

Development Update

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IN THIS ISSUE:

Permit Activity • Interchange • Commercial Development • Residential Development

Building Permit Activity

Building permits for single-family homes have been active for year 2020. Year to date we have issued over 300 new construction permits for residential homes. This is an increase from last year which ended with 290 new units permitted.

Industrial activity is also seeing growth. The RDO facility is now open west of Holly Lane and North of I-94. Spears Manufacturing has completed their new building within the French Lake Industrial Center. Additionally, Ziegler CAT has purchased an existing building and plan improvements in the spring.



Dayton Parkway Interchange Update

The City of Dayton continues construction for the Dayton Parkway I-94 Interchange. Construction is on schedule and the interchange continues to attract new commercial and industrial business growth. Contact Tina Goodroad for more information (763-421-3487).



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Builders Operating In

Dayton:

Centra Homes
Creative Homes
David Weekley
DR Horton
Hansen Builders
Jonathan Homes
Lennar/CalAtlantic Homes
M/I Homes
Parent Builders
Pulte
Regecy Homes
Sharper Homes
Simmer Brothers

RESIDENTIAL DEVELOPMENT

BALSAM POINTE

DIAMOND POINTE LLC MOVES FORWARD WITH TOWNHOME DEVELOPMENT

This development is located at the northeast corner of South Diamond Lake Road and Balsam Lane North and has received preliminary plat approval for 98 units. The developer plans for a residential development consisting of two product types, a three-story rowhome style and a two-story townhome product. Included in the plans are preservation of the existing tree line, significant landscaping, private park, and private dog park. While pricing is not yet known, it may follow pricing of similar products around the low \$300,000 range. The final plat application has been submitted and construction is expected in early spring 2021.



BRAYBURN TRAILS

EXCELSIOR GROUP CONTINUES DEVELOPMENT FOR SINGLE FAMILY SUBDIVISION. DAVID WEEKLY CONTINUES SINGLE-FAMILY HOME CONSTRUCTION

Brayburn trails, a 266 lot development, continues development work. 6th addition plans are likely to be approved in early 2021 with continued development and infrastructure work in spring of 2021. The development includes a variety of lot sizes and David Weekly offers a multitude of single-family home

designs.

The development has preserved a large wetland complex and open space, and boasts a robust trail network and sidewalks to connect to future city trails in the area. The developer also rebuilt the majority of 117th Avenue.



CYPRESS COVE

NORTH DIAMOND INVESTMENTS (NDI), LLC, RECEIVED FINAL PLAT APPROVAL FOR FIRST PHASE IN EARLY 2020

NDI has completed the majority of development work for their first phase of development in Cypress Cove. The 193 lot single-family development will continue to build out over multiple phases. The development will connect directly to the River Hills neighborhood via Pioneer Parkway. The developer has preserved a greenway corridor and plans trail and sidewalk amenities through the development. DR Horton has started construction of homes in the first phase. Future phases are likely to be approved in early 2021 with continued development work in the spring.

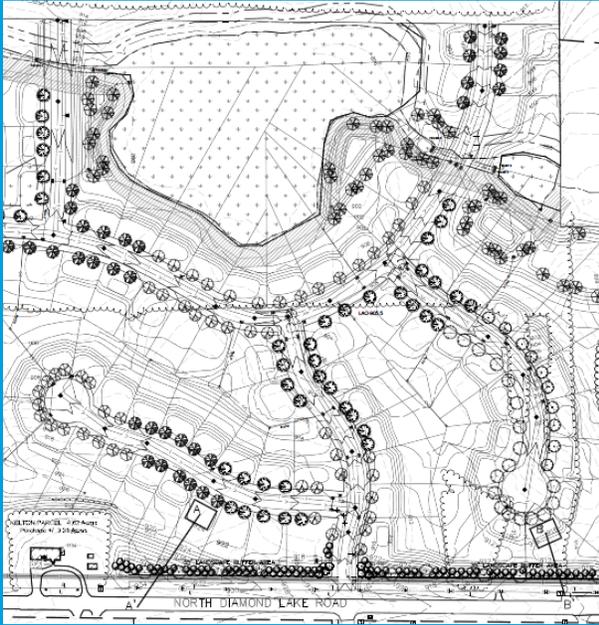


DIAMOND VIEW ESTATES

SHARPER HOMES CONTINUES DEVELOPMENT WORK

This single family home development boasts the largest lot sizes of recent developments and is directly west of River Hills. Lots are available and for sale. There are multiple builders active in this location including:

Sharper Homes
Regency Homes
Simmer Bros
Parent Builders



THE ENCLAVE HAYDEN HILLS

LANDMARK OF DAYTON HAS SUBSTANTIALLY COMPLETED DEVELOPMENT WORK. DR HORTON CONTINUES HOME CONSTRUCTION

Hayden Hills is a single-family development that will have a full buildout of 238 lots. All phases have been platted and construction of homes is in full swing. DR Horton is the sole builder in this location.

The developer dedicated a 6-acre neighborhood park which may see construction in 2022 depending on the status of the City's Park Dedication fund. The neighborhood has trails and sidewalks throughout and significant landscaping.



IONE GARDENS

SUNDANCE DEVELOPMENT COMMENCES DEVELOPMENT WORK FOR SINGLE-FAMILY DEVELOPMENT

Sundance Development LLC received preliminary plat approval for a 112 lot development and first phase final plat in 2020. Development work for the first 22 lots is substantially complete and home construction has started for the first model home. Lennar is the only known builder in this development. Full buildout will occur over multiple phases. This project is located immediately east of the Cypress Cove residential development.





PINEVIEW MEADOWS

GONYEA COMPLETING FINAL PHASE OF DEVELOPMENT WORK

This single family home development continues home construction. Final buildout will contain 84 single-family homes. Several builders have constructed homes in this area including:

Jonathan Homes
Creative Homes
Hanson Builders

The development boasts an HOA, pool amenities and has constructed a boardwalk in a nearby public park for surrounding residents.



RIVER HILLS

MI HOMES CONTINUES HOME CONSTRUCTION

This single family home development continues buildout. The last phase of the development work for the area was substantially completed in 2019. The common areas are maintained by an HOA and the neighborhood consists of single family homes and detached townhomes

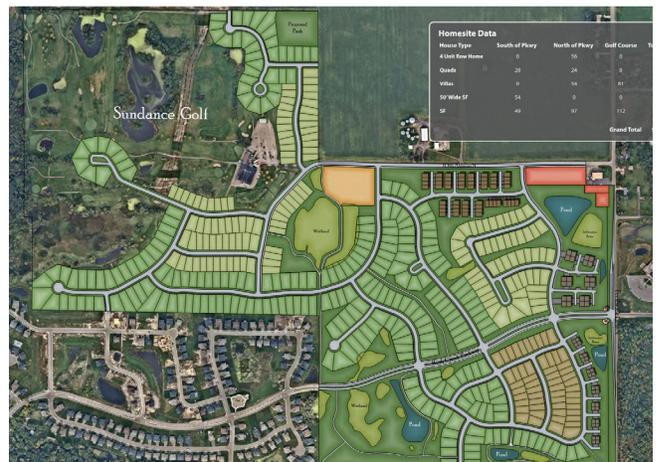
This neighborhood includes trails and

sidewalks throughout and the developer has dedicated public park land. The City completed the public park development in 2020 including pickleball courts, half court basket ball and playground. The developer has constructed a pedestrian underpass which connects to Elsie Stephens Farm Park to the north.

SUNDANCE GREENS

SUNDANCE DEVELOPMENT COMMENCES DEVELOPMENT WORK FOR SINGLE-FAMILY DEVELOPMENT

Sundance Development LLC received preliminary plat approval for this 500+ unit development. Development work is being conducted over multiple phases and the first several phases are seeing home construction. Builders include Lenar, Hanson Builders, and Simmer Brothers. Products range from single-family homes to quad units.





SUNDANCE WOODS

SUNDANCE WOODS DEVELOPMENT NEARING COMPLETION

This single family home development is nearing completion. Lennar continues to construct single-family homes and has taken down lots in other development areas as Sundance Woods nears full buildout (192 single-family homes). The developer dedicated approximately 4 acres for a neighborhood park. The City completed this park construction in 2020.



TERRITORIAL TRAIL

PULTE HOMES HAS DEVELOPED FINAL PHASE AND SINGLE-FAMILY HOME CONSTRUCTION CONTINUES.

Pulte Homes continues to construct homes in this development in South Dayton. The development is nearing full build-out and will have a total of 122 single-family homes.

The neighborhood has public trails and a small HOA pocket park.

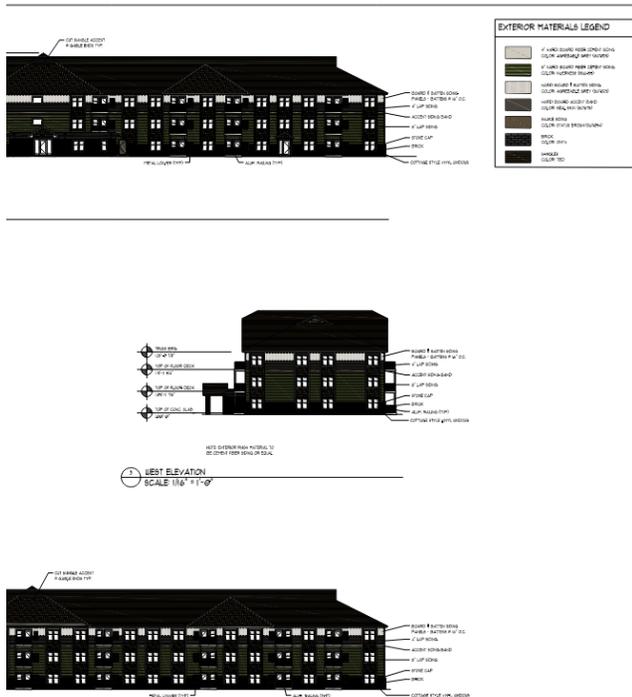
ZACHARY VILLAS OF DAYTON

MEADOW CREEK BUILDERS SEES APPROVAL FOR SMALL RESIDENTIAL SUBDIVISION

Meadow Creek Builders has completed development work for a small development at the end of Zachary Lane near City Hall. This development consists of 13 new lots that are geared toward single level living. The small development consists of villa units with an HOA. The first model home is constructed. Lots range from 12,000 square feet and up and boasts large yards and landscaping.



MULTI-FAMILY DEVELOPMENT

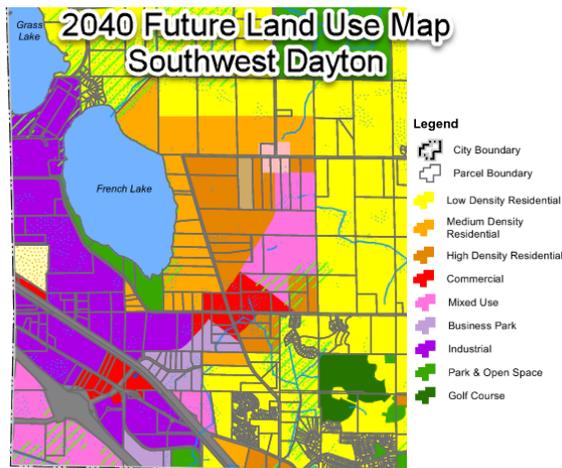


BALSAM LANE APARTMENT BUILDING II

DAYTON HOUSING GROUP II LLC RECEIVES CUP APPROVAL FOR 48 UNIT APARTMENT BUILDING

Sand Companies (applying under Dayton Housing Group II, LLC) recently received Conditional Use Permit approval for a three-story apartment building for the parcel directly south of the existing apartment building owned and maintained by Sand Companies along Balsam Lane. The building would be constructed directly north of the Balsam Pointe townhome development.

Dayton Housing Group II is still working through financing on the project and will move forward with construction plans upon receiving funding.



FUTURE LAND USE - SOUTHWEST DAYTON

LAND USE POLICY GUIDES FUTURE USE OF LAND IN THE CITY

Multi-family or apartment buildings would be allowed within areas guided for High Density (12+ units/acre), and Mixed Use Density Land Use with an approved rezoning which allows such uses and an approved development plan.

Medium Density (5-12 units/acre) Land use allows for townhomes, row homes and other attached single family dwellings.

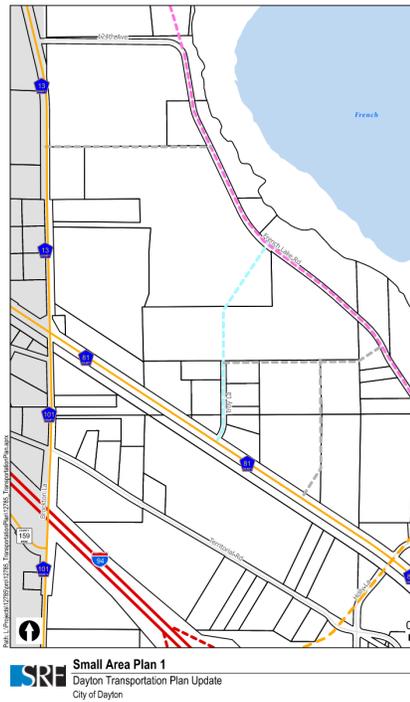
MULTI-FAMILY HOUSING

APARTMENT BUILDINGS, AND HIGHER DENSITY LIVING

Apartment buildings and higher density living options are important parts of a healthy housing stock as they provide more opportunities for existing and future residents to live and work in Dayton. Cities in the Metropolitan Area (including Dayton) provide guidance for housing types through Land Use Policy (location and density). The Metropolitan Council also prescribes the amount of affordable housing units the City should planning for through land use mapping. The 2040 Comprehensive Plan (see snapshot to the left) provides the City with guidance for where multi-family housing would be located and at what densities. Additional guidance in the plan provides information for how these projects can be funded either by the City or through City supported private development plans.

As Dayton grows, additional multi-family housing or higher density attached unit developments may become more prevalent near higher-capacity roadways. The vast majority of Dayton, however, continues to be planned for low-density residential land use (2-5 units/acre).

COMMERCIAL/INDUSTRIAL DEVELOPMENT



COMMERCIAL AND INDUSTRIAL DEVELOPMENT

DAYTON PARKWAY INTERCHANGE HAS SPARKED NEW COMMERCIAL AND INDUSTRIAL INTEREST IN SOUTH DAYTON

As construction of the Dayton Parkway interchange continues to progress, the City has seen an uptick in interest for new commercial and industrial development. The new access to I-94 will relieve traffic issues from nearby interchanges and will be a benefit for businesses which need easy access to the interstate.

As the City's 2040 Comprehensive Plan is adopted, Dayton hopes to see additional mixed use and commercial development. The City will continue to work through implementing changes to land use and zoning controls to en-

courage high amenity commercial and industrial development.

The City has also recently completed a market study and small area transportation planning efforts. The 2040 Land Use plan effectively guides land for commercial and industrial uses for the market demands and we are primed for directing future developments and local roads to effectively connect open land to high capacity roadways.



RECENT COMMERCIAL/INDUSTRIAL PROJECTS

DAYTON CONTINUES TO SEE NEW NON-RESIDENTIAL GROWTH

Several businesses have recently completed construction on new facilities including RDO and Spears Manufacturing. Additionally, Ziegler CAT has recently purchased an existing site at 18171 Territorial Road and look to start improvements to the property in spring of 2021. Kwik Trip also plans to move forward for approval to construct a convenience store at 19000 Co. Rd. 81. The City welcomes these new businesses!

