

Administration and implementation of the Comprehensive Plan and related supportive ordinances are equally as important as the development of the plan itself. In essence, unless the plan and related development tools are constantly referred to and utilized in combination to guide long range community decision-making, the efforts spent in their development become futile and wasted. In this section of the Comprehensive Plan, a summary of strategies for plan implementation is offered.

ENVIRONMENT

The Comprehensive Plan emphasizes the need for proper environmental protections and performance standards mandating future development be respectful of existing natural environment within the City. In response to these objectives, the City will implement the following strategies:

1. Re-evaluate and amend the City's development regulations pertaining to the following items:
 - a. Establish zoning standards that outline the conditions for the creation of greenway corridors.
 - b. Enforce the City's landscape and tree preservation requirements to address issues related to tree preservation, provisions of native vegetation, control of invasive or exotic plant species and to address soil preparation for new development to insure deep rooting of new landscape and minimal irrigation.
 - c. Enforce development performance standards for storm water management consistent with the recommendations of the Delano Storm Water Management Plan.
 - d. Provide for vegetative buffers along lakes, wetlands, ponds, creeks, and drainageways.
 - e. Limit or prohibit new development within the 100-year floodplain of the Crow River. Establish a greenway corridor along the Crow River to protect this natural area as a community amenity.
 - f. Remove non-conforming buildings from the Crow River floodway within the Central Business District.
 - g. Utilize the planned unit development process to promote environmentally sensitive sites and subdivision design.
 - h. Require a resource inventory of sites proposed for annexation or subdivision.



GROWTH MANAGEMENT

The Comprehensive Plan outlines a managed growth philosophy intended to control the pace of growth within the limits of the City's service capacity and within defined growth benchmarks. The following strategies are offered to implement the City's growth management objectives:

1. Evaluate new developments with regard to environmental impact, development quality, consistency with the Comprehensive Plan, and its fiscal impact on the City.
2. Aggressively pursue economic development within the City's designated commercial and industrial areas. Utilize available economic development programs to keep Delano competitive.
3. Continue the City policy of controlled annexation to avoid premature extension of utilities and urban land use into the City's urban expansion area.
4. Continue City policy of requiring new residential development to pay for its infrastructure costs except for projects identified in the Delano Five Year Capital Improvement Plan.
5. Continue the City's proactive public facilities maintenance programs to avoid significant disrepair or breakdown.
6. Maintain a Five-Year Capital Improvement Plan that identifies needed public capital improvements, assigns costs and schedules implementation based on project priority and funding availability.
7. Pursue intergovernmental cooperation for sharing public services and facilities, to avoid duplication and economize on City investments.
8. Pursue available county, state and federal grants and aid as appropriate to facilitate community improvements and programs.
9. Annually review the City's development fees (i.e., development application, utility connections, park dedication, storm water fees) to ensure that they are sufficient to cover the costs associated with development.
10. Annually evaluate each of the City neighborhood parks to identify needed maintenance and improvements as part of the City's budget and capital improvement planning.



ORDINANCE/REGULATIONS

As a means of implementing the stated land use goals for Delano, the City will pursue and implement, as deemed necessary, the following changes to City ordinances:

1. Zoning Ordinance
 - a. Establish greenway performance standards.
 - b. Enforce environmental protections related to wetland, shoreland and floodplain protections. Establish vegetative buffers along rivers, creeks, wetlands, and water courses.
 - c. Re-examine the City's landscape requirements to address:
 - (1) Screening between incompatible land uses.
 - (2) Creation of buffer yards along major arterial or collector streets.
 - (3) Requirements for site preparation to promote deep rooting of new landscaping.
 - (4) Parking lot landscaping.
 - d. Periodically examine City parking standards to determine if they adequately address land use needs.
 - (1) Consider proof of parking standards to reduce impervious surface.
 - (2) Evaluate current parking standards to determine if they adequately represent the parking demand of current land uses.
 - (3) Establish provision for shared parking and driveway access.
 - (4) Consider green step designs for parking standards, pervious surfacing, rain gardens, and parking lot landscaping.
 - e. Enhance regulations for outdoor storage and sales lots pertaining to location, appearance, screening, surfacing, and drainage.
 - f. Update non-conforming use regulations to reflect State Statutes related to re-establishment of destroyed non-conforming uses or buildings.
 - g. Update variance review criteria to reflect changes in State Statutes.
 - h. Examine the low-density residential zoning district:
 - (1) Examine performance standards that encourage reinvestment through modernization and in place expansion of existing older



- housing units. Items that may be changed include lot size, setbacks, permitted encroachments, and building height.
 - (2) Encourage an urban lot clustering through planned unit developments (PUDs) that establishes permanent open space protections.
 - i. Examine the City's medium and high-density residential zoning districts:
 - (1) Establish performance standards for architectural design, site amenities, green space, setbacks, guest parking, landscaping, and buffering.
 - (2) Provide for mixed residential use neighborhoods through planned unit developments.
 - j. Examine commercial/industrial zoning districts.
 - (1) Diversify the commercial/industrial zoning districts (office park district, neighborhood commercial, big box retail).
 - (2) Define the neighborhood commercial zoning district and big box commercial district and related performance standards for each district.
 - (3) Examine industrial performance standards and consider necessary amendments that may promote in-place expansion.
 - (4) Enforce reasonable architectural performance standards for the Delano Downtown and highway commercial area. The Delano Downtown standards shall reflect the historical architecture that the City wishes to preserve.
 - (5) Enforce architectural standards for industrial buildings.
 - k. Establish performance standards related to amenities in exchange for design flexibility.
 - l. Outline performance standards for homeowner associations. Specifically for the long-term maintenance, repair, and replacement of private streets, utilities, and common amenities.
2. Subdivision Ordinance
- a. Require soil information as part of plat submissions along with development strategies for addressing poor soils or high-water tables for subdivisions in areas identified as having poor soils according to the Wright County Soil Survey.



- b. Require a resource inventory as part of the subdivision submission information.
 - c. Require a subdivision phasing plan for all plats that illustrate the subdivision's compliance with the City's growth management objectives.
 - d. Define City street standards and outline flexibility for narrower local streets. Preserve arterial and collector street corridors per the Delano Comprehensive Transportation Plan.
 - e. Require sidewalks/trails along public streets.
3. Sign Ordinance
- a. Periodically examine Sign Ordinance and make revisions reflective of the City's expectations for its commercial and industrial areas.
 - b. Provide for off-site directional / wayfinding signs for the Delano Downtown.

COMMUNITY SERVICES

To maintain the delivery of quality services to Delano residents, the City will implement the following strategies:

1. Require that all development and/or redevelopment that occurs in the community is in accordance with the Comprehensive Plan and utility planning. The Comprehensive Plan, utility plans and related ordinances should be periodically reviewed and amended as necessary to reflect changing community needs and priorities.
2. Ensure that public installed utilities are coordinated with private utilities to be located in a single trench and within a timeframe that reasonably accommodates developer's construction schedule.
3. Pursue ongoing City staff and advisory committees training and education in order to maintain the delivery of high-quality services to Delano residents.
4. Continue to allocate administrative and improvement costs to those generating the demand or utilizing the service.
5. Maintain a strong level of confidence in the City's advisory committees, member selection, committee continuing education, and open lines of communication



between the communities and City Council.

6. Pursue cooperative intergovernmental arrangements for sharing facilities and services to avoid duplication and provide for the cost-effective delivery of services.
7. Remain proactive in the pursuit and utilization of new technologies that may contribute to more effective City operation and delivery of community services.
8. Maintain high standards for proactive communication with City residents and businesses on City issues and services through direct contact, open meetings, television, newsletters, news releases, and the internet.
9. Utilize periodic community-wide surveys to obtain citizen feedback on community development and other local issues.
10. Utilize volunteers and civic organization cooperation to undertake City activities, programs, and improvements within the City parks.

RESIDENTIAL MAINTENANCE

The enhancement of the City's existing housing stock is a primary goal of the City. In working towards this goal, the following efforts will be undertaken:

1. The City will investigate the establishment of a housing maintenance code as a means of maintaining the City's housing stock in good repair. Rental License Code.
2. The City will consider organizing a housing remodeling fair with local banks, vendors, and contractors that disseminates information on housing repairs, remodeling, and alterations in an effort to promote private reinvestment in the City's housing stock.
3. The City will provide and maintain high quality public infrastructure and services as a means of protecting housing values.
4. Sponsor annual community clean up days to encourage yard and home maintenance.
5. Consider public acquisition of blighted homes for scattered site redevelopment.



RESIDENTIAL DIVERSITY.

Housing diversity is a stated goal to address life cycle housing, work force housing and affordable housing needs within the community. In order to support the workforce needs of the City's growing commercial and industrial base and providing options for people who work in town to live in town, the City will consider the following implementation actions:

Financial Assistance:

1. The use of tax credit financing to assist in the construction of affordable housing units, including but not limited to providing local incentives, and reduction of infrastructure and development fees.
2. Reductions in the City development fees and charges.
3. Pursue any available State housing grant and aid to assist in local development of affordable housing.
4. Investigate other options, such as housing trusts, long-term land leases, and public/private development corporations.

Development Regulations: In addition to using of public financial assistance, the following modifications to development regulations may be considered to provide affordable workforce housing:

1. Consider modular and panelized construction options to reduce housing construction costs.
2. Examine City parking regulations exempting affordable housing from garage requirements or reducing the parking requirements.
3. Establish density incentives for affordable housing.
4. Relax architectural requirements for affordable multiple family housing.
5. Utilize Planned Unit Development to provide flexibility in subdivision and site design to provide affordable housing.



COMMERCIAL/INDUSTRIAL MAINTENANCE/REDEVELOPMENT

The business retention and expansion of Delano's commercial and industrial land uses is seen as a priority in maintaining a strong tax base. In fulfilling this objective, the following efforts will be implemented:

1. Investigate changes to the development regulations that will allow for in-place expansion of the City's commercial and industrial land uses.
2. Pursue the acquisition, assembly and redevelopment of small marginal commercial sites in an effort to attract larger contemporary retailers or service providers.
3. Promote housing growth that will diversify the City's housing stock and provide affordable housing opportunities in an effort to expand the local labor force and increase market support for community businesses.
4. Support the use of tax increment financing or tax abatement for community economic development/redevelopment efforts.
5. Work with private sector developers in the expansion of the Delano West Metro Business Park.
6. Examine City ordinances pertaining to site and building maintenance and effective enforcement options.

