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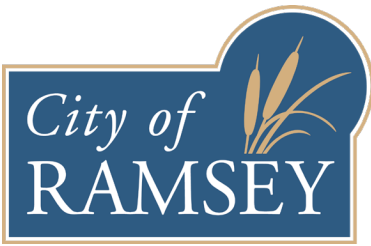
## **Trott Brook Crossing – City Council – 11/9/2021**

### **Project Information**

1. Bulk Standards
  - a. The Trott Brook Crossing Development was recently recommended for approval by the Planning Commission on October 28, 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) – net density calculations have been requested by City Staff.
    - iii. Minimum lot width (80 feet) – all lots are at least 80' wide
2. Traffic Study – *As part of EAW for Trott Brook Crossing*
  - a. Based on City Council, and resident, feedback, the City Council has directed the Applicant to upgrade 173<sup>rd</sup> Ave NW to a full public road and include upgrades (turn lanes) off Nowthen Blvd onto 173<sup>rd</sup> Ave NW.
3. Previous Cases
  - a. May 7, 2020 – Planning Commission – [Case – Minutes](#)
  - b. August 26, 2021 – Planning Commission – [Case - Minutes](#)
  - c. September 14, 2021 – City Council – [Consent Case](#)
    - i. Draft EAW was approved for distribution. Copies can be found on the City Project Page, and at City Hall.
  - d. October 18, 2021 – Environmental Policy Board – [Case](#)
    - i. Minutes will be made available November 15<sup>th</sup> (next Environmental Policy Board regular meeting).
  - e. October 28, 2021 – Planning Commission – [Case](#)
    - i. Minutes will be made available November 18<sup>th</sup> (next Planning Commission regular meeting).
4. [City Page for Project](#)
5. [Infrastructure Study](#)

### **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. Yes, the southwest lot is proposed to be rezoned from R-1 (Rural Developing) to R-1 MUSA to accompany portions of seven (7) lots on the south side of the development, outside of the majority of wetlands on the parcel.



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## Q&A continued

- c. When/how was it rezoned? Can it be changed now? If so, how?
  - i. The majority of the parcels involved with this proposed development were 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.
  - 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 Trott Brook Crossing.
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.
3. Questions Received
  - a. Will 173<sup>rd</sup> be upgraded?
    - i. Yes, 173<sup>rd</sup> will be upgraded to a full public road.
  - b. Will this site be on City utilities?
    - i. Yes
  - c. Will the development include any parks?
    - i. Yes, a park with historic barn buildings is proposed for the northeast corner of the site.
  - d. 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.
  - e. I have an idea that would make the project better, what can I do?
    - i. Please email [cmcguire@cityoframsey.com](mailto:cmcguire@cityoframsey.com), we'd love to hear your ideas!