

Conditional Use Permit Narrative

Applicant: Power Athletics, LLC

Property: 1021 Elevate Lane, Mankato, MN (Suite 400)

Zoning: M-1, Light Industrial District

Introduction

Power Athletics respectfully requests approval of a Conditional Use Permit (CUP) to operate a youth and collegiate cheerleading and tumbling training facility at 1021 Elevate Lane in Mankato, MN. The proposed use is consistent with the intent of the M-1, Light Industrial District and is of the same general character as indoor recreational facilities, specifically the permitted use of indoor firing ranges. The facility will provide structured, supervised, and safe indoor athletic training opportunities for area youth and young adults.

Description of Use

Power Athletics will occupy Suite 400 of the newly developed Elevate 22 building. The facility will provide recreational and competitive training in all-star cheerleading and tumbling. Programs will serve youth through collegiate athletes and will be led by professional, certified coaches. The facility includes spring floors, tumbling tracks, mats, office space, and support areas as detailed in the attached floor plan.

Operations

The business will operate on the following schedule:

- Summer: Monday through Thursday, 10:00am–8:00pm
- Fall/Winter/Spring: Sunday through Thursday, 4:00pm–9:00pm

Classes will be scheduled in blocks, with groups of athletes arriving and departing in predictable patterns. The nature of the training ensures staggered traffic flow rather than continuous high-volume traffic. The business will not generate outdoor activity, excessive noise, emissions, or storage needs beyond the building footprint.

Compatibility with Zoning

The M-1 District lists indoor firing ranges as a permitted use. Power Athletics is comparable in that it:

- Is conducted entirely indoors

- Involves structured, supervised activity led by trained professionals
- Has scheduled participation with predictable traffic patterns
- Provides a safe recreational use consistent with community needs

The proposed use is also consistent with how other indoor training facilities (dance studios, martial arts academies, gyms) have been interpreted in similar zoning contexts.

Compatibility with Surrounding Uses

The existing tenants of the building include Babe Plumbing, Heating and Air (Suite 100) and Evenson Concrete Systems (Suite 200). Power Athletics will complement these uses by occupying the remaining suites with a low-intensity recreational use. Unlike heavier industrial operations, Power Athletics does not create noise, odor, vibration, or traffic that would interfere with these tenants. Instead, the presence of Power Athletics adds diversity to the building's tenant mix while maintaining overall compatibility with the M-1 district.

Community Benefits & Economic Impact

Power Athletics will provide significant community benefits by:

- Offering safe, structured after-school programs for children and young adults
- Preparing athletes for collegiate-level opportunities through high-quality training
- Serving as a positive gathering place for youth and families
- Attracting visitors to Mankato for cheerleading competitions, camps, and clinics
- Supporting local businesses such as hotels, restaurants, and retailers through event-related tourism

The presence of Power Athletics enhances the community's recreational offerings and positions Mankato as a regional hub for competitive cheerleading and tumbling.

Findings of Fact

1. The proposed use is of the same general character as permitted uses in the M-1 District, particularly indoor firing ranges.
2. The request is consistent with the City's comprehensive planning policies by diversifying uses within industrial corridors.

3. The proposal does not interfere with neighboring uses and is compatible with Babe Plumbing and Evenson Concrete Systems.
4. The property is served by public facilities and utilities.
5. The use does not create undue traffic congestion.
6. There are no known historical, architectural, or environmental resources affected by the proposal.
7. The overall intensity of the development is not greater than other allowed uses in the district.
8. The proposal conforms with applicable regulations and ordinances.
9. The proposed use will not jeopardize public health, safety, or welfare.

Conclusion

Power Athletics respectfully requests approval of a Conditional Use Permit for a cheerleading and tumbling training facility at 1021 Elevate Lane. The use aligns with the intent of the M-1 District, is comparable to permitted uses, and provides significant community and economic benefits to Mankato. Approval of this request will allow Power Athletics to continue serving the region's youth and families in a safe, structured, and impactful manner.