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

- parking and density fit within the footprint of a building originally planned to have 43 units, thereby making better use of the site.
- F. The variance requested is the minimum variance which would alleviate the practical difficulties because it would allow a building footprint previously approved for 43 units to provide for 54 units to maximize the apartment units on the site and which are needed in the community for workforce housing.

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, Minnesota, that the request for variance #V3-2024 to allow a variance from the RH High Density Residential Zoning District Density, from 32 units per acre to 40 units per acre and Parking Requirements, from 2 spaces per unit to 1.7 spaces per unit, to allow for the construction of a 54 unit market rate apartment building, is hereby approved based on the above findings.

This Variance approval becomes effective immediately upon its passage and without publication.

Passed this 1st day of July, 2024.

New Prague, MN 56071

Duane J. Jirik, Mayor			
State of Minnesota))ss.	(CORPOR	ATE ACKNOWLED	GMENT)
County of Scott & Le Sueur)	(00111 011	,, ,, ,,	01/121/17
Subscribed and sworn before me, a Nota	ary Public this	day of	, 2024.
Notary Public			
ATTEST:	ninistrator		
State of Minnesota))ss.	(CORPOR	ATE ACKNOWLED	GMENT)
County of Scott & Le Sueur)	,		,
Subscribed and sworn before me, a Nota	ary Public this	day of	, 2024.
Notary Public			
THIS INSTRUMENT DRAFTED BY:			
Kenneth D. Ondich			
City of New Prague			
118 Central Ave. N.			