

Cavanaugh Hwy 55 and Mohawk Property

Mark Smith, the developer, is proposing the development of the 52 acre Cavanaugh property at the northeast corner of Highway 55 and Mohawk Road. This proposal is for development of 38 single family urban serviced lots, a 7.4 acre City park, and dedication of the south half of the right of way for Chippewa Road. For this development we are requesting approval of a comprehensive plan amendment from mixed use to LDR. We are also requesting approval of a PUD concept plan.

The developer is aware that a steering committee and city officials have spent 18 months working on a future land use plan. Keeping this in mind and understanding the goals and visions of the city we have tried to offer a development to the City and it's residence that keeps those objectives in mind and yet is large enough to provide the investment needed to provide for other City objectives and needs.

Less than 4 years ago the City approved a preliminary plat on this same property for DR Horton. That plan included 50 single family lots, a 72 unit apartment building, a 5 acre of commercial piece, and no park. Our plan, as mentioned is proposing only 38 residences compared to 122 residences and a 7.4 acre City Park. Again, we know the Met Council's requirements have changed since then and the City has been working hard to accommodate those changes for the future use of this property and others so we know approving this plan will not easy to do. That is why we have worked hard to reduce the impact, increasing the size of the lots and reducing the size of the earlier approved development by more than two thirds. With this major density reduction, this development will have a minimal impact on meeting your 20 year future land use plan but will provide 2 vital infrastructure needs in this area and also provide a large regional park, a request that has been made by the Park Board

In addition and in conjunction with the Weston Woods of Medina development, we are proposing to dedicate the right of way for Chippewa Road and also build and finance the construction of the new road connecting Mohawk and Arrowhead Road. We will also provide the water main connection that will also connect Mohawk and Arrowhead Road creating a critically needed water main loop north of Highway 55. These 2 infrastructure improvements will provide our new residents as well as Polaris, Wealshire, Bridgewater and many, many others better water quality and guaranteed water in the event of a water main break. In addition, with Chippewa Road going through, safer traffic patterns will occur and create a safer and more convenient option for many of the residence on Mohawk Road.

The 7.4 acres of park would go towards both the Weston Woods of Medina development and for the 38 lots development. This is still likely to be more park dedication then required.

Even though this plan is different than your proposed future use plan we feel it will have a much smaller impact on the neighborhood than a mixed use development could and would have on this property.

Thank you for your consideration of this request.

Mark Smith

