

Mohawk Commercial Center

MAPN-22-0005

COPN-22-0009

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Katelynn Wintz, AICP

Planning Supervisor



Applications



MAPN-22-0005

A resolution approving a major amendment to the Mohawk Commercial Center Master Plan to reconfigure the identified land uses to add residential land use and maintain areas of commercial and recreational use consisting of 28.5 acres located at the southwest intersection of Mohawk Road and Woodmen Road
(Legislative)

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A major concept plan amendment to the Mohawk Commercial Center concept plan establishing a mix of residential, commercial, and recreational land use, located at the southwest intersection of Woodmen Road and Mohawk Road.
(Quasi-Judicial)

Vicinity Map



General Information



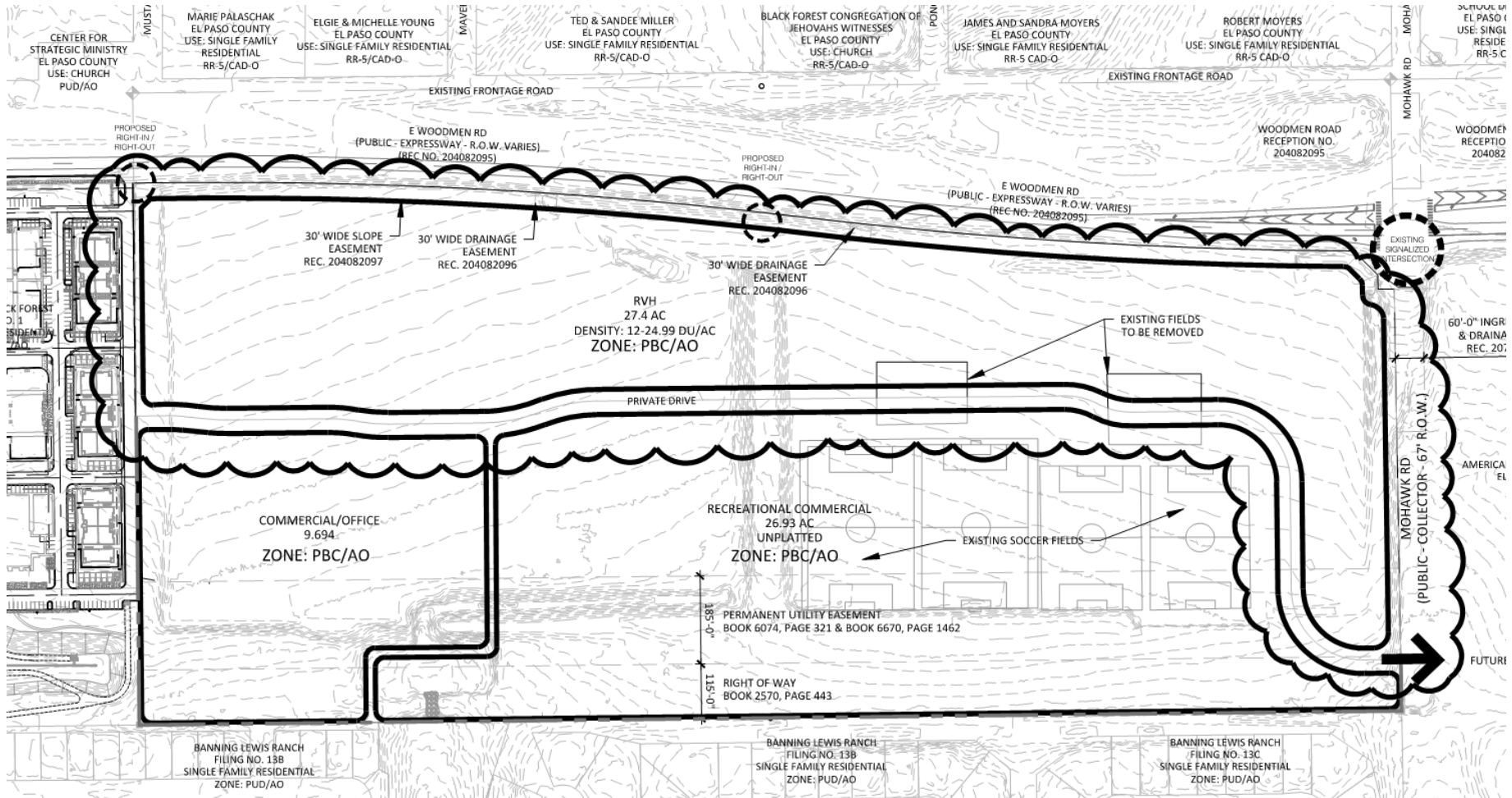
Background Information

- Property is north of existing Pride Soccer
- Minor improvements include portions of existing soccer fields & access roads
- Majority of the parcel is vacant
- Improvements are proposed to be relocated in the future with proposed development

Public Notice

- Site posting and 216 postcards mailed three times: twice at the initial review stage and before the Planning Commission Hearing.
- No comments were received by staff expressing support or opposition to the project.

Major Master Plan Amendment



PlanCOS



Newer Emerging Neighborhood

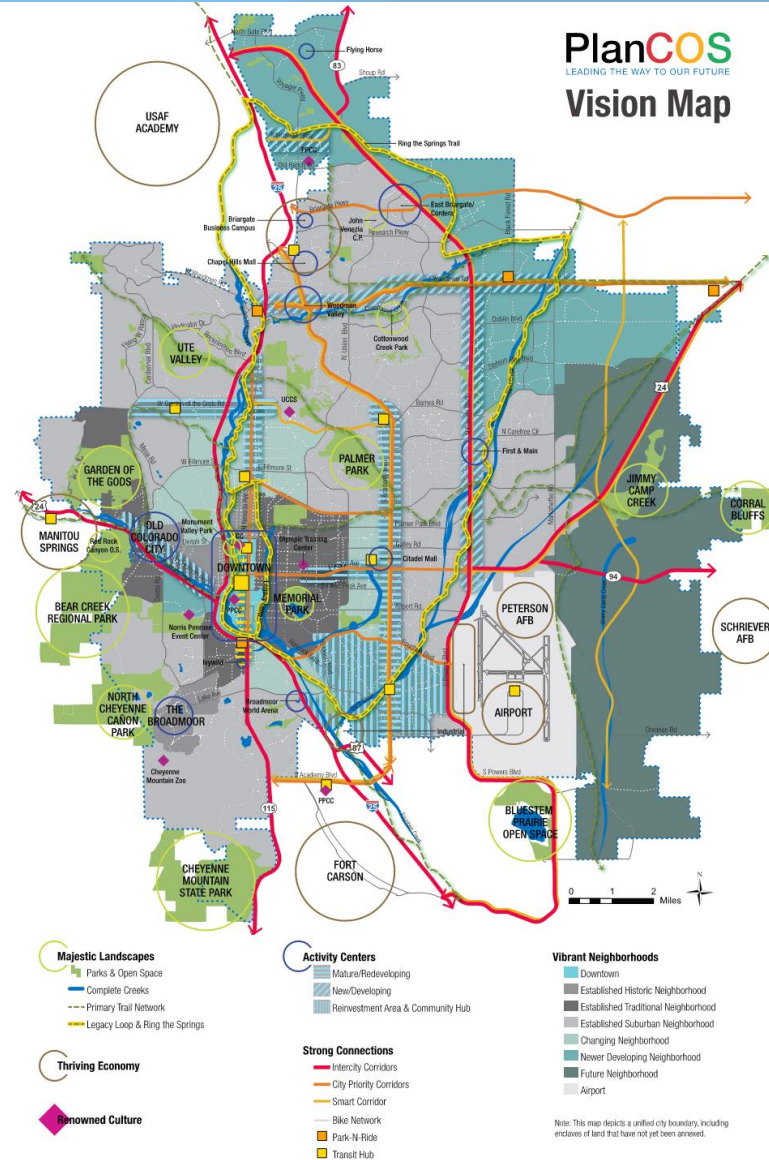
Resilient neighborhoods...mixed and integrated land uses

Thriving Economy, typology 6 (critical support), recommends providing fundamental services and activities.

Diversity of housing type

Future Neighborhoods have the opportunity to create from the ground up new, diverse & smart connected neighborhoods while addressing emerging demographics.

PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



Note: This map depicts a unified city boundary including enclaves of land that have not yet been annexed.

Recommendations



MAPN-22-0005

Adopt a resolution amending the Mohawk Commercial Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment, as set forth in City Code section 7.5.408

COPN-22-0009

Approve the Concept Plan Amendment for Mohawk Commercial Center, based upon the findings that request meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E) with the following condition of approval and technical modifications:

- Condition of approval:
 - Master Development Drainage Plan (MDDP) is required to be accepted and approved by SWENT prior to concept plan approval.
- Technical modifications:
 - Satisfy Traffic Engineering's request for additional information on the separation between the two proposed access points along Woodmen Road.
 - Identify the open channel on the plans and indicate that a future public drainage easement is required.