

TO: Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

FROM: Elizabeth Hanson, AICP
City Planner
Planning Development
City of Chaska

DATE: June 6, 2022

SUBJECT: Draft Order for the Kelzer Property Data Center Alternative Urban Areawide Review (AUAR)

As the Responsible Governmental Unit (RGU), the City of Chaska has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Kelzer Property Data Center. The project is proposed by CloudHQ.

This document constitutes an order for review. Enclosed is the Scoping Document for the proposed redevelopment. The Scoping Document is available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU’s draft order.

AUAR Study Area

The AUAR study area encompasses approximately 72.3 acres, including 2 parcels, located northwest of the intersection Highway 212 and Engler Blvd, in Chaska, Carver County, Minnesota (see Figure 1).

Development Scenarios

Two scenarios are proposed for evaluation in the AUAR as outlined in Table 1. Scenario 1 includes multiple buildings for a total of 500,00 square feet of proposed industrial development (see Figure 2). Scenario 2 includes up to 1.8 million square feet of proposed industrial development (see Figure 3).

Table 1: AUAR Development Scenarios

Component	Scenario 1	Scenario 2
Industrial (square feet)	500,000	1.8 million
Total Project Area (acres)	72.3 acres	72.3 acres

Public Comment Period

The public is invited to comment on the proposed development scenarios and relevant issues to be evaluated in the AUAR prior to issuance of a final AUAR order. The 30-day comment period will begin on June 7, 2022. Comments will be accepted through 4:00 PM on July 7, 2022 and should be addressed to:

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Figure 1: AUAR Study Area



Figure 2: AUAR Scenario 1



Figure 3: AUAR Scenario 2

