

CITY OF DELANO
COUNTY OF WRIGHT
STATE OF MINNESOTA

ORDINANCE NO.: O-14-03

**AN ORDINANCE ESTABLISHING A PLANNED UNIT DEVELOPMENT
OVERLAY DISTRICT AND DESIGN PERFORMANCE STANDARDS
FOR THE DELANO NORTHWEST BUSINESS PARK IN THE CITY OF DELANO**

THE CITY COUNCIL OF THE CITY OF DELANO ORDAINS:

WHEREAS, the City and Delano Industrial Partners I LLC/Westedge Properties LLC are working together to develop the Delano Northwest Business Park; and

WHEREAS, Delano Industrial Partners I LLC/Westedge Properties LLC wishes to establish design standards and guidelines that will define the type and quality for the Business Park; and

WHEREAS, the City and Delano Industrial Partners I LLC/Westedge Properties LLC want to streamline the development application review process that is effective in implementing both the City's zoning standards and Delano Industrial Partners I LLC/Westedge Properties LLC design guidelines; and

WHEREAS, the City of Delano deems it to be in the best interest of the City to establish a Planned Unit Development (PUD) Overlay Zoning District over the Delano Northwest Business Park provides a zoning tool to accomplish the land use and design objectives of both the City and Delano Industrial Partners I LLC/Westedge Properties LLC.

NOW THEREFORE BE IT RESOLVED that a Planned Unit Development Overlay Zoning District shall be established over the Delano Northwest Business Park along with the following performance standards.

Section 1. Zoning Map. The Delano Zoning Map is hereby amended to place a PUD Overlay Zoning District over the property legally described as follows. The underlying I-1, Limited Industrial District and I-2, General Industrial District shall remain in place to govern land uses and performance standards not otherwise addressed in the PUD Overlay District.

Legal Description:

The East Half of the Southeast Quarter of Section 3, Township 118, Range 25, Wright County, Minnesota, except the West 297.00 feet of the South 375.00 feet thereof.

AND

That part of Northeast Quarter of the Northeast Quarter of Section 10, Township 118, Range 25, Wright County, Minnesota, that lies Northerly of the centerline of 72nd Street Southeast, except the West 297.00 feet of the North 644.72 feet thereof.

AND

The North 773.66 feet of the West Half of the Southeast Quarter of Section 3, Township 118, Range 25, Wright County, Minnesota.

AND

The East Half of the Northeast Quarter of Section 3, Township 118, Range 25, Wright County, Minnesota that lies South of the Southerly right-of-way line of Trunk Highway Number 12 according to the recorded plat of Minnesota Department of Transportation Right-of-Way Plat Number 86-16.

Section 2. Land Uses. The type and location of various industrial land uses shall be determined by the underlying zoning districts.

Section 3. Process. All new industrial 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. In the review process, a representative of Delano Industrial Partners I LLC/Westedge Properties LLC shall attend staff review meetings to provide comment and recommendations to insure compliance with the terms of this PUD Overlay District. The development corporation participated in an advisory role only. Final development approvals rest with the Delano City Council.

Section 4. Performance Standards. The performance and design standards of the Delano Zoning Ordinance shall apply to all developments within the PUD Overlay District, except where there may be conflicts with the following standards, then the PUD standards shall be applied:

A. Building Siting and Orientation.

1. Provide pedestrian connections from building entryways and required exits to public walkways and parking areas.
2. Provide walkways at primary entries as a means of distinguishing primary entries and secondary service entries.

3. Position entries to building so they are easily identified from adjoining public rights-of-way and primary access drives.

B. Building Setbacks (Minimums).

1. Front Yard: Thirty (30) feet.
2. Side Yard Abutting a Street: Thirty (30) feet.
3. Side Yard Interior: Twenty (20) feet.
4. Rear Yard: Thirty (30) feet.

C. Parking Lot Setbacks (Minimums).

1. Front, Side, and Rear Yard Abutting a Street: Twenty (20) feet.
2. Side Yard Interior: Five (5) feet.

D. Site Coverage Requirements.

1. Minimum building coverage of twenty (20) percent buildable lot area shall be required for all lots.
2. Maximum total impervious surface including, but not limited to, buildings, parking, loading, driveways, sidewalks, etc. shall not exceed eighty-five (85) percent of the total lot area.
3. Landscaping and green space shall cover a minimum of fifteen (15) percent of the industrial lots.

E. Utilities, Mechanical, and Telecommunication Equipment.

1. All permanent utility lines shall be underground.
2. Transformer locations shall not be located near pedestrian ways or near building entries. All transformer locations shall be subject to the approval of the Delano Utility.
3. All transformers, telecommunication devices, equipment, and other utility cabinets shall be screened via landscaping or architectural screening from all public streets.
4. The location of exterior ground-mounted mechanical equipment associated with industrial processing or manufacturing operations shall be located to minimize visual and auditory impacts from adjacent properties and streets. Mitigation can include structural or landscaping screening and buffering.

5. All mechanical, electrical optical, and electronic equipment attached or mounted to the roof of the building shall be set a minimum of twenty (20) feet from the building edge. All roof mounted equipment shall either be painted a color compatible with the dominant building color. Equipment shall be self-contained without exposed ductwork or processing, or shall be screened if the equipment does not meet the criteria. Screening shall consist of parapet walls or screening materials that are compatible with the colors and materials utilized on the building. Mechanical equipment screening shall be a specific detailed part of the plan submittal.

F. Service Delivery.

1. Loading dock and service areas shall be located on the site in areas of low visibility such as the rear or side of the building.
2. Outdoor trash handling and recycling equipment shall comply with Section 51.03, Subd. C.7.f of the Delano Zoning Ordinance.

G. Outdoor Storage.

1. All outdoor storage shall be processed as a conditional use permit under Section 51.30, Subd. D.3 or Section 51.31, Subd. D.7 of the Delano Zoning Ordinance. In addition to the current restrictions, the following standards shall also be applied:
 - a. No stacking of materials and equipment may occur that exceeds the height of the required fence and screening.
 - b. Outdoor storage in this PUD may be exempt from the prohibition of outdoor storage abutting rural land uses.

H. Stormwater Control, Grading and Drainage.

1. All individual lot grading and drainage plans must be designed to be compatible with the final grading and drainage plans of the Delano Northwest Business Park.
2. Stormwater from impervious surfaces shall be channeled through natural landscapes, grassy swales, or vegetated filter strips before being released into the public storm drainage systems.

I. Vehicular Circulation and Parking.

1. All parking and traffic circulation design shall comply with the standards of Section 51.03, Subd. E of the Delano Zoning Ordinance with the following conditions:

- a. Driveways serving building entrances on either side of the street shall be aligned or offset to provide a minimum separation of seventy-five (75) feet when not located adjacent to public street intersections.
- b. Site circulation shall meet the City's fire protection regulations in the design for providing emergency access to buildings for fire suppression, police, ambulance, and other emergency vehicles.
- c. Site design shall avoid blind areas on the site that cannot be controlled or observed by the Sheriff's Department or security staff.
- d. Industrial sites shall provide sidewalks that connect parking areas to main building entrances and connect the building entrance to any public sidewalk or trail.

J. Architectural Design.

- 1. Building Orientation and Location.
 - a. Building orientation to the site shall maximize from the public right-of-way, the identity of the building user, primary building character entries.
 - b. Building location should optimize internal efficiencies while providing screening of service and loading areas from adjoining streets and properties.
 - c. Building location shall act to minimize from all streets, view of truck parking and loading areas, outside storage areas, ground-mounted mechanical equipment, as well as trash and service enclosures.
- 2. Exterior Materials/Finishes.
 - a. Within the PUD Overlay District, over both the I-1 and I-2 base districts, ninety (90) percent of all exterior wall surfaces shall be a combination of materials limited to brick, stone, rock faced block, architectural concrete, architectural pre-cast concrete panels, insulated glazing and framing systems, and glass.
 - b. Up to ten (10) percent of all exterior walls may be designed with an architectural building accents using a material other than the materials listed in Provision J.2.a above. Accent materials may include, but not be limited to, wood, glass, EIFS, metal, etc.
 - c. Pre-engineered buildings with standing metal seam roofs and exterior roof drains shall not be allowed.

- d. To break up long, monotonous building walls, the City shall require that building finishes change in color, texture or material in sixty (60) foot intervals for buildings having a width or depth of more than one hundred twenty (120) feet.
- 3. Building Entrances.
 - a. Locate main entry to be clearly identifiable from primary driveways and drop offs.
 - 1) Design entries to contrast with surrounding wall planes.
 - 2) Consider tinted glass, painted doors, or recessed features that will create a shaded effect.
 - 3) Create a frame around doorways by changing materials from the primary façade.
 - b. All building entrances shall be well-lit.

K. Landscape Design.

- 1. Landscape design shall comply with Section 51.03, Subd. D.10 of the Delano Zoning Ordinance with the addition of the following standards:
 - a. All areas of the industrial site not used for buildings, parking, loading, circulation, or approved storage shall be maintained in a combination of manicured and enhanced natural landscaping. Each lot shall have a minimum of fifteen (15) percent of the lot area in green space.
 - b. A landscape plan consistent with the requirements of Section 51.03, Subd. D.10 of the Delano Zoning Ordinance shall be submitted with each development application for City review and approval. Landscaping approved as part of a development application shall be maintained by the property owner. Dead landscaping shall be removed and replaced consistent with the approved landscape plan.
 - c. Streetscape.
 - 1) Industrial sites shall provide a twenty (20) foot setback between street right-of-way and parking lots.

- 2) Vary street tree planting species in the street setback area by selecting street trees with similar characteristics (i.e., height and branching patterns).
- 3) Provide a minimum quantity of one (1) tree per thirty (30) linear feet of street frontage in the streetscape landscaping setback area.
- 4) Berming should be incorporated into the streetscape landscaping area when possible.
- 5) Landscaping shall be designed and located in a manner that does not interfere with traffic visibility for traffic accessing or egressing the site.
- 6) Streetscape landscaping shall screen on-site parking, loading and service areas, and outdoor storage areas.

d. Perimeter Site and Building Landscaping.

- 1) Use landscaping that is appropriate relative to the proposed building. Use landscaping and tree plantings to break up building mass and long, continuous walls.
- 2) Intensify landscaping at the building entrances.
- 3) Loading areas should incorporate evergreen trees and shrubs for screening.
- 4) Provide a minimum planting width of ten (10) feet adjacent to the building with emphasis going to portions of the building that are visible to the street and public entrances. These planting areas shall contain plantings and appropriate shrubs to complement the building and soften the edge between sidewalks, structures and parking lots.
- 5) Provide landscape screening around outdoor storage areas.
- 6) Landscape plan must include areas for snow storage that will not damage proposed landscaping.

L. Signs.

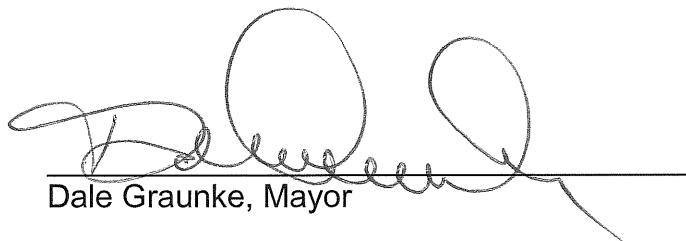
1. All signs shall comply with Section 51.03, Subd. N of the Delano Zoning Ordinance except as follows:

a. Freestanding signs shall be limited to monument signs that meet the following standards:

- 1) Number. The industrial site may have one (1) monument sign on each lot line abutting a public street.
- 2) Area. The maximum size of a monument sign shall not exceed one hundred (100) square feet.
- 3) Height. The maximum height of a monument sign shall not exceed twenty (12) feet.
- 4) Location. All monument signs shall be set back a minimum of five (5) feet from any property line. No monument sign shall be located within any established easement.

THIS AMENDMENT SHALL BE IN FULL FORCE AND EFFECTIVE IMMEDIATELY FOLLOWING ITS PASSAGE AND PUBLICATION

Approved by the Delano City Council the 18 day of March 2014.



Dale Graunke, Mayor

ATTEST:



Marlene E. Kittock
Marlene E. Kittock, Clerk

Motion By: Jack Russek
Seconded By: Betsy Stolfa

Graunke: Aye
Stolfa: Aye
Vick: Aye
Schansberg: Aye
Russek: Aye