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## **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 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. 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 23<sup>rd</sup> (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

