

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A CONDITIONAL USE PERMIT UNDER
THE MANKATO ZONING ORDINANCE**

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

CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

Has applied for a conditional use permit to allow for the operation of a daycare center in the B-3, Highway Business 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 10-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of March, 2025, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit 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. All elevations of the existing structure, display materials, and finishes conform to the B-3 Highway Overlay District.
2. The proposal does not interfere with or diminish the use of properties in the immediate vicinity, as the use of the property was previously approved for use as a daycare and an Autism Center.
3. The proposal does not cause undue traffic congestion as usage stays the same.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District be approved subject to the following conditions:

1. The applicant shall identify which parking stalls will be allocated to their business and identify which stalls will be utilized for drop-off and pick-up.
2. The applicant shall conform with the State of Minnesota licensing regulations.
3. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet the Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
4. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.

5. The dumpster enclosure should be fully enclosed and be constructed of materials that are complimentary to the structure.
6. The applicant shall submit a signage plan prior to installation.
7. If parking becomes an issue, the resolution shall occur privately among tenants and owners.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk