

RESOLUTION #24-07-01-02

RESOLUTION OF THE NEW PRAGUE CITY COUNCIL APPROVING VARIANCE (#V3-2024) TO ALLOW A VARIANCE FROM THE RH HIGH DENSITY RESIDENTIAL ZONING DISTRICT DENSITY AND PARKING REQUIREMENTS TO ALLOW FOR THE CONSTRUCTION OF A 54 UNIT MARKET RATE APARTMENT BUILDING, NEW PRAGUE, MINNESOTA

WHEREAS, Ten Nineteen Development, LLC, applicant, and GTT Properties, LLC, owner of the following real estate in the County of LeSueur to wit:

Lot 1, Block 1, Deutschland First Addition, according to the plat thereof, LeSueur County, Minnesota.

are requesting a variance to allow a variance from the RH High Density Residential Zoning District Density and Parking Requirements to allow for the construction of a 54 unit market rate apartment building on the above described real estate; and,

WHEREAS, the New Prague Planning Commission has completed a review of the application and made a report pertaining to said request (#V3-2024), a copy of said report has been presented to the City Council; and,

WHEREAS, the New Prague Planning Commission on the 26th day of June, 2024, after due consideration of presented testimony and information, voted unanimously (4-0) to forward the matter to the City Council with a recommendation for approval; and,

WHEREAS, the New Prague City Council finds:

- A. The requested variance is in harmony with the general purposes and intent of this Ordinance because apartment buildings are a permitted use in the RH High Density Residential Zoning District.
- B. The requested variance is consistent with the comprehensive plan because apartments are a permitted use in the RH High Density Residential Zoning District.
- C. The applicant will use the property in a reasonable manner which would be an apartment building use.
- D. Unique circumstances apply to this property over which the property owners had no control and which do not generally apply to other properties in the vicinity because the lot has an unusual shape and abuts two public roadways and requires a unique building layout to fully utilize the property and furthermore the unit mix of 75% alcove/studio and one-bedroom and one-bedroom + den apartments lends itself to a parking reduction and density increase above the typical ordinance requirements.
- E. The variance does not alter the essential character of the neighborhood because apartments are a permitted use in the RH High Density Residential Zoning District which contains another multifamily unit one block to the west, and the variances for

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