTAL REVIEW***Comprehensive Plan Amendment***

The 2040 Comprehensive Plan guides the site as Medium



*Proposed Comprehensive
Plan Amendment*

Density and Low Density Residential. Low Density Residential allows for a density range of 1 to 6 units per acre with attached and detached single family dwelling units. Medium Density Residential allows for densities ranging from 7 to 12 units per acre and includes townhomes, row houses, and existing senior living facilities.

The property at 6639 Bartlett Blvd is currently guided as Medium Density Residential, with the other three properties guided for Low Density Residential. The applicant is requesting a comprehensive plan amendment to guide a 0.82-acre portion of the existing Medium Density Residential area to Low Density Residential (shown as #1 on the map), and to guide 0.58 acres of Low Density Residential to Medium Density Residential (shown as #2 on the map). This amendment would result in the condominium building to be guided as Medium Density Residential and the townhouse building, single family home, and amenity building as Low Density Residential.

With the proposed amendment to the Comprehensive Plan, the Mound portion of the subdivision will contain 1.25 acres guided for Medium Density Residential and 2.04 acres guided for Low Density Residential. The proposed density for the medium density area is 7.2 units per acre, meeting the City's Comprehensive Plan density range of 7 to 12 units per acre. The proposed density for the Low Density Residential area is 2.45 acres, which falls within the Comprehensive Plan density range of 1 to 6 units per acre.

The Planning Commission is advised that the Metropolitan Council has informed the City that at this time their policy is to include the portion of the right-of-way being dedicated for Bartlett Boulevard (County Road 110) as directed by Hennepin County in the calculation of density. The inclusion of this right-of-way decreases the density of the condominium building under the required 7 units per acre for the Medium Density Residential land use category. According to the City's sector representative, the Metropolitan Council is currently in the process of revising its policy to allow infill/redevelopment, such as this project, to exclude right-of-way dedication from density calculations. It is anticipated that this policy will be under consideration in February of 2026. The applicant has been advised that it is recommended that the Comprehensive Plan Amendment be submitted to the Metropolitan Council by the City after the policy has been revised.

Rezoning Application (Sec. 129-34)

The applicant is proposing that the entire property to a R-3 shoreland planned unit development (PUD). While the single-family home is permitted within that district, the townhouse and condominium buildings will need a conditional use permit. It should be noted that the R-3 district requires that a single-family home follow the standards of the R-2 district.

Preliminary Plat (Sec. 121-61 through Sec. 121-64)

The Mound portion of the North Pointe at Halsted Bay project encompasses a site that is 3.29 acres in size. The plat reconfigures the existing lots at 6625, 6627, and 6639 Bartlett Boulevard and the property with PID 22-117-24-43-0028 into the following lots within Block 1 of the subdivision “North Pointe at Halsted Bay”:

Lot	Use	Size (sf)
1	Condominium	54,335
2	Townhouse – shared	27,113
3	Townhouse – individual unit	3,039
4	Townhouse – individual unit	2,592
5	Townhouse – individual unit	2,592
6	Townhouse – individual unit	3,039
7	Single-family home	31,982
8	Amenity building	18,251

The plat dedicates right-of-way for Bartlett Boulevard as directed by Hennepin County, as well as right-of-way for the east end of Halstead Avenue to provide access to the amenity building and the proposed single-family home on Lot 7. As required by the City Code Chapter 121 Subdivisions, the applicant has identified drainage and utility easement around the individual parcel perimeters.

Conditional Use Permit (CUP) for a Shoreland Planned Unit Development (PUD) and to allow multi-family and townhouses in the R-3 zoning district.

The conditional use permit (CUP) is the method by which the City approves PUDs. The conditional use permit allows the City to establish conditions that the development should meet to ensure that it fits its location. In addition to a CUP for a shoreland PUD, a conditional use permit is also needed to allow townhouses and multi-family residential in the R-3 zoning district.

Use (Sec. 129-135)

Permitted uses in PUDs shall generally be consistent with the permitted or conditional uses of the underlying district. However, a PUD district can include alternative uses to the permitted uses of the underlying district, subject to the approval of the City Council as part of the established PUD. The proposed 9-unit condominium building and 4-unit townhouse building are considered conditional uses, while the single-family home is a permitted use.

In addition to the residential uses, the applicant is proposing to construct an accessory building (called Dock House/Beach House/Beach Club in the plans) that will serve as an amenity for residents of both the Mound and Minnetrista sides of the development. While the accessory

building is on its own lot, it does serve as an accessory building for the entire development and can be allowed through the PUD. The amenity building will include a kitchen, indoor seating and dining areas, restrooms, and off-season storage below-grade. There will also be two exterior patios, one on the west side of the building and one on the lakeshore side of the building. Per the applicant narrative, the HOA agreement will limit hours of use for the amenity building to between 9:00am and 9:00pm. The amenity building is located adjacent to single-family residential properties on both the east (Mound) and west (Minnetrista) side.

As part of the PUD, the applicant is requesting the City Council approve the use of the proposed amenity building as a sales office until the completion of the development. The applicant narrative indicates the office will be used between the hours of 8:00am and 6:00pm.

Lot Size and Site Plan (Sec. 129-103)

The development site size meets one-acre minimum required size for a PUD. Additional minimum lot requirements are defined in the R-3 base district. Similarly, base district setbacks from the R-3 district are identified below to compare with the proposed setbacks. As this is a PUD application, the City Council can allow for flexibility from the base district requirements.

9-Unit Condominium Building

The proposed lot size for the 9-unit condominium building meets the minimum lot size and width requirements in the R-3 district. The applicant is proposing reduced yard areas for all yards and a slightly reduced area between the townhomes and the 9-unit condominium building. The following table summarizes the proposed setbacks that are being requested to be allowed through the PUD. Note that the applicant did not list all of the setbacks so the proposed setbacks are Staff measurements that need to be confirmed:

	Required	Proposed
Minimum lot size	22,000 sf	54,410 sf
Minimum lot width	120 ft	240 ft
Front yard (minimum)	76 ft – which is 1.5 times building height	71 ft
Side yard (minimum)	50.75 ft – which is the height of the building	40 ft
Rear Yard (minimum)	50.75 ft – which is the height of the building	20 ft
Distance between multiple-dwelling structures	80.4 ft – which is a distance equal to the sum of their respective heights	76 ft (to townhouse building); 74 ft (to Minnetrista building)

4-Unit Townhouse Building

The proposed townhouses meet the requirements for minimum lot size and yards as defined in the base district standards for R-3.

	Required	Proposed
Building height	35 ft	29 ft 8 inches
Minimum lot area (4-unit structure)	18,000 sf (4,500 sf/unit)	29,511 sf for the entire lot
Front yard (minimum)	30 ft	56 ft
Side yard (minimum)	20 ft	62 ft (east); 68 ft (west)
Rear Yard (minimum)	20 ft	20 ft

Single-Family Lot

The single-family lot is proposed to be developed separately from the other structures in the development. At 32,013 square feet, the proposed lot meets the minimum 10,000 square feet in the shoreland district. At the time of building permit, the proposed single-family home will need to meet setback requirements for an R-2 riparian lot.

Amenity Building

Per City Code Sec. 129-194, accessory buildings shall not exceed 1,200 square feet with a site total max total of 3,000 square feet or 15% of lot size, whichever is less. As part of the PUD, flexibility for the accessory building size is needed and the City needs to determine that the proposed setbacks are appropriate. The amenity building, which is 1,682 square feet, is proposed to be setback 30 ft from the east side lot line and the patio on the west side is setback 18 ft from the west side property line. The patio is approximately 27 ft from the existing single-family house located to the west. The building is located at the 50 ft OHWL setback, but the majority of the patio on the lakeshore side of the building is located within the OHWL setback, which does not meet shoreland requirements.

Shoreland Planned Unit Development

Site Suitability (Section 129-387)

As part of its shoreland regulations, City Code requires projects to be evaluated for density. To evaluate density in the shoreland district, a tiering method is used. The property is divided into tiers based on the type of the lake. Lake Minnetonka is a general development lake and therefore has a first-tier interval of 200 ft from the Ordinary High Water Level (OHWL) and second and third tier intervals of 267 ft. The allowed base density in each tier is determined by dividing suitable land by the minimum lot area for single-family dwellings of 10,000 ft. Density may be transferred from any tier to another tier further from the water body.

The allowed base densities and proposed densities for this site are shown below. Clarification is needed from the applicant that they have removed the bluffs from the total area provided. Based on the tiering information provided to date, the proposed number of units allowed in each tier meet the City's regulations.

Tier	Total Area (sf)	Maximum Units Allowed*	Proposed Units	Excess Units that can be transferred to the next tier
1	41,873	4.19	1.00	3.19
2	72,149	10.4 (7.21 base/3.19 from Tier 1)	5.50	4.90
3	40,172	8.92 (4.02 base/4.90 from Tier 2)	7.50	1.42

**Maximum units allowed within a tier is determined by dividing the suitable area by a base density of 10,000 square feet.*

Bluff (Section 129-395)

A bluff has been identified on the site. Given the previous use of this site as a former manufactured home park, it is recognized that the bluff conditions were previously altered. The shoreland regulations require that all structures be setback 30 feet from the top of a bluff for new development. The grading and drainage plan show that there is a bluff located to the west of the townhouse building. The street and site plan reference a short 10-foot top of bluff setback area at the northeast corner of the townhouse parcel. There are no structures in that vicinity. The path and stairs connecting the lakeshore to the townhouse and condominium buildings is between the bluff and the townhouse building. Flexibility from the bluff requirements can be allowed with the PUD.

Open Space (Section 129-387)

The planned unit development requires 50% of the site to be open space. Additionally, 70% of the shore impact zone area (25' from the OHWL) must be preserved. The applicant has not provided calculations demonstrating the available open space on the site. Based on the survey, it appears that the applicant meets the requirements for preserving a minimum of 70% of the shore impact zone. Staff is seeking clarification from the applicant on these calculations and will be providing updated information at the Planning Commission meeting.

Unit Size (Sec. 129-199)

The City has established minimum unit sizes for its residential developments. All units will be larger than the required 760 and 880 square feet.

Building Height (Sec. 129-137)

The R-3 district establishes a maximum building height of 35 feet or 3 stories for the condominium building and 35 feet or 2.5 stories for the townhouse building. The applicant has submitted preliminary building height calculations that need to be confirmed. As shown in the table below, the applicant submittals indicate that the townhouse and amenity building heights align with R-3 standards, while the 9-unit condominium building exceeds the R-3 requirements. The PUD can be used to grant flexibility to building height standards.

	9-unit Condominium building	Townhouse building	Amenity Building
Building Height	50' – 3 3/8"	29' - 8"	17' - 7"

Minimum Required Construction Elevation

The zoning ordinance requires the minimum low floor elevation for structures to be constructed at the Regulatory Flood Protection Elevation of 933.0 unless a more restrictive elevation is required. The proposed ground floor elevation shown on the site plan for the amenity building is 946.0. The townhouse building has a lowest floor elevation of 972.0 and the 9-unit condominium building has a garage floor elevation of 983.0. All buildings meet the minimum requirement.

Parking, Access, and Circulation (Section 129-323)*Access*

The proposed 9-unit condominium building and 4-unit townhouse building will be accessed via a driveway from Bartlett Boulevard. This driveway also extends to the west through Minnetrista to Halstead Avenue.

The single-family home lot and amenity building are accessed via the extension of Halstead Avenue to the east. There is no vehicular connection between the condominium and townhouse buildings on the top of the hill to the single-family lot and amenity building near the lake.

Parking

The 9-unit condominium building will have to provide parking in a below-grade parking deck that is accessed on the east side of the building. Each unit will include 2 spaces of parking in the garage. There are also seven parking spaces shown outside the building. The applicant should confirm these are guest parking spaces and whether they are dedicated to the condominium building or if guests of the townhouse building can use them as well. No loading areas are shown for the building.

Each townhouse unit shall include a private two-car garage and driveway. Townhouses require 2 parking spaces per unit, so the proposed design meets the parking requirements. The plans do not show any additional visitor spaces for the townhouses.

The amenity building has 9 parking spaces on the north side of the building. These spaces are accessed via Halstead Avenue. In the narrative, the applicant indicates that it is assumed many residents will walk to the amenity building.

Pedestrian Connections

There are proposed trails and stairways connecting the multi-family building, townhouses, and amenity building on the site. The site plan shows these trails as 6' wood chip trails with stairs. The plans also show a sidewalk on the north side of Halstead Avenue which will provide access for residents on the Minnetrista portion of the development. Discussion about alternate material for the trails should be discussed with the applicant.

Trash/Recycling

The applicant has indicated in the site narrative that trash and recycling will be housed in the interior of the condominium and townhouse buildings. The applicant has indicated on the site plans that there is a trash enclosure on the northeast side of the amenity building.

Snow Storage

The applicant has not provided any information regarding snow storage on the site.

Landscaping (Sec. 129-317)

The applicant has submitted a landscape plan that shows an intention to preserve existing trees along the property lines. Approximately 47% of on-site trees are proposed to be saved. 19 new trees are proposed to be located in a cluster near the entrance, along the west edge of the condominium and townhouse buildings, in front of the townhouse building and then along the western property edge of the amenity building. The applicant has also provided foundation planting plans for the condominium building, townhouse building, and amenity building.

The proposed landscape plan has been reviewed by the City's consulting Landscape Architect. The proposed tree species selection is appropriate and the proposed sizing meets City Code requirements. The following are concerns raised in the landscaping plan review that shall be addressed:

- The landscape plan shall be revised to use a native ornamental grass cultivar in place of the *Miscanthus sinensis* 'Purpureus' Flame Grass. Flame Grass can be aggressive/invasive and is not advised to be used this close to a lake.
- Clarification should be provided about whose responsibility it will be to install the trees on the single-family lot.

- Grading is pretty severe, with more than 10 feet of cut proposed in some places. The applicant shall provide spot elevations for the buildings or a separate grading diagram with better labels for existing topo lines to make grading more clear.
- Some trees proposed to be removed are hidden beneath the proposed building footprints. There should be an export of the tree preservation plan that clearly shows all trees proposed for removal.
- Some trees which are identified for removal appear that they could possibly be preserved. For example, trees south of the SW corner of the 4-unit townhouse structure. A clearer grading plan with existing and proposed contours labeled is needed to confirm.
- The numbers for the existing trees are blurry and too small to read in places. The plans should be re-exported with clear numbers and a key provided that identifies what the species and size of each tree is. In addition, without a key that shows species and caliper inches of each tree, it cannot be determined whether or not the trees they are intending to preserve have enough of their critical root zone protected from grading impacts.
- Some of the tree protection fencing shown overlaps the proposed grading, such as at the boulder retaining wall east of the condominium building. No grading should be conducted within critical root zones of trees to be preserved. If the applicant is installing a retaining wall within the root zones, these trees may not survive. Clarity is needed before the tree preservation plan can be accepted.
- Clarification is needed relative to the runoff from the proposed amenity building as runoff should be handled on site. If changes are needed, revisions may also need to be made to the proposed screening.

Glare (Sec. 129-318)

Lighting for the development needs to meet the requirements of City Code Sec. 129-318 which reads as follows:

"In all districts, any lighting used to illuminate an off-street parking area, sign, or other structure, shall be arranged so as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky reflected glare, where from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one footcandle (meter reading) as measured from the centerline of said street. Any light or combination of lights which cast light on residential property shall not exceed 0.4 footcandle (meter reading) as measured from said property line."

Additional information regarding lighting is required.

Screening and Buffering (Sec. 129-316)

Screening is required around the parking area of the amenity building as the off-street parking area contains more than four parking spaces and is within 30 feet of an adjoining residential zone. The applicant is proposing to use landscaping along the east and west property boundaries to provide screening to adjacent uses. Note that all required screening shall be located on the lot occupied by the use, building, facility, or structure to be screened.

Utilities

1. Public water is available along Bartlett Boulevard and along Halstead Avenue in Minnetrista. Sanitary sewer will be connected to on the Minnetrista side via Halstead Avenue.
2. The MCES SAC charge for the project shall be determined as part of final plat which shall be the responsibility of the applicant. A MCES Sewer Availability Charge determination letter shall be provided by the applicant.
3. Sewer and watermain area trunk charges for the project shall be determined as part of the final plat. The current trunk charge for sewer and water, per unit, are \$2,000.00 each.
4. Sewer connection and water connection fees shall be determined as part of the final plat. The current sewer connection and water connection fees are \$240.00 each.

Stormwater

MCWD is the permitting authority for stormwater management. The applicant has submitted a Stormwater Management Plan, which will be reviewed by MCWD subsequent to City of Mound consideration. According to the MCWD rules, the project will not be able to have runoff rates exceed existing conditions for specific storm events, water quality will be needed, and stormwater runoff volume must be reduced for all new and reconstructed impervious surfaces.

Stormwater is proposed to be managed by on-site infiltration ponds on the Minnetrista side of the development.

The applicant is proposing 34% impervious surface coverage for the site. Similar to density, impervious surface in the shoreland is calculated using a tiering system. There is a maximum of 30% impervious surface allowed in Tier 1 and impervious surface across the entire site cannot exceed 30%. Below is a table of the proposed impervious surface amounts in each tier. The PUD can be used to grant flexibility for impervious surface.

Tier	Total Area (sf)	Impervious Surface Area (sf)	Percent
1	41,873	12,525	29.9%
2	72,149	23,185	32.1%
3	40,172	15,900	39.6%

Park Dedication

As provided by City Code Sec. 121-121, a park dedication fee, in lieu of land dedication is recommended by Staff. The required park dedication amount shall be determined as part of the final plat. The code requires the submittal of 10% fee for park fee dedication. For the purpose of calculating park dedication, the City will use the current market value of the land as determined by Hennepin County.

Signage

The applicant has not included any signs in the proposal. If any signs proposed for the project, they will need to meet sign requirements of City Code Chapter 119 (signage) and information is requested to be provided so it can be reviewed along with the submitted applications.

RECOMMENDATION

At this time, no Staff recommendation is being provided given the complexity of the development and proposed flexibility being sought with the PUD. In addition, revised information was just received on November 24th / November 25th and staff/consultant/agencies/utilities have not had sufficient time to review and provide updated comments. Staff recommends that the Planning Commission receive the presentation from Staff; hold the required public hearing; discuss and identify questions that need to be addressed; and then table consideration of the major subdivision-preliminary plat and land use applications to the January 6, 2026 Planning Commission meeting.

CITY COUNCIL REVIEW

City Council public hearings and meeting dates for review of the project applications have not been set and will be scheduled following the Planning Commission's review and recommendation on the submitted applications/requests following completion of required publication and notification requirements.



333 Washington Avenue North
Suite 210 | Minneapolis MN 55401
612.676.2700 | www.djrarch.com

November 24, 2025

City of Mound
Attn: Sarah Smith
2415 Wilshire Blvd
Mound, MN, 55364

Re: Applicant Narrative - **Updated**

Dear Ms. Smith,

We are excited to collaborate with the City of Mound (and Minnetrista) on our proposed housing development that will be called North Pointe at Halsted Bay. The project is all owner-occupied housing and includes new housing choices for residents of Mound and Minnetrista.

Within the city of Mound, the project will include:

- 4 luxury townhomes,
- A three-story, nine-unit condominium building and
- a shared amenity building at the edge of Lake Minnetonka, Halsted's Bay (the Beach Club).
- (The single-family lot in the SE corner of the site is being developed individually by that home owner.)

Building Exteriors:

The building exteriors will include stone, metal siding, wood-look metal siding and fiber cement siding with a repeated stylistic theme to the multiunit buildings and architectural variety on the Minnetrista side for the single-family buildings adding character and more able to suit individual exterior expressions, while still being of high character and finish. All condominium and townhouse buildings house their trash and recycling on the interior of the buildings.

Site Development:

Site improvements are made for access drives, guest parking, landscaping improvements including removing invasive trees and planting new trees and landscaping in the building areas in addition to maintaining the natural vegetation and bluff areas as they are. They also include pervious paths and wood stairs giving pedestrian access options to the amenities and rest of the site.

Beach Club (Association Amenity Building on the lake)

The Beach Club building is the homeowner's association shared amenity building. It includes indoor seating and dining areas, a kitchen, restrooms and off-season storage below grade. The exterior is a series of small outdoor patios that terrace down to the lake and are intermingled with landscaping and provide beach access. The building has a small convenience parking lot off Halstead Avenue with nine parking spaces. The project will introduce new screening to the neighboring property to the west via an improved fence and coniferous tree screening. To the east, the building nestles into the grade which climbs 10+ feet to provide visual separation. The parking area will be screened as well from the properties to the east and west.

Access to the Beach Club will be via sidewalks largely on the Minnetrista side and pervious walking paths and wood stairs from the Mound side as well as limited vehicular access. Activities at the Beach Club are largely small gathering oriented and limited hours will be written into the housing association documents, currently scheduled from 9am to 9pm.

At the beginning of the project, the Beach Club building will be used as an office for the sales staff to greet potential buyers during normal business hours (8-6). This will not require any special construction, they will just

be using the space as a meeting area as it will be the first structure constructed on site following all site approvals and permits are obtained.

Trash and recycling for this building is located in a screened enclosure on the east side of the building and shown on the site plan.

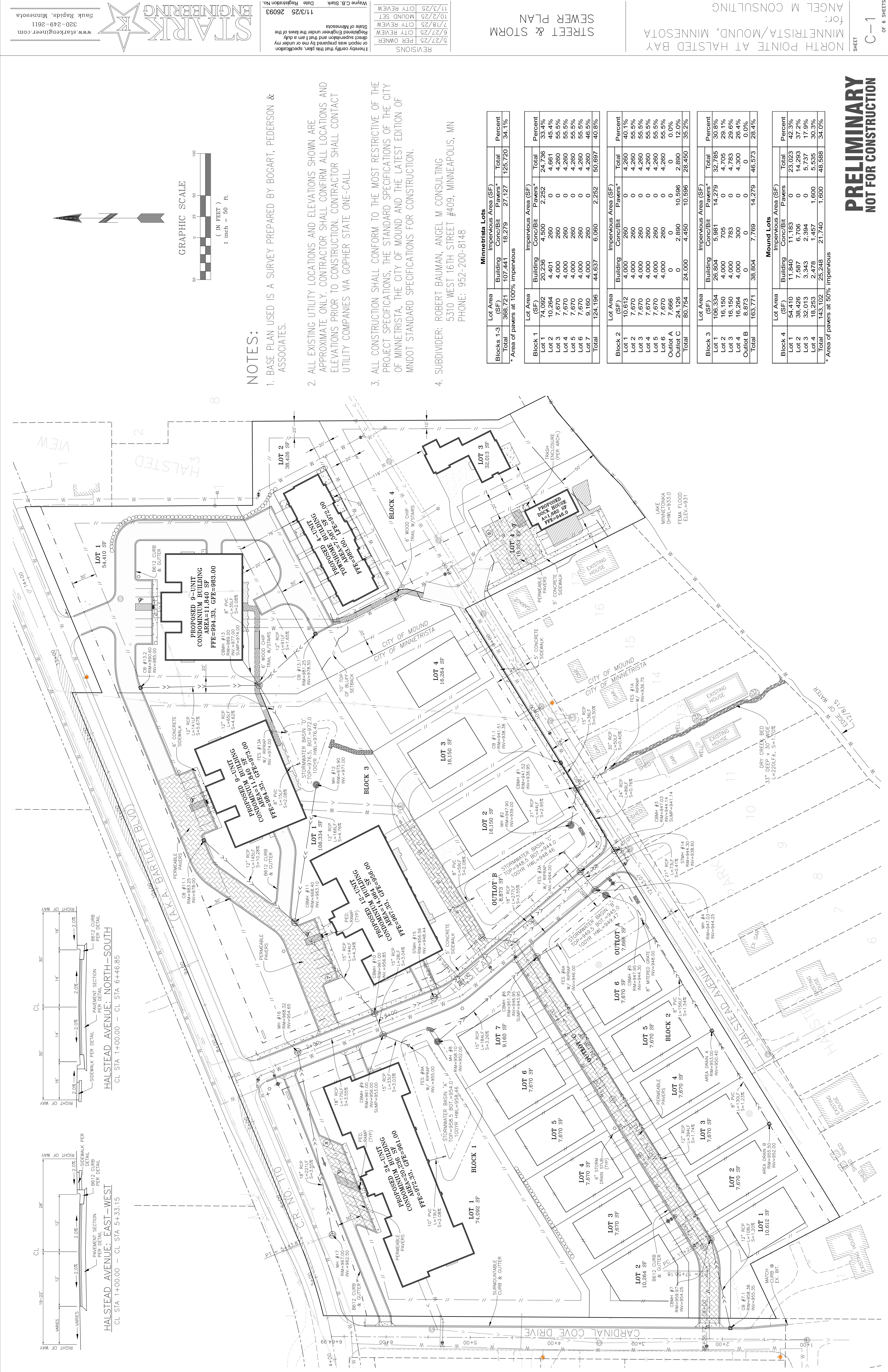
Townhouses and Condominiums:

The townhouse and condominium buildings have units that are graciously sized for 3 bedroom plus homes and provide a minimum of 2 parking spaces per unit plus guest parking. The condominium building is built into the sloping site to minimize its profile, hide the garage and keep the highest density of use on the site on the HWY 110 side of the site at the northern end.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheldon Berg', with a long, sweeping horizontal stroke extending to the right.

Sheldon Berg



STARK ENGINEERING

SAUK RAPIDS, MINNESOTA

320-249-2611

WWW.STARKENGINEER.COM

11/3/25	11/3/25	26093	Wayne C.B. Stark	Date	Registration No.
11/3/25	CITY REVIEW		REVISIONS		
10/2/25	MOULD SET				
7/8/25	CITY REVIEW				
6/27/25	CITY REVIEW				
5/27/25	PER OWNER				

STREET & STORM SEWER PLAN

ANGEL M CONSULTING

FOR: MINNETRISTA/MOUND, MINNESOTA

NORTH POINTE AT HALSTED BAY

ANGEL M CONSULTING

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY BOGART, PEDERSON & ASSOCIATES.

2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL.

3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETRISTA, THE CITY OF MOUND AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

4. SUBDIVIDER: ROBERT BAUMAN, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 952-200-8148

REVISIONS

11/3/25	CITY REVIEW	
10/2/25	MOULD SET	
7/8/25	CITY REVIEW	
6/27/25	CITY REVIEW	
5/27/25	PER OWNER	

I hereby certify that this plan, specification and report was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota

MINNETRISTA LOTS

Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Total	368,721	107,441	18,279	27,127	34.1%
* Area of pavers at 100% impervious					

Block 1	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	74,092	20,236	4,500	2,252	33.4%
Lot 2	10,264	4,401	260	0	44.1%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Lot 7	9,160	4,000	260	0	46.5%
Total	124,196	44,637	6,060	2,252	50.697

Block 2	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	10,612	4,000	260	0	40.1%
Lot 2	7,670	4,000	260	0	55.5%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Outlot A	7,666	0	0	0	0.0%
Outlot C	24,126	0	2,890	10,596	12.0%
Total	80,754	24,000	4,450	10,596	28.450

Block 3	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	108,334	26,804	5,981	14,279	30.8%
Lot 2	16,150	4,000	705	0	28.1%
Lot 3	16,150	4,000	783	0	28.5%
Lot 4	16,264	4,000	300	0	26.4%
Outlot B	8,673	0	0	0	0.0%
Total	163,771	38,804	7,769	14,279	46.573

Block 4	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers	
Lot 1	54,410	11,840	11,163	0	42.3%
Lot 2	38,426	7,587	6,706	0	37.2%
Lot 3	3,343	2,394	0	5,737	17.9%
Lot 4	18,253	2,478	1,600	5,635	30.3%
Total	143,102	25,248	1,600	48,588	34.0%

* Area of pavers at 50% impervious

PRELIMINARY

NOT FOR CONSTRUCTION

ANGEL M CONSULTING

FOR: MINNETRISTA/MOUND, MINNESOTA

NORTH POINTE AT HALSTED BAY

ANGEL M CONSULTING

LANDSCAPE LEGEND

CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND

CITY OF MOUND TREE MITIGATION

Mound Tree Removal Calculations	
Total # of Significant Trees On-Site	233
Total Caliper Inches of Trees On-Site	2324"
Total # of Trees to be Removed	122
Total # of Caliper In. to be Removed	1337"
Total # of Trees to be Saved	111
Total # of Caliper In. to be Saved	1087"
% of Trees to be Removed	52.40%
% of Trees to be Saved	47.60%

*Green Ash Trees Infected by Emerald Ash Borer are not included in the caliper inch tree totals

CITY OF MINNETRISTA TREE MITIGATION:

Minnetrista Tree Removal Calculations	
Matrix #1	
Total # of Significant Trees On-Site	662
Total Caliper Inches of Trees On-Site	8,186
Total # of Trees to be Removed	599
Total # of Caliper In. to be Removed	6,770
Total # of Trees to be Saved	123
Total # of Caliper In. to be Saved	1,414
% of Trees to be Removed	81.42%
% of Trees Exceeding 30% allowable removal	51.42%
Allowable Removal = 30% of 8186"	2,456
Caliper Inches to Replace Removed Significant Inches =	4,314
Matrix #2	
Total # of Caliper Inches for which Replacement Trees are Required	4,314
Required Caliper In. of Trees to be Replaced	4,314"
*Invasive Species, Green Ash Trees Infected by Emerald Ash Borer, and Significant Trees with Major Defects are not included in the tree totals	


TOTAL PROPOSED MITIGATION INCHES: 292.5


* REFER TO CIVIL SHEETS FOR TREE REMOVAL SCHEDULE *


General Notes:

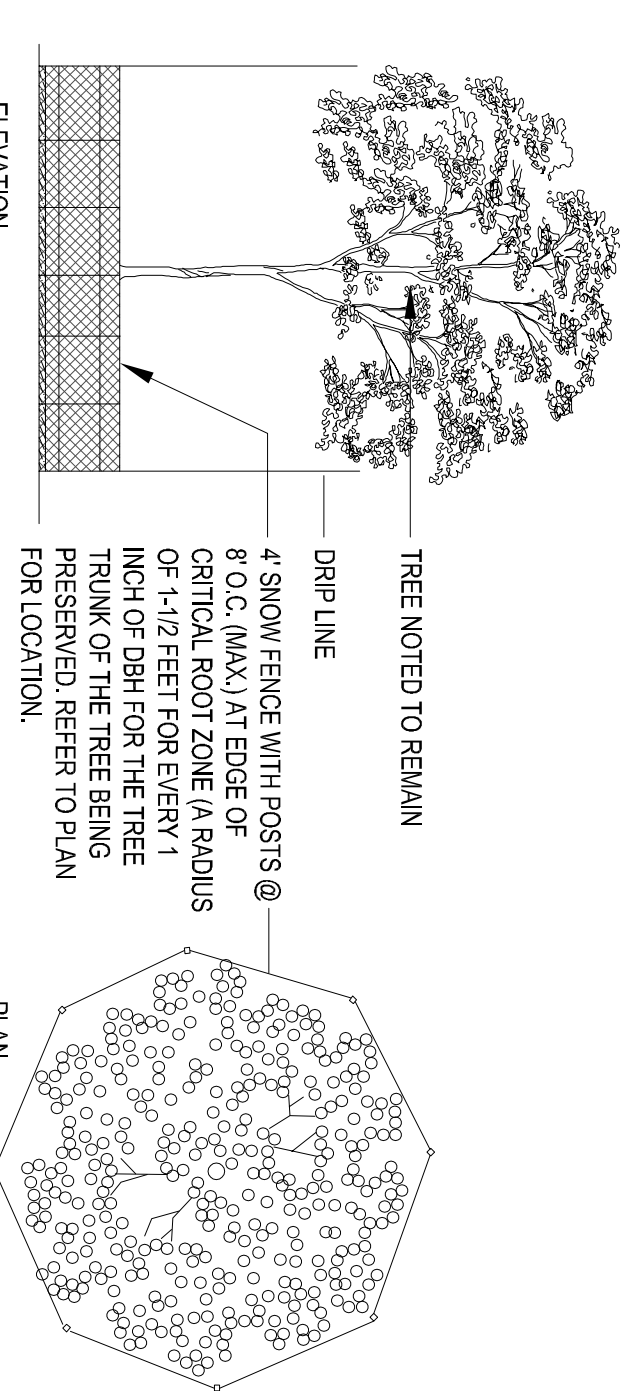
1. Refer to Sheet L-2 for additional notes, details, and requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevard, unless specified otherwise.
6. All trees must be staked per details 2 and 3 on Sheet L-2.
7. Erosion control measures per civil engineer's plans.
8. PLANT SCHEDULE: Refer to Sheet L-2.

LEGEND:

 Existing Tree To Remain

 Existing Tree To Be Removed

 Tree Protection Fence



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL

L-0 NOT TO SCALE

CALYX
DESIGN GROUP
Landscape Architecture
Planning

475 Cleveland Avenue N. | Suite 101A
Saint Paul, MN 55104
651.788.9018 | calyxdesigngroup.com



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Sauk Rapids, Minnesota

REVISIONS	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Benjamin D. Hartberg, PLA
Min. Lic. #0006

PRELIMINARY

TREE PRESERVATION PLAN

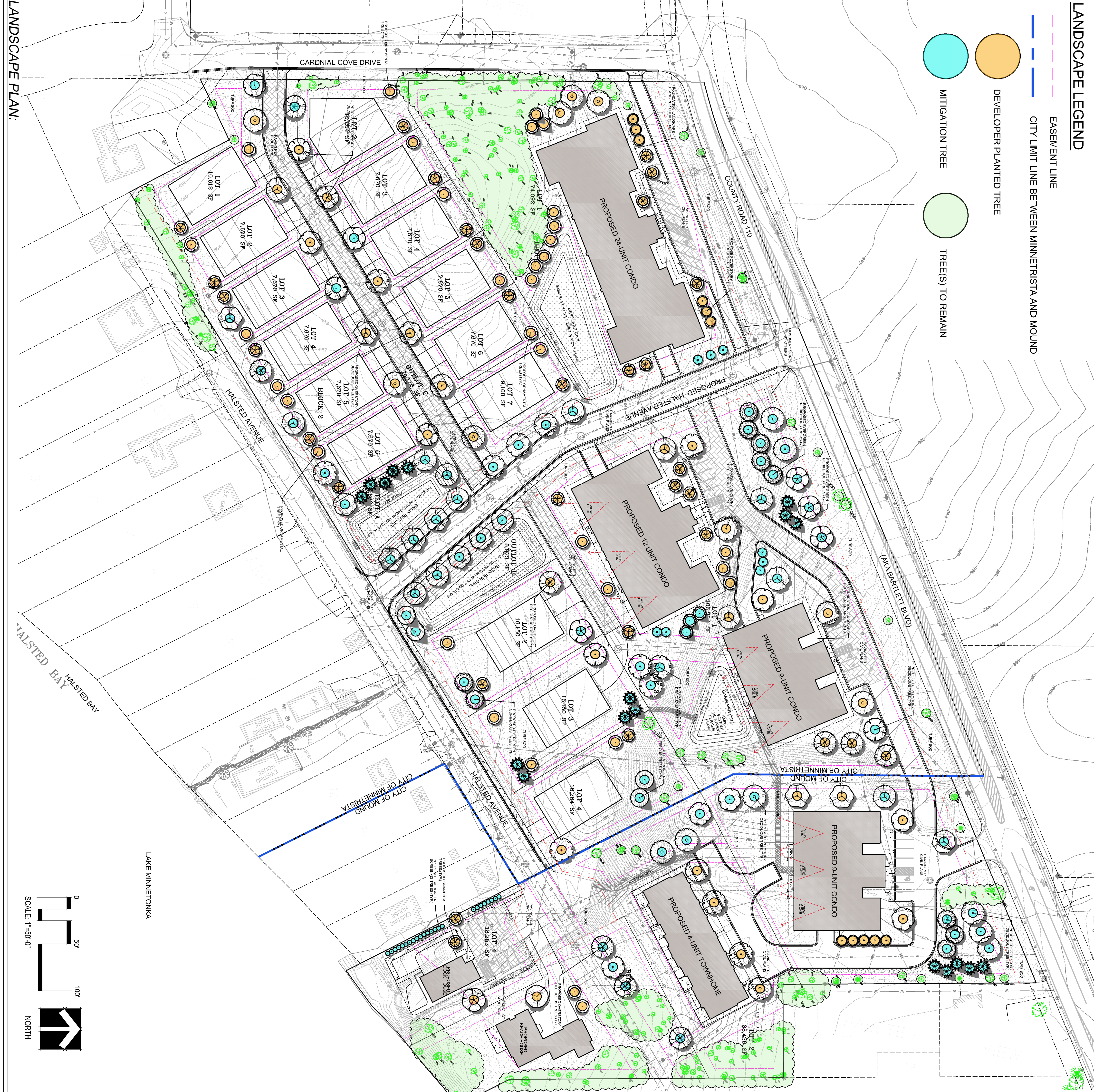
NORTH POINT AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

SHEET
L-0

LANDSCAPE LEGEND

- EASEMENT LINE
- CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND
- DEVELOPER PLANTED TREE
- MITIGATION TREE
- TREE(S) TO REMAIN

LANDSCAPE PLAN:



MOUND LANDSCAPE REQUIREMENTS:

- R-3 PUD MULTIPLE FAMILY RESIDENTIAL:
- NUMBER OF DWELLING UNITS: 14
- NUMBER OF TREES REQUIRED: 14
- NUMBER OF TREES PROPOSED: 19

MINNETRISTA LANDSCAPE REQUIREMENTS:

- ZONING - PUD
- R-1 SINGLE FAMILY
- R-1: Minimum of one front yard overstory tree and 2 ornamental trees per lot.
- NUMBER OF DWELLING UNITS: 15
- NUMBER OF OVERSTORY TREES REQUIRED: 15, ORNAMENTAL TREES: 30
- NUMBER OF OVERSTORY TREES PLANTED: 15, ORNAMENTAL TREES: 30
- R-5 MUL-TI-FAMILY:
- R-5: Minimum of one tree and two shrubs per dwelling unit or one tree and two shrubs per 30 lineal feet of development boundary.
- NUMBER OF DWELLING UNITS: 45
- NUMBER OF TREES REQUIRED: 45
- NUMBER OF TREES PLANTED: 45

510.7 Tree preservation

subd. 11. REPLACEMENT TREE TYPE REQUIREMENTS: Replacement trees shall be subject to the following requirements:

- (a) Deciduous trees. Must be no less than two caliper inches;
- (b) Coniferous trees. Must be no less than six feet in height;
- (c) Replacement trees shall be a species similar to those trees which were removed. However, the replacement tree must be one of the following species: American Arborvitae, American Linden, Balsam Fir, Black Hills Spruce, Black Walnut, Bur Oak, Canadian Hemlock, Flowering Crabapple, Douglas Fir, Hackberry, Hawthorn, Honeylocust, Ironwood, Kentucky Coffeetree, Littleleaf Linden, Mountain Ash, Northern Catalpa, Norway Pine, Pin Oak, Red Pine, Redmond Linden, Red Maple, Red Oak, River Birch, Shagbark Hickory, Silver Maple, Sugar Maple, Swamp White Oak, Tamarack, White Fir, White Oak, White Pine, White Spruce. The city council may consider approving additional permitted tree species upon the request of the applicant. The applicant shall utilize a variety of species, and one species shall not consist of more than 25 percent of a replacement schedule.

PROPOSED DEVELOPER PLANTED TREES:

- OVERSTORY DECIDUOUS TREES: 49
- EVERGREEN CONIFEROUS TREES: 3
- ORNAMENTAL TREES: 57

PROPOSED MITIGATION TREES:

- OVERSTORY DECIDUOUS TREES: 58
- EVERGREEN CONIFEROUS TREES: 59

General Notes:

- 1. Refer to Sheet L-2 for additional notes, details, and requirements.
- 2. See Civil Engineer's plans for site plan layout and dimensions.
- 3. Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
- 4. Protect existing trees to remain from damage during construction.
- 5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- 6. All trees must be staked per details 2 and 3 on Sheet L-2.
- 7. Erosion control measures per civil engineer's plans.
- 8. PLANT SCHEDULE: Refer to Sheet L-2.

LEGEND:

- Existing Tree To Remain
- Proposed Native Seed Basin Sides and Upland Areas
- Pond Bottom per Civil Notes and Specs.
- Proposed Turf Sod

* SEE SHEET L-2 FOR PLANT SCHEDULE *

CALYX
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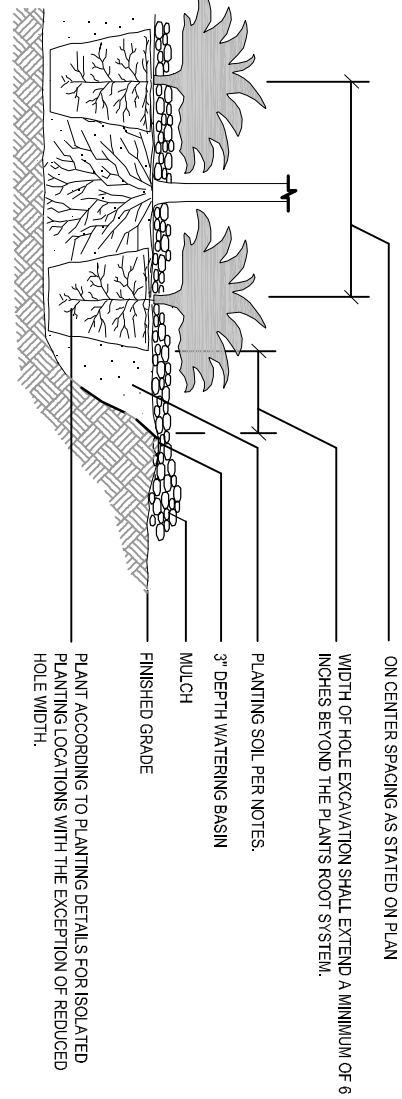
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ENGINEERING
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Saint Paul, MN 55104
651.788.9018 | starkengineering.com

REVISIONS	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

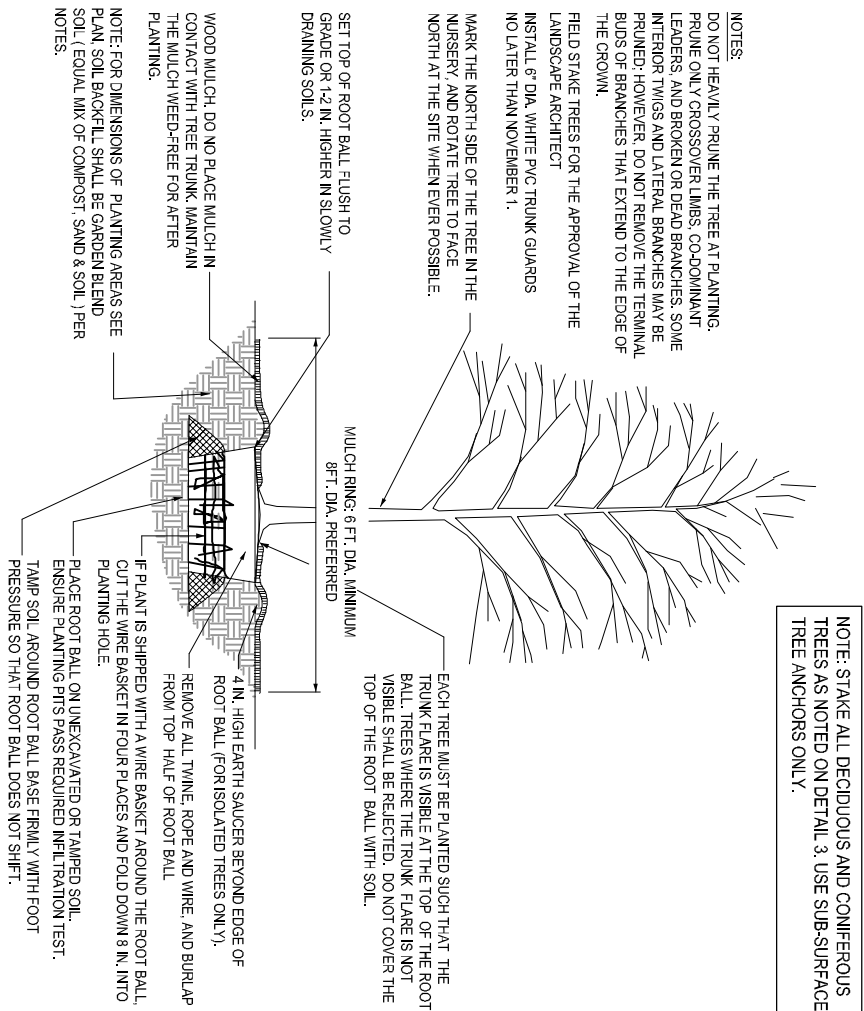
LANDSCAPE PLAN

NORTH POINT AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

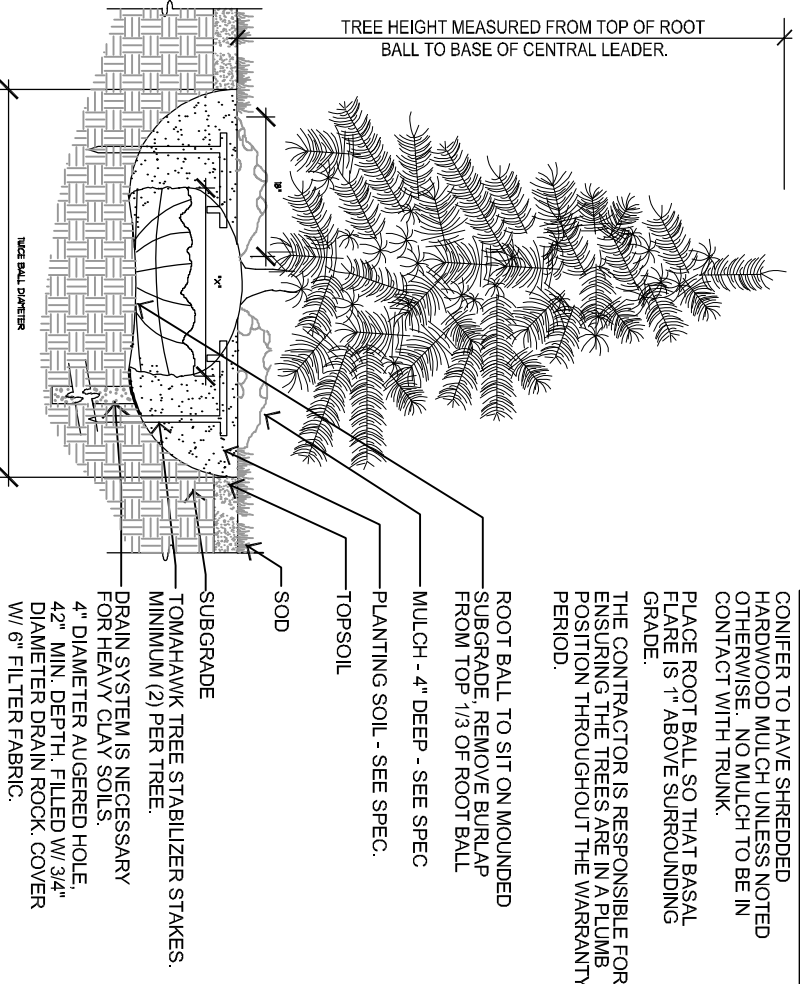
SHEET
L-1



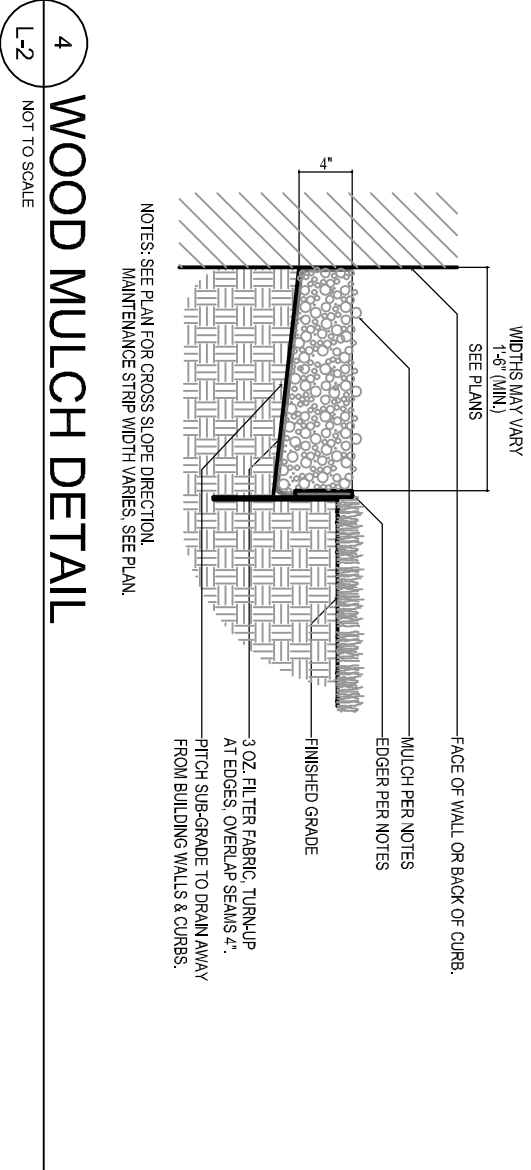
1 TYP. SHRUB PLANTING - SECTION
NOT TO SCALE



2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



3 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE



4 WOOD MULCH DETAIL
NOT TO SCALE

Tree Preservation & Protection Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by others.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.

- Critical Root Zone:**
Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.

- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.

- Refer to Tree Protection Detail for fencing required around trees to remain.

- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.

- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.

- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.

- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.

- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.

- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.

- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.

- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible

- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

PLANT SCHEDULE

SYMBOL CODE BOTANICAL NAME COMMON NAME SIZE CONTAINER QTY

DEVELOPER TREES - EVERGREEN
P02 Picea glauca 'Bonsai' Black Hills Spruce 6' Hgt. B&B 3

DEVELOPER TREES - ORNAMENTAL
CC Crataegus laevigata 'Crimson Cloud' Crimson Cloud Hawthorn 1.5' Cal. B&B 15
MA Maackia amurensis Amur Maackia 1.5' Cal. B&B 14
MS Malus x 'Spring Snow' Spring Snow Crab Apple 1.5' Cal. B&B 13
SI Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac 1.5' Cal. B&B 15

DEVELOPER TREES - OVERSTORY
AR2 Acer rubrum Red Maple 2.5' Cal. B&B 4
AJ2 Acer saccharum 'JFS-KW8' TM Autumn Fast Sugar Maple 2.5' Cal. B&B 3
AO2 Aesculus glabra Ohio Buckeye 2.5' Cal. B&B 2
BR2 Betula nigra River Birch 2.5' Cal. B&B 3
CO2 Celtis occidentalis Common Hackberry 2.5' Cal. B&B 3
GD2 Gleditsia triacanthos Inermis Draves TM Street Keeper Honey Locust 2.5' Cal. B&B 6
GI3 Gymnodavidus dioica 'McKBranded' TM Kentucky Coffeetree 2.5' Cal. B&B 5
QC Quercus Crimson Spire Oak 2.5' Cal. B&B 11
QM2 Quercus macrocarpa Burr Oak 2.5' Cal. B&B 2
OR2 Quercus rubra Northern Red Oak 2.5' Cal. B&B 1
TS2 Tilia americana 'Sentry' Sentry Linden 2.5' Cal. B&B 9

MITIGATION TREES - EVERGREEN
AB2 Abies balsamea Balsam Fir 6' Hgt. B&B 18
PD Picea glauca 'Bonsai' Black Hills Spruce 6' Hgt. B&B 3
PW Pinus alba White Pine 6' Hgt. B&B 10
PP2 Pinus ponderosa Ponderosa Pine 6' Hgt. B&B 4
TA Tilia occidentalis 'Art Bee' TM North Pole Arborvitae 8' Hgt. B&B 24

MITIGATION TREES - OVERSTORY
AR Acer rubrum Red Maple 2.5' Cal. B&B 5
AJ Acer saccharum 'JFS-KW8' TM Autumn Fast Sugar Maple 2.5' Cal. B&B 4
AO Aesculus glabra Ohio Buckeye 2.5' Cal. B&B 4
BR Betula nigra River Birch 2.5' Cal. B&B 10
BJ3 Betula platyphylla 'Jelppak' Parkland Pillar® Asian White Birch 2.5' Cal. B&B 8
CO Celtis occidentalis Common Hackberry 2.5' Cal. B&B 2
GD Gleditsia triacanthos Inermis Draves TM Street Keeper Honey Locust 2.5' Cal. B&B 7
GI4 Gymnodavidus dioica 'McKBranded' TM Kentucky Coffeetree 2.5' Cal. B&B 9
QM Quercus macrocarpa Burr Oak 2.5' Cal. B&B 5
OR Quercus rubra Northern Red Oak 2.5' Cal. B&B 1
TS Tilia americana 'Sentry' Sentry Linden 2.5' Cal. B&B 3

Total Proposed Mitigation Inches: 292.5



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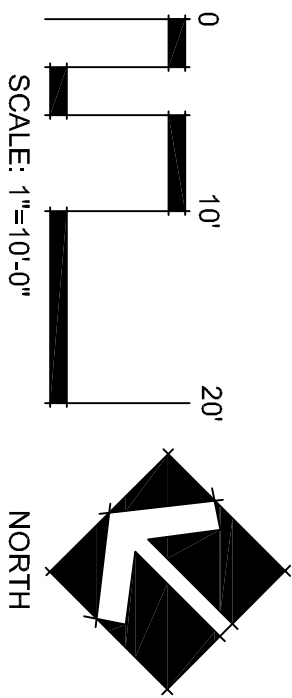
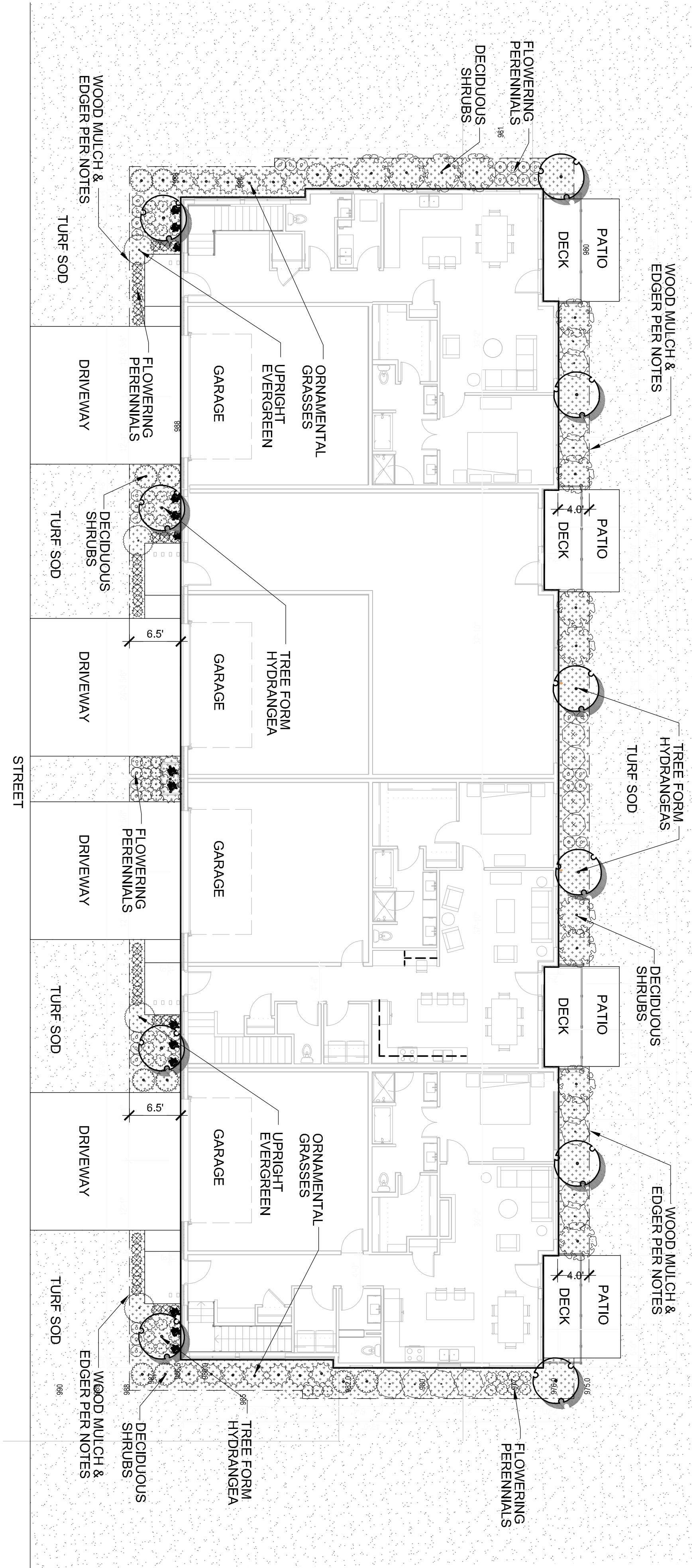


PRELIMINARY
I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Benjamin D. Rutberg, PLA
(My No. 4898)

REVISIONS	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

LANDSCAPE DETAILS,
NOTES AND SCHEDULES

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING



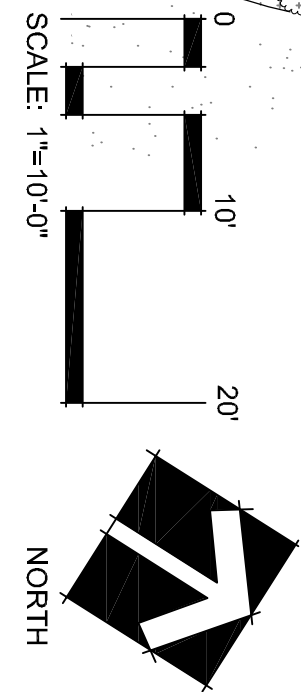
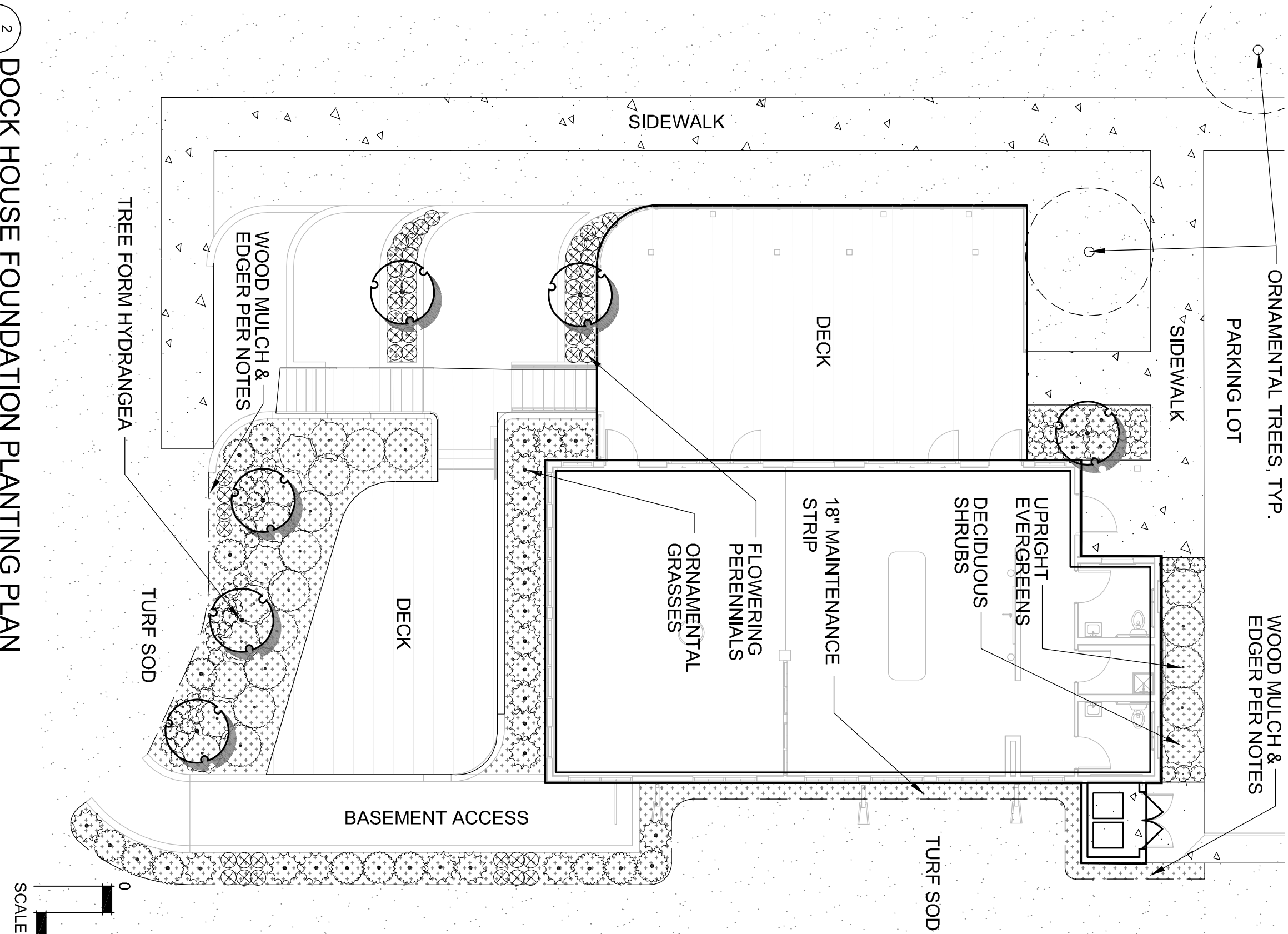
1 TOWNHOUSE PLANTING PLAN

PLANT SCHEDULE DOCK HOUSE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ORNAMENTAL TREES						
	HV	Hydrangea paniculata 'Penny'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	6
SHRUBS						
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	13
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	12
	Jm	Juniperus scopulorum 'Miedorf'	Medora Juniper	20 gal.	Pot	13
ANNUAL/PERENNIALS						
	Ho	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Balls	1 gal.	Pot	48
	Pl	Peroovskia atropicicola 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	54
GRASSES						
	Mp2	Miscanthus sinensis 'Purpureus'	Flame Grass	1 gal.	Pot	26

PLANT SCHEDULE TOWNHOUSE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Penny'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	10	
SHRUBS							
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	12	
	Jm	Juniperus scopulorum 'Miedorf'	Medora Juniper	20 gal.	Pot	4	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	4	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	12	
ANNUAL/PERENNIALS							
	An2	Allium x 'Millennium'	Millennium Ornamental Chive	1 gal.	Pot	36	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	36	
	Ho	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Balls	1 gal.	Pot	51	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpureus'	Flame Grass	1 gal.	Pot	16	



2 DOCK HOUSE FOUNDATION PLANTING PLAN

FOUNDATION PLANTING PLANS :



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Sauk Rapids, Minnesota



PRELIMINARY
Benjamin D. Hartberg, PLA
001 No. 48918

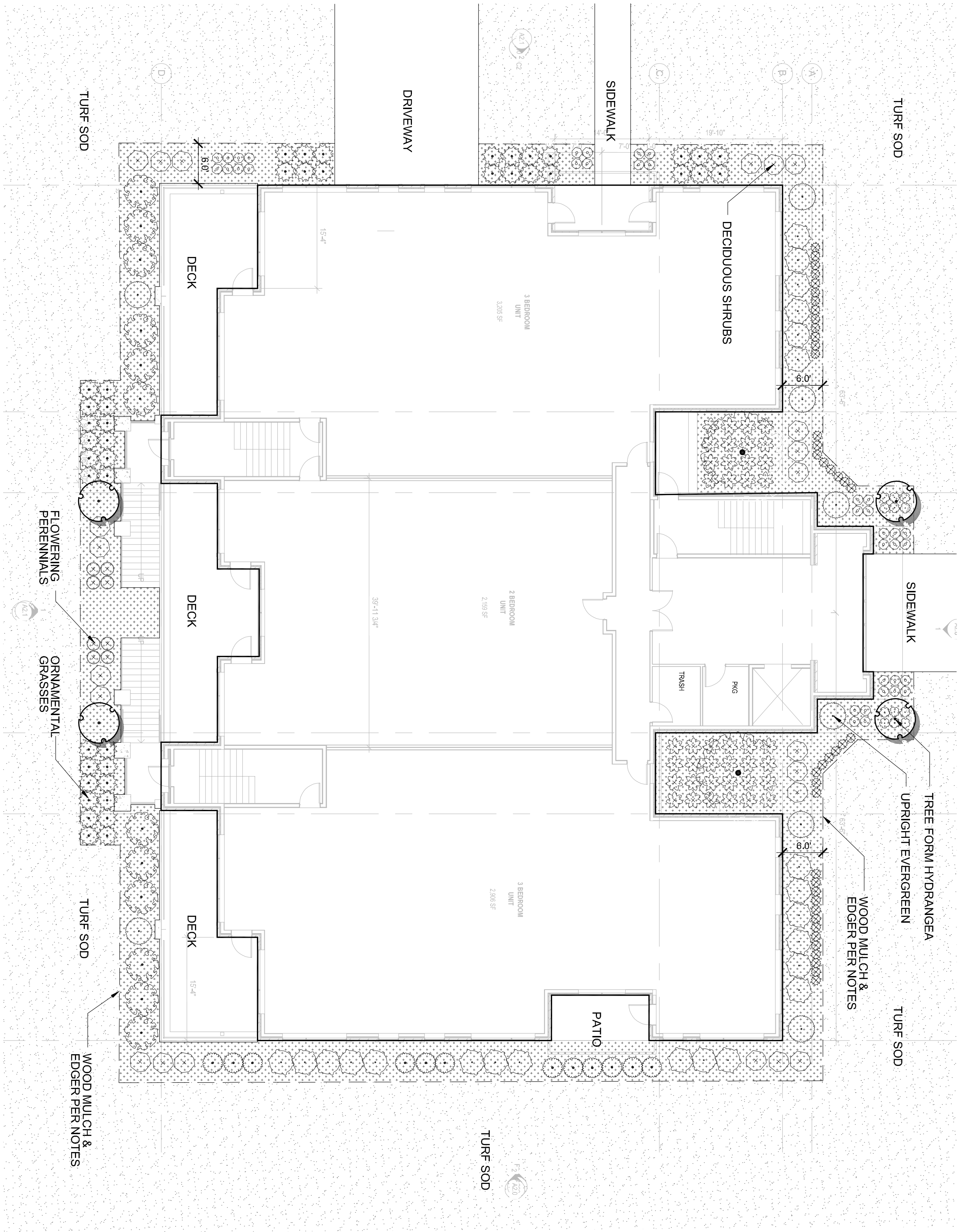
REVISIONS	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

FOUNDATION PLANTING PLANS

NORTH POINTA AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

SHEET

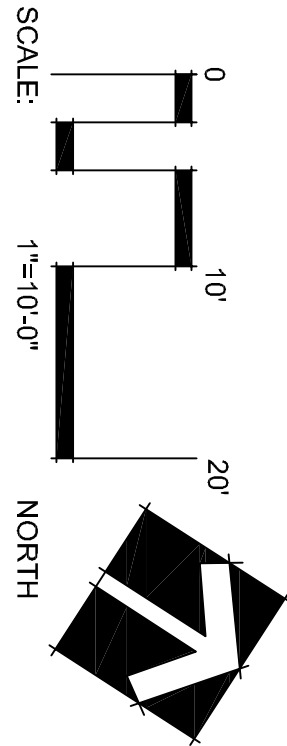
L-4



1 9 UNIT CONDO FOUNDATION PLANTING PLAN

PLANT SCHEDULE 9 UNIT CONDO

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HY	Hydrangea paniculata 'Rehdy'	Vanilla Strawberry™ Panicle Hydrangea	1' Cal.	BBB	4	
SHRUBS							
	CW	Cornus alternifolia 'Wedgeleaf'	Golden Shadows® Dogwood	1'5 gal.	Pot	2	
	DI	Dierilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	23	
	JM	Juniperus scopulorum 'Meditor'	Medora Juniper	20 gal.	Pot	8	
	SM3	Spiraea x bumalda 'Goldmound'	Gold Mound Spiraea	3 gal.	Pot	22	
	SM2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	12	
ANNUAL/PERENNIALS							
	AN2	Allium x 'Millennium'	Millennium Ornamental Chive	1 gal.	Pot	42	
	EP	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	36	
	HP	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Balls	1 gal.	Pot	12	
	MA3	Matteuccia struthiopteris	Ostrich Fern	1 gal.	Pot	40	
	NW	Nepeta x 'Rassanil' 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	8	
GRASSES							
	MP2	Miscanthus sinensis 'Purpureus'	Flame Grass	1 gal.	Pot	44	



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I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Benjamin D. Harberg, P.L.A.
MN Lic. #8989

REVISIONS	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

FOUNDATION PLANTING PLANS

NORTH POINTe AT HALSTED BAY
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for:
ANGEL M CONSULTING

SHEET

L-5

FOUNDATION PLANTING PLANS :

2415 Wilshire Boulevard
Mound, MN 55364
(952) 472-0604

City of Mound

Memorandum

To: Planning Commission
From: Sarah Smith, Comm. Dev. Director
Date: November 26, 2025
Re: 2025 Work Plan Project – Exterior Storage – *Continued from November 18, 2025
Special/Rescheduled Meeting*

Summary. Review of exterior storage was included in the 2025 Planning Commission’s work plan list. As requested at the November 18th meeting, Staff requests review/discussion from the Planning Commission at its December 2nd meeting related the specific areas of the City exterior storage regulations the Planning Commission would like to evaluate so Staff can prepare a report/study to be brought back to an upcoming meeting.

The exterior storage regulations are included in City Code Sec. 129-314 and have been included as an attachment.

ZONING

such conformance.

(Code 1987, § 350.700; Ord. No. 61-1993, § 350.705, 2-23-1994)

Sec. 129-314. Exterior storage.

In all residential districts, it is the responsibility of the owner of any property, improved or unimproved, to maintain the outdoor areas; including courtyards and the like, of the property and adjacent rights-of-way in a manner that prevents blight and complies with the following requirements:

(a) *Storage on private property.* Exterior storage of ice shelters, recreational vehicles, motorized vehicles, utility trailers, watercraft, or watercraft trailers is permitted on all residentially zoned properties and shall be regulated as follows:

(b) *Developed lots.* Exterior storage on lots with principal dwellings shall be limited to no more than one (1) ice shelter, recreational vehicle, motorized vehicle, utility trailer, watercraft, watercraft trailer, objects screened by a tarp or other screening device, or any combination thereof, for every 1,500 square feet of lot area, up to a maximum of six (6).

(c) *Undeveloped lots.* Exterior storage on lots with no principal dwelling is prohibited unless undeveloped lot abuts a developed lot and is tax combined at Hennepin County.

(d) *Storage for hire prohibited.* All exterior storage items must be owned by, leased to, or rented to the owner or occupant of the property on which it is stored. The storage of un-owned items under storage for hire, trade, or other in-kind consideration is prohibited on all residential properties.

(e) *Storage of recreational vehicles, utility trailers, and ice shelters.* Storage of recreational vehicles, utility trailers, and ice shelters shall be regulated as follows:

(1) It is unlawful for any person to use for human habitation a recreational vehicle, utility trailer or ice shelter that is parked or stored upon public property.

(2) It is unlawful for any person to park or store a recreational vehicle, utility trailer or ice shelter for human habitation upon any private property for more than 72 hours, without first obtaining a permit from the City, which may not exceed 14 days in aggregate.

(3) All outdoor storage of recreational vehicles, utility trailers and ice shelters stored in whole on areas meeting the requirements of section 121-146 (13), are permitted to be stored no closer than one foot to any side, front, or rear lot line, so long as the construction of the area meets the requirements of section 121-146 (13).

(4) All exterior storage on an area which does not comply with subd. 3 shall be stored no less than five (5) feet from any lot line.

(f) *Storage of motorized vehicles.* Storage and parking of all motorized vehicles other than recreational vehicles shall be regulated as follows:

(1) Operability and restorations. All outdoor storage of motorized vehicles on any residentially zoned property within the City shall be operable. The parking or exterior storage of junk vehicles is prohibited.

(2) Exterior storage of motorized vehicles other than recreational vehicles, with a maximum gross vehicle weight (GVW) of 10,000 pounds or less is allowed in all residential districts.

(3) Exterior storage of motorized vehicles in excess of 10,000 pounds GVW is prohibited in all residential districts.

(4) All exterior storage of motorized vehicles stored in whole on areas of impervious cover are permitted to be stored no closer than one (1) foot to any side, front, or rear lot line, so long as the construction of the area meets the requirements of section 121-146 (13). Storage on an area which does not meet the requirements of section 121-146 (13) shall be considered storage on non-impervious cover.

(5) All exterior storage of motorized vehicles on areas of non-impervious cover shall be stored no less than five (5) feet from any lot line.

ZONING

(g) *Storage of watercraft and watercraft trailers.* Watercraft, unoccupied watercraft trailers, and watercraft on watercraft trailers shall be subject to the following storage requirements:

(1) *Operability and restorations.* All watercraft stored in the open on any residentially zoned property within the City shall be in operable condition. The storage of junk watercraft or junk watercraft trailers is prohibited.

(2) *Allowed outdoor storage locations.* The exterior storage of watercraft and unoccupied watercraft trailers on residential properties is permitted as follows:

i. *Lakeshore lots.* Watercraft and unoccupied watercraft trailers may be stored in a side yard, rear yard, front yard, and lakeshore yard, so long as the storage meets required setbacks and have no significant impact on lake views to adjacent lakeshore properties.

ii. *Non-lakeshore lots.* Watercraft and unoccupied watercraft trailers may be stored in front yard, side yard, or rear yard areas, so long as the storage meets required setbacks.

(3) *Required setbacks.* All exterior storage of watercraft and watercraft trailers shall be subject to the following setbacks:

i. *Storage on impervious cover.* All exterior storage of watercraft and watercraft trailers stored in whole on areas of impervious cover are permitted to be stored no closer than one (1) foot to any side, front, or rear lot line, so long as the construction of the area meets the requirements of section 121-146 (13). Storage on an area which does not meet the requirements of section 121-146 (13) shall be considered storage on non-impervious cover.

ii. *Storage on non-impervious cover.* All exterior storage of watercraft and watercraft trailers on areas of non-impervious cover shall be stored no less than five (5) feet from any lot line.

(h) *Storage of special mobile equipment.* The exterior storage of special mobile equipment on any residentially zoned property shall be prohibited; exclusive of equipment stored on a property for use in conjunction with a valid building permit issued by the City.

(i) *Prohibited exterior storage.* The exterior storage of any of the following is prohibited:

(1) *Trash and debris.*

- i. All garbage, rubbish, animal carcasses, animal and human waste, and other waste materials stored outside of an approved rubbish pre-collection container;
- ii. Accumulations of litter, glass, scrap materials (such as wood, cardboard, metal, paper, or plastics), junk, combustible materials, stagnant water, plastic bags, trash, or other debris outside of an approved rubbish pre-collection container;
- iii. Rubble, trash, debris, spoil, and other construction wastes generated during permitted construction not removed from the property within 21-days of being generated.
- iv. Accumulations of discarded, disused, or junk clothing, furniture, carpet, or any other items not designed for outdoor storage.

(2) *Non-trash items.*

- i. Accumulations of discarded, disused, or junk wood or plastic pallets;
- ii. Accumulations of automotive parts or tires;
- iii. All construction and building materials, unless such materials are being used at the time in the construction of a building, in which case, such construction must be permitted and on a continuous, uninterrupted basis;
- iv. All discarded, disused, or junk appliances or appliance parts;
- v. All indoor or upholstered furniture of a type or materials which is deteriorated by exposure to outdoor elements; or

ZONING

vi. All recycling materials, except for reasonable accumulations, amounts consistent with a policy of regular removal, which are stored in a well-maintained manner according to Chapter 54.

(3) *All other non-trash items.*

Storage of items which are a type or quantity inconsistent with normal and usual use;

Are of a type or quantity inconsistent with the intended use of the property; or

Are likely to obstruct or impede the necessary passage of fire or other emergency personnel.

(j) *Exterior storage of firewood.* Exterior storage of firewood may be stored upon all residential properties solely for use on the premises and not offered for resale. All firewood located upon residential properties shall be stored as follows:

(1) All firewood shall be cut or split, prepared for use, and stored in a regular, orderly arrangement that is stable and reasonably resistant to collapse.

(2) The height of a woodpile over three (3) feet shall be no more than twice its width, with a maximum height of six (6) feet.

(3) Firewood shall be stored not less than three and one-half (3.5) inches off the ground and on a well supported, non-rotting base.

(4) Storage of firewood shall be permitted in side and rear yard areas only and must maintain a minimum setback of four (4) feet from any side or rear lot line, unless separated by a fence, then no closer than one (1) foot.

(k) *Violation subject to abatement.* A violation of this Code shall be deemed a public nuisance, subject to the notification and abatement procedures contained within Chapter 42.

(Ord. No. 01-2017, 2-5-2017; Ord. No. 01-2020, 2-9-2020)

Sec. 129-315. Refuse.

(a) In all districts, all waste material, with the exception of debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse. Existing uses shall comply with this provision within six months following the enactment of the ordinance from which this chapter is derived.

(b) Passenger vehicles and trucks in an inoperative state shall not be parked in residential districts for a period exceeding 96 hours. The term "inoperative" means incapable of movement under their own power and in need of repairs or removal to junk yard. All exterior storage not included as a permitted accessory use, a permitted use, or included as part of a conditional use permit, or otherwise permitted by provisions of this chapter shall be considered as refuse.

(Code 1987, § 350.715; Ord. No. 61-1993, § 350.715, 2-23-1994)

Sec. 129-316. Screening and buffering.

(a) Screening shall be required in all residential zones where:

(1) Any off-street parking area contains more than four parking spaces and is within 30 feet of an adjoining residential zone; and

(2) Where the driveway to a parking area of more than six parking spaces is within 15 feet of an adjoining residential use or zone.

(b) Where any business (structure, parking or storage) is adjacent to property zoned or developed for any residential use, that business or industry shall provide screening along its boundary with the residential property. Screening shall also be provided where a business, parking lot, or industry is across the street from a residential zone, but not on that side of a business or industry considered to be the front (as determined by this chapter).

(c) All exterior storage in commercial districts shall be screened. The exceptions are: