

Prairie Acres Townhomes

PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

October 15, 2024

The Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 1, Prairie Acres. The proposed PUD will consist of 11 four plex buildings and 3 six plex buildings for a total of 62 units of residential slab-on-grade homes.

The original approved PUD for Prairie Winds Development (now called Bluestem Common) consisted of 3 eight-plex buildings, 13 six-plex buildings, and 3 four-plex buildings for a total development of 114 total residential slab-on-grade homes. This PUD was approved by the City Council on October 10, 2016. Of those listed above only 2 eight-plex buildings and 3 six-plex buildings were constructed for a total of 34 units in phase 1 of the development. The balance of the property remains undeveloped.

As indicated above, the proposed re-development will consist of the 62 new townhome style units and 34 existing townhome style units for a new total unit county of 96 units (reduction of the previously approved PUD by 18 units.)

The described PUD development property is in the easterly quadrant of the City of Mankato and is positioned just south of Prairie Rose Drive and just east of Prairie Winds Drive and is 8.22 acres.

The property is already annexed into the City of Mankato and was re-zoned to R-3 back in 2016 with the original PUD approval.

The PUD property is proposed to be developed with 62 single family attached homes. Each unit will consist of four bedrooms (see attached building floor plans).

Specifically, the Planned Unit Development Area includes:

62 Buildings of single-family attached slab-on-grade style townhomes.

The developer is sensitive to maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Prairie Winds Drive and Prairie Rose Drive is already dedicated to the City of Mankato and the private drive will be maintained by the Owner's and/or Owner's Association.

Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

The developer would like to request this area to not be subject to the 25% Rental Density Ordinance. The developer will provide five surface parking stalls per unit and each unit will have two garage stalls for a total of 7 stalls per unit (two of which being tandem which they intend to use for temporary guest parking as needed).