

City of Dayton – District 1

# Sundance Development Comprehensive Plan Amendment

January 16, 2018

Community Development Committee

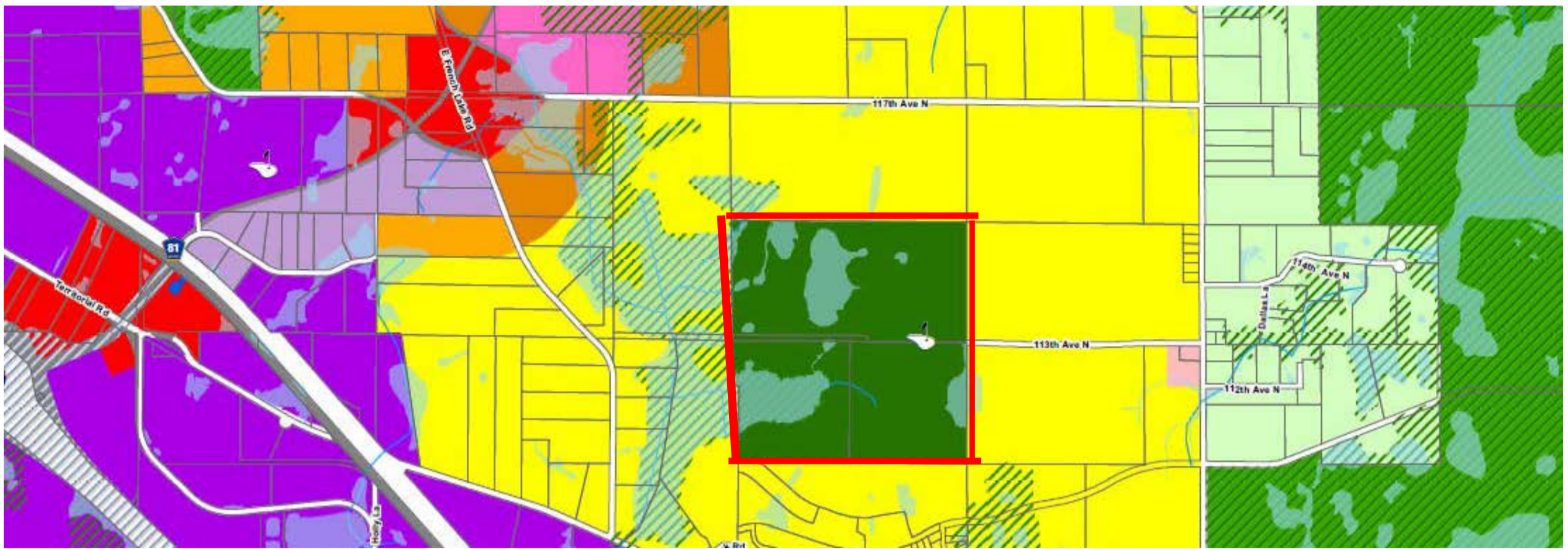


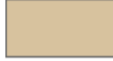



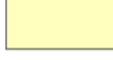















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|  Agricultural Preserve                      |  Commercial             |
|  Existing Unsewered Low Density Residential |  Mixed Use              |
|  Existing Sewered Low Density Residential  |  Business Park         |
|  Conservation Subdivision - 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           |



# Amendment Details

- Proposes to reguide 65.4 acres from Golf Course to Low Density Residential to support.
- The purpose is to support the development of 213 housing units.
- The remainder of the 154.4 acres Sundance Golf Course will be converted to a 9-hole course.
- The concept plan includes 213 residential units at a density of 3.27 units per acre.
- Council reviewed an Environmental Assessment Worksheet (EAW).

# Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent/affected jurisdictions

# Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Dayton to place the Sundance Development 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.