



## **City of Mound 2025 Amendment to 2040 Comprehensive Plan Adjacent and Affected Jurisdiction Review and Comment Form**

May 9, 2025

To: David Able, City of Minnetrista  
Melanie Curtiss/Laura Oakden, City of Orono  
Jake Griffiths, City of Shorewood  
Mike Anderson, City of Spring Park  
David J. Hough, Hennepin County Administrator  
Chad Ellos/Douglas Heidemann, Hennepin County Transportation  
Boe Carlson/Danny McCullough, Three Rivers Park District  
Kevin Borg, Westonka School District (ISD No. 277)  
Tod Sherman, MnDOT  
North Metro Area Hydrologist, MnDNR  
James Wisker/Becky Christopher/Maggie Menden/Andrew Stephenson/Veronica Sannes  
Minnehaha Creek Watershed District  
Jessica Galatz Hennepin County Regional Rail Authority  
Tom Tully/Jim Brimeyer, Lake Minnetonka Conservation District  
Shawn James, Metropolitan Council

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, the City of Mound is distributing a proposed amendment to its 2040 Comprehensive Plan for your review and comment.

The applicant is requesting to amend the future land use designation for 6639 Bartlett Boulevard from medium density residential to low density residential. The project is a residential development that extends across the cities of Mound and Minnetrista. The Mound portion of the project will have 8 townhomes, 2 single family homes, and one dock house amenity building, while the City of Minnetrista portion will have an additional 15 single family homes, 45 condominiums, and a park. Attached for reference is the current 2040 Comprehensive Plan Future Land Use Map with the project area identified and a copy of the Street and Storm Sewer Plan to better illustrate the proposed project.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan Amendment and send any comments or an indication of no comment as soon as possible but no later than **4:30 p.m. on Tuesday, July 8, 2025**. Your response can be sent to Sarah Smith, City of Mound Community Development Director, via email to [sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com) or in writing to City of Mound, 2415 Wilshire Boulevard, Mound, MN 55364. In the event that there are questions regarding the proposed amendment to 2040 Comprehensive Plan, or if additional information is needed, please contact Sarah Smith at the number of email address above. If another representative in your agency is responsible for or coordinating reviews of amendments to Comprehensive Plans, please forward this information and let the Sarah Smith at the City of Mound know who should be contacted in the future. On behalf of the City of Mound, thank you in advance for your assistance and prompt response.



**City of Mound 2025 Amendment to 2040 Comprehensive Plan  
Adjacent and Affected Jurisdiction Review and Comment Form**

Date: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Reviewer Name (Print): \_\_\_\_\_

Reviewer Title: \_\_\_\_\_

Reviewer Signature: \_\_\_\_\_  
\_\_\_\_\_

**Please check the appropriate box:**

- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment and offer the following comments (attach additional sheets if necessary)

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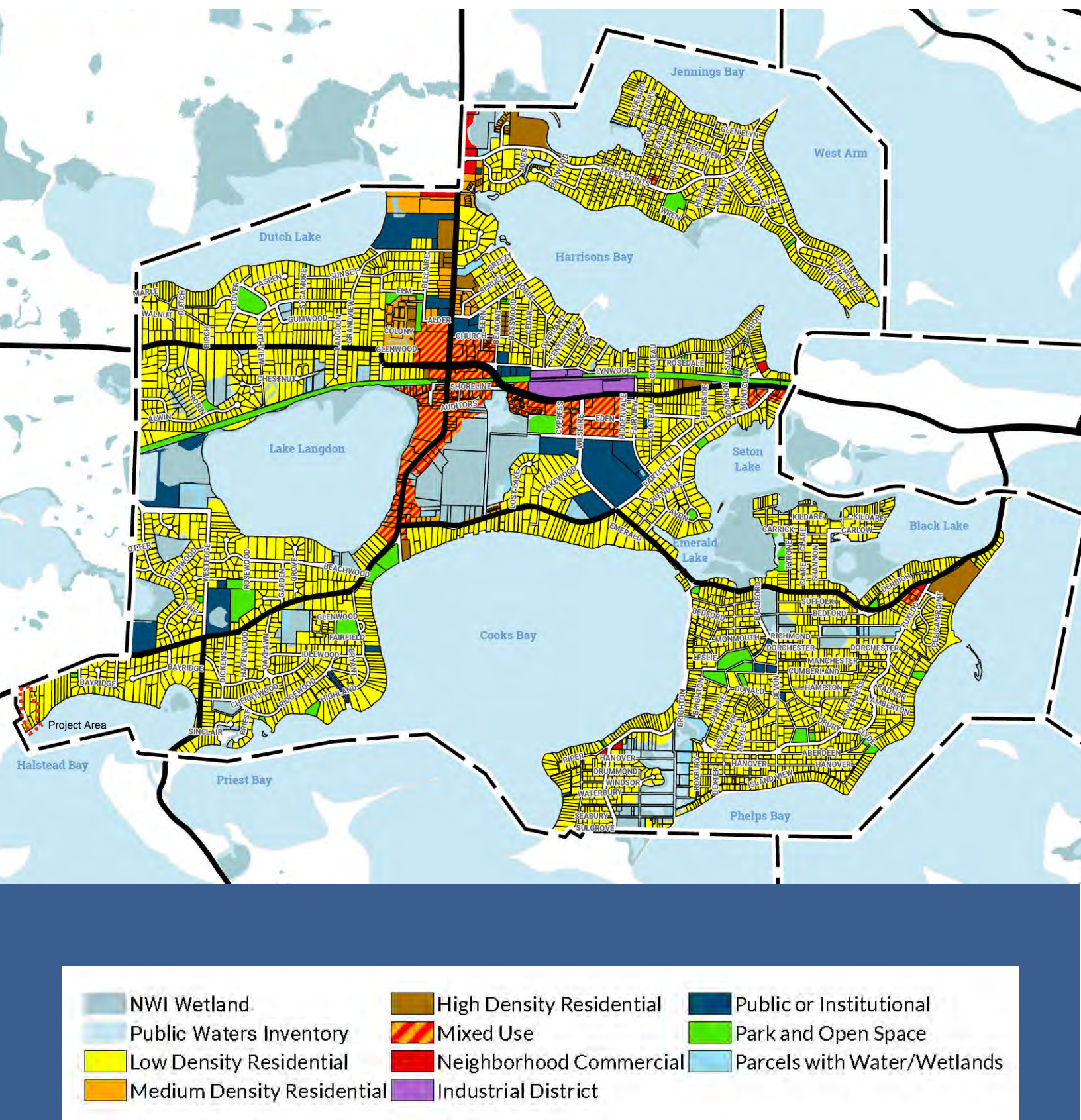
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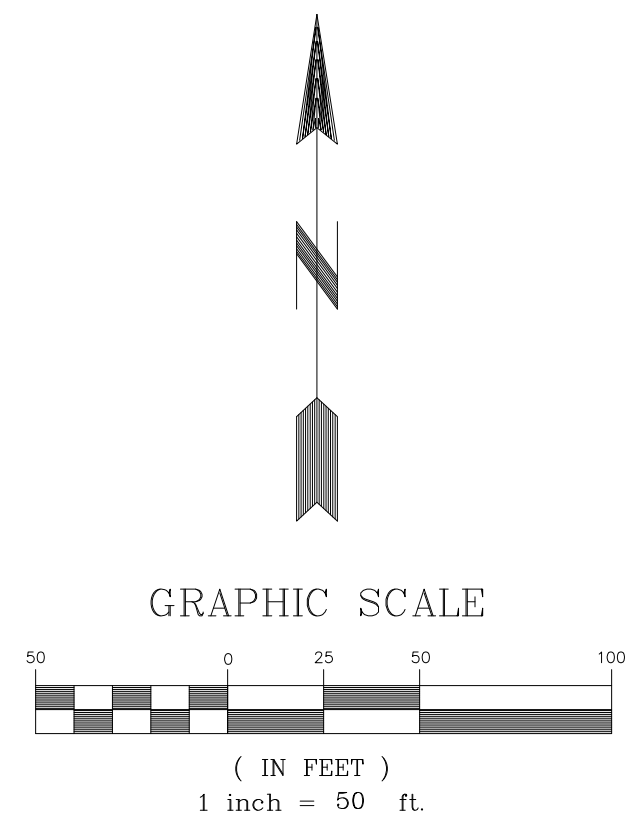
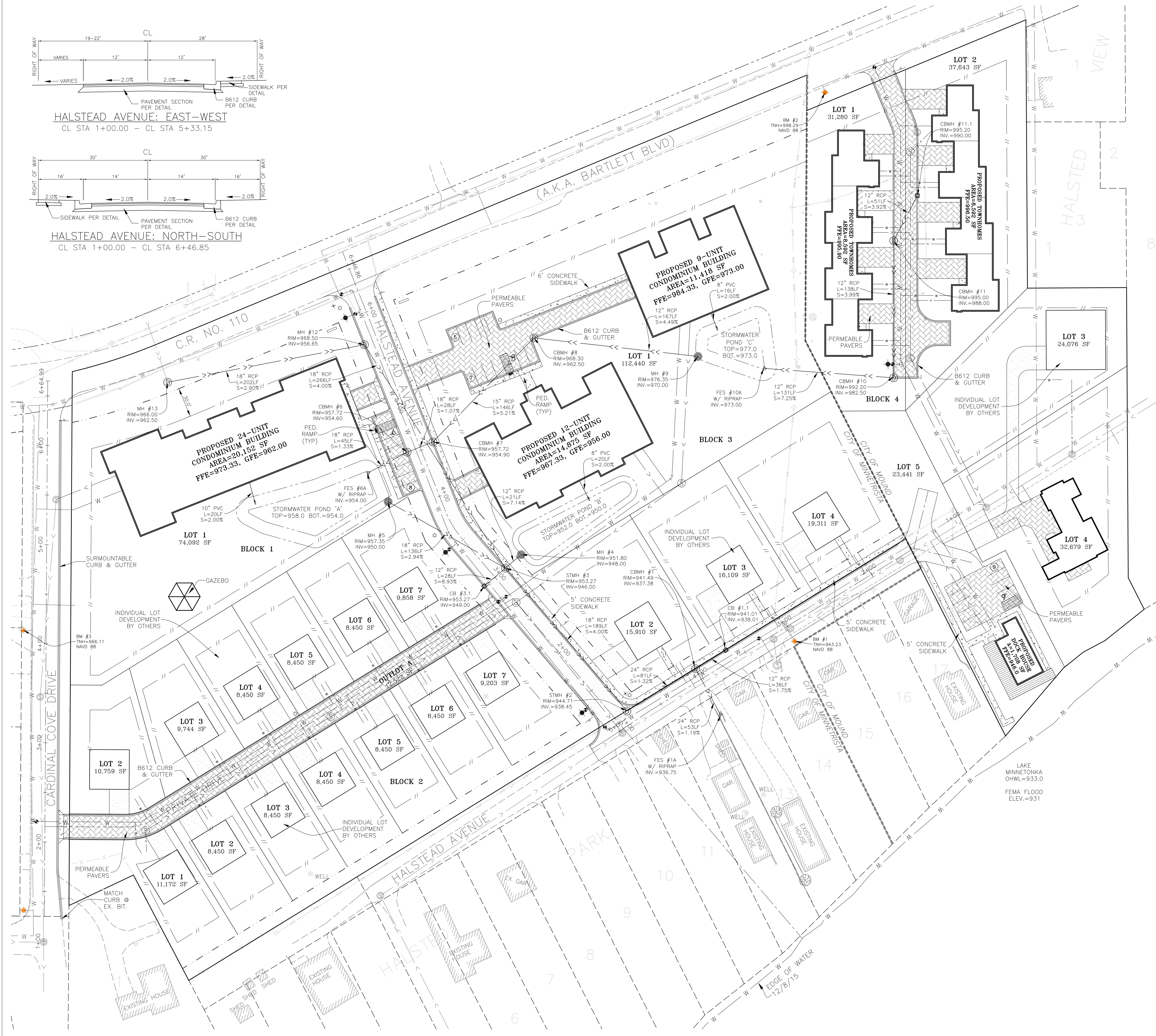
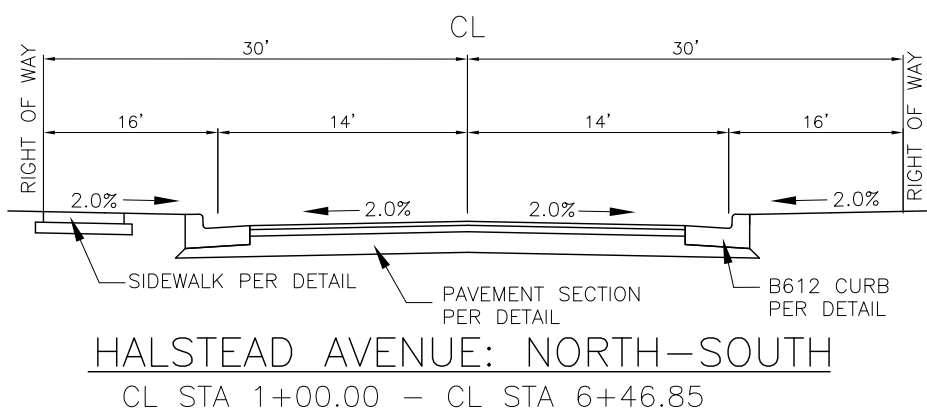
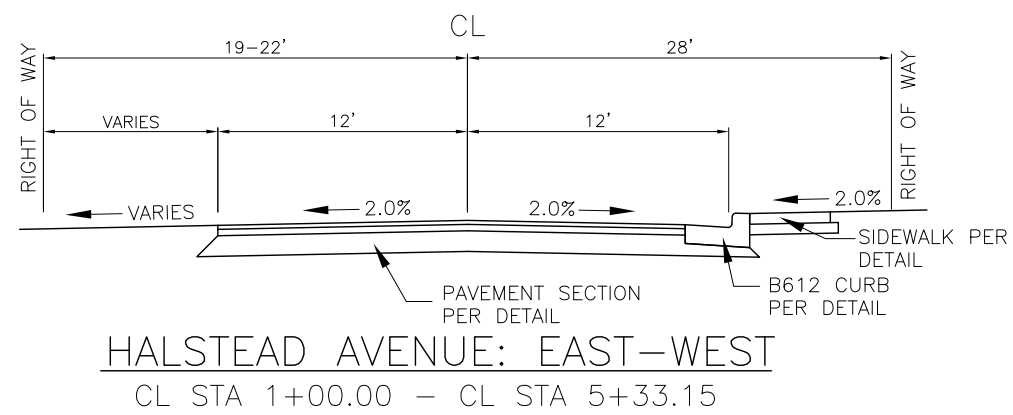
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**Your prompt review and response is respectfully requested as soon as possible but no later than 4:30 p.m. on Tuesday, July 8, 2025. Your response can be sent to Sarah Smith, City of Mound Community Development Director, via email to [sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com) or by mail to City of Mound, 2415 Wilshire Boulevard, Mound, MN 55364**

Figure 3.4      Future Land Use







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: JIM KOCH, KOCH BUILDING DEVELOPMENT  
2782 TAMARACK DRIVE, LONG LAKE, MN

Minnetrista Lots						
Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			Total	Percent
		Building	Conc/Bit	Pavers*		
Total	356,198	73,310	11,471	3,939	88,720	24.9%

\* Area of pavers at 50% impervious

\* Area of pavers at 50% impervious

Block 1	Lot Area (SF)	Impervious Area (SF)				Percent
		Building	Conc/Bit	Pavers*	Total	
Lot 1	74,092	20,817	776	258	21,851	29.5%
Lot 2	10,759	1,600	500	0	2,100	19.5%
Lot 3	9,744	1,600	500	0	2,100	21.6%
Lot 4	8,450	1,600	500	0	2,100	24.9%
Lot 5	8,450	1,600	500	0	2,100	24.9%
Lot 6	8,450	1,600	500	0	2,100	24.9%
Lot 7	9,858	1,600	500	0	2,100	21.3%
Total	129,803	30,417	3,776	258	34,451	26.5%

Block 2	Lot Area (SF)	Impervious Area (SF)				Percent
		Building	Conc/Bit	Pavers*	Total	
Lot 1	11,172	1,600	514	0	2,114	18.9%
Lot 2	8,450	1,600	500	0	2,100	24.9%
Lot 3	8,450	1,600	500	0	2,100	24.9%
Lot 4	8,450	1,600	500	0	2,100	24.9%
Lot 5	8,450	1,600	500	0	2,100	24.9%
Lot 6	8,450	1,600	500	0	2,100	24.9%
Lot 7	9,203	1,600	500	0	2,100	22.8%
Total	62,625	11,200	3,514	0	14,714	23.5%

Block 3	Lot Area (SF)	Impervious Area (SF)				Percent
		Building	Conc/Bit	Pavers*	Total	
Lot 1	112,440	26,293	1,326	3,681	31,300	27.8%
Lot 2	15,910	1,800	808	0	2,608	16.4%
Lot 3	16,109	1,800	1,024	0	2,824	17.5%
Lot 4	19,311	1,800	1,023	0	2,823	14.6%
Total	163,770	31,693	4,181	3,681	39,555	24.2%

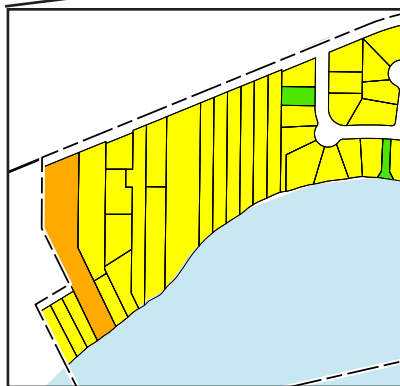
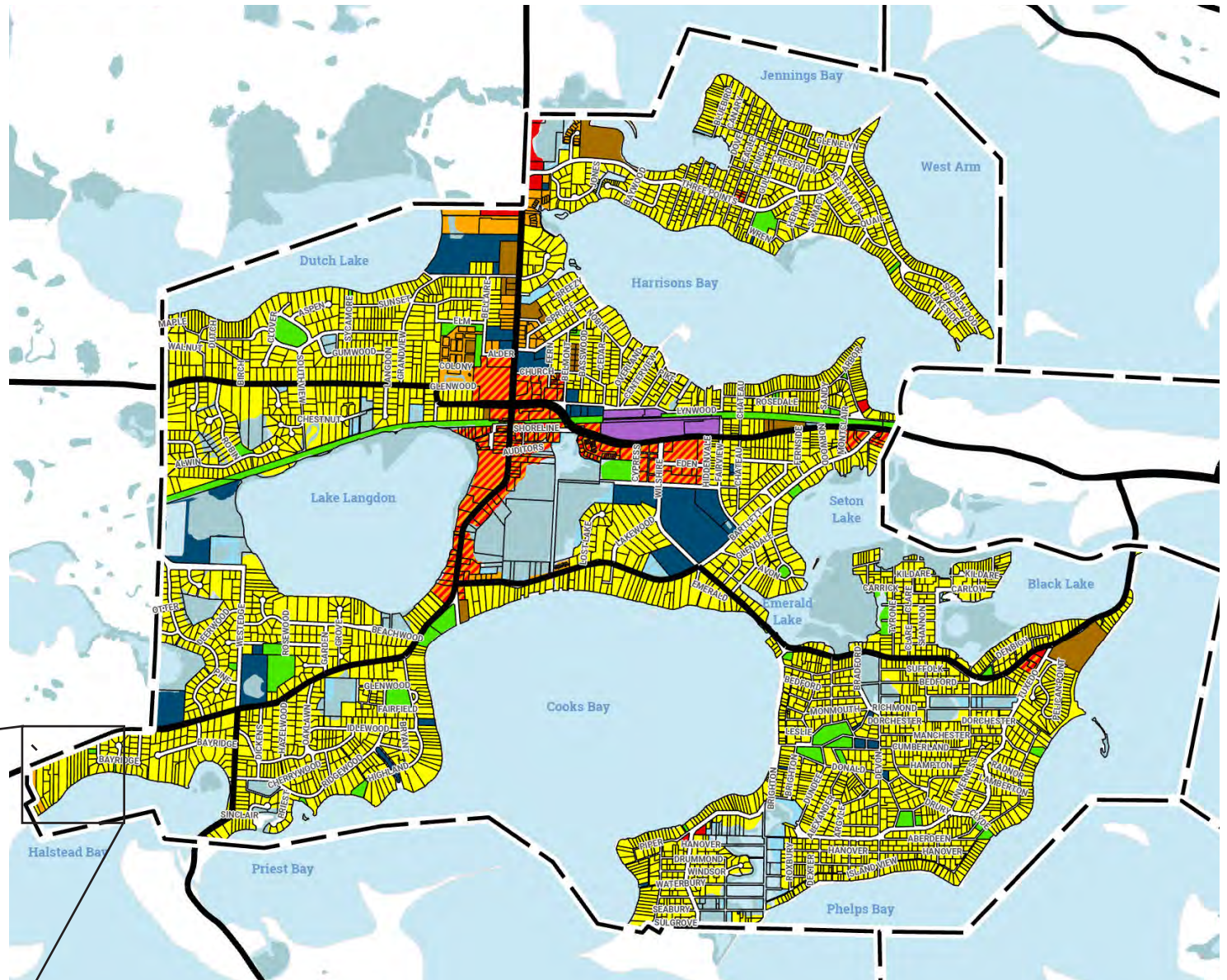
Block 4	Lot Area (SF)	Impervious Area (SF)				Percent
		Building	Conc/Bit	Pavers*	Total	
Lot 1	31,280	8,592	176	3,278	12,046	38.5%
Lot 2	37,643	8,592	176	3,597	12,365	32.8%
Lot 3	24,076	3,600	1,729	0	5,329	22.1%
Lot 4	32,679	3,586	1,361	1,068	6,015	18.4%
Lot 5	23,441	1,708	4,739	2,190	8,637	36.8%
Total	149,119	26,078	8,181	10,132	44,391	29.8%

\* Area of pavers at 50% impervious

PRELIMINARY  
NOT FOR CONSTRUCTION



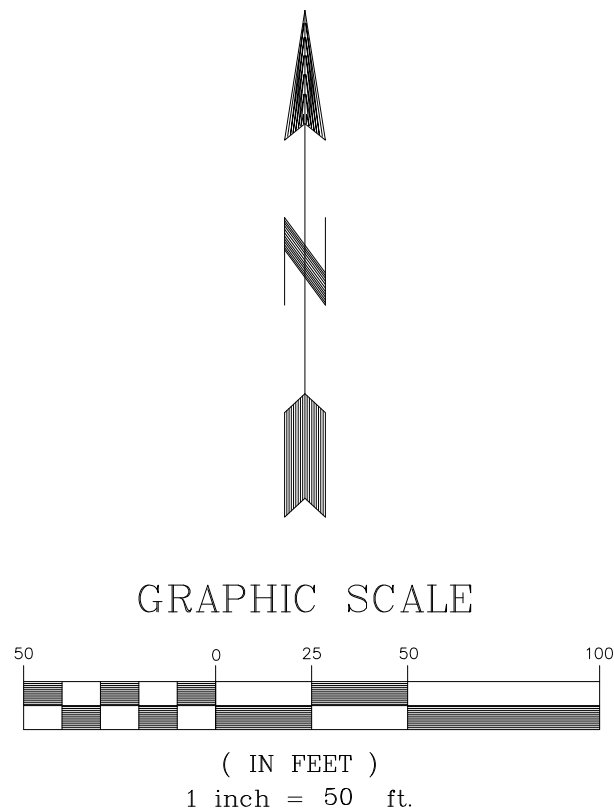
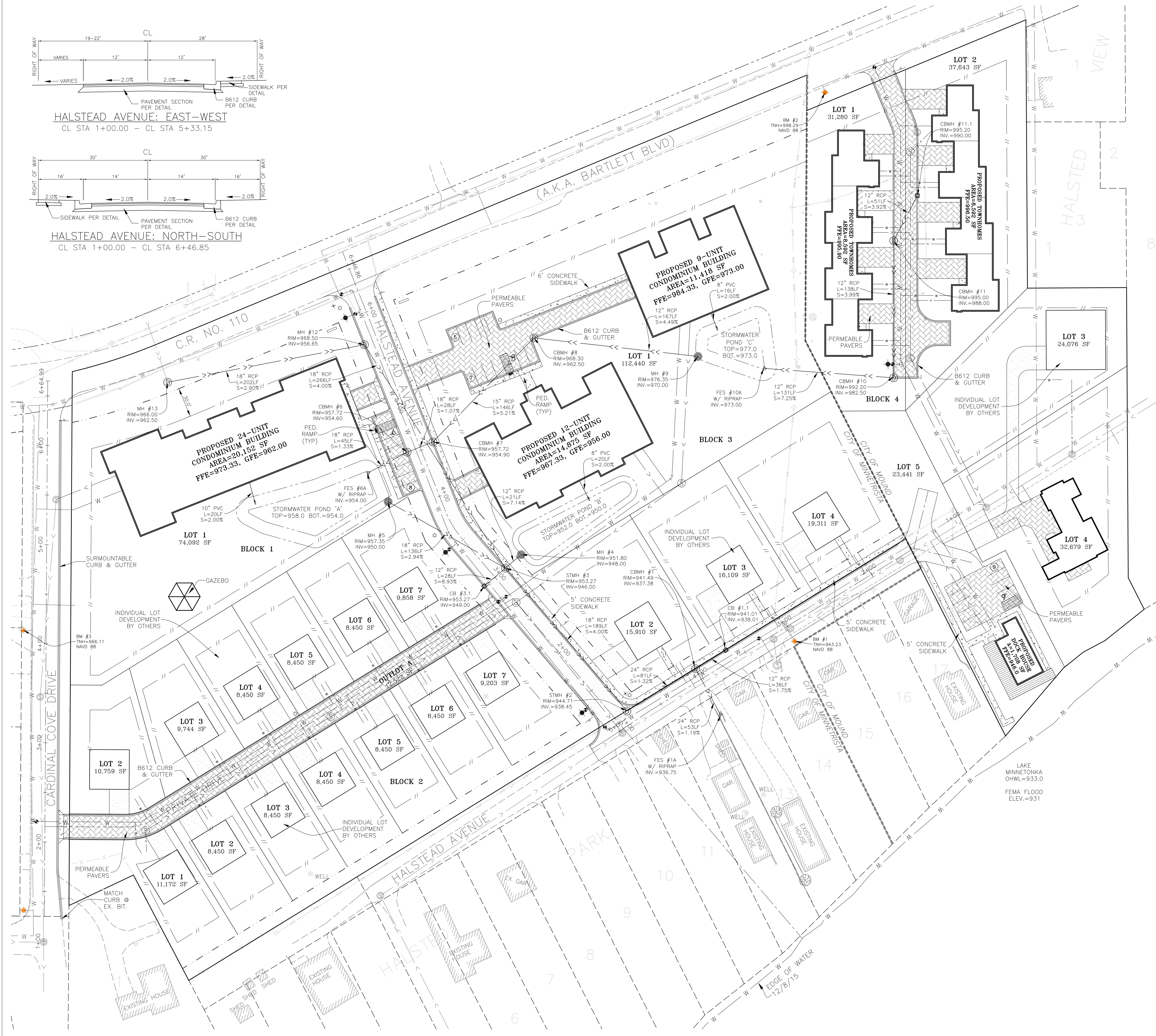
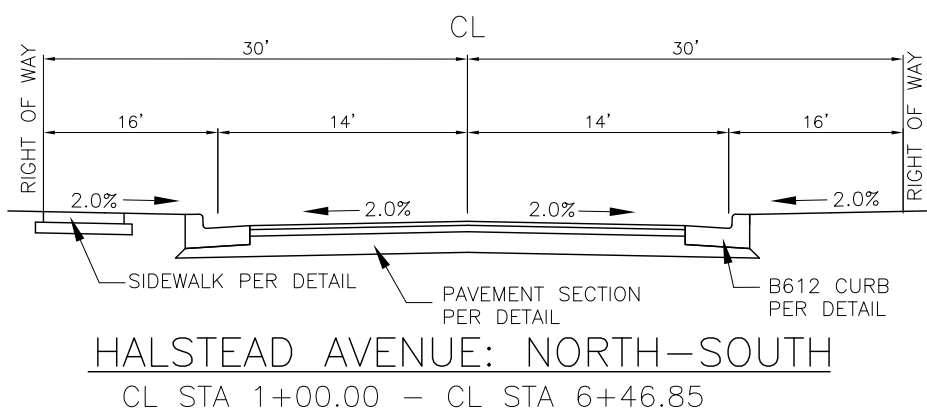
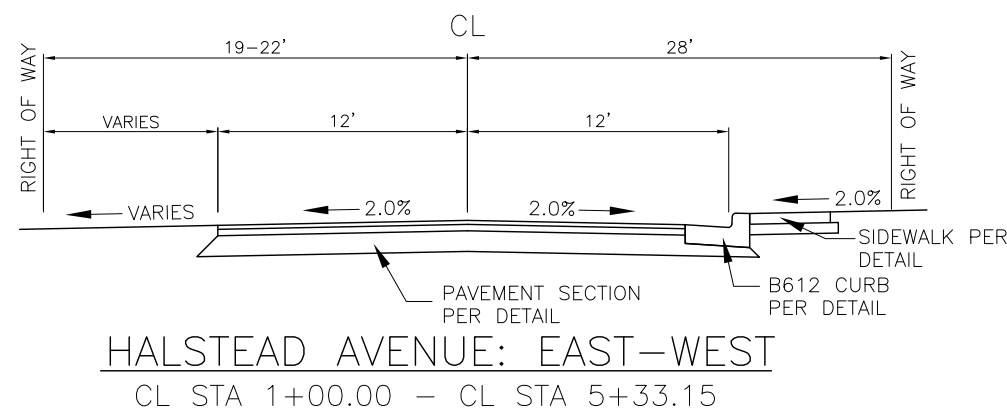
# City of Mound Future Land Use Map



6639 Bartlett Boulevard reguiding from medium density residential to low density residential

- |                            |                          |                             |
|----------------------------|--------------------------|-----------------------------|
| NWI Wetland                | High Density Residential | Public or Institutional     |
| Public Waters Inventory    | Mixed Use                | Park and Open Space         |
| Low Density Residential    | Neighborhood Commercial  | Parcels with Water/Wetlands |
| Medium Density Residential | Industrial District      |                             |





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