

PRELIMINARY & FINAL PLAT OF THE LANDING WEST

A REQUEST FROM BRUCE & CAROL WALTERS

THE CITY OF NORTH MANKATO

SUBJECT: Preliminary and Final Plat of The Landing West  
APPLICANT: Bruce & Carol Walters  
LOCATION: Lots 3 and 4, Block 3, The Landing North Phase 1  
EXISTING ZONING: R-1, One – Family Dwelling  
DATE OF HEARING: March 17, 2016  
DATE OF REPORT: March 8, 2016  
REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to replat Lots 3 and 4, Block 3 of The Landing North Phase 1

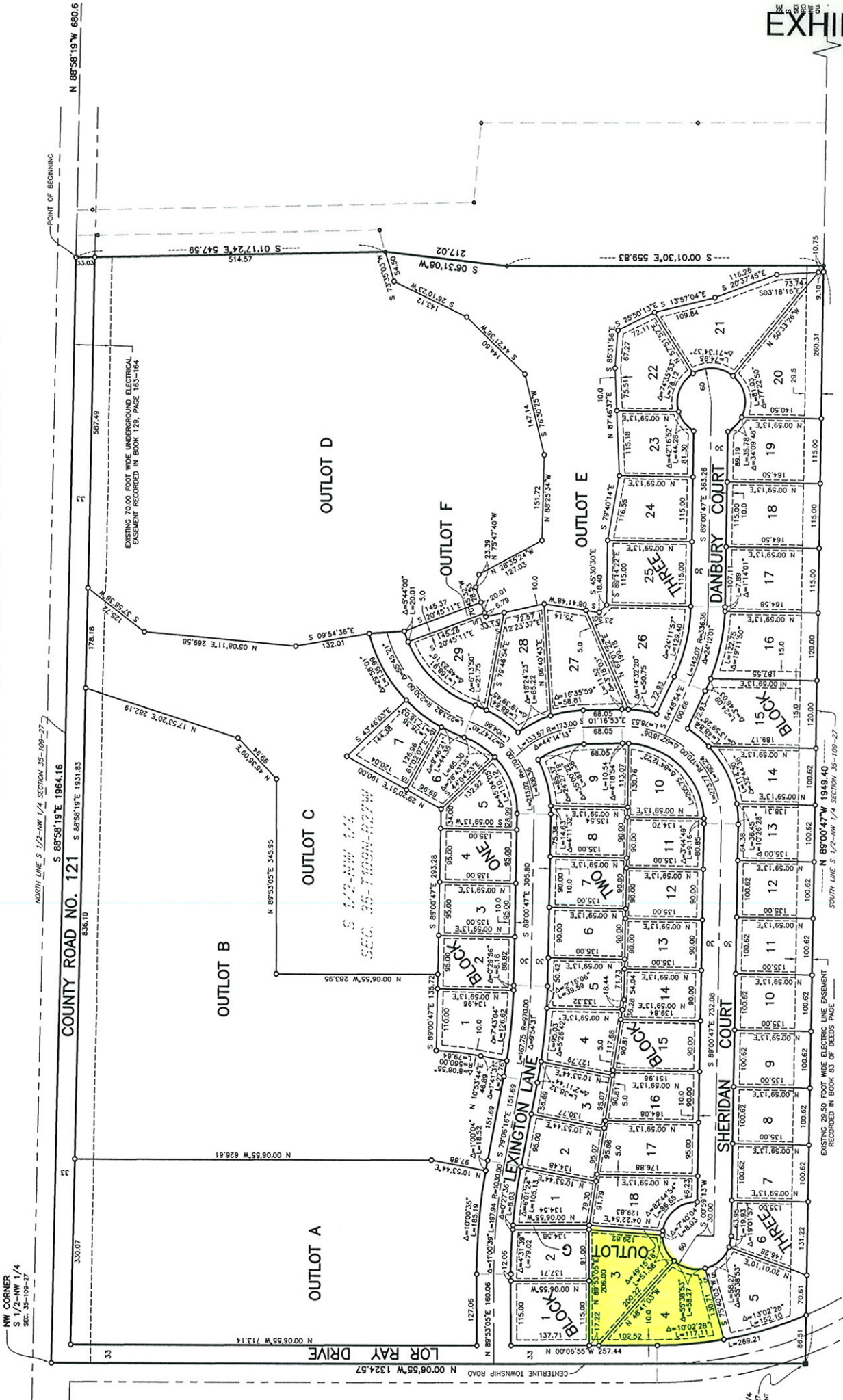
COMMENT

The applicants recently purchased Lots 3 and 4, Block 3, The Landing North Phase 1. These lots, shown on Exhibit A, are located within the Reserve Subdivision which is located on the north end of Lor Ray Drive. For the purposes of constructing a new single-family home, it is the intent of the applicant's to replat these two lots by combining them together as one lot by eliminating the internal lot line. This request is shown on Exhibit B which is the preliminary plat of The Landing West. As part of the replatting process, Lots 3 and 4, Block 3 of the Landing North Phase 1 become Lot 1, Block 1, The Landing West. As there are utility easements located along the lot line to be removed, the applicant's has begun the process of formally vacating the utility easements. The final plat of The Landing West is shown as Exhibit C.

RECOMMENDATION

Staff recommends approval of the preliminary and final plat of The Landing West.

# THE LANDING NORTH PHASE 1



**EXHIBIT A**

STONE MONUMENT BY JET RESURVEY OF NODD & CO.

NW CORNER  
S 1/2-NW 1/4  
SEC. 35-109-27

NORTH LINE S 1/2-NW 1/4 SECTION 35-109-27  
S 88°58'19"E 1964.16

POINT OF BEGINNING

N 88°58'19"W 680.6

COUNTY ROAD NO. 121  
S 88°58'19"E 1931.83

33

320.07

127.06

EXISTING 70.00 FOOT WIDE UNDERGROUND ELECTRICAL EASEMENT RECORDED IN BOOK 129, PAGE 163-164

EXISTING 28.50 FOOT WIDE ELECTRICAL LINE EASEMENT RECORDED IN BOOK 83 OF DEEDS PAGE

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT F

OUTLOT E

CENTERLINE TOWNSHIP ROAD  
N 00°06'55"W 1324.57

LEXINGTON LANE  
S 89°00'47"E 293.28

SHERIDAN COURT  
S 89°00'47"E 232.08

DANBURY COURT  
S 89°00'47"E 363.26

R 1/4  
MONT

SOUTH LINE S 1/2-NW 1/4 SECTION 35-109-27  
N 88°00'13"W 1949.40

10.75

9.10

260.31

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

115.00

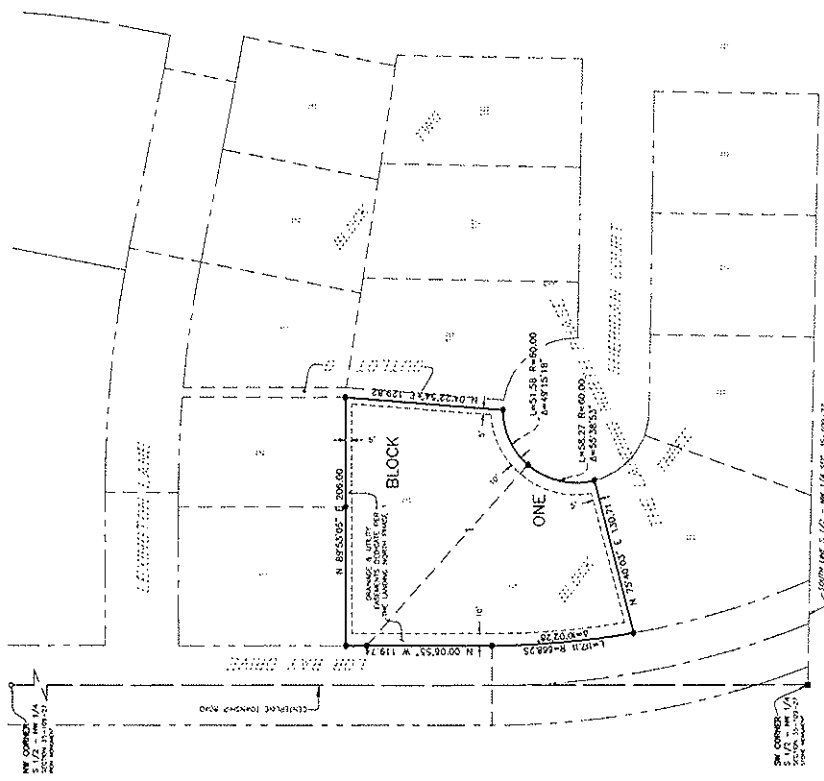
115.00

115.00



OFFICIAL PLAT

THE LANDING WEST



**INSTRUMENT OF DEDICATION**  
 NOW ALL WITH FULL KNOWLEDGE AND FREE WILL, the undersigned, the following described property to wit:  
 Lot 3 and 4, Block 2, THE LANDING NORTH PHASE 1, according to the recorded plat thereof, Nicollet County, Minnesota  
 has caused the same to be surveyed and divided as the LANDING WEST and does hereby declare and decide to the public use forever the  
 Road, Drive, Lane, and Court, as shown on this plat, and also dedicating the instruments on shown on this plat for drainage and utility easements  
 in witness whereof said Bruce R. Walters and Carol J. Walters, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

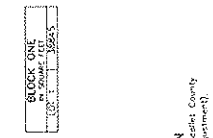
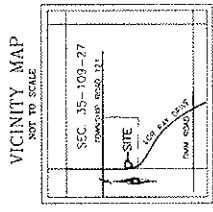
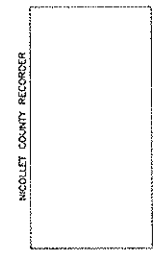
**NOTARY'S CERTIFICATE**  
 County of Minnesota  
 The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by Bruce R. Walters and Carol J. Walters, husband and wife.  
 Bruce R. Walters  
 Carol J. Walters

**RESPONSES TO COMMENTS**  
 I, Bruce R. Walters, hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey that I performed; and that I have caused the same to be recorded in the Public Records of Nicollet County, Minnesota, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, at the date of this certificate and shown and kept on this plat and all public maps and shown and kept on this plat.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**NOTARY'S CERTIFICATE**  
 County of North Dakota  
 The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by Bruce R. Walters and Carol J. Walters, husband and wife.  
 Bruce R. Walters  
 Carol J. Walters

**APPROVALS**  
 For a, I, \_\_\_\_\_, Mayor of the City of North Dakota, do hereby approve this plat of \_\_\_\_\_ 20\_\_\_\_.  
 \_\_\_\_\_  
 City Clerk

**COUNTY AUDITOR/TREASURER**  
 I hereby certify that State Notice and/or special assessments in the year 2016 on the lands described within the plat in full and there are no delinquent taxes and that transfer was entered this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
 \_\_\_\_\_  
 Nicollet County Auditor/Treasurer



**LEGEND**

- UNIMPROVED LOT/BLK/ST
- IMPROVED LOT/BLK/ST
- 100% MONUMENTED
- 100% MONUMENTED

**BEARING ORIENTATION**  
 Orientation of this bearing system is Nicollet County Coordinate System values (1983 adjustment)

0 20 40 60 80 100  
 FEET  
 1"=20' N. 11E

B-1, B-2 and B-3 SETBACKS

A REQUEST FROM THE CITY OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: B-1, B-2 and B-3 Building Setbacks  
APPLICANT: City of North Mankato  
LOCATION: B-1, B-2 and B-3 Zoning Districts  
EXISTING ZONING: NA  
DATE OF HEARING: March 17, 2016  
DATE OF REPORT: March 8, 2016  
REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to consider reducing the required front yard setback in the B-1, B-2 and B-3 zoning districts

COMMENT

The current minimum building setbacks within the B-1, B-2 and B-3 zoning districts are as follows:

	<b>Front yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
<b>B-1</b>	30 feet	10 feet	25 feet
<b>B-2</b>	40 feet	10 feet	25 feet
<b>B-3</b>	40 feet	10 feet	25 feet

Believing that the minimum front yard setbacks may be greater in North Mankato than what is required in other nearby or similar sized cities, attached are results from a survey conducted by staff. Of the cities surveyed, the minimum front yard building setback ranged from 15 feet to 35 feet. However, most cities including North Mankato, have lesser front and rear yard setbacks for parking. While the current front yard setback in Business zoning districts has not been a detriment to business development, it may be excessive compared to other area cities or cities of the same size of North Mankato.

RECOMMENDATION

Based on the survey data from other cities, consider a possible reduction to the minimum front yard building setback in the B-1, B-2 and B-3 zoning districts.

CITY	ZONE	FRONT YARD	SIDE YARD	REAR YARD
<u>North Mankato</u>	B-1	30'	10'	25'
	B-2	40'	10'	25'
	B-3	40'	10'	25'
<u>Mankato</u>	B-1	15'	3' impervious surface; 6' building portion	3' impervious surface; 6' building portion
	B-2	15'	3' impervious surface; 6' building portion	3' impervious surface; 6' building portion
	B-3	15'	3' impervious surface; 6' building portion	3' impervious surface; 6' building portion
<u>New Ulm</u>	B-1	20'	10'	20'
	B-2	20'	10'	10'
	B-3	0'	0'	0'
<u>St. Peter</u>	C-3	20'	15'	25'
	C-4	20'	10'	10'
	C-5	20'	25'	25'
<u>Fairbault</u>	C-1	25'	10'	10'
	C-2	25'	10'	10'
	C-3	25'	10'	10'
	CBD	0'	0'	10'
<u>Owatonna</u>	B-1	30'	15'	20'
	B-2	30'	10'	20'
	B-3	0'	0'	12'
<u>Shakopee</u>	B-1	30'	20'; 75' from residential zones	30'; 75' from residential zones
	B-2	30'	20'; 50' from residential zones	30'; 50' from residential zones
	B-3	0'	0'	0'
<u>Belle Plaine</u>	B-2	35'	20' interior; 35' abutting a residential district	20'; 35' abutting residential district
	B-3	0'	0'	20'
<u>Jordan</u>	C-1	20'	10' Interior Lot; 20' Corner Lot	20'
	C-2	0'	0'	0'
	C-3	20'	15' Interior Lot; 20' Corner Lot	20'
<u>Brainerd</u>	B-1	20'	5' internal lot; 20' corner lot	25'
	B-2	20'	5' internal lot; 20' corner lot	10'
	B-3	0'	0'	0'
	B-4	30'	20' internal lot; 30' corner lot	20'
	B-5	50'	25' internal lot; 50' corner lot	50'