



Project Updates March 2022

On-Site Activity

At the center of plans for The Pointes at Cedar is a public lake surrounded by pathways and small parklets. If you drive by The Pointes area today, you will see equipment removing material for creation of the lake.

Within the next few weeks, signage at key points in the project area will arrive. Anyone curious about the project will be able to use the QR code on the signs to learn more!

The [“What’s The Pointe?” blog](#) on the City’s [website](#) also features current information on the project.

Zoning Work Group

The Zoning Work Group is charged with supporting the development of a zoning ordinance specific to The Pointes at Cedar. Zoning provides the standards for the types of uses and site design that will occur in the project area. The Zoning Ordinance Work Group includes a [City Council](#), [Planning Commission](#), and [PARC](#) representative. All of the board representatives are also Monticello residents. A property owner from The Pointes area is also a member of the group.

The Work Group has been instrumental in helping to shape the draft framework for the Pointes at Cedar District (PCD) zoning ordinance. The draft ordinance provides both the process for developing within The Pointes area, as well as the applicable site standards. The Zoning Work Group provided guidance for representative images to guide potential developers in their project design.

The Work Group is scheduled to meet on April 5 at 5 p.m. to review the revised draft ordinance language.

Draft ordinance language for the new zoning district will be presented to the [Planning Commission](#) at their next meeting on April 5 at 6 p.m. in the Monticello Community Center.

Compass Committee

The Compass Committee is helping to create and guide the public spaces at the center of The Pointes. The Committee is made up of a cross-section of Monticello community members.

The Compass Committee met on February 16 with their focus of discussion being winter-focused visual aesthetics and activities within the public spaces of The Pointes at Cedar. An important aspect of The Pointes at Cedar is that it be a place to visit throughout the seasons. The Committee was tasked with identifying items that would act as a visual draw during the cold winter months to The Pointes and further emphasize the uniqueness of the project.

The Compass Committee plans to meet again on April 20 at 5 p.m. in the Monticello Community Center to focus on warm weather amenities and activities.

When Can I Participate?

Your next chance to provide ideas for spring and summer amenities at The Pointes will come in May at the upcoming Arbor Day event at the MCC. Watch for more details on this event on the City's social media and blog!

Board & Commission Updates

Following the joint City Council and Planning Commission on February 14, staff completed a draft Pointes at Cedar (PCD) zoning ordinance. Review of the draft ordinance was tabled from the regular March Planning Commission meeting and rescheduled for the April 5 meeting to allow further staff review and completion. The full staff report and draft ordinance is available on the [Planning Commission's](#) April agenda page.

General Project Updates

City staff and project consultants WSB (consultant for the grading, park & open space, and landscaping) and NAC (consultant for The Pointes Small Area Plan and The Pointes Zoning Ordinance) meet each month to work through a variety of planning and design topics related to the next phase of work on The Pointes. The joint meetings allow for communication on the work of the Compass Committee and Zoning Work Group.

In late March, the staff and consultant team discussed expanding the public engagement calendar for feedback on the project and working through project schedule adjustments. Discussions on utility coordination throughout the project area was also discussed, including those utilities which may require relocation with closure of a portion of Dundas Road.