

Community Development Committee

Meeting date: January 16, 2018

For the Metropolitan Council meeting of January 24, 2018

Subject: City of Dayton Sundance Development Comprehensive Plan Amendment, Review File No. 20411-4

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

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

Staff Prepared/Presented: Raya Esmaeili, AICP, Senior Planner, Local Planning Assistance (651-602-1616)

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 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.

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 third amendment since the Update was reviewed. The amendment proposes to reguide 65.4 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 site is located to the west of Elm Creek Park Reserve and east of Interstate 94.

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

None known.

Review Record

City of Dayton Sundance Development Comprehensive Plan Amendment

Review File No. 20411-4, Council Business Item No. 2018-18

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 December 21, 2017.

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 third amendment since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 65.4 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 site is located to the west of Elm Creek Park Reserve and east of Highway I-94. The Council has also reviewed the Sundance Development Environmental Assessment Worksheet (EAW) (Review File No. 21793-1) on October 4, 2017, and provided comments to the City regarding the proposed development.

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.

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 and advisory comments for regional parks, wastewater, and transportation/transit are included below.

Regional Parks

Reviewer: Michael Peterka (651-602-1361)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The amendment site is located approximately 0.5 mile from Elm Creek Park Reserve and 0.25 miles from the planned Rush Creek Regional Trail. The existing park reserve and planned regional trail are under the jurisdiction of Three Rivers Park District and are governed by the *2040 Regional Parks Policy Plan*. The amendment is not anticipated to impact the park reserve or the future regional trail.

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.

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: Raya Esmaeili (651-602-1616)

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 reguides 65.4 acres of an existing golf course from Golf Course to Low Density Residential, which allows a density range of 2.3 – 4.0 units per acre (Figure 3). 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. The proposed change is consistent with Council policies and does not affect the City’s overall planned residential density, as shown in Table 1 below.

Table 1: Density Calculation Table

Category	2010-2030 Change				
	Density Range Min	Max	Net Acres	Min Units	Max Units
Existing Sewered Low Density Residential	1.18	1.18	447	527	527
Low Density Residential	2.3	4	3223.4	7,414	12,894
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			4937.5	15,376	23,030
Overall Density				3.1	

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 65 acres site will add 213 housing units on land that was previously 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 comprehensive plan amendment is consistent with the *Housing Policy Plan* and the Council’s policies for housing. The City’s Plan currently provides sufficient land to address its share of the region’s 2011-2020 need for affordable housing, which is 1,256 units. The proposed amendment does not affect the City’s inventory of land guided at higher density. After this amendment, the City will be guiding more than 270 acres of medium-density, high-density, and mixed-use residential land such that at least 2,122 units could be built.

The City participates in Livable Communities Act programs. Its most recent affordable housing built is Balsam Apartments, a 48-unit workforce development opened in fall 2017.

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 its Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

Natural Resources

Reviewer: Jim Larsen (651-602-1159)

The proposed amendment site was the subject of an Environmental Assessment Worksheet (EAW) in October 2017. The City adequately responded to Council staff comments on the EAW regarding Parks and Trails, Forecasts, Permits and Approvals Required, Natural Resources, and Transit. The Council did not object to the City's determination of no need for an Environmental Impact Statement (EIS).

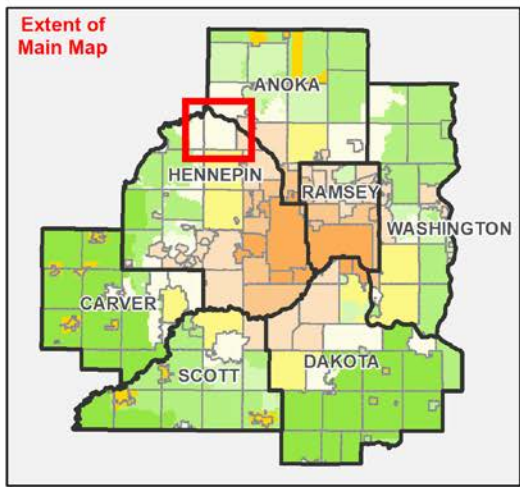
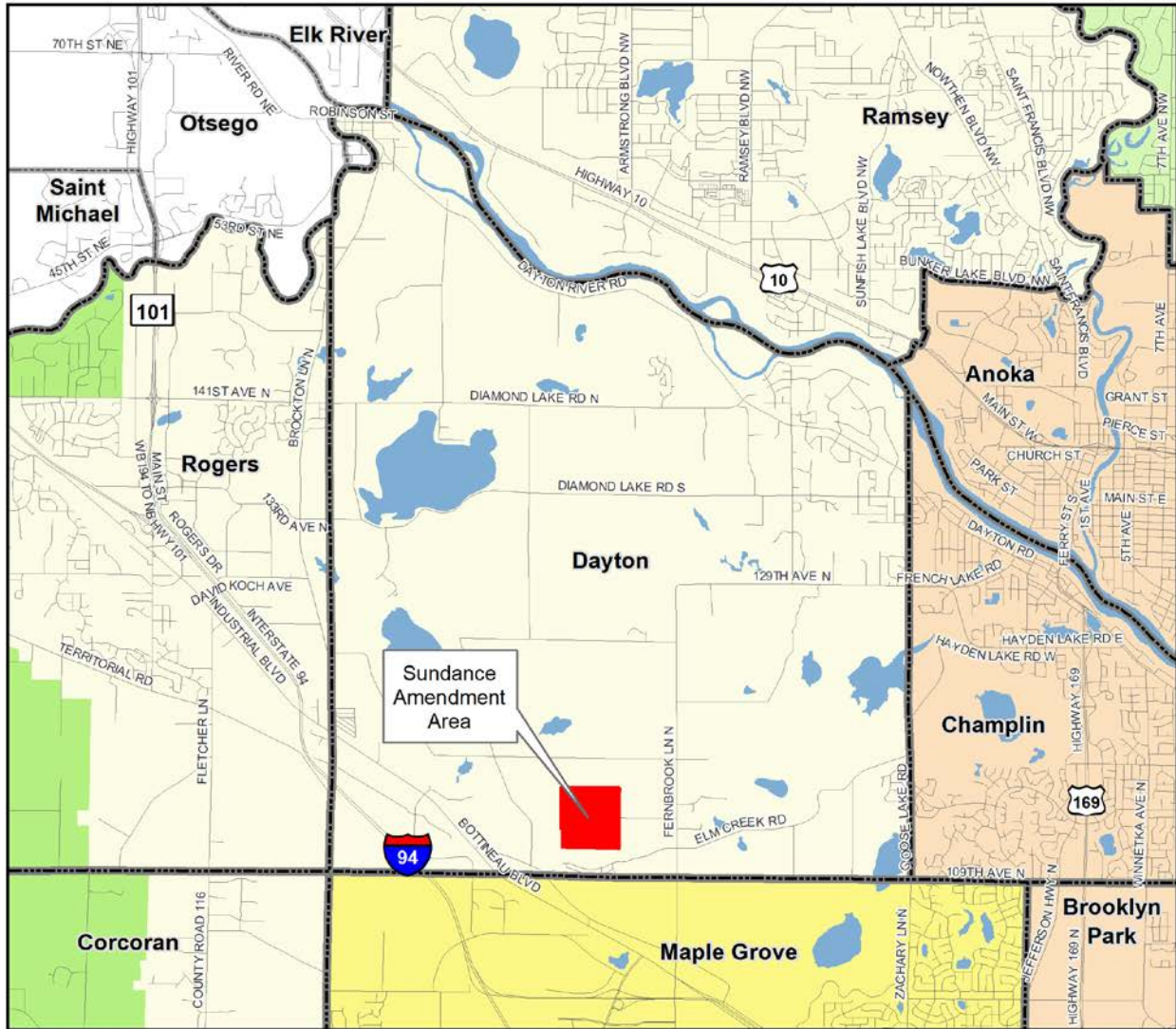
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 1: Location Map Showing Community Designations

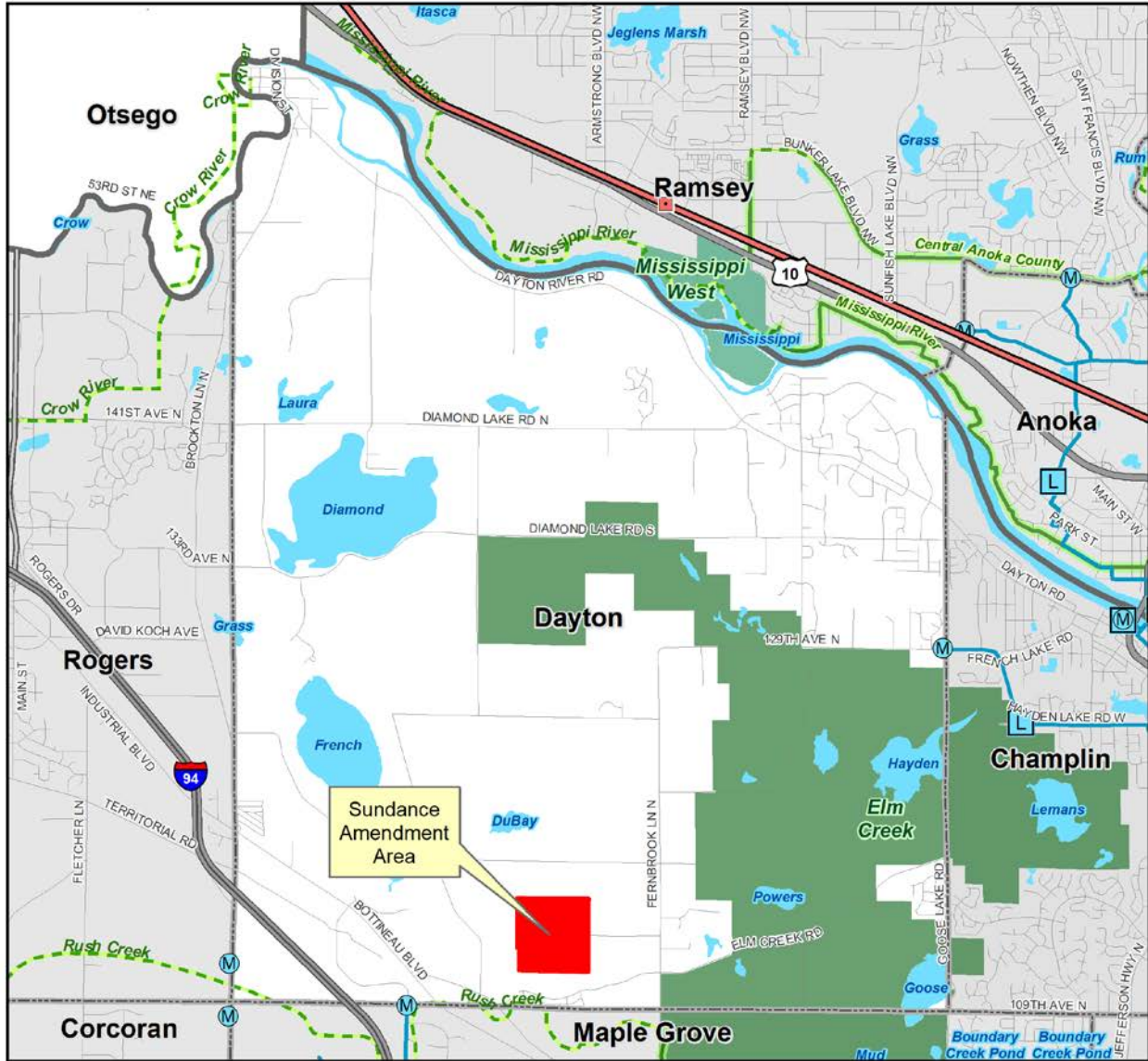


ThriveMSP 2040 Community Designations

- 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

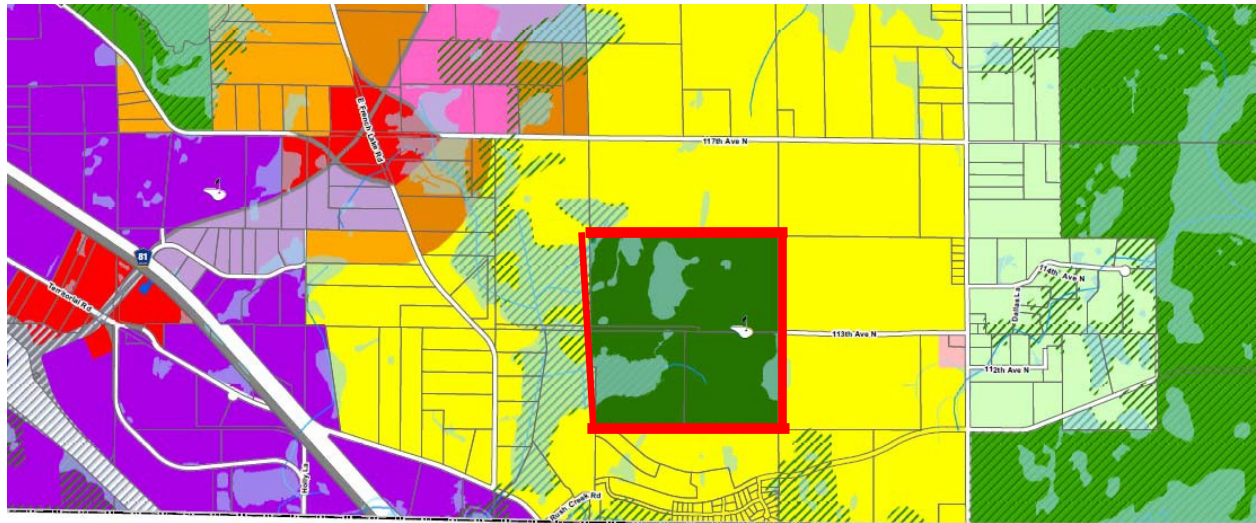
Wastewater Treatment



















- 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

