

WOLF POINTE TOWNHOMES

PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

July 5, 2022

The Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 1, and Lot 1, Block 2, Wolfe Addition No. 2. The proposed PUD will consist of 116 total units of residential slab-on-grade Twin-homes.

The described PUD development property is in the northeast quadrant of the City of Mankato and is positioned just south of Augusta Meadows and to the west of Power Drive and is 13.23 acres.

The property is already annexed into the City of Mankato and is planned to be zoned R-2.

The PUD property is proposed to be developed with 58 Twin-home building. Each unit will consist of two or three bedrooms (see attached building floor plans).

Specifically, the Planned Unit Development Area includes:

58 Buildings of Twin-home Slab-on-grade Style Single Family Attached buildings.

- **(116 total twin-home residential units)**

The developer is sensitive to the maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Excel Drive will be dedicated to the City of Mankato and Excel Trail shall be a private drive and shall be maintained by the Owner's and/or Association.

Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

The developer would like to have this PUD **not** be subject to the 25% Rental Density Ordinance.