

2016 - 107

RESOLUTION

WHEREAS, the City of Winona adopted a Comprehensive Plan in 2007 to establish a vision for development in the City of Winona over a period of 10 to 15 years; and

WHEREAS, the Comprehensive Plan contains a series of recommendations in several areas including land use, economic development, environment, housing and transportation; and

WHEREAS, the 2007 Comprehensive Plan designated the real property located at 207 Winona Street, the location of the Winona Family YMCA, as Traditional Neighborhood; and

WHEREAS, the Winona Family YMCA submitted a petition to the Winona Planning Commission requesting that the Comprehensive Plan be amended to designate the real property located at 207 Winona Street as Downtown Fringe; and

WHEREAS, the Winona Planning Commission held a public hearing regarding the request for a Comprehensive Plan Amendment on November 14, 2016; and

WHEREAS, the Winona Planning Commission recommended approval of Winona Family YMCA's request to change the designation of the real property located at 207 Winona Street from Traditional Neighborhood to Downtown Fringe; and

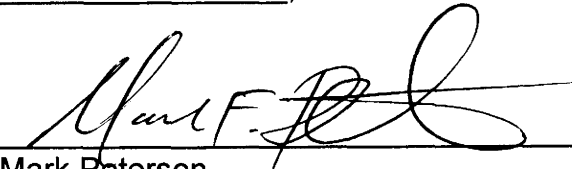
WHEREAS, the Winona Planning Commission made the following Findings:

1. The subject property, 207 Winona Street, is adjacent to Downtown Fringe and is in a transitional area at the foot of the interstate bridge and because zoning and design standards will apply to future development facilitated by the re-designation, the amendment is consistent with the policies and objectives of the Comprehensive Plan.
2. Since the adoption of the Comprehensive Plan in 2007, a significant portion of the immediate area's residential character has been removed by the interstate bridge project. This has resulted in a property which is more suitable for transitional commercial facilities by the Downtown Fringe designation. The amendment is being requested due to changes which have occurred since the adoption of the Comprehensive Plan.
3. The potential for uses facilitated by the re-designation to impact the public health, safety, and welfare will be mitigated by appropriate zoning and design standards. The amendment will not have an undue (excessive) impact on the health, safety, or welfare of the community.


4. A petition to rezone the subject property prior to completion of the Development Code Update is not in the public interest; this serves as rationale to deny such a request.

NOW THEREFORE LET IT BE RESOLVED by the City Council of the City of Winona, Minnesota that the Council hereby adopts and incorporates herein the Findings of the Planning Commission as set forth above, and the Council hereby amends the Comprehensive Plan adopted by the City of Winona in 2007 to designate the real property located at 207 Winona Street as Downtown Fringe.

Dated this 19th day of December, 2016.


Mark Peterson
Mayor

Attest:


Monica Hennessy Mohan
City Clerk