

RIVER BLUFF COTTAGES

AMENDED PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

May 28, 2024

The Amended Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 1, River Bluff Cottages. The proposed PUD will consist of 20 total units of residential slab-on-grade homes. The original approved PUD included 12 twin home style patio homes and was approved by the City Council in November 2022. The project did not move forward as planned and the owner of the property would like to move forward with new plans.

The described PUD development property is in the westerly quadrant of the City of Mankato and is positioned just north of Sibley Parkway and just west of Highway No. 169 and is 4.53 acres.

The property is already annexed into the City of Mankato and was re-zoned to R-2 back in 2022 with the original PUD approval.

The Amended PUD property is proposed to be developed with 20 single family homes. Each unit will consist of three bedrooms (see attached building floor plans).

Specifically, the Amended Planned Unit Development Area includes:

20 Buildings of single-family slab-on-grade style homes.

The developer is sensitive to maintaining a high quality & aesthetically pleasing development and intends to maintain the property in the development with a high quality of standards to enhance the neighborhood and community of Mankato.

Sibley Parkway is already dedicated to the City of Mankato and the private drive will be maintained by the Owner's and/or Owner's Association.

Open yard areas/landscaping within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association.

The developer understands this area is not subject to the 25% Rental Density Ordinance and they would like to keep this ordinance in place. The developer would like to keep the reduced parking requirement of 2 stalls per unit (which was previously approved in the original PUD). Each home will have a one stall garage (double deep garage stall with tandem parking inside of the building) and two parking stalls in the driveway.