

**2021**  
**UDC MAP AMENDMENT APPLICATION**  
**COMMUNITY DEVELOPMENT, CITY OF WINONA, MINNESOTA 55987**  
**P.O. BOX 378      507/457-8250      FAX: 507/457-8212**

SITE ADDRESS: \_\_\_\_\_

<b><u>Property Owner:</u></b>	
Company/Individual _____	
Contact Person _____	E-Mail _____
Mailing Address _____	Office Phone _____
City/State/Zip _____	Mobile Phone _____
<b><u>Applicant:</u></b>	
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 \$505.00 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)

<b>For Staff Use Only</b>		
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.*