

PLANNING HISTORY.

The City of Delano has a long history of Comprehensive Planning and growth management. The City's conscientious concern for organization, planning, and fiscal management of community growth can be traced to the City's first comprehensive plan and updated zoning code in 1980.

In 1980, Delano was a small community with limited potential for growth due to a limited land supply and an MPCA moratorium on building permits due to capacity limitations within the City's sanitary sewer waste treatment plant. The 1980 comprehensive plan established goals and policies for City infrastructure investment and subsequent community growth.

The Delano comprehensive plan was updated in 1993. At this time the City still faced issues with the capacity of utility infrastructure. However, the City had expanded its land area by 285 acres and the plan outlined the recommendations for the infill development of these new growth areas and the remaining vacated parcels in the City.

The 1993 Comprehensive Plan update included the Central Business District Redevelopment Plan. Prior to 1988, the entire Central Business District was located within the 100-year flood plain of the Crow River. This changed 1988, with the Army Corps of Engineer study of the Crow River. The Army Corps of Engineers' study lowered the flood elevations through the City and removed the Central Business District from the 100-year flood plain. This floodplain elevation change allowed reinvestment in the buildings of the historic Delano Downtown. The Central Business District Redevelopment Plan identified the downtown as a community asset to be preserved and promoted; outlining goals, policies, and strategies to guide reinvestment in the downtown and revitalize the area as a focal point of the community.

During the 1990's, the City undertook numerous annexations to expand the available land supply for urban development. This piecemeal approach was not an effective means for the planning and financing of utility and street infrastructure. Recognizing the need for a more comprehensive approach to planning, the City initiated the following planning efforts.

1996 Storm Water Management Plan: This plan examined the drainage patterns of the larger watershed that surrounds Delano. Through this plan the City outlined the requirements for new development to implement protecting natural drainageways and wetlands, establishing storm water drainage patterns, and defining the standards for storm water retention and treatment.



1999 Master Water plan was prepared with Delano Municipal Utility. Using the same watershed district boundaries this plan defined the location and sizes of the needed water infrastructure for future growth areas beyond the City's boundaries at the time. This plan identified the location and sizes of needed water mains, water tower sizes and locations and future well sites.

2001 Comprehensive Sewer plan and Wastewater Treatment Plant Facilities plans. These plans outline the strategies for expanding the City's sanitary sewer and wastewater treatment plant to allow for the expansion of the City boundaries, new growth, and different land uses.

2002 Delano Comprehensive Plan. The aforementioned engineering plans were undertaken by the City, reflecting a new attitude to be proactive in the pursuit and planning of new growth. Following the completion of these studies that defined the potential service area of the City's municipal utilities, the City updated its comprehensive plan in 2002. For the first time the City's comprehensive plan looked beyond its boundaries and adopted an Extraterritorial Land Use Map to establishing a plan that addressed goals and policies for annexation, growth management, land use and transportation patterns to guide the development in and around the City. The City's adherence to their 2002 plan proved to be an effective tool in guiding new growth, planning the extension of city utility infrastructure, and managing the City's financial investment in new growth.

2012 Delano Comprehensive Plan 2030. The Delano Comprehensive plan was updated again in 2012, reflecting the community growth that occurred since 2002. This update allowed the City leaders to evaluate ten years of community growth to determine what has been successful, what areas required improvement, and whether the comprehensive plan's stated goals and policies still reflected the vision and ambitions for the City through the year 2030. The City has consistently followed the growth management, land use and transportation recommendations of their 2030 Comprehensive Plan, establishing new neighborhoods, expanding commercial opportunities, and developing a new industrial park.

Now in 2023, the City is again undertaking an update of all its Comprehensive plans including the utility infrastructure plans and the land use and transportation plans. The City will examine its current development patterns, quality of development and the impact that growth has had on the City's ability to provide quality services and utilities. Through this Comprehensive plan update the City will define its goals, policies, and needs to guide development within the City through the year 2040.

