

CITY OF DAYTON
2040 COMPREHENSIVE PLAN
Chapter 12: Implementation Summary

Introduction

The purpose of the Implementation Chapter is to set forth the actions that the City will take to ensure that the plans, programs, and policies adopted in the plan will be carried out by the decisions that the City makes on a daily basis. This chapter provides guidance for policymakers and staff to determine priority for a wide range of strategies recommended to carry out the plan.

Most of the implementation items are contained within the individual chapters. They are also contained in this Chapter so that one collected resource is available to policymakers, staff, and residents. This will aid in the timing, prioritizing, and budgeting for the items. However, the chapter is not intended to include all planning and policy efforts that the City will undertake to fulfill the goals of the Comprehensive Plan. It is intended to identify major initiatives needing time and resources.

Implementation chapter outline

The following sections list the implementation strategies for the following chapters.

- **Chapter 3: Natural Recourses.** Plan, programs and tools to protect, enhance and provide greater opportunity for enjoyment of Dayton's natural environment.
- **Chapter 4: Housing.** Demographics, goals, policies and programs to meet the housing needs for Dayton's existing and future residents.
- **Chapter 5: Land Use.** Goals, plans and policies to guide the timing and use of land in Dayton.
- **Chapter 6: Economic Development.** Demographics, goals, policies and tools to sustain existing businesses and attract new economic growth to support a healthy local economy, expansion of the tax base and creation of new jobs.
- **Chapter 7: Parks, Trails and Open Space.** Summary of the updated Parks, Trails and Open Space plan.
- **Chapter 8: Transportation.** Plans, goals, and policy and discussion of important regional issues to guide the future development of Dayton's transportation system.
- **Chapter 9: Waste Water (Sanitary Sewer).** Summary of Dayton's Comprehensive Sewer Policy Plan.
- **Chapter 10: Water Supply and Distribution Plan.** Summary of Dayton's Water Supply and Distribution Plan.
- **Chapter 11: Surface Water.** Summary of Dayton's Surface Water Management Plan.

Natural Resources Chapter

The following implementation strategies will be used to carry out the Goals and Policies identified in the Natural Resources Chapter:

- Evaluate the Greenway Overlay Corridor to ensure it is purposefully protecting natural resources that would otherwise go unprotected. Amended the Conservation Subdivision Ordinance as needed to ensure they continue to align with the goals of the City.
- Update the Wetland Ordinance as needed to ensure compliance with the policies of Wetland Conservation Act and Watershed Authorities.
 - Review and approve wetland delineations and determinations

- Review and approve wetland exemption / no-loss applications
- Review and approve wetland replacement plan applications
- Coordinate Technical Evaluation Panel (TEP) meetings
- Send Notices of Application and Decision to the TEP
- Enforce wetland replacement monitoring requirements, review monitoring reports and certify replacement wetlands
- Work with MDNR and Hennepin County to enforce WCA violations
- Continue to monitor existing ordinances, like the Tree Preservation ordinance, to ensure that it continues to be reasonable, enforceable, and meets the intent of City Goals.
- Promote the use of innovative stormwater management techniques including but not limited to:
 - stormwater reuse for irrigation, and
 - incentivize the use of smart technology by residents for irrigation to ensure the use of City resources is efficient.
- Continue to communicate and enforce the floodplain ordinance and ensure the City makes available any updates to the FEMA floodplain maps.
- Ensure the Mississippi River Corridor Critical Area ordinance is updated per MNDNR regulations.

Implementation Timeline

The City will review this chapter annually to ensure that measures are continually taken to reach the stated goals. The City will ensure that any updated legislation or direction by any natural resource related bodies (e.g. DNR or Federal Government) are adequately addressed by the City and codified if necessary.

Housing Chapter

The City's Housing policies related to the provision of housing opportunities, improving affordable housing stock, and housing maintenance can be found in Chapter 4.

Housing implementation

Goal 1: Provide and encourage a variety of housing types, styles, densities and choices to meet life-cycle housing needs of current and future residents.

- Use the land use plan as a tool to provide a variety of residential land uses in a range of densities concentrating higher density opportunities along major transportation and transit corridors and around future job centers.
- Update the zoning ordinance and subdivision ordinance to remove any impediments to affordable housing.
- Periodically review land use regulations to determine the effectiveness of current ordinances in encouraging additional affordable units as well as encouraging modifications to keep the existing housing stock desirable and livable.
- Ensure that all new housing including high density adheres to the highest possible standards of planning, design, and construction.

- Allow the creative use of site planning or Planned Unit Developments (PUDs) that provide flexibility for development containing affordable housing
- such as a reduction in lot size, setbacks, street width, floor area, and parking requirements, and consideration of a reduction in City fees.
- Encourage innovative subdivision design including clustering techniques to preserve open space or natural features.
- Promote development of neighborhood “life- style centers” that incorporate housing in a range of densities and affordability limits in close proximity to shopping, services, daycare, and medical services. Safe access to parks and schools, and the ability to walk, bike, and have access to transit should be part of the design.

Goal 2: Improve the availability of affordable housing and senior housing.

- Seek housing developers to work cooperatively with the City to construct affordable units.
- Create an incentive-based program or Residential Planned Unit Development Ordinance that includes density bonuses for construction of affordable housing. This allows an increase in density, beyond the underlying zoning if the development includes affordable housing.
- Participate in the Livable Communities Act Local Housing Incentives Program.
- Activate and utilize powers and tools of the City Economic Development Authority and/or creation of a City Housing and Redevelopment Authority to create new funds aimed at creating new affordable housing.
- Designate a portion of Tax Increment Financing (TIF) to fund activities that increase new affordable and workforce housing units.
- Utilize techniques, such as land trusts, to maintain long-term affordability.
- Partner with, support, and market programs offered by the County, State, Minnesota Housing Finance Agency (MHFA), Federal Government, and non-profits to fund the development of affordable housing.
- Complete an assessment of senior housing needs in the community.

Goal 3: Promote housing rehabilitation.

Implementation Timeline

The implementation of Housing Goals will be continuous or ongoing. The City is actively fielding interest from Workforce or affordable housing developers and will ensure that we continue to respond to applications and interest to achieve affordable housing metrics as required by the Metropolitan Council. The City will review this chapter annually to ensure that we continue to implement affordability goals and respond to issues as necessary.

Land Use Chapter

The following implementation strategies will be used to carry out the Land Use Chapter goals and policies.

- Update the City’s Growth Management Ordinance to ensure orderly and manageable development.

- **Zoning Ordinance** – complete a full review and update of the Zoning Ordinance to be consistent with the Comprehensive Plan. See [this link](#) to the City's Zoning Ordinance.
 - Update the zoning map for developed properties to be consistent with the land use map.
 - Review and determine if the existing PUD ordinance required updates.
 - Review and update the City's Mixed-Use Zoning Districts to ensure compliance with the City's vision for the different Mixed-Use Areas.
 - Update all general standards (parking, landscaping, etc.) where necessary.
 - Update as necessary the Shoreland, Floodplain, MRCCA zoning code and update the City's stormwater requirements.
 - The Zoning Map is included below.
- **Subdivision Ordinance** – Complete full review and update to the Subdivision Ordinance to ensure development requirements, development processes, and dedication requirements are clear and meet the goals of the Comprehensive Plan. See [this link](#) for the City's Subdivision Ordinance.

Implementation Timeline

The City's land use goals are ongoing. We have already initiated efforts to start zoning code amendment processes where necessary. The City is confident that we will have zoning controls updated within 9 months of the 2040 Comprehensive Plan adoption. The City will review zoning code chapters yearly against goals of the comprehensive plan to ensure that zoning code is adequately addressing the needs of residents, developers and applicants, and policy makers.

Figure 12.1 Zoning Map

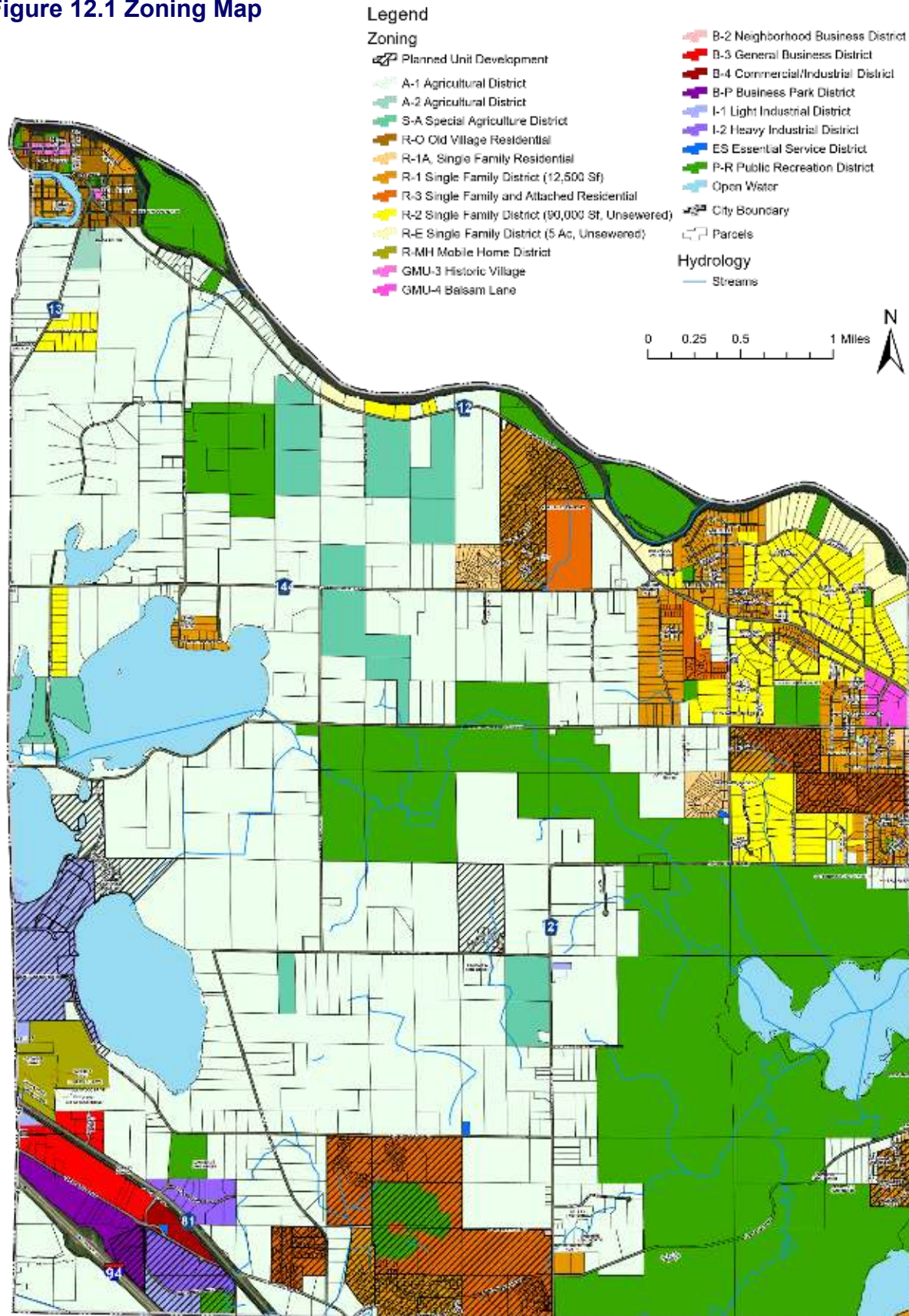


Table 12.1 Zoning District Summary

Zoning District	Purpose
Single-Family Residential District (R-1)	The purpose is to provide for development of low-density neighborhoods predominantly single-family residences and related uses that are served by municipal sewer and water and guided low density on the Future Land Use Plan.
Single-Family Residential District with Lot Averaging (R-1A)	The purpose is to provide for development of low-density neighborhoods on property guided Low Density on the Future Land Use Plan, with varying lot width and lot sizes planned in a manner that preserves or enhances natural features on the site within private common and public open space.
Single-Family Residential District (R-2)	The purpose is to provide for low-density, large lot, single-family detached residential dwelling units.
Residential Estate District (R-E)	The purpose is to provide low-density, large lot, single-family detached residential dwelling units on unsewered lots above 5 acres in size.
Single-Family Attached and detached District (R-3)	The purpose is to allow a mix of single-family detached and single-family attached housing (with a maximum of 4 units per building) at a more moderate single-family density and to preserve or enhance natural features on site.
Medium Density Residential District (RM)	The purpose is to allow a variety of housing types including single-family attached and detached dwelling and multi-family with a minimum net density of 6 units per acre and maximum net density of 12 units per acre.
High Density Residential District	The purpose is to allow development of multi-family housing. It is intended that this district provide a mix of life-cycle housing choices throughout the City with a minimum net density of 10 units per acre or greater.
Manufactured Housing District (RMH)	The purpose is to allow for manufactured housing including manufactured homes, offices for administration of the park, recreation buildings and structures associated with manufactured home parks.
Agricultural Districts (A-1) and Special Agricultural District (SA)	The purpose is for agricultural use in areas that are not served by public sewer and water. The SA zone is for long-term agriculture and enrollment in the State Agricultural Preserve Program
Special Homestead Agricultural District (A-2)	The purpose is allow to subdivision of homesteads existing before Jan 1, 2004 from the remaining acreage while maintaining a density of 1 unit per 40 acres by creating a homestead parcel and a non-buildable outlot for the remainder of the nominally 40 acre or larger parcel.
Historic Village Residential District (RO)	The purpose is to allow for residential development and redevelopment within and immediately adjacent to the Historic Village Area and based on the Historic Village Plan.
Office Business District (B-1)	The purpose is to provide areas appropriate for office and service uses and uses that are compatible with commercial offices. A range of public, medical, and educational uses shall be available in the B-1 areas.
Neighborhood Commercial District (B-2)	The purpose is to provide areas appropriate for the establishment of highly limited scale neighborhood commercial centers that offer basic, convenience-type goods and services to the immediately surrounding areas in which they are located.

General Business District (B-3)	The purpose is to provide for the establishment of areas devoted to high intensity retailing and service activity primarily oriented toward motorists and requiring higher volumes of traffic and visibility from major roads. Uses will serve a City-wide and multi-community consumer market.
Commercial/Industrial District (B-4)	The purpose is to provide areas for businesses that have both commercial and industrial characteristics. The district will include a mixture of commercial, office, and light industrial land uses, made mutually compatible through the enforcement of performance standards, to encourage and accommodate high quality, large scale development opportunities along intermediate arterial roadways within the City.
Light Industrial District (I-1)	The purpose is to provide for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse character.
Heavy Industrial District (I-2)	The purpose is to provide areas suitable for the location of general industrial activities, including heavy manufacturing and other such activities which, because of the nature of the product or character of operation, require more isolation from or special protections for non-industrial uses.
Business Park District (B-P)	The purpose is to provide for multi-use building and/or the establishment of business offices, wholesale showrooms, and related uses in an environment which provides a high level of amenities, including landscaping, preservation of natural features, increased architectural design, pedestrian facilities and other features.
Public Recreation District (PR)	The purpose of the public recreation district is to identify and preserve city-owned parks, undevelopable land and areas with valuable environmental qualities as open space to ensure the continued health, safety and welfare of the community and to provide a location for recreational activities. This district recognizes existing parks and protects those locations for local park use and related facilities.
General Mixed Use District - 1 (GMU-1): Highway 81 Corridor	The purpose is to provide an area for compact, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas in the Highway 81 Corridor.
General Mixed Use District - 2 (GMU-2) City Center	The purpose is to provide an area for compact, walkable, mixed-use development that also provides for the establishment of a community focal point with a blend of cultural, recreational, entertainment, commercial retail and office uses along key community corridors in the City Center
General Mixed Use District-3 (GMU-3): Historic Village	The purpose is to provide an area for compact, walkable, mixed-use development that is appropriately scaled with high quality architecture in conformance with the unique character of the Historic Village. This district also provides for the establishment of a community focal point utilizing the access and views of the river together with a blend of cultural, historical, residential and commercial retail within the Historic Village.
General Mixed Use District-4 (GMU-4): Balsam Lane	The purpose is to provide an area for mixed-use development in a manner consistent with the goals of the Comprehensive Plan and the Mixed Use land use designation on Balsam Lane. A combination of retail, office, service and residential land uses are encouraged in the Balsam Lane area.
General Mixed Use District-5 (GMU-5): Southwest Dayton	The purpose of the Southwest Mixed-Use District (GMU-5) is to provide an appropriate location to allow a diverse mix of compatible uses including high density residential, commercial, office, and employment driven industrial related uses. Properties zoned for GMU-5 sit adjacent to I-94/Dayton Parkway Interchange and Dayton Parkway and are envisioned to serve as a gateway to the city. Vertical development is highly encouraged when appropriate for the use. The mix of uses can occur vertically and horizontally. The placement of buildings and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU-5 District.

Economic Development Chapter

Several economic development goals are provided in the Economic Development Chapter. The following strategies will be used to meet these goals.

- Complete a market study and update the market study as necessary to ensure the City has updated information to make economically viable land use decisions related to commercial and industrial development.
- Create marketing materials for developing industrial sites to better communicate City goals and policies for future businesses.
- Ensure policy makers have a clear understanding of existing businesses and their needs through continuing communication.
- Utilize TIF and Tax Abatement in accordance with the City's Business Subsidy Policy to encourage existing business expansion and encourage new business development.

Implementation Timeline

The City will work with the EDA yearly to ensure that we are actively address the 2040 comprehensive plan goals for Economic Development. The City hopes to help the EDA create a yearly work plan to achieve these goals.

Parks, Trails and Open Space Chapter

The Parks, Trails, and Open Space Chapter contains detail information regarding the City's future parks and trails. The following strategies will be used to ensure a robust parks and trails system:

- Continue to seek out funding through development fees, grants and other funding strategies to financially plan the park system.
 - Use the CIP to schedule new park development and park maintenance
- Effectively utilize the Parks Commission to guide future park development and park improvements.
 - Check in with other jurisdiction to better understanding grant opportunities and to collaborate with jurisdictions like Three Rivers ensure regional park and trail improvements connect with City parks and trails.
- Proactively work with developers and property owners to ensure understanding of where park needs exist and where park dedication is expected.
 - Utilize the subdivision code to enforce park dedication requirements
 - Actively communicate with residents and property owners to determine interest is selling land for a large community park, or interest in donating land for park development
 - Ensure the park dedication cash in leu fees are updated with recent costs for amenities to ensure we are charging fees which can make park development a reality.
- Explore the use of natural resource improvements and conservation in concert with park development to create unique parks which connect residents to nature.
- Explore a park referendum in the future to fund park development

Implementation Timeline

The City's parks and recreation goals are ongoing. We will continue to work with the city Parks Commission to ensure that we are actively taking measure to improve and create new park and recreation opportunities in the City. The City will annually review these goals with the Parks Commission to ensure we are adequately addressing the park needs of our residents. The City also uses the CIP to plan for park improvements of existing and new parks as they are dedicated or acquired. The yearly budgeting and Capital Improvements process will continue to be utilized to fund improvements.

Transportation Chapter

The Transportation Chapter should be referenced for detailed strategies and goals related to the City's transportation system. The following are some of the strategies which are outlined in the chapter:

- Continue to collaborate with adjacent jurisdictions to effectively improve the City's transportation system.
- Utilize the CIP to schedule funding for needed transportation improvements.
- Collaborate and work with developers to construct Dayton Parkway
- Continue to explore ways to fund transportation improvements which includes: franchise fees, special assessments, state aid, and legislative funding.
- Communicate the transportation needs and mediate discussions with the county to ensure required transportation related mitigation is constructed with developments.

Implementation Timeline

Transportation improvements are an ongoing effort at the City. We will continue to review transportation improvements yearly during the CIP and budgeting process to ensure adequate funding is applied for future improvements.

Waste Water Chapter

The following strategies will used to continue to build the City's trunk sewer infrastructure. See the Waste Water Chapter for detail on how the City plans to develop the Trunk Sewer System.

- Continue coordination with the Metropolitan Council regarding SAC fees and plat reporting to provide accurate information regarding connections.
- Continue to schedule necessary sewer infrastructure improvements on the City's CIP (which is updated yearly).
- Continue to communicate expectations regarding lateral and trunk sewer infrastructure requirements to developers as they construct improvements for their development.

Implementation Timeline

The City will continue to review the Waste Water chapter goals yearly during the budget cycle to ensure adequate funding is set aside for sewer improvements. Additionally, our City staff will continue to work and communicate the goals and schedule improvements with developers to ensure they are constructed the needed trunk utilities where needed.

Water Supply and Distribution Chapter

The following strategies will be used to continue to build the City's trunk water infrastructure. See the Water Supply plan in the appendix B for draft Water Supply Plan for details.

- Continue working with adjacent communities regarding joint powers agreements.
- Continue plans to construct a south water tower to close the Maple Grove connection.
- Continue to schedule necessary water infrastructure improvements on the City's CIP.
- Continue to communicate expectations regarding lateral and trunk water infrastructure requirements to developers as they construct improvements for their development.

Implementation Timeline

The City will continue to review Water Supply goals yearly during the budget cycle to adequately respond to future water needs.

Surface Water Chapter

See the Local Water Management Plan in Appendix C for details related to implementation.

- Continue to work with Watershed authorities in regards to wetland impacts and mitigations.
- Continue to work with other jurisdictions regarding improvements to surface water, and water quality (e.g. work with DNR for improvements to water quality related to Diamond Lake and other lakes).
- Schedule funding on the CIP related to stormwater improvements which offer regional benefits.

Implementation Timeline

The City will continue to work with developers and residents to adequately address stormwater management plans during the development process. Additionally, the City will continue to use the yearly budget and CIP process to allocate funding for goals within the Local Water Management Plan.