

**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:

Unit 2, Common Interest Community Number 122, APX Campus Park (1021 Elevate Lane; PID R010903476002) **Torrens**

Has applied for a conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial, zoning 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 51-25), 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 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 proposed use, a cheerleading and tumbling recreational use, is of similar character to other uses listed in the M-1 district. Indoor firing ranges, which are also recreational in nature, are permitted uses within the M-1 zoning district, and thus this proposal is considered a conditional use.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Light Industrial", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development will be served by public utilities.
5. The proposal will not cause undue traffic congestion. Conditions are included herein that, in the event that traffic impacts on the public transportation corridors occur, the applicant and/or property owner will be required to implement mitigation strategies.
6. There are no known historical or architectural resources on the site.
7. There are no known environmentally sensitive areas on the site.
8. It will not cause a negative cumulative effect or effect on the City as a whole.
9. 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.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial district be approved subject to the following conditions:

1. Prior to the fabrication or installation of signage at the site, a City of Mankato Sign Permit shall be in place.
2. Prior to the issuance of a sign permit, a development sign plan shall be submitted for review and approval. The plan shall contemplate all possible site signage.
3. All parking stalls shown on the parking plan shall be designed in accordance with the City of Mankato Parking Plates prior to the subject use operating at this location.
4. The facility will be used for private recreational practices. Tournaments, meets, competitions or other events that involve spectators and additional occupants will require an amendment to the conditional use permit, which will allow a review of necessary additional parking or traffic operational requirements for additional occupants and operational components.
5. Bicycle parking in conformance with Mankato City Code shall be provided.
6. A site traffic management plan shall be provided at the time of building permit submission for occupancy of this space. The plan shall detail how traffic and uses associated with potential industrial components on the site will be coordinated and operated in tandem with the proposed recreational use.
7. If traffic issues arise associated with the internal components of the site such as parking, internal site traffic circulation, or other, at the discretion of the City of Mankato Engineering Department, the property owner will be responsible for privately managing the subject site and making modifications necessary to eliminate potential public transportation corridor concerns and conflicts.
8. Future recreational uses, if desired of this facility, will be limited to this suite space and the same or similar operational components, and will be subject to the approving conditions of this conditional use permit.
9. A refuse plan shall be submitted for review and approval. If exterior dumpsters are utilized or proposed on the subject site, they will be required to achieve the Mankato City Code standards.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk