



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: EVAN C. GARIEPY, PLANNER
SUBJECT: PLANNING COMMISSION SUMMARY – REQUEST FOR RE-GUIDING AND 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: MARCH 30TH, 2026

Planning Commission Summary

The Planning Commission heard the above 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 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.

As some of the land is owned by the City and the School District, staff felt it reasonable that the City enjoins in the application to expand upon Paddy O’Properties’ original request. The proposed reguiding and rezoning encompasses land that is already utilized as industrial. The land will be continuous with industrial zoning to the west, and will not cut off any residential properties.

Though industrial and residential properties are generally seen as noncompatible, staff does not anticipate this creating any issues. The area is surrounded by open space, primarily owned by the School District, and is largely floodways and floodplains. This limits expansion and the potential for large industrial buildings.

A request for an amendment to the Comprehensive Plan and rezoning requires a public hearing to be held by the Planning Commission. On March 24th, the Kuehners, owners of a property within the original proposed reguiding and rezoning area, spoke with city staff and at the public hearing. They requested that their property not be reguided and rezoned so that it can continue to be utilized as residential without becoming legal non-conforming, and so that their property taxes are more consistent. The Planning Commission was in support of this amendment. The proposed final reguiding and rezoning does not include this property, nor the vacant School District’s parcel that is south of the Kuehner’s property – this parcel is undevelopable due to floodplains. These properties have been outlined in dark red on the attached map.

Notably, at the time of the application, the Unified Development Code had not yet been enacted. The new UDC will not impact the proposed reguiding and rezoning, with the exception of the names of the zoning district and the statutes referenced in the attachments. The RL-90 Single Family Residential has been renamed to the R1 Single Family Residential Zoning District, and the I1 Light Industrial has been renamed to the I1 Light Industrial and Business Park Zoning District. The recommended resolution and ordinance must use the prior names due to the point of application, but this does not impact the actual rezoning.

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.

Staff Recommendation

Staff recommends approval of the attached resolution “...Approving an amendment to the City’s Comprehensive Plan...” and the introduction of the attached ordinance “...Rezoning certain properties...”.