

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

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

Outlot B, Elwin Addition No. 2, City of Mankato (Blue Earth County PID R010909301015) **Abstract**

Has applied for a conditional use permit to allow a review for a wetland replacement plan and a conditional use permit to allow for the construction of multiple apartment buildings on one lot; 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 48-25), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 24th day of September, 2025, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for the conditional use permits 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 use, a grouped housing project, is considered a conditional use in the O-R, Office Residential district.
2. The request is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Office Residential."
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal will be served with public utilities and services.
5. There are no known historical or architectural resources on the site.
6. There are known environmental conditions on the site. The applicant has worked through the conditions with the appropriate state and city departments.
7. The grouped housing development will not cause a negative effect on the city as a whole as the proposed development conforms to the standards in the Code.
8. To the extent known, the proposal 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 proposal will not cause undue traffic congestion, as the traffic impact analysis demonstrates that the level of service proposed for the amount of traffic generated within the development will remain at acceptable levels. A traffic study determined that a dedicated left turn signal may be beneficial at the intersection of Adams St. and Victory Dr. to continue to assist with traffic conditions. Staff will continue to work with all parties to determine an appropriate solution.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow a review for a wetland replacement plan and a conditional use permit to allow for the construction of multiple apartment buildings on one lot, be approved subject to the following conditions:

1. The applicant shall submit a geotechnical evaluation and bluff stability study for review and approval prior to building permit submittal.
2. The applicant shall be a willing participant in further evaluation of the signal phasing and upgrades at the intersection of N. Victory Dr. and Adams St. and agree to cost participation of warranted left turn lane movement improvements.
3. If the grouped housing project on the subject parcel is constructed in phases, a phasing plan shall be submitted for review and approval, which demonstrates conformance to all standards for each phase of the development.
4. The applicant shall install bicycle parking which conforms to the Mankato City Code.
5. The applicant shall provide a photometric plan that demonstrates conforming lighting levels at the property line. This shall be provided with the building permit submission for the structures.
6. The applicant shall provide exterior light fixture cut sheets. All exterior light fixtures shall conform to Mankato City Code.
7. The applicant shall obtain a sign permit for any desired site signage prior to fabrication and installation.
8. The required landscaping shall be installed prior to, or in conjunction with, occupancy of the premise.
9. Prior to occupancy of any units, a rental license issued by the City of Mankato shall be in place.
10. The applicant shall submit a snow removal and storage plan for the proposed grouped housing project.

Signatures affixed on the following page

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk