

**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:

Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive).

Has applied for an amendment to the Planned Unit Development to allow for a use to operate outside the completely enclosed structure for an outdoor physical therapy area at the existing building within the medical campus; 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 (CY36-24), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 28th day of August 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 a 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. The operation of the outdoor physical therapy space, as proposed, is complementary to the operation of the site as a medical clinic that provides physical therapy services.
2. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
3. To the extent known, the property conforms with all other applicable regulations of the district, and other applicable ordinances.
4. The proposal will not jeopardize the public's health, safety, or general welfare.
5. It is in keeping with the comprehensive planning policies of the City as amended from time to time.
6. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.

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. Storage of all materials, products, and equipment used in the operation of physical therapy within the outdoor synthetic turf area shall be prohibited. They must be returned to and stored entirely within an enclosed structure when not actively in use, during stated operating hours.
2. The applicant shall provide a snow removal plan for the outdoor turf area, in conjunction with the building permit.
3. If additional lighting is proposed for the outdoor turf area in the future, it shall conform to Mankato City Code, including full-cut, fully shielded light fixtures and a lighting level of no more than 1/2-foot candle at the property line.
4. The landscaping and screening, as per the landscaping plan, shall be installed prior to operation of the outdoor turf area.
5. Conditions and recommendations from the previously approved amendment to the Planned Unit Development that was approved on 07/08/2024 will continue to apply.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk