

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CERTIFICATE OF DESIGN COMPLIANCE UNDER
THE MANKATO ZONING ORDINANCE**

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

Lot 8, Block 1, River Hills Mall Addition (1896 Adams Street).

Has applied for a certificate of design compliance for the construction of a new,
approximately 5,200 square foot structure in the Highway Gateway Overlay
District; 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 (CY 37-24), 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 a
certificate of design compliance be approved; 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 property is located in the Highway Gateway Overlay District and the
proposed value of the project exceeds \$500,000.
2. The design of building elevations conforms to the guidelines when
considered with the proposed approving conditions in the underlying
district as the use of brick, CMU, EIFS, glass, and metal accents as a
minor part of the overall design conforms to the standards. All sides of the
building visible to the public will be treated consistently with quality
materials and finishes.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of
Mankato that the certificate of design compliance to allow for the construction of a new
approximately 5,200 square foot structure in the Highway Gateway Overlay District be
approved subject to the following conditions:

1. At the time of building permit submission, all lighting cut sheets shall be
provided. All lighting shall achieve Mankato City Code section 10.89
standards.
2. At the time of building permit submission, the applicant shall provide a
photometric plan that demonstrates conformance with Mankato City Code.
3. The site shall achieve Mankato City Code franchise coloring standards.
This shall include all exterior components including, but not limited to, the
exterior vacuum hoses and components.

Resolution Certificate of Design Compliance

Page 2 of 2

4. Bicycle parking stalls shall be provided in conformance with Mankato City Code.
5. At the time of building permit submission, the applicant shall provide a noise study that demonstrates conformance with Minnesota Rule 7030 noise standards.
6. A landscaping plan conforming to Mankato City Code shall be provided at the time of building permit submission.
7. Prior to the fabrication or procurement of signage, the applicant shall submit sign permits for review and approval. All signage shall adhere to the City Code standards.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2024.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk