

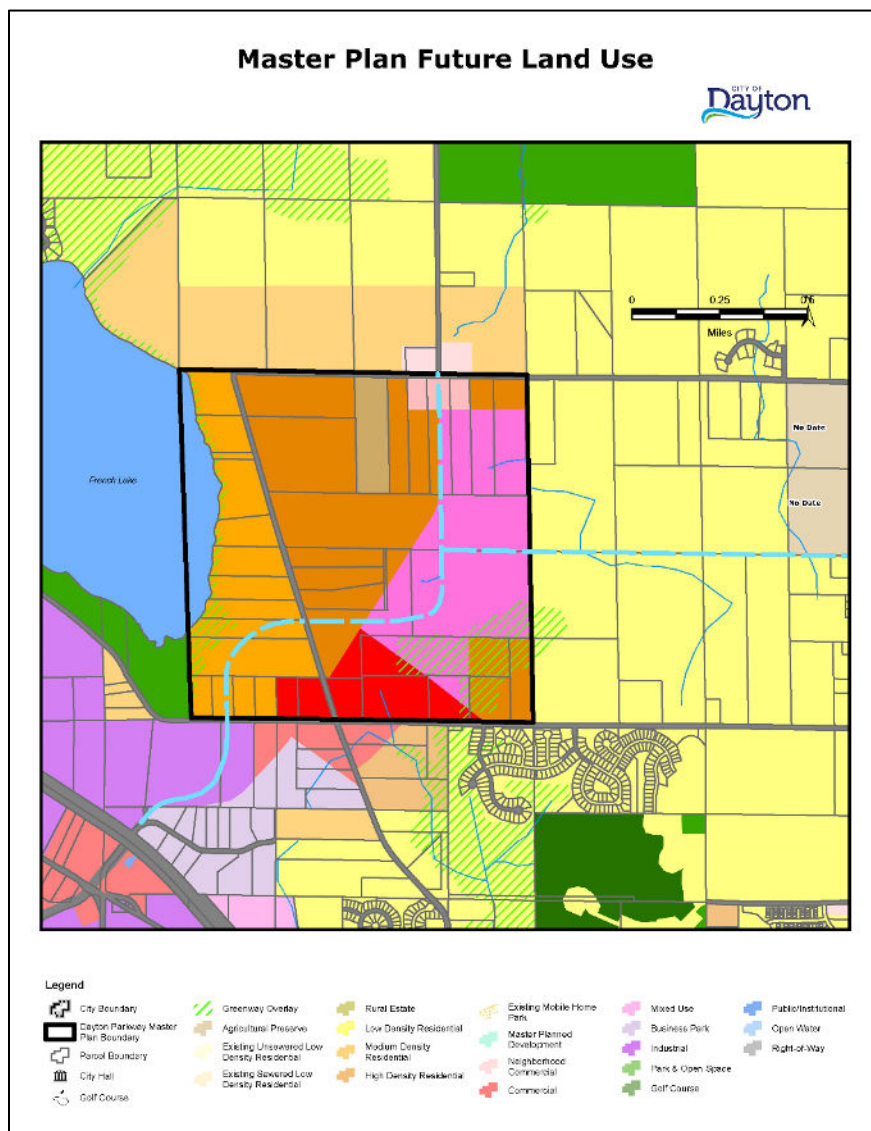


## Dayton Parkway Master Plan

### Frequently Asked Questions

#### What is the Dayton Parkway Master Plan?

The Dayton Parkway Master Plan (“the Plan”) is a small area plan that will provide guidance for any land use changes that will be completed as part of the 2050 Comprehensive Plan update that is due in 2028. The Plan will provide direction for how the City expects development to occur in this part of the City. The project area is 620 acres in size and is bounded by 125<sup>th</sup> Avenue to the north, the border of Section 29 to the east, 117<sup>th</sup> Avenue to the south and French Lake to the west. The Plan area is outlined on the Future Land Use map from the adopted 2040 Comprehensive Plan.



### **Why are we creating the Dayton Parkway Master Plan?**

The City is creating the Master Plan as part of the process to reevaluate the land uses, transportation and other factors for the area ahead of the 2050 Comprehensive Plan update. The Plan is being done with the understanding that it will guide any amendments to the City's 2050 Comprehensive Plan during the 10-year update (due in 2028). The Plan will not officially change any land uses but will provide guidance for developers and will be formalized as part of the City's 2050 Comprehensive Plan update.

### **What type of developments are planned for the Dayton Parkway Master Plan area?**

The Dayton Parkway Master Plan project will be to update the type and location of different land uses the City desires to see within the project area. It is anticipated the Plan area will include a mix of residential, commercial and civic uses. The new Master plan land use plan shows a mix of high-, medium- and low density residential, commercial, business park and mixed-use development. Development standards have been established to guide the type and style of future developments. The Master Plan also includes guidelines for the establishment of a "town center" in the Plan area.

### **What is the Town Center?**

The "town center" is intended to be an area within Dayton that is designed and constructed to serve as a destination within the community, featuring commercial retail and offices, entertainment venues, civic spaces and higher density residential development. The town center will contribute to the overall vibrancy and identity of Dayton. The feedback from the online survey informed the desire for a linear "town center" connected to natural features.

### **Are any transportation improvements planned?**

There will be no immediate change to existing streets. New streets will be constructed as development occurs. Future major streets within the Plan area to provide guidelines for the alignment, hierarchy and connectivity within the Plan area. A key item of the transportation component for the Plan area will be to identify the alignment for the future extension of Dayton Parkway/Zanzibar Lane and an east-west street tentatively called 121st street.

### **Are there new guidelines for building architecture?**

Architecture is a focus area in the Master Plan. The Plan has architectural guidelines which are established to ensure new commercial and residential developments are high quality, visually attractive and form a cohesive built environment. The feedback from the online survey and the previous open house were used to inform those guidelines, which will articulate the City's expectations for developers.

### **What about Parks and Trails?**

Parks and trails will be provided in the Plan area to serve residents and the community as a whole. Trails and sidewalks will connect neighborhood retail and public spaces to the adjacent residential neighborhoods. A community park is identified to be located adjacent to French Lake in the 2040 Comprehensive Plan.

### **How can I voice my opinion about the plans?**

Please fill out the comment cards at tonight's open house and leave them in the box at the sign in desk. You can also comment on the maps present at the open house. These comments will be compiled and shared with the Planning Commission and City Council during the public review process.

Keep an eye out for future input and comment opportunities on the City's website and social media channels.

### **What's next?**

- A public hearing to review the draft Plan and Design Guidelines is tentatively scheduled for the November 7, 2024 Planning Commission meeting. City Council will review the Plan at the November 26, 2024 meeting.
- The final Dayton Parkway Master Plan is anticipated to be prepared by the first week of December 2024.

The most current information about the project can be found on the City website: [cityofdaytonmn.com](https://cityofdaytonmn.com).