



118 Central Avenue North, New Prague, MN 56071  
phone: 952-758-4401 fax: 952-758-1149

---

---

## MEMORANDUM

---

---

**TO:** NEW PRAGUE PLANNING COMMISSION  
**FROM:** KEN ONDICH - COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING FOR A COMPREHENSIVE PLAN AMENDMENT AND REZONING THE WEST 750' OF OUTLOT G, RAVEN STREAM VILLAGE FIRST ADDITION FROM B-2 COMMUNITY COMMERCIAL TO RM MEDIUM DENSITY RESIDENTIAL, CALVARY CHURCH OF NEW PRAGUE, APPLICANT.  
**DATE:** 4/17/26

---

### **Background / History**

Calvary Church of New Prague has submitted an application to amend the City's Comprehensive Plan and rezone Outlot G Raven Stream Village First Addition, from B-2 Community Commercial to RM Medium Density Residential. Calvary Church purchased Outlot G in 2019 and plans to construct a building at some point in the future and has determined that they do not need all 13.43 acres and may consider selling off approximately the western 750' of the property which totals approximately 7.8 acres.

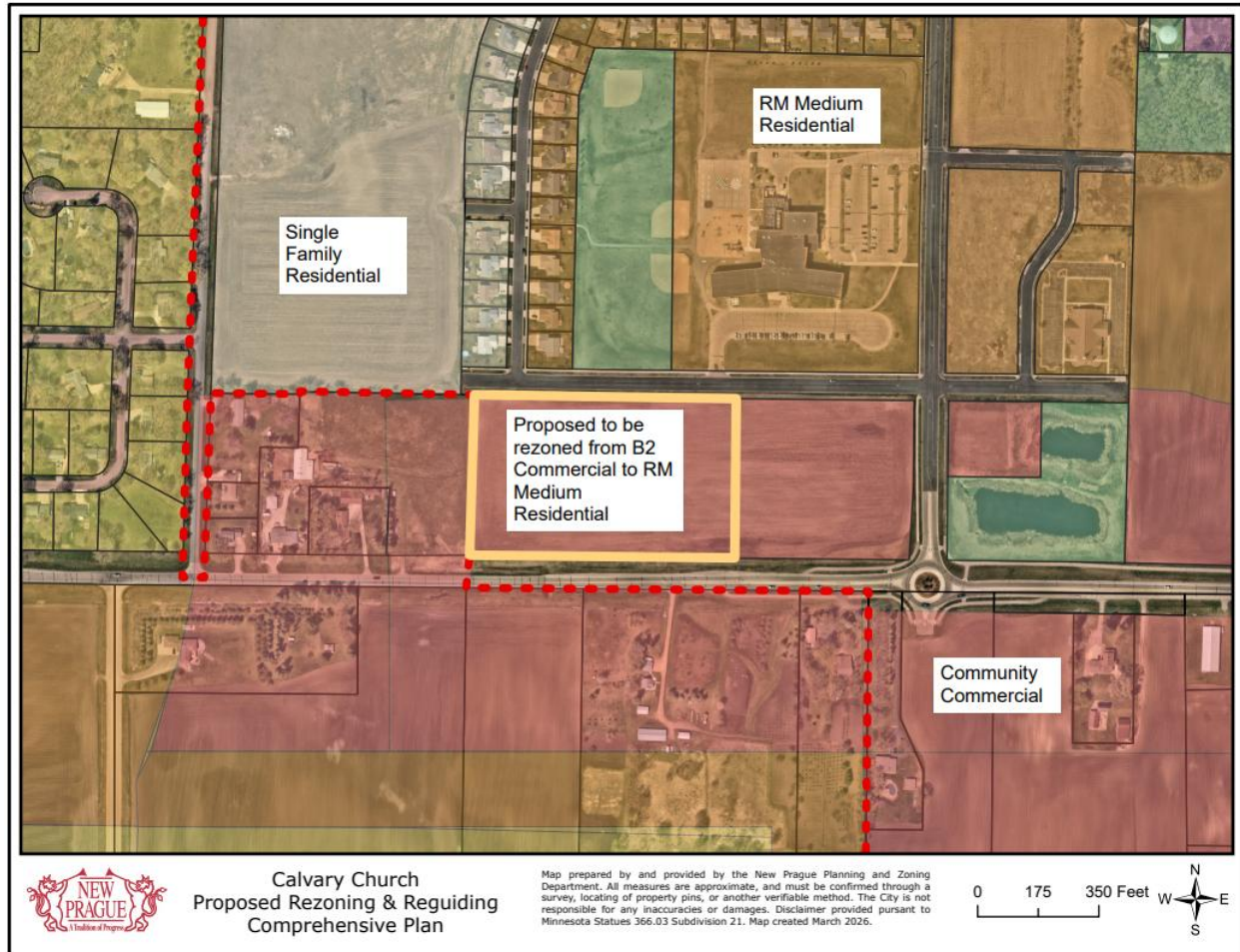
Since the 2004 Comprehensive Plan was adopted, the subject property has been guided B-2 Community Commercial and has been subject to various discussions about the validity of the need for B-2 Community Commercial land on the west side of the City along TH19 due to lower traffic counts (3,257 AADT in 2024) compared to the east side of the City (7,338 AADT in 2022) and how much B-2 Community Commercial land is necessary if there is a need. This discussion continued with the 2012 Comprehensive Plan update and again with the 2024 re-write. It has been noted that none of the land guided and zoned for B-2 Community Commercial, which has existed since 2004, has actually developed with any commercial uses and the land has remained vacant for over 20 years.

Despite the lack of any commercial development in over 20 years, staff is not supportive of completely eliminating B-2 Community Commercial along the west TH19 corridor and believes commercial zoning should remain immediately adjacent to the roundabout at 11<sup>th</sup> Ave. and TH19. Staff also believes that the current low traffic counts and lower population on the west side of the City does not help entice commercial development to the area. The proposed reguiding and

rezoning would allow more residential development to support commercial development, albeit at a smaller scale, on the west side of New Prague adjacent to the roundabout 11<sup>th</sup> Ave. and TH19.

Below is a map of the existing zoning within the City Limits (indicated by the red dashed line) and all the land outside of the city limits shows what the land is guided in the future land use plan.

In order to rezone the property, it must fit with the City's Comprehensive Plan. At this time, the current zoning of the land fits with the comprehensive plan and therefore the applicant is proposing to amend the City's Comprehensive Plan to rezone the property.



### **Legal Description**

The west 750' of Outlot G, Raven Stream Village First Addition, according to the recorded plat thereof, Scott County, Minnesota.

The subject land is approximately 13.43 acres.

## **Subject Site Address**

Exact addresses have not yet been determined, but the site for the future church would be 1200 1<sup>st</sup> Street NW and the proposed homes would be in the 1300 block of 1<sup>st</sup> Street NW if developed as part of a PUD with shared driveway, or addressed from a yet to be named public road if developed as single family homes on a public road.

## **Existing Zoning**

The entirety of the proposed area for rezoning is currently zoned B-2 Community Commercial. Religious uses are a conditional use in the B-2 District.

The land immediately west of the subject area is located outside of city limits but is guided for B-2 Community Commercial. Staff had considered enjoining in the re-guiding process to change this to the RM Zoning District as well, but the intersection of Naylor and TH19 may be a viable location for commercial development in the future. Given that the area west of the subject area is not in the city limits anyways, the zoning can be reviewed again at the time of an annexation request.

The land immediately south of the subject area is located outside of city limits but is guided for B-2 Community Commercial. Staff would suggest leaving this land guided for B-2 Community Commercial at least for the time being.

The land immediately north of the subject property is partially zoned RL-90 Single Family on the west portion but mostly is zoned RM Medium Density Residential and contains Raven Stream Elementary with a city/school joint park and single-family homes. This zoning would extend into the subject property.

Finally, the land immediately east of the subject area is zoned B-2 Community Commercial. Staff recommends that being adjacent to the roundabout, this land should remain commercial. While it's likely to develop as a church, said use is a conditional use in either the B-2 Community Commercial District or the RM Medium Density Residential District and in the case the church development doesn't happen, it's best to keep it for a commercial site.

## **Proposed Zoning / Minimum Lot Size and Setbacks**

The west 750' of subject property (approximately 7.8 acres) is proposed to be re-guided and rezoned to RM Medium Density Residential.

Per Section 4.003(D) of the UDC, the RM Medium Density Residential District is intended for single family attached two to eight unit residences at medium densities up to 12 units per acre in areas appropriate for buffering single family districts from business and industrial districts and major roadways. This zoning would seem to fit as the subject site does abut a major roadway (TH19) and would abut land zoned B-2 Community Commercial.

Permitted uses in the RM District includes single family homes up to eight unit buildings. Conditional uses includes religious institutions, public buildings and schools.

Per Section 6.001 of the UDC, the minimum lot size for the RM District is 5,500 sq. ft. for single and two-family homes with a minimum width of 50' and three through eight unit buildings must have 2,000 sq. ft. of area per unit and a minimum lot width of 100' if there are 3 or more units within a building. Setbacks are 25' minimum for single family to front property lines and 30' for multifamily buildings to the front property lines. Maximum building height is 50'.

As noted earlier, staff believes that the proposed zoning will provide for more residents in the area which could help boost the demand for commercial development near the roundabout at 11<sup>th</sup> Ave. and TH19 and would be a natural expansion of existing RM zoning to the north.

### **Comprehensive Plan**

Comprehensive Plan 2045, Chapter 3's section on Housing provides support for the rezoning as follows:

Housing Goal 1 – Attract and retain residents including young professionals, families and retirees by supporting Life Cycle Housing throughout the Community.

-This goal supports additional RM zoning to offer a variance of housing types.

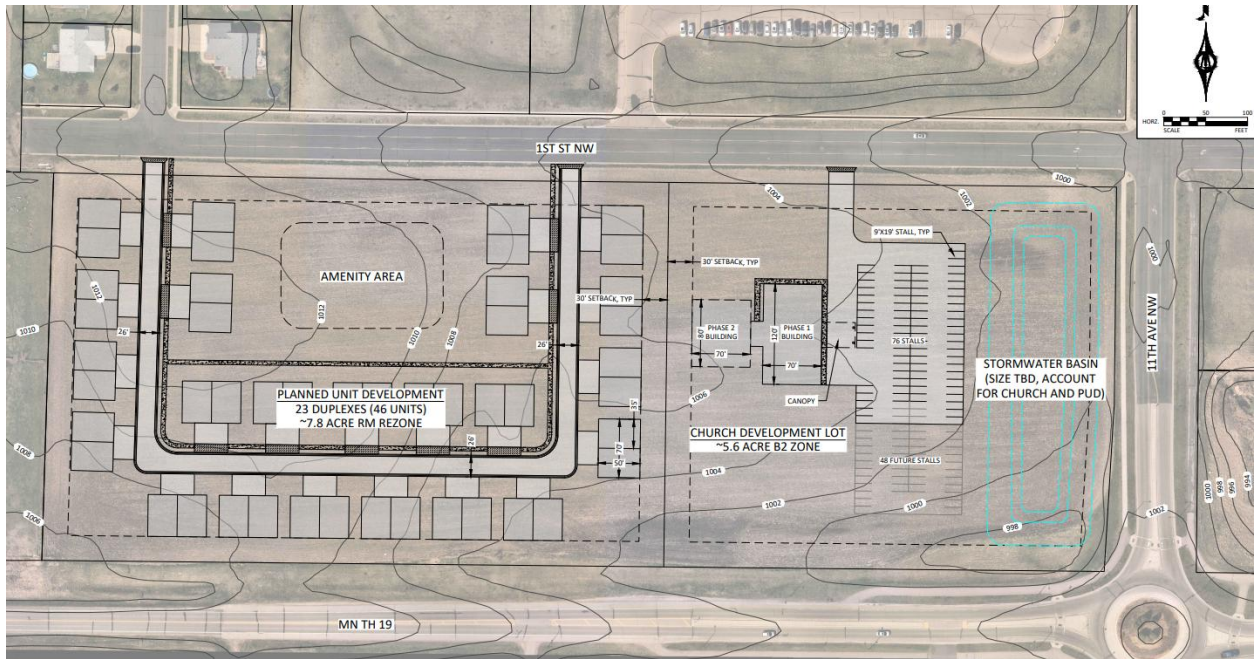
Housing Goal 2 – Complement New Prague's housing policies with economic development goals, growing businesses and population in tandem.

-This goal contains a strategy to encourage high-density development in areas near commercial areas. While no commercial has occurred in this area at this time, the residential could spur on commercial development.

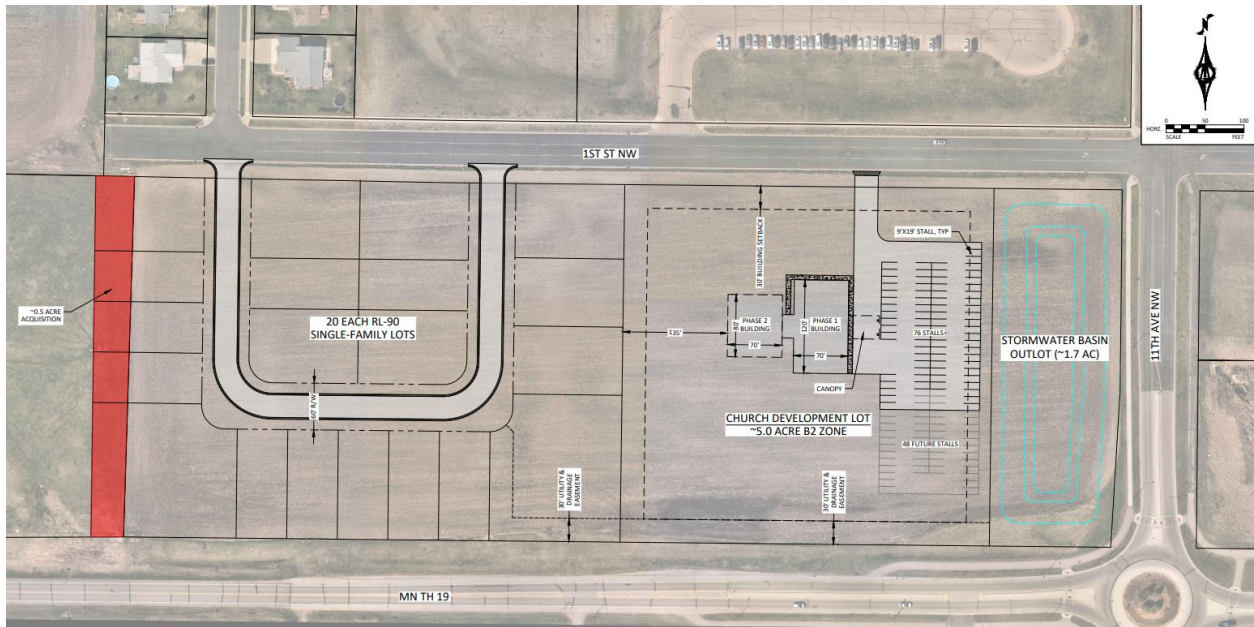
### **Concepts for Development of the 13.43 Acre Site**

Two concepts for the development of the 13.43 acre site were provided to the City in conjunction with the rezoning and request.

Concept Plan 1 shows 5.6 acres for future church development which also accommodates future growth and expansion. The remaining 7.8 acres is shown as twin homes, most likely as a Planned Unit Development with a private driveway and association maintenance. 46 units would be accommodated within this concept as well as an additional "amenity area" which could include recreational features for the residents.



Concept Plan 2 shows more traditional single family home development which is allowed under RM Medium Density Residential Zoning (as it most of the Raven Stream Village Development with single family homes to the north). 20 single family lots are shown, however the lots are significantly larger than the minimum required of 50' wide and 5,500 sq. ft. area so it's very possible to have more lots than are shown in the concept. This concept shows a public road and would require possible acquisition of land from the property owner to the west if lots were to be kept at a much larger than minimum lot size.



## **Misc. Staff Comments**

Public Works, Utilities, Police and Fire were all solicited for comments regarding the request. At the time of writing this report, no comments or concerns were received.

## **Criteria for Amending the City's Comprehensive Plan and Granting Zoning Map Amendments (Rezoning)**

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan can be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan require a public notice, a public hearing conducted by the Planning Commission and City Council final review and approval. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan. Staff believes that the proposed amendment to the Comprehensive Plan and rezoning are justifiable due to the fact that the land has been zoned for Commercial use for over 20 years with essentially no interest for commercial development mostly due to low traffic counts and lack of a population base in the area and due to the fact that the rezoning would support goals of the comprehensive plan related to housing.

The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted by the Planning Commission with recommendation to the City Council. A 2/3 affirmative vote of the City Council is required to amend the Plan.

The City Council may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of a district line. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the Comprehensive Plan or changes in conditions in the City.

Kinds of Amendments:

- A. A change in a district's boundary (rezoning).
- B. A change in a district's regulations; and
- C. A change in any other provision of this ordinance.

## **Recommendation**

Staff recommends approval of the Comprehensive Plan amendment and associated rezoning to re-guide and rezone the following described properties from B-2 Community Commercial to RM Medium Density Residential:

The west 750' of Outlot G Raven Stream Village First Addition, according to the recorded plat thereof, Scott County, Minnesota.

With the following findings supporting the Comprehensive Plan amendment:

1. The subject site has been both guided and zoned for B-2 Community Commercial uses for over 20 years with no interest due to low traffic counts and lack of a population base on the west side of the city.
2. Amending the future land use plan will not create a nuisance in the surrounding zoning districts in that the additional residential land will provide additional housing options to support future adjacent commercial development and provide a buffer to additional single family zoning to the NW of the subject site.

Comprehensive Plan 2045, Chapter 3's section on Housing provides support for the rezoning as follows:

Housing Goal 1 – Attract and retain residents including young professionals, families and retirees by supporting Life Cycle Housing throughout the Community.

-This goal supports additional RM zoning to offer a variance of housing types.

Housing Goal 2 – Complement New Prague's housing policies with economic development goals, growing businesses and population in tandem.

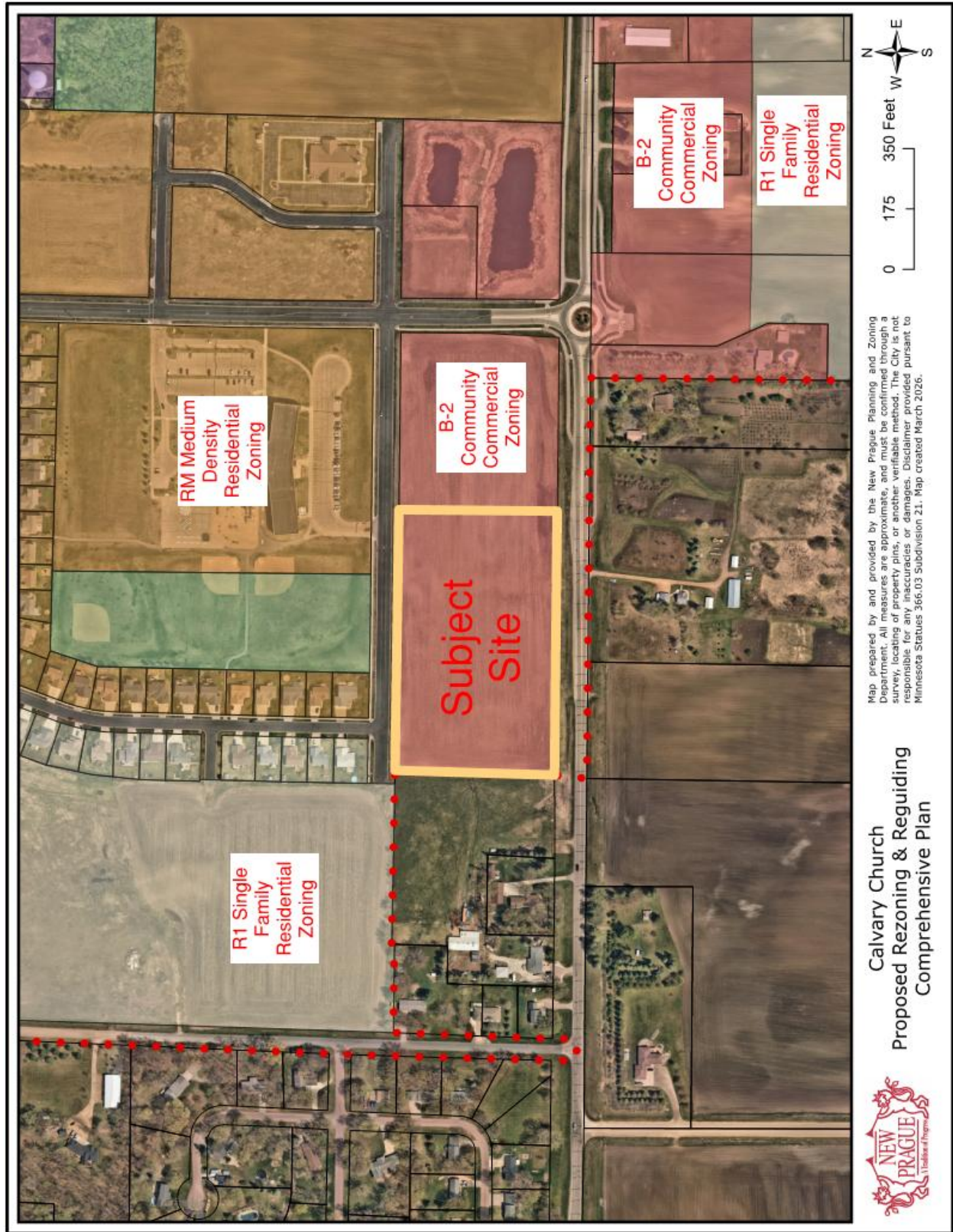
-This goal contains a strategy to encourage high-density development in areas near commercial areas. While no commercial has occurred in this area at this time, the residential could spur on commercial development.

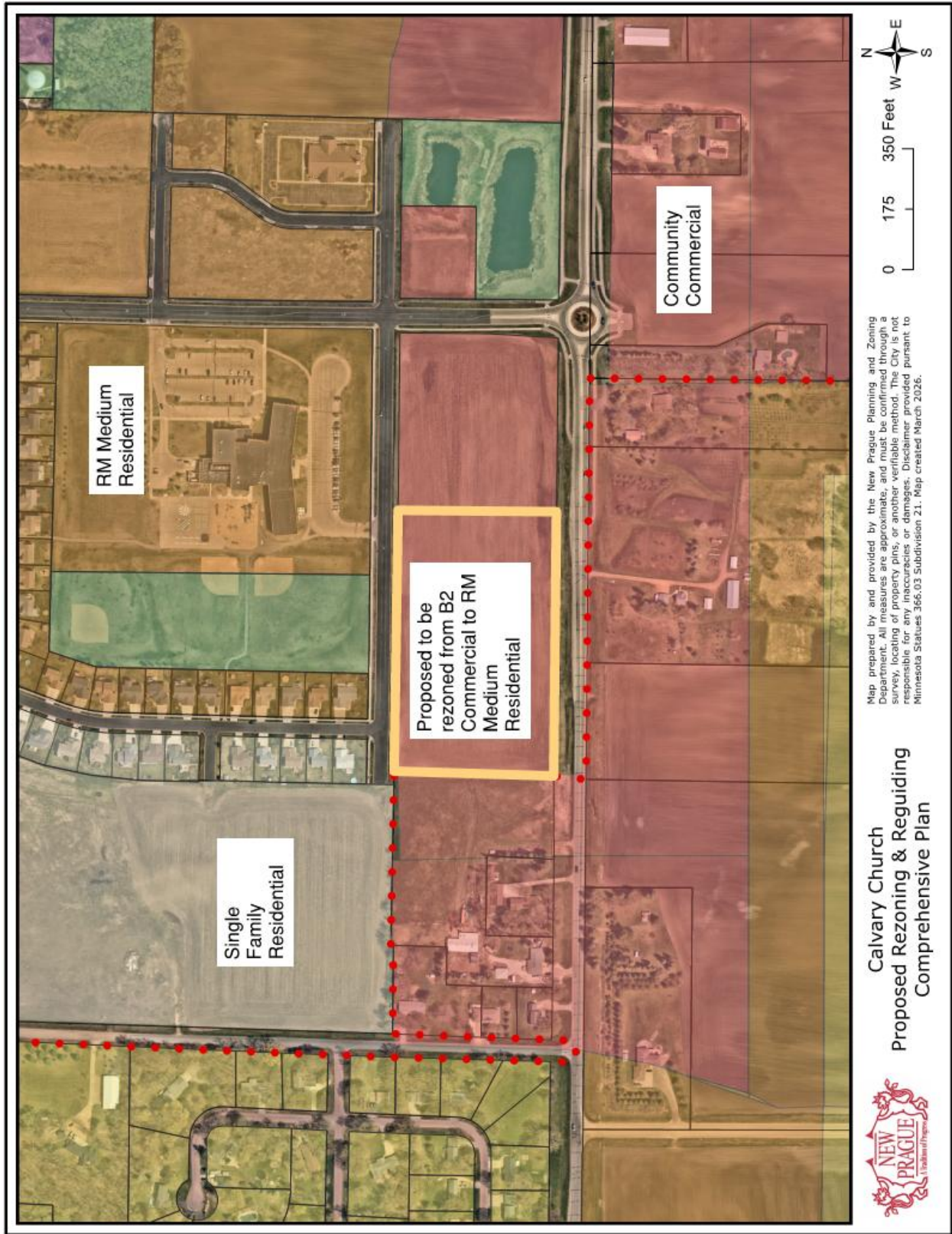
and with the following findings supporting the rezoning request:

1. Rezoning the land described to RM Medium Density Residential will provide for additional housing options in an area with public roads and utilities already in place and which will help support demand for adjacent land that remains commercially zoned.
2. Rezoning the land described to RM Medium Density Residential will conform to the City's Comprehensive Plan.

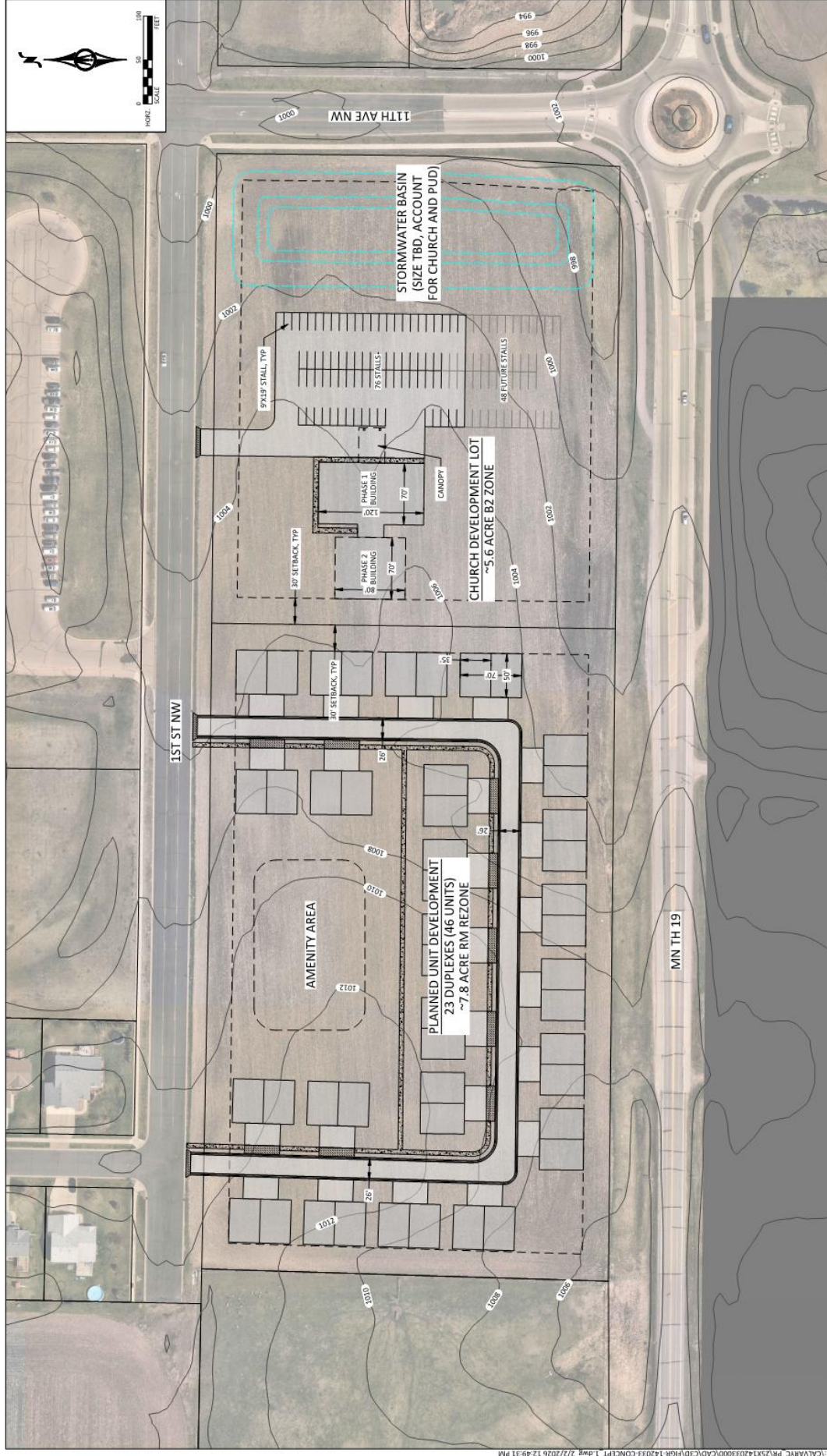
#### Attachments

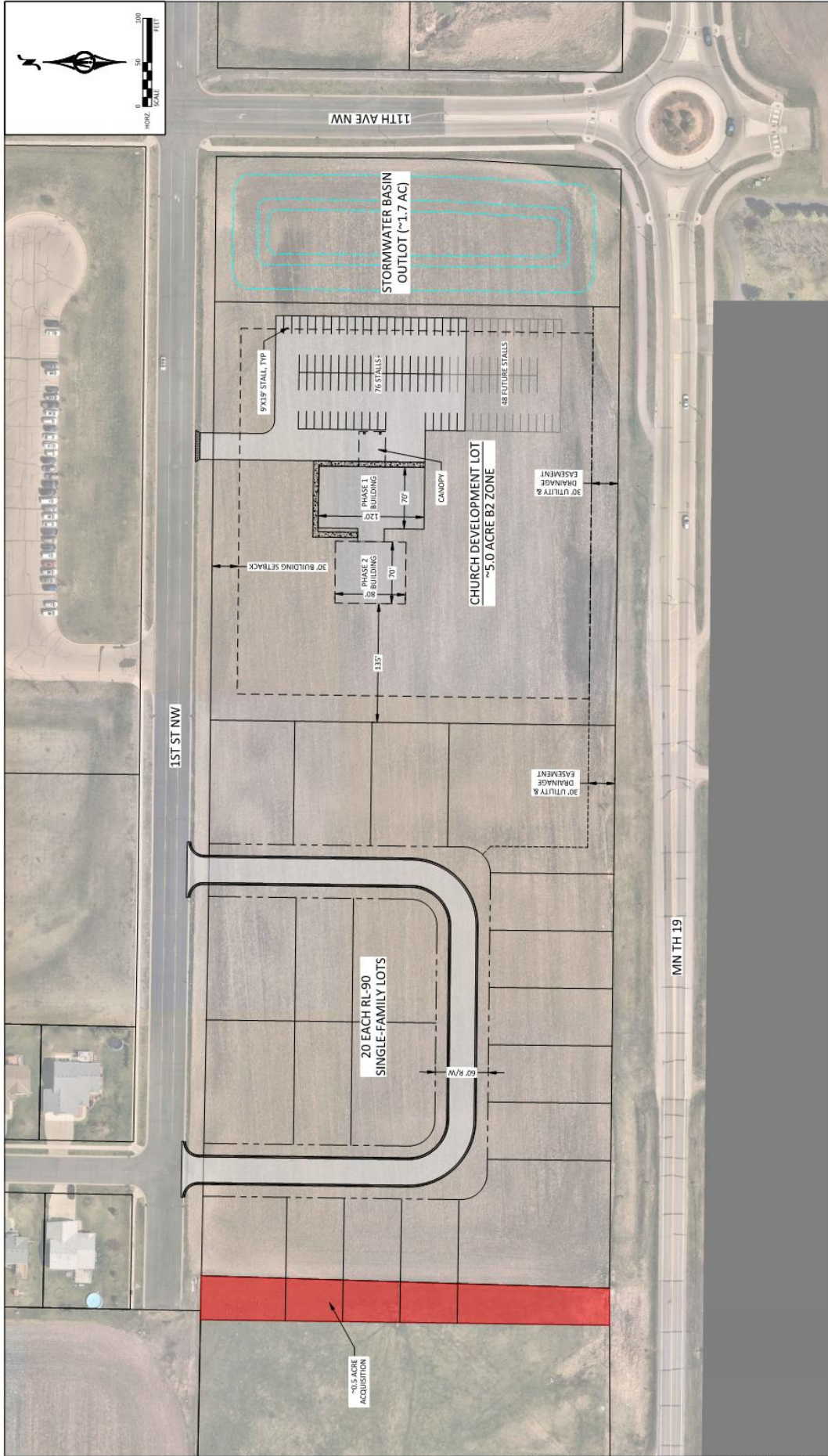
1. Existing Zoning Map – March 2026
2. Proposed Reguiding and Rezoning Map – March 2026
3. Plat Map – Undated
4. Concept Plan 1 – February 2026
5. Concept Plan 2 – February 2026
6. Photos – Dated 4/7/26













Looking SW from intersection of 1<sup>st</sup> Street NW and 11<sup>th</sup> Ave. NW



Looking West along 1<sup>st</sup> Street NW



Looking SE from 1<sup>st</sup> Street NW



Looking SE along 1<sup>st</sup> Street NW