

July 2, 2025

Molly Westman
Planning and Zoning Administrator
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ISG

**RE: Annexation, Final Plat, PUD, Rezone Request
The Station – R430903200005**

Molly,

Thank you for reviewing the attached materials in support of a request for Annexation, Final Plat, PUD, and Rezoning submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing an Annexation, Final Plat, PUD, and Rezoning to allow for a commercial condo development. The proposed development will include a new Rickway Carpet warehouse, office, and showroom with 23 employees, along with 66 commercial condo units. Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM. The commercial condo units will be a mix of permitted use or conditional uses within the M-1 district. Proposed parking is based on a standard warehouse use for each commercial condo, and we understand that parking will be evaluated as unit building permits are received by the City of Mankato.

ANNEXATION

The proposed annexation area is approximately 13.39 acres. The property is located currently within Mankato Township but is contiguous to the existing City of Mankato border and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township from 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned to light industrial. This property is currently undeveloped and would be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

FINAL PLAT

A Final Plat is being submitted as part of this comprehensive review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site development. The existing property will be platted and subdivided into 2 lots. Lot 1 will be on the North side of the property containing 3.31 acres of land while lot 2 will be on the South side of the property containing 10.08 acres of land. A Preliminary Plat request was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. On 7/8/2024, the Preliminary Plat was approved with conditions by City Council.

PUD

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent. The purpose of the Planned Unit Development is to allow flexibility for shared utilities and an appropriate roadway network to serve the proposed commercial condo development. As designed, the proposed project will meet the criteria of Division 4 Article 11.

REZONE

The proposed project will meet the criteria of Sec. 10-2062. (2-4)

A. *The precise wording of the proposed amendment, together with concise explanation of its presumed effect.*

AJK Mankato Holdings LLC is requesting a rezone of the newly annexed area from Transition District (T) to Light Industrial (M-1) with a PUD overlay to accommodate the proposed commercial condo development.

B. *A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.*

The purpose of this request is to allow for the development and operation of this project is intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, we request it be rezoned to M-1 with a PUD overlay. This request is guided by the City of Mankato's future land use map M-1 in conjunction with a PUD overlay to allow the necessary flexibility to accommodate the development of this proposed project.

C. *In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:*

a. *A statement specifying the names of the owners of the land proposed to be rezoned.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

b. *A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

c. *The street address and legal description of the land proposed to be rezoned.*

New address to be determined upon annexation being completed. Please see the attached legal description and exhibits which include existing PID R430903200005.

d. *The present zoning classification and use of the land proposed to be rezoned.*

Once annexed, the resulting zoning classification will be T as the property transitions from the previous County Agricultural zoning to the proposed City zoning. The current use of the land is cropland.

e. *A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.*

A Preliminary Plat request for the property was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. City Council approved the Preliminary Plat with conditions on 7/8/2024. The final plat will meet the conditions that were provided by Planning Commission and City Council.

f. A concept development plan for the property if the property is vacant or is intended to be redeveloped.

Please see the attached concept development plans.

g. A statement of purpose explaining the reasons for the rezoning.

Rezoning the property is required for the property to be served by the City of Mankato utility infrastructure and to allow for the development of commercial condos on the site. The commercial condos will accommodate a Rickway Carpet warehouse, office, showroom, and 66 additional commercial condo units available for lease.

Additionally, the proposed project will meet the criteria of Sec. 10-2063. (1-4)

A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the city council.

The proposed amendment will further the industrial land use goals of the City of Mankato Land Use Plan by promoting new industrial development while minimizing any adverse effects on other properties nearby. This project promotes quality design standards, provides opportunities for industrial park development and follows location criteria by being adjacent to county road 26 which connects to State Highway 22 allowing for easy access without disturbing the surrounding areas. The proposed development will also meet the zoning ordinance and parking policies within the M-1 district.

B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.

The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. While the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses. The new development will provide community value and opportunities for economic growth while continuing to ensure an appropriate transition between land uses.

C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed development is not expected to have any adverse effects on the adjacent properties. Neighboring the city limits of Mankato, the site is in close proximity to other parcels of land zoned to M-1 which will encourage the orderly growth of the community.

D. The adequacy of public facilities and services.

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff. The impact of traffic is expected to be minimal due to the nature of the proposed use. Parking and access to the new development will be designed to meet city and county requirements to ensure safe and efficient use of the commercial condos.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. *It is one (1) of the conditional uses listed in the particular district.*

The proposed use is one of the conditional uses listed under the M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. Introducing spaces for the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent lines up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff.

E. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

G. *It preserves significant natural and environmental features.*

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce

discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

- H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.**

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not strain city services or change the existing neighborhood characteristics.

- I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.**

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

- J. It will not jeopardize the public's health, safety, or general welfare.**

The proposed development of Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



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Sincerely,



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