

AVEYDA PRESERVE

PLANNED UNIT DEVELOPMENT PLAN

NARRATIVE

April 16, 2026

The Planned Unit Development (PUD) portion of the proposed new Lot 1, Block 2, and Lot 1, Block 3, Mesenbrink Subdivision. The proposed PUD will consist of 122 residential slab-on-grade homes.

The described PUD development property is in the easterly quadrant of the City of Mankato and is positioned just east of CSAH No. 12 (589 Avenue) and is north and south of the new Hoffman Road. The Planned Unit Development is located on 64.94 acres.

The property is already annexed into the City of Mankato and is zoned R-2 (One- and Two-Family Dwelling District). The subject property is also subject to the Shoreland Overlay District (the area of the PUD located within 1,000 feet from the Ordinary High Water of the Unnamed Lake 07007100). The development was prepared using the MNDNR Residential PUD guidelines.

The PUD property is proposed to be developed with 88 single family homes and 34 single family attached homes. Each home will be constructed as per the plans in this submittal. Homes can be modified and customized to the owner's requests using the guidelines in the homeowner's association. (see attached building floor plans).

Specifically, the Planned Unit Development Area includes:

North PUD consists of 34 Slab-on-grade Style Single Family homes.

South PUD consists of 54 Slab-on-grade Style Single Family homes and 34 Slab-on-grade Style Single Family Attached homes.

- **(122 total residential 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.

The Planned Unit Development will be accessed from Hoffman Road which is a dedicated public road to the City of Mankato. The private drives will remain private and be maintained by the Owner's and/or Association.

Open yard areas/landscaping/snow removal within the PUD Plan area will be maintained privately and in compliance with City Code, by the Owner's and/or Association. The Association will also work with the Postal Service to cluster mailbox locations within the PUD. Garbage and Recycling will be collected from each home.

The developer would like to have this PUD **not** subject to the 25% Rental Density Ordinance. The developer understands that the property is zoned R-2 and will comply with the City of Mankato zoning standards.

Sec. 10.93. - Planned Unit Developments.

Subd. 1. Authority. The City Council may, in accordance with the procedures and standards set forth in this section, and other standards and regulations applicable to the district in which the subject property is located, approve by ordinance, planned unit developments for uses as listed within each zoning district.

Subd. 2. Purpose. A planned unit development is intended to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services, and to encourage innovation in the planning and building of all types of development. A planned unit development may be approved by the City Council following a review and recommendation by the Planning Agency.

Subd. 3. Public Benefit. The public benefits to the surrounding neighborhood and the City as a whole that are intended to be derived from the approval of a planned unit development include, but are not limited to:

A. Preservation and enhancement of desirable site characteristics and open space.

The proposed development preserves the characteristics of the surrounding existing homes. Adjoining the property are single family homes located in the township (their anticipated land use is single family residential and parks/open space).

B. A pattern of development which preserves natural vegetation, topographic and geologic features.

The proposed project is planned on cultivated farm field and located south of the Unnamed Lake 07007100. Using the Shoreland Overlay District ordinance and the Shoreland Planned Unit Development section of code we will plan to leave part of the area closest to the Unnamed Lake in its natural state and provide a natural bluffer to the Lake. No access is planned to the Unnamed Lake.

C. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.

The proposed project is located near other residential zoning districts and is in line with the character of the City and the approved Land Use Plan.

D. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.

The proposed project will create a pleasing environment to the surrounding neighborhoods. The proposed North PUD will have natural open spaces and the South PUD will have designed open spaces for the residents to use for gatherings. These open spaces will remain private and be maintained by the Owner's and/or Association.

E. Provision of a variety of housing types in accordance with the City's housing goals.

The proposed development will provide multiple types of market rate housing for the area. The north PUD has larger single family homes clustered in the shoreland zone. The South PUD has medium size single family homes and single family attached (twinhome style) homes. These types of housing options follows the needed housing option in the "A Comprehensive Housing Needs Analysis for City of Mankato" dated April 2025 prepared by Maxfield Research & Consulting.

F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

The proposed development is being planned on un-developed property.

G. Business and commercial development to enhance the local economy and strengthen the tax base.

This item is not applicable.

H. The efficient use of land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

Mesenbrink Subdivision does extend Hoffman Road to service this property and future properties to the east.