



DAYTON by design

2040 Comprehensive Plan Steering Committee meeting

AUGUST 7, 2017

Agenda

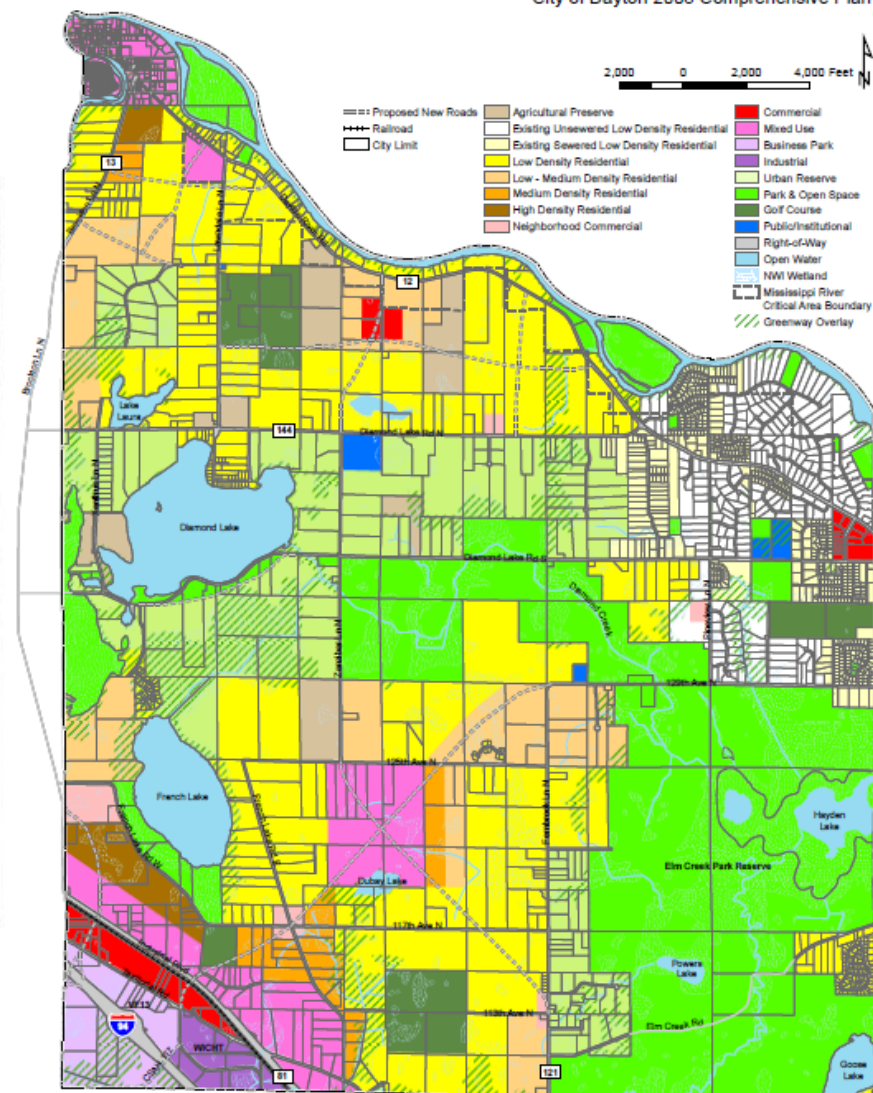
- ▶ Review and Discuss Future Roadway Network Design
- ▶ Recap of Comprehensive Plan Open House
- ▶ Review and Discuss Land Use Alternatives
- ▶ Review Draft Staging Plan
- ▶ Review Draft Goals

Future Roadway Network Design

- ▶ Goals for roadway plan- four main access points
 - ▶ Best estimate of traffic flow
 - ▶ Reconfigure future intersections
 - ▶ Alignments may change
- ▶ Alternative roadway network is based on game changers- Brockton and potential future river bridge- two options
 - ▶ Option A – not assuming River Bridge
 - ▶ Option B- Assumes River Bridge
- ▶ Need for a strong north/south roadway – more difficult due to Elm Creek Park- Zanzibar Lane is only option- with or without a River bridge
- ▶ Strong east/west connection to Champlin/Hwy 169
- ▶ Jurisdiction class- identifies type of road- ROW width needed
- ▶ Will need sub-area trans study in SW to solidify best network- wait till Brockton is funded

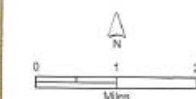
2030 Future Land Use City of Dayton 2008 Comprehensive Plan

2,000 0 2,000 4,000 Feet

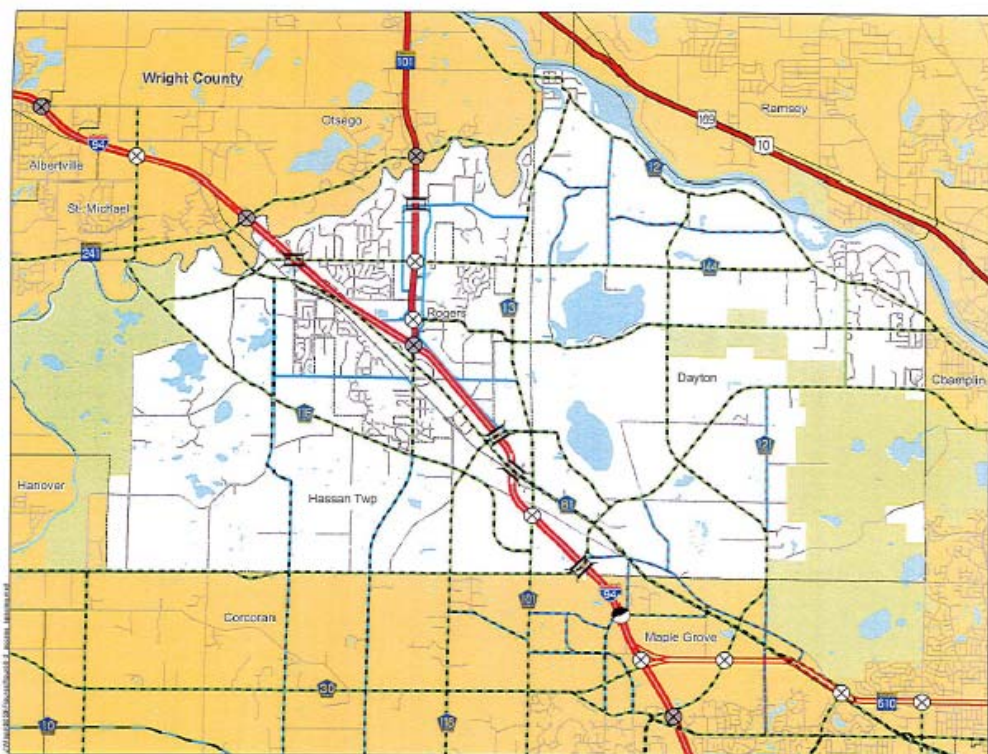


Future System Plan Northwest Hennepin County I-94 Sub-Area Transportation Study Figure ES-3

- High Priority IRCs**
- 4" - Full Depth Reconstruction (Full Depth)
 - 10" - Full Depth Reconstruction (Full Depth)
 - 10" - Full Depth Reconstruction (Full Depth)
 - 10" - Full Depth Reconstruction (Full Depth)
- Minor Arterials**
- SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
- Collectors**
- SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
 - SR - Full Depth Reconstruction (Full Depth)
- Interchanges**
- Existing
 - Potential Future
 - Potential Future 1/2 Interchange

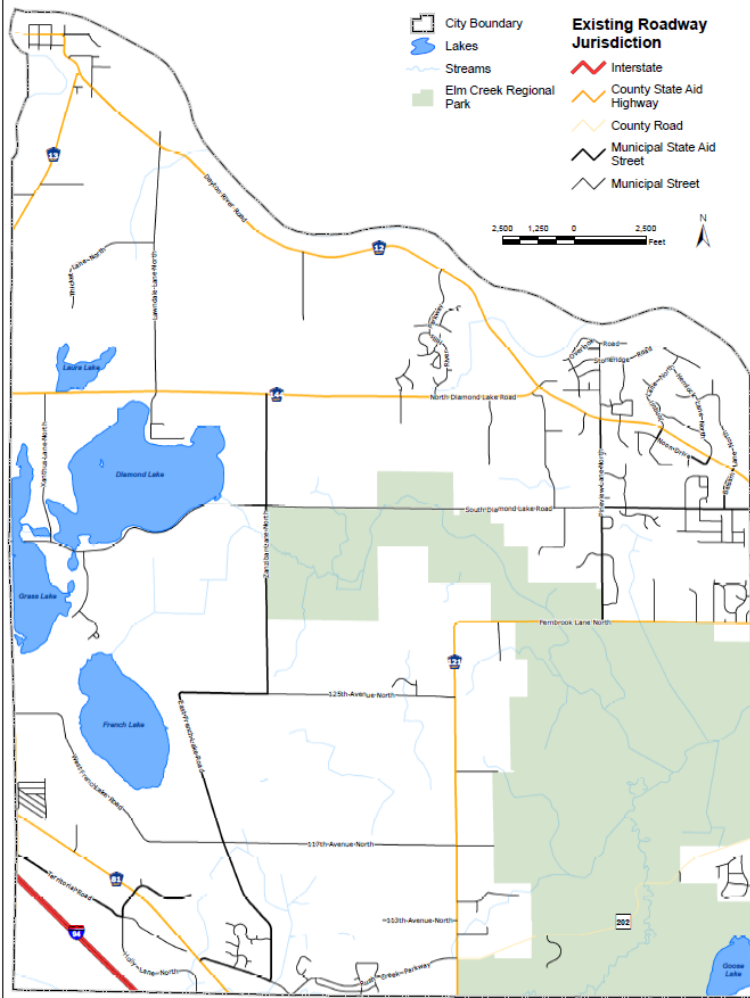


SRE CONSULTING GROUP, INC.



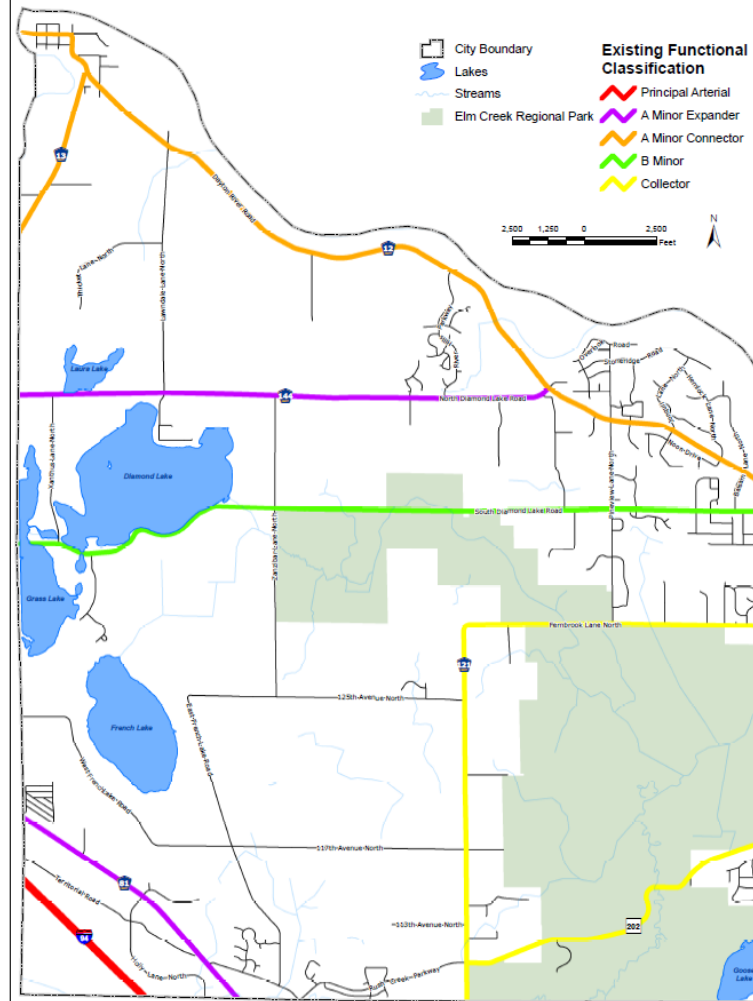
Draft - Existing Roadway Jurisdiction

City of Dayton, MN

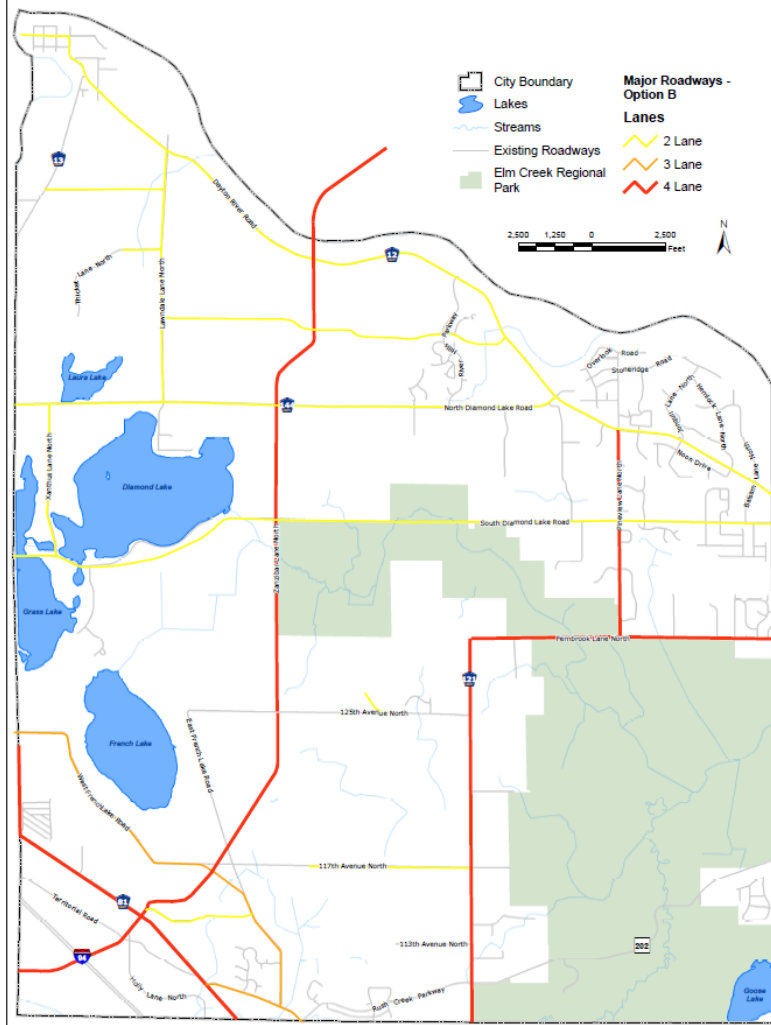


Draft - Existing Roadway Functional Classification

City of Dayton, MN



City of Dayton, MN



Question 1: What do you love most about Dayton?

- ▶ Safe.
- ▶ Not being an overcrowded city. Rural. Please stop these city lots.
- ▶ Rural, quite, unconstructed.
- ▶ Great location!
- ▶ Nice place to raise a family. Access to Elm Creek Park.
- ▶ Lots of green space, but convenient to town.
- ▶ Country feel. But close to the city. Dark starry night, quite, farmland and animals, wildlife (sounds), and not over developed like Maple Grove.
- ▶ Convenience to Champlin and Maple Grove.
- ▶ I did like the rural aura but that's fading fast.
- ▶ I like the rural nature, but it's gone.
- ▶ Spacious, open, rural, peaceful, quite. Please don't over develop. You can never undo that mistake.
- ▶ Proximity to Elm Creek Park Reserve and Mississippi River.
- ▶ Large private lots.
- ▶ Large lots! –nice to be in Hern. Country with acres.
- ▶ The rural feel.
- ▶ Rural feel and open space.

Question 2: What is the one thing about you would like to see change in 10 years?

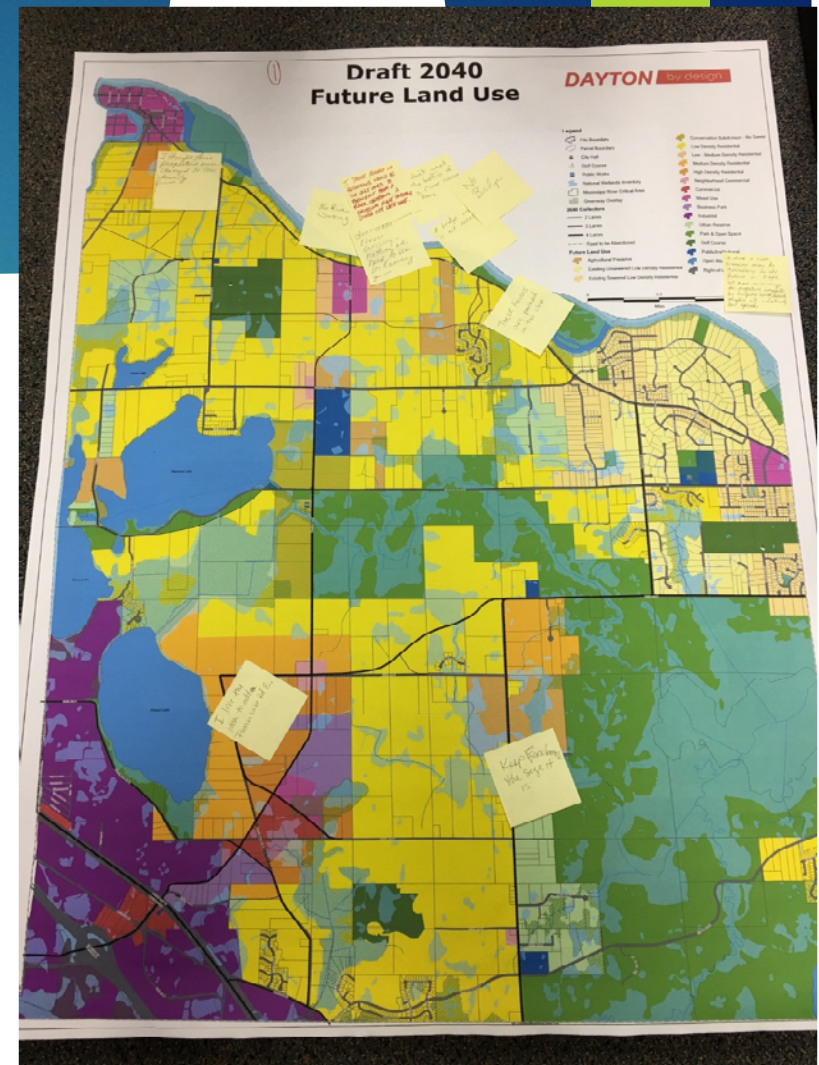
- ▶ Circular trails and parks that connect every neighborhood.
- ▶ Slow the development.
- ▶ Nothing.
- ▶ Attract horse owners back!
- ▶ More farms, less people.
- ▶ Preserve "rural" spaces, natural trees.
- ▶ More trails connecting the city to Elm Creek Park Reserve.
- ▶ A trail around French Lake.
- ▶ More industry along 81 to help with taxes.
- ▶ Add /zone for 2-10 acres per house. Not all want to be in a neighborhood.
- ▶ Turn lane 81 at west end of Territorial Rd to reduce dangerous left turns eastbound direction.
- ▶ More trails connecting to Elm Creek Park and Mississippi River.
- ▶ Addition of grocery, service stations, and drug stores. Community play fields near center of city with diamonds and rectangles.
- ▶ Be careful to develop differently than Maple Grove, people are looking for something different and special!
- ▶ Less homes being built and larger lots instead of city lots. Very sad to see Dayton over populated.
- ▶ Less development, larger private lots. More shops and trails.
- ▶ There is nothing that Dayton does not have that I need.
- ▶ I would like to see Dayton keep growing with more homes, shops, etc.!
- ▶ A trail across Fern brook at Rush Creek Pkwy and more trails in general around the lakes.
- ▶ Would like to see more variety in the kinds of housing, and more small businesses (shops, etc.)
- ▶ Tax revenue from industry to reduce homeowner's taxes.

2040 Comprehensive Plan Open House

- ▶ Review **Draft 2040 Future Land Use Map**- *Any recommendations you wish to share on the Future Land Use Plan? (Map 1)*
 - ▶ *Any input you wish to share on future roadways (dashed lines represent FUTURE roads built when development or redevelopment occurs)?*
- ▶ *Review Key Issue Maps*
 - ▶ Specific land use areas that have been identified for input
 - ▶ Use Post It Notes to share your ideas on Key Issue Maps

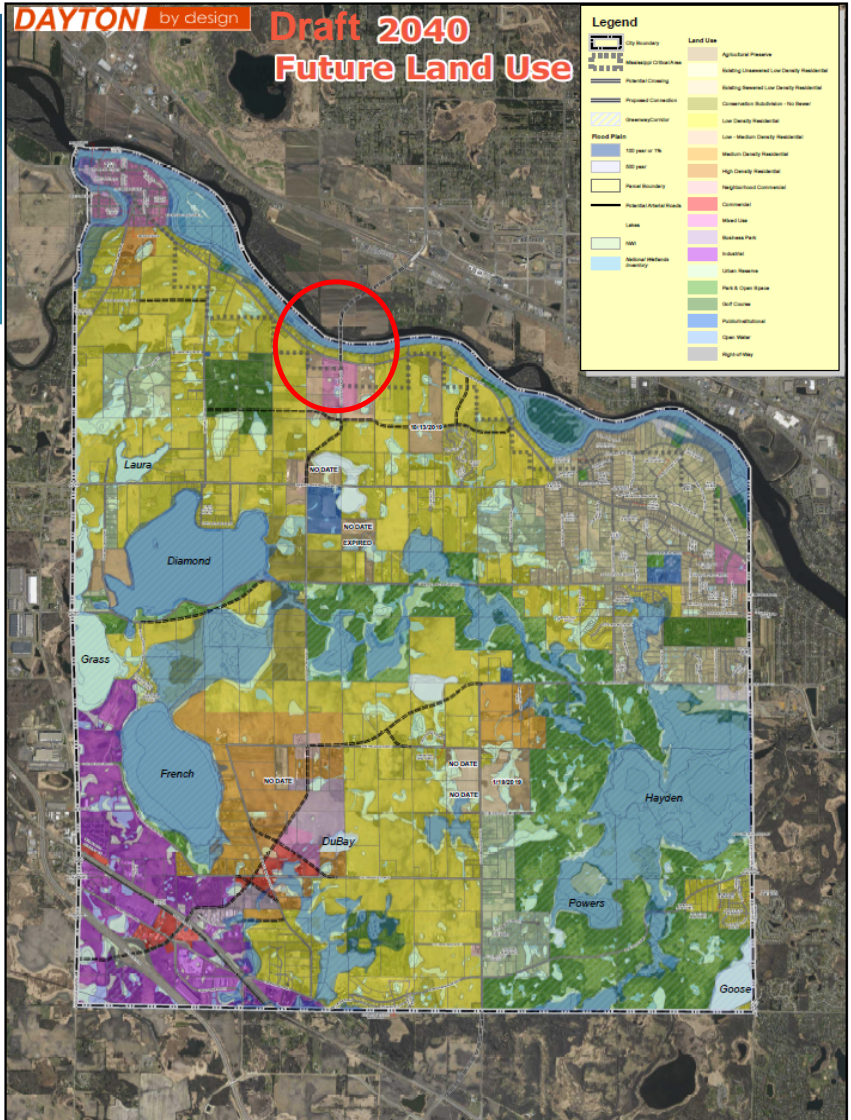
Map 1

- ▶ Keep Fernbrook Lane the size it is.
- ▶ I like the idea to add French Lake Rd E.
- ▶ No bridge.
- ▶ These houses are packed in too close.
- ▶ I don't want the traffic of a river crossing here.
- ▶ I think a river crossing maybe necessary in the future. Hope we can minimize the negative impact by keeping north/south traffic at a relatively low speed.
- ▶ A bridge crossing is not necessary.
- ▶ No river crossing.
- ▶ Don't want river crossing- nothing we need to see in Ramsey.
- ▶ I think Anoka co. resident would be the only ones to benefit from a river crossing. A crossing might divide city west-east.
- ▶ I thought these properties were changed to low density.



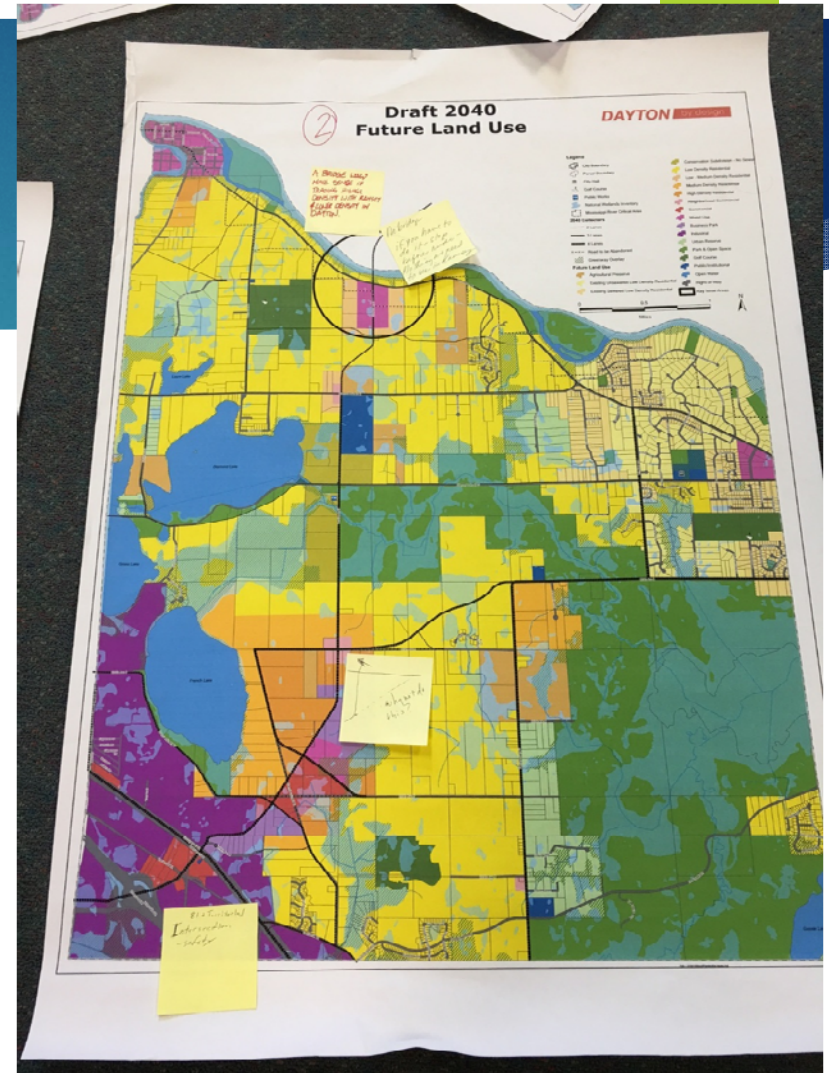
Key Issues-River Bridge- Map 2

- ▶ Post 2040 (not on any 2030 Mn DOT plans)
 - ▶ Will be included in City of Ramsey and Anoka County Comp Plan
 - ▶ Any future bridge would require City of Dayton support
- ▶ Potential crossing at Zanzibar Lane; serve as major north/south roadway; connect to future I-94 interchange
 - ▶ Increased ROW/traffic lanes will be necessary
 - ▶ *New Arterial Roadway- minimum two lanes each way*
 - ▶ Impact on Land Use- reason for increased density at crossing
 - ▶ Improved access to north; Hwy 10
 - ▶ Improves flow of workforce to south



Map 2

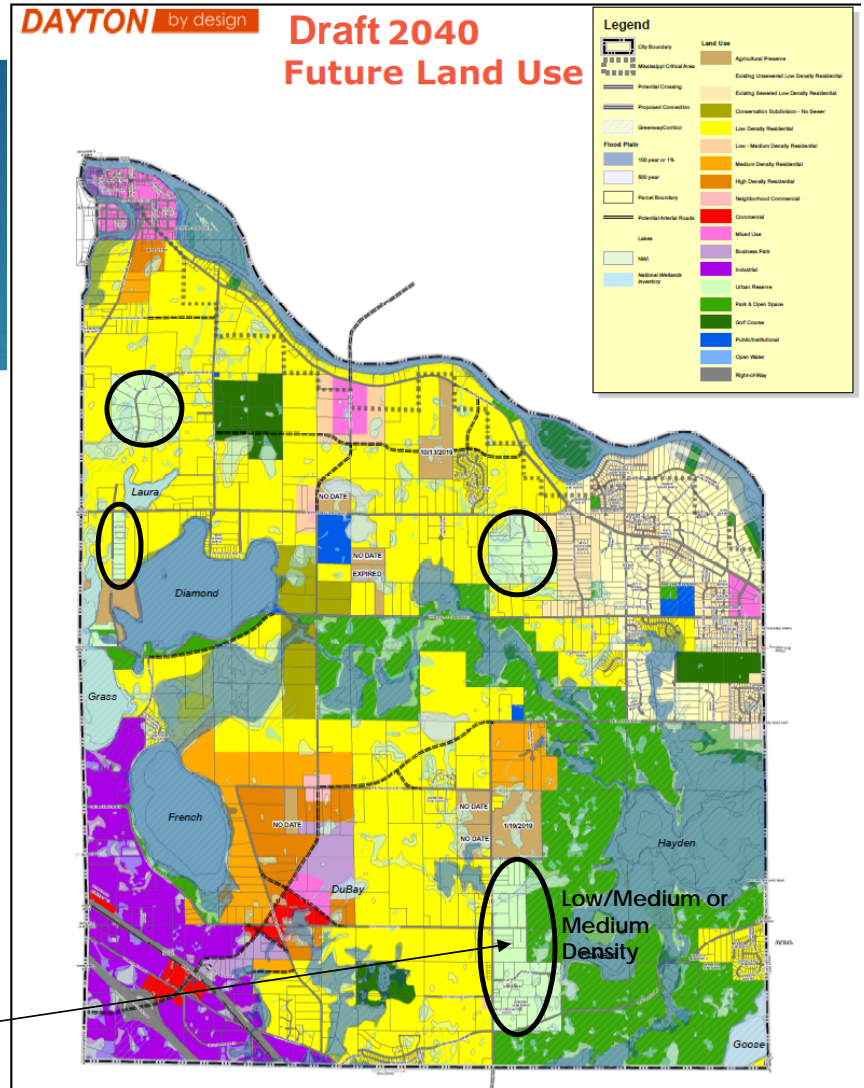
- ▶ 81 and Territorial intersection- safety.
- ▶ A bridge would make sense if trading higher density with Ramsey and lower density in Dayton.
- ▶ No bridge, if you have to do it – stop, nothing we need to see in Ramsey.

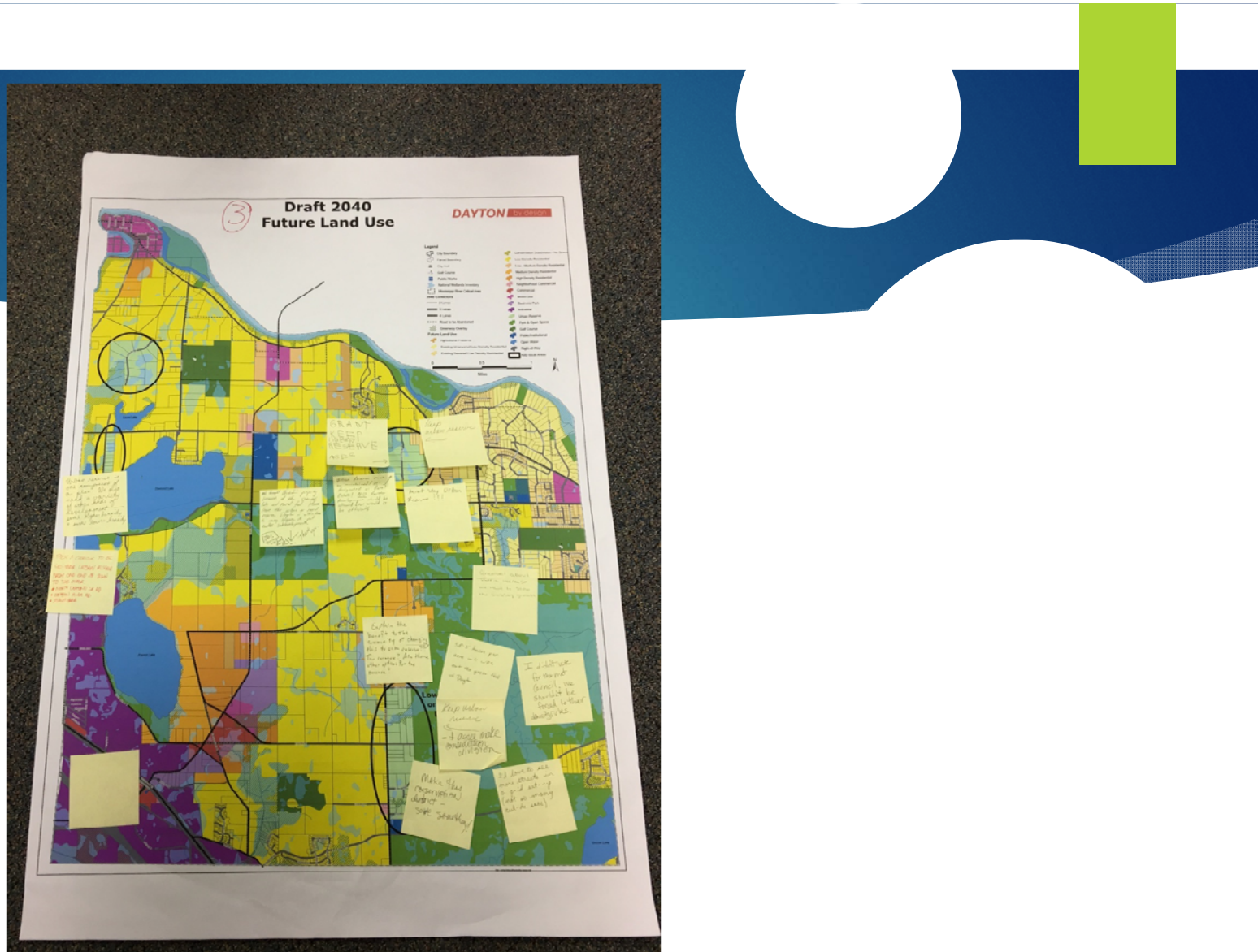


Key Issues-Urban Reserve- Map 3

Urban reserve

- ▶ Established during 2030 plan
- ▶ Not counted in density (not sewerred)
- ▶ Larger lots that are not easily subdivided due to placement of house.
- ▶ Consider: Re-designate as ***Rural Estate*** (not sewerred) for the areas that have most difficulty subdividing.
 - ▶ New land use to replace urban reserve
 - ▶ Other areas to guide as Rural Estate?
- ▶ Would not be counted in density calculations
- ▶ Area along Fernbook may redevelop-consider Low/Medium or Medium density as *future* land use





Map 3

- ▶ I'd love to see more streets in a grid set- up.
- ▶ I didn't vote for the met council. We shouldn't be forced to their density rules.
- ▶ 3.5-5 houses per acre will wipe out the green feel of Dayton.
- ▶ Concerned about traffic increase, we will have to slow the building growth.
- ▶ Keep urban reserve.
- ▶ Make the conservation district.
- ▶ Explain the benefits to the community of changing this urban reserve? Tax revenue? Are there other options for tax revenue?
- ▶ Must stay Urban Reserve!!!- x 3
- ▶ Urban Reserve must be maintained/ re-designated as Rural Estate! NO further development should be allowed (nor would it be efficient)!
- ▶ We bought Berkshire property because of the spacious lots and rural feel. Please leave this urban or rural reserve. Dayton is attractive to many because it's not endless sub development.
- ▶ Urban reserve is one component of a plan. We also need a variety of other kinds of development – some higher density and some lower density
- ▶ Pick a corridor to be 40 year urban reserve from one end of town to another- north Diamond lake road; Dayton River Road; Zanzibar

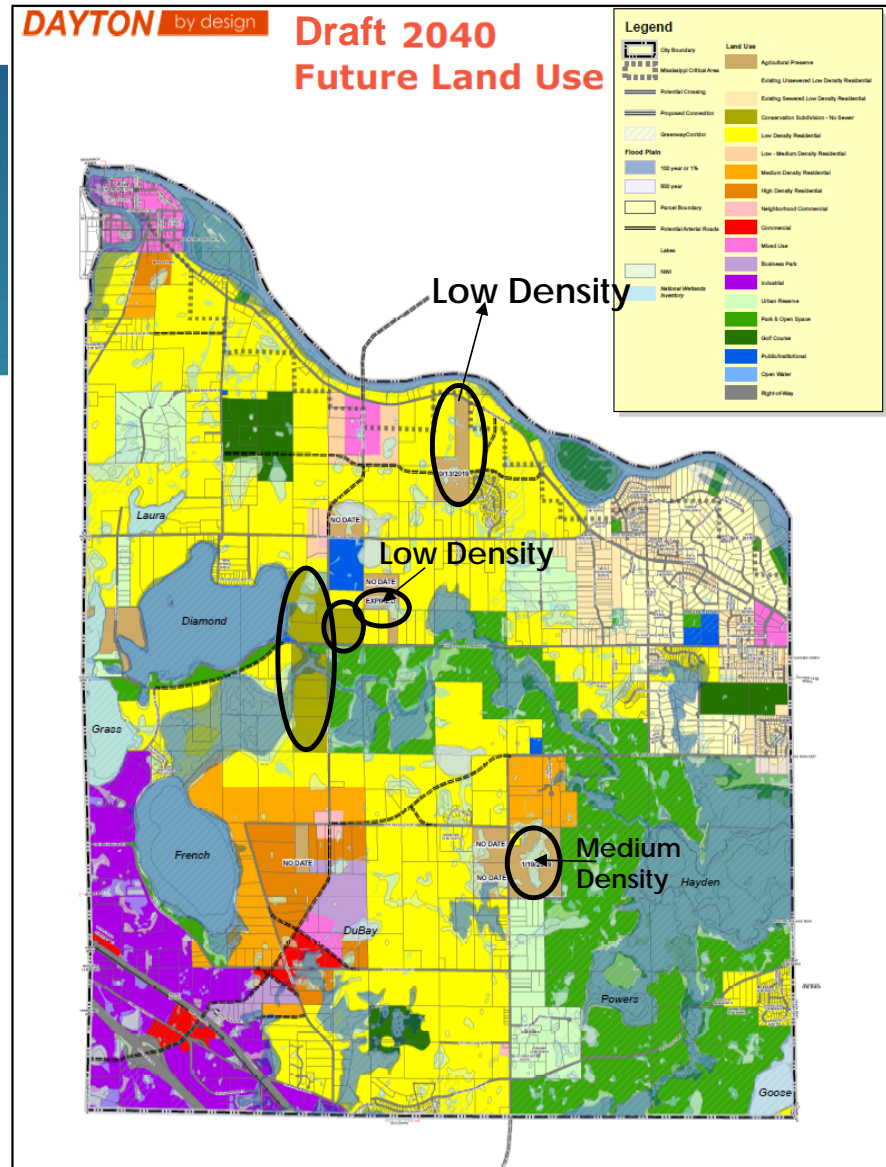
Key Issues- Conservation Subdivision and AG –Map 4

► Conservation Subdivision

- New land use added in 2017 at property owners request
- Permanently non-sewered or designed to connect in future
- Could impact efficient extension of future sewer and water- area *can be* served from south in future
- ROW needs for Zanzibar Lane

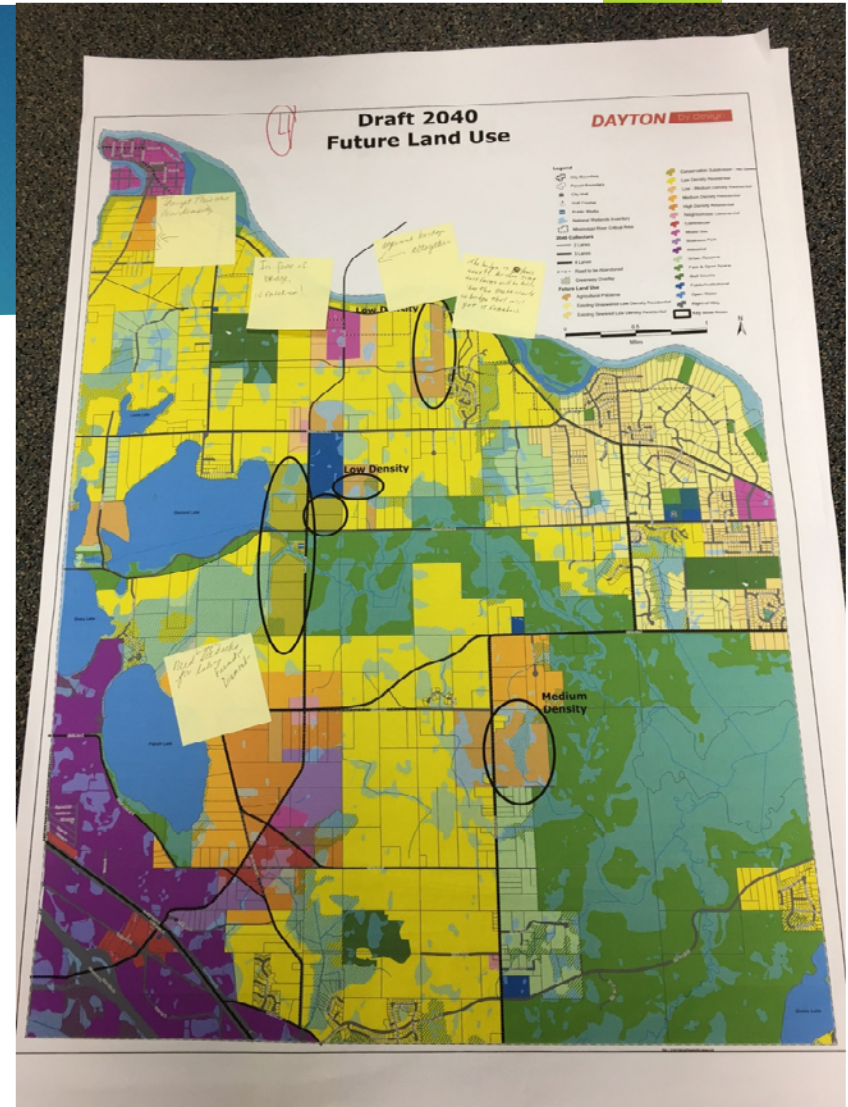
► AG Preserve

- Parcels with expirations in next ten years need to guide for future land use
- Review suggestions for land use



Map 4

- ▶ Need bigger setbacks for lakes, French and Diamond
- ▶ Thought this was low density (Large lots on east side of Brockton just south of the village)
- ▶ In favor of bridge
- ▶ In favor too
- ▶ Against bridge altogether
- ▶ The bridge is 50 years away!! By that time most farms will be sold. When the state wants a bridge they will get it somehow.



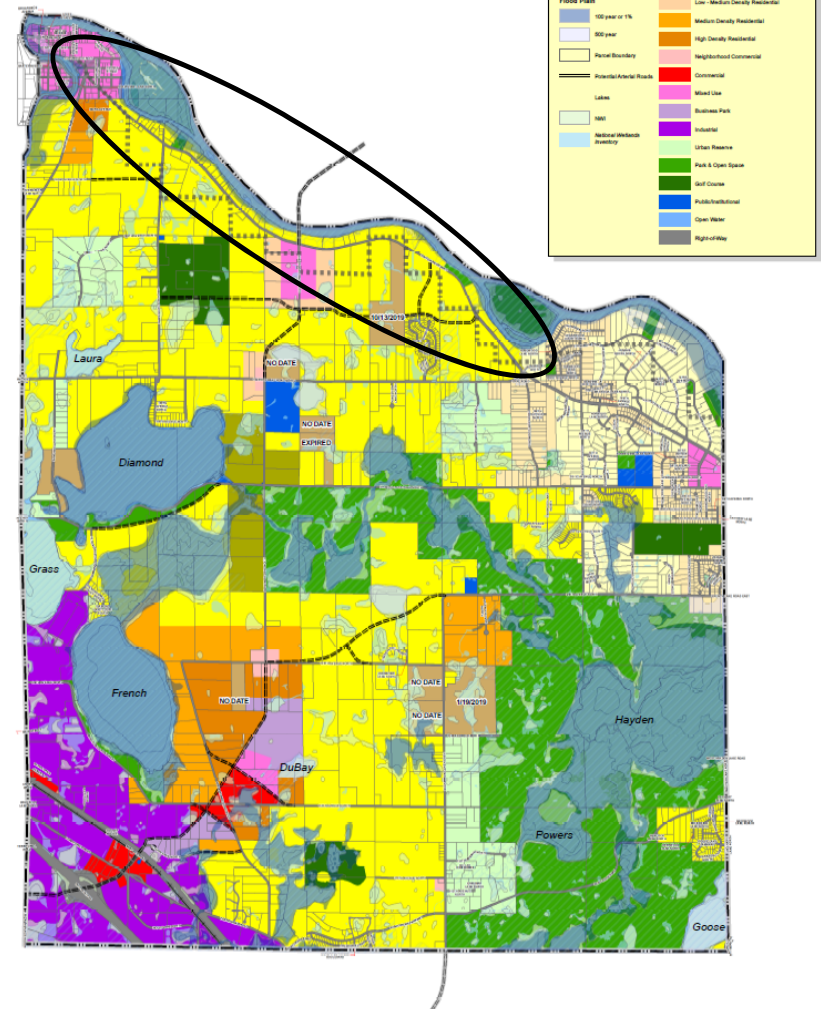
Key Issues-South of Mississippi Critical Corridor Area- Map 5

► Mississippi River Corridor Critical Area

- Area along the Mississippi within corridor boundary
- Governed by MN rules part 6106
- Has been guided Low Density
- Lot sizes are regulated such cannot meet 2.5-3 units acre
 - 40,000 -80,000 sq. ft. lot size minimum depending on area of the corridor
- Lots are limited in development due to bluff and shoreline setbacks
- Area not sewerred north of Dayton River
- Create new land use for corridor based on corridor rules

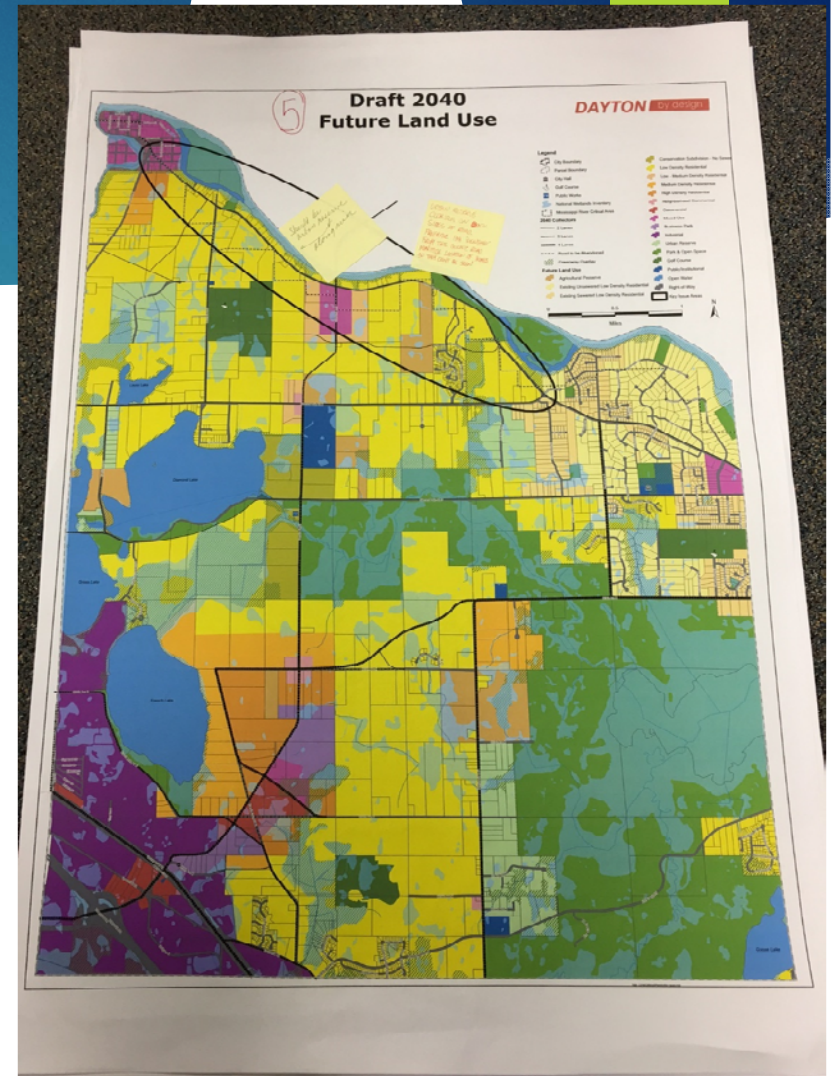
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Draft 2040 Future Land Use



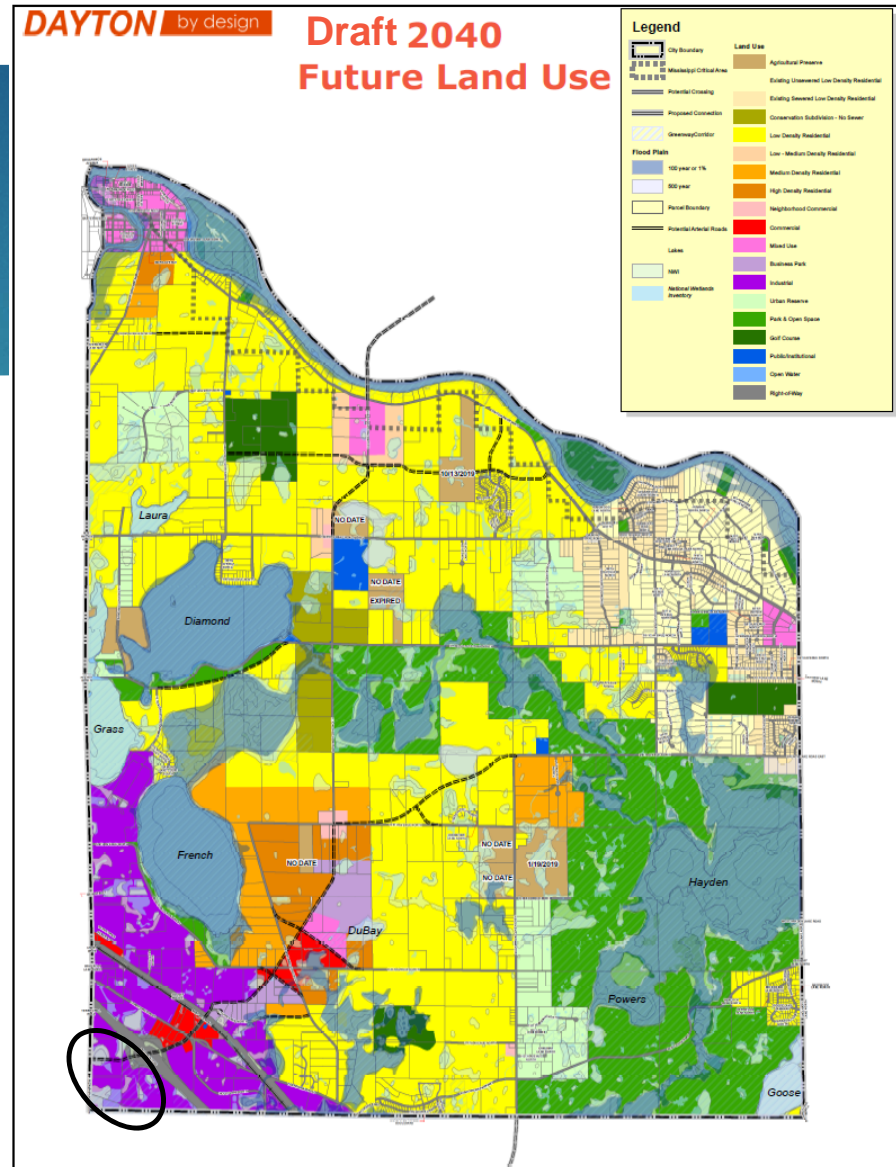
Map 5

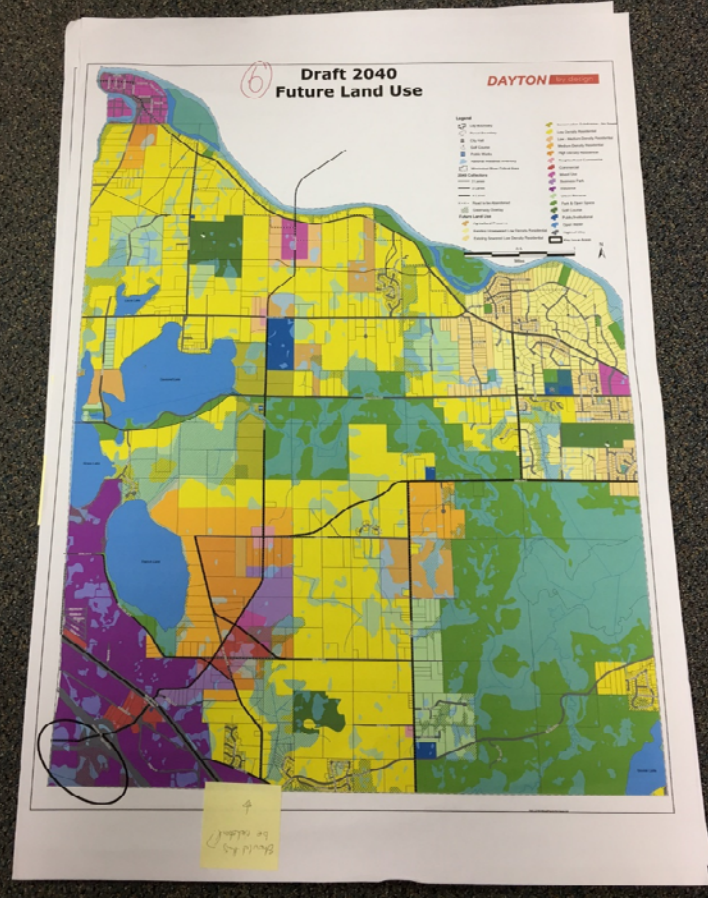
- Urban reserve corridor on both sides of road. Preserve the "viewshed" from this scenic road. Minimize location of homes so they can't be seen
- Should be urban reserve along river



Key Issues-South of I-94- Map 6

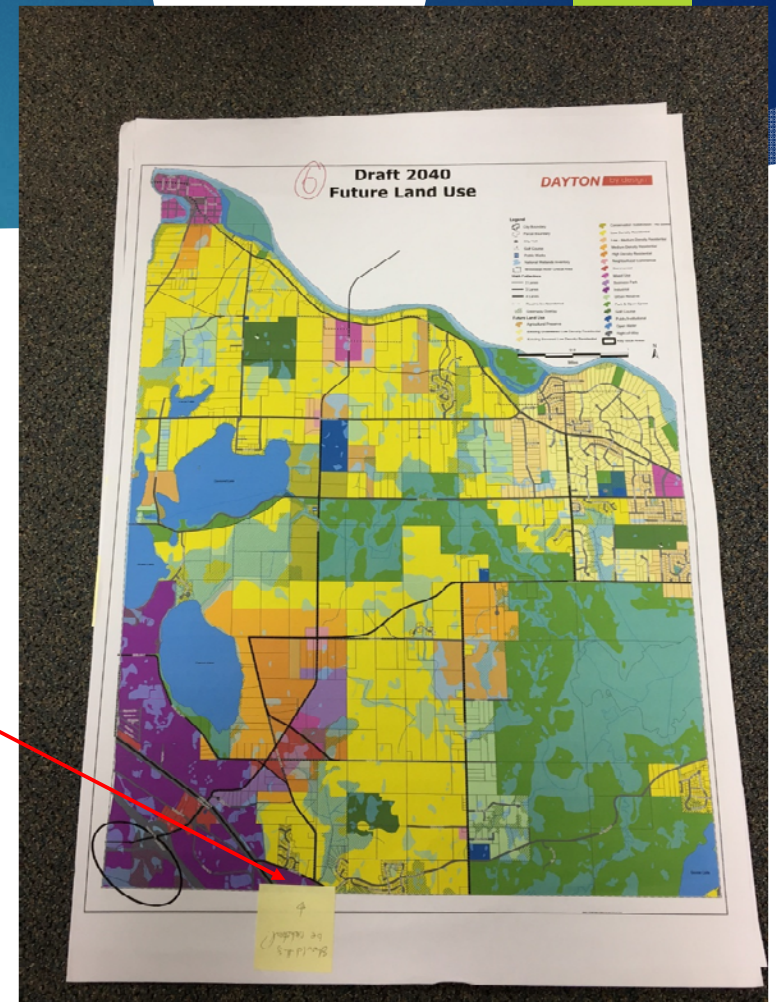
- Land Use South of I-94
 - Consider a Mixed Use land use
 - Would allow for greater range of uses
 - Commercial, industrial, residential options near transportation corridor and future job growth
 - Due to large areas of wetland not an ideal location for Industrial (current land use guidance)





Map 6

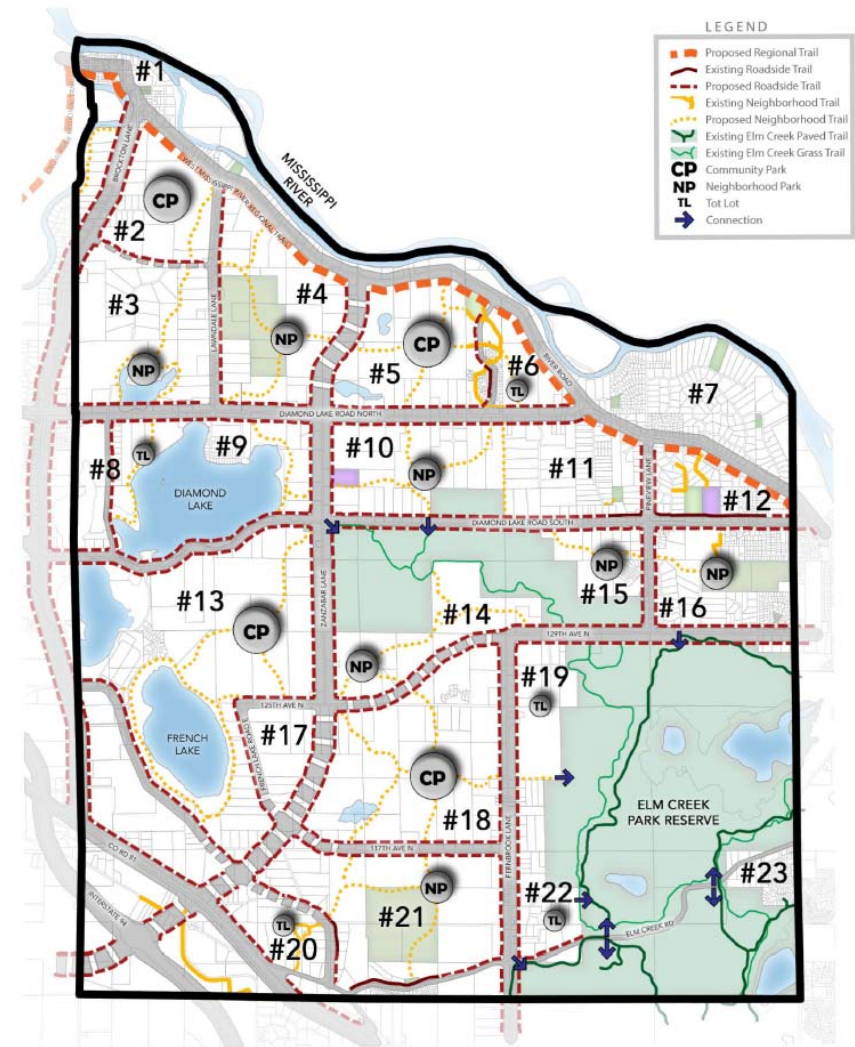
- Should this be industrial? (Area just south of Territorial and east of County Rd 81)



Draft Park and Trail Plan-Map 7

► Draft Park and Trail Plan Update

- Identifies search areas for future neighborhood parks and community playfield complexes
- Identifies location of future trails-
 - Roadside trails
 - Neighborhood trails connecting all neighborhoods and parks
 - Is there a park or trail location you think is missing?
 - What would you like to see in future Dayton Parks?



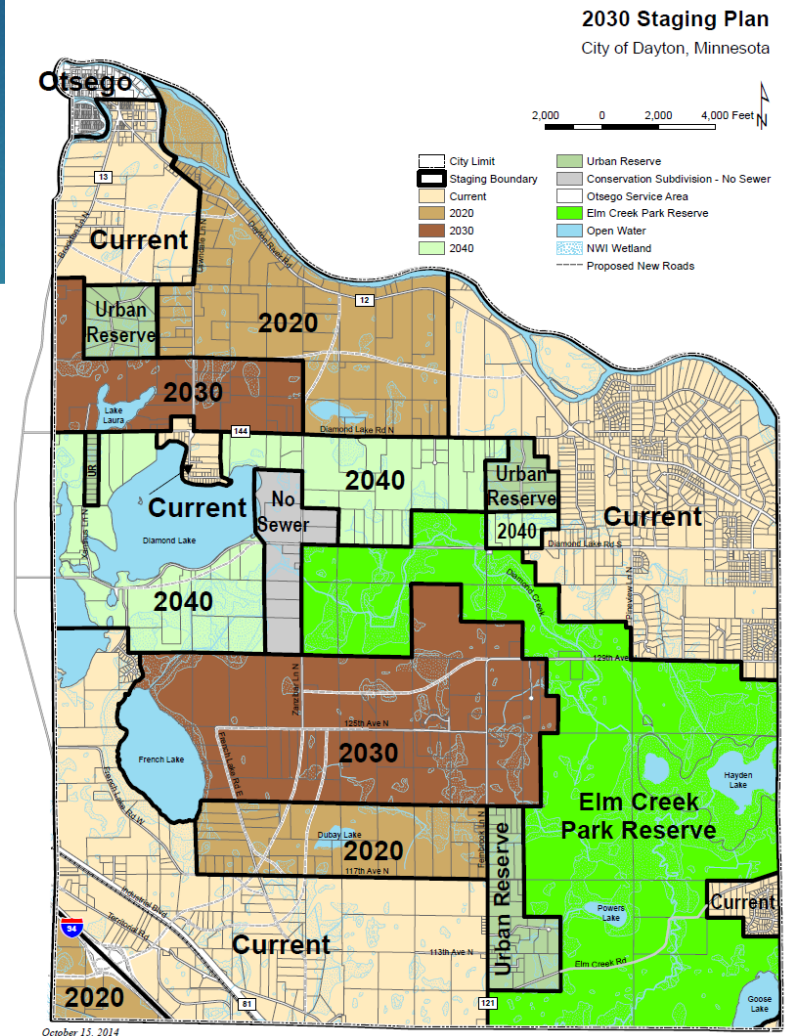
Map 7

- [illegible]

Key Issues- 1 and 10 discussion

Share your thoughts Large Sheets

- ▶ Division of large lots before sewer development **"1 and 10 discussion"**
 - ▶ This is a staging plan and regulatory issue
- ▶ Staging plan assume, that over time, all of Dayton will be sewer
- ▶ Most large acreage is zoned Agriculture with 40 acre lot minimum so cannot split lots until development occurs consistent with land use
- ▶ Limits property owners ability to sell off property
- ▶ Consider ordinance that would allow splits to 10 acres with required ghost platting to ensure efficient extension of sewer
- ▶ Consider in areas outside of Current and 2020 staging



Share your thoughts on the "1:10" Acre Discussion- Do you think 10 acre lot splits should be permitted?

Yes!

NO!!!

Yes - but only 1X
1:10

Yes
Can allow
developing lots
in the future
perhaps for
agriculture or
other uses

Yes
Permitted in some
jurisdictions. It can
be done. It's just
a matter of time.

Yes
Yes!

Yes!

Yes

Depends on the
intent of the land
and proximity to
high use roads.
• Leave lots alone that
are in the future
and let them grow

yes

yes

NO

No

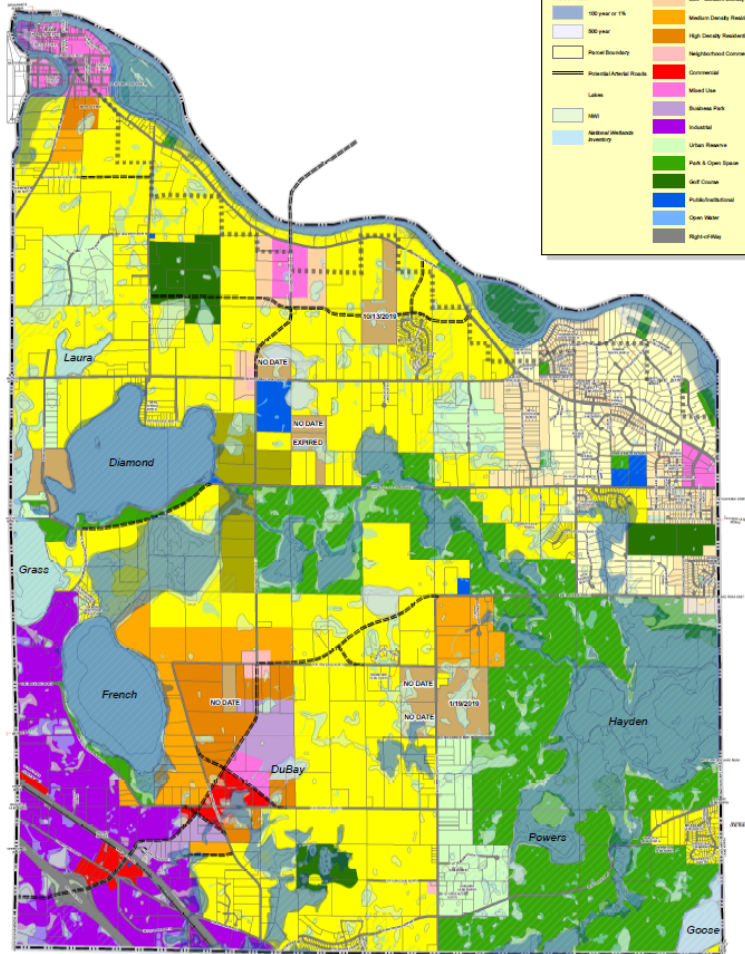
Can we petition
the Met Council
to allow 1:1 in
10 or 40 acre chunks
using ghost platti

Yes

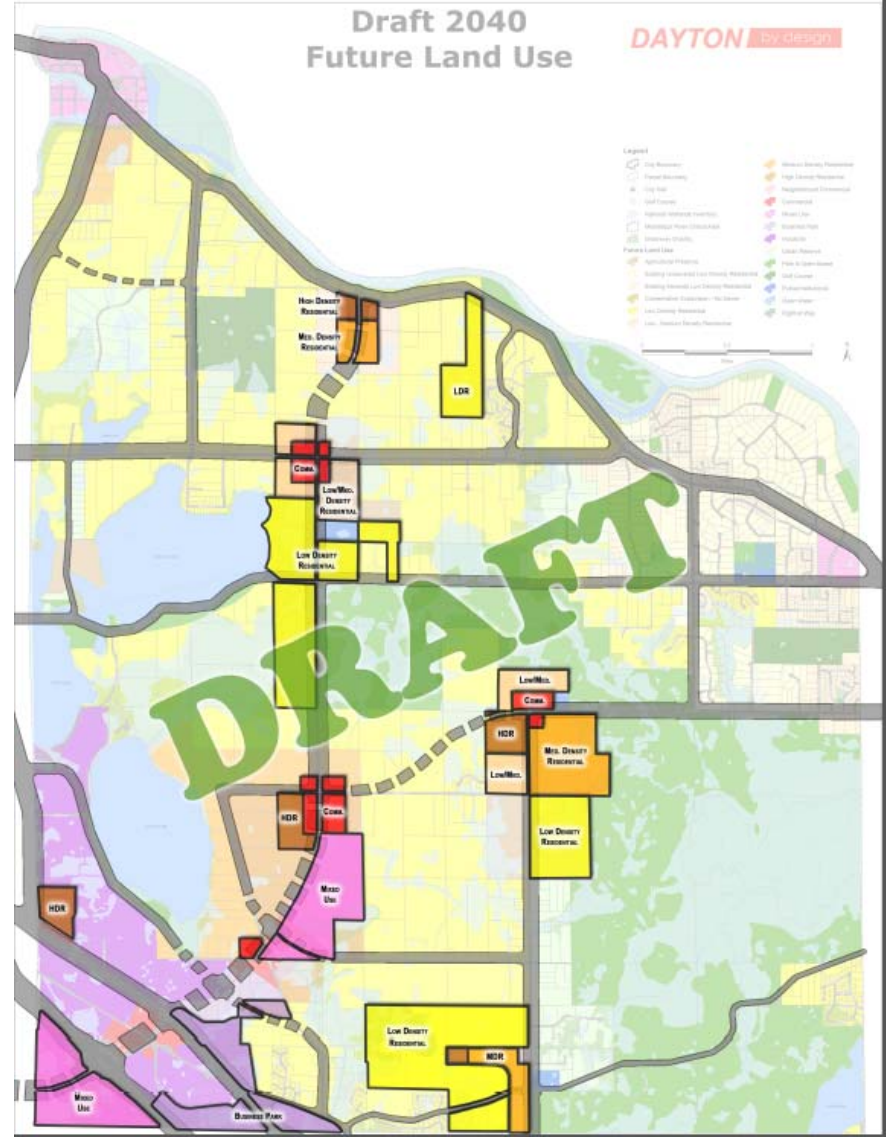
Daft Future Land Use Alternative

- ▶ Maintains Urban Reserve under same name; still implies not sewered
- ▶ Reguide Public land use at Zanzibar and North Diamond- no longer a Community Park search area
- ▶ Reguides Conservation Subdivision to Low Density
 - ▶ Zanzibar will be a major north/south roadway- future four lanes
- ▶ New areas of Neighborhood Commercial and higher densities at future intersections-
 - ▶ Dayton River Road and Zanzibar
 - ▶ N. Diamond Lake Road and Zanzibar
 - ▶ 125th Avenue and Zanzibar
- ▶ Replace some area of industrial in southwest to mixed use- too far from interchange for industrial
Creates new areas of future commercial and mixed use- could be future city center (city hall; future mixed residential and commercial; outdoor gathering area)
- ▶ Reguides area south of I-94 as Mixed Use
- ▶ Maintains medium and higher density on east side of French Lake
- ▶ Keep greenway corridor? Mostly follows areas of wetlands which are through wetland rules

Draft 2040 Future Land Use

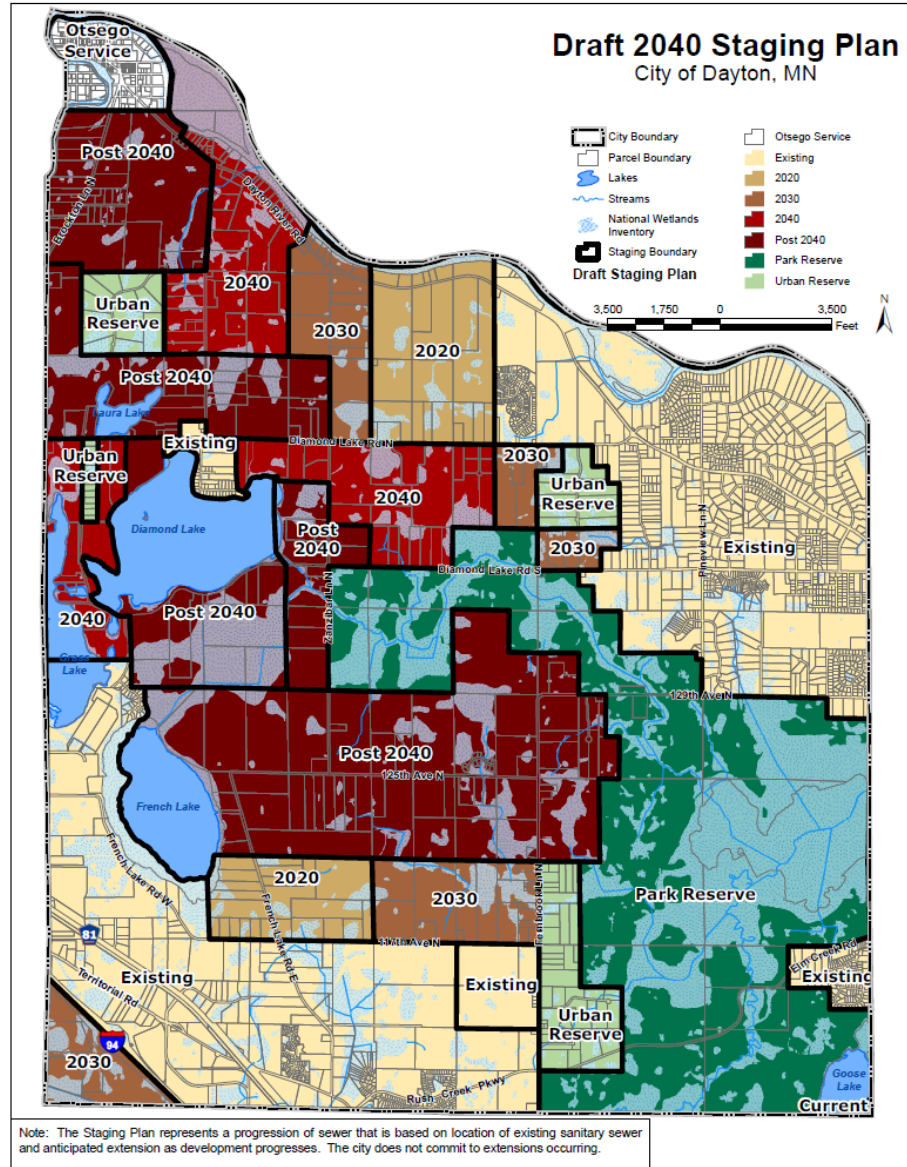
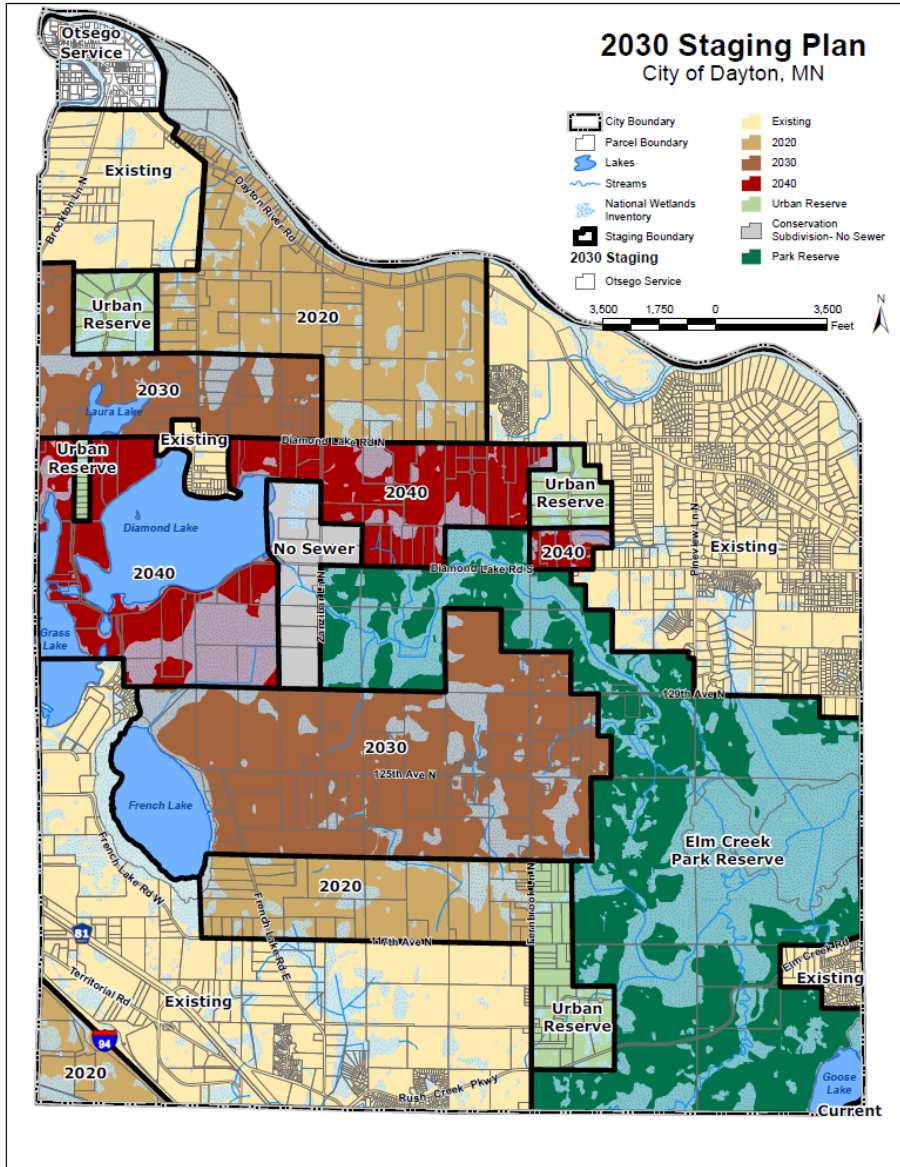


Draft 2040 Future Land Use



Draft Staging Plan

- ▶ All of Dayton is in the Long-Term Service area – to be served by the Metro Plant
- ▶ Emerging suburban edge communities we have to provide a staging plan that include existing sewerage, 2020, 2030 and 2040.
- ▶ Also introducing a post 2040 stage
- ▶ We have to prepare a table with all land uses and associated densities and total residential units in each staging year
- ▶ Staging years are based on best estimate of the progression of sewer and water as development occurs. Its not a guarantee that it will be provided by the staging time
- ▶ Revised plan is a more conservative approach from previous staging plan based on current development pattern
- ▶ Made some revisions from what was sent- need to align timing based on interchange assumptions



Draft Goals

- ▶ The adopted 2030 Comprehensive Plan Update (referred to as *existing*) identified goals for 9 categories (categories in **bold** numbered below) with *existing* goals listed in bullets.
- ▶ For the 2040 update staff would like to work from these goals, edit as necessary, and prepare new or alternative language for others.
- ▶ Review of the existing and suggestions for *alternative language* that strive for more specific outcomes for the 2040 update. Review at Open House
 - ▶ *Do you like the existing or alternative language?*
 - ▶ *Do you agree or disagree with the existing or alternative goal language? Have edits to suggest?*
 - ▶ *Finally, what are we missing?*
- ▶ Final goals will be supported with *specific action steps* for implementation.



Community Image

Existing:

Ensure that Dayton's image to residents, visitors, and businesses is enhanced by the high-quality infrastructure and visual attractiveness of properties.

Alternative:

Enhance community identity and sense of place through well designed community gateways, signage and attractiveness of properties.

Growth Management

Existing:

Create a unified vision and future for Dayton by promoting a well-planned community, preventing fragmented development (while addressing the impacts of expanding services and development/redevelopment on natural features and view corridors), and providing a balance of land uses with connectivity to all areas of the community.

Ensure that all zoning and subdivision ordinances are consistent with the intent and specific direction of the land use plan. *This is a action item.*

Alternatives:

Support expansion of urban services to support densities necessary to accommodate regionally forecasted residential growth, and desired business and industrial expansion.

Develop at a sustainable pace balanced with capacity of city service provisions, transportation capacity and wastewater and water supply available to the City. Require appropriate land use transitions and buffers to ensure new development and or redevelopment is compatible with existing areas and abutting roadways.

Land Use- Generalize all under Land Use Heading

Existing (AG and Rural Res.):

Preserve the rural character by maintaining a balance between the expanding urban area and rural nature of the community.

Alternative:

Preserve rural view sheds on major roads, open spaces, and natural areas to promote the rural character of Dayton.

Existing Land Use (Residential):

Ensure housing development is compatible with exiting and adjacent land uses and has access to key community features and natural features.

Alternatives:

Promote residential growth in well-planned neighborhoods connected through roads and trails to parks and other key community and natural features.

Plan for residential land uses that provides opportunities for a diverse housing stock at a range of costs and styles to meet resident's needs at all stages of their lives.

Promote efforts to upgrade, enhance and maintain existing housing stock.



Add Category - Neighborhoods

Create a common sense of community pride for Dayton by encouraging strong neighborhood organizing through community building activities, community safety and promoting neighbors knowing one another.



Land Use- Commercial

Existing:

Expand and diversify the City's tax base by encouraging new commercial development.

Alternative:

Expand and diversify the City's tax base by encouraging new commercial development that complements the residential areas of Dayton.

Land Use- Industrial

Existing:

Attract and encourage new light industrial, office/industrial, high tech and professional services and maintain and expand existing businesses in Dayton.-

KEEP

Create areas for industrial expansion within the City's growth areas that are accessible to public infrastructure and transportation. *This was the focus of the 2014 update so this could be removed.*

Historic Village

Existing:

~~Create an implementation plan for revitalization of the Historic Village so that it can become a~~ Identify opportunities and challenges in Historic Village area related to land use, utilities, parking, design standards, transportation and access which enable this area to become a key Dayton focal point.

Define the actual need, best location, and design criteria for on-street and off-street parking within the Historic Village. *Remove*



Natural Resources

Existing-

Preserve natural ~~areas~~ amenities for multiple uses including wildlife habitat, rivers, lakes and wetland restoration, fishing, parks and other recreational uses as a community asset. **KEEP**

Maintain Dayton as a “dark-sky” community, minimizing unnecessary outdoor lighting through educational efforts and effective exterior lighting ordinances.- **KEEP**

Prepare ordinances to protect, conserve, and enhance environmental and natural resource systems from the impacts of future growth and development activities.- **KEEP**

Preserve greenways that link unique ecologically significant natural areas. - **KEEP**

Transportation

Existing-

Encourage transportation methods other than individual automobile travel.

Alternatives-

Integrate alternative transportation modes (transit, pedestrian, biking, other) into the existing and future transportation system.

~~Develop an integrated transportation~~ Prioritize transportation planning efforts plan that fully promotes connectivity and is coordinated with neighboring cities and counties. **KEEP**

~~Coordinate transportation planning and system improvements with~~ Participate in discussions to find solutions to regional transportation problems with other government jurisdictions. **KEEP**

Continue to seeking funding sources for the development of the Brockton Interchange at I-94.



Parks and Trails- New

Annually budget to improve the bike and pedestrian trail systems interconnecting neighborhoods to parks, schools, scenic areas, and Elm Creek Park reserve.

Prioritize and budget the development of new parks and redevelopment of existing facilities to meet recreational demands of residents.

Promote public gathering places and civic events that serve the entire community.

Housing Element

- ▶ Designate residential land uses at densities to meet Dayton's share of the regions affordable housing. Two Options:
 - ▶ Guide sufficient land at minimum densities of 8 units/acre to support total allocation.
 - ▶ Guide sufficient land at minimum densities of 12 units/acre or greater for allocation at <30% AMI and 31-50% AMI and 6 units/acre for allocation at 51-80%
- ▶ Implementation plan- goals, policies to support creation of affordable housing
- ▶ Plan for future staged growth through 2030 and beyond to accommodate a variety of housing choices

Affordable Housing Need Allocation for Dayton

At or below 30% AMI	112
31 to 50% AMI	103
51 to 80% AMI	118
Total Units	333

Next Steps

- ▶ Next meeting was to be Aug. 15th- would like more time to make mapping edits and get density calculations done for final review of FLU and Staging.
- ▶ August 28th?