

PARKING ANALYSIS

1020ELEVATE LANE, MANKATO, MN 56001

9/12/2025

BUSINESS	STANDARD	STE	EMP	BASE STALLS	PROVIDED STALLS
BABE PLUMBING	Three (3) off-street parking spaces, plus one (1) space per employee on the largest working shift.	100	3	6	10
APX WAREHOUSE	Three (3) off-street parking spaces, plus one (1) space per employee on the largest working shift.	200	0	4	6
ECS WAREHOUSE	Three (3) off-street parking spaces, plus one (1) space per employee on the largest working shift.	300	1	4	6
WAREHOUSE (NO TENANT)	Three (3) off-street parking spaces, plus one (1) space per employee on the largest working shift.	400	3	4	9
POWER ATHLETICS	(1) off-street parking space per of the maximum occupancy load (max occ. 118)	500		30	30
				48	61
plus Campus has an add'l 13 for overflow					

SITE SUMMARY

M-1	ZONING
174,240	SITE/LOT AREA:
92,270	IMPERVIOUS SF
52.96%	IMPERVIOUS %

PARKING REQUIREMENTS (PER CITY CODE)

LIGHT INDUSTRIAL	TYPE
(3) + 1 PER EMPLOYEE	UNIT
25.00	STALLS REQUIRED
48	STALLS PROVIDED

SETBACK

15'	FRONT YARD - PARKING
6'	SIDE YARD - PARKING
NONE	REAR YARD - PARKING
15'	FRONT YARD - BUILDING
6'	SIDE YARD - BUILDING
	REAR YARD - BUILDING

CODE REVIEW DATA

1. GENERAL INFORMATION
- A. PROJECT NAME:

DISTRICT 22. APX CONTRACTOR CAMPUS
- B. PROJECT LOCATION:

MANKATO, MINNESOTA
- C. PROJECT DESCRIPTION:

a. NEW OFFICE / WAREHOUSE PRE-ENGINEERED METAL BUILDING FOR
- A. GROSS BUILDING SIZE:

GROSS BUILDING AREA		
Name	Area	Comments
FIRST LEVEL	31,509 SF	