

BASIS FOR THE COMMUNITY PLAN

Since Delano's first comprehensive plan in 1980, the City has made a concerted effort to plan and manage its growth and development to establish a cohesive and integrated development pattern, to improve local traffic circulation systems and economize on existing and future utility services. Through these planning efforts the City has been successful in the creation of attractive and safe residential neighborhoods, attractive commercial shopping opportunities and the development of very successful industrial parks that have greatly contributed to the City's local employment opportunities. The 2040 Comprehensive Plan will build on past efforts to ensure continued quality growth and keep Delano a freestanding, self-sustaining community.

HISTORIC GROWTH

The following table illustrates Delano's population and household growth since 1980.

DELANO POPULATION PROFILES							
	1980	1990	2000	2010	2020	2000-2010 Change	
						Actual	Percent
Population	2480	2,709	3,837	5,465	6484	1,019	18.6
Land Area (square mile)	1.52	1.95	2.57	3.98	4.95	.97	24.4
Housing Units	869	1,000	1,461	2064	2,397	417	21.0
Households	849	981	1,376	1,958	2,309	351	17.9
Persons Per Household	2.92	2.76	2.70	2.76	2.81	.05	1.8
Source: U.S. Census							

In the late 1990s and early 2000s, the City of Delano undertook significant planning and construction to improve the City's sanitary sewer and water infrastructure, providing utility capacity for growth. With these upgrades in utility infrastructure, the City has been able to expand its land area, accommodate residential expansion, and grow its commercial/industrial base. The table above illustrates the following:

1. The City's population and households grew by 18.6 and 17.9 percent respectively between 2010 and 2020.
2. During the 2010 decade, Delano added .97 square miles of new land through annexation.



3. According to the U. S. Census, in 2020, Delano had 2,397 housing units and 2,309 households. This indicates 88 vacant housing units for a City-wide vacancy rate of 3.7 percent. To provide housing choices and opportunities for prospective families considering Delano as a new place to live; a 5 percent vacancy rate is a rule of thumb standard.
4. Between 2010 and 2020, the City-wide household size increased slightly from 2.76 to 2.80 people per household. This illustrates the predominance of single-family homes being constructed within Delano during this decade. The City's single-family neighborhoods and community overall has been attractive to families with children.

HOUSING MIX

The following table compares the City's housing type and occupancy for 2000 and 2010 to the County's.

HOUSING TYPE								
Status	Delano				Wright County			
	Number		Percent		Number		Percent	
	2010	2020	2010	2020	2010	2020	2010	2020
Owned	1,622	1,850	78.6	77.2	37,156	40,724	83.5	82.9
Rented	442	547	21.4	22.8	7,317	8,373	16.5	17.1
TOTAL	2,064	2,397			44,473	49,097		
Source: U.S. Census								

OCCUPANCY STATUS								
Status	Delano				Wright County			
	Number		Percent		Number		Percent	
	2010	2020	2010	2020	2010	2020	2010	2020
Occupied	1,958	2,309	94.9	96.3	44,473	50,509	90.8	92.7
Vacant	106	88	5.1	3.7	4,527	3,958	9.2	7.3
TOTAL	2,064	2,397			49,000	54,467		
Source: U.S. Census								

The table above illustrates:

1. Owner occupied units dominate the Delano housing stock, however, the City's rental housing stock has increased slightly as a percent of total



2. In 2010, Delano had a vacancy rate of 5.1 percent of its total housing stock. By 2020, the City's housing vacancy rate has declined to 3.7 percent. This reduction in housing vacancies can be attributed to the predominance of single-family development, attractive residential neighborhoods, community amenities, a quality school district attracting new families to the City. Additionally, the City's continued industrial growth is creating new employment opportunities, bringing in new households who wish to live and work within the same community. With a 3.7 percent vacancy, the City falls well below the average housing vacancy rate within Wright County. The low vacancy rate limits the housing choices for households considering Delano as a place to move to.

FORECASTS

The Comprehensive plan interviews revealed a strong pride in Delano. This pride is attributed to the forward thinking of past administrations in their planning and development efforts over the past four decades. The current administration has taken on the responsibility of guiding the City's future growth through the 2040 Comprehensive.

Based on the historic growth and current residential developments that have received concept plan, preliminary plat or final plat approval, the following population and household forecasts have been made.

	2010	2020	2030	2040
Population	5,465	6,484	8,800 – 9,720	11,300 – 12,770
Households	1,958	2,309	3,250 – 3,600	4,250 – 4,800
Household Size	2.76	2.81	2.70	2.66

LAND USE PLAN

The maps on the following pages include the Future Land Use Plan and the Extraterritorial Land Use plan for the City of Delano. Delano's future growth shall extend beyond its current boundaries. The extraterritorial land use plan extending beyond the City's corporate boundaries will serve to guide Delano land use, transportation, and utility infrastructure long-range planning.

Within the extraterritorial land use plan the City has identified an Urban Transition Area that based on proximity to City boundaries, the availability of City utilities and



needed transportation improvements is anticipated to be annexed into the City to accommodate future urban development in the next 10 to 15 years. The timing of annexation and development within the extraterritorial land use area / transition area will depend on the following factors:

1. Development interest in the property.
2. The City's ability to provide utility service to the development sites at the developer's expense.
3. Development site compliance with the City's growth management criteria.

The Land Use Plan is also reflective of the City's desire to remain a freestanding, self-sustainable community. In accomplishing this objective, the Land Use Plan provides for a full range of residential, commercial, and industrial land uses with the intent of promoting local economic development to balance residential growth.



GROWTH MANAGEMENT

Over the past four decades, the City of Delano has been diligent in its comprehensive planning, which has guided community growth and managed City investments in transportation and utility infrastructure. The City has been steadfast in implementing their comprehensive plans resulting in the logical extension of City infrastructure, the creation of attractive residential neighborhoods, vital commercial shopping environments, and quality industrial growth. The City interviews reveal that the city will continue a growth management philosophy that accommodates new residential growth along with the aggressive promotion of economic development (commercial and industrial land uses) to pay down utility debt, expand utility users, expand tax base, and build local commercial markets. While the City will encourage new growth, the following growth management objectives have been defined:

1. Balance residential growth with economic development to maintain a broad tax base, provide local employment opportunities, and enhance the local economy.
2. Promote an orderly growth pattern that capitalizes on in-place investment and avoids premature extension of utilities and services. Future growth will be financially responsible for the extension of utilities.
3. Update the City's Comprehensive Stormwater Management Plan, Sanitary Sewer Plan, Master Water Study and Transportation Plan to identify the logical growth areas and to identify future needed improvements, projects, and timeframes for undertaking needed improvements.
4. Promote high quality architecture and subdivision design as a means of preserving the City's small-town atmosphere, enhancing the City's identity, promoting long term construction durability.

The following growth management methods shall be implemented to manage the location and pace of growth in a manner that fulfills the stated growth management objectives:

1. Annexation. Annexation will be an essential feature to Delano's future growth. The decision to annex a property is discretionary on behalf of the City. In this regard, annexation represents a valuable growth management tool. Future annexation requests shall be evaluated under the following policies to determine if the land use and development timing of the annexation area is appropriate for the City:
 - a. The City shall consider annexation by petition of the property owner.



Said petition shall include, but not be limited to, the following items:

- A completed petition form for annexation and associated fees.
 - Site survey.
 - Resource Inventory (including transportation systems, topography, wetlands, woodlands (tree inventory) etc.).
 - Conceptual Subdivision/Development Plan (including general street layout, number, and type of housing units, building size/placement, stormwater management provisions, environmental precautions, etc.).
 - Phasing Plan (if applicable).
- b. Annexations shall only occur within the land use and growth area boundaries of the City's Comprehensive Plan.
- c. The proposed land use within annexation areas shall be consistent with the Long-Range Land Use Plan of the Delano Comprehensive Plan.
- d. All new development within proposed annexation areas shall be served by public utilities:
- The City shall have adequate sewer and water capacity to accommodate the proposed development.
 - The proposed development shall be responsible for the cost of extending utilities to and through the proposed annexation area.
 - On-site sewage systems and wells may continue to be utilized by an existing house in the annexation area so long as they continue to function properly and are in compliance with applicable laws and regulations governing these systems. The new development shall make provisions to allow these properties to connect to municipal utilities.
- e. The annexation area shall be served by adequate roads and highways. Improvements to upgrade existing roadways to City standards is based on designated functional classification and shall be the responsibility of the development.



- f. Developments within a proposed annexation area shall provide public improvements for parks, trails, and open space consistent with the Delano Comprehensive Plan and Delano Parks and Trails Plan.
- g. Development within proposed annexation areas shall not adversely impact environmentally sensitive areas or result in the disruption or destruction of a historically designated site.

Annexation petitions found not to meet the aforementioned policies shall be deemed premature and will not be brought into the community.

- 2. Subdivision Concept. The City will require a subdivision concept as part of an annexation petition. This concept shall be evaluated against the City's Comprehensive Plan policies, zoning standards, and subdivision regulations to determine if the proposed development is appropriate for the City relative to location, density, or timing.
- 3. Zoning. In the event of annexation proceedings becoming final before the permanent zoning is determined, the annexed area shall be placed in the R-A, Rural/Agricultural District and such classification shall be considered an interim step pending permanent classification. Final zoning classification shall be determined by the City based on the Comprehensive Land Use Plan and a determination of appropriate land use density and/or intensity.
- 4. Rural Tax District. The City of Delano will establish a rural tax district to be applied to newly annexed properties that are not immediately prescribed for urban development. The rural tax district will be an incentive to encourage properties within the Delano's Extraterritorial Land Use Area / Transitional area to come into the City, receive limited City service and have a tax rate comparable or less than the Township. This incentive is intended to expand the City's borders to allow for the more effective planning of City utility and transportation infrastructure. This will allow the City to implement improvements needed to accommodate urban development in a timely and responsible manner.

