

2024
UDC MAP AMENDMENT APPLICATION
COMMUNITY DEVELOPMENT, CITY OF WINONA, MINNESOTA 55987
P.O. BOX 378 507/457-8250 FAX: 507/457-8212

SITE ADDRESS: _____

<u>Property Owner:</u>	
Company/Individual _____	
Contact Person _____	E-Mail _____
Mailing Address _____	Office Phone _____
City/State/Zip _____	Mobile Phone _____
<u>Applicant:</u>	
Company/Individual _____	
Contact Person _____	E-Mail _____
Mailing Address _____	Office Phone _____
City/State/Zip _____	Mobile Phone _____

UDC Map Amendment Applications will not be processed without payment of the \$520.00 fee.

NOTE: Applications must be filed by noon 19 days prior to the Monday meeting date.

Additional Information Required for UDC Map Amendment:

- Proposed zoning classification: _____
- A map at a scale of not less than 1" = 100' showing the length and location of all property boundaries of the proposed amendment.
- A response to the items listed on the following page.

Signature of Applicant

Signature of Land Owner
(If different from applicant)

For Staff Use Only		
Date Received: _____	Zone Change # _____	Receipt # _____
Parcel #: _____	Current Zoning _____	Property Size _____
LEGAL DESCRIPTION OF PROPERTY: _____		

A UDC Map amendment requires responses to the following to be complete (staff will provide assistance):

- 1. Was there an error or oversight in approval of 1959/1960 zoning of the site?**
- 2. Have there been changes in area development patterns, since 1959/1960 zoning, to warrant rezoning?**
- 3. Would potential uses of requested zoning district impose “undue hardship” (relating to noise, odors, etc.) on neighboring properties?**
- 4. Would the public interest be better served if rezoning was considered within another area?**

Generally, the public interest is served when the highest and best use of land is achieved, and overall benefits of rezoning outweigh disadvantages.

- 5. Could the rezoning be construed as being spot zoning?**

Spot zoning occurs if one of the following tests are met:

- A. The rezoning action results in benefits which are only enjoyed by the petitioner.
 - B. The rezoning is considered to be arbitrary, capricious, or unreasonable.
 - C. Rezoning is not consistent with goals and objectives of the Comprehensive Plan.
- 6. Provide a preliminary site plan for the proposed use.** Show proposed structures, parking areas, landscaping/buffering, and other general information as appropriate. *Note that this plan is not binding but simply provided for informational purposes.*
 - 7. Provide information on communication with neighboring property owners or residents regarding the proposed zoning amendment.** *Note that property owners within 350 feet of the subject parcel will be notified of the requested zoning change prior to the Planning Commission and City Council public hearings.*