

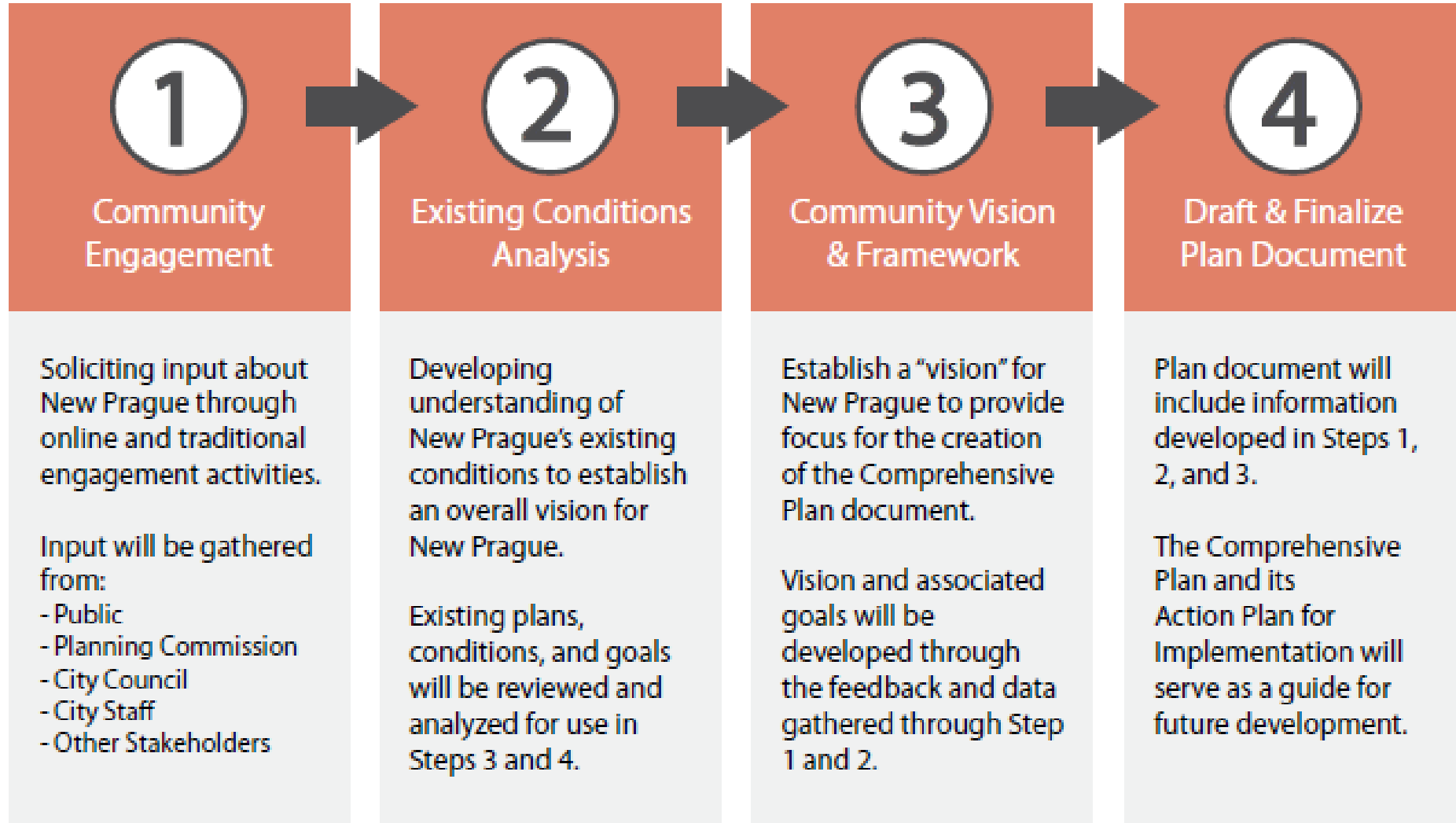


# New Prague Comprehensive Plan

City of New Prague, Minnesota



## NEW PRAGUE'S PLANNING PROCESS



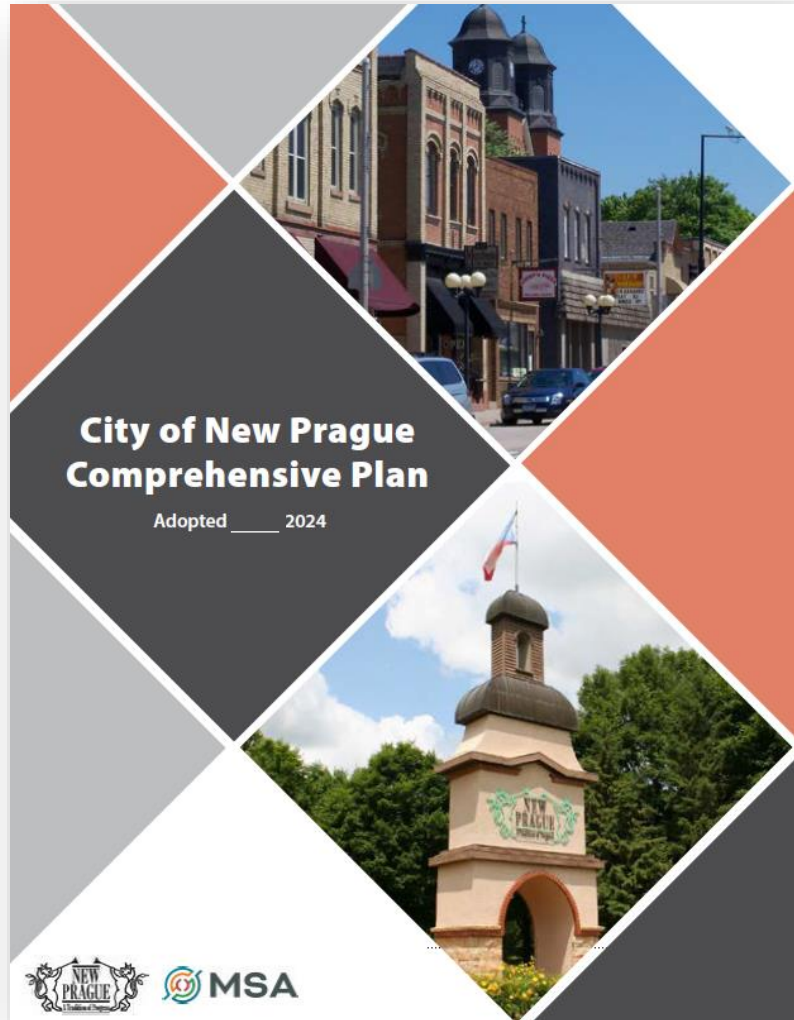



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Acknowledgements		
<b>City Council</b> Duane Jirik, <i>Mayor</i> Shawn Ryan, <i>Vice President</i> Maggie Bass, <i>Council Member</i> Rik Seiler, <i>Council Member</i> Bruce Wolf, <i>Council Member</i>	<b>City Staff</b> Ken Ondich, <i>Planning/Community Development Director</i> Kyra Chapman, <i>Planner</i>	
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	Project No: 13093000	
		



[Draft Plan Open House](#)   [Planning 101](#)   [City Resources](#)   [Get Involved!](#)   [Past Meetings](#)   [Implementation](#)   [Contact Us](#)

[See Current Comprehensive Plan](#)

## Draft Plan Open House

On December 7, 2023, the project team held a community open house event to gather feedback on the Comprehensive Plan draft. If you were not able to make it to this event, please review the following boards and contact [eherald@msa-ps.com](mailto:eherald@msa-ps.com) with any comments or suggestions. Thank you for your interest in the planning process!



# Help Us Plan for the Future of New Prague!

The City of New Prague is updating their Comprehensive Plan, which will guide development for years to come!

We want to hear your thoughts about the future of New Prague in our short, community-wide survey. Use a QR Scanner or camera application on your smartphone to visit the survey form on the project website!



New Prague's Comprehensive Plan Update



## What We Heard

### Best Current Qualities about New Prague



Rural Character  
(58.5%)



School District  
(53.4%)



Friendly & Welcoming  
Community (31.1%)



Proximity to  
Twin Cities  
(30.5%)

### Most-Suggested Changes for New Prague



Parks & Recreation  
Updates/Expansion  
(82.2%)



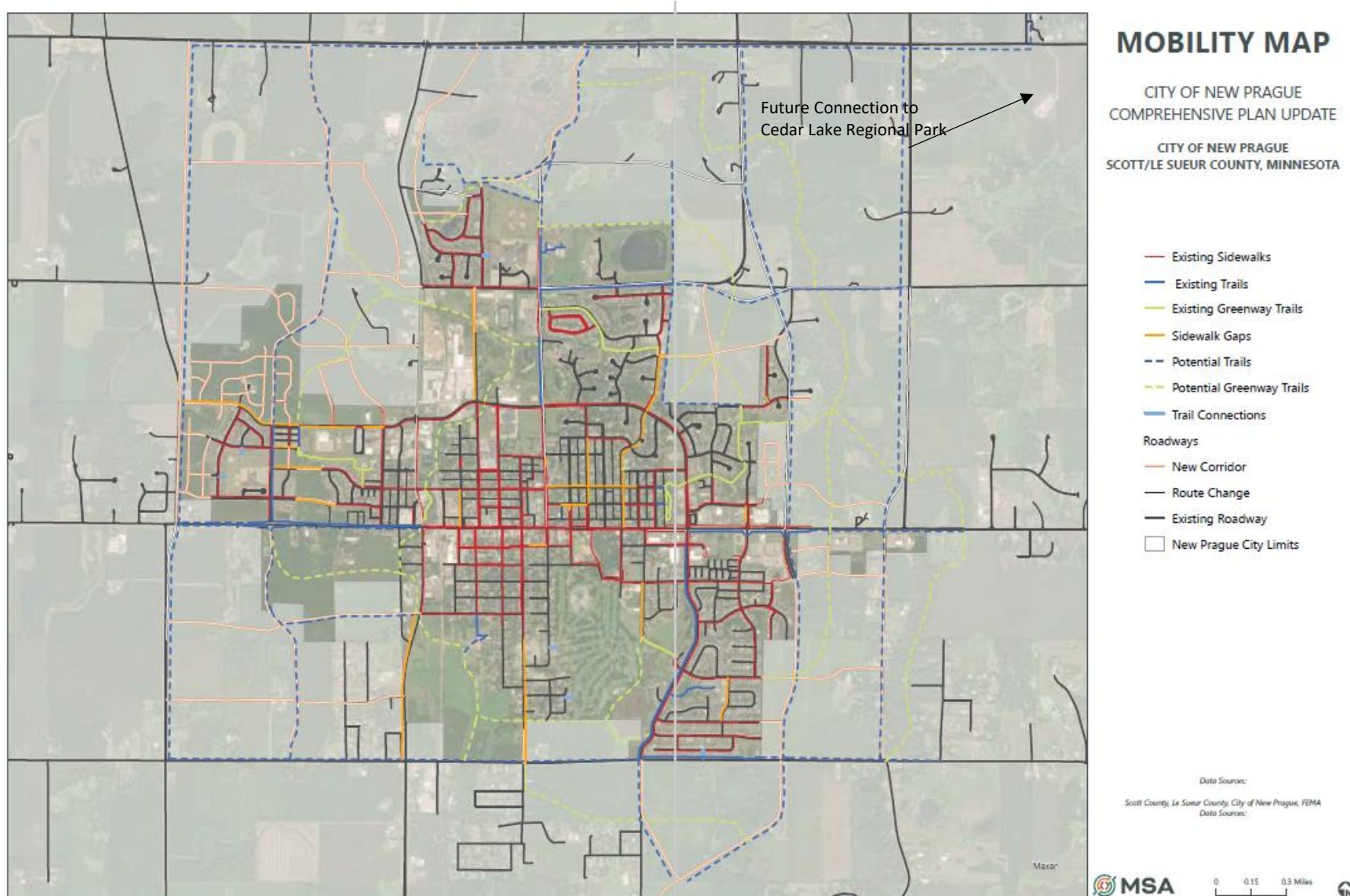
Expand Retail  
Shopping  
Opportunities (48.3%)












Decrease Taxes  
& Fees (44.9%)

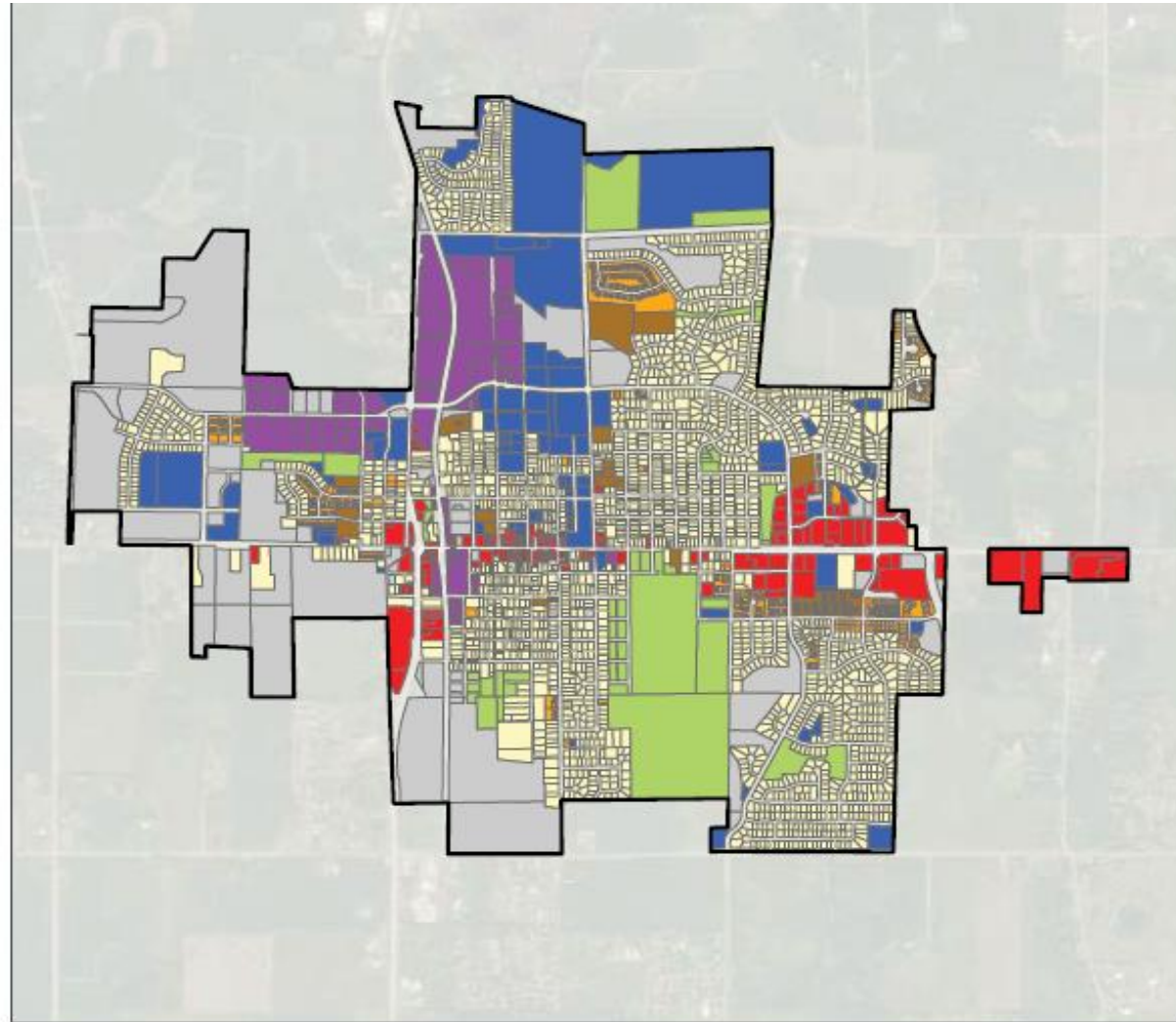



Increase Employment  
Opportunities (33%)



# LAND USE

-  27.3%  
Low Density Residential
-  2.9%  
Medium Densit Residential
-  1.9%  
High Density Residential
-  11.3%  
Public and Institutional
-  5.1%  
Commercial
-  5.6%  
Industrial
-  20.8%  
Vacant/  
Agricultural
-  8.7%  
Parks &  
Open Space
-  16.4%  
Right-of-Way



- |   |   |
|---|---|
|  SINGLE FAMILY RESIDENTIAL |  PUBLIC                |
|  MED DENSITY RESIDENTIAL   |  PARKS & OPEN SPACE    |
|  HIGH DENSITY RESIDENTIAL  |  VACANT & AGRICULTURAL |
|  COMMERCIAL                |  CURRENT CITY LIMITS   |

## EXISTING LAND USE

CITY OF NEW PRAGUE, MINNESOTA  
SCOTT AND LE SUEUR COUNTIES



# MSA

planning + design  
studio



## Future Land Use

### Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts – they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make decisions during the development review process that are consistent with the intent of the land use category.

The categories designated on the future land use map are:

- **Single Family Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Downtown Flex**
- **Business Flex**
- **Industrial**
- **Parks and Green Space**
- **Public Uses**



#### Single Family Residential

This land use designation encompasses most residential lots in New Prague, as most are intended for single-family detached housing units. As the City continues to grow, lots closer to downtown could be considered for conversion into multi-unit dwellings to increase density in core residential areas; accessory dwelling units (ADUs) could also be used in larger lots. The primary zoning districts for Single-Family Residential are RL-90, RL-84, and RL-70.



#### Medium Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 12 units per acre. The primary zoning district for Medium Density Residential is RM.



#### High Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 32 units per acre. The primary zoning district for High Density Residential is RH.



#### Downtown Flex

This category includes public, commercial, and residential properties that are currently in the downtown area, along Main St between MN 21 and Memorial Park. This land use category was created to preserve the area's existing infrastructure and allow for its variety of uses to continue to work cohesively together. The primary zoning district for Downtown Flex is B-1.

## Future Land Use



#### Business Flex

This category offers space for a variety of commercial, office, and light production uses, as well as complementary office and retail uses that support the adopted goals of the City. This encompasses commercial areas adjacent to major roadways on the outskirts of the City and serves as a transition from industrial uses to less intense residential or commercial uses. The primary zoning district for Business Flex is B-2 and B-3.



#### Industrial

This land use designation is intended for office, office-industrial, transportation, warehousing, storage, and other uses exhibiting industrial characteristics. The primary zoning district for Industrial is I-1.



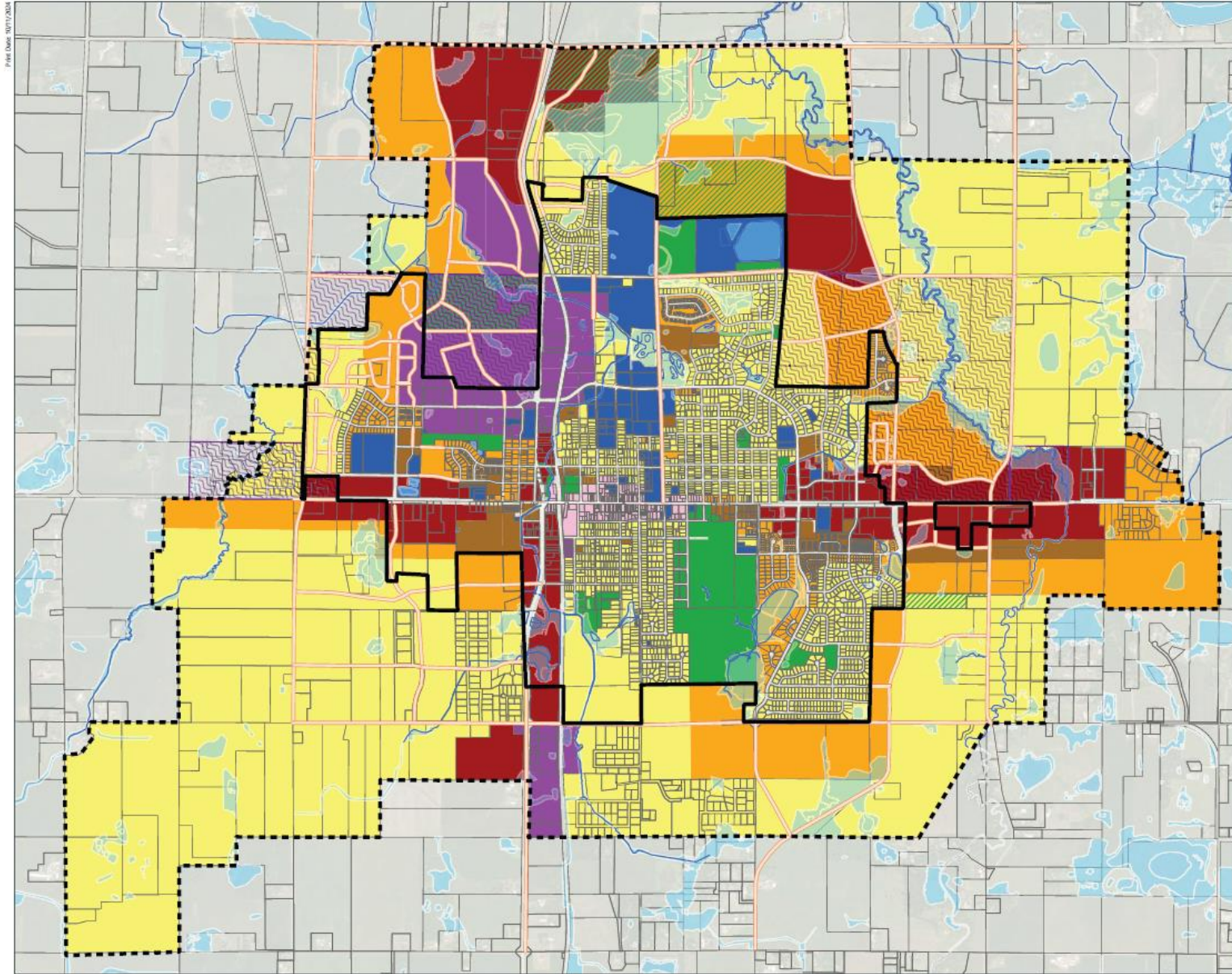
#### Parks and Green Space

This land use category includes active or passive parks such as playing fields, playgrounds, golf courses, and other appropriate recreational uses as well as undeveloped lands, trails, water areas, and environmentally sensitive areas.



#### Public Uses

This land use designation includes public or semi-public facilities including but not limited to: governmental offices, police and fire facilities, clinics, educational institutions, and places of worship.



# FUTURE LAND USE

CITY OF NEW PRAGUE  
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE  
SCOTT/LE SUEUR COUNTY, MINNESOTA

### Future Land Use Categories

- Single Family Res
- Medium Density Res
- High Density Res
- Downtown Flex
- Business Flex
- Industrial
- Public
- Parks and Green Space
- Proposed Parks
- Future Road Corridors
- Wetlands
- Surface Water
- Helena Township OAA
- New Prague City Limits
- 2040 Comprehensive Plan Boundary
- New Prague Parcels

### Data Sources:

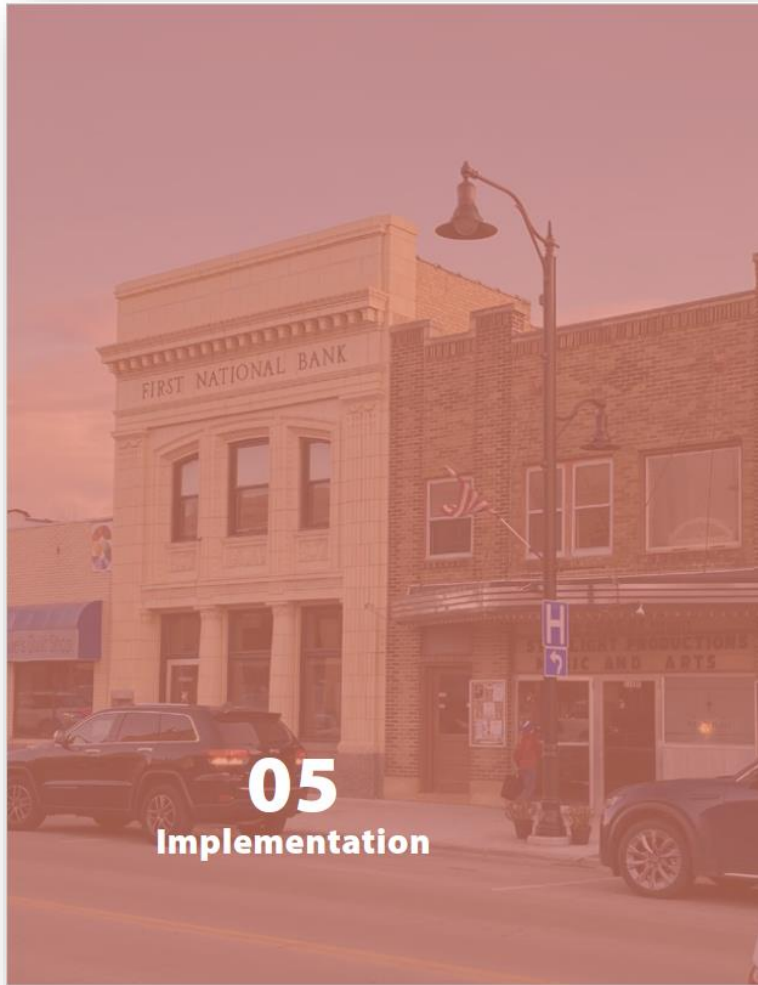
Scott County, Le Sueur County, City of New Prague, FEMA



0 0.15 0.3 Miles



planning + design  
studio



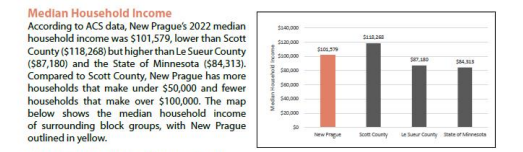
## Action Plan

Community Development & Amenities		Partners	Target Completion
Goal 1: Establish the City's role as a facilitator of all types of development throughout the community.			
1a	Utilize the future land use map to plan for new development of the area.	Planning Dept, Planning Commission	Ongoing
1b	Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.	Planning Dept, EDA	Ongoing
1c	Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.	Planning Dept, Consultant	Short-Term (0-3 Years)
1d	Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown's historical character.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1e	Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1f	Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community's public amenities, economic resources, and built environment.	EDA, Chamber, Businesses, Landowners	Ongoing
Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.			
2a	Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).	Planning Commission, City Council	Short-Term (0-3 Years)
2b	Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.	Park Board, City Council	Ongoing
2c	Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.	City Council, Dept Heads	Ongoing
2d	Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.	City Council, Dept Heads	Ongoing
2e	Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.	Planning Dept, Chamber of Commerce	Ongoing

# APPENDICES

## Appendix A – Community Profile

### Demographic Profile



**New Prague Median Income Comparison, 2024**

Indicator ▲	Value	Diff
< \$15,000	18.1%	+4.2%
\$15,000 - \$24,999	4.6%	+1.3%
\$25,000 - \$34,999	4.0%	+3.3%
\$35,000 - \$49,999	8.2%	+1.8%
\$50,000 - \$74,999	12.2%	-1.1%
\$75,000 - \$99,999	11.5%	+0.4%
\$100,000 - \$149,999	18.4%	-5.3%
\$150,000 - \$199,999	11.4%	+3.9%
\$200,000+	10.5%	-3.1%

Bars show deviation from Scott County.



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life.

- A large community center housing government offices and area meeting rooms for all to use would be a benefit. An indoor walking area and more gym space plus a public library all together. More retail would keep people shopping locally. Outdoor music/entertainment spaces should be added. Any sports complexes should be outside of the main city. Parks and green spaces in the city should not have ball fields comprising most their space. Better downtown parking space is needed. Remove the corner jutted out walkways so roads can be plowed curb to curb in New Prague. Accessibility should be priority and not an after thought.
- More retail would help with lower taxes
- Need more restaurants and hotels to bring in larger sporting events/tournaments.
- New Prague is extremely short of proper "green" space for sport options for our youth. Short soccer, lacrosse, softball and baseball fields. For those who say each park has a baseball/softball field. Dirt and a backstop do not make a proper field. We need a spot that can accommodate all sports. A complex to allow kids to practice and host games and tournaments. Something not just ok but done large enough and with enough space to be expanded on as needed. This complex should include a dome to give or children winter training options.
- For the cost of living in the city there is litter we ad community members we benefit from. Little recreation, little to engage in. We are constantly driving out of our community for entertainment including outdoor adventures-hiking biking dining and entertainment
- Increased support for the education referendum. If we cut financial support to our schools district, that will impact our ability to provide quality, inclusive education for families and children.
- I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.

## Appendix B – Full Survey Results

## Appendix C – City Center Small Area Plan



- 1 Multi-family residential and surface parking
- 2 Playground
- 3 Community room
- 4 Multi-use plaza (farmers market, food trucks, parking, etc.)
- 5 Praha Outdoor Performance Stage (POPS)
- 6 Stormwater treatment (area TBD)
- 7 "Skinny" street with planted median and parking
- 8 Entry plaza
- 9 Overflow parking (if needed)
- 10 Commercial infill building (per market demand)

## Appendix D – Sanitary Sewer System Feasibility Study

# Sanitary Sewer System Feasibility Study

City of New Prague, MN  
August 21, 2024

Sanitary Sewer System Feasibility Study  
City of New Prague  
April 2024

LiF Station Service Areas **BOLTON & MENK**  
Real People. Real Solutions.

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F: 507-625-4177  
BM No. 0M1.131949

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ADOPTION PROCESS

