

Rezone Request Narrative

Applicant: James & Christina Rotert
1117 Lori Lane
Mankato, MN 56001

Property Owners: House of Hope
12 Civic Center Plaza Suite 2116
Mankato, MN 56001

Rezone Property Addresses: 1618, 1620, & 1622 3rd Ave.

Purpose of Request:

This application requests approval of a Rezone from a M-I (Mild-Industrial) zone to a R-3 (Limited Multiple Family Residential) at the above listed properties. This request will provide information on previous uses and then planned intended use upon approval of the rezone and the attached Conditional Use request.

Previous uses:

1618 - this space was formerly occupied by House of Hope and was utilized as an Intensive Outpatient Treatment office space.

1620 - this space was previously used as a Ceramic Shop. Although, the space appears to have not been in business for an extended period.

1622 - this home was a rental home until approximately 2020.

Intended use:

1618 - Open an Intensive Outpatient Treatment Program. See the attached Conditional Use Permit request

1620 - storage - possibility of parking in the future

1622 - return to rental for 5 unrelated

Description of properties:

1618 - this space will remain the same and no intended updates will be made.

1620- this building will remain unless future plans for parking are completed.

1622 - this home will be updated as needed to become a rental property. Currently, we know that interior work will be required - flooring, ceilings, some sheetrock, paint, and light fixtures.

Description of utility services:

All three properties are connected to the main city water, sewer and storm services.

Prints and floor plans:

Attached you will find the prints for the site and floor plans for each property.

Parking:

The proposed parking spaces and circulation plan will be attached to this request.

Fire Hydrants:

The nearest fire hydrant is across the street which is within the required 150 ft distance.