



Hoisington Koegler Group Inc.



**Winona Comprehensive Plan Update
Steering Committee Meeting**

Thursday, April 6, 2023

11:30 a.m. to 1:00 p.m.

City Council Chambers (*Teams Option Available*)

AGENDA

- 1) Future Land Use Map Urban Neighborhood Discussion Follow Up**
- 2) Recommendation to Proceed**
 - a) Staff is asking for a recommendation to forward work from the Steering Committee to the Planning Commission to continue the process for review**
- 3) Next Steps**
 - a) Steering Committee Online Review of Changes (April 7th-April 16th)**
 - b) Planning Commission Review of Changes (Beginning April 24th)**
 - c) Draft Plan Distributed to Public**

Attachments:

- Memo from Senior Planner Carlos Espinosa

CITY OF WINONA**STEERING COMMITTEE UPDATE MEMO**

TO: Comprehensive Plan Update Steering Committee

FROM: Carlos Espinosa, Senior Planner, City of Winona

RE: Urban Neighborhood Land Use Designation Follow Up

Committee Members,

At the last meeting, Steering Committee members discussed application of the Urban Neighborhood designation to blocks close to WSU (see map on following page). After considering potential changes based on committee input, staff would propose removing the following language from the housing section of the Comprehensive Plan Update:

- 1.1.4. Evaluate the area around the WSU campus related to rental housing; when a particular block is comprised of 60% or more of non-owner-occupied rentals, consider rezoning to R-3 while considering the intent and purpose of the City's 30% ordinance.

Removing this language would essentially close the door to additional blocks around WSU transitioning to Urban Neighborhood for the duration of the Comprehensive Plan (10-15 years). This would help with concerns about the proposed changes becoming a "slippery slope" for the transition of additional blocks. If removed, only the land use map would reference these areas as Urban Neighborhood. Changing the map would required a Comprehensive Plan Map amendment which would need both Planning Commission approval *and* approval by a supermajority of Council members (5 out of 7).

Staff would further recommend moving forward with the map as-is and would ask the Steering Committee, Planning Commission, and City Council to approve or modify the map during the plan adoption process. In accordance, the recommendation of the Steering Committee would be brought forward to the Planning Commission, and the Planning Commission's recommendation would be brought to the City Council. Staff is thus asking the Steering Committee to eventually come to a decision as to which blocks to include. The decision may come as a consensus or could be a vote – that is up to the committee. Again, for committee members' information, the current map of proposed blocks for the Urban Neighborhood designation in proximity to WSU is based on the following:

1. Promoting opportunities for "missing middle" housing investment and potential multi-family redevelopment extending south from downtown into blocks that have had a multi-family character since the late 1980s and 1990s.
2. Proximity to commercial uses and other non-residential land uses on adjacent blocks.

3. Designating an entire block with the same land use designation (so that boundary lines between different land use designations are separated by a street – not an alley. This provides a greater buffer between different land uses which is generally more favorable).
4. The avoidance of “leapfrogging” blocks surrounding WSU – thus promoting a contiguous and graduated pattern of land use designation change and directing growth to occur along the Main Street (Highway 43) corridor.
5. The mix of uses and building types on a given block (e.g. non-residential land uses and commercial style buildings).
6. The percentage of non-owner occupied rentals on a given block.

Another consideration for Steering Committee members is that designating block Urban Neighborhood *does not* create any on the ground changes. Rezoning the blocks to R-3 (which is the second step), would require a petition by a property owner or initiation by a majority vote of the Planning Commission. In either case, all affected property owners would be notified and there would be public hearings at the Planning Commission and City Council meetings before a final decision is made by Council. Furthermore, compliance with the Comprehensive Plan is just one of the general criteria considered when rezoning properties. The other criteria used by the city are as follows:

1. Was there an error or oversight in approval of original zoning of the site?
2. Have there been changes in area development patterns, since original 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?
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.

Additionally, the Planning Commission and/or City Council could recommend denial of a future rezoning for any other rational basis related to public health, safety, morals, or general welfare. Overall, the Comprehensive Plan is a planning document – changes made to land use designations do not equal automatic rezoning.

A final consideration for the committee is that a request was received during the public input on the interim to designate an additional one and ½ blocks to the south and west of WSU’s campus. The request is based on rental percentage and the fact that there are only three (3) non-rental properties surrounding the area. The additional blocks are noted on the following map. Because of the aforementioned factors regarding application of the Urban Neighborhood designation, staff views the Main Street (Highway 43) corridor as the most beneficial growth area to prioritize in this Comprehensive Plan Update.

