

NORTH MANKATO ROAD RIGHT OF WAY PLAT NO. 1

THE CITY OF NORTH MANKATO

SUBJECT: North Mankato Road Right of Way Plat No. 1
APPLICANT: City of North Mankato
LOCATION: Lor Ray Drive/Howard Drive Intersection
EXISTING ZONING: NA
DATE OF HEARING: January 12, 2023
DATE OF REPORT: January 3, 2023
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request for final plat approval of North Mankato Road Right of Way Plat No. 1

COMMENT

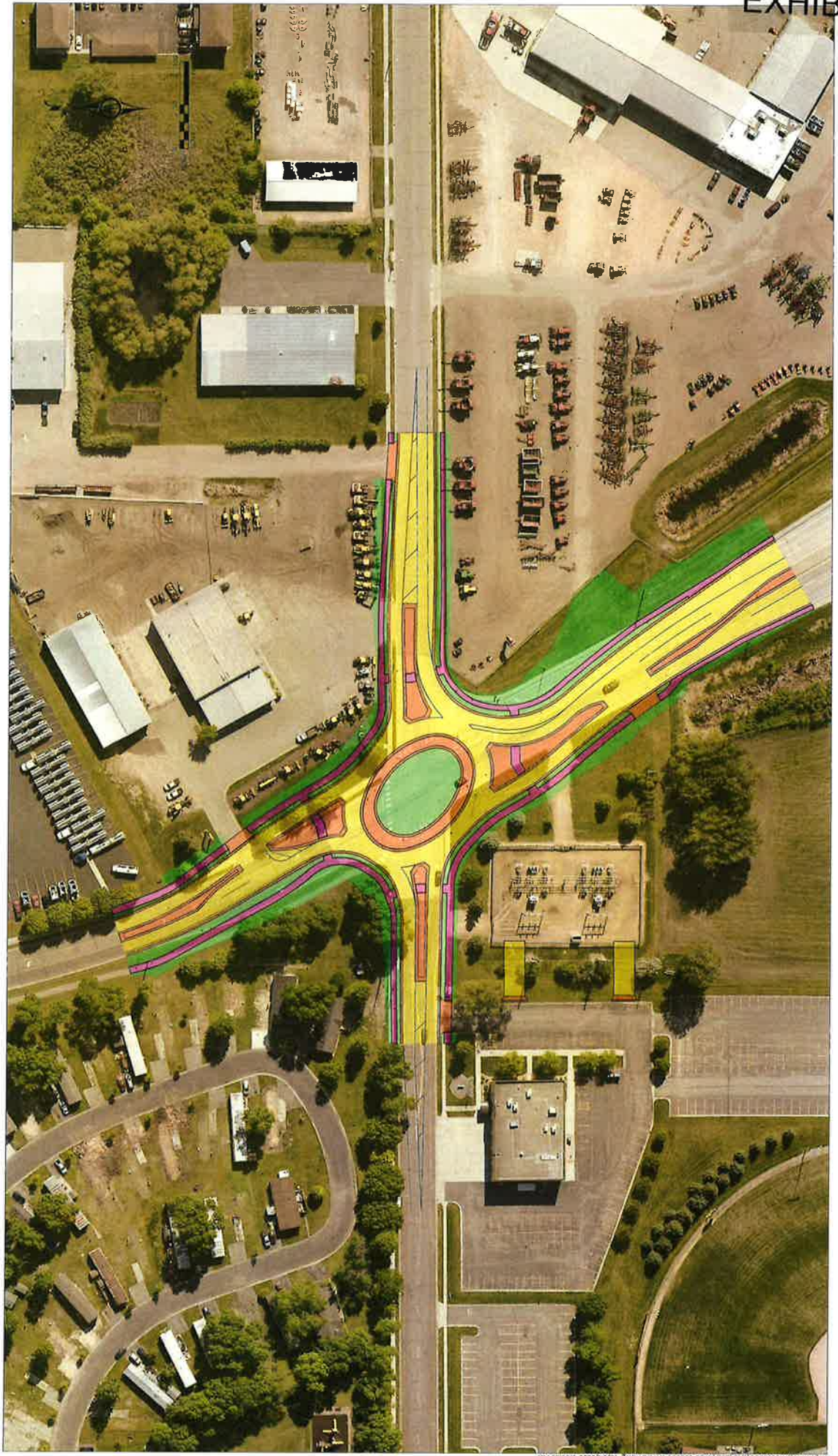
In the summer of 2023, the City will be installing a roundabout at the intersection of Lor Ray Drive and Howard Drive. Attached as Exhibit A is a drawing showing the proposed layout of the roundabout. To accommodate the design and construction of the roundabout, it is necessary for the City to acquire additional road right of way in this area. The City has negotiated the purchase of land needed with the adjacent landowners. Specifically, Parcels 1, 2 and 4 will be acquired by the City. As part of the process, it is necessary to formally replat the property at this intersection. The final plat of North Mankato Road Right of Way Plat No.1 is shown on Exhibit B.

RECOMMENDATION

Staff recommends approval of North Mankato Road Right of Way Plat No. 1

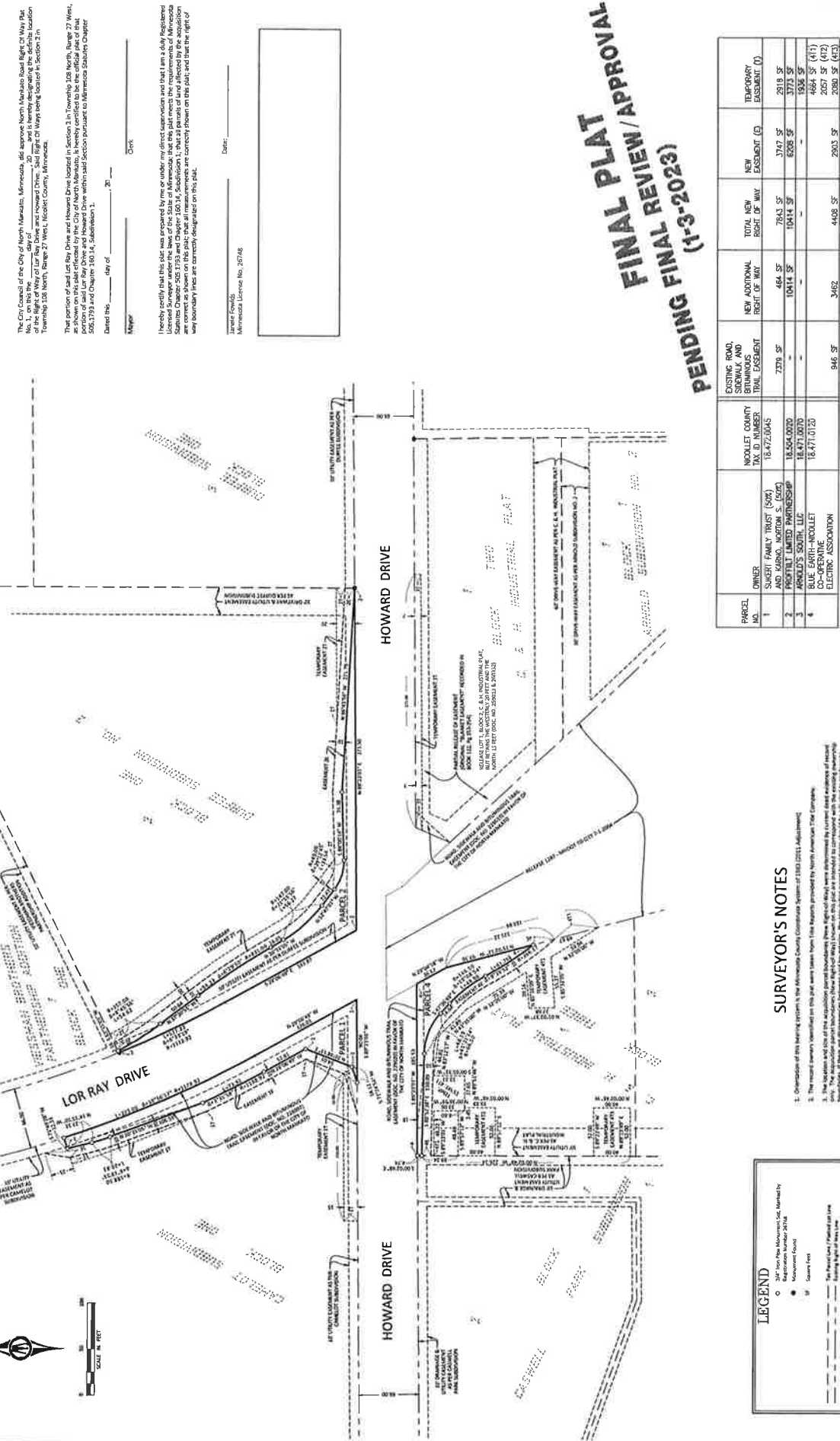
Howard Drive/Lor Ray Drive Roundabout
City of North Mankato

Figure 1: Preliminary Layout
October 2022



NORTH MANKATO ROAD RIGHT OF WAY PLAT NO. 1

LOR RAY DRIVE AND HOWARD DRIVE



FINAL PLAT
FINAL REVIEW/APPROVAL
PENDING FINAL REVIEW (1-3-2023)

PARCEL NO.	OWNER	NOOKLET COUNTY TAX ID NUMBER	EXISTING ROAD, SIDEWALK AND TRAIL EASEMENT TOTAL EASEMENT	NEW ADDITIONAL RIGHT OF WAY	TOTAL NEW RIGHT OF WAY	NEW EASEMENT (E)	TERMINUS EASEMENT (E)
1	SWEET FAMILY TRUST (SFT) AND CARNO, LIMITED PARTNERSHIP	18.472.0045	7370 SF	484 SF	7854 SF	3747 SF	2918 SF
2	PROFFIT LIMITED PARTNERSHIP	18.474.0070	-	10414 SF	10414 SF	6202 SF	3712 SF
3	AROLD'S SOUTH, LLC	18.471.0070	-	-	-	-	1942 SF
4	BLUE EARTH-NOOKLET ELECTRIC ASSOCIATION	18.471.0120	946 SF	3462	4408 SF	2903 SF	2057 SF (412)

SURVEYOR'S NOTES

1. Description of this bearing system is the Minnesota County Coordinate System of 1983 (NAD 83).
2. The record owners identified on this plat were taken from the Registers provided by North American Title Company.
3. The location and size of the adjoining parcel boundaries shown hereon were determined by current deed analysis of recent plat maps and other records. If there are discrepancies between the boundaries shown hereon and the actual boundaries, the boundaries shown hereon shall be deemed to be correct.

LEGEND

- 3/4" Iron Pin Monument, Cast, Marked by Monument Number (24)
- Monument (24)
- Survey Foot
- The Parcel Line (Plat) and Line
- Existing Right of Way Line
- New Right of Way Line
- Terminus Corner (Corner)

The City Council of the City of North Mankato, Minnesota, do hereby approve North Mankato Road Right of Way Plat No. 1, which is a plat of the right of way of Lor Ray Drive and Howard Drive, said Right of Way being located in Section 21, Township 108 North, Range 27 West, Nicollet County, Minnesota.

This portion of said Lor Ray Drive and Howard Drive located in Section 21, Township 108 North, Range 27 West, Nicollet County, Minnesota, is hereby approved for the right of way of Lor Ray Drive and Howard Drive within said Section pursuant to Minnesota Statutes Chapter 506.1793 and Chapter 160.14, Subdivision 1, that all parcels of land affected by the acquisition of the right of way of Lor Ray Drive and Howard Drive are correctly shown on this plat, and that the right of way boundaries thereon are correctly designated on this plat.

Dated this _____ day of _____, 20__.

Mayer: _____ Clerk: _____

James Powell
Minnesota License No. 36748



TO: Planning Commission
FROM: Mike Fischer, Community Development Director
DATE: December 22, 2022
SUBJECT: 2022 Year-End Planning & Zoning Report

Attached is the 2022 Year-End Planning & Zoning Report which summarizes all, plats, variances, CUP's and rezoning's considered by the Planning Commission in 2022. Other topics considered by the Planning Commission in 2022 included:

1. Review and approve Housing Study
2. Review and approve Comprehensive Plan Future Land Use Map amendment
3. Review and approve 7 Comprehensive Plan update chapters

NORTH MANKATO ZONING HISTORY

ZONING - 2022

Address/Legal Description	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR	Action	
Part of Sections 3&4	Burnett Farms	Z-1-22	Jan-22	Approved	Jan-22	Approved	Zone land as R-1
Part of Section 35	John & Diane Krohn	Z-2-22	May-22	Approved	May-22	Approved	Zone land as R-1S

NORTH MANKATO ZONING HISTORY

PLATTING
2022

Legal Description	Application	Applicant	Zoning District	Planning Comm. MO/YR.	Planning Comm. Action	City Council MO/YR.	City Council Action	Subdivision Name
Part of Sections 3&4, Outlot A, Burnett's Ravine Ridge No.6	Preliminary & Final Plat	Burnett Farms	R-1	Jan-22	Approved	Jan-22	Approved	Burnett' Ravine Ridge No. 7
Part of Section 35	Preliminary Plat	John & Diane Krohn	R-1S	May-22	Approved	May-22	Approved	Belgrade Addition
Part of Section 35	Final Plat	John & Diane Krohn	R-1S	Jun-22	Approved	May-22	Approved	Belgrade Addition
Part of Section 11	Preliminary & Final Plat	Gwen Ruch	B-3	Jun-22	Approved	Jun-22	Approved	Lor-Ray Center

NORTH MANKATO ZONING HISTORY

CONDITIONAL USE PERMITS

2022

Address	Applicant	Application Number	Planning Comm. MO/YR	City Council MO/YR	Applications/ Conditions
1901 Lee Blvd	NKS, Inc	CU-1-22	Jan-22 Approved	Jan-22 Approved	<p>1. The parking lot be striped to identify parking spaces and driving lanes</p> <p>2. No stacked or double of parking of vehicles is permitted</p> <p>3. All parts, equipment and materials shall be stored indoors or within an entirely screened in area outside the building</p> <p>4. All automobile repair work shall be performed within an enclosed building</p> <p>5. In area A, no vehicle shall be stored for a period longer than 72 hours. In area B, no vehicle shall be parked for a period of longer than 4 consecutive weeks</p> <p>6. There shall be no storage of boats, campers, trailers, recreation vehicles or similar items on the property</p> <p>7. The existing chain link fence be modified to provide continuous screening for the contents within including ongoing maintenance of the fence</p> <p>8. Install privacy fence in designated location within area A</p>
1620 Commerce Drive	Matt Ballman	CU-2-22	Mar Approved	Mar-22 Approved	<p>1. All parts, equipment and materials shall be stored indoors or within an entirely screened-in area</p> <p>2. All automobile work shall be performed within an enclosed building</p> <p>3. There shall be no exterior overnight storage of partially dismantled or obvious damaged vehicles</p> <p>4. If any repair work in done between the hours of 10:00 p.m. and 7:00 a.m., all doors to the building must be shut</p> <p>5. All vehicles and trailers stored out of doors shall be parked on a hard surface constructed of asphalt or concrete</p>

- 6. Applicant is required to maintain the existing 15 spruce trees located along the east property line. Should a tree die, applicant is required to replace the tree with a similar species
- 7. No boats, trailers, campers, or recreational vehicles may be stored out of doors on the property

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Issued Building Permits - Year to Date Report

	Single Family	Duplex	Townhome Condos	Apt./ Asst. Living	New		Mobile Homes	Other	Residential Remodel	Totals
					Industrial / Commercial	Non-Residential Remodel				
2022 - Thru December										
Number of Permits	23	0	38	1	2	97	1	21	1437	1620
Number of Structures	23	0	5	1	2	0	0	0	0	31
Number of Units	23	0	38	9	2	0	0	0	0	72
Dollar Value	\$ 11,384,060.00	\$ -	\$ 8,550,000.00	\$ 1,589,472.00	\$ 1,260,306.00	\$ 12,962,737.09	\$ 31,450.00	\$ 100,050.00	\$ 12,579,637.74	\$ 48,457,712.83
Revenue	\$ 72,134.40	\$ -	\$ 86,578.44	\$ 14,293.72	\$ 14,621.00	\$ 112,820.90	\$ 523.87	\$ 838.31	\$ 262,757.80	\$ 564,568.44
2021										
Number of Permits	26	5	19	1	131	73	20	1350	1625	
Number of Structures	26	5	3	1	1	0	0	0	36	
Number of Units	26	10	19	4	0	0	0	0	0	59
Dollar Value	\$ 8,920,700.00	\$ 2,700,000.00	\$ 4,615,000.00	\$ 737,000.00	\$ 9,118,919.74	\$ 1,395,600.00	\$ 144,841.36	\$ 9,834,485.96	\$ 37,466,547.06	
Revenue	\$ 73,567.63	\$ 21,181.65	\$ 47,408.79	\$ 7,565.93	\$ 112,409.15	\$ 25,739.94	\$ 1,861.54	\$ 206,389.51	\$ 496,124.14	
2020										
Number of Permits	18	0	19	4	76	13	14	1326	1470	
Number of Structures	18	0	2	4	2	0	0	0	26	
Number of Units	18	0	19	16	0	0	0	0	0	53
Dollar Value	\$ 6,199,210	\$ -	\$ 3,414,490	\$ 1,672,000	\$ 8,473,790	\$ 248,719	\$ 28,010	\$ 11,405,046	\$ 31,441,265	
Revenue	\$ 52,557	\$ -	\$ 39,358	\$ 16,189	\$ 84,849	\$ 4,564	\$ 570	\$ 203,358	\$ 401,445	
2019										
Number of Permits	24	0	0	2	102	12	1,155	1,295	1,295	
Number of Units	24	0	0	8	0	0	0	0	32	
Dollar Value	\$ 7,836,395	\$ -	\$ -	\$ 800,000	\$ 7,130,904	\$ 11,300	\$ 6,369,548	\$ 22,148,147	\$ 295,923.26	
Revenue	\$ 65,941.31	\$ -	\$ -	\$ 7,752.82	\$ 78,541.92	\$ 556.08	\$ 143,131.13	\$ 295,923.26	\$ 295,923.26	
2018										
Number of Permits	28	0	1	2	111	23	1060	1,225	1,225	
Number of Units	28	0	6	8	0	0	0	0	42	
Dollar Value	\$ 7,958,580	\$ 0	\$ 1,198,500	\$ 795,000	\$ 29,748,940	\$ 2,500	\$ 5,637,275	\$ 45,340,795	\$ 459,906.70	
Revenue	\$ 69,184.85	\$ 0.00	\$ 9,241.35	\$ 7,711.83	\$ 241,223.01	\$ 768.00	\$ 131,777.66	\$ 459,906.70	\$ 459,906.70	
2017										
Number of Permits	19	0	6	3	84	21	1035	1,168	1,168	
Number of Units	19	0	35	32	0	0	0	0	86	
Dollar Value	\$ 5,036,280	\$ 0	\$ 5,749,970	\$ 3,078,733	\$ 9,556,049	\$ 25,500	\$ 5,237,219	\$ 28,683,751	\$ 28,683,751	
Revenue	\$ 44,392.31	\$ 0.00	\$ 49,420.66	\$ 27,056.19	\$ 94,725.53	\$ 1,072.06	\$ 126,340.38	\$ 343,007.13	\$ 343,007.13	