

**CITY OF DELANO  
COUNTY OF WRIGHT  
STATE OF MINNESOTA**

**ORDINANCE NO. 2020-03**

**AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT  
ZONING DISTRICT AND DESIGN PERFORMANCE STANDARDS  
FOR THE DELANO GRANITE WORKS PUD IN THE CITY OF DELANO**

**THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:**

**WHEREAS**, the City and Ebert / Michaels construction and Ron Clark Construction - Design are working together to redevelop the Delano Granite Works properties at 265 River Street in Delano; and

**WHEREAS**, The City of Delano wishes to establish design standards and guidelines that will define the type and quality for this redevelopment site; and

**WHEREAS**, the establishment of a Planned Unit Development (PUD) Zoning District over the Delano Granite Work redevelopment site provides a zoning tool to accomplish the land use and design objectives of the City of Delano.

**NOW THEREFORE BE IT RESOLVED** that a Planned Unit Development Zoning District shall be established over the Delano Granite Works redevelopment site along with the following performance standards.

**Section 1. Zoning Map.** The Delano Zoning Map is hereby amended changing the zoning from I-2 General Industrial zoning district to a PUD Zoning District over the property legally described as follows. The PUD zoning district will implement the City approved PUD Final Stage Master Plan and the zoning map change will be put in-place with the recording of the final plat.

Legal Description: See exhibit A

**Section 2.** The City of Delano hereby amends the Delano Zoning Code to include Section 51.33 Delano Granite Work PUD District to read as follows.

**SECTION 51.33 GW-PUD, GRANITE WORKS PUD DISTRICT**

**Subd. A Purpose.** The purpose of the GW-PUD Granite Works PUD District is to define the land uses, densities and design performance standards that will facilitate the reuse and redevelopment of the Delano Granite Works industrial sites.

**Subd. B. Permitted uses.** :The following are permitted uses in the GW-PUD District.

1. High density, Multiple Family uses as identified on the approved City PUD Development Stage plans dated 9/15/2020, preliminary plat dated 9/28/2020 with changes per City Resolution R-20-40; the Ebert / Michaels PUD Development Stage plans (Site, Utility, Grading plans and project narrative dated 9/15/20) and (Landscape plans Building floor plans and Building elevations dated 9/9/2020) with change per City Resolution R-20-41; the Ron Clark PUD Development Stage Plans (Site, Utility, Grading, Landscape plans, Building floor plans and Building Elevation and Project Narrative dated 9/15/2020) with changes per City Resolution R-20-42.
2. Public parks, playgrounds open space, trails.

**Subd. C. Permitted Accessory Uses.** The following are permitted accessory uses in the GW-PUD:

1. Private swimming pools, sport courts, play equipment or other outdoor recreational equipment operated for the enjoyment and convenience of the residents of the principal use and their guests.

**Subd. D. Conditional Uses.** The following Conditional uses are allowed in the GW-PUD district: (Requires a conditional use permit based on the procedures set forth in and regulated by Section 51.02 Subd. B of this code.)

1. Government and public regulated utility buildings and structures necessary for the health safety and general welfare of the community.

**Subd. E. Interim Uses.** None

**Subd. F. Uses by Administrative permit.** None

**Subd. G. Lot Requirements.** The lot areas and widths shall be governed by the approve preliminary plat and PUD Final stage plans

**Subd. H. Setbacks:** The required setbacks for each building and parking lot shall be governed by the approved PUD Development Stage plans reference in Section 51.33 Subd. B.1 of this ordinance.

**Subd. I. Building Requirements.**

1. Building height: Fifty (50) feet
2. Building Type and Construction. Structures shall comply with the requirements of Section 51.03.C.3.c of this code.

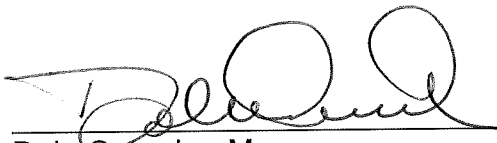
**Subd. J. Parking**

1. Required parking: 1.70 stalls per dwelling unit.
2. Design: All parking areas shall meet the standards outlined in Section 51.03 Subd. E of this code.

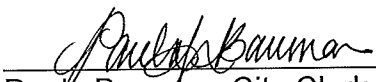
**Subd. K. Process.** All new site development shall be processed in accordance with Section 51.02, Subd. F, Site and Building Plan Review. Conditional uses shall be processed in accordance with Section 51.02, Subd. B, Conditional Use Permits. Any changes to the approved Development Stage site or building plans shall be processed as a PUD amendment per section 51.02 Subd. J of the Delano zoning code.

**THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE FOLLOWING ITS PASSAGE AND PUBLICATION AND THE RECORDING OF THE GRANITE WORKS FINAL PLAT**

Approved by the Delano City Council the 20TH day of October 2020.

  
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Dale Graunke, Mayor

ATTEST:

  
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Paula Bauman, City Clerk