

RESOLUTION AMENDING THE CITY OF MANKATO LAND USE PLAN

WHEREAS, the City of Mankato has adopted a Land Use Plan in conformance with Minnesota Statute 462; and

WHEREAS, periodically the Land Use Plan may be amended to reflect revised goals and objectives for a particular tract of land or area within and around the City; and

WHEREAS, the existing Land Use Plan for the tract is described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010);

WHEREAS, the proposed land use pattern depicts Office Residential;

WHEREAS the Planning Agency has reviewed the proposal (CY 17-25) and made the following findings:

1. Promotes adequate low, medium, and high-density housing for all income levels and age groups. The proposed future of the property offers a multifamily supportive housing project.
2. Encourage the utilization of mixed-use development concepts in subdivision design. The proposed use of the property will have both office and residential components.
3. Supports the goals and objectives of Mankato Area Transportation and Planning Study and the parks and open space plan. The property is located in proximity to a public transit stop. The applicant is proposing to provide an open courtyard area that includes grills, patios, seating areas, and green space for the residents to enjoy. The development will also include sidewalks to connect to public infrastructure and open green space at the southern end of the parcel.
4. Retains and enhances the character and quality of established office residential areas, and revitalizes, rehabilitates, or redevelops those office areas where such improvements are needed. The applicant is proposing to redevelop a currently vacant lot which in the past was a part of the City of Mankato Public Works Department campus. This change aligns with the Sibley Redevelopment Plan, which was initially considered in 2007.
5. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all developments. The applicant is proposing a mixed use of residential and office development, providing development techniques suitable for the area, including the utilization of programs like the Green Communities and SB2030 energy standard.

6. Provides multi-modal transportation connectivity between high-density developments and destination points. The property is located adjacent to Poplar Street, a connection street to South Riverfront Drive. With improvements to the site, the sidewalk to the north of the development may provide a connection to the existing sidewalks.
7. Enhance site design in office and residential subdivisions and developments. The applicant is proposing to develop the currently vacant site.
8. Require adequate buffering and transitional areas between incompatible uses and less dense housing areas. The proposed housing is a continuation of the housing project provided to the east of the property, and is nearby compatible uses such as schools, restaurants, grocery stores and downtown Mankato.
9. Promote quality building design standards. The applicant is proposing to construct a 40-unit supportive housing apartment building with quality exterior building materials and spaces.

Additionally, staff submits the findings that the proposed Land Use Plan amendment conforms to the following location criteria for designating residential property in the Land Use Plan.

1. The property is adjacent to commercial, industrial and other office-residential uses.
2. The property is adjacent to collector streets via Poplar Street, Sibley Parkway, and Linder Avenue.
3. The proposed property is surrounded by commercial, office residential, and industrial. The request to change the land use plan to Office-Residential is compatible with the uses adjacent the site.
4. The property is adjacent to arterial or collector streets, accessible without passing through less intense land uses. Traffic would connect on to Poplar Street and furthermore, South Riverfront Drive without needing to pass through less intense land uses.
5. The property is adjacent to a public transportation route. A transit stop is in close proximity to the proposed site.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Mankato approves the Land Use Plan Amendment for that tract described as part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010).

1. Any future approvals shall be completed in conformance with the permitting requirements such as replatting, rezoning, dedication or right of way, vacation of any easements, and planned unit development review.
2. The submitted traffic study will be reviewed by staff to see if any traffic

improvements are required. The applicant may be required to be a willing petitioner in those improvements.

This resolution shall become effective immediately upon passage.

Passed this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renaë Kopischke, MMC
City Clerk