RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT UNDER THE MANKATO ZONING ORDINANCE

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

Outlot B, School Sisters of Notre Dame Subdivision. **EXCEPT** that part of Outlot B, School Sisters of Notre Dame Subdivision, described as follows: Beginning at the most westerly corner of said Outlot B; thence North 89 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION - HIGHWOOD according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota (and in Doc. No. 621CR249), 275.49 feet; thence South 37 degrees 44 minutes 41 seconds West 159.11 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 215.53 feet to the point of beginning. **EXCEPTION NOW KNOWN AS PART OF LOT 1, BLOCK 1 AND PART OF OUTLOTS B & C, GOOD COUNSEL MEADOWS.** Blue Earth County PIO R01.09.05.379.005 & R01.09.08.201.009. (Abstract)

Has applied for an amendment to a previously approved planned unit development to allow for the usage of Scheid Hall and to allow for parking lot and related infrastructure improvements at the property, to be known as PUD Phase 2; and

WHEREAS, the City Council approved a planned unit development on May 11th, 2026, as "CY20-26", to allow for Phase 1 of the Good Counsel PUD, and said Planned Unit Development shall be subsequently amended at this time; 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 (CY37-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 26th day of August, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to 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 planned unit development satisfies the intent of the City's ordinance, when approved with the recommended conditions, and does not jeopardize public health, safety or welfare.
2. The planned unit development conforms to an approved development plan for Phase 2, which includes utilization of the existing buildings, the existing parking areas, and additional parking.
3. All land shown on the approved development plan as open area will be held by the applicant.

4. Phase 2 is not proposed to impact common open spaces. Future phasing that proposed impacts will be required to submit updated plans for review and approval.
5. The public benefits provided in conjunction with the Planned Unit Development are:
    a. Preservation and enhancement of desirable site characteristics and open space. Phase 2 site plans do not impact any of the current open spaces. Future phases will be reviewed separately.
    b. A pattern of development which preserves natural vegetation, topographic and geologic features. Phase 2 does impact natural vegetation, topography, and geologic features. The new parking lots will be located on the northern and western sides of the property. The applicant will be required to restore as much of the natural vegetation and provide the needed screening and tree counts.
    c. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the city. Phase 2 of the proposal preserves structures and a campus that may provide historical significance and no physical building improvements are planned with the project.
    d. Use of design, landscape, or architectural features to create a pleasing environment or other special development features. Phase 2 does make changes to the current exterior features at the site and will be required to install landscaping according to Mankato City Code Chapter 10.
    e. Provision of a variety of housing types in accordance with the city's housing goals. Phase 2 of the plan does provide a variety of housing types.
    f. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation. Phase 2 provides an adaptive reuse of a currently vacant space.
    g. Business and commercial development to enhance the local economy and strengthen the tax base. Phase 2 does include business and commercial development. Office uses are included to allow for a mixed approach to re-use that is similar to the historic use of the property. Event and assembly spaces are included in this phase of the development.
    h. The efficient use of land results in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities. Phase 2 utilizes existing utilities, streets, schools, public grounds, and other facilities.

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

1. The applicant shall fulfill the terms of the development agreement for stormwater, drainage, utility, and traffic requirements.
2. The applicant shall continue to work with City Engineering/Construction Services to meet requirements set forth.
3. The applicant shall continue to meet the requirements set forth by **PUD** #1 approval.
4. The applicant shall not encroach into the bluff setback with any construction activity.
5. Applicant shall be aware that parking requirements shall be met at all times regardless of event occupancy.
6. As future phases are planned and submitted that include campus site improvements, building additions or uses associated with the Institutional Overlay District, a request for an update to the 10 campus master plan shall be requested and obtained prior to implementation of any improvements.
7. Prior to occupancy of the structure, the applicant shall obtain a certificate of occupancy from the City of Mankato Building Official for each of the spaces.
8. All parking stalls shall be striped in accordance with the Mankato City Code prior to occupancy.
9. A rental license will be required for the residential units.

This resolution shall become effective immediately upon passage.

Dated this 14th day of September 2026.

Najwa Massad
Mayor

ATTEST

Renae Kopischke, MMC
City Clerk