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August 29, 2023

Mark Konz
Community Development
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
mkonz@mankatomn.gov

RE: Land Use Amendment Application Narrative – SSND Re-Development Project

Dear Mr. Konz:

Enclosed is the Land Use Amendment Application and associated supporting documents for the proposed re-development of Outlots B, C, & D, School Sisters of Notre Dame Subdivision (approximately 56 acres). This area is known as the School Sisters of Notre Dame Campus in the City of Mankato. Below is a narrative describing the subject property and Land Use Amendment Request.

Project Description

The area comprising this proposed development that is being requested is located at the School Sisters of Notre Dame Campus in the City of Mankato. The parcel is currently addressed as 170 Good Counsel Drive and is platted and annexed into the City of Mankato. The parcels to have the Land Use Amendments are Outlots B, C, & D, School Sisters of Notre Dame Subdivision. This request is to amend the land shown as Public / Semi Public on the current Land Use Map. The owner of this property is SSND Central Pacific Province, Inc. and the contract purchaser is Drummer Growth, LLC. Drummer Growth, LLC, would like to develop this subject site into mixed-use development consisting of R-1 One-Family Dwelling District, R-2 One- and Two-family Dwelling District, and OR Office Residential District (consistent with the current zoning on the property.)

The Concept Plan included with this application shows the proposed 10 One or Two Family homes along Fourth Street (Outlot C), 18 cottage style single family homes (Outlot D), and 244 apartment units within the existing buildings and community center for the Chapel (Outlot B).

A wetlands delineation was completed, and the wetlands are depicted on the concept site plan. These wetlands are intended to be protected unless they are impacted with the re-construction of the private access road. If mitigation is needed, then the developer plans to purchase credits from a local wetland bank. There will be green outside play areas located on the grounds and will support community amenities and outdoor gathering spaces. A detailed landscape plan would be provided as part of other applications upon approval of this Land Use Amendment. At that time, the landscape plan will detail the perimeter landscaping and buffering required for parking lots, all of which will be thoughtfully designed to enhance the site appearance and provide a comfortable space for residents.

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A Stormwater Memo and Utility Analysis will be provided in detail during future design phases and subsequent applications should the Land Use Amendment be approved.

Land Use Amendment Request

Drummer Growth, LLC. is requesting a Land Use Amendment to change the guided land use from Public/Semi Public to Low Density Residential District (Outlots C & D) and Office Residential District (Outlot B). The three parcels are currently located in the City of Mankato. The City's Land Use Plan has shown the area to be guided as Public / Semi Public due to the use of the property being a Church and Convent. The parcels have been owned by the SSND Central Pacific Province, Inc. for the past 115 years and they operated a convent for the nuns that lived on site. It has also been used as an event and meeting space for the Province of the SSND Central Pacific Province with members meeting in the event space in Teresa Hall as well as using the chapel. There has also been a tutorial nonprofit running its business there as well as an art studio selling wood carvings. With the property not being used for the SSND campus the Public / Semi Public uses no longer fit the proposed use of the land. Drummer Growth, LLC, has been working with the SSND Central Pacific Province, Inc. to pursue re-use of the existing buildings (Outlot B) and construction of new homes on the vacant property (Outlots C & D). Therefore, Drummer Growth, LLC, is requesting a change to the Land Use Map to Low Density Residential and Office Residential to support their re-development request. Should this be approved, the next steps would be removal of the Institutional Overlay District, a Preliminary Plat, a Final Plat, and Site Plan applications will be filed. These subsequent applications will include a more detailed design for review and provide an opportunity for additional public input at the requisite public hearing.

Drummer Growth, LLC held neighborhood information meetings on May 11th, May 25th, June 13th, August 10th and August 24th, sending notice to property owners within 500-feet of the site. Below are the Goals identified in the City's Land Use Plan. The Amendment request from Public / Semi Public to Low Density Residential and Office Residential is in alignment with the Goals as demonstrated below:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate, or redevelop areas where such improvement is required or requested.

Response: The plans are not to change any of the exterior facades of the buildings and leave as much green space as possible.

2. Promote adequate housing alternatives for all income levels and age groups.

Response: The proposed development provides different types of housing ranging from apartments to single-family to multiple family. The housing will be available for all age groups and demographics.

3. Encourage the orderly growth of the community.

Response: This re-development of the existing SSND Campus will encourage the orderly growth of the community. The vacant land located along Fourth Street will be used for single or two-family residential

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homes which would be consistent with the other homes in the area. The vacant land located along Good Counsel Drive will be used for single family homes (senior cottage style homes).

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

Response: The school sisters used to have as many as 700 sisters living at this campus and had a functioning school. The plan will have less people using the utilities than at the peak usage of the property. The property is fully served by the existing infrastructure.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands, and other environmentally sensitive areas.

Response: The bluff areas of the property will be protected. A wetland delineation was completed, and any of the existing wetlands that are impacted will be formally mitigated.

6. Encourage landscaping and the attractive design of public and private developments.

Response: A detailed landscape plan will be provided with subsequent required applications to show compliance with the City's landscaping and buffer standards. The developer also recognizes the benefit to their residents and adjacent properties by providing a nicely designed site.

7. Promote complementary land uses and minimize incompatible land uses.

Response: The proposed change of land use from Public / Semi Public to Low Density Residential and Office Residential would support the proposed single-family and multiple family re-development of the property.

8. Promote efficient use of municipal services.

Response: The site is already served by City of Mankato sanitary sewer. The currently has their own water supply.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

Response: The vacant land located along Fourth Street will be used for single or two-family residential homes which would be consistent with the other homes in the area. The vacant land located along Good Counsel Drive will be use for single family homes (senior cottage style homes).

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

Response: N/A. Area is already annexed into the City of Mankato.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

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Response: The property currently is not paying property tax. It will be mostly doing that now. The new construction will be similar to the existing neighborhood whereas the buildings that are in existence will be enhanced within and left in their historically significant exterior appearances.

12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.

Response: The property is limited in this aspect as it already has buildings in place.

13. Promote, maintain, and preserve parks and open space.

Response: The property is over one hundred acres. The eastern solar farms and CRP land will be left untouched. The residential density is 5 units per acre which is very low for an office residential setting. Much of the inherent beauty of the property will not be changed. There is space on the southern portion of the property for the continuation of the community gardens if they so desire.

Conclusion

Drummer Growth, LLC, has thoughtfully considered the Mankato market, the site, and the viability of the proposed mixed-use development to ensure the site is appropriate and the demand present to pursue this development opportunity. The proposed Low Density Residential and Office Residential use would match the current zoning on the property and support the proposed re-development of the SSND Central Pacific Province, Inc. Campus. We feel the proposed Low Density Residential and Office Residential use would be better suited in this area as the Public / Semi Public land use is no longer needed as the SSND Central Pacific Province, Inc. Campus as the school sisters have moved out and are now selling the property. We ask that the City support the request to Amend the Land Use from Public / Semi Public to Low Density Residential and Office Residential to support the desired mixed-use re-development of the property. Thank you for taking the time to review the enclosed application and supporting documents. We look forward to working with the City of Mankato on this project. Please contact me at 507-625-4171 Ext. 3311 or nathan.myhra@bolton-menk.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Bolton & Menk, Inc.



Nate Myhra

Survey Project Manager