

## Community Development Committee

Meeting date: October 6, 2014

For the Metropolitan Council meeting of October 15, 2014

**Subject:** City of Dayton, Multiple 2030 Land Use Changes Comprehensive Plan Amendment, Review File No. 20411-3

**District(s), Member(s):** District 1, Council Member Katie Rodriguez

**Policy/Legal Reference:** Minnesota Statutes Section 473.175

**Staff Prepared/Presented:** Freya Thamman, Sector Representative, 651-602-1750 / LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

**Division/Department:** Community Development, Local Planning Assistance

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Dayton to put its Multiple 2030 Land Use Changes Comprehensive Plan Amendment (CPA) into effect. Find that review of this CPA **does not** include review of proposed 2040 land uses or staging as per Business Item 2014-143 "Implementation of Thrive in the Review of Local CPAs".
2. Find the proposed CPA does not change the City's forecasts in the current 2030 comprehensive plan update.
3. Advise the City that any changes post-2030 should be included in the City's 2040 Comprehensive Plan Update (CPU).

### Background

The Metropolitan Council reviewed the City of Dayton's 2030 CPU on August 26, 2009. This is the second amendment since the CPU was reviewed.

The City submitted the proposed CPA to better respond to development requests and market conditions. The CPA includes multiple 2030 land use changes on approximately 3,395 net acres (see Figures 3 to 5). The CPA's primary area of change is in southwest Dayton, which now includes an expanded area of industrial, and previously included mixed use as well as medium and high density residential. With these changes, areas of mixed use and higher density residential have been shifted to other parts of the city. In addition, the CPA proposes a new clustered conservation subdivision land use for a limited part of the city.

The amendment's future land use map shows a 2040 Service Area (see Figure 4). This area is approximately 750 net acres and was previously primarily Urban Reserve in the City's CPU (see Figure 5). Review of this CPA **does not** include review of 2040 land uses or staging as per Council Business Item 2014-143 "Implementation of Thrive in the Review of Local CPAs".

### Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts.

### Funding

None.

### Known Support / Opposition

There is no known opposition.

# Review Record

## Dayton Multiple 2030 Land Use Changes Comprehensive Plan Amendment

Review File No. 20411-3, Council Business Item No. 2014-241 SW

### BACKGROUND

Dayton is located in northwest Hennepin County and is surrounded by Ramsey, Anoka, Champlin, Maple Grove, Corcoran, and Rogers.

Consistent with Business Item 2014-143, which discusses the review of CPAs, this CPA is being reviewed under the *2030 Regional Development Framework* (RDF) and its policy plans. The RDF identifies Dayton as being within the “Developing” geographic planning area (see Figure 1). For the 2030 CPU, the Metropolitan Council (Council) forecast the city to grow between 2010 and 2030 from 8,400 to 35,100 people, 2,900 to 14,600 households, and 2,100 to 12,500 jobs.

### PREVIOUS COUNCIL ACTIONS

- The Council acted on Dayton’s 2030 Comprehensive Plan Update on August 26, 2009 (Review File No. 20411-1, Business Item No. 2009-237).
- The Council acted on the Granstrom Orchard CPA to re-guide 38 acres of Neighborhood Commercial and Existing Unsewered Low Density Residential to Low Density Residential (Review File No. 20411-2) on April 25, 2014. Reviewed administratively.

### REQUEST SUMMARY

The CPA includes multiple 2030 land use changes on approximately 3,395 net acres (see Figures 3 to 5). The City submitted the proposed CPA to better respond to development requests and market conditions. The CPA’s primary area of change is in southwest Dayton, which now includes an expanded area of industrial. With these changes, areas of mixed use and higher density residential have been shifted to other parts of the city. In addition, the CPA proposes a new clustered conservation subdivision land use for a limited part of the city.

The amendment’s future land use map shows a 2040 Service Area (see Figure 4). This area is approximately 750 net acres and was previously primarily Urban Reserve (see Figure 5). Review of this CPA does not include review of 2040 land uses or staging as per Council Business Item 2014-143.

### REVIEW

#### ***Conformance with Regional Systems***

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

#### ***Consistency with Council Policies***

The CPA is consistent with the Council’s policies for forecasts, land use, housing, and water supply.

#### ***Compatibility with Plans of Adjacent Jurisdictions***

The CPA is compatible with the plans of adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## ANALYSIS AND FINDINGS

### Conformance with Regional Systems

The proposed CPA conforms to the Council's regional system plans for wastewater, transportation, and regional parks.

#### *Wastewater*

*Reviewer: Roger Janzig (651-602-1119)*

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System has adequate capacity for the proposed sewer 2030 land uses changes. The amendment results in a similar housing capacity within the 2030 Municipal Urban Service Area. Review of this CPA does not include review of 2040 land uses or staging.

#### *Transportation*

*Reviewer: Russ Owen (651-602-1119)*

The CPA conforms to the *2030 Transportation Policy Plan*. The CPA appropriately identifies the need to continue to plan for access to the Brockton Interchange.

#### *Regional Parks*

*Reviewer: Jan Youngquist (651-602-1029)*

The CPA conforms to the *2030 Regional Parks Policy Plan*. Elm Creek Park Reserve, which is owned and operated by Three Rivers Park District, is part of the Regional Parks System that is governed by the Council's *2030 Regional Parks Policy Plan*. The CPA proposes to change the future land use guiding of several areas adjacent to the park reserve from Urban Reserve and Agriculture Preserve to Conservation Subdivision and Low Density Residential. The change in future land use guiding itself is not anticipated to impact the Regional Parks System; however, Council staff recommends that the City coordinate future subdivisions and development adjacent to Elm Creek Park Reserve with Three Rivers Park District.

### Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for forecasts, land use, housing, and water supply. The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Developing communities.

#### *Forecasts*

*Reviewer: Todd Graham (651-602-1322)*

The CPA is consistent with Council policy for forecast-related content. The City indicates that the CPA will not affect the 2030 RDF communitywide forecasts. The CPA results in a similar housing capacity within the 2030 Municipal Urban Service Area.

The Thrive MSP 2040 forecast approved by Council on May 28 is mainly limited by long-term demand for real estate; an increased land supply will not significantly affect the Dayton forecast. No adjustment to forecast totals are necessary.

Advisory comments: The 2020 and 2030 forecasts in the current Dayton 2030 Comprehensive Plan Update exceed levels of development expected by Metropolitan Council's Thrive MSP 2040 forecast. The City should anticipate forecast adjustments for the 2040 comprehensive plan update due in 2018.

## 2030 Regional Development Framework and Land Use

Reviewer: Freya Thamman (651-602-1750)

The CPA is consistent with the 2030 RDF policy for residential land use and minimum residential density of at least 3 dwelling units per acre for sewerred development in developing communities.

The CPA includes multiple 2030 land use changes on approximately 3,395 net acres (see Figures 3 to 6). The CPA's primary area of change is in southwest Dayton, which now includes an expanded area of industrial land use. With these changes, areas of mixed use and higher density residential have been shifted to other parts of the city. As Table 1 shows, the overall planned net density is 3.12 dwelling units per acre, which meets Council's density policy regarding a minimum average density of 3 dwelling units per acre.

The CPA proposes a new clustered conservation subdivision land use on individual or community septic systems for a limited part of the city. As indicated in the CPA, this area would not have future municipal service. This area would have lots 2-2.5 acres in size with emphasis on preservation of open space and natural resources (minimum of 50% of area), which is consistent with natural resource protection and the Council's Flexible Development Guidelines.

The amendment's future land use map shows a 2040 Service Area (see Figure 4). This area is approximately 750 net acres and was previously Urban Reserve (see Figure 5). Review of this CPA **does not** include review of 2040 land uses or staging as per Council Business Item 2014-143.

**Table 1. Net Residential Density Calculation**

Category	2030 Residential Land Use				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Existing Sewered Low Density Residential	1.2	1.2	447	527	527
Low Density Residential	2.3	4	3158	7263	12632
Critical Area Residential	2.2	2.2	332	730	730
Low-Medium Density Residential	4	8	59	236	472
Medium Density Residential	8	10	422	3376	4220
High Density Residential <sup>a</sup>	10	10	219	2190	3285
Mixed Use (25% Residential)	8	8	29	232	232
	<b>TOTALS</b>		4666	14555	22099
	<b>Overall Density</b>			3.12	

<sup>a</sup>Density information from supplemental materials received August 1, 2014. High density allows 10+ units/acre and Mixed Use allows 8+ units/acre.

## Housing

Reviewer: Freya Thamman (651-602-1750)

The CPA is consistent with the housing requirements of the Metropolitan Land Planning Act. The City's share of the region's affordable housing need for 2011-2020 is 1,240 units. The City has sufficient land guided at 6+ units per acre to provide the opportunity to meet this need. The City indicates that through 2020, there are approximately 108 net acres guided High Density Residential at 10+ units/acre and 130 net acres of Medium Density Residential at 8+

units/acre, which provides possible opportunities for 2,120 units of affordable housing. In addition, the Mixed Use land use category may also be available for residential development at 8+ units per acre.

### *Water Supply*

*Reviewer: Lanya Ross (651-602-1803)*

The CPA is consistent with the *2030 Water Resources Management Policy Plan* for water supply.

The Council encourages efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development and redevelopment always provide opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping. The Council's Conservation Toolbox and Stormwater Reuse Guide may be useful tools to reduce per capita water demand. Both can be found on the Council's Water Supply Planning website at <http://www.metrocouncil.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-and-Planning-Tools.aspx>.

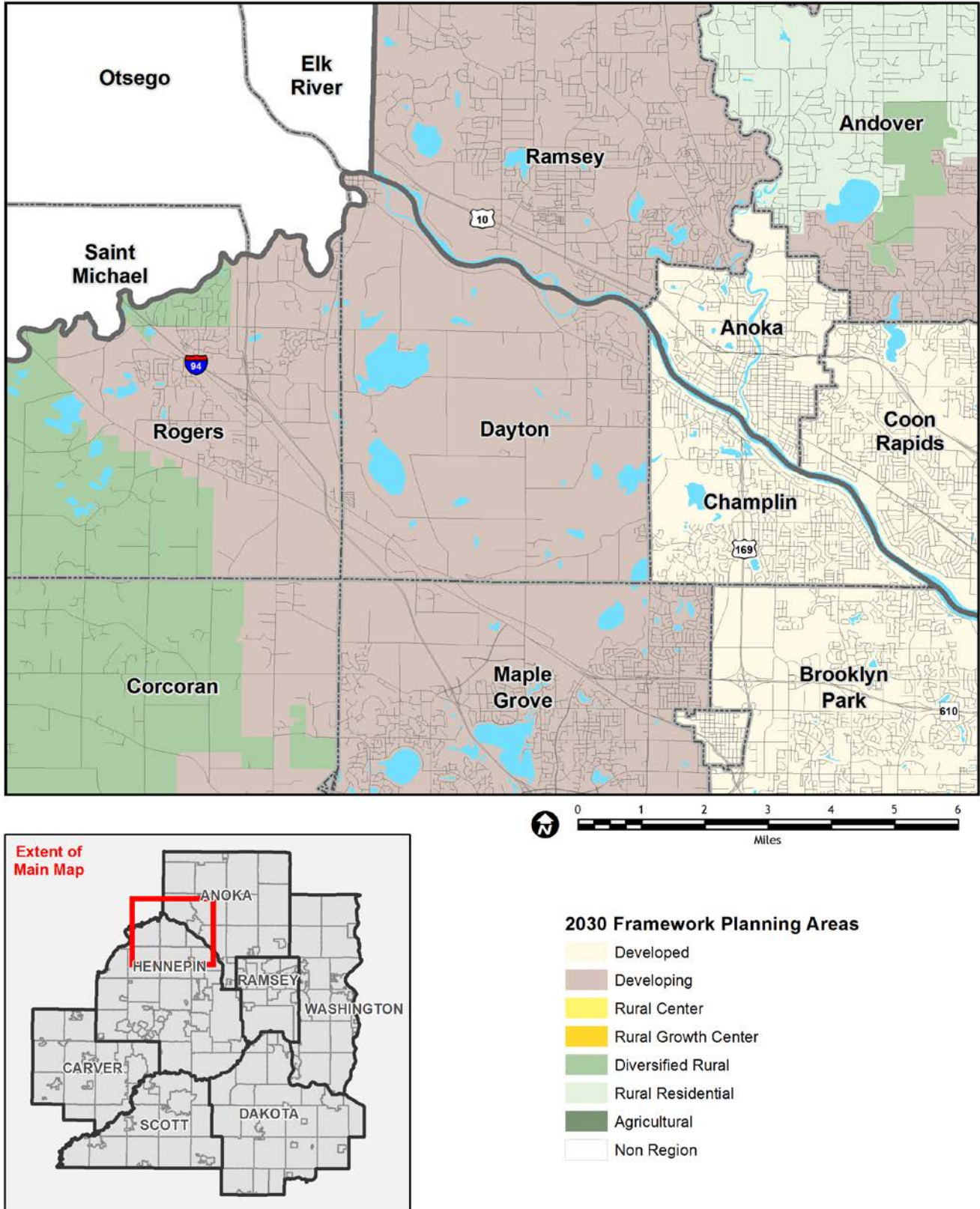
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

The CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

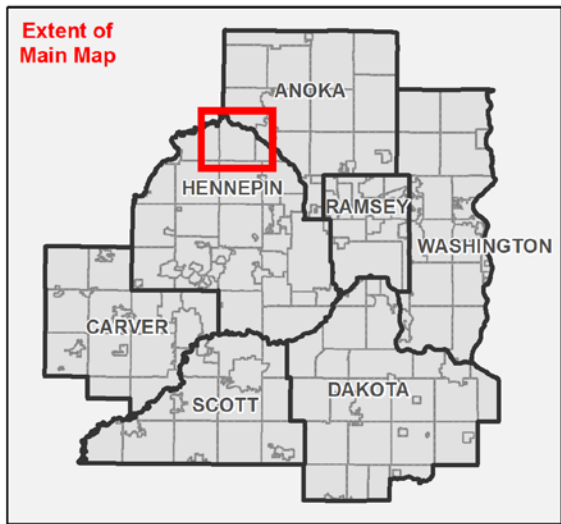
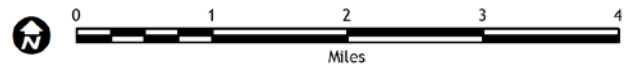
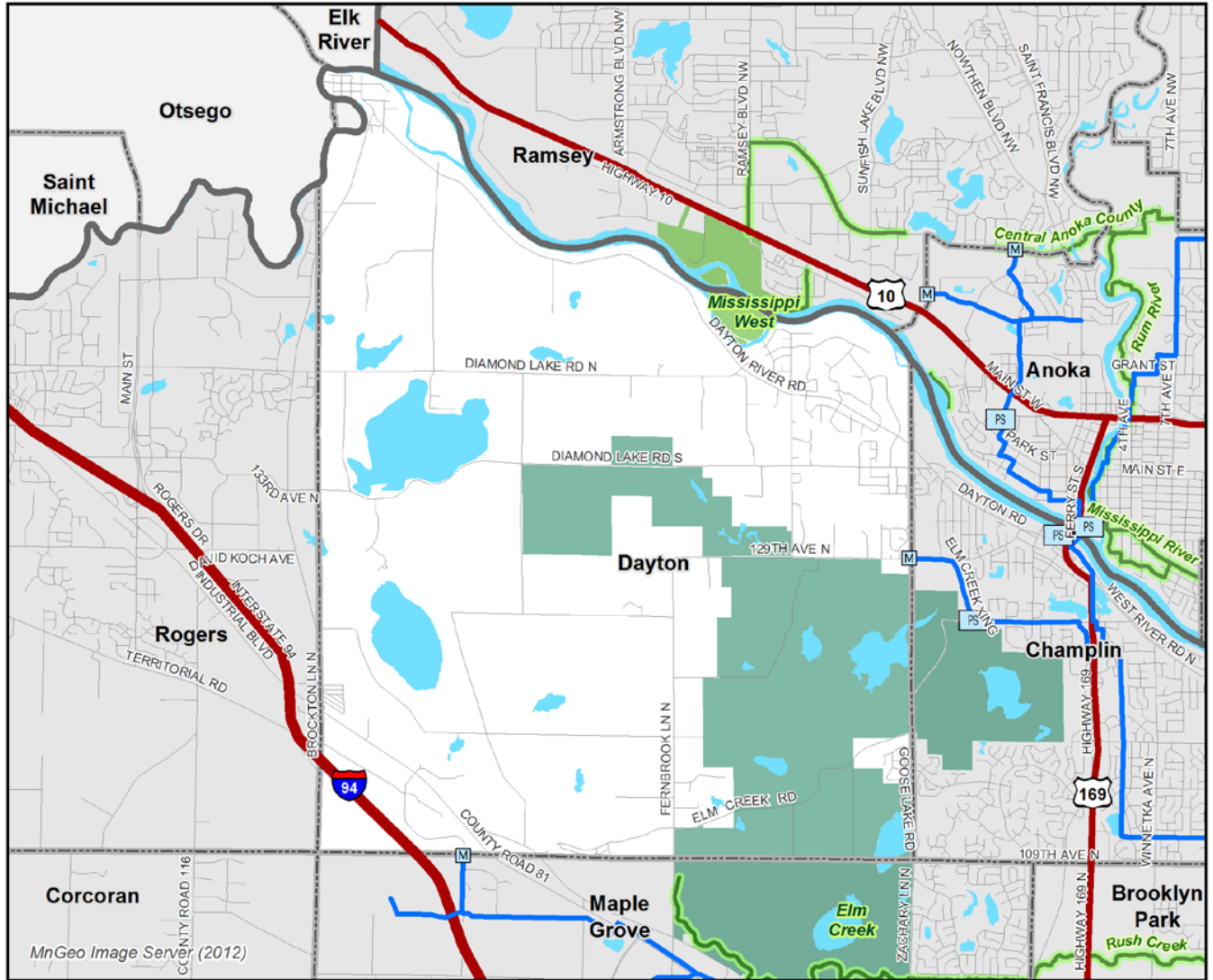
## **ATTACHMENTS**

- Figure 1: Location Map with *2030 RDF* Geographic Planning Areas
- Figure 2: Location Map with Regional Systems
- Figure 3: Comprehensive Plan Amendment Areas
- Figure 4: City of Dayton CPA's Proposed 2030 Future Land Use Map
- Figure 5: Previous 2030 Future Land Use Map (Business Item No.2009-237)
- Figure 6: City of Dayton 2030 Staging Table Previous

**Figure 1: Location Map with 2030 RDF Geographic Planning Areas**



**Figure 2: Location Map with Regional Systems**



**Regional Systems**

**Wastewater Services**

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**Transportation**

- Interstates
- US Highways
- State Highways
- County Roads

**Recreation Open Space**

- Park Reserve
- Regional Park
- Special Recreation Feature
- Existing Trails

— Ncompass Street Centerlines, 2014

**Figure 3: Comprehensive Plan Amendment Areas**  
**2030 Comprehensive Plan Amendment Areas**  
 City of Dayton, Minnesota

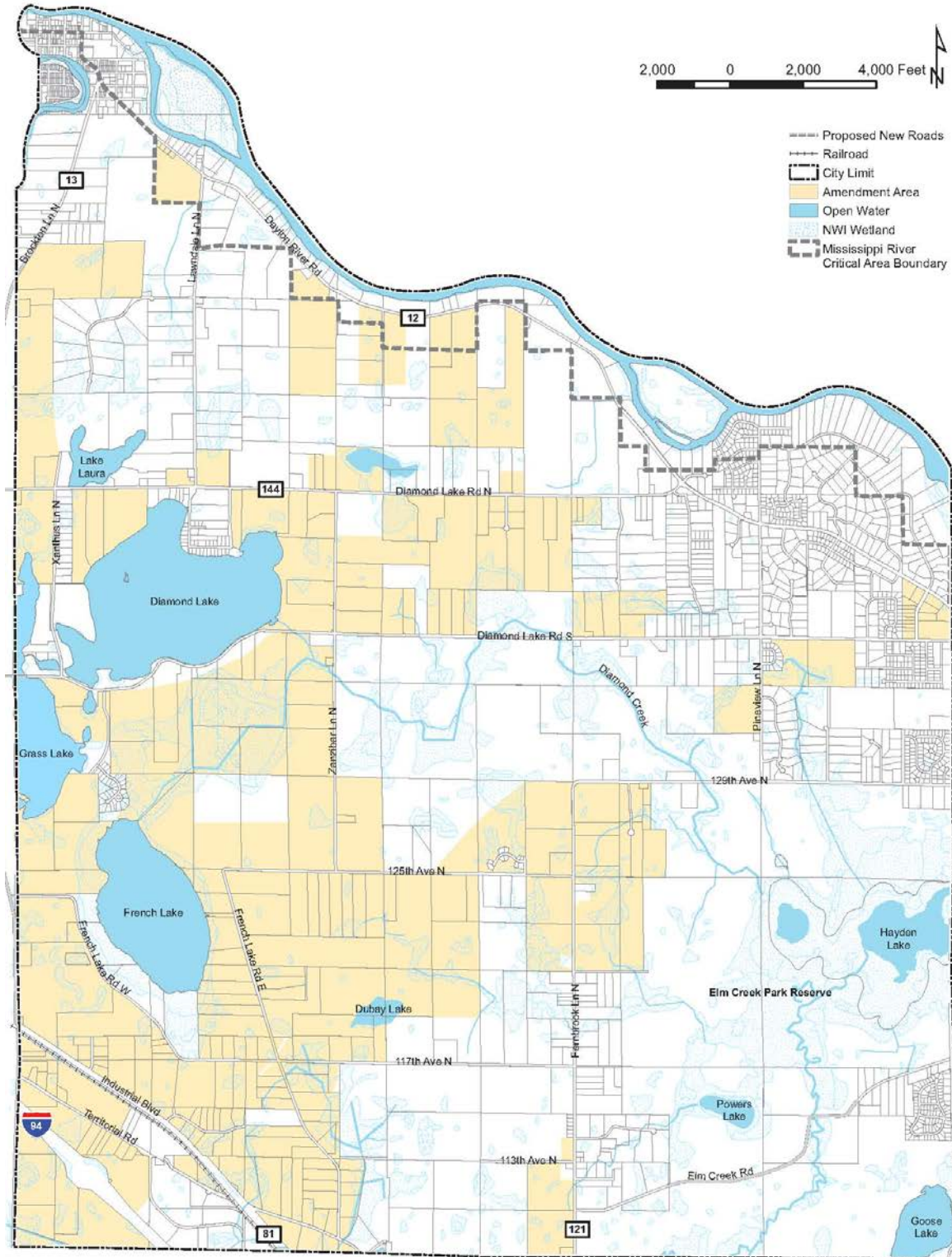




Figure 4: City of Dayton CPA's Proposed 2030 Future Land Use Map

### Draft 2030 Future Land Use

with 2040 Sewer Service Area

City of Dayton, Minnesota

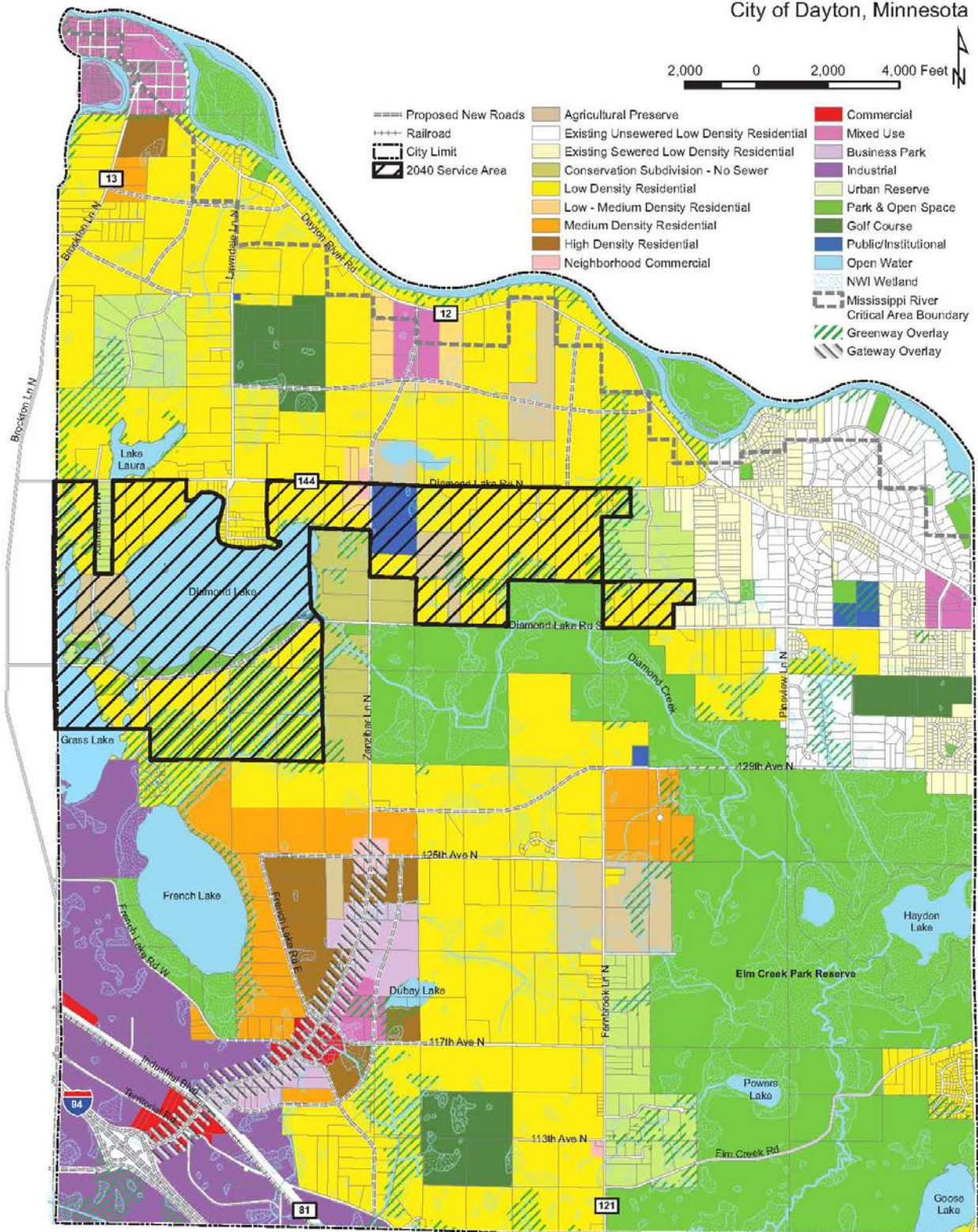


Figure 5: 2030 Future Land Use Map (Business Item No.2009-237)

## 2030 Future Land Use

City of Dayton 2008 Comprehensive Plan

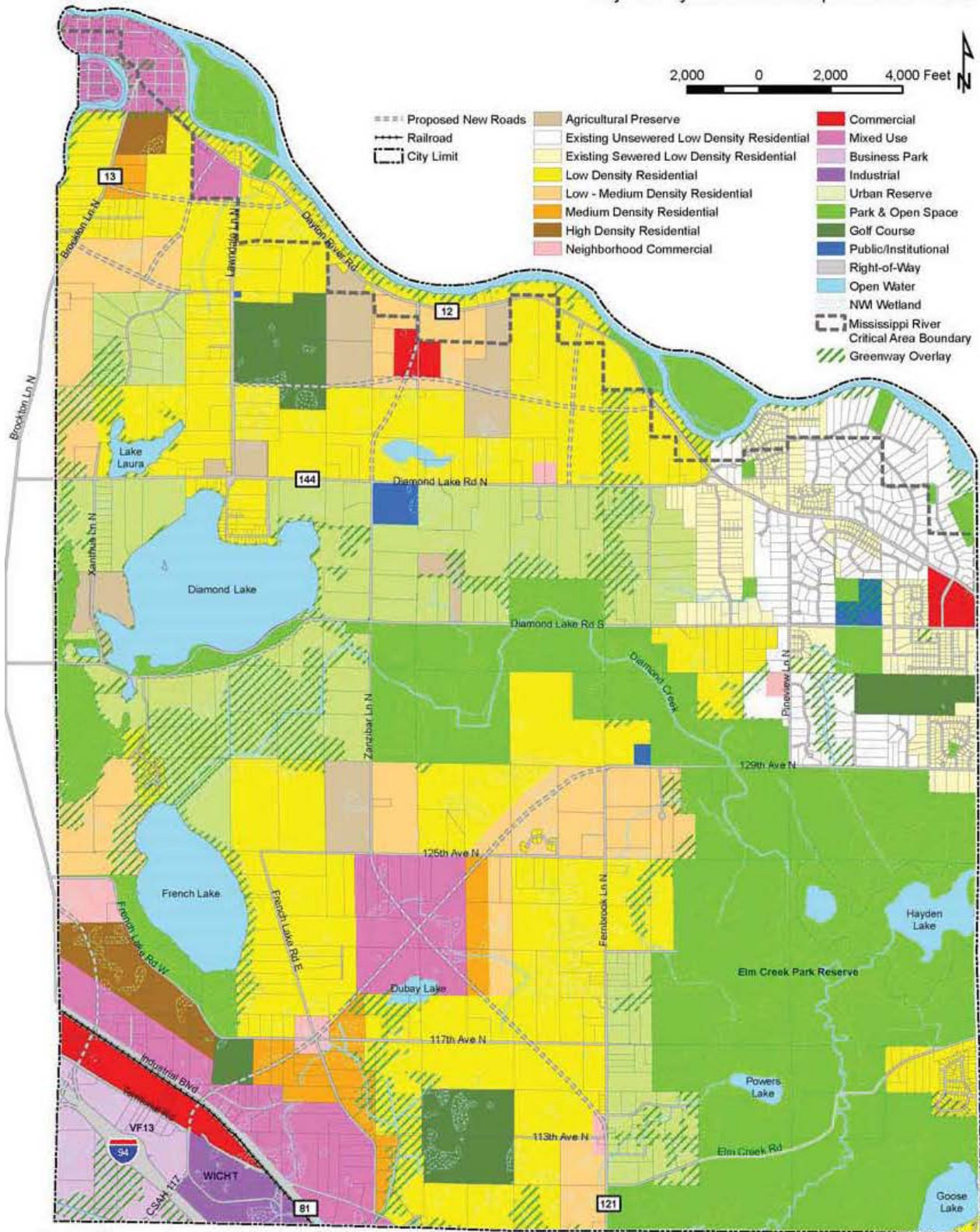


Figure 6: City of Dayton 2030 Staging Plan

Draft 2030 Staging Plan Alternative  
City of Dayton, Minnesota

