

**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:

Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Has applied for a conditional use permit to allow for operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community 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 13-25), 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. The operation of a Medical Clinic within the B-1, Community Business District is considered a permitted use in the City of Mankato.
2. The operation of a business not entirely within a completely enclosed structure, in the B-1, Community Business District, can be permitted by a Conditional Use Permit in the Mankato City Code.
3. The operation of the outdoor playground, as proposed, is complementary to the operation of the site as a medical clinic that provides care for children with Autism.
4. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
5. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system, nor is an increase proposed to the number of off-street parking stalls provided on site.
6. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
7. The proposal will not jeopardize the public's health, safety, or general welfare.
8. It is in keeping with the comprehensive planning policies of the City as amended from time to time.
9. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District be approved subject to the following conditions:

1. Applicant shall provide plans detailing the construction, including materials, of the refuse enclosure at the time of building permit submission. Refuse containers shall be fully gated and screened in accordance with Mankato City Code section 10.88, or stored entirely within an enclosed structure.
2. Bicycle parking shall be provided in compliance with the City Code. A minimum of 2 bicycle stalls shall be provided on site.
3. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
4. The applicant shall apply for and be issued a fence permit prior to installation of any fence exceeding 30" in height on the subject property.
5. The applicant shall provide a snow removal plan designating an onsite snow storage area or demonstrating relocation of snow to a conforming off-site location prior to building permit submission.
6. The applicant shall provide turning movements showing the path of vehicles through the site, with particular focus on the usage of the parking stalls and drive lane adjacent to the proposed outdoor playground area. This shall be provided prior to building permit submission. All drive aisle and parking stalls shall conform to the City of Mankato Engineering Plates (see plate 2700A, pdf page 45).
7. The applicant shall provide a parking plan showing the number of off-street parking stalls provided on site and showing the designation of parking stalls for client pick-up and drop-off. This shall be provided prior to building permit submission.
8. If new exterior lighting is updated or installed, it shall conform to Mankato City Code section 10.89 standards, including, but not limited to, full-cut, fully shielded style. A photometric plan shall be provided at this time demonstrating conforming lighting levels at the property line.
9. The applicant shall provide a narrative that states: the maximum number of employees that would operate on location at one time, the gross floor area of the proposed use, winter operation plans for the outdoor playground area, and how exterior access to the playground area will be managed to ensure the safety of clients in proximity to an active drive lane. This shall be provided prior to building permit submission.
10. If parking or loading/unloading operations on site impede traffic on Adams or Star Streets, mitigation of undue traffic congestion shall be sought through modification to onsite parking conditions.
11. Parking of staff and client vehicles shall occur entirely on site within designated parking stalls. If conforming parking conditions cannot be maintained, additional off-street parking stalls shall be provided by improvement or through lease of off-street parking stalls within 500' of the use.

12. The applicant shall provide a landscaping plan that conforms to Mankato City Code Sec. 10.88 prior to, or in conjunction with, the submission of a building permit.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk