

**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:

The East 150 feet of the West 260 feet, except for adjacent highway right
of way, of Lot 1, Block 1, Rooney's Subdivision, Mankato (1521 Tullamore).

Has applied for a certificate of design compliance for an approximately 750
square foot addition to an existing building located 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 05-25), a
copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of February
2025, 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 request is in keeping with the comprehensive planning policies of the
City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the
immediate vicinity.
3. The proposal is currently served by public facilities and services and will
continue to be.
4. The proposal does not cause undue traffic congestion as the submission
conforms to Mankato City Code criteria for off-street parking and driving
areas, and no other changes are proposed to the site access, or traffic
patterns.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a
whole as the current use is a restaurant.
8. To the extent known, the development conforms with all other applicable
regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general
welfare.

10. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000, which by Mankato City Code Chapter 10.48, requires a review of the Planning Commission and City Council.
11. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick and metal, and is similar to the current principal structure. 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 an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District be approved subject to the following conditions:

1. All previous conditions of approval contained in the May 14, 2018, Conditional Use Permit and Certificate of Design Compliance shall remain and be required to comply.
2. The exterior finishes as shown and approved by the City Council shall be implemented.
3. At the time of building permit submission for the proposed expansion, the applicant shall provide a photometric plan in accordance with Mankato City Code for the installation of any new light fixtures.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk