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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: EVAN C. GARIEPY, PLANNER
SUBJECT: ADOPTION OF ORDINANCE #360 FOR REZONING IN THE PLAT OF NEW PRAGUE OUTLOTS FROM RL-90 SINGLE FAMILY RESIDENTIAL TO I1 LIGHT INDUSTRIAL, AS PROPOSED BY PADDY O'PROPERTIES AND THE CITY OF NEW PRAGUE
DATE: APRIL 14, 2026

The Planning Commission heard the rezoning and reguiding request at their March 25th meeting, for a portion of land approximately 12.8 acres in size on the corner of 1st Ave NW and 7th St NW. This area is east of MVE Biological Solutions and Chart Industries, just north of the New Prague Middle School, and encompasses the School's Bus Garage and the City's outdoor storage area on the north side of the bus garage. A map has been attached of the proposed rezoning and reguiding area.

The Planning Commission recommended approval of the amendment to the Comprehensive Plan and to rezone the certain properties as described in Attachment A from RL-90 Single Family Residential to I1 Light Industrial on a unanimous vote (3-0) based on the findings listed in the staff report, with the removal of the Kuehner's property and the parcel directly south of it, and thus recommend approving the attached Comprehensive Plan amendment and rezoning.

On April 6th, the City Council approved the resolution to amend the comprehensive plan and also held the first reading to introduce the proposed rezoning ordinance. The ordinance was posted on April 7th as required by statute.

The final step in the review of the ordinance would be to hold the second reading and adopt the ordinance.

Staff Recommendation

Staff recommends conducting the second reading and to adopt the attached ordinance "...Rezoning certain properties...".