

ORDINANCE NO. 1449

AN ORDINANCE OF THE CITY OF WILLMAR, MINNESOTA AMENDING WILLMAR ORDINANCE 1060,
KNOWN AS THE WILLMAR ZONING ORDINANCE BY ESTABLISHING
A NEW RENAISSANCE ZONE OVERLAY DISTRICT

The City Council of the City of Willmar hereby ordains as follows:

Section 1. AMENDMENT OF ORDINANCE 1060, SECTION 6. Ordinance 1060, Section 6 is hereby amended as follows (deleted material is crossed out; new material is underlined; sections and subsections not being amended are omitted):

A. DISTRICT SUMMARY. For purposes of this Ordinance, the City of Willmar is hereby divided into zoning districts which shall be designated as follows:

* * * *

5. Renaissance Zone.

- a. The Renaissance Zone is an overlay district encompassing the Central Business (CB) district and certain lands adjacent thereto. This district offers greater flexibility relative to zoning requirements otherwise imposed by the underlying zoning districts and is regulated by Section 12 of this Ordinance.

[subsequent paragraphs to be renumbered accordingly]

Section 2. ADOPTION OF NEW SECTION 12 WITHIN ORDINANCE 1060. Ordinance 1060 is hereby amended by adding a new Section 12 as follows:

SECTION 12. RENAISSANCE ZONE OVERLAY DISTRICT.

A. GENERAL PROVISIONS.

1. Title. This Section shall be known as the "City of Willmar Renaissance Zone Ordinance".
2. Intent and Purpose. The intent and purpose of this Ordinance is to:
 - a. Encourage urban commercial and residential development that transforms the Renaissance Zone into a self-sustaining economy that strengthens current businesses and continually attracts new commercial projects.
 - b. Celebrate, protect and preserve Willmar's cultural and economic diversity by ensuring there is a demographically representative variety of housing, retail, office space and community events.
 - c. Maintain a regionally-demographically-pegged mixture of upper-, middle-, and low-income housing units, so the Renaissance Zone remains a place for everyone in relation to and within a 5 percent deviation from combined levels found within the city and its two-mile extraterritorial subdivision regulation enforcement jurisdiction.
 - d. Ensure the Renaissance Zone reflects the cultural heritage and economic diversity of the area by attracting development that increases both the Renaissance Zone's resident population and the number of visitors/patrons

to the Renaissance Zone by (a) utilizing a high-density, mixed-use design, (b) repositioning and reinforcing the Renaissance Zone as the cultural, health, and entertainment center of Willmar, and (c) dedicating public spaces and commons areas for events.

3. Jurisdiction. The provisions of this Ordinance shall apply to the areas of the City's Central Business district and adjacent lands identified as the Renaissance District on the official Zoning Map, as amended from time to time.

4. Applicability and Relation to other Provisions. This Ordinance shall apply to all development within the Renaissance Zone that takes advantage of the alternative processes and provisions contained within this Ordinance. For such development, this Ordinance may impose restrictions on structures and land uses in addition to those applicable to the underlying zoning district. In many cases, this Ordinance provides greater flexibility relative to the regulations applicable to the underlying zoning district. Where this Ordinance expressly conflicts with any other provision of the Willmar Zoning Ordinance, this Ordinance shall prevail. Where there is no express conflict, provisions of this Ordinance and of the Willmar Zoning Ordinance shall be interpreted to give effect to both provisions to the greatest extent possible

5. Definitions. Unless specifically defined below, words or phrases used in this Ordinance shall have their common meaning and to give this Ordinance its most reasonable application.

Parking credit. A reduction in the required number of off-street parking spaces required under City of Willmar Zoning Ordinance, Section 4.

Pedestrian-Oriented Landscaping. Landscaping focused on amenities for those walking, including but not limited to, seating, fountains, sculptures, plantings, tables, pedestrian coverings, and lighting.

Renaissance Zone Application. The City of Willmar Renaissance Zone Application, including the main application, the additional forms for specific programs, and any additional documents required by the Zoning Administrator.

B. ADMINISTRATION.

1. Applications. In addition to any applications usually required under the Willmar Zoning Ordinance, a Renaissance Zone Application must be submitted to the Zoning Administrator for all projects within the Renaissance Zone that take advantage of the alternative processes and provisions contained within this Ordinance.

C. PERFORMANCE STANDARDS.

[Reserved]

D. OPEN ZONING.

[Reserved]

E. PARKING.

1. OFF-STREET PARKING REQUIREMENTS.

a. The off-street parking requirements of Section 4 of the Willmar Zoning Ordinance apply to all buildings, structures, and uses of land constructed, established, or authorized, except Parking Credits may be used to meet said requirements.

b. Upon submission of the Renaissance Zone Application and the Parking Reduction application, the Zoning Administrator may issue parking credits not to exceed 50% of the parking requirements under the Willmar Zoning Ordinance, for the following reasons:

- i. Construction or use of below grade contextual or camouflaged parking;
- ii. Suitable number of public parking space, if retail or office uses are included;
- iii. Installation of bike parking;
- iv. Installation of Electric Vehicle Charging Stations;
- v. Shared car amenities provided by multifamily housing management for the use of multifamily housing residents.

F. FEES.

1. Notwithstanding any other ordinance provision or the City of Willmar Fee Schedule, upon the approval of a Renaissance Zone Application requesting permit fee reductions an applicant shall not be charged a fee for any the following, except as provided in subparagraph 2 below:

- a. Building Permit Fees;
- b. Land Use Application Fees;
- c. Sign Permit Fees;
- d. Sewer Availability Charge; or
- e. Water Availability Charge.


2. If a share of any of the fees or charges listed in subparagraph 1 above is due to the Federal government, State of Minnesota, or another political subdivision, the Zoning Administrator shall charge the applicant the non-City portion of the fee.

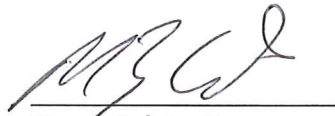
Section 3. EFFECTIVE DATE. This ordinance shall be effective from and after its adoption and second publication.

Section 4. EXPIRATION DATE. This ordinance shall expire and be of no further force or effect from and after December 31, 2025, unless this ordinance, or any provision(s) thereof, are renewed or extended by separate ordinance.

Passed by the City Council of the City of Willmar this 4th day of May, 2020.

ATTEST:


Judy Thompson, City Clerk


Marvin Calvin, Mayor

VOTE: ALVARADO ASMUS DAVIS FAGERLIE
 MUESKE NELSEN PLOWMAN SCHWANTES

This Ordinance introduced by Council Member: Fagerlie

This Ordinance introduced on: April 20, 2020

This Ordinance published on: April 25, 2020

This Ordinance given a hearing on: May 4, 2020

This Ordinance adopted on: May 4, 2020

This Ordinance published on: May 9, 2020

SUMMARY PUBLICATION OF CITY OF WILLMAR ORDINANCE NO. 1449

**AN ORDINANCE CREATING A NEW RENAISSANCE ZONE OVERLAY DISTRICT,
ESTABLISHING PARKING CREDITS, AND REDUCING FEES FOR CERTAIN
PERMITS.**

Summary: Ordinance No. 1449 adds a new subdivision within City Ordinance 1060, Section 6 and a new section within City Ordinance 1060 establishing a new zoning overlay district for downtown Willmar called the Renaissance Zone. The district's purpose is to promote the economic, residential, and cultural development of downtown through greater zoning flexibility.

This Ordinance defines the Renaissance Zone's intent and purpose, administration, application for alternative processes and provisions, and boundaries. Further, this ordinance establishes two programs within the Renaissance Zone: (1) the establishment of parking credits for desirable or sustainable practices and (2) the reduction of fees for building permits, land use applications, sign permits, sewer availability charges, and water availability charges. This ordinance does not contain substantive zoning regulations for the Renaissance Zone; those provisions will be enacted in a later ordinance.

The complete text of Ordinance No. 1449 may be obtained at no charge at City Hall (333 6th Street Southwest, Willmar, MN 56201), or from the City's website at www.willmarmn.gov.