

# CONNEXUS ENERGY SOLAR FARM REQUEST

City Council  
November 14, 2017

# OVERVIEW OF ZONING APPROVAL PROCESS



Zoning Map

- Implement where future residential neighborhoods and business districts will be located.

Zoning Code  
(text)

- Determine what uses will be allowed within individual zoning districts.

Conditional  
Use Permit

- An approval process that requires a Public Hearing and City Council approval.

Official Map

- A tool that limits the expansion of a property while providing reasonable economic use to protect areas needed for public purpose. Example: future roadway corridor.

**Sec. 117-114. - B-1 General Business District.**

- (a) *Intent.* The intent of the B-1 General Business District is to provide a commercial area for more than the B-2 Highway Commercial District.
- (b) *Permitted Uses.* The following are permitted uses, subject to general requirements and other rules:
- (1) Enclosed retail activities without outdoor activities.
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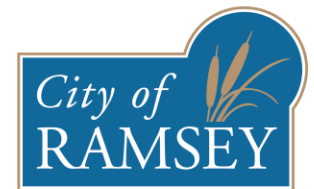
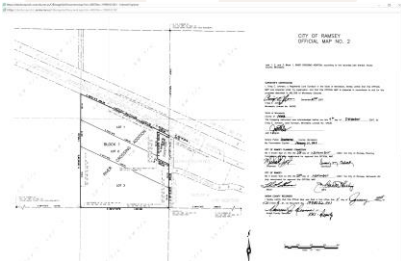
Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #17-09-212**

**A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO CONNEXUS ENERGY TO ALLOW THE INSTALLATION AND MAINTENANCE OF A SOLAR ENERGY SYSTEM ON AS A PRINCIPAL USE IN THE PUBLIC USE - PUBLIC DISTRICT AND DECLARING TERMS OF SAME**

**RECITALS**

1. Connexus Energy, hereinafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to install and maintain a solar energy system as the principal use on the property legally described as follows:  
 Lot 3, Block 1 River Crossing Addition  
 (the "Subject Property")
2. The City of Ramsey received an application for a Zoning Amendment and Conditional Use Permit on June 30, 2017.



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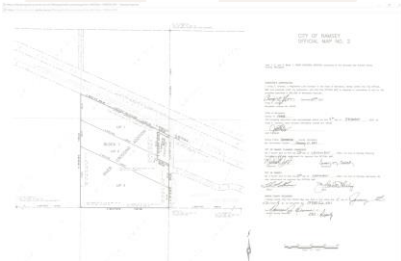
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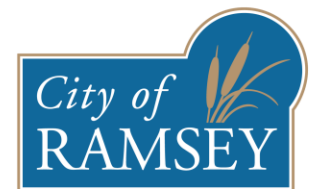
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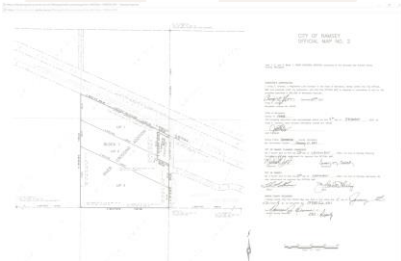
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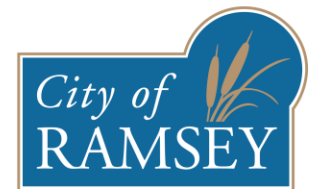
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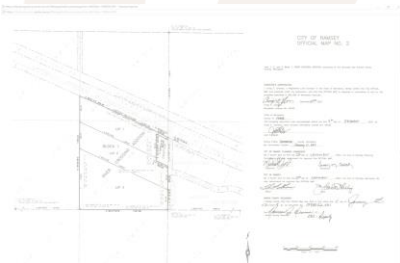
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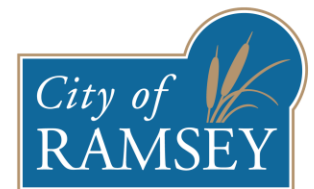
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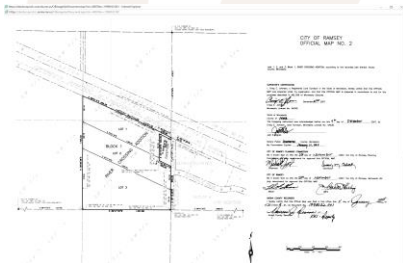
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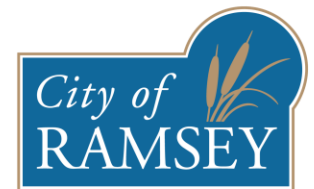
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# SUMMARY OF ACTIONS

Approval	Description
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Zoning Amendment – Zoning Code	Provide a legal basis for allowing this use as a Conditional Use.
Conditional Use Permit	Provide approval for the specific project/request in a public setting (not administrative approval).
Variance to Official Map	Ensure that project will not add additional costs to acquire an area needed for public purpose and officially mapped. [This has already been approved by the Planning Commission.]

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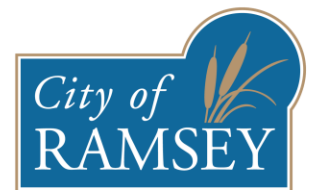
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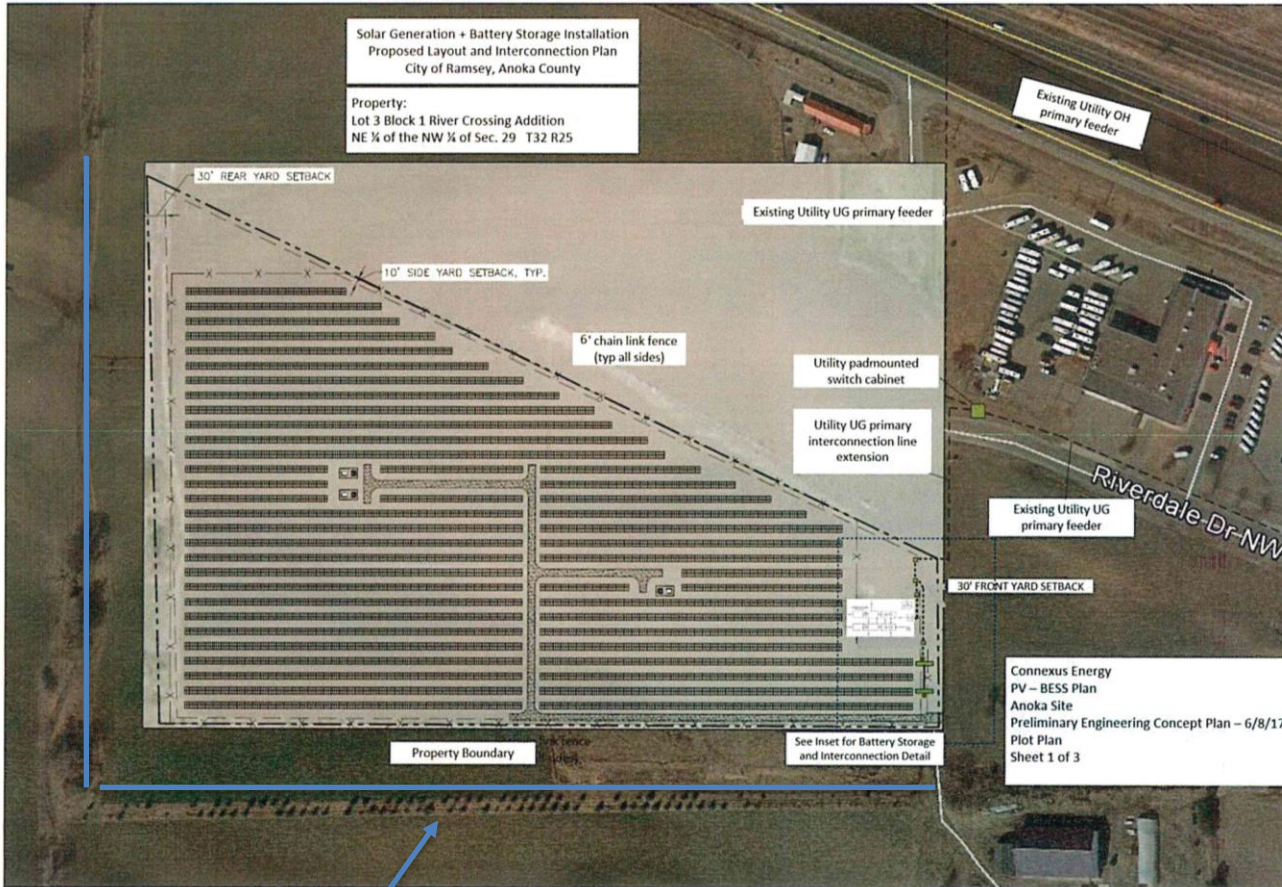
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# THE SITE



# SITE PLAN



General location of property line (blue line)

# EXAMPLES



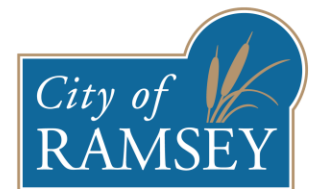
Solar Panels – typical view



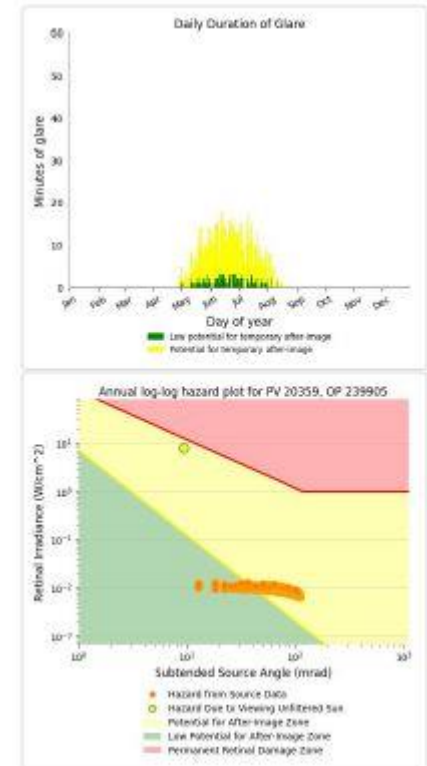
Battery containers – typical view



Connexus Energy  
PV – BESS Plan  
Anoka Site  
Preliminary Engineering Concept Plan – 6/7/17  
Major Equipment – Typical  
Sheet 3 of 3



# GLARE MITIGATION



# ISSUES RAISED AT PUBLIC HEARING & AFTER HEARING

- Aesthetics
- Property Values
- Financial Surety
- Landscape Buffer
- Deter Future Development
- Is this the best location for this use?
- Timing of Approval

# CONTINGENCY/NEXT STEPS

- Final Site Plan
- Final Landscape Plan
- Both documents shall be approved by the City Council at a future date.

