

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the applicants of the following property located in the City of Mankato, to wit:

Outlot A and Outlot B, Wolfe Addition.

Have applied for a planned unit development to allow a grouped housing project in the R-2, One and Two-family Dwelling District and exemption from the rental density provisions of Section 5.42, Subdivision 20 of the Mankato City Code; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY70-22), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 27th day of July, 2022, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The lots within the subdivision are intended for residential and commercial development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas achieves larger lot sizes that will address corner lot requirements.
3. The applicant has submitted a planned unit development for the residential portion of the site.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the planned unit development be approved subject to the following conditions:

1. The planned unit development provides a public benefit by offering a variety of housing types for the area.
2. The occupancy shall still adhere to the standards of the R-2 zoning district; family-traditional or family-functional.
3. Wetlands shall be replaced prior to construction, or the applicant shall submit a revised planned unit development.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Mankato that the planned unit development be exempt from the rental density provisions of Section 5.42, Subdivision 20 of the Mankato City Code in conformance with the planned unit development plan.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk