

FINAL PLAT OF PLEASANT VIEW COTTAGES  
A REQUEST FROM ALH LAND COMPANY

## THE CITY OF NORTH MANKATO

SUBJECT: Final Plat of Pleasant View Cottages  
APPLICANT: ALH Land Company LLC  
LOCATION: Part of Section 3  
EXISTING ZONING: R-3, Limited Multiple Dwelling  
DATE OF HEARING: February 11, 2021  
DATE OF REPORT: February 3, 2021  
REPORTED BY: Mike Fischer, Community Development Director

### APPLICATION SUBMITTED

Request for final plat consideration of Pleasant View Cottages

### COMMENT

In January 2021, the applicant received approval of the Preliminary Plat of Pleasant View Cottages as shown on Exhibit A. The plat accommodated the development of three (3) new townhome buildings on a piece of property being annexed into the City limits along Pleasant View Drive. As shown on Exhibit B, the final plat consists of one lot to accommodate the layout shown on Exhibit A. Specifically, 3 new townhome buildings, 2 new driveways, a storm water pond, an existing home and an existing storage building. An elevation drawing of one of the buildings is shown on Exhibit C. Regarding the existing house and storage building, the applicant proposes to keep both on the property. The house has been rehabilitated and proposed to be used as a VRBO and the storage shed would be used by the applicant.

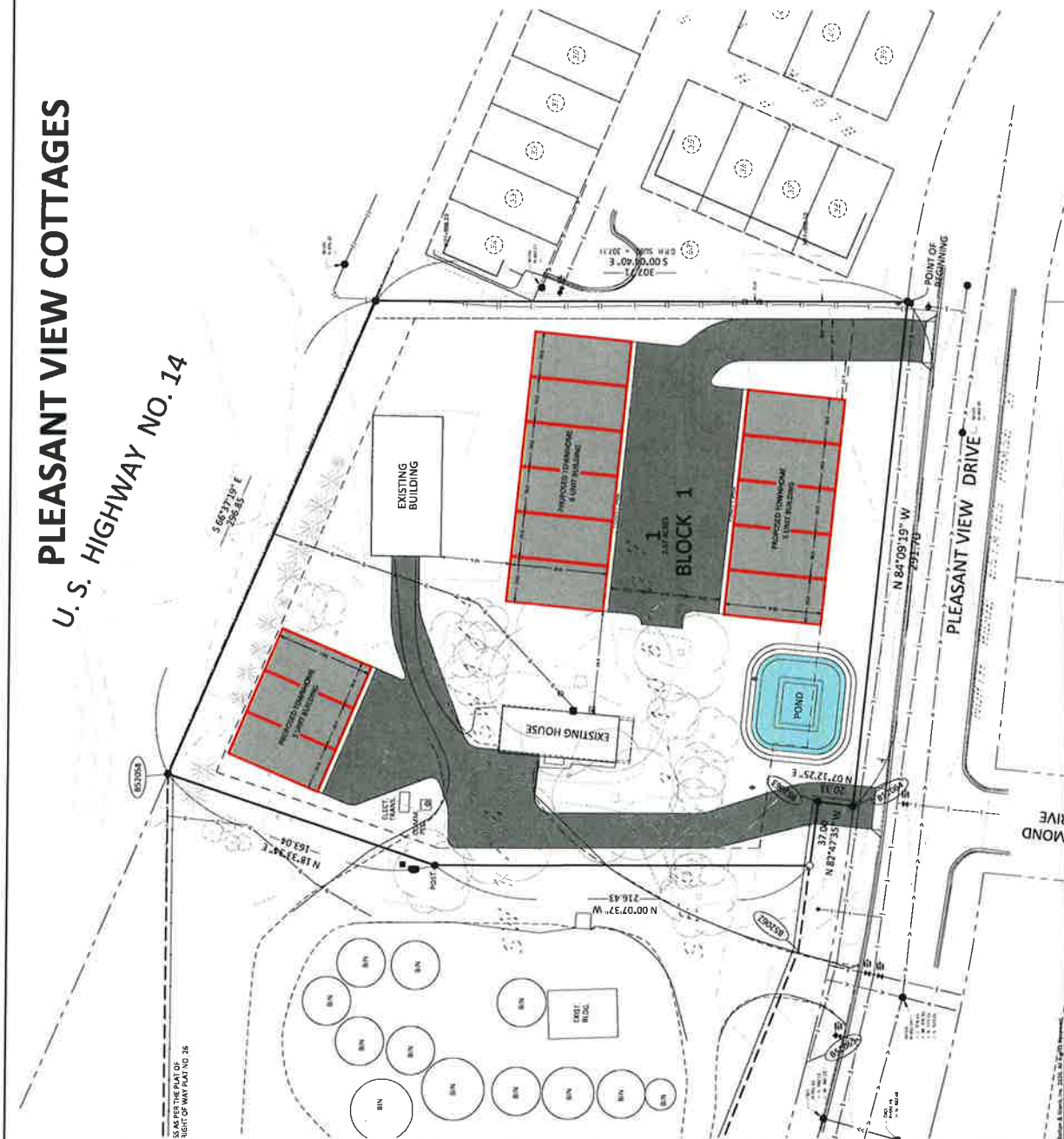
In terms of compliance with City Code regulations for platting, the proposed development of the property meets all building setback, density requirements, lot size requirements, ground coverage and building height regulations within an R-3 zoning district.

### RECOMMENDATION

Staff recommends approval of the Final Plat of Pleasant View Cottages subject to successful annexation of the property.

# PLEASANT VIEW COTTAGES

## U.S. HIGHWAY NO. 14



Horizontal Datum: NAD83 1985 County Coordinate System  
 SCALE: 1" = 10 FT  
**LEGEND**  
 ○ MAIN BUILDING  
 ○ MAIN BUILDING (10' x 10' SET)  
 ■ MAIN BUILDING  
 ■ MAIN BUILDING  
 ■ MAIN BUILDING  
 ■ MAIN BUILDING

**UTILITY & SITE DATA**  
 All utility lines shown were obtained from the City of North Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of North Mankato.

**CURRENT ZONING:** Transitional (Currently in Nicollet County)

**PROPOSED ZONING:** R-3, Limited Multiple Dwelling District

**SETBACKS:**  
 Main Building 30 feet

**Size:**  
 Main Buildings 10 feet  
 Rear Main Building 25 feet  
 Lot Area = 11,000 sq. ft. minimum requirements for the first 3 dwelling units plus 1,500 sq. ft. for each additional dwelling unit.  
 Maximum Ground Coverage by all Structures = 50%  
 Maximum Building Height = 45 feet

**LEGAL DESCRIPTION**

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 108 North Range 27 West, Nicollet County, Minnesota, described as:  
 Beginning at the southwesterly corner of G.P.H. Subdivision, according to the plat thereof on file and record with the Nicollet County Recorder, thence North 84 degrees 09 minutes 19 seconds West, a distance of 793.770 feet to the southerly line of Highway No. 14, thence South 66 degrees 16 minutes 34 seconds West, a distance of 107.71 feet to the point of beginning, containing 2.57 acres.

**OWNERS/DEVELOPERS**  
 A.M. Land Company, LLC

**LOT AREA**  
 LOT 1 2.57 ACRES (111,825 SQ FT)

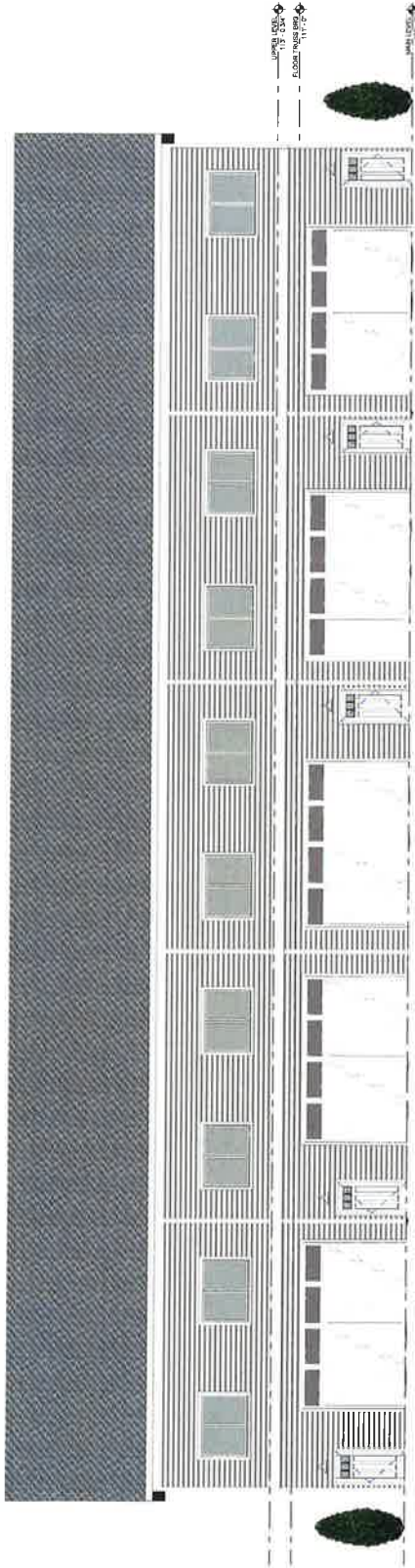
**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat on file and record with the Nicollet County Recorder, and that the same is a true and correct copy of the original plat on file and record with the Nicollet County Recorder.

*Mel K. Ebb*  
 Mel K. Ebb  
 11/10/2008  
 Licensed Professional Surveyor

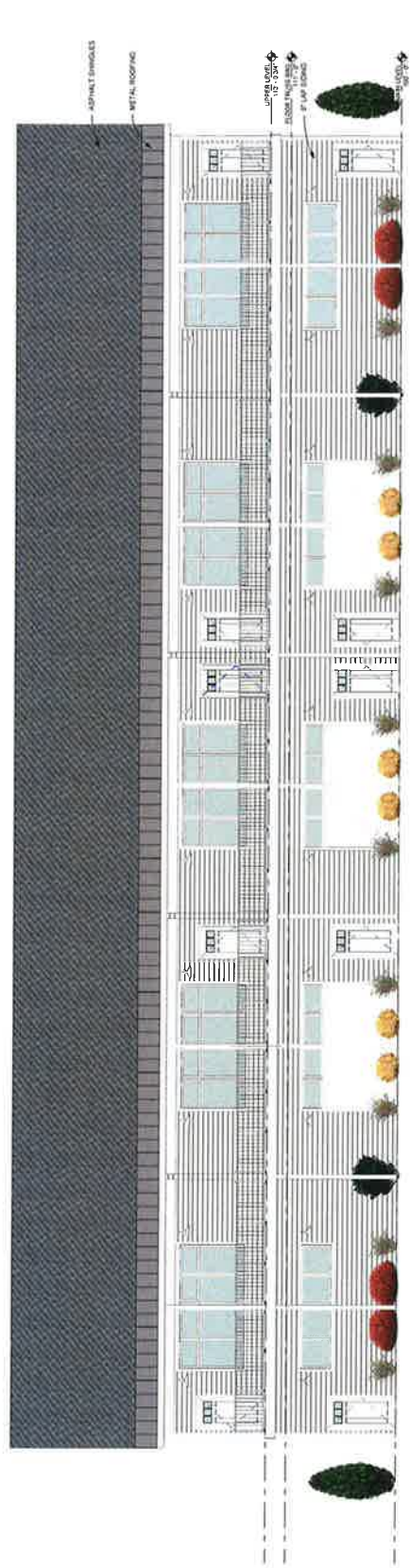
**PRELIMINARY PLAT**  
 NORTH MANKATO, MINNESOTA  
**BOLTON & MENK**  
 1000 W. WASHINGTON ST.  
 MANKATO, MINNESOTA 56001  
 (507) 625-1234  
 FAX: (507) 625-1234

DATE: 11/10/2008  
 TIME: 10:00 AM  
 SHEET NO. 1 OF 1  
 TOTAL SHEETS: 1  
 SCALE: 1" = 10' (AS SHOWN)  
 DRAWN BY: [Signature]





2 NORTH ELEVATION  
 SCALE 3/8" = 1'-0"



1 SOUTH ELEVATION  
 SCALE 3/8" = 1'-0"

CITY CODE AMENDMENT 156.041 (J)  
A REQUEST FROM SELECT MANAGEMENT LLC

THE CITY OF NORTH MANKATO

SUBJECT: Request to Amend City Code Section 156.041 (J)  
APPLICANT: Select Management LLC  
LOCATION: -  
EXISTING ZONING: -  
DATE OF HEARING: February 11, 2021  
DATE OF REPORT: February 4, 2021  
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request to amend City Code Section 156.041 (J)

COMMENT

Attached as Exhibit A is a request from Select Management LLC to amend City Code Section 156.041 (J) which is located in the R-4 Zoning Regulations. The purpose of the R-4 zoning district is to create opportunities for high density residential development. The current regulation pertaining to maximum building height is as follows:

(J) *Height regulations.* No structure hereafter erected or altered shall exceed 3 stories or 45 feet in height, except as may be permitted in division (D)(4) of this section, as regulated by this chapter. Accessory uses shall not exceed 1-1/2 stories or 22 feet in height.

As the applicant is proposing to construct a new 4 story apartment complex, it would not exceed 45 feet in height. However, the current language limits any new building not to exceed 3 stories. Attached as Exhibit B is a rendering of what the apartment may look like. The location of the apartment building would be at the intersection of Marie Lane and Tower Boulevard on property zoned R-4. Note that this is the only vacant property within the City zoned as R-4.

For comparison, attached as Exhibit C is summary of building height regulations used by other cities in high density zoning districts.

RECOMMENDATION

Based on the results from the City survey, most other cities allow buildings up to 45 feet and higher in high density residential districts. Therefore, staff recommends an amendment for a maximum building height of 45 feet with no reference to the number of stories.



February 2, 2021

City of North Mankato  
1001 Belgrade Avenue  
North Mankato, MN 56003

Re: Request to change City Code Building Height Requirements for R-4 Multiple Dwelling District

To: North Mankato Planning Commission & City Council,

Select Management LLC is requesting to amend City Code section 156.041 R-4 Multiple Dwelling District, in regards to the building height regulations. Our request is to remove the 3 story requirement, but still maintain the maximum building height of 45 feet as it currently states.

We're looking to develop a 4-story apartment complex in North Mankato at the corner of Tower Boulevard and Marie Lane. Based on the current City Code we can't exceed 3 stories in height. Our proposed design for our building would have a flat roof structure to allow us to stay under the current City Code height requirement of 45 feet.

Thank you for reviewing our request, and please let me know if you have any questions or need any more information.

Sincerely,

Tyler Wenner  
Select Management LLC

A handwritten signature in black ink, appearing to read 'Tyler Wenner', with a large, sweeping flourish extending to the right.





CONCEPTUAL EXTERIOR RENDERING  
(EXTERIOR COLORS + MATERIALS MAY CHANGE)



CONCEPTUAL ROOFTOP PATIO RENDERING

City	Zoning Code Reference	Building Height
North Mankato	Section 156.041 R-4, Multiple Dwelling District	<ul style="list-style-type: none"> <li>• 3 Stories or 45 feet except for Hotels, motels and apartment hotels in which no business shall be conducted except as a service for guests thereof accessible to customers from inside the building</li> <li>• 45 feet</li> <li>• 75 feet for public buildings, schools, churches, and other institutions, and semi-public buildings, provide the front yard depth, side yard widths, and rear yard depth shall each be increased by one (1) foot over and above the requirement for the district for each two (2) feet of building height above the building height limit for the zoning district.</li> </ul>
Mankato	Section 10.16 R-4, Multiple-Family Dwelling District	<ul style="list-style-type: none"> <li>• Multiple family dwellings shall not exceed four stories or 45 feet in height, except as provided in section 9.15, provided further that any building exceeding three stories in height shall set back from all yard lines required in this section an additional distance of one foot for every one foot that the building exceeds the height of 30 feet.</li> </ul>
New Ulm	Section 9.08. R-3, Multiple Family Residence District	<ul style="list-style-type: none"> <li>• Except for communication antennas otherwise allowed by conditional use permit, the maximum height of all principal structures located in the R-4 District shall not exceed four (4) stories or fifty-six (56) feet, whichever is less.</li> <li>• Maximum Height: 45 feet</li> </ul>
Faribault	Section 10-370. - Height	<ul style="list-style-type: none"> <li>• Height regulations. No building hereafter erected or altered shall exceed three stories or 35 feet in height.</li> </ul>
Saint Peter	Chapter 24. Article II. Division 4. R-3 Multifamily Residential Districts	<ul style="list-style-type: none"> <li>• Height regulations. No building hereafter erected or altered shall exceed three stories or 35 feet in height.</li> </ul>
Marshall	Section 86-100. - R-4 higher density, multiple-family residence district	<ul style="list-style-type: none"> <li>• R-3 - 4 stories or 50 feet in height</li> </ul>
Albert Lea	Sec. 50.0199 - Tabulation of District Requirements	