



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-132, **Version:** 1

DEVELOPMENT BUSINESS - *Dan Schluender, City Engineer*

Title

Authorizing Submittal of the Environmental Assessment Worksheet (EAW) for Lexington Waters (The Excelsior Group) to the Environmental Quality Board (EQB) (Case File No. 21-0043)

Executive Summary

The Excelsior Group has prepared and submitted an Environmental Assessment Worksheet (EAW) for the proposed Lexington Waters Development. The EAW is intended to determine if an Environmental Impact Statement (EIS) required. Lexington Waters development is proposed to be approximately 296 residential properties with associated municipal streets, municipal sanitary sewer, municipal water, stormwater basins, wetland preservation and parkland on 115.45 acres.

Schedule of Actions

City Council (Authorizing EAW Submittal)	6/21/2021
EQB Publish Date	6/29/2021
Review Comment Period Ends	7/29/2021
City Council (Negative Declaration-Tentative)	8/16/2021

Background

The Lexington Waters development is a proposed residential development covering approximately 115 acres of land in the northeastern part of the City, East of Lexington Ave NE at the 131st Avenue alignment, immediately and south of the City of Ham Lake/City of Blaine boundary. The development is proposed to contain approximately 296 housing units with 176 single-family homes and 120 detached townhomes proposed. The size and scope of the development requires the preparation and processing of an Environmental Assessment Worksheet (EAW) under MN Rules 4410.

The City of Blaine, in order to initiate the formal environmental review process for the proposed Lexington Waters development, will need to authorize the EAW submittal and publication. Once released and published by the Environmental Quality Board (EQB), the official public comment period will begin. The comment period for Lexington Waters is expected to open on June 29th and will close on July 29th.

The EAW outlines and describes the potential development and assess the potential impacts on a wide variety of environmental issues. The EAW document, which has been prepared by the Developer's planning consultants, has been reviewed by staff and is considered to be complete and appropriate for submission to all of the regulating agencies.

Tentatively, on August 16th, the City Council, acting as the Responsible Governmental Unit (RGU), will be able to review any agency or public comments that have been submitted and consider whether the EAW is adequate and determine if an Environmental Impact Statement (EIS) is required.

Strategic Plan Relationship

EAW provides for well maintained and planned infrastructure.

Board/Commission Review

Not applicable.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, approve the resolution.

Attachment List

EAW Document and Summary

(All supporting studies and documents are available in the City Planning or Engineering Department)

WHEREAS, The Excelsior Group has proposed to develop approximately 115 acres into 296 residential properties with associated municipal streets, municipal sanitary sewer, municipal water, stormwater basins, wetland preservation and parkland.

WHEREAS, the project, based on the intended size and scope requires the preparation of a Mandatory Environmental Assessment Worksheet (EAW) under MN Rules 4410; and

WHEREAS, the Blaine City is the Responsible Governmental Unit (RGU); and

WHEREAS, the Environmental Assessment Worksheet (EAW) has been prepared and the City Council has reviewed the EAW.

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submittal of the EAW to the Environmental Quality Board (EQB) for publication, which initiates the public comment period and distribution to required agencies and organizations together with required press release and legal notice.

PASSED by the City Council of the City of Blaine this 21st day of June 2021.