



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: INTRODUCTION OF ORDINANCE #353 AMENDING VARIOUS SECTIONS OF THE SUBDIVISION ORDINANCE RELATED TO PUBLIC SIDEWALKS
DATE: OCTOBER 14, 2024

The Planning Commission has recently considered a subdivision ordinance amendment related to requiring sidewalks on both sides of all new streets in new subdivisions. They began discussions on August 28th and continued those discussions and also held a public hearing regarding the ordinance amendment at their meeting on September 25th. The public hearing did not receive any public comments.

The reason for the subdivision ordinance amendments to be considered stemmed from goals contained in the drafted Comprehensive Plan related to sidewalks and non-vehicular transportation (see the attached staff report for those specific goals and strategies). Additionally, while the City will be rewriting its zoning and subdivision ordinances, the Planning Commission felt this topic was important enough to review now before new subdivisions would be applied for.

Staff and the Planning Commission developed the attached ordinance which would essentially require sidewalks on both sides of all new streets with exceptions only being made for cul-de-sacs less than 300' in length and also for residential developments where the density proposed is less than 3 units per acre.

Recommendation

Staff recommends that the City Council conduct a first reading and approve the introduction of the ordinance amendment.

ORDINANCE NO. 353

CITY OF NEW PRAGUE

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE SUBDIVISION
ORDINANCE RELATED TO PUBLIC SIDEWALKS**

WHEREAS, the Planning Commission on September 25th, 2024 held a public hearing regarding the proposed zoning ordinance amendments relating to requiring sidewalks on both sides of all new streets and forwarded a recommendation for consideration of approval of said amendments; and,

The City of New Prague Ordains:

SECTION 1. Section 062 and Sections 068 of the City of New Prague Subdivision Ordinance is amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

062

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
Collector	80/120	36-40	6	5	15/8
Local	60	28-32	7	5	15/8
Cul-de-Sac (Dead End) 60' radius		45' radius	7	5	15/8
Alley	25	14-20	7	N/A	N/A

*The City Council may require larger or smaller than minimum widths upon recommendation of the Planning Commission, City Staff or the City Engineer. A street which intersects or crosses a railroad shall have a right-of-way of sufficient width to permit construction of a grade-separated crossing.

**A sidewalk is required on ~~at least one side~~ both sides of all public streets, except as otherwise noted in Section 068 of this chapter.

068

(C) *Sidewalks/pedestrian ways.* Concrete sidewalks of not less than five feet in width shall be provided on ~~at least one~~ both sides of each street, except for cul-de-sacs less than 300 feet in length in a residentially zoned area where a sidewalk on one side will be sufficient, ~~in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area.~~

The City may also consider a sidewalk on only one side of a street where the residential density is less than three (3) dwelling units per net acre in a residentially zoned area. In areas where a sidewalk is only required on one side, consideration for the location of the sidewalk must be made to provide connection to or continuation of existing adjacent sidewalk or trail routes. Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

SECTION 2. This ordinance shall take effect and be in force after its passage and upon its publication, in accordance with Section 3.13 of the City Charter.

Introduced to the City Council of the City of New Prague, Minnesota, this 21st day of October, 2024.

The required 10 days posted notice was completed on the City Website and City Hall Bulletin Board on October 22nd, 2024.

Passed by the City Council of the City of New Prague, Minnesota, the 4th day of November, 2024, and to be published on the 14th day of November, 2024.

Duane J. Jirik, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING FOR SUBDIVISION ORDINANCE AMENDMENT TO CONSIDER REQUIRING SIDEWALKS ON BOTH SIDES OF ALL NEW STREETS
DATE: SEPTEMBER 16, 2024

With the comprehensive plan process nearing completion and with possible residential lot development forthcoming, staff wanted to look at a possible early amendment to the Subdivision Ordinance which would require sidewalks on each side of all new streets within the City. This amendment would predate the full re-write of the Zoning and Subdivision Ordinances, which is intended to start later this year and take approximately one year to complete.

As the Planning Commission has seen in the draft comprehensive plan, the following are goals/strategies that support this:

Community Development & Amenities - Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.

Strategies:

- Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.

Transportation - Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.

Strategies:

- Utilize Complete Street principles when evaluating highway and road improvement projects.
- Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.
- Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.
- Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community.
- Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.

Transportation - Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.

Strategies:

- Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.
- Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.
- Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.

The City’s Subdivision Ordinance has not been amended since July of 2011 which means it was not amended since the last iteration of the comprehensive plan.

At the Planning Commission Meeting on August 28th, 2024, there was discussion among the Planning Commissioners regarding if cul-de-sacs or short stub roads need sidewalks on both sides, or even at all or if there were other considerations to be considered rather than blindly requiring sidewalks on all sides without exception and to make sure connections are provided from existing developments and to avoid creating dead ends. Staff has researched how other cities handle sidewalks requirements and while some cities do require sidewalks on both sides without exceptions, some do provide certain exceptions for less dense areas (under 3 dwelling units per net acre) or on short cul-de-sacs (less than 300’).

Existing Subdivision Ordinance Language-

Under Section 062 titled “Street Improvements” the following is the language written concerning sidewalks under Subd. F:

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
Collector	80/120	36-40	6	5	15/8
Local	60	28-32	7	5	15/8
Cul-de-Sac (Dead End)	60’ radius	45’ radius	7	5	15/8
Alley	25	14-20	7	N/A	N/A

*The City Council may require larger or smaller than minimum widths upon recommendation of the Planning Commission, City Staff or the City Engineer. A street which intersects or crosses a

railroad shall have a right-of-way of sufficient width to permit construction of a grade-separated crossing.

****A sidewalk is required on at least one side of all public streets, except as otherwise noted in Section 068 of this chapter.**

Under Section 068, Subd. C titled “Landscaping and Walkways” the following is the language written concerning sidewalks:

(C) Sidewalks/pedestrian ways. Concrete sidewalks of not less than five feet in width shall be provided on at least one side of each street, except for cul-de-sacs in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area. Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

Proposed Zoning Ordinance Language-

Staff recommends the following amendments (~~struck out~~ and **added**) to Section 062 and 068 of the subdivision ordinance:

Amend 062, Subd. F as follows:

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
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A sidewalk is required on ~~at least one side~~ **both sides of all public streets, except as otherwise noted in Section 068 of this chapter.

Amend Section 068, Subd. C as follows:

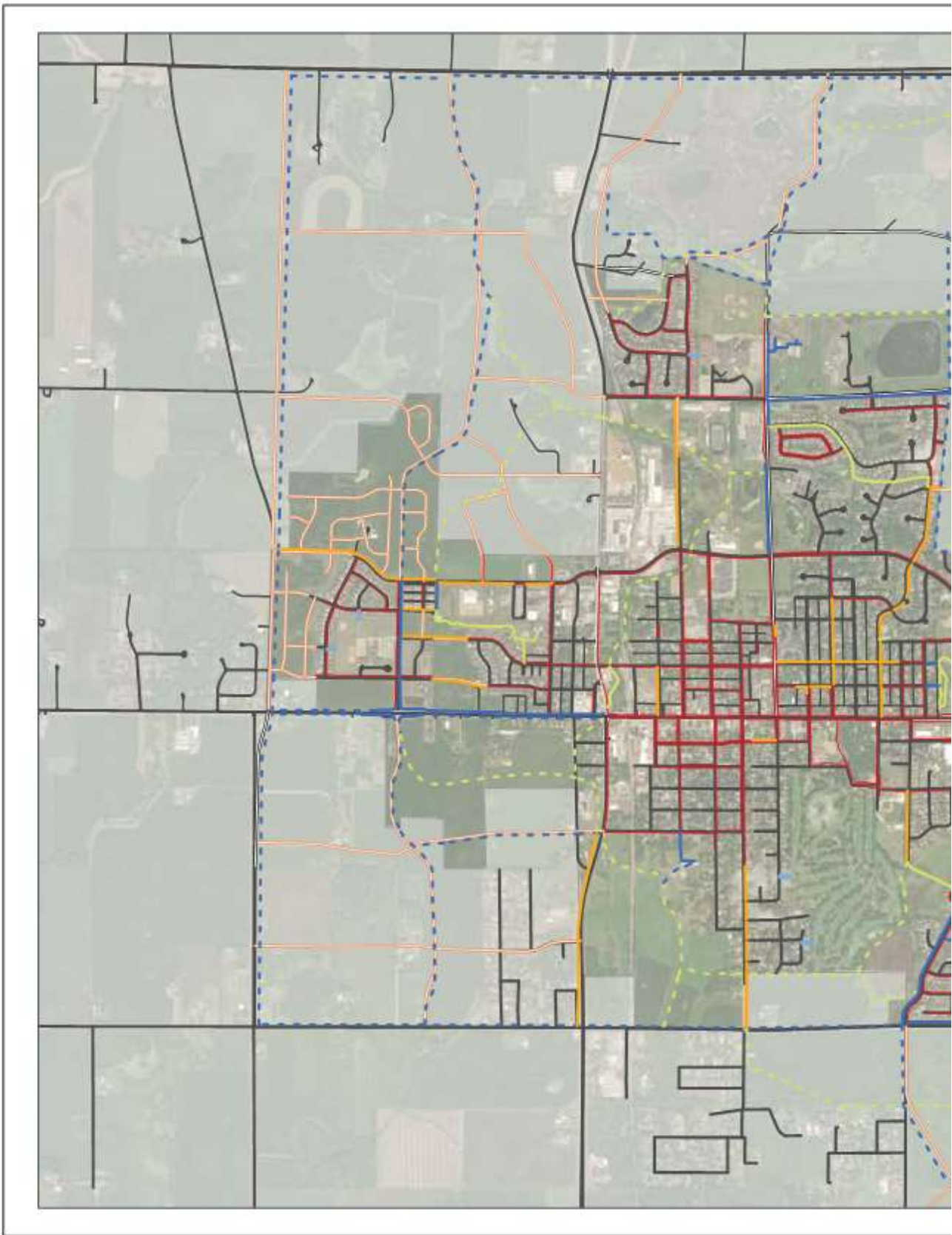
(C) *Sidewalks/pedestrian ways.* Concrete sidewalks of not less than five feet in width shall be provided on ~~at least one~~ **both** sides of each street, except for cul-de-sacs **less than 300 feet in length in a residentially zoned area where a sidewalk on one side will be sufficient.** ~~in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area.~~ **The City may also consider a sidewalk on only one side of a street where the residential density is less than three (3) dwelling units per net acre in a residentially zoned area. In areas where a sidewalk is only required on one side, consideration for the location of the sidewalk must be made to provide connection to or continuation of existing adjacent sidewalk or trail routes.** Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

Recommendation

Staff recommends that the Planning Commission hold the required public hearing on September 25th, 2024 to gather public input and to forward a recommendation on the proposed amendment to the City Council for consideration at their meeting on October 21st, 2024.

Attachments:

1. Draft Mobility Map





MOBILITY MAP

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

- Existing Sidewalks
 - Existing Trails
 - - Existing Greenway Trails
 - Sidewalk Gaps
 - - Potential Trails
 - - Potential Greenway Trails
 - Trail Connections
- Roadways
- New Corridor
 - Route Change
 - Existing Roadway
 - New Prague City Limits

Data Sources:

Scott County, Le Sueur County, City of New Prague, FEMA
Data Sources:

