

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

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

part of Block 17, Oakwood Addition, City of Mankato (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder / 751 Poplar St).

Has applied for a planned unit development to allow flexibility on the required development parking, permitting a development with 39 off-street parking stalls; 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 (CY28-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 25th day of June, 2025, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development be approved with conditions; 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 planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.
5. The development identifies public benefits, which allows for flexibility from the Minimum Parking Standards for multifamily developments.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the planned unit development be approved subject to the following conditions:

1. The applicant shall obtain a rental license prior to the occupancy of the units.
2. The applicant shall prohibit outside storage, refuse, or other debris.
3. The applicant shall submit association documents to the City at the time of request for the first building permit for the development. Association documents shall address ownership, financing, and maintenance of all common areas, utilities, and streets/private roads.
4. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
5. The applicant shall provide common open space amenities for gathering, such as an outside patio or gathering area or areas with benches or other seating within the development.
6. Any tree removal from the public right of way will need to be replaced in conformance with City Ordinance.
7. The applicant shall agree to install a sidewalk along the portion of Sibley Parkway abutted by the subject property in conjunction with future sidewalk improvements on adjacent properties along Sibley Parkway.
8. The applicant has provided a parking concept plan representing on-site parking improvements that would occur should the reduced parking flexibility of .975 stalls per unit be insufficient. The applicant shall construct the concept parking improvements if on-site parking is found to not adequately serve the subject use.
9. The applicant will be subject to Water Access Connection and Sewer Access Connection fees. The fees shall be \$101,082.80 and shall be submitted prior to issuance of a building permit.
10. If the future use of the property changes from the approved Planned Unit Development, parking and other zoning requirements shall achieve the Mankato City Code unless an amended Planned Unit Development has been granted by the Mankato City Council.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk