2030 COMPREHENSIVE PLAN

CITY OF
DAYTON
Two Rivers, One Community

Bonestroo

Figure 1.1 – Location Map

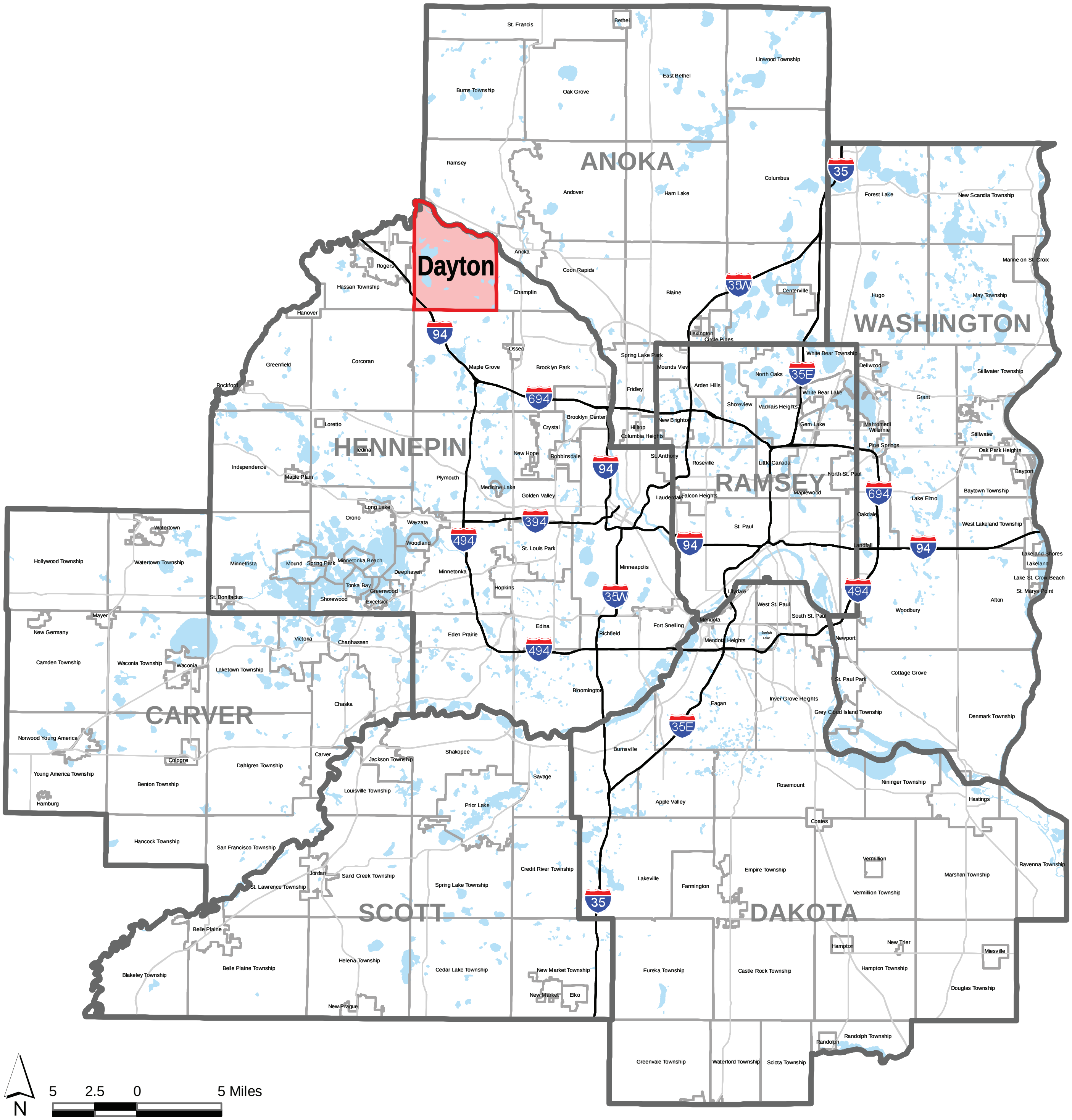


Figure 1.2 – 2030 Framework Planning Areas

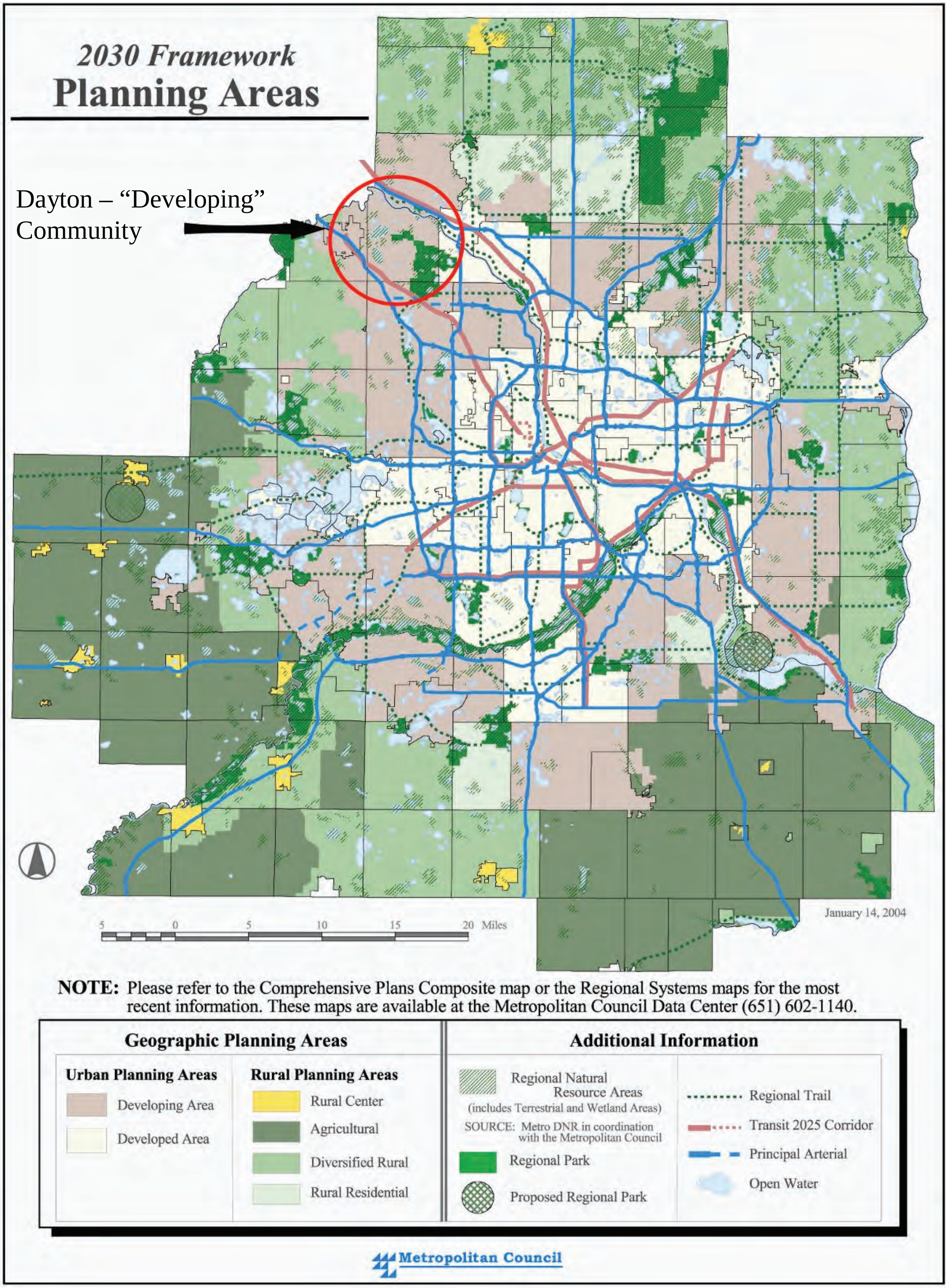
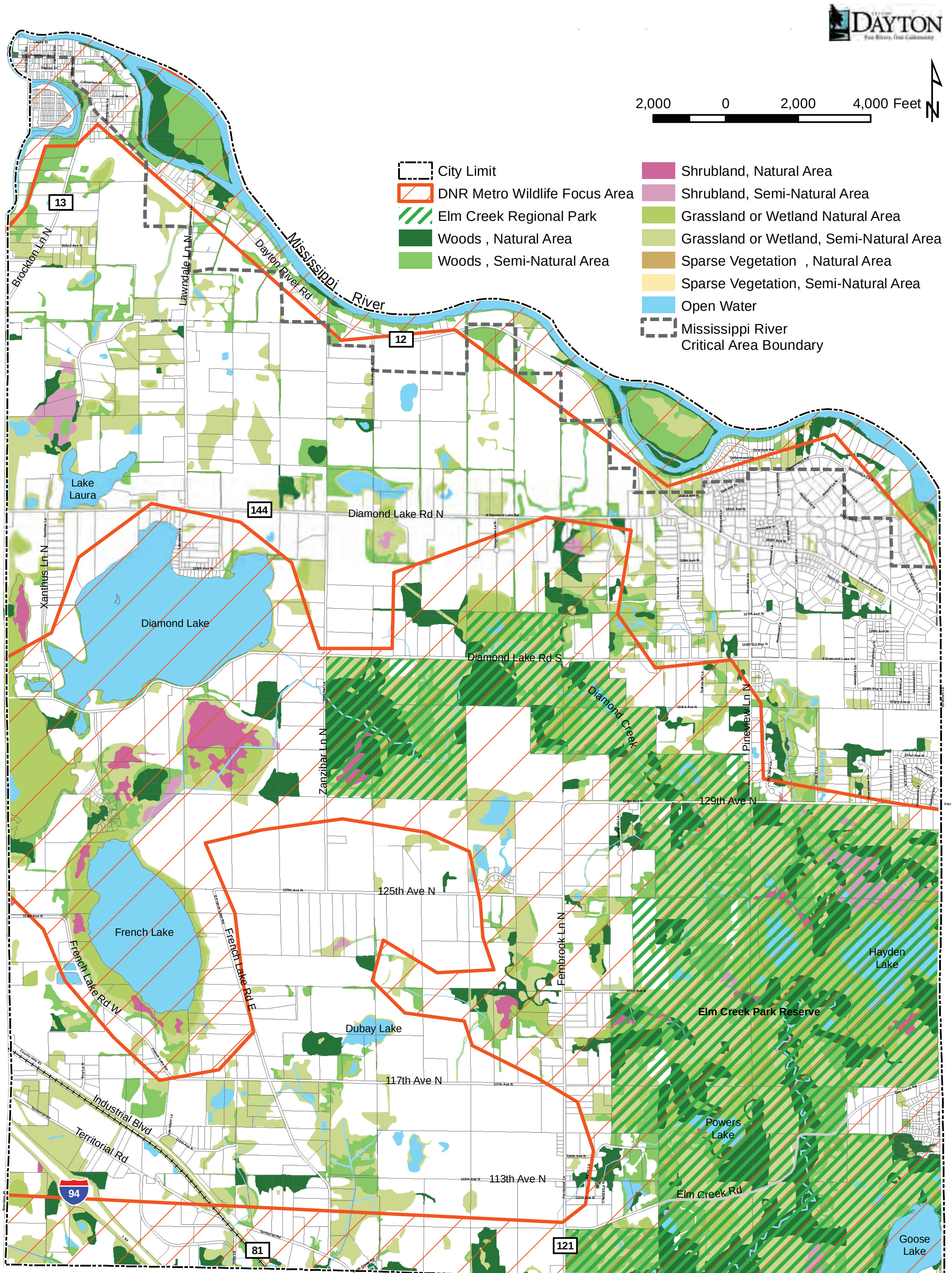


Figure 2.1

Natural and Semi-Natural Areas



February 5, 2008

Figure 2.2

Significant Vegetative Stands

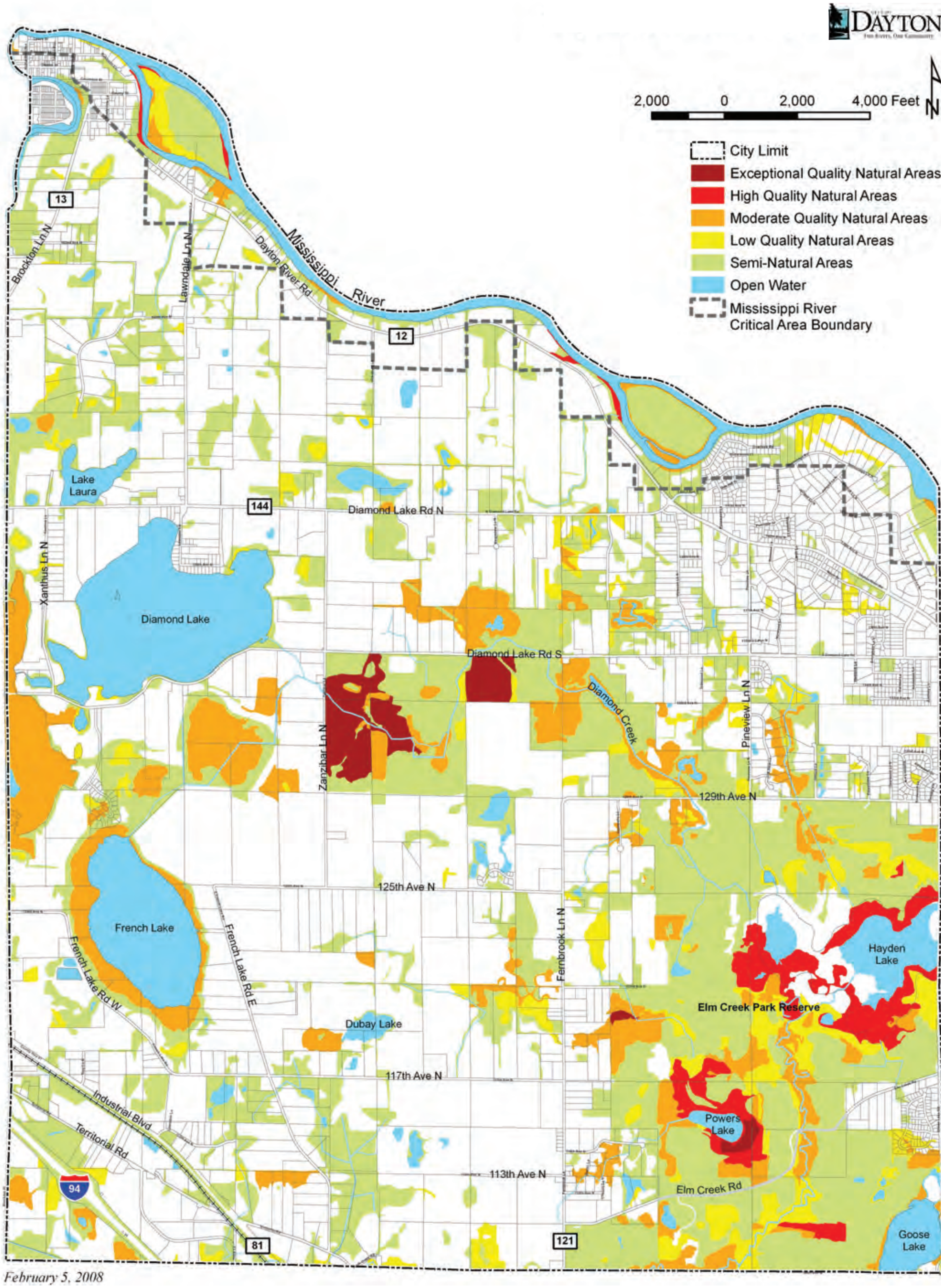
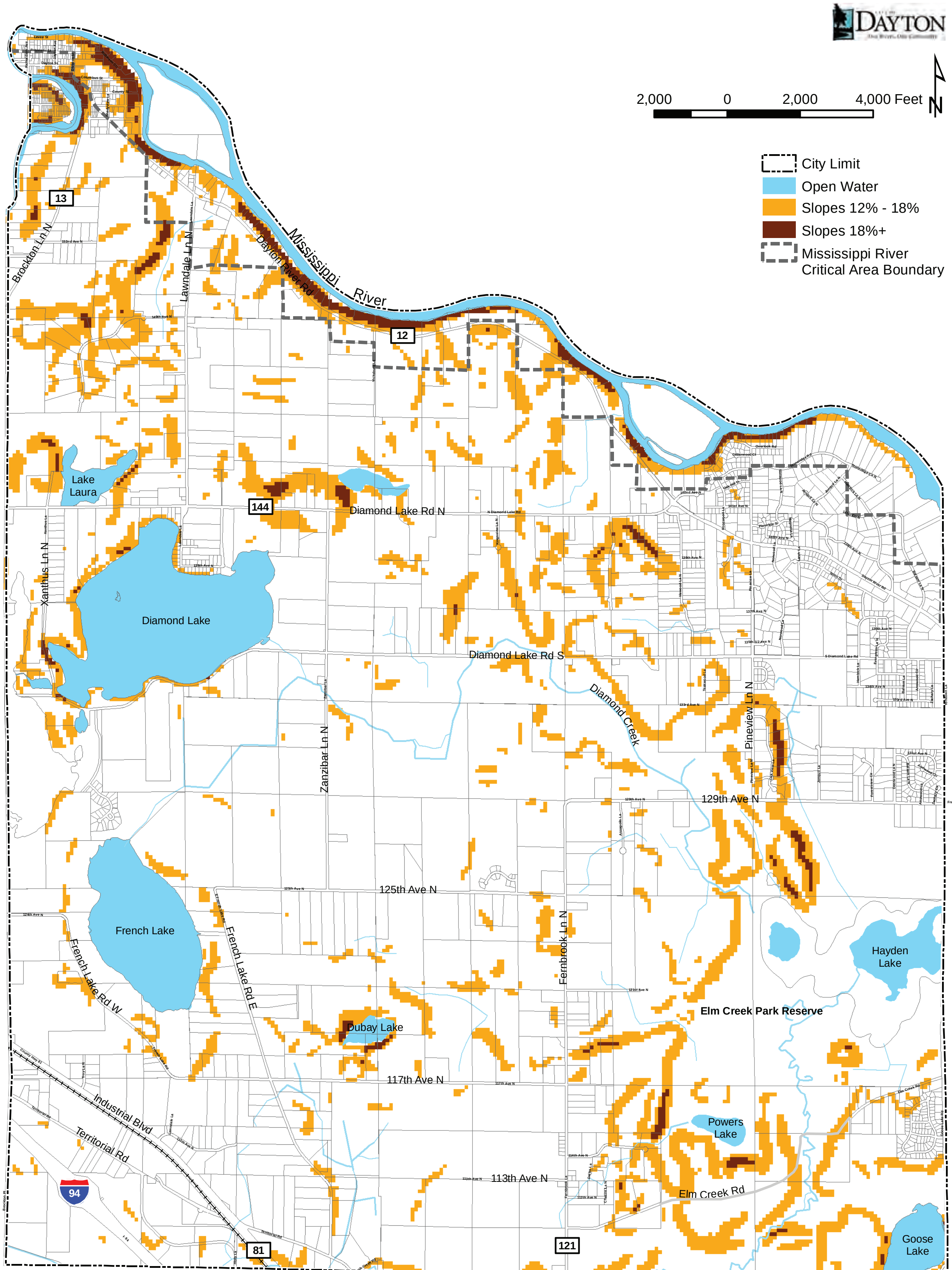


Figure 2.3

Steep Slopes



February 5, 2008

Figure 2.4

Soils Map

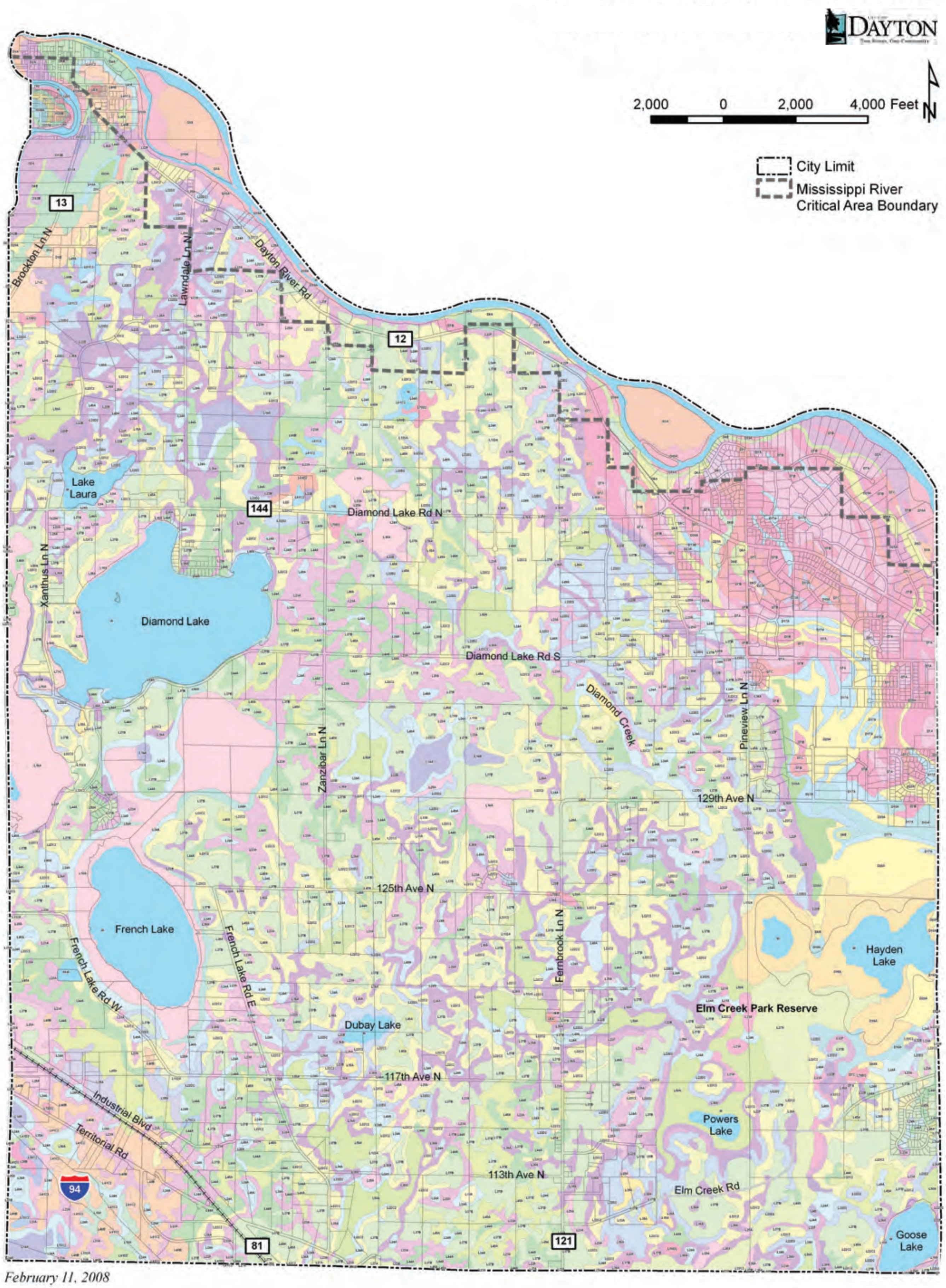


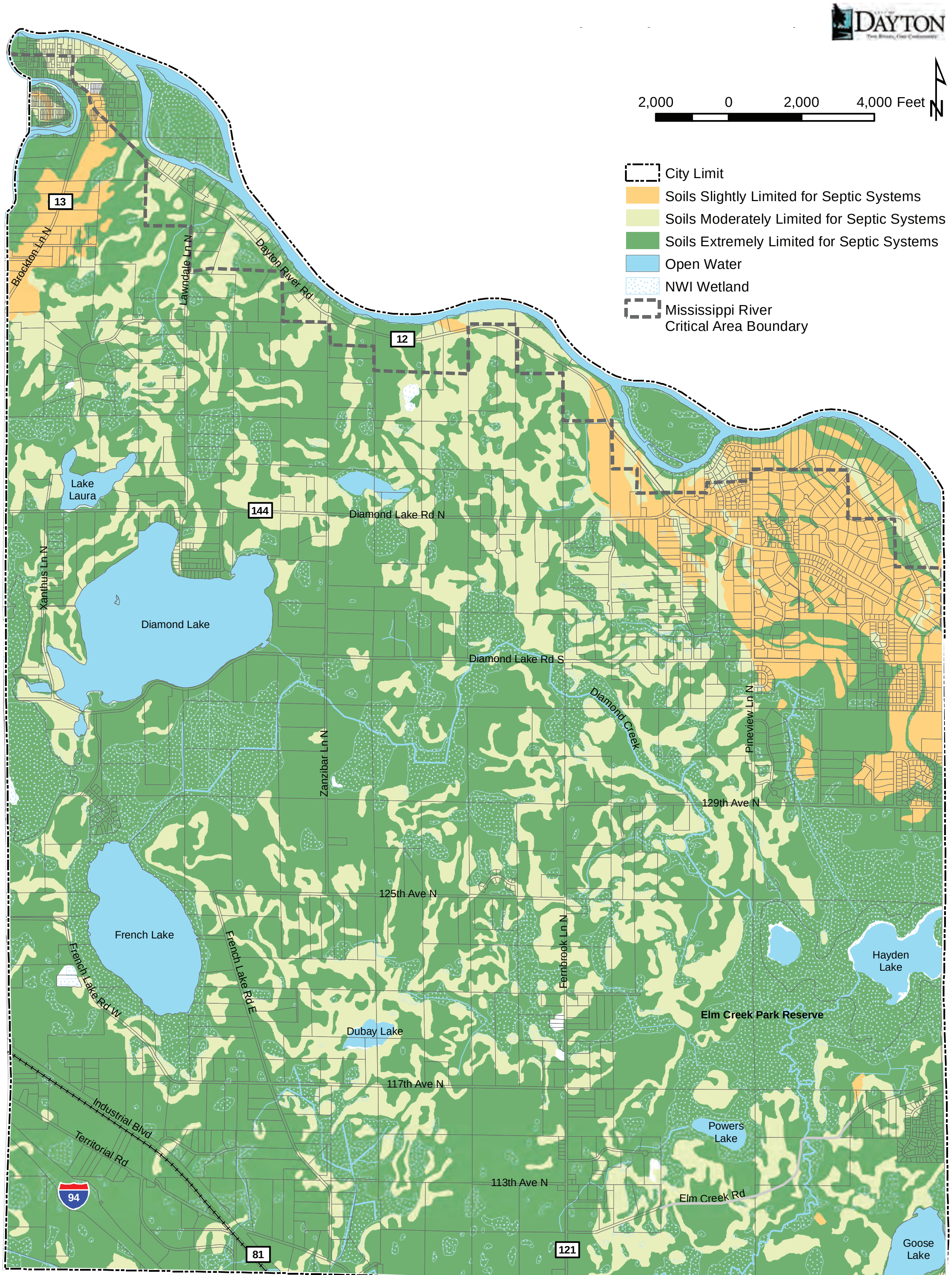
Table 2.1- Soil Type

Soil Type	Acres	Map Symbol
Sandberg loamy coarse sand, 2 to 6 percent slopes	1.5	D8B
Crowfork loamy sand, 1 to 6 percent slopes	1.6	L4B
Urban land-Udorthents (cut and fill land) complex, 0 to 6 percent slopes	1.6	U6B
Malardi-Hawick complex, 12 to 18 percent slopes	2.9	L2D
Bygland silt loam, map >25, 6 to 12 percent slopes, eroded	3.2	D12C2
Langola loamy fine sand, terrace, 2 to 6 percent slopes	3.6	D13B
Foldahl loamy sand, map >25, 0 to 3 percent slopes	3.8	D26A
Udorthents, wet substratum, 0 to 2 percent slopes	4.6	U2A
Udorthents (cut and fill land), 0 to 6 percent slopes	5.2	U3B
Sandberg loamy coarse sand, 12 to 18 percent slopes	6.8	D8D
Water, miscellaneous	6.9	M-W
Shorewood silty clay loam, 3 to 6 percent slopes	7.1	L26B
Lester-Malardi complex, 18 to 35 percent slopes	7.3	L70E
Southhaven loam, 0 to 2 percent slopes	7.5	D23A
Dorset sandy loam, 2 to 6 percent slopes	7.7	D4B
Shorewood silty clay loam, 6 to 12 percent slopes, eroded	8.0	L26C2
Lindaas silt loam, 0 to 2 percent slopes	9.6	D11A
Lester-Malardi complex, 6 to 12 percent slopes, eroded	9.9	L70C2
Metea loamy fine sand, 6 to 12 percent slopes	9.9	L71C
Angus-Malardi complex, 2 to 6 percent slopes	11.2	L17B
Lester-Kilkenny complex, 25 to 35 percent slopes	11.3	L41F
Lester-Kilkenny complex, 12 to 18 percent slopes, eroded	12.0	L41D2
Lester-Metea complex, 12 to 18 percent slopes, eroded	15.8	L61D2
Sandberg loamy coarse sand, 6 to 12 percent slopes	15.9	D8C
Moon loamy fine sand, 2 to 5 percent slopes	19.6	L19B
Klossner muck, depressional, 0 to 1 percent slopes	19.6	L13A
Bygland silt loam, map >25, 2 to 6 percent slopes	20.4	D12B
Angus-Moon complex, 2 to 5 percent slopes	23.9	L60B
Shields silty clay loam, 0 to 3 percent slopes	24.1	L18A
Verndale sandy loam, acid substratum, 2 to 6 percent slopes	24.4	D6B
Dorset-Two Inlets complex, 2 to 6 percent slopes	27.2	D5B
Lester-Malardi complex, 12 to 18 percent slopes, eroded	32.0	L70D2
Dorset sandy loam, 0 to 2 percent slopes	32.4	D4A
Lester-Metea complex, 6 to 12 percent slopes, eroded	33.1	L61C2
Isan sandy loam, depressional, 0 to 1 percent slopes	33.4	D21A
Klossner, Okoboji, and Glencoe soils, ponded, 0 to 1 percent slopes	34.3	L15A
Soderville loamy fine sand, terrace, 0 to 3 percent slopes	35.7	D25A
Minnetonka silty clay loam, 0 to 2 percent slopes	36.2	L9A
Lester-Kilkenny complex, 6 to 12 percent slopes, eroded	40.0	L41C2
Lerdal loam, 1 to 3 percent slopes	46.1	L35A
Canisteo loam, 0 to 2 percent slopes	46.8	L21A
Sandberg loamy coarse sand, 18 to 35 percent slopes	47.4	D8E
Tadkee-Tadkee, depressional, complex, 0 to 2 percent slopes	58.9	L64A
Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	61.3	D30A
Hamel-Glencoe, depressional, complex, 0 to 3 percent slopes	71.5	L132A
Verndale sandy loam, acid substratum, 0 to 2 percent slopes	72.4	D6A
Anoka and Zimmerman soils, terrace, 6 to 12 percent slopes	77.0	D1C
Forada sandy loam, 0 to 2 percent slopes	80.5	D10A
Anoka and Zimmerman soils, terrace, 2 to 6 percent slopes	80.9	D1B
Elkriver fine sandy loam, 0 to 2 percent slopes, rarely flooded	101.4	D2A
Houghton muck, depressional, 0 to 1 percent slopes	105.8	L14A

Soil Type	Acres	Map Symbol
Duelm loamy sand, 0 to 2 percent slopes	113.9	D17A
Fordum-Winterfield complex, 0 to 2 percent slopes, frequently flooded	120.4	D19A
Elkriver fine sandy loam, 0 to 2 percent slopes, occasionally flooded	131.0	D3A
Klossner soils, depressional, 0 to 1 percent slopes	143.7	L49A
Lester loam, morainic, 18 to 25 percent slopes	152.9	L22E
Hubbard loamy sand, 6 to 12 percent slopes	154.6	D7C
Lester loam, morainic, 25 to 35 percent slopes	162.9	L22F
Angus-Kilkenny complex, 2 to 6 percent slopes	197.1	L40B
Le Sueur loam, 1 to 3 percent slopes	226.0	L25A
Suckercreek loam, 0 to 2 percent slopes, frequently flooded	229.5	L27A
Seelyeville and Markey soils, ponded, 0 to 1 percent slopes	234.2	D16A
Hubbard loamy sand, 0 to 2 percent slopes	295.3	D7A
Isan sandy loam, 0 to 2 percent slopes	323.1	D20A
Hubbard loamy sand, 2 to 6 percent slopes	449.2	D7B
Houghton and Muskego soils, depressional, 0 to 1 percent slopes	488.1	L50A
Dundas-Cordova complex, 0 to 3 percent slopes	503.6	L45A
Muskego, Blue Earth, and Houghton soils, ponded, 0 to 1 percent slopes	564.4	L16A
Glencoe loam, depressional, 0 to 1 percent slopes	707.2	L24A
Nessel loam, 1 to 3 percent slopes	872.4	L44A
Lester loam, morainic, 12 to 18 percent slopes, eroded	917.6	L22D2
Cordova loam, 0 to 2 percent slopes	956.5	L23A
Water	1,049.7	W
Hamel, overwash-Hamel complex, 1 to 4 percent slopes	1,163.3	L36A
Lester loam, morainic, 6 to 12 percent slopes, eroded	2,206.5	L22C2
Angus loam, morainic, 2 to 5 percent slopes	2,280.9	L37B

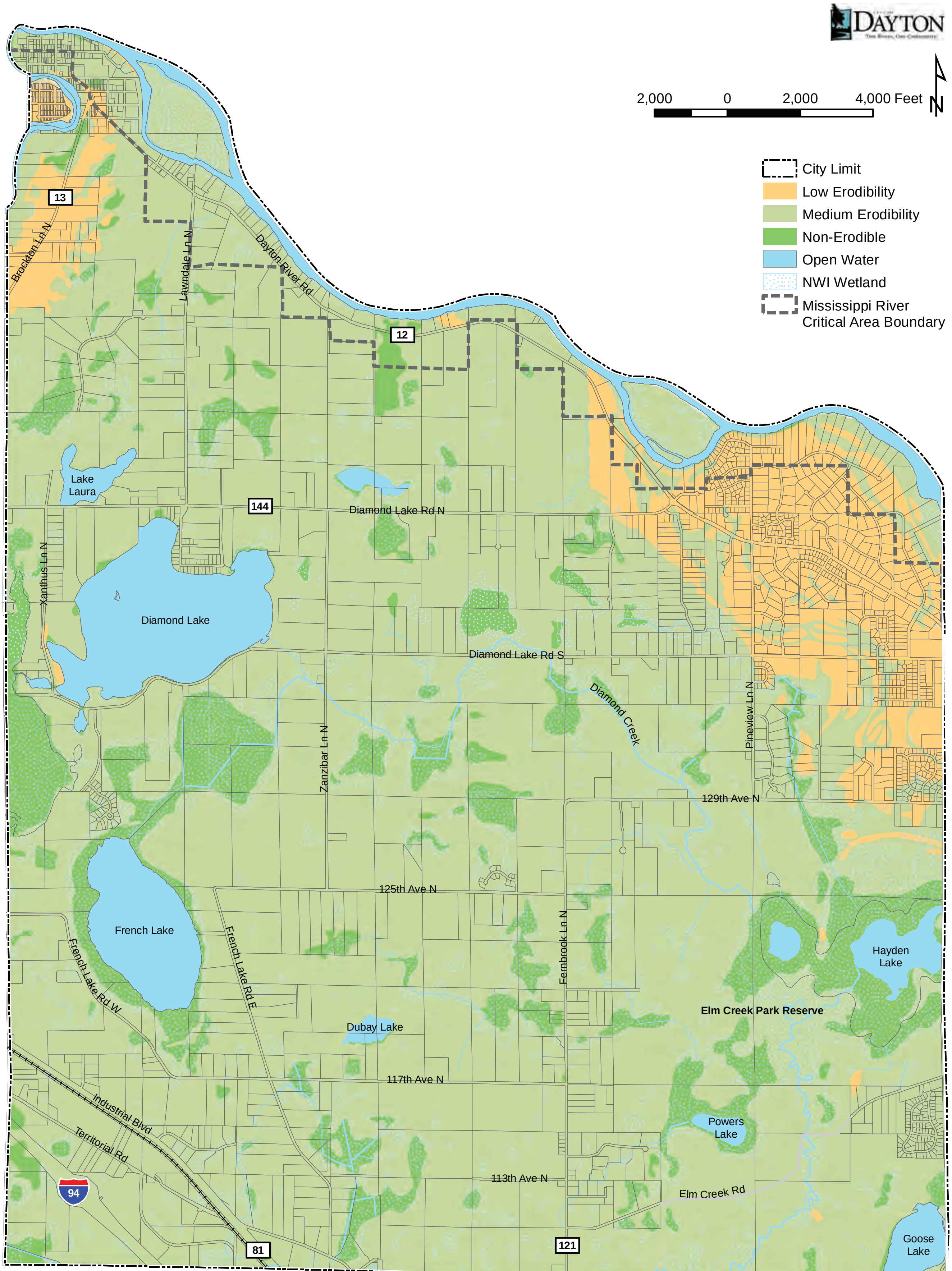
Figure 2.5

Soil Limitations for On-Site Septic Systems



February 11, 2008

Figure 2.6
Soil Erodibility



February 11, 2008

Figure 2.7

Hydrology Inventory

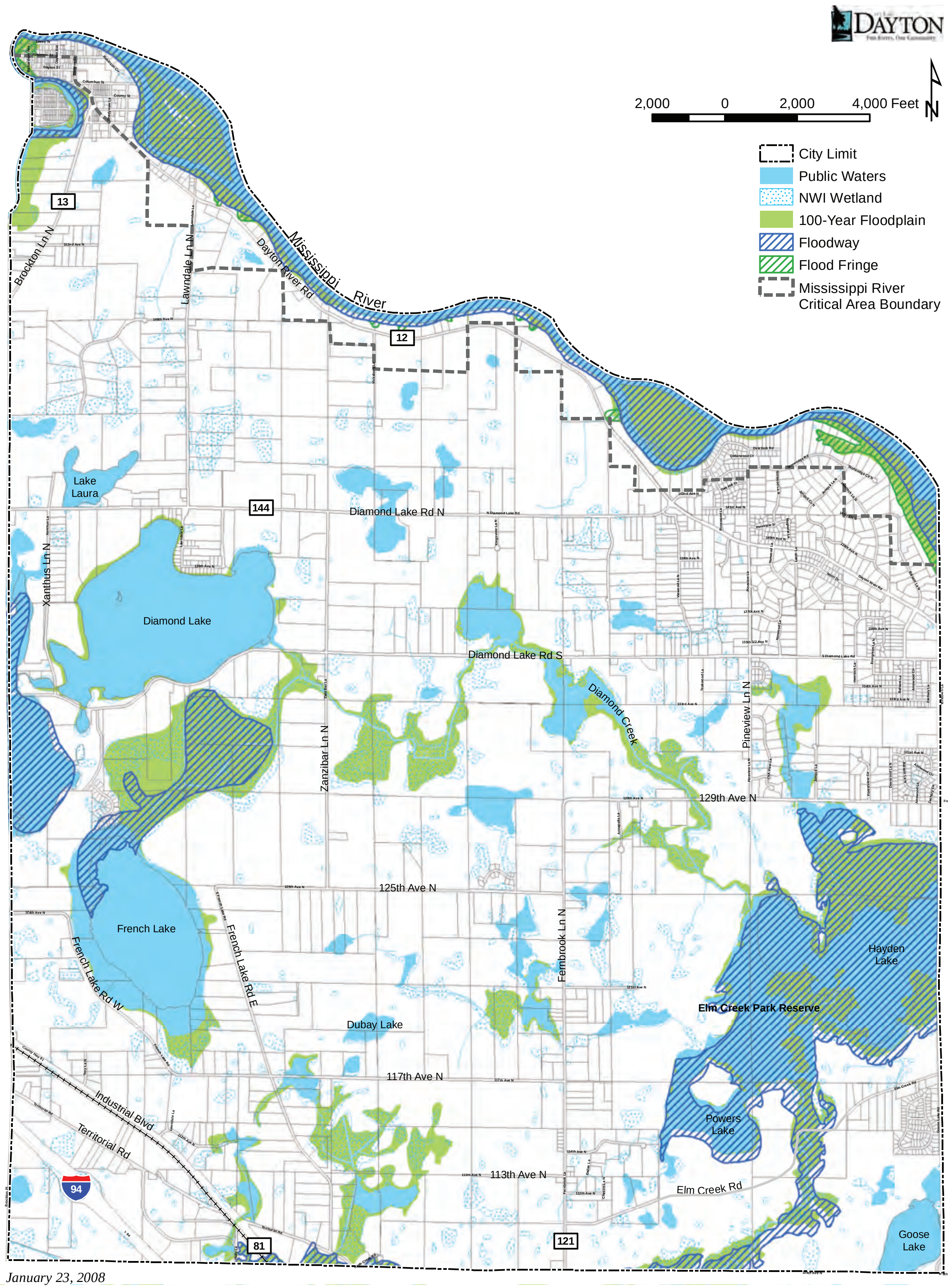
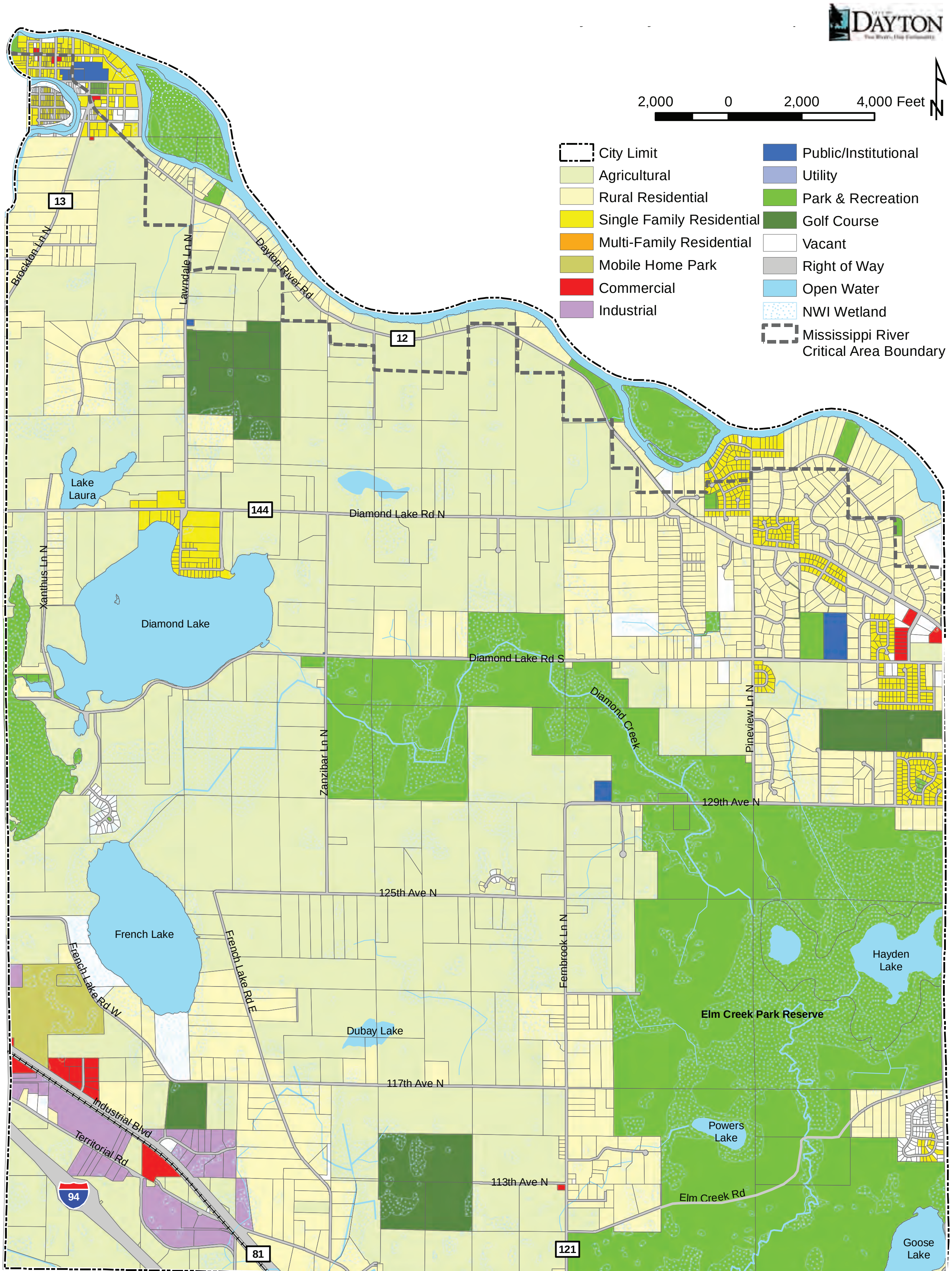


Figure 4.1

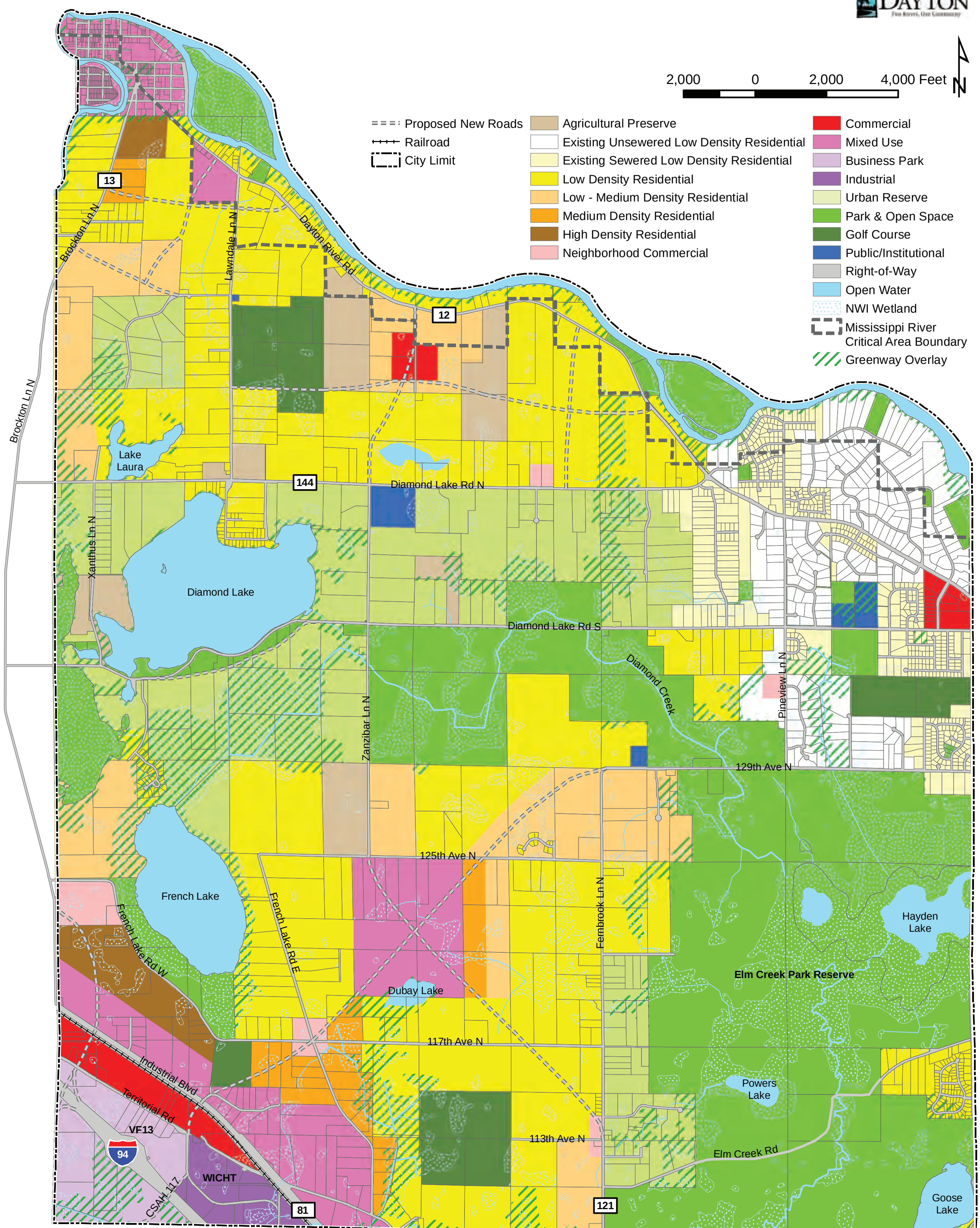
Existing Land Use Inventory



January 23, 2008

Figure 4.2

2030 Future Land Use



June 12, 2009

Table 4.3- Land Use Categories

Land Use Category	Description
Commercial	This category is intended to accommodate general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, and other auto-oriented businesses. Limited office and service uses are also appropriate, depending on scale and location.
Neighborhood Commercial	This category is intended to be neighborhood based and include uses such as a small grocery or convenience store, coffee shop/deli, and personal and health services for Dayton's residents. The site and architecture design should be of scale and design compatible with the surrounding uses.
Business Park	This category is intended to accommodate larger office buildings and corporate campus development, as well as light-industrial and office-warehouse development that require larger sites.
Industrial	This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office, and other related industrial uses.
Public/Institutional	This category is primarily intended to provide religious, governmental, and/or education facilities.
Mixed Use	This category is intended to provide a mix of residential and commercial uses. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development is often stacked, consisting of main floor retail space with office or housing units located above. Residential density shall occur at a minimum of 8 units/acre.
Existing Sewered Low Density Residential	This category accounts for existing residential development in the City of Dayton at lower densities in the northeast quadrant of the City that is served by sewer. The average density for this area is approximately 1.18 units per acre.
Existing Unsewered Low Density Residential	This category accounts for existing residential development in the City of Dayton at very low densities in the northeast quadrant of the City. Before providing wastewater to any of these parcels, the City will need to submit a Comprehensive Plan Amendment.
Low Density Residential	This category identifies areas for single-family detached residential development at a density of 2.3 units/acre except for property within the Critical Area which will be limited to 2.2 units/acre.
Low-Medium Density Residential	This category identifies areas primarily for single-family detached homes with some twin- or townhomes at a slightly higher density of 4 to 8 units/acre.
Medium Density Residential	This category is intended to provide for twin/townhome development, multiplex development, and row-homes at densities of 6 to 12 units/acre.
High Density Residential	This category is intended to accommodate the development of multiplex and low- to high-rise apartment buildings or condominiums. Development will occur at a density of 10 units/acre or greater. Architecture and landscaping is important in high density residential areas to ensure that development is appropriate and consistent with the community's character.
Urban Reserve	This category is to preserve land for post-2030 urban development. To promote an efficient future development pattern in this area development before 2030 will be limited 1 unit/40 acres. The boundary of the Urban Reserve will be reviewed every 10 years.
Agricultural Preserve	These parcels are enrolled in the Agricultural Preserve program. Density in this district is limited to 1 unit per 40 acres.
Park and Open Space	This category is intended to provide areas of public or private ownership that will remain undeveloped or with limited development serving a recreational purpose that will be permanently preserved for the important recreational or ecological benefits provided to the region. This area includes the Elm Creek Park Reserve.
Community Park	This category is intended to provide park and facilities for community-scale recreation. This use typically includes a mix of open space with recreational facilities such as ball fields, playgrounds, or picnic facilities.
Golf Course	This category area is intended to identify existing and/or planned golf course facilities.
Open Water	This category provides permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.
Wetlands	This category is intended to provide the wetlands included in the National Wetlands Inventory (NWI), or identified through City or Watershed District Natural Resource or wetland inventory.

Figure 4.5

Staging Plan

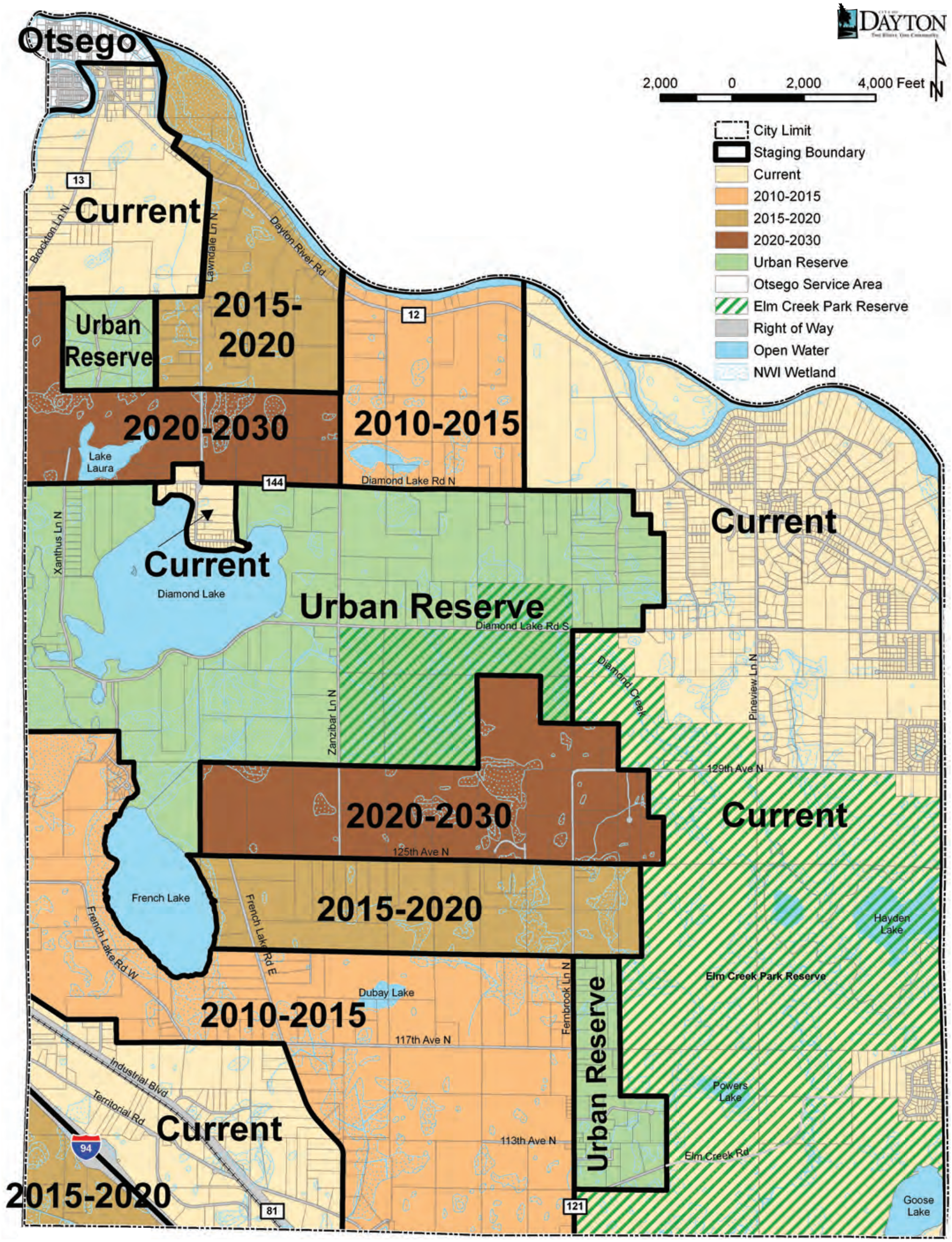
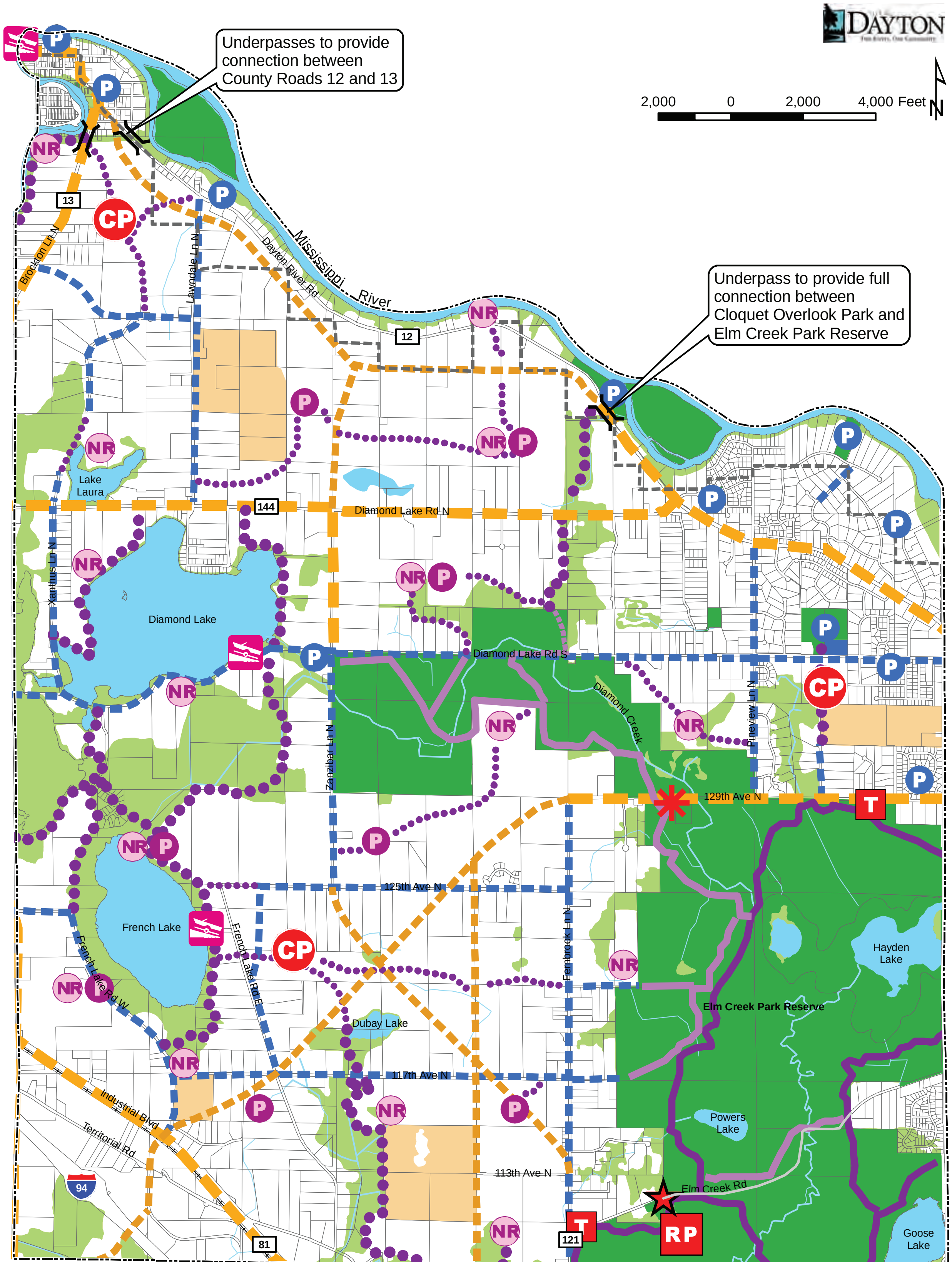


Figure 7.1

Parks, Trails and Open Space Plan



March 4, 2008

Park, Trail & Open Space Plan Legend

City of Dayton 2007 Comprehensive Plan

Existing Park
Natural Resource Park & Neighborhood Park
Neighborhood Park
Community Park
Natural Resource Park
DNR Boat Launch
Elm Creek Park Activity Area
Elm Creek Park Entrance
Elm Creek Park Activity Area
Elm Creek Park Paved Trail Access & Parking
Trail Connect Conceptual Park to City System (9.98 Miles)
Conceptual Elm Creek Park Unpaved Trail (0.52 Miles)
Trails Adjacent to Local Road (21.66 Miles)
Trail Adjacent to Conceptual County Road (11.78 Miles)
Conceptual Independent Corridor Trail (11.64 Miles)
Trails Adjacent to County Road (13.99 Miles)
Elm Creek Park Paved Trail (7.15 Miles)
Elm Creek Park Unpaved Trail (6.51 Miles)
City Limit
Mississippi River
Critical Area Boundary
Existing Park
Conceptual Open Space Planning Efforts
School
Multi-Purpose Greenway Overlay

Figure 8.1- Dayton Issues Map

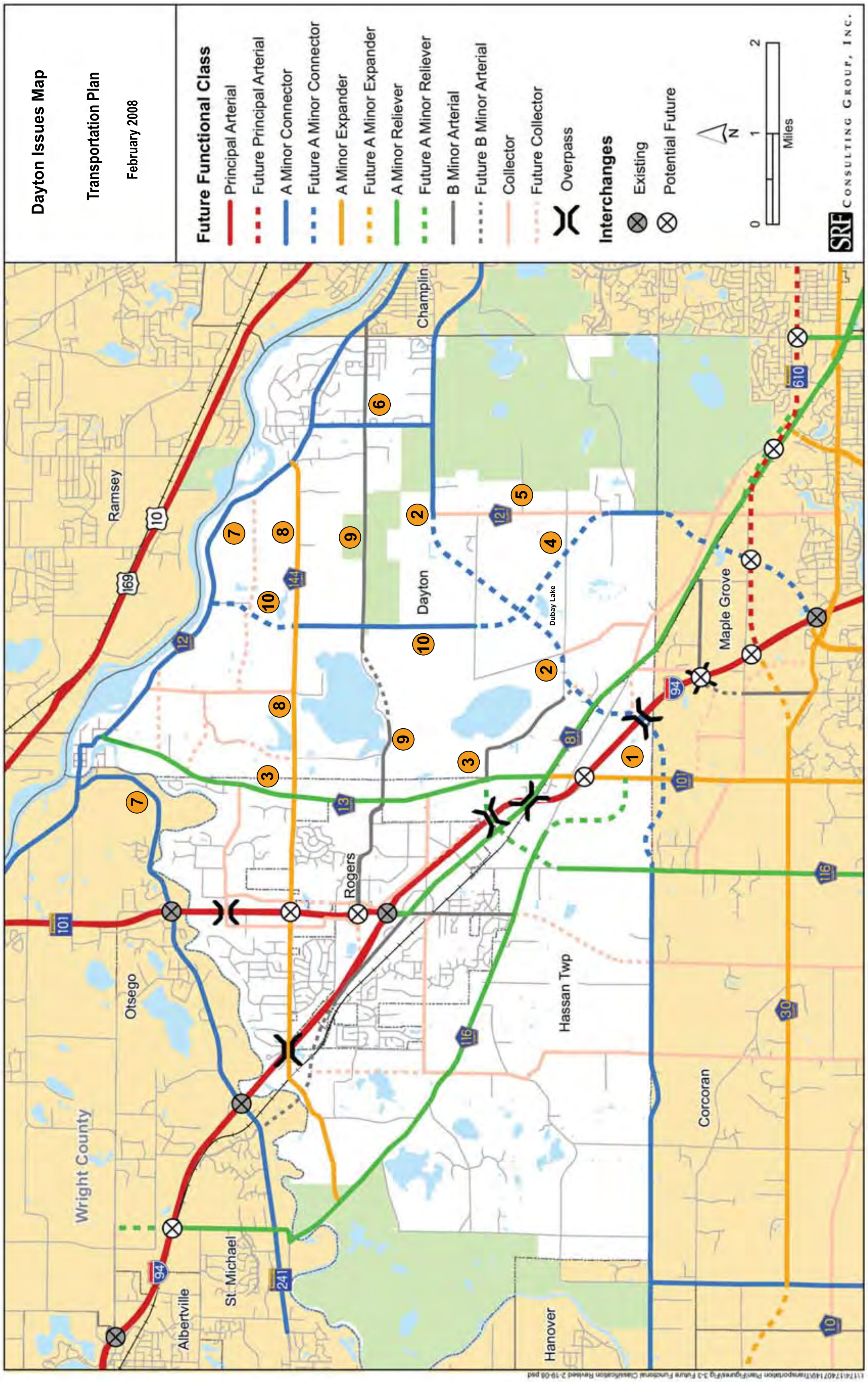


Figure 8.2- Study Area and Area of Influence

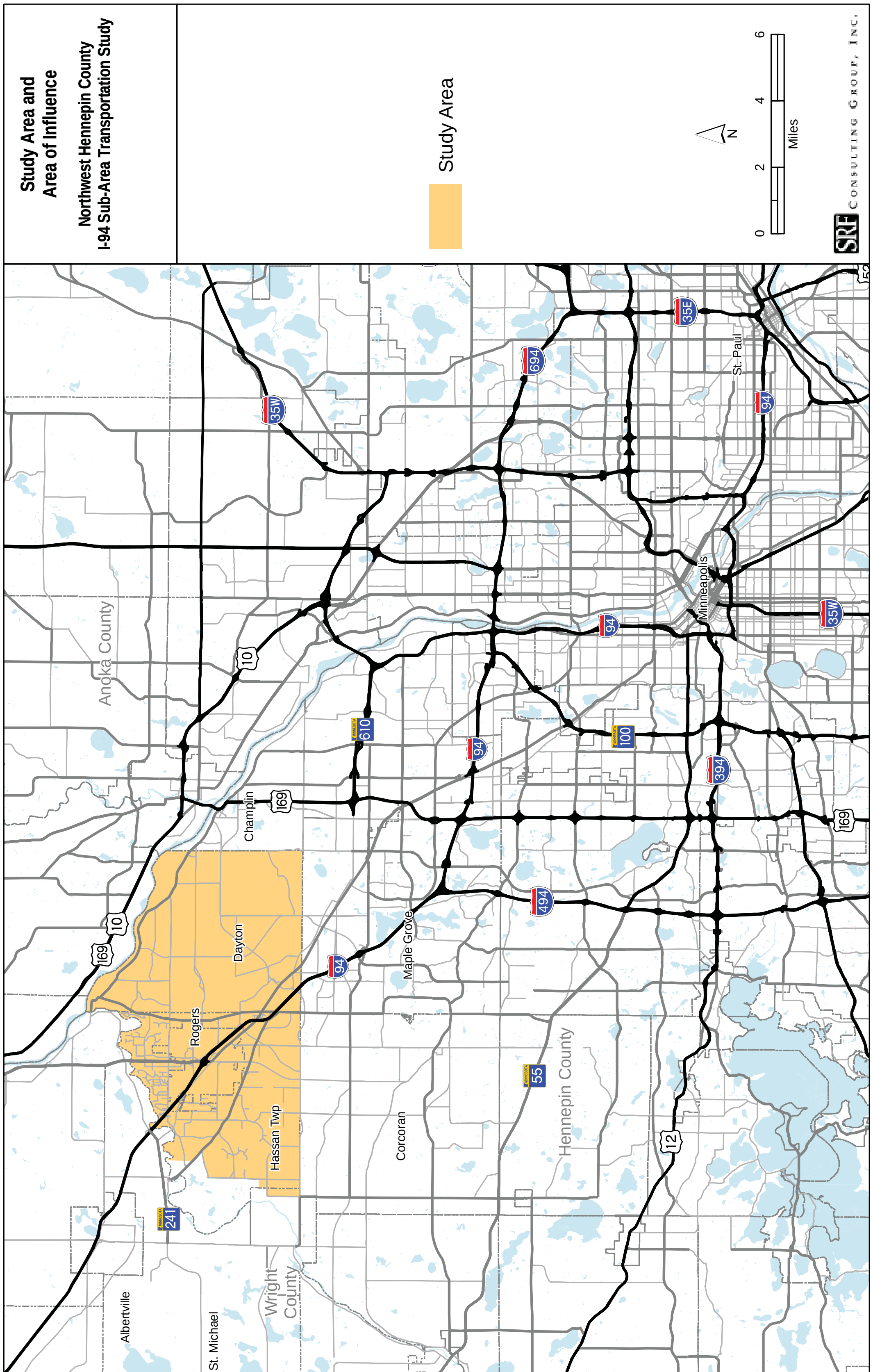
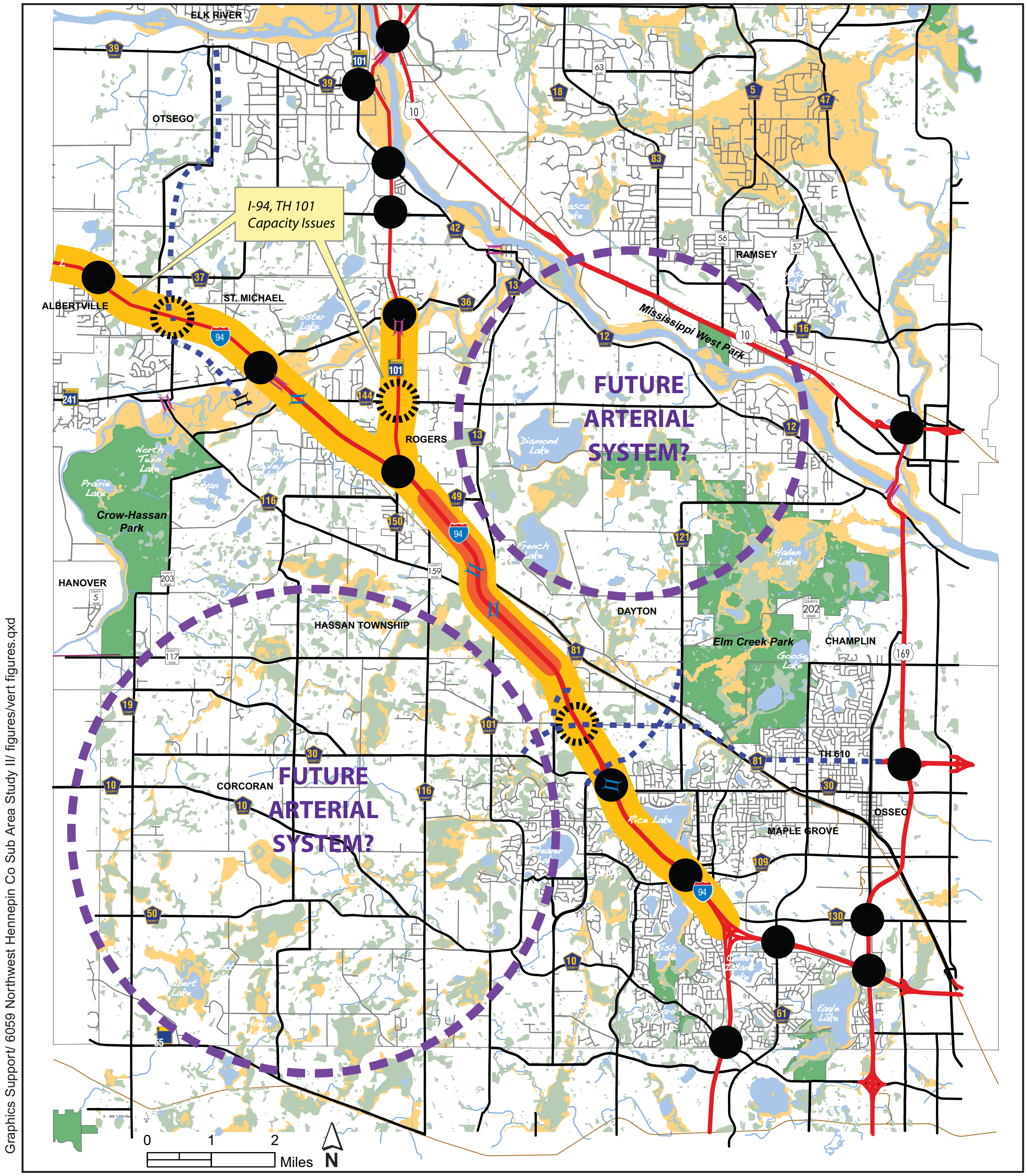


Figure 8.3- Regional Issues Map



LEGEND

Transportation

- 94 Overpasses
- River Crossings
- Future River Crossings
- Interregional Corridors
- Existing Interchanges
- Future interchanges
- Planned future roads
- I-94 Access
- Capacity Issues
- Major Roadway
- Minor Roadway
- Railroads

Natural Features

- Open Water
- Streams
- 100 year floodplain
- Parks
- Wetlands

SRF Consulting Group, Inc.

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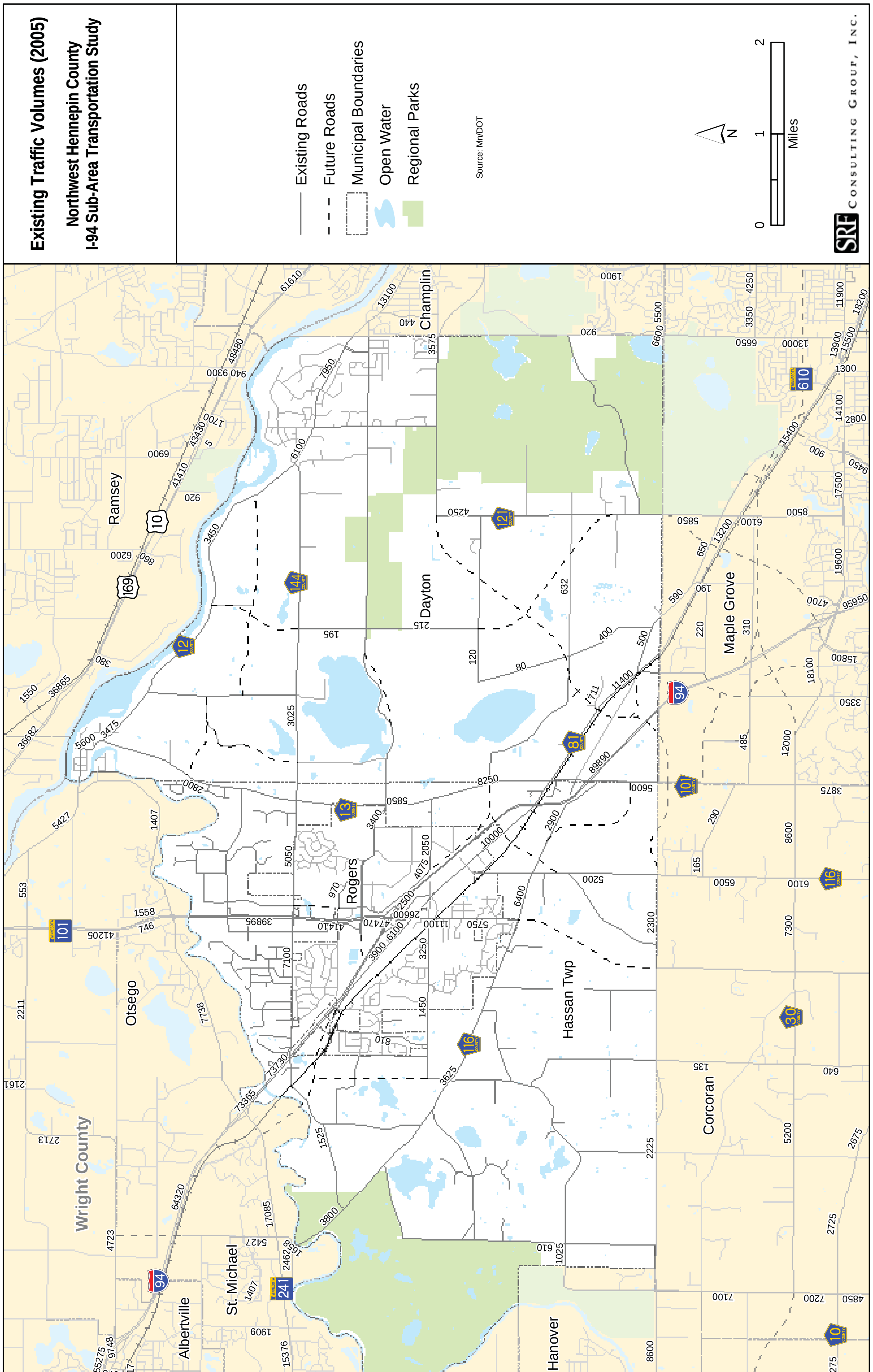
Issues Map

Northwest Hennepin County I-94 Sub-Area Transportation Study

Cities of Dayton, Rogers, Hassan Township

Figure 8.4- Existing Traffic Volumes, 2005



City of Dayton 2030 Comprehensive Plan

Figure 8.5- Existing Conditions

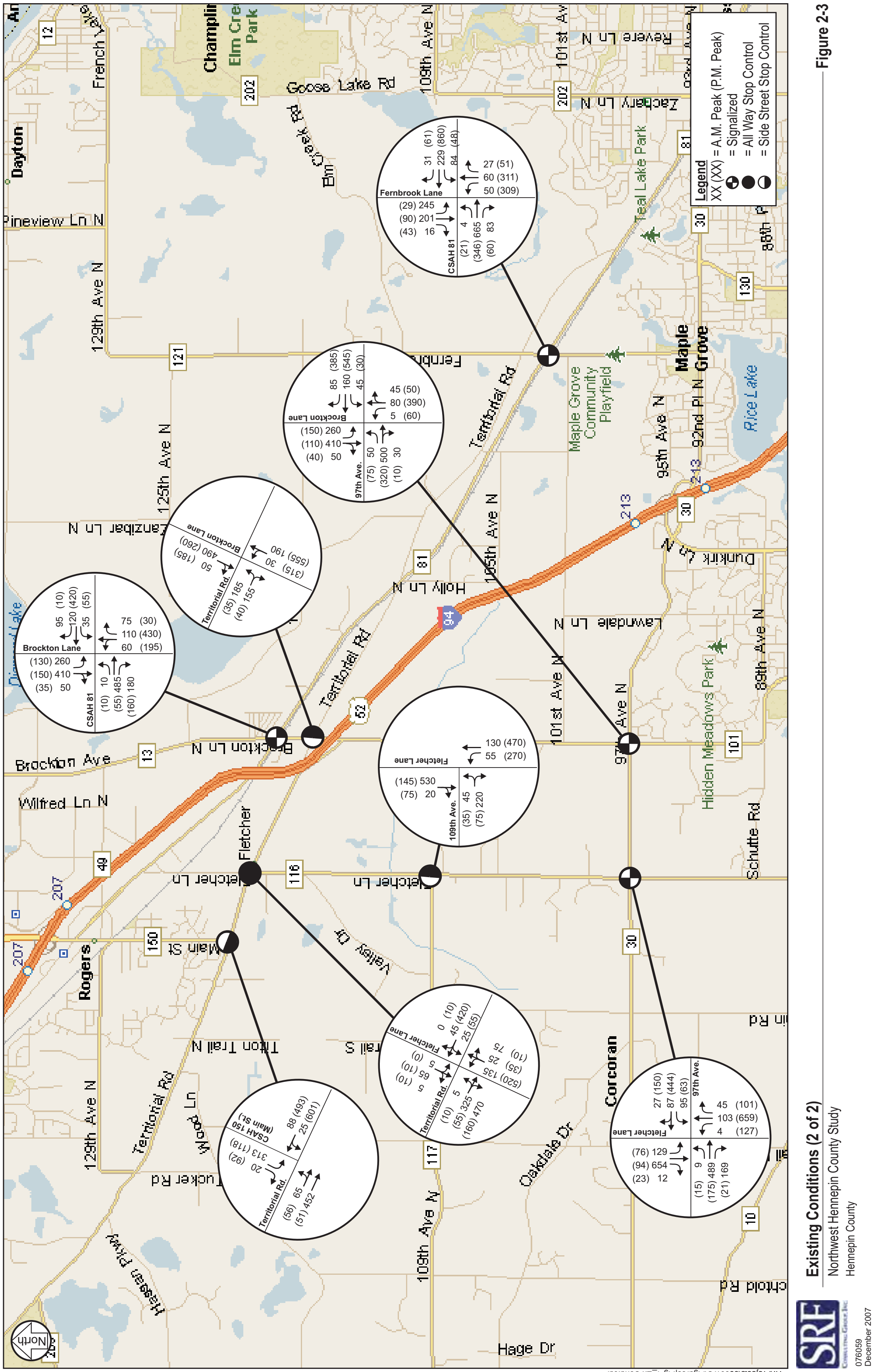


Figure 8.8- Existing A.M. Level of Service

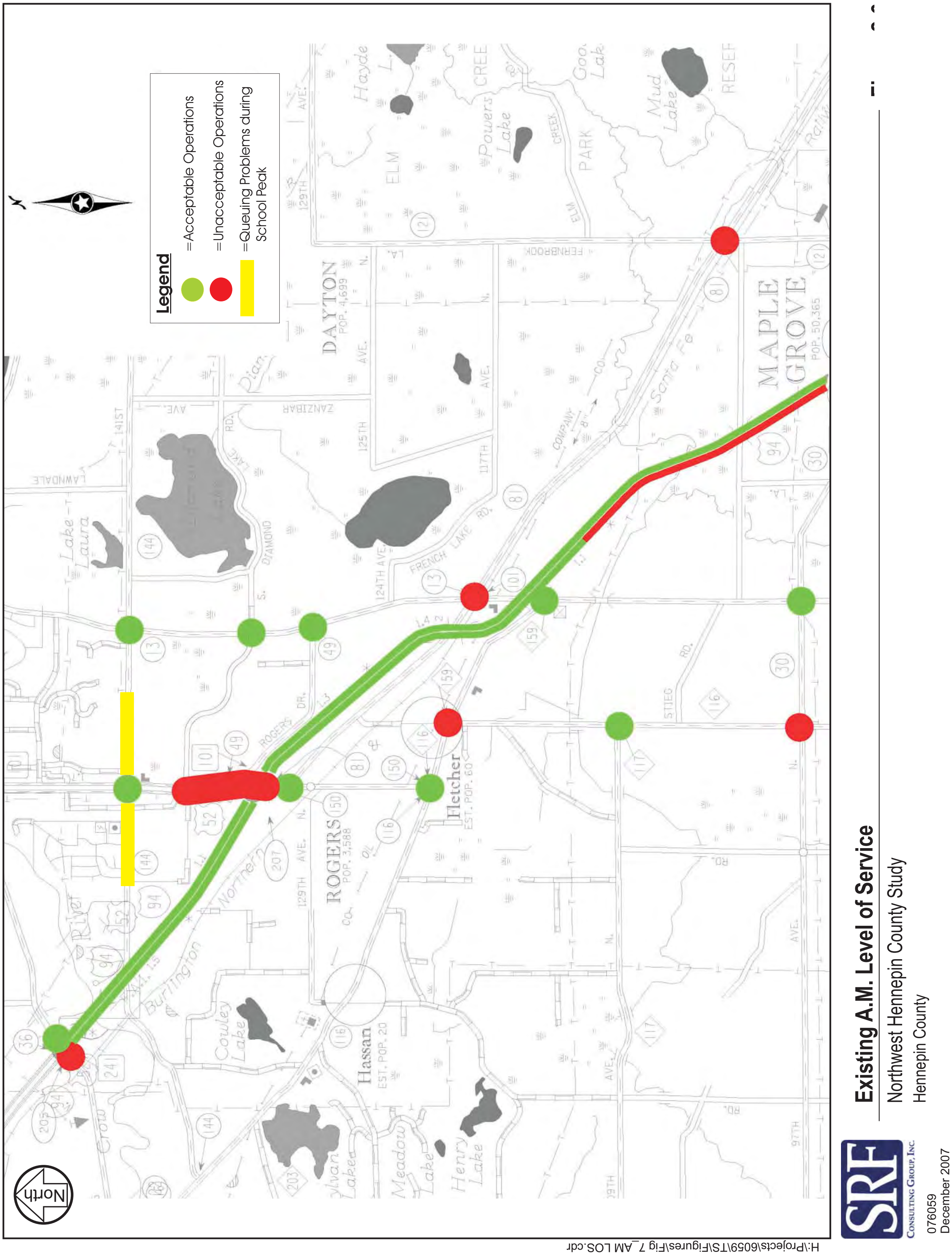


Figure 8.9- Existing P.M. Level of Service

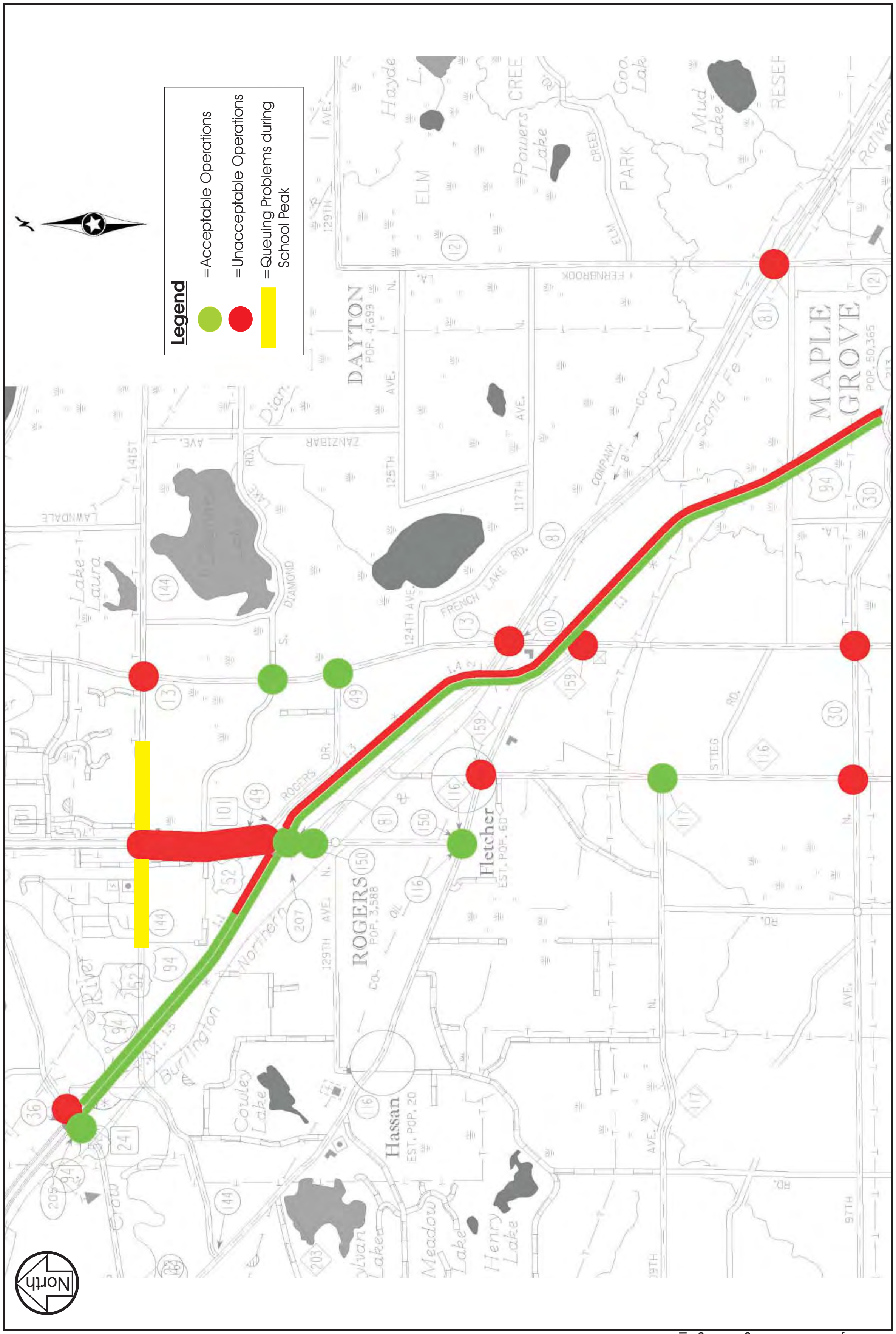


Figure 8.10- Crashes 2002-2006

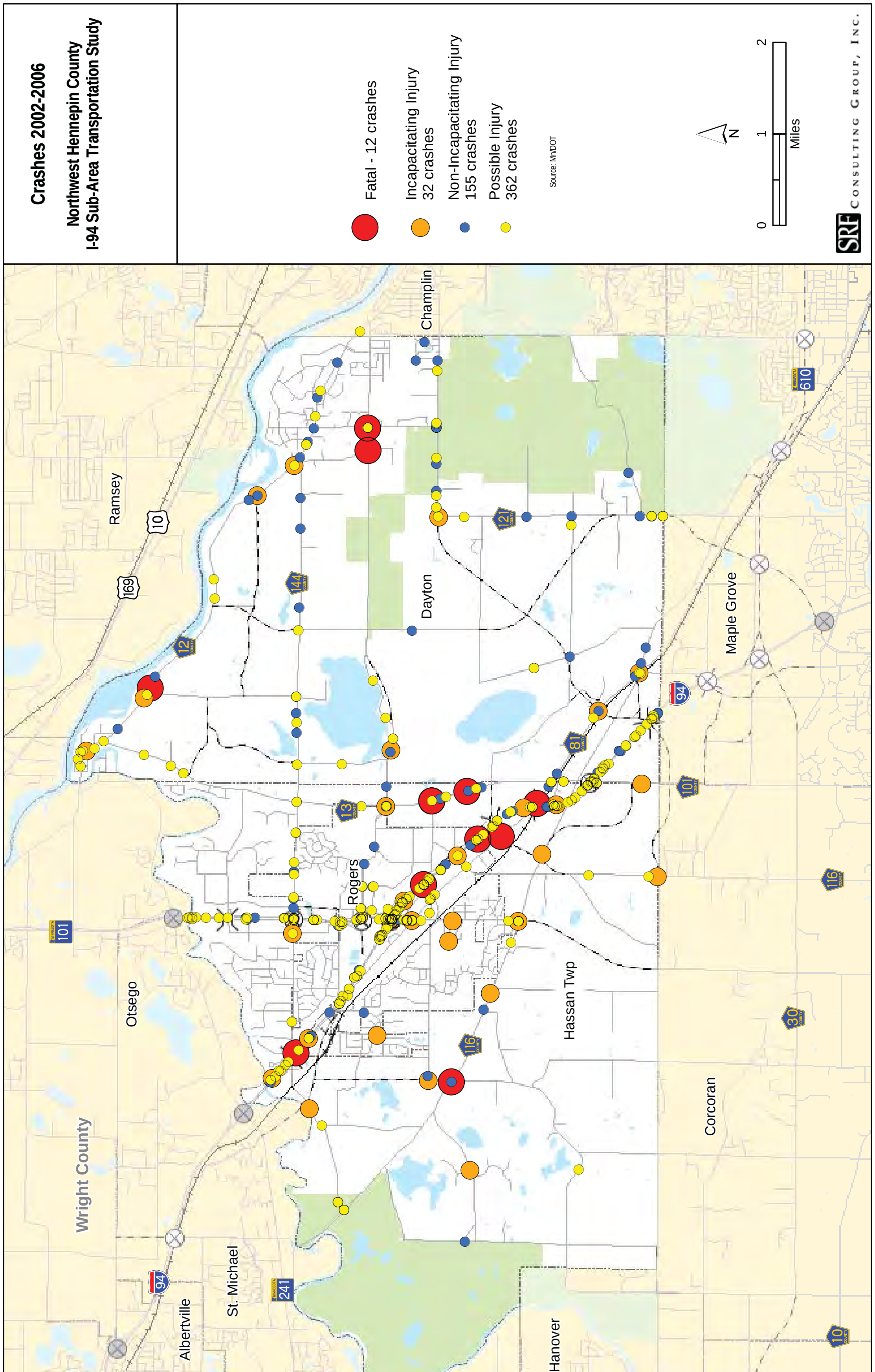


Figure 8.12- Existing Roadway Functional Classification

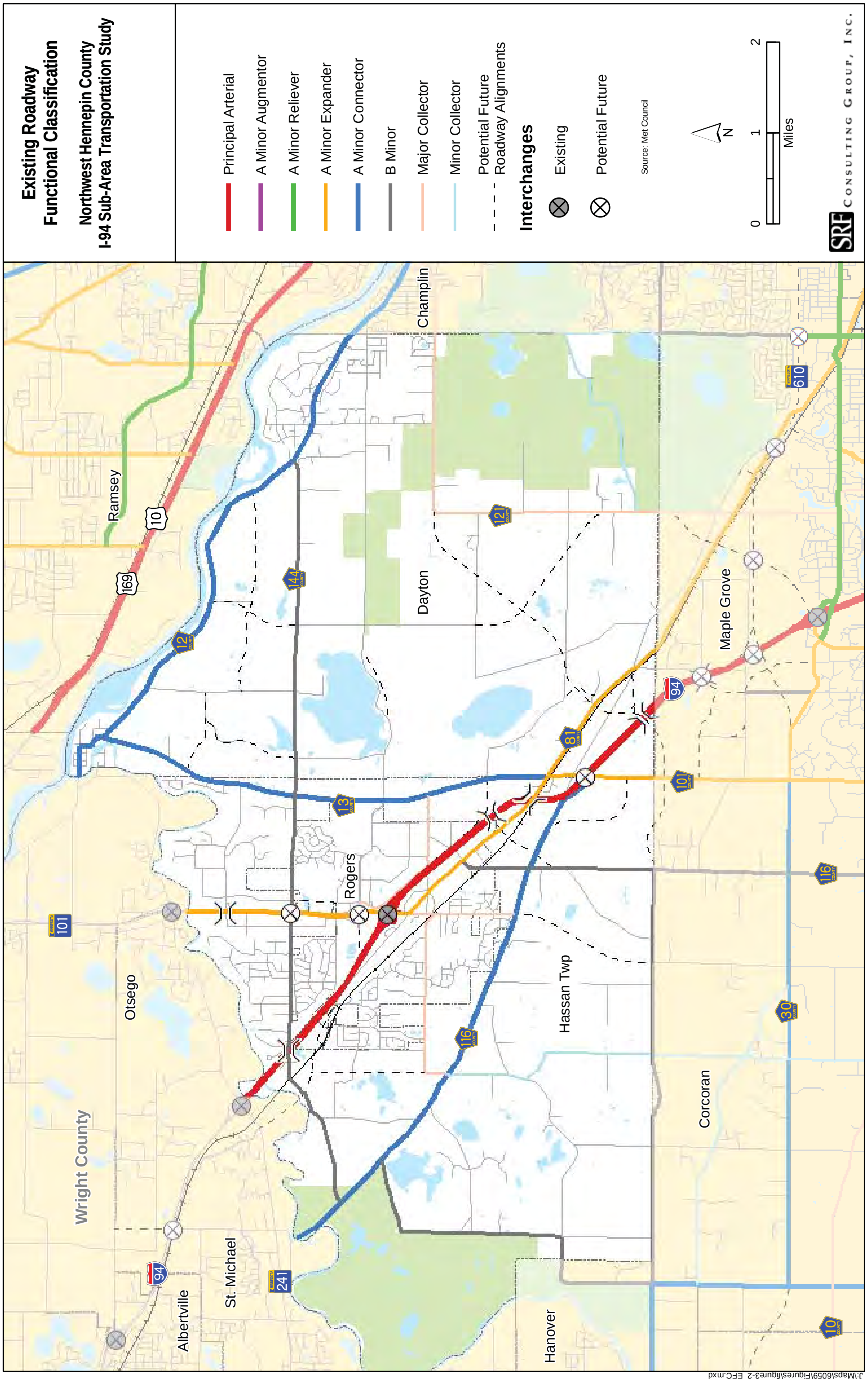


Figure 8.13- Future Functional Classification

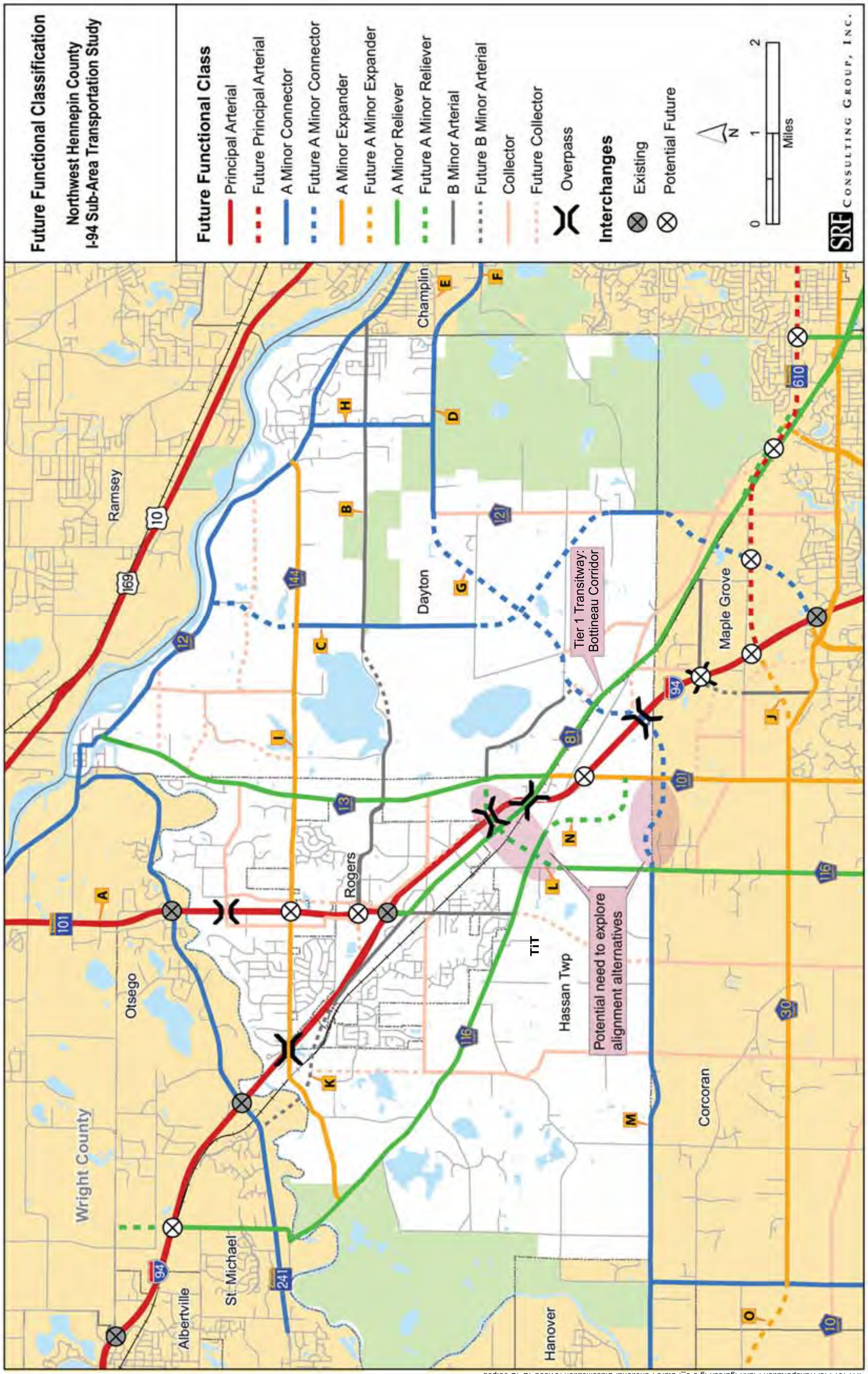
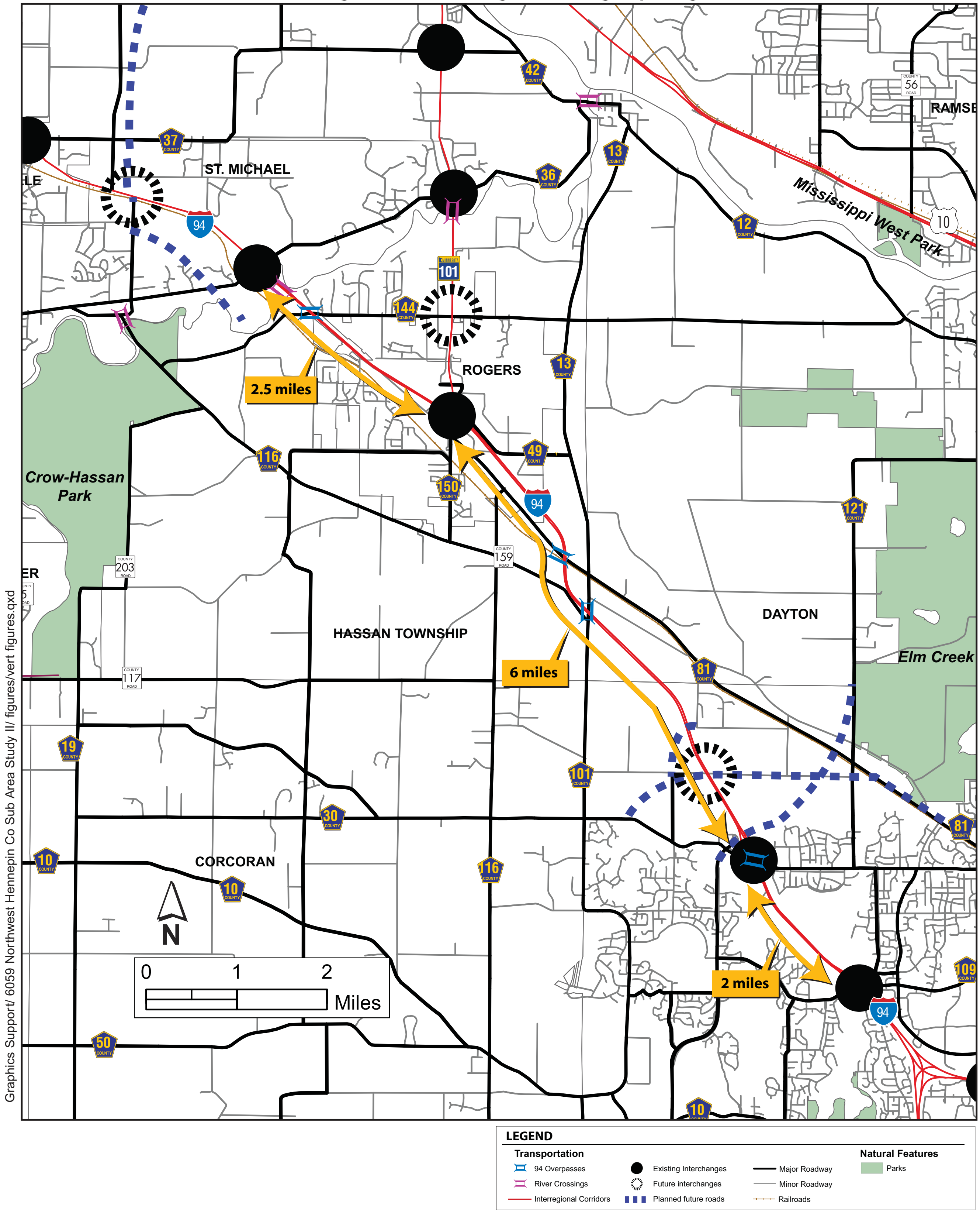


Figure 8.14- Existing Interchange Spacing



SRF Consulting Group, Inc.

Existing Interchange Spacing

Northwest Hennepin County I-94 Sub-Area Transportation Study

Cities of Dayton, Rogers, Hassan Township

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Figure 8.15- Existing Roadway Jurisdiction

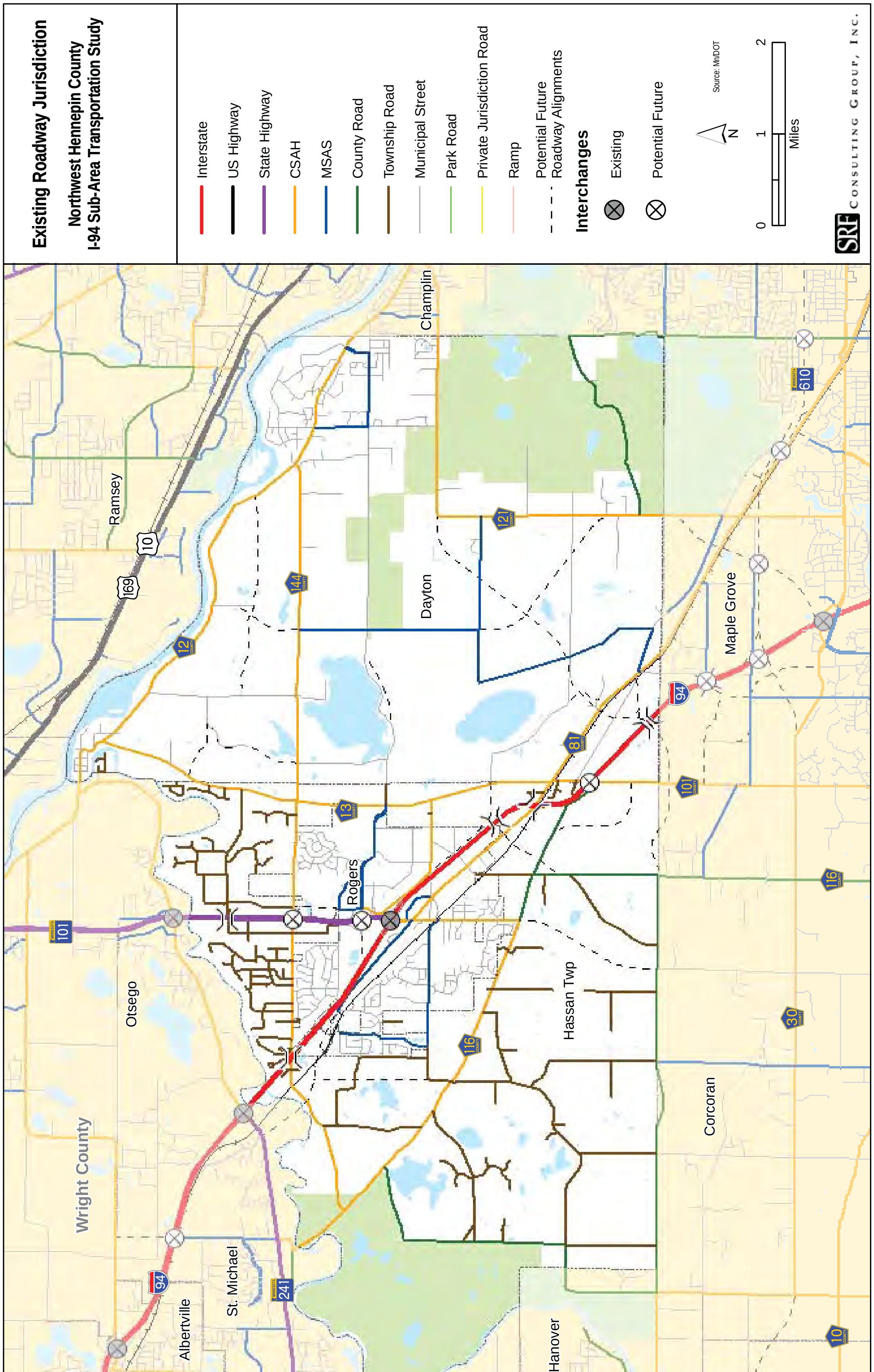


Figure 8.16- Potential Jurisdictional Changes

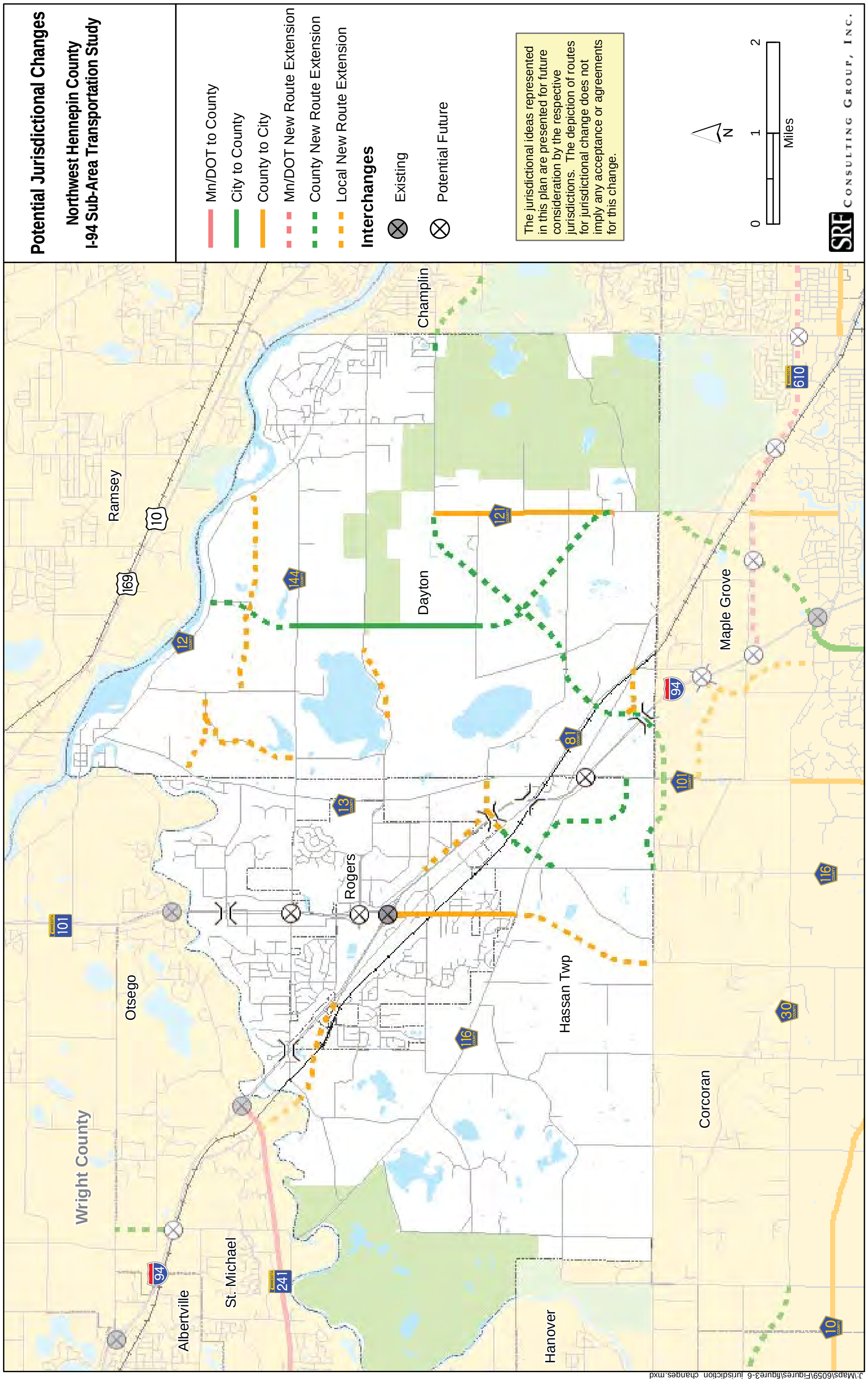


Figure 8.17- Existing Number of Lanes

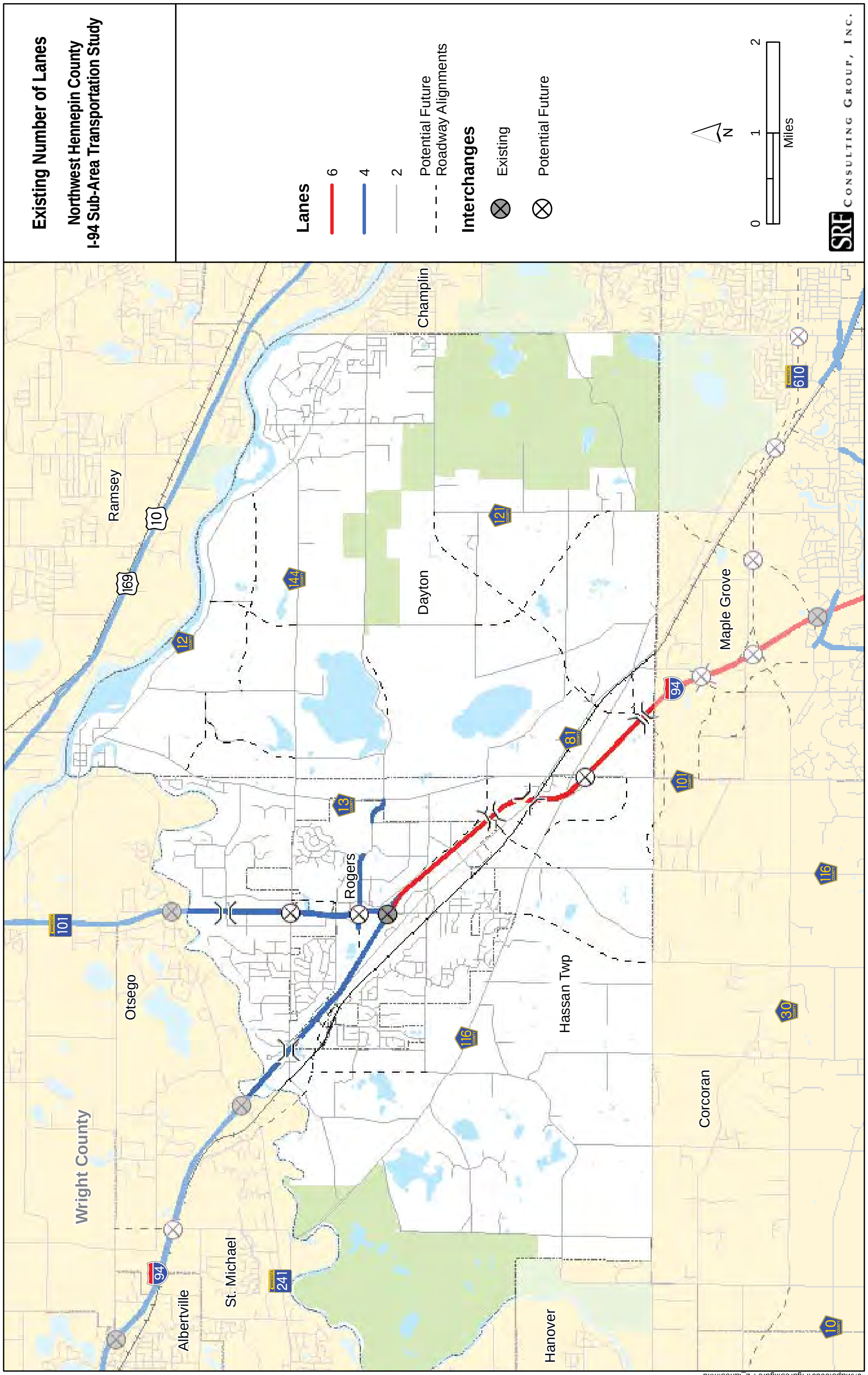


Figure 8.18- 2030 Congestion- No-Build

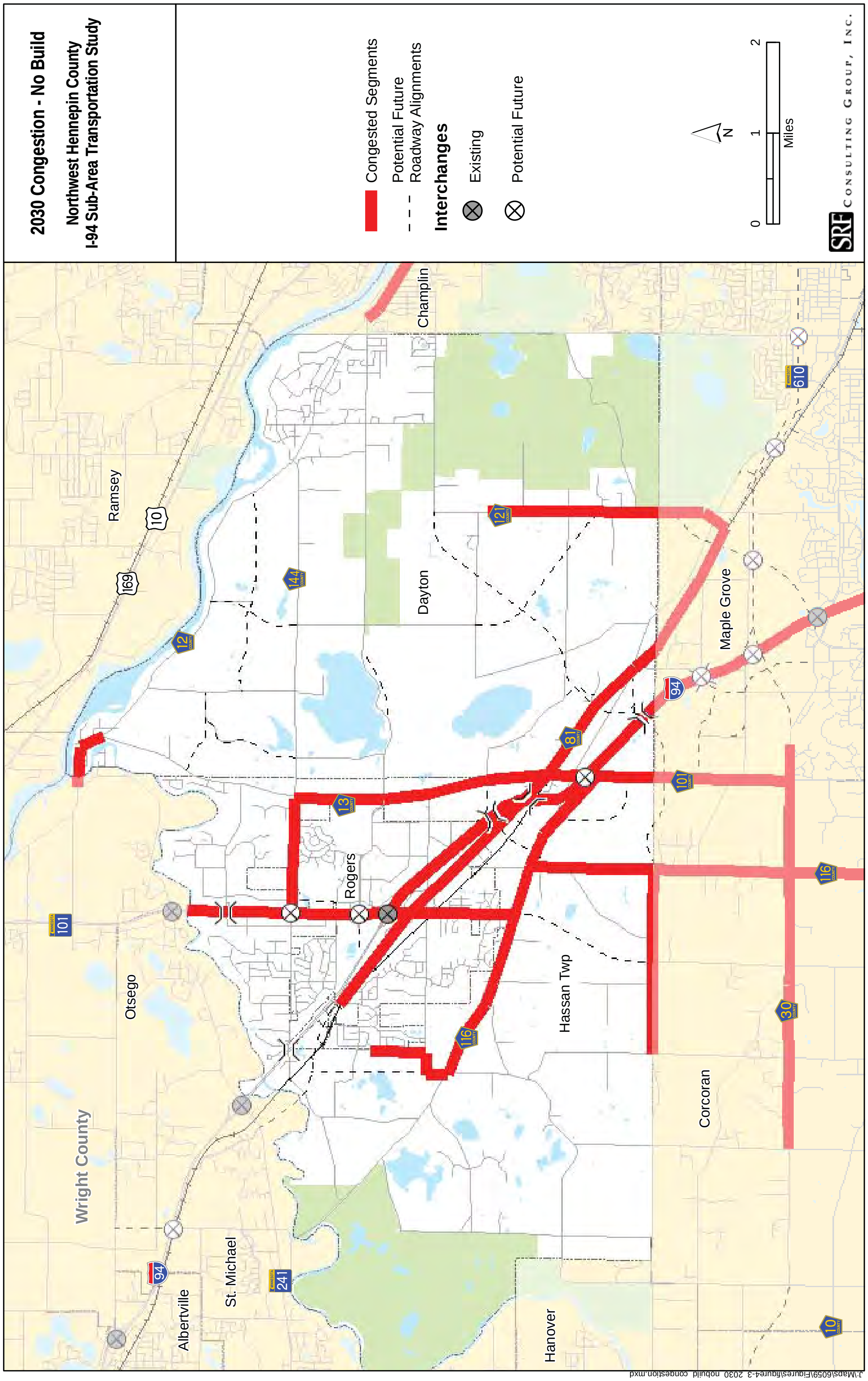


Figure 8.20- Recommended Access Spacing

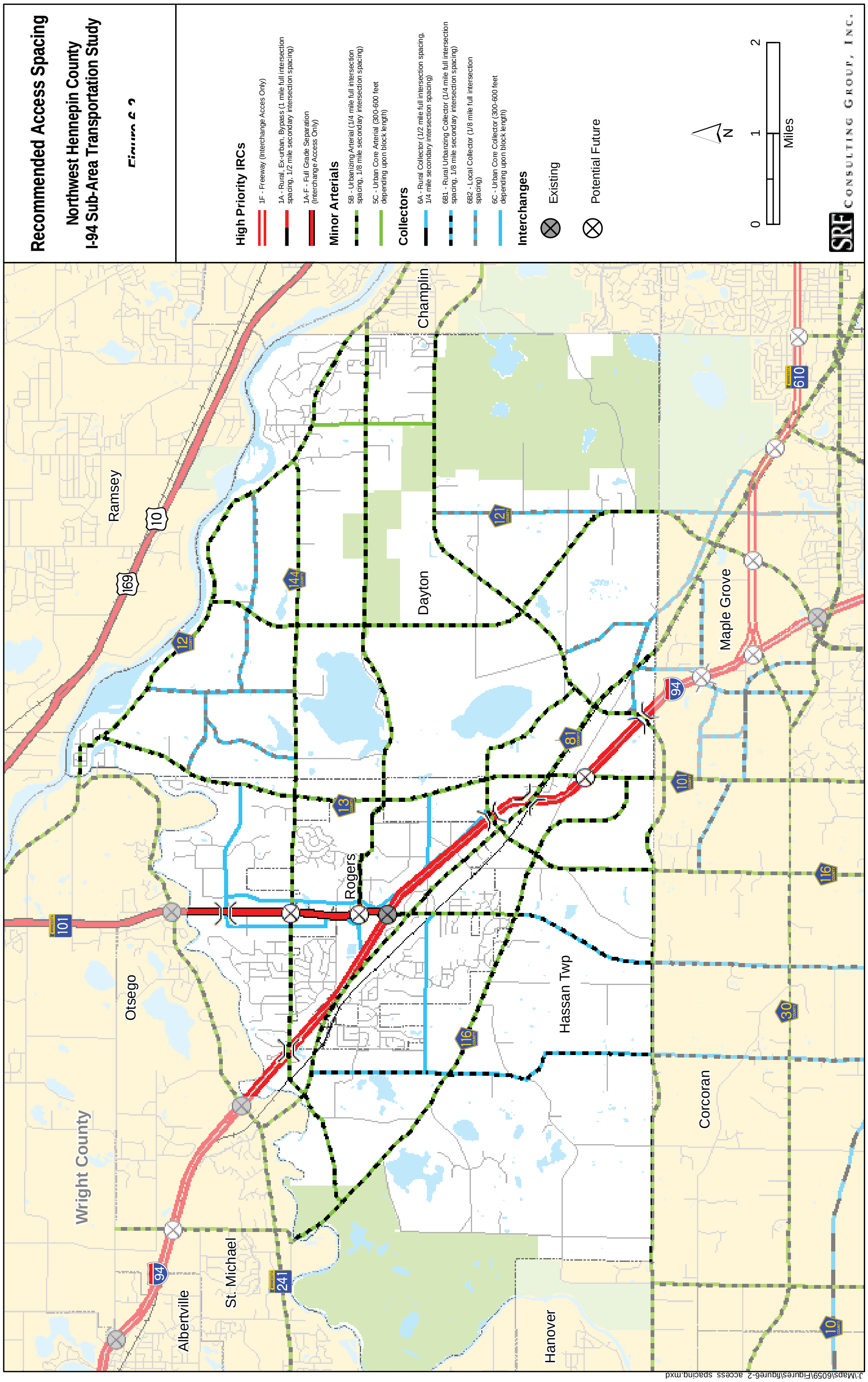


Figure 8.21- Recommended Roadway Lane Configuration 2030

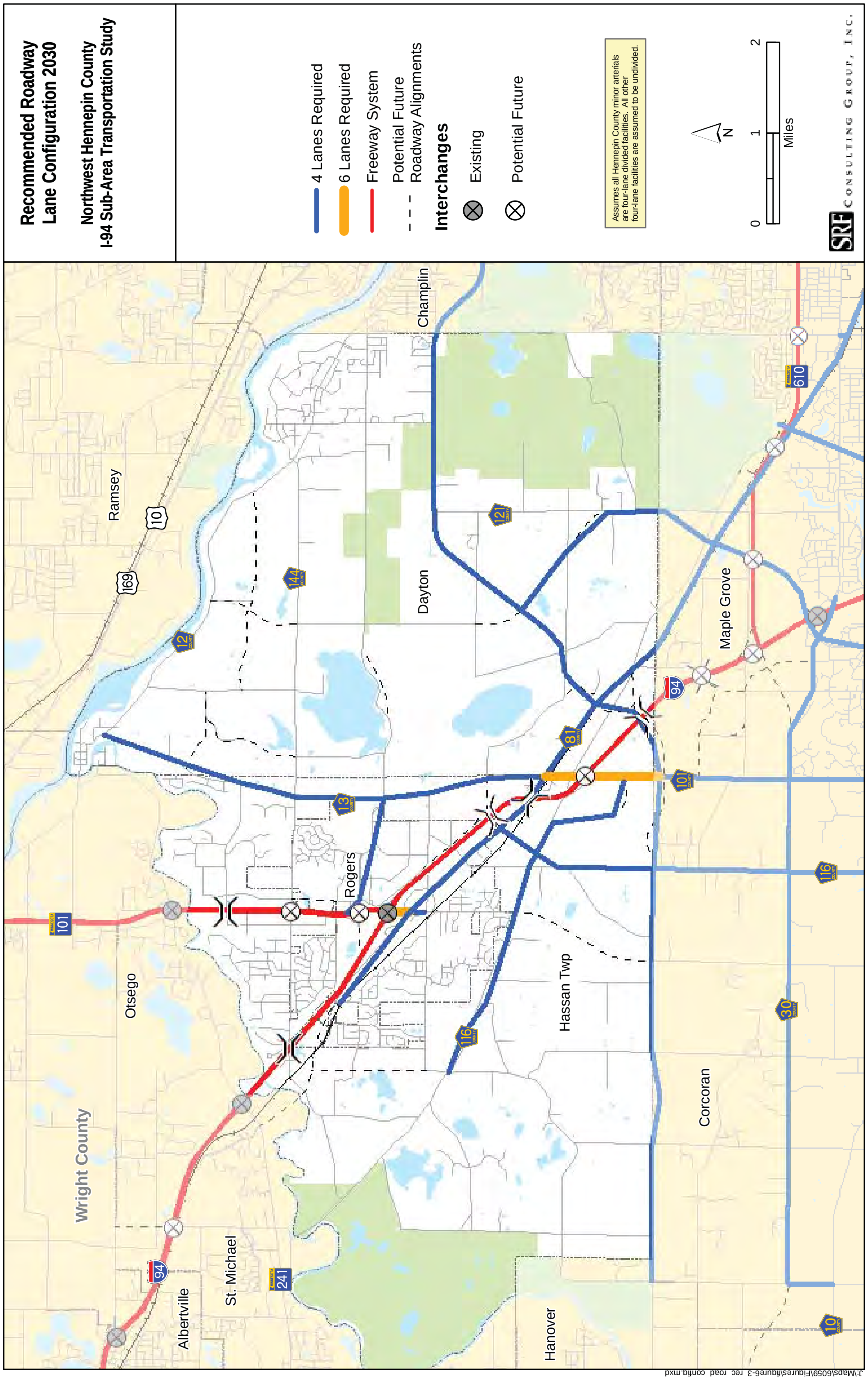


Figure 8.22- Historic Village Alignment Alternatives

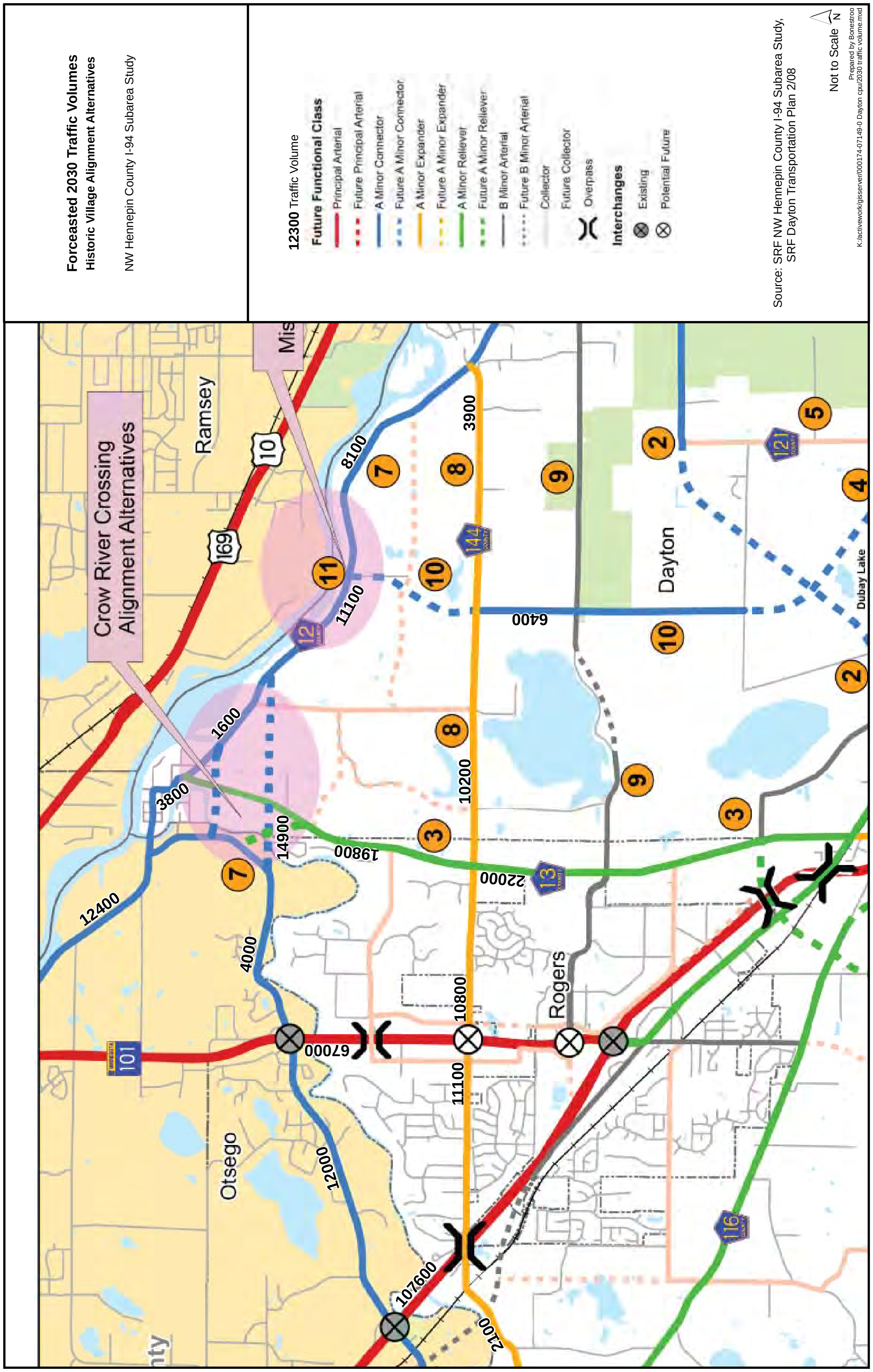


Figure 9.1

Ultimate Trunk Sanitary Sewer

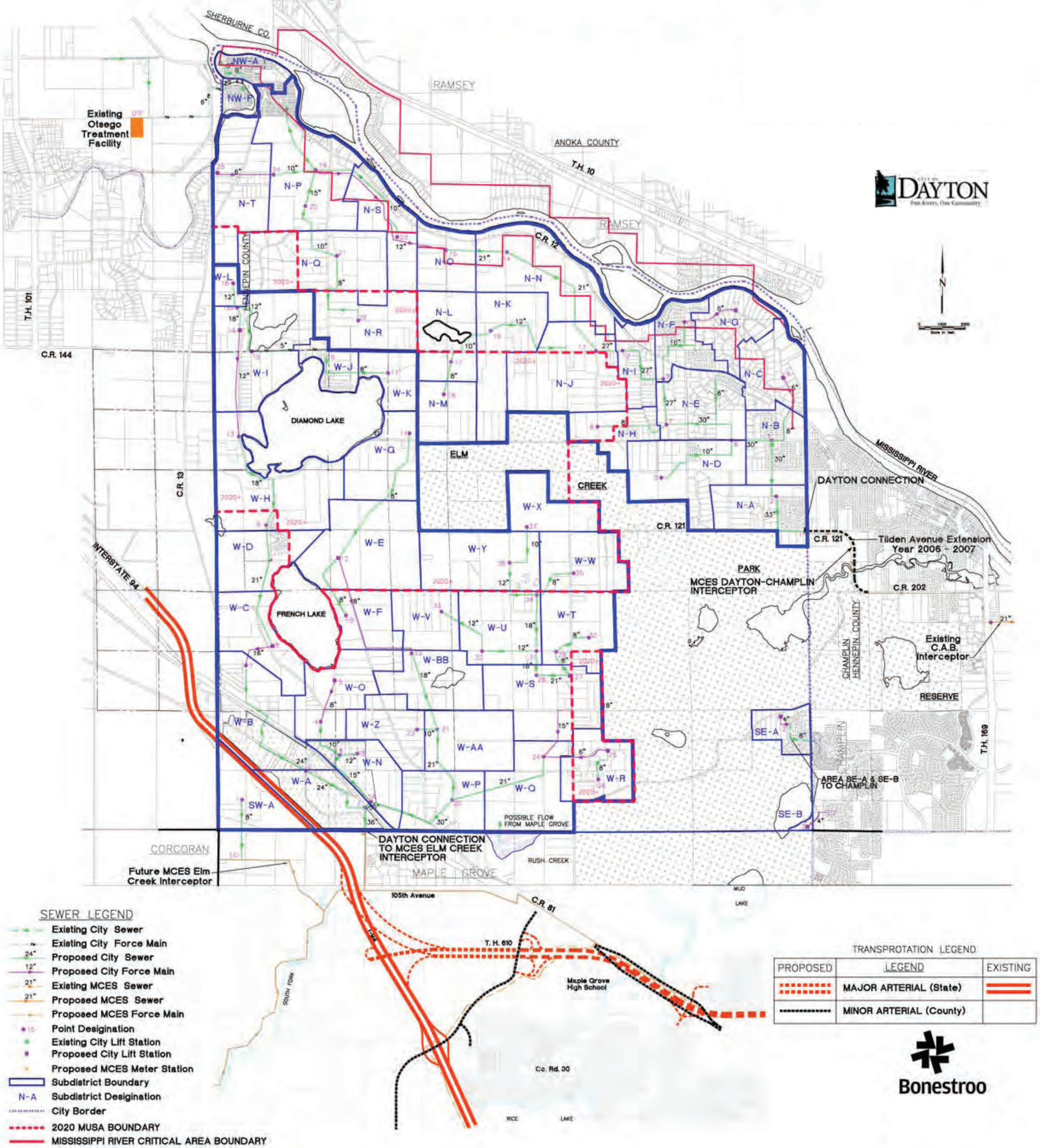
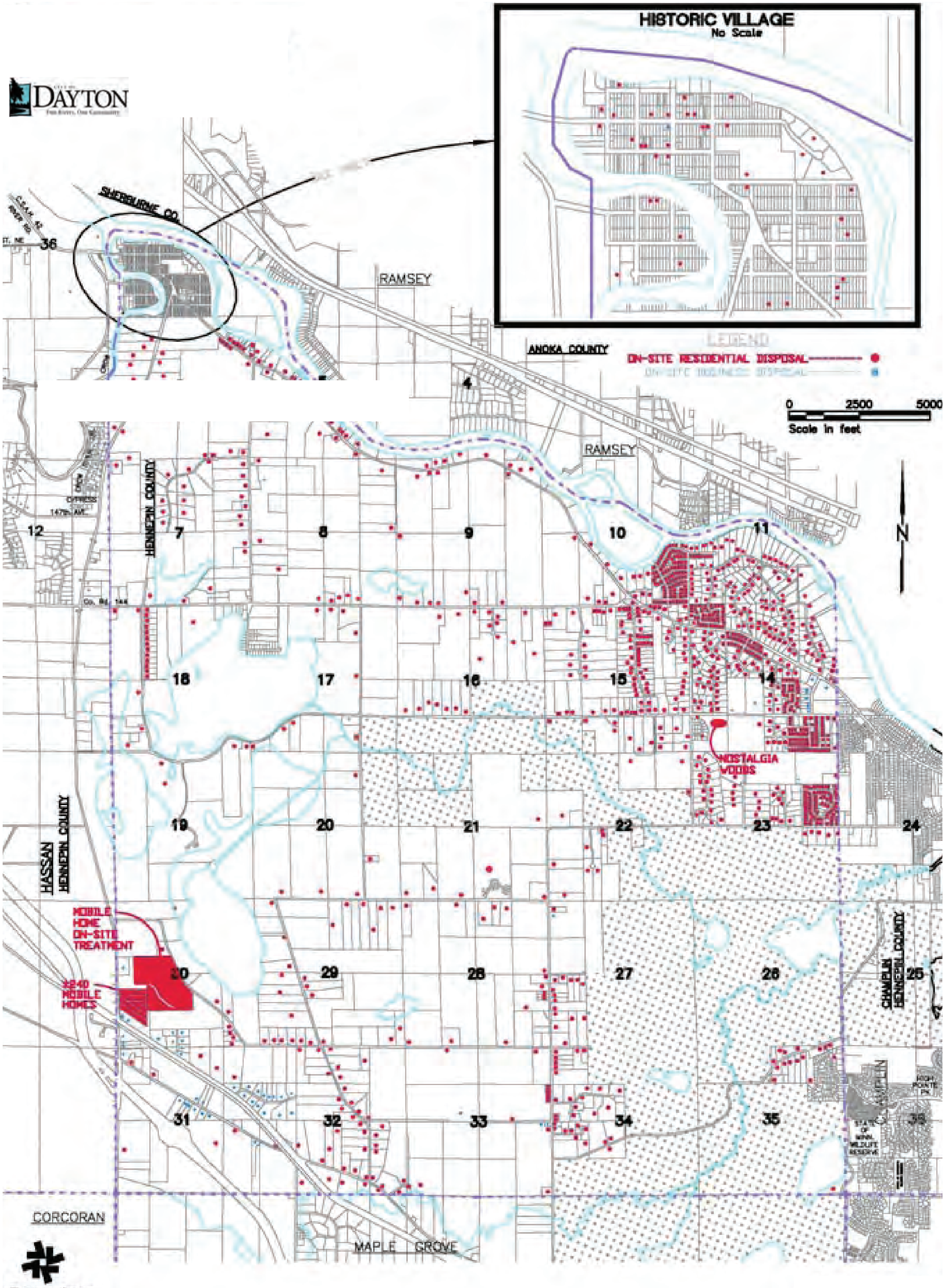


Figure 9.2

Existing on-site Wastewater Disposal Facilities



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