

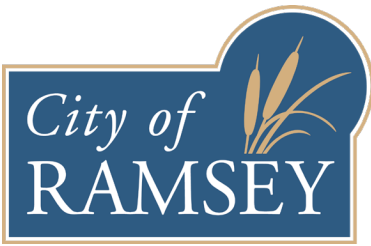
North Brook Meadows (Hunt Property) – City Council – 9/14/2021

Project Information

1. Bulk Standards
 - a. The North Brook Meadows Development was recently recommended for approval by the Planning Commission on August 26, 2021 since it meets all bulk standards of the [R-1 Residential \(MUSA\)](#) zoning district:
 - i. Minimum lot size (0.25 acres) – all lots are at least ¼ acre in size
 - ii. Minimum/maximum density (2.5-3 units per acre) – 2.7 units per acre
 - iii. Minimum lot width (80 feet) – all lots are at least 80' wide
2. Traffic Study – *As part of EAW for Trott Brook North*
 - a. Based on City Council, and resident, feedback, the City Council has directed the Applicant to upgrade 173rd Ave NW to a full public road and include upgrades (turn lanes) off Nowthen Blvd onto 173rd Ave NW.
3. Previous Cases
 - a. May 7, 2020 – Planning Commission – [Case](#) – [Minutes](#)
 - b. May 26, 2020 – City Council – [Case](#) - [Minutes](#)
 - c. January 7, 2021 – Planning Commission - [Case](#) - [Minutes](#)
 - d. August 16, 2021 – Environmental Policy Board – [Case](#) - *Minutes will be made available September 23rd (next Environmental Policy Board meeting)*
 - e. August 26, 2021 – Planning Commission – [Case](#)
 - i. *Draft minutes attached to City Council case.*
4. [City Page for Project](#)
5. Infrastructure Study (Engineering)

Q&A

1. Zoning
 - a. What is this site zoned for?
 - a. This site is zoned for ¼ acre lots with 80 foot width on City sewer and water.
 - b. Is the Developer proposing any changes to the zoning?
 - a. No, all of the lots will meet the minimum requirements of City Code for the R-1 Residential (MUSA) zoning district.
 - c. When/how was it rezoned? Can it be changed now? If so, how?
 - i. The property was rezoned along with many other properties throughout the City of Ramsey in 2011 for the 2030 Comprehensive Plan. Affected property owners were notified via mail, and a posting was made in the Anoka County Union Herald. At least three (3) public hearings were conducted: one (1) with the Planning Commission, and two (2) with the City Council for ordinance introduction & adoption.



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1. *Supporting documentation is included with the case presented to the City Council for the September 14, 2021 meeting as well as the September 28, 2021 meeting*
 - ii. The only way that the zoning of a property could be changed is through a Land Use Application from the property owner for a Zoning Amendment and/or Comprehensive Plan Amendment. The only active Land Use Application from the current property owners is for the Preliminary Plat of North Brook Meadows.
 2. Costs
 - a. What costs is the City incurring for this development?
 - i. The Developer is responsible for all costs, The City is not incurring any immediate costs associated with the project.
 - b. What does the Developer pay?
 - i. The Developer is in charge of nearly all development costs – including all processes related to public notification, City Staff time spent on review of the project, new residential lot fees, mylars, recording fees, SAC and WAC, other development fees, financial guarantees/letter of credit, engineering fees, etc.
 - c. Is there a trail along Nowthen?
 - i. As part of the Preliminary Plat review, City Staff are requesting sidewalks and trails throughout the development, including along Nowthen Blvd. There will be a trail along Nowthen Blvd, and either a trail or funds into the trail fund for a trail along 175th, and sidewalks on one side of all public roads throughout the project.
 3. Questions Received
 - a. Will there be a trail along Nowthen Blvd for new residents to use?
 - i. Yes.
 - b. Will 173rd be upgraded?
 - i. Yes, 173rd will be upgraded to a full public road.
 - c. Will this site be on City utilities?
 - i. Yes
 - d. When will 175th be rebuilt?
 - i. The CIP includes this as a 2028 overlay improvement.
 - e. I live next door to the development, will I be forced to connect to utilities?
 - i. No, the City cannot force you to connect to utilities, even if you're next door. The City Charter protects existing residents on private well/septic from being forced to connect to utilities.
 - f. I have an idea that would make the project better, what can I do?
 - i. Please email cmcguire@cityoframsey.com, we'd love to hear your ideas!