

**RESOLUTION OF THE MANKATO CITY COUNCIL
EXTENDING AN APPROVED PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

Outlot A, Sibley Parkway (Blue Earth County PID R010813101049)

Has applied to extend the time period of a previously approved planned unit development beyond one-year, to allow for development and construction of the subject property, as approved by Council; and

WHEREAS, Mankato City Code *Section 10-1915*. States that: “*No planned unit development approval shall be valid for a period longer than one year unless a building permit is issued. However, upon written request of the applicant, the one-year period may be extended by the planning agency for such time as it shall be determined and for good cause shown, without further hearing*”. The applicant has provided a written request to extend the one-year period; and

WHEREAS, the applicant stated the reasoning for the extension as, “*the project was delayed due to project financing and construction scheduling alignment with upcoming development planning, with construction scheduled to begin late May or early June 2026*”; and

WHEREAS, the Planning Agency of the City of Mankato completed a review of the application and made a report pertaining to said request (CY23-24), a copy of which was presented to the City Council on July 8, 2025 (Consent Calendar 6.G.); and

WHEREAS, the Planning Commission of the City, on the 26th day of June, 2025, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amended planned unit development be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission were presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, recommendation, and previous City Council approval, the City Council hereby finds that:

1. The proposed extension to the approved amended Planned Unit Development entails strictly an extension of the time window. The findings, as stated below, shall remain in place with extension of the Planned Unit Development approval.
 - a. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.

- b. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
- c. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
- d. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.
- e. The development identifies public benefits, which allows for flexibility from the 25% rental density ordinance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the planned unit development extension be approved subject to the following conditions:

- 1. The extended Planned Unit Development shall remain fully subject to all previously approved conditions of approval, including the following:
 - a. The proposed buildings shall be constructed as approved.
 - b. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
 - c. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
 - d. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
 - e. The private driveway/street shall be given the name "Rogers Trail" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
 - f. The proposed hammer-head areas shall be clearly identified as a fire accessway only and shall be clearly designated as a no-parking area.
 - g. Applicant shall provide a refuse plan for the subdivision.
 - h. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.

- i. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
 - j. All exterior light fixtures shall achieve Mankato City Code lighting standards including, but not limited to, full-cut fully shielded light fixtures and a photometric plan shall be submitted demonstrating no more than 1/2-foot candle lighting levels at the property line.
 - k. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.
 - l. Prior to occupancy, the applicant shall obtain rental licenses for each unit intended for rental purposes.
 - m. Applicant will need to submit a turning wheel radius for emergency vehicles at the time of building permit submittal.
2. The approved Preliminary & Final Plat of the subject property, known as "River Bluff Cottages", shall be fully recorded with Blue Earth County prior to submission of any building permit associated with the subject property.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk