

Community Development Committee

Meeting date: April 2, 2018

For the Metropolitan Council meeting of April 11, 2018

Subject: City of Dayton Hayden Hills Comprehensive Plan Amendment, Review File No. 20411-6

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

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Eric Wojchik, Senior Planner, Local Planning Assistance (651-602-1330)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Dayton to place the Hayden Hills Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Housing.

Background

The Metropolitan Council reviewed the City of Dayton 2030 Comprehensive Plan Update (Update), ([Business Item No. 2009-237](#), Review File No. 20411-1) on August 26, 2009. This is the fifth amendment since the Update was reviewed. The amendment proposes to re-guide 80.7 acres from Golf Course and 5 acres from Existing Sewered Low Density Residential land uses to Low Density Residential land use (total of 85.7 gross acres). The proposal includes development of 239 single family dwelling units and a local park. The site is located south of South Diamond Lake Road, north of 129th Ave North, east of Pineview Lane North, and west of Dayton River Road.

Rationale

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

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040* (Thrive). To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There was some concern from neighboring residents regarding potential traffic impacts and lack of screening. The developer has made changes to the plans to address some of these concerns.

Review Record

City of Dayton
Sundance Development Comprehensive Plan Amendment

Review File No. 20411-6, Council Business Item No. 2018-83

BACKGROUND

The City of Dayton (City) is a community of approximately 25 square miles, located in northern Hennepin County. It is surrounded by the cities of Ramsey, Anoka, Champlin, Maple Grove, Corcoran, and Rogers (Figure 1).

Consistent with the policies adopted by the Council in June 2014 ([Business Item 2014-143](#)) regarding review of local comprehensive plans, this amendment is being reviewed under *Thrive MSP 2040* and its policy plans. The proposed amendment was found complete for review in a letter dated March 9, 2018.

Thrive MSP 2040 (Thrive) designates the City as an “Emerging Suburban Edge” community. The Council forecasts from 2016 to 2040 that the City will grow from 5,113 to 10,400 population and 1,800 to 4,400 households. The Council also forecasts that between 2016 and 2040, the City’s employment will increase from 1,051 to 3,000 jobs.

The Metropolitan Council reviewed the City of Dayton 2030 Comprehensive Plan Update ([Business Item No. 2009-237](#), Review File No. 20411-1) on August 26, 2009. This is the fifth amendment since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to re-guide 80.7 acres from Golf Course and 5 acres from Existing Sewered Low Density Residential land uses to Low Density Residential land use (total of 85.7 gross acres). The proposal includes development of 239 single family housing units and a local park. The site is located south of South Diamond Lake Road, north of 129th Ave North, east of Pineview Lane North, and west of Dayton River Road.

OVERVIEW

Conformance with Regional Systems

The amendment 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 amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s Update on August 26, 2009 (Review File No. 20411-1, [Business Item No. 2009-237](#)).

- The Granstrom Orchard CPA (Review File No. 20411-2) was reviewed administratively on July 14, 2014. The CPA re-guided 9.45 gross acres from Neighborhood Commercial and 28.4 gross acres Existing Unsewered Single Family Residential to 37.85 gross acres of Low Density Residential to support a new 49 lot single family development.
- The Council acted on the Multiple 2030 Land Use Changes CPA (Review File No. 20411-3, [Business Item No. 2014-241](#)) on October 15, 2014. The City submitted the CPA to better respond to development requests and market conditions. It included multiple 2030 land use changes on approximately 3,395 net acres, primarily in southwest Dayton. In addition, the CPA proposed a new clustered conservation subdivision land use for a limited part of the City.
- The Sundance Development Environmental Assessment Worksheet (EAW) (Review File No. 21793-1) was reviewed on October 4, 2017. The EAW was for a proposed project to develop approximately 465 single-family residential units, 105 multi-family units, and 100 senior living units, as well as the partial redevelopment of a nine-hole golf course.
- The Council acted on the Sundance Development CPA (Review File No. 20411-4, [Business Item No. 2018-18](#)) on January 24, 2018. The CPA re-guided 64.5 acres from Golf Course to Low Density Residential to support the development of 213 housing units, with the remainder of the property to be converted to a 9-hole golf course.
- The Pine Meadows CPA (Review File No. 20411-5) was reviewed administratively on February 20, 2018. The CPA re-guided 22.15 acres from Existing Sewered Low Density Residential and 16.1 acres from Existing Unsewered Low Density Residential land uses to Low Density Residential land use (total of 38.5 acres). The CPA proposes development of 93 single family dwelling units.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are detailed below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The proposed amendment is complete for regional parks review and conforms to the *2040 Regional Parks Policy Plan* (RPPP). The amendment site is within 0.5 mile of Elm Creek Park Reserve, which is owned and operated by Three Rivers Park District and is governed by the RPPP. The change in land use guiding from Golf Course and Existing Sewered Low Density Residential to Low Density Residential is not anticipated to negatively impact the park reserve. The proposed development associated with the amendment provides internal trails and includes opportunities to partner with Three Rivers Park District and Hennepin County for a crossing of County Road 121 and provide connections to Elm Creek Park Reserve.

Transportation

Reviewer: Russ Owen (651-602-1724)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP). This development will not have an impact on the existing transit or transportation network.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the 2040 Water Resources Policy Plan. The Metropolitan Disposal System has adequate capacity for this project at this location.

Consistency with Council Policy

The amendment is consistent with Council policies for land use, forecasts, housing, and water resources. Additional review comments regarding consistency with those policies are detailed below.

Land Use

Reviewer: Eric Wojchik (651-602-1330)

The proposed amendment is consistent with the land use policies in Thrive, which designates the City as an Emerging Suburban Edge community. Thrive directs Emerging Suburban Edge communities to accommodate new development and redevelopment at an average net residential density of at least 3 units per acre.

The proposed amendment re-guides 80.5 acres of an existing golf course from Golf Course and 5 acres from Existing Sewered Low Density Residential land uses to Low Density Residential, which allows a density range of 2.3-4.0 units per acre (Figure 3). The Concept Plan (Figure 4) includes 239 residential units at a net density of approximately 3 units per acre. The proposed change is consistent with Council policies and has minimal impact on the City's overall planned residential density, which remains above 3 units per acre (changes are underlined in Table 1 below).

Table 1: Density Calculation Table

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Existing Sewered Low Density Residential	1.18	1.18	<u>419.9</u>	<u>495</u>	495
Low Density Residential	2.3	4	<u>3342.4</u>	<u>7,687</u>	13,369
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	3,376	4,220
High Density Residential a	10	15	219	2,190	3,285
Mixed Use (25% Residential)	8	8	29	232	232
Plat Monitoring 2000-2016			206.1	670	
TOTALS			5029.3	15,617	22,804
Overall Density				3.1	4.5

Forecasts

Reviewer: Todd Graham (651-602-1322)

The proposed amendment is consistent with Council forecasts. The City offers that the plan amendment does not affect the community-wide forecast. Council staff find that development of the

85.7 acre site will add 239 housing units on land that was previously a golf course. This change fits within the current community total forecast. No forecast change is needed.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed amendment is consistent with the Council's policies for housing. The Plan currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 1,240 units. The proposed amendment does not impact the City's inventory of land guided to promote the development of low- and moderate-income housing. After this amendment, the City will be guiding over 270 acres of medium and high density residential land and mixed-use land such that at least 2,122 units could be built.

Dayton is a participant in Livable Communities Act programs, but has neither applied for nor received funds in recent history. The most recent affordable housing built in Dayton was 49 rental units built in 2016.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 333 units. In preparing the 2040 comprehensive plan update, the City should note that the minimum density of land guided to address this need is 8 units per acre. The City is encouraged to contact their Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

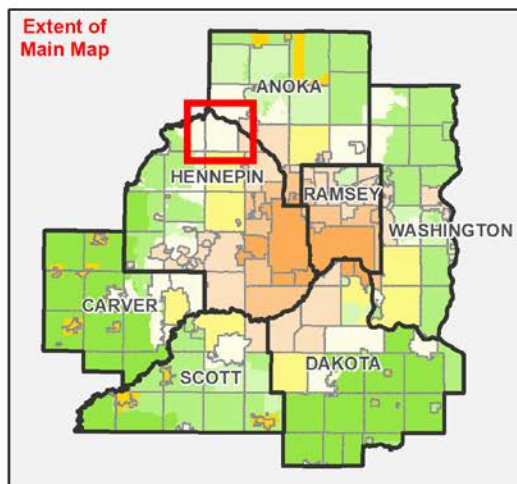
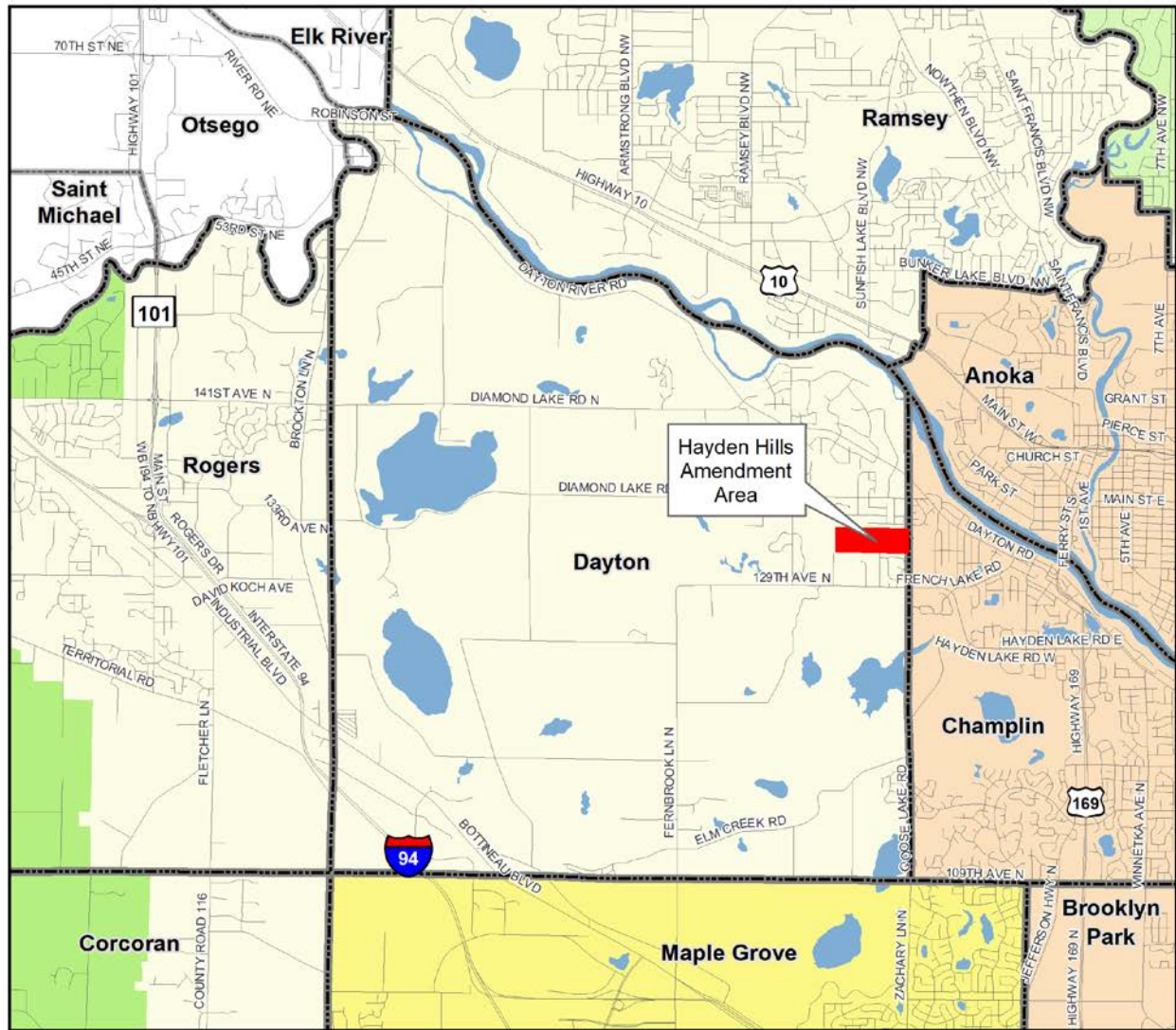
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment 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 showing Community Designations
- Figure 2: Location Map showing Regional Systems
- Figure 3: Existing and Proposed Planned Land Use Maps
- Figure 4: Proposed Hayden Hills Concept Plan

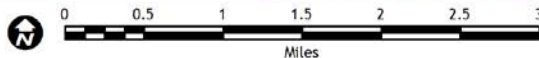
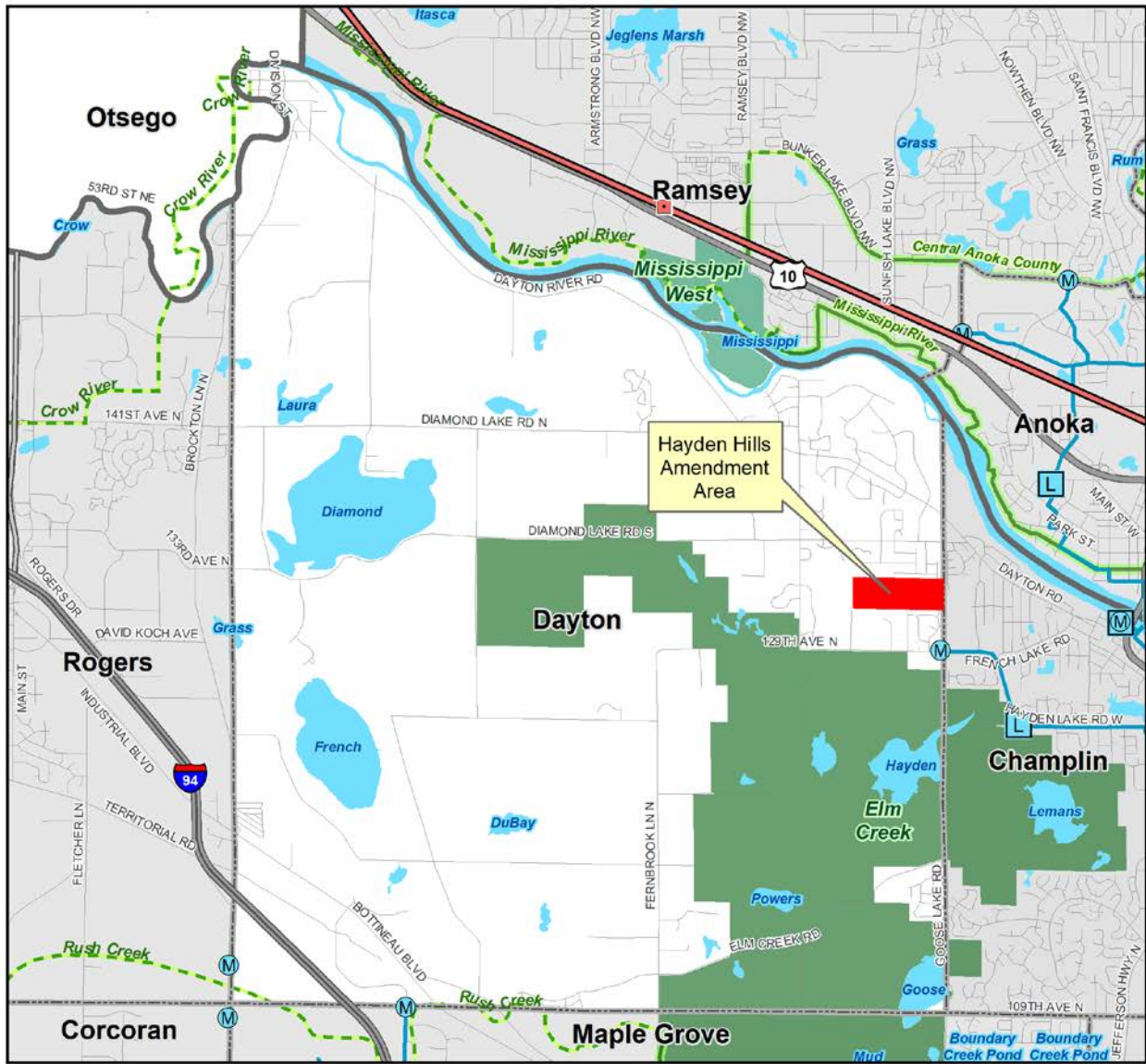
Figure 1: Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

Recreation Open Space

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails

Wastewater Treatment

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

Ncompass Street Centerlines

Figure 3: Existing and Proposed Planned Land Use Maps

Existing Planned Land Use



- | | |
|--|----------------------|
| Agricultural Preserve | Commercial |
| Existing Unsewered Low Density Residential | Mixed Use |
| Existing Sewered Low Density Residential | Business Park |
| Conservation Subdivision - No Sewer | Industrial |
| Low Density Residential | Urban Reserve |
| Low - Medium Density Residential | Park & Open Space |
| Medium Density Residential | Golf Course |
| High Density Residential | Public/Institutional |
| Neighborhood Commercial | Open Water |

Proposed Planned Land Use

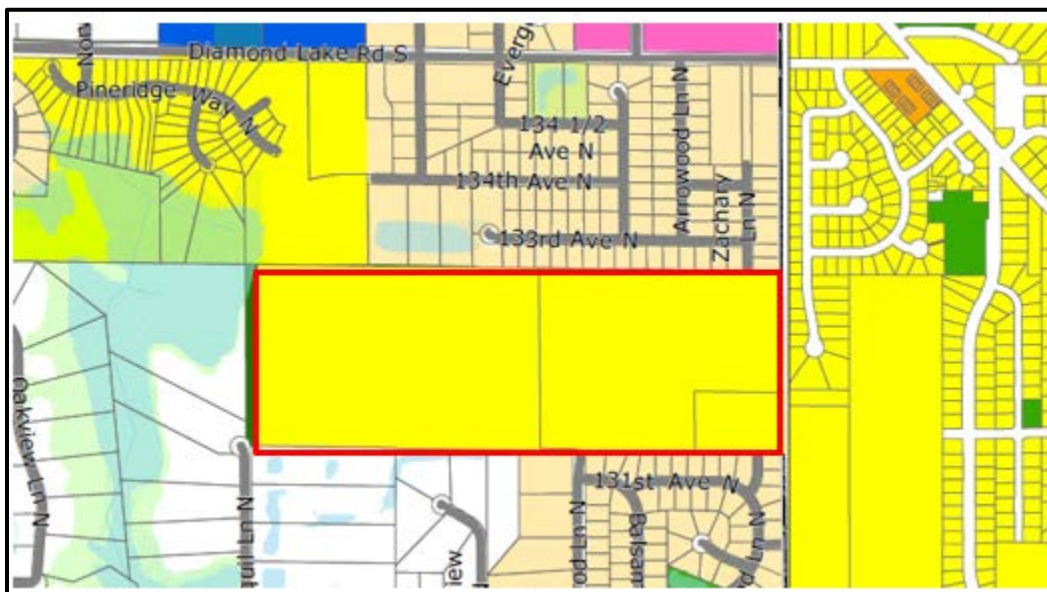


Figure 4: Proposed Hayden Hills Concept Plan

