

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

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

Lot 1, Block 2, Campus Cottages, and Outlot A, Campus Cottages (PID R010920479029 & R010920479030). **Abstract**

Has applied for a planned unit development to allow construction of three buildings for a multifamily development. The applicant has also requested a modification to the City's rental density map in conjunction with the requested planned unit development; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY16-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 22nd day of April, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a planned unit development be approved with conditions; and

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

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

1. The request conforms to the requirements set forth in Chapter 10 of the Mankato City Code for the R-2 Residential District by meeting the building height standards, density standards, and limiting occupancy to two unrelated people or a family.
2. The request conforms to the requirements set forth in Chapter 10 of the Mankato City Code for granting a planned unit development by offering a variety of housing types and preserving the wetland on the eastern side of the property.
3. It is in keeping with the comprehensive planning policies of the City because Housing is listed as Goal #1 in the Mankato Strategic Plan. Creating diverse types of housing is listed as a goal in the strategic plan. Additionally, the Mankato Housing Needs Analysis documents the need for 1,224 Market Rate units.
4. It does not interfere with or diminish the use of property in the immediate vicinity.
5. It can be adequately served by public facilities and services which are available in Pohl Road.
6. It does not cause undue traffic congestion.

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

1. The applicant shall continue to work with City Engineering staff to ensure all conditions are met from the Construction Services Site Plan Review letter dated April 10, 2026.
2. The applicant shall complete an administrative lot combination by the time of building permit submittal.
3. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
4. All lighting shall conform to the Mankato City Code, including full-cut, fully shielded light fixtures and a photometric plan demonstrating a lighting level of no more than 1/2-foot candle at the property line.
5. All mechanical equipment shall be screened according to Mankato City Code Chapter 10.
6. The building height shall not exceed 35' at the gable mid-point.
7. A City of Mankato rental license for the premise shall be secured prior to occupancy. The rental will be limited to 2 unrelated individuals or a family.
8. The landscaping plan shall be submitted and reviewed to ensure code compliance with Mankato City Code Chapter 10. The landscaping plan shall address screening from vehicle lights onto adjacent properties.
9. The applicant shall provide a snow removal plan.
10. The applicant shall provide common open space amenities for tenants.
11. Dumpster enclosures shall be fully screened.
12. The applicant shall place a stop sign at the access/exit point for the development.

This resolution shall become effective immediately upon passage.

Dated this _____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk