

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
AUGUSTA PARK ESTATES**

WHEREAS, the applicants have prepared a final plat of Augusta Park Estates;
and

WHEREAS, the plat (CY 68-22) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, a preliminary plat was reviewed by the Planning Commission on May 25, 2022 and recommended for approval with the following conditions:

1. Payment in lieu of parkland dedication in the amount of \$45,300 will be required prior to affixing signatures on the final plat.
2. A conditional use permit will be required for the proposed housing development on the lots on the easterly side of Premier Drive which include shared amenities.
3. Prior to the submission of the final plat, the applicant shall work with the Minnesota Department of Transportation (MnDOT) to ensure adequate space and associated pedestrian and other infrastructure improvements for the planned roundabout at the intersection of Highway 22 and Augusta Drive. The final plat shall reflect any required dedication of right-of-way for said purposes.
4. The applicant shall submit a hydrology report and drainage analysis at the time of submission of the final plat.
5. If the pedestrian connection to the trail along State Highway 22 remains, the applicant shall work with the Minnesota Department of Transportation on fees, maintenance agreements and applicable right-of-way permits prior to construction.
6. The final plat shall reflect the existing Access Control along Highway 22.; and

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. The preliminary plat and final plat depict all the land of lots of record.
3. A drainage study is being prepared and will be submitted to verify compliance with the city drainage requirements.

2. Streets

1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City Code.
2. The proposed subdivision does not contain any new public streets.

3. Easements

1. The final plat provides standard easements required in Chapter 11 of the Mankato City Code.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as office-residential lots.
2. The blocks within the subdivision were designed around the existing Premier Drive corridor.

5. Lot Standards

1. The lots within the subdivision are intended for multiple family residential development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plans submitted for the multiple dwelling units depict areas for off-street parking.
3. The concept plans for the multiple dwelling units achieve larger lot sizes that will address transition yard setbacks as required between the adjacent residential properties and contain sufficient area for double frontage lots.

6. Public Sites and Open Spaces

1. The applicant will be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision. The area is served by Country Club Park. Funds will be used to further develop the park.
2. The plan does not show that a park is needed in this location. The area is served by the Trail Creek Park according to the Parks and Open Space Plan.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the final plat of Augusta Park Estates and authorizes the Mayor and City Clerk to sign said plat.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2022.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk