

RESOLUTION AMENDING THE CITY OF MANKATO LAND USE PLAN

WHEREAS, the City of Mankato has adopted a Land Use Plan in conformance with Minnesota Statute 462; and

WHEREAS, periodically the Land Use Plan may be amended to reflect revised goals and objectives for a particular tract of land or area within and around the City; and

WHEREAS, the existing Land Use Plan for the tract described as Lots 6 and 7, Hilltop Addition (112 and 116 Dane Street) at depicted the low-density residential;

WHEREAS, the proposed land use pattern depicts commercial uses;

WHEREAS, the Planning Agency has reviewed the proposal (CY 32-23) and made the following findings:

1. Provide pedestrian connectivity between neighborhoods and destination points. The applicant will be adhering to the sidewalk requirements of Mankato City Code.
2. Assure the development will have adequate off-street parking.
3. Require vehicular access to be in accordance with the Mankato Area Transportation Study.
4. Encourage cross access easements among private landowners to assist in providing vehicular connectivity, or in providing secondary access and traffic mitigation strategies.
5. Urban Design Guidelines shall be implemented with the new developments.

Additionally, staff submits the finding that the land use plan amendment conforms to following the location criteria for designating property commercial in Land Use Plan.

1. The property is adjacent to existing low (south and east) and commercial (northeast and west).
2. The property is adjacent to arterial or collector streets, accessible without passing through less intense land uses. The commercial area will connect to Madison Avenue or Dane Street by passing through only commercial areas and low residential areas.
3. The property is located in an area where commercial is compatible with the adjacent land uses, which are low-density residential to the south and commercial to the northeast and west. This is based on the location criteria provided in the land use plan.
4. The property is adjacent to a public transportation route. Route 3 and Route 13 are adjacent to the subject property.
5. The property is subject to the city sidewalk ordinances. Sidewalks will be provided per the Mankato City Code requirements. Design of the sidewalk and road network will be submitted during the subdivision of the property.

NOW, THEREFORE BE IT RESOLVED that the City Council approves the Land Use Plan amendment for Lots 6 and 7, Hilltop Addition (112 and 116 Dane Street)) from Low-Density Residential to Commercial with following conditions:

1. The development shall include pedestrian connectivity throughout the development.
2. Striping of the adjacent streets shall occur as part of a development as per a plan that conforms to engineering standards and review and approval.

3. Any change in on-street parking as a result of the traffic impact study will require an official petition for a change in parking.
4. Prior to future development, the applicant will be required to seek rezoning for the subject parcels, as well as any required zoning approvals for the proposed development.

This resolution shall become effective immediately upon its passage and without publication.

Dated this _____ day of _____, 2023.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk