

Ms. Molly Westman

February 26, 2025

Planning and Zoning Administrator

City of Mankato

Intergovernmental Center

10 Civic Center Plaza

Mankato, MN 56001

Re: Submittal Narrative for CUP Medical Clinic 103 Homestead Road, Mankato, MN

Dear Ms. Westman,

Below is our narrative for the above request on behalf of Fraser. Please let me know if you have any questions.

Applicant: Fraser

Request: conditional use permit to allow medical clinic in an R-4 zoned area.

Location: 103 Homestead Road Mankato, MN 56001

Existing Land Use: The property is the former Lil Bees daycare. The day care has been out of business for over a year. The site did have a conditional use permit for a daycare. To the public, the Fraser services offered here will be virtually indistinguishable from a typical daycare site.

Zoning: The property is zoned R-4

Environmentally Sensitive Areas: There are no environmentally sensitive areas on the site.

Public Utilities: The building is currently connected to public utilities

Operations Narrative: Fraser, a Minnesota non-profit celebrating 90 years is requesting a conditional use permit (Medical Clinic) to establish a FACES (Fraser Autism Center of Excellence) Clinic at the above address. The proposed site was formally a Lil Bee's daycare but has been vacant for over a year. Consequently, the conditional use permit for a daycare is no longer valid, necessitating a new conditional use permit application.

The proposed use will occupy the first floor, approximately 11,250 square feet. The clinic will have a public entrance, 6 classrooms, 2 large muscle (small gym space), various restrooms, meeting rooms and staff area. This location will employ approximately 40 total people (full time and part time) with no more 25-30 there at any one time. Our client hours are 8:00am to 4:30 pm, Monday through Friday. There are no evening hours, weekend hours or overnight stays.

Our FACES locations operate as follows: Our clients are toddlers to 6 years old. They are typically on the Autistic Spectrum. Our clients are a mix of full day and half day occupancy. We can have up to 6 clients per room.

Transportation: Our staff arrive between 7:30 am to 8:30 am. Our clients are dropped off at the site by either a caregiver or a transportation service between 8:30 and 9:15 am. A clinician comes out to the vehicle and escorts the client into the building. The drop off area is designed to drop 2-3 clients at a time. Because of the staggered drop off times and 2-3 clients dropped off at any one time, there is ample room in the lot to stack 6-8 drop off vehicles out to the road if there ever is a need. The lot will be signed and striped to allow for the cars to turn around and exit the property. There are some half day clients that have this same pattern between noon to 1 pm which can either be a pick up or drop off. The same pattern repeats for pick up between 3:45 pm to 4:30 pm. Our staff usually leaves the property soon after 4:30pm to 5:30 pm.

Between restriping and modifying the drop off area, the site currently has 44 parking stalls and will have 50.

At this location, we are excited to upgrade the existing outside playground area with new playground equipment very similar to what you would see in any childrens playground. We like to offer privacy and screening for our clients so the fenced (6 feet high) in playground will have privacy slats in accordance with city approval.

We do not have any group therapy sessions where there would be a short time influx of clients and cars.

Fraser is celebrating 90 years in 2025! Fraser currently serve over 300 clients across 11 Fraser locations around the Twin Cities and St. Cloud. As Minnesota's oldest and largest autism provider, Fraser is the premier provider and expert on autism services for people of all ages. We stay current on new research and evidence-based interventions that lead to best outcomes and lasting results. Our autism services address changes across the

lifespan, from early childhood through adulthood. We work with you to identify goals and create the best approach to achieve them.

Fraser Autism offers a full range of evidence-based service options that are individualized to each person's level of need. Autism service options include Applied Behavior Analysis (ABA), Positive Behavior Support, Positive Support Services, Pediatric Rehab, and specialty services. Our integrated, whole-person care also ensures that any co-occurring conditions are addressed in your treatment plan and serviced at Fraser.

Sincerely,

Charles E Gravelle

Property Development and Asset Manager Director

Fraser

Direct line: 612-790-1333

Email: Charles.gravelle@fraser.org

www.fraser.org