



CONDITIONAL USE PERMIT (Section 51.02 Subd. B) Development Application Help Sheet

A checklist of background information and submission requirements for processing the application is provided below. Should there be an item that is not included in the submission of the application; a detailed, written explanation should be made outlining the reason for omission. Failure on the part of the applicant to supply all necessary information listed herein or any supportive information as requested by the City may be grounds for an application to be determined incomplete.

PROCEDURES

- Review the Delano Subdivision Ordinance – Conditional Use Permit – Section 51.02 Subd.
- Meet with City Staff and Planner to discuss the proposal
- Application filed concurrently with submission requirements as set forth below
- Application filed concurrently with the application fee and escrow

REQUIRED DOCUMENTS

- Development Permit Application
- Deposit Agreement
- Detailed written materials, maps, plans, and specifications to include the following:
 - One (1) large-scale copy (one (1) inch equal to one hundred (100) feet or less)
 - Electronic Copy emailed to pbauman@delanomn.gov

Additional documents may be required:

- Additional large-scale and electronic copies shall be provided for each of the following, if applicable:
 - Project is adjacent to a county road or county state-aid highway (1 copy)
 - Project is adjacent to a state highway (2 copies)
 - Project lies within a Shoreland or Floodplain Overlay District (1 copy)

Submitted documents must include the following:

- Proof of title and contract/purchase agreement and property owner signature on application form when applicable
- Certificate of Survey ^A
- Site Plan ^B
- Grading Plan ^C
- Landscape Plan ^D
- Photometric Plan ^E
- Architectural Plan ^F
- Utility Plan ^G

A. Certificate of Survey prepared by a licensed land surveyor identifying the following:

1. Scale (engineering only) at one (1) inch equals one hundred (100) feet or less
2. North point indication.
3. Existing boundaries with lot dimensions and lot area.
4. Existing buildings, structures, and improvements.
5. Easements of record.
6. Delineated wetland boundary, to include the OHWL of any lakes or DNR waters.
7. All encroachments.
8. Legal description.

B. Site Plan using the current Certificate of Survey as a base depicting the following:

1. Name of project or development.
2. Name and address of developer and/or owner.

3. Name and address of engineer/architect/designer.
4. Date of plan preparation and dates of any subsequent revisions.
5. All proposed improvements, including:
 - a. Required and proposed setbacks.
 - b. Location, setback, and dimensions of all proposed buildings and structures.
 - c. Location of all adjacent buildings and structures within one hundred (100) feet of the exterior boundaries of the subject property.
 - d. Location, number, and dimensions of all proposed parking stalls, loading areas and drive aisles, with curbing shown.
 - e. Location and width of all proposed street accesses and driveways.
 - f. Location and type of all proposed lighting, including fixture details.
 - g. Provisions for storage and disposal of waste, garbage, and recyclables, including details for enclosing and screening exterior containers.
 - h. Locations of freestanding signs.
 - i. Location of HVAC equipment whether ground mounted or roof mounted.
6. Calculations for impervious/pervious surfaces.

C. Grading Plan (using the current Certificate of Survey as a base) depicting the following:

1. Existing contours at two (2) foot intervals.
2. Proposed grade elevations at two (2) foot maximum intervals.
3. Drainage plan, including the configuration of drainage areas and stormwater calculations.
4. Spot elevations.
5. Surface water ponding and treatment areas.
6. Erosion control measures.
7. Wetland replacement plan (when applicable).
8. Drainage calculations for 2, 10, and 100-year storm events.
9. Delineated wetland boundary, to include OHWL of any lakes or DNR waters.
10. Date of plan preparation and dates of any subsequent revisions.

D. Landscaping Plan using the current Certificate of Survey as a base depicting the following:

1. Planting schedule including:
 - a. Symbols
 - b. Quantities
 - c. Common and botanical names
 - d. Sizes of plant materials
 - e. Root specification (bare root, balled/burlapped, potted, etc.)
 - f. Special installation instruction
2. Location, type, and size of all significant trees to be removed or preserved.
3. Location and species of proposed plantings of all species.
4. Typical sections with details of fences, walls, and planter boxes.
5. Typical sections with details of landscape islands, planter beds, and foundation plantings with identification of materials to be used.
6. Delineation of both sodded and seeded areas with respective areas measured in square feet.
7. Coverage plan for underground irrigation systems – if any.
8. Other existing or proposed conditions that could be anticipated to affect landscaping.
9. Date of plan preparation and dates of any subsequent revisions.

E. Photometric Lighting Plan, to include fixture details/cut sheets/drawings

1. Date of plan preparation and dates of any subsequent revisions.

F. Architectural Plans

1. Date of plan preparation and dates of any subsequent revisions.

2. Architectural elevations of all principal and accessory buildings and structures (type and materials used in all exterior surfaces).
3. Typical floor plans and typical room plans are drawn to scale with a summary of square footage by use or activity.

G. Utility Plan

1. Location, sizing, and type of water and sewer system mains and proposed service connections, hydrants, valves, and manholes; or
2. Location and size of proposed primary and secondary on-site treatment systems, when allowed (if ISIS is proposed).
3. Storm sewer, catch basins, invert elevation, type of castings, and type of materials (refer to Engineering Manual for City Standards).
4. Date of plan preparations and dates of any subsequent revisions.
5. Eliminates of forecasted water consumption.
6. Location of electrical services and any transformers and meters.

H. Other plans and information as may be required by the Zoning Administrator which may include (but not be limited to) the following:

1. Location, type, and size (area and height) of all signs to be erected upon the subject property.
2. Vicinity map showing the subject property in relation to nearby highways or major street intersections.
3. Sound source control plan.
4. Fire protection plan.
5. Proposed protective covenants or private restrictions.
6. Where landscaping or man-made materials are used to provide screening from adjacent properties, a cross-section shall be provided showing the perspective of the site from neighboring properties at the property line elevation.
7. Traffic study.

I. For applications for new communication towers, the application shall include information to demonstrate compliance with the provisions of Section 51.03, Subd. M, including but not limited to:

1. Demonstration that a significant gap in coverage exists that would be resolved by the proposed location and that adequate service cannot be provided utilizing existing structures within a two (2) mile search radius of the proposed site.
2. Structural design information to ensure compliance with manufacturer specifications and to ensure the tower can accommodate additional antennas (co-location).
3. Authorization from the property owner if different from the applicant.
4. Lease or agreement requiring removal of the tower and facilities after cessation of use.
5. Copies of applicable federal, state, and local licenses, permits, and approvals.