

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

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

Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane).

Has applied for an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts; 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 (CY31-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 24th day of July 2024, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to the 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. Parking flexibility for Lewis Lofts is sought as a result of the project being a senior housing development and to assist with the project affordability.
2. The proposed decrease in the number of on-site parking stalls does not exceed the minimum 1.25 parking stalls per-unit rate that was approved by the council.
3. A decrease in the number of on-site parking stalls will not cause a negative cumulative effect on the city as a whole.
4. To the extent known, the property conforms with all other applicable regulations of the district, and other applicable ordinances.
5. The proposal will not jeopardize the public's health, safety, or general welfare.
6. It is in keeping with the comprehensive planning policies of the City and this Chapter as amended from time to time.

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

1. Bicycle parking will be required at a rate of 5% of parking stalls for a minimum of 5 stalls, based on the 82-stall amended proposal.
2. The applicant shall provide common open space amenities conducive to a senior development, such as an outside patio or gathering area or areas with benches or other seating within the development.

3. The applicant shall provide a parking plan that details the management of on-site parking. This includes, but is not limited to, the dedication of parking stalls to tenants, and reservation of stalls to allow for guest parking.
4. Conditions and recommendations from the previously approved Planned Unit Development that was approved on 02/14/2022 will continue to apply. The aforementioned conditions are as follows:
 1. A loading and unloading plan shall be provided for the development that contemplates all associated activities on private property and not utilizing the public streets, obstructing parking stalls or disrupting ingress/egress to the site.
 2. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
 3. All lighting shall conform to Mankato City Code including full-cut, fully shielded light fixtures and a photometric plan demonstrating a lighting level of no more than 1/2-foot candle at the property line.
 4. A City of Mankato rental license for the premise shall be secured prior to occupancy.
 5. The landscaping, as per the approved landscaping plan, shall be installed prior to occupancy.
 6. The applicant shall provide a snow removal plan, in conjunction with the building permit.
 7. The applicant shall provide common open space amenities for gathering for a senior development.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk