

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

**ORDINANCE NO. O-11-05**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DELANO RELATED TO PROPERTY WITHIN THE DELANO CROSSING 4<sup>TH</sup> AND 5<sup>TH</sup> ADDITIONS LOCATED AROUND CROSSING COURT NORTH OF ST. PETER AVENUE**

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

**SECTION 1.** The Delano Zoning Map shall be amended related to property legally described as:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, DELANO CROSSINGS 4TH ADDITION, Common Interest Community No. 104, according to the recorded plat thereof, Wright County, Minnesota.

And

That part of Lot 17, Block 1, DELANO CROSSINGS 4TH ADDITION, according to the recorded plat thereof, Wright County, Minnesota, lying northeasterly and northerly of the following described line:

Commencing at the most northerly corner of said Lot 17; thence South 38 degrees 31 minutes 10 seconds West, assumed bearing along a westerly line of said Lot 17, a distance of 82.77 feet to an angle point along said westerly line; thence South 21 degrees 54 minutes 42 seconds West, continuing along said westerly line, a distance of 130.36 feet to the point of beginning of the line to be described; thence South 56 degrees 07 minutes 06 seconds East, a distance of 53.73 feet; thence South 76 degrees 31 minutes 54 seconds East, a distance of 70.46 feet; thence southeasterly a distance of 47.99 feet along a tangential curve, concave to the northeast, having a radius of 1000.00 feet and central angle of 02 degrees 44 minutes 59 seconds; thence South 79 degrees 16 minutes 53 seconds East, tangent to the last described curve, a distance of 70.50 feet to the easterly line of said Lot 17 and there terminating.

And

Lots 1 through 69, inclusive, Block 1, and Outlot A, DELANO CROSSINGS 5TH ADDITION, according to the recorded plat thereof, Wright County, Minnesota.

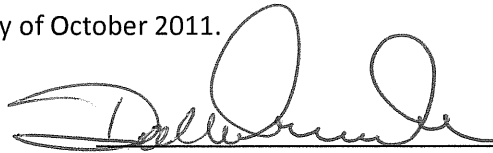
**SECTION 2.** The property legally described in Section 1 shall be rezoned from R-6, Medium Density Residential to PUD, Planned Unit Development based on the concept plans for Willows at Delano Crossing dated September 2011 (attached) and subject to the following conditions:

1. The PUD concept plan establishes the land use patterns, housing types, density, and street corridors. The Council reserves final development approval for the PUD development and final stage applications and reviews.

2. The PUD must progress through development and final stage reviews and approvals including the following items:
  - a. Preliminary and final plat.
  - b. Master grading plan for the site reflective of final building locations and improvements.
  - c. Master utility plan.
  - d. Master landscape plan including:
    - (1) Typical foundation plantings.
    - (2) Location and treatment of decks and patios.
    - (3) Screening along the railroad.
    - (4) Screening along St. Peter Avenue.
  - e. Master plan for the internal park/playground including grading, fencing, access, equipment, and landscaping.
  - f. Traffic analysis to determine the traffic generation and any needed street improvements to safely accommodate the traffic.
  - g. Building plan details illustrating:
    - (1) Exterior finishes.
    - (2) Garage sizes.
    - (3) Any patios or decks.
    - (4) Proper utility service.
  - h. Master site plan that gives attention to:
    - (1) Setback flexibility and options for increasing the setback from St. Peter Avenue.
    - (2) Adjustment in building locations to increase the driveway lengths for the quads and townhomes having 18.5 foot driveway lengths.
    - (3) Expand supply parking throughout the development with both on and off-street parking options.
    - (4) Identify snow storage or snow removal plan.
  - i. Development agreement.
  - j. Willows at Delano Crossing homeowners association shall be blended with the existing Delano Crossing homeowner association.

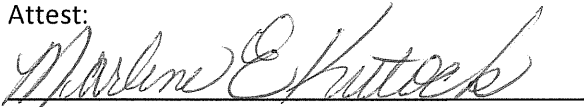
**SECTION 3.** This amendment shall be in full force and effective immediately following its passage and publication.

Approved by the Delano City Council this 18<sup>th</sup> day of October 2011.



Dale Graunke, Mayor

Attest:



Marlene E. Kittock, City Clerk

Motion By: Dan Vick  
Seconded By: Betsy Stolfa

Graunke: Aye  
Schrupp: Absent  
Stolfa: Aye  
Vick: Aye  
Schansberg: Absent