

NOTICE OF MOUND CITY COUNCIL PUBLIC HEARINGS FOR MAJOR SUBDIVISION-PRELIMINARY PLAT ("SUNSET VIEW VILLA") AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND REVIEW REMODEL/SITE DEVELOPMENT PLANS PROPOSED BY GRAHAM NEVE FOR THE PROPERTY AT 2631 COMMERCE BOULEVARD IN MOUND, MN

NOTICE IS HEREBY GIVEN that the Mound City Council, as part of its regular meeting being held on **Tuesday, September 28, 2021 at 7:00 p.m.**, or as soon as possible thereafter, in the Council Chambers in the Centennial Building located at 5341 Maywood Road, Mound, MN, will hold public hearings to consider the Major Subdivision-Preliminary Plat of "Sunset View Villa", a Conditional Use Permit for a Planned Unit Development (PUD) and remodel/site development plans proposed by Graham Neve for the property at 2631 Commerce Boulevard ("property"). A public hearing that includes the proposed rezoning of the property to Mixed Use Corridor, along with other rezoning and text amendments related to the 2040 Comprehensive Plan, is also being considered at the September 28, 2021 City Council meeting.

The property, which is located on the west side of Commerce Boulevard near the intersection of Commerce Boulevard and Bartlett Boulevard, is generally described as part of Lot 1, AUDITOR'S SUDIVISION NO. 168 and identified as PID No. 23-117-24-14-0049 in the Hennepin County Property Information Tax System.

The purpose for the proposed plat is to subdivide the property into 2 lots. The proposed Lot 2, Block 1, Sunset View Villa will be for the existing single family home, which will be remodeled, and a proposed new, detached accessory structure to be constructed. The proposed Lot 1, Block 1, Sunset View Villa will include the existing 4-unit, which will be converted into a duplex.

Information about the proposed Major Subdivision-Preliminary Plat of "Sunset View Villa" is on file and available for viewing at City Hall, by appointment, during office hours, and is also available on the City of Mound website at www.cityofmound.com.

Written or email comments about the proposed development will be accepted and should be directed to Sarah Smith at 2415 Wilshire Boulevard, Mound, MN 55364. Email comments can be sent to sarahsmith@cityofmound.com. Comments or emails received by 11:00 a.m. on Thursday, September 23, 2021 will be included in the City Council agenda packet. Comments received after that time will be presented to the City Council at the meeting. Information submitted will be made part of the public record.

By: Sarah Smith

Community Development Director

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