



## MAYOR AND COUNCIL COMMUNICATION

DATE: 1/15/13

**CONSENT**

ITEM #: 11

**MOTION** As part of Consent

**AGENDA ITEM:** Designation of the City of Lake Elmo as the Responsible Government Unit (RGU) for the Lennar Residential Subdivision EAW

**SUBMITTED BY:** Kyle Klatt, Planning Director

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Nick M. Johnson, City Planner

### **SUMMARY AND ACTION REQUESTED:**

As part of the early planning for a proposed development of the Dale/Frandsen property by Lennar Corporation (please see agenda item I-a for more information concerning this development), Staff has determined that an Environmental Assessment Worksheet (EAW) will need to be prepared prior to the approval of any plans for the development of this site. The Planning Commission has previously reviewed a sketch plan related to the proposed 317-unit housing development, and this development would exceed the minimum threshold for a mandatory EAW as noted in the attached section from a guide to Minnesota's environmental review rules (and required by Section 4410.4300, subpart 19 of the State Statutes). Given the proposed time frame for the development, the EAW should be prepared soon to provide ample review time prior to the submission of a formal application. One of the benefits of performing an EAW for this project is that it will allow the City to consider any environmental impacts associated with the project as part of the preliminary and final plat review process.

### **STAFF RECOMMENDATION:**

Staff recommends that the City Council find that an EAW is required for the proposed Lennar residential subdivision and that this document be prepared under the direction of the City of Lake Elmo acting as the RGU (Responsible Governing Unit).

The recommended motion to act on this item is as follows:

***“Move to find that an EAW is required for the proposed Lennar residential subdivision on the Dale/Frandsen property and that this document be prepared under the direction of the City of Lake Elmo acting as the RGU (Responsible Governing Unit)”***

**ATTACHMENTS:**

1. Relevant Excerpts from the “May 2010 Guide to Minnesota Environmental Review Rules”

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Administrator
- Report/Presentation.....Planning Director
- Questions from Council to Staff ..... Mayor Facilitates
- Public Input, if Appropriate ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates