



2040 Comprehensive Plan

City of Dayton— District 1

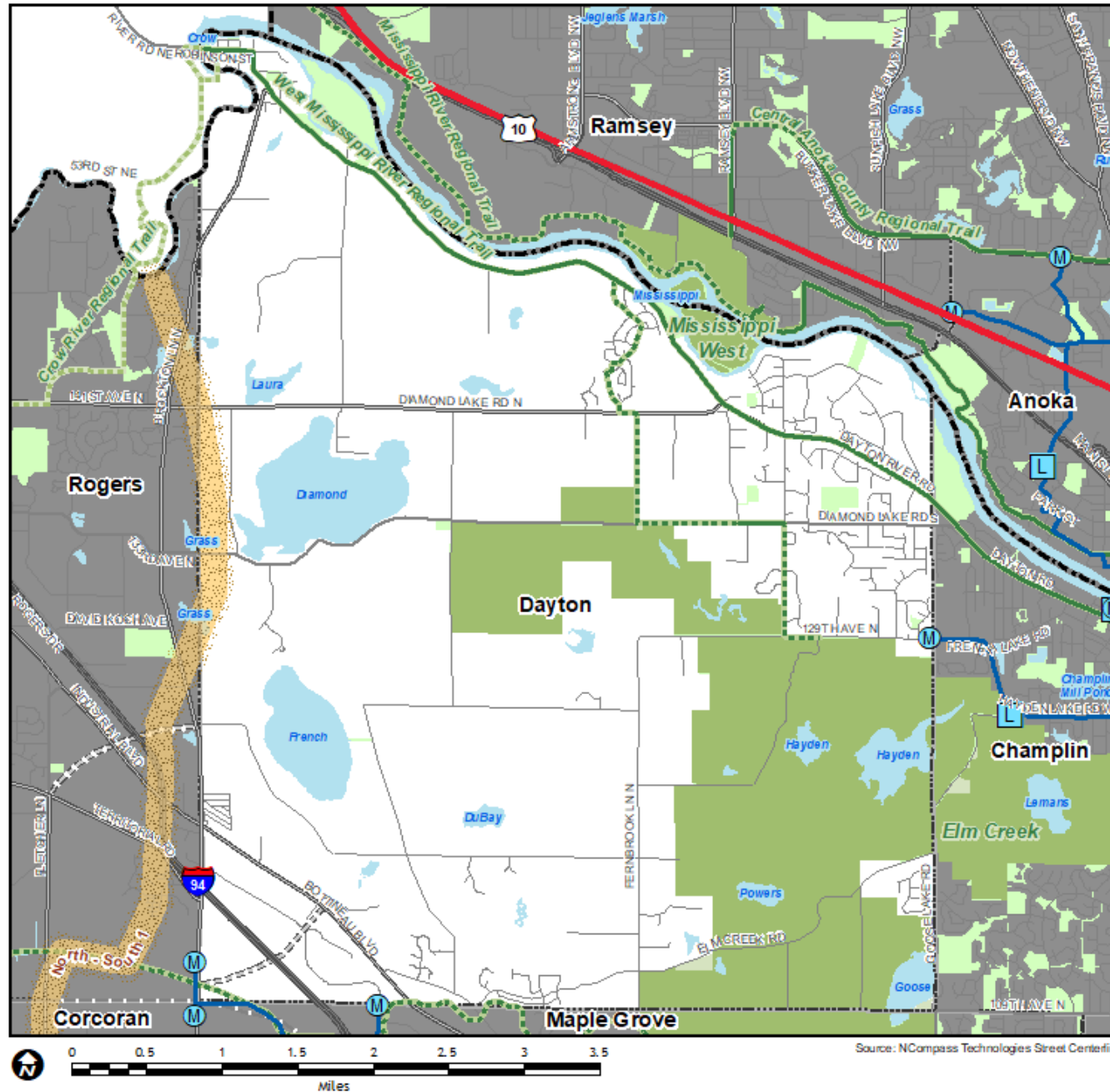


August 1, 2022

Freya Thamman

metro council.org

Regional Systems



Regional Systems

Transportation

Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

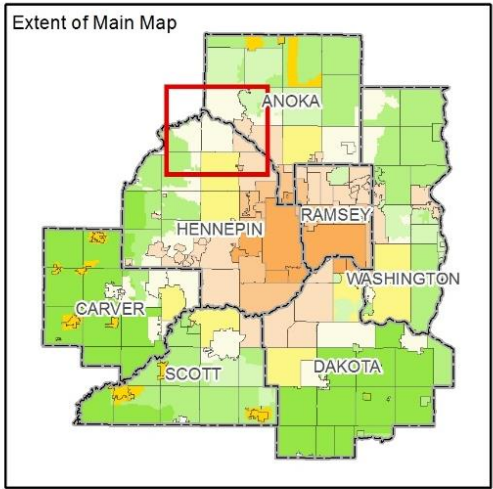
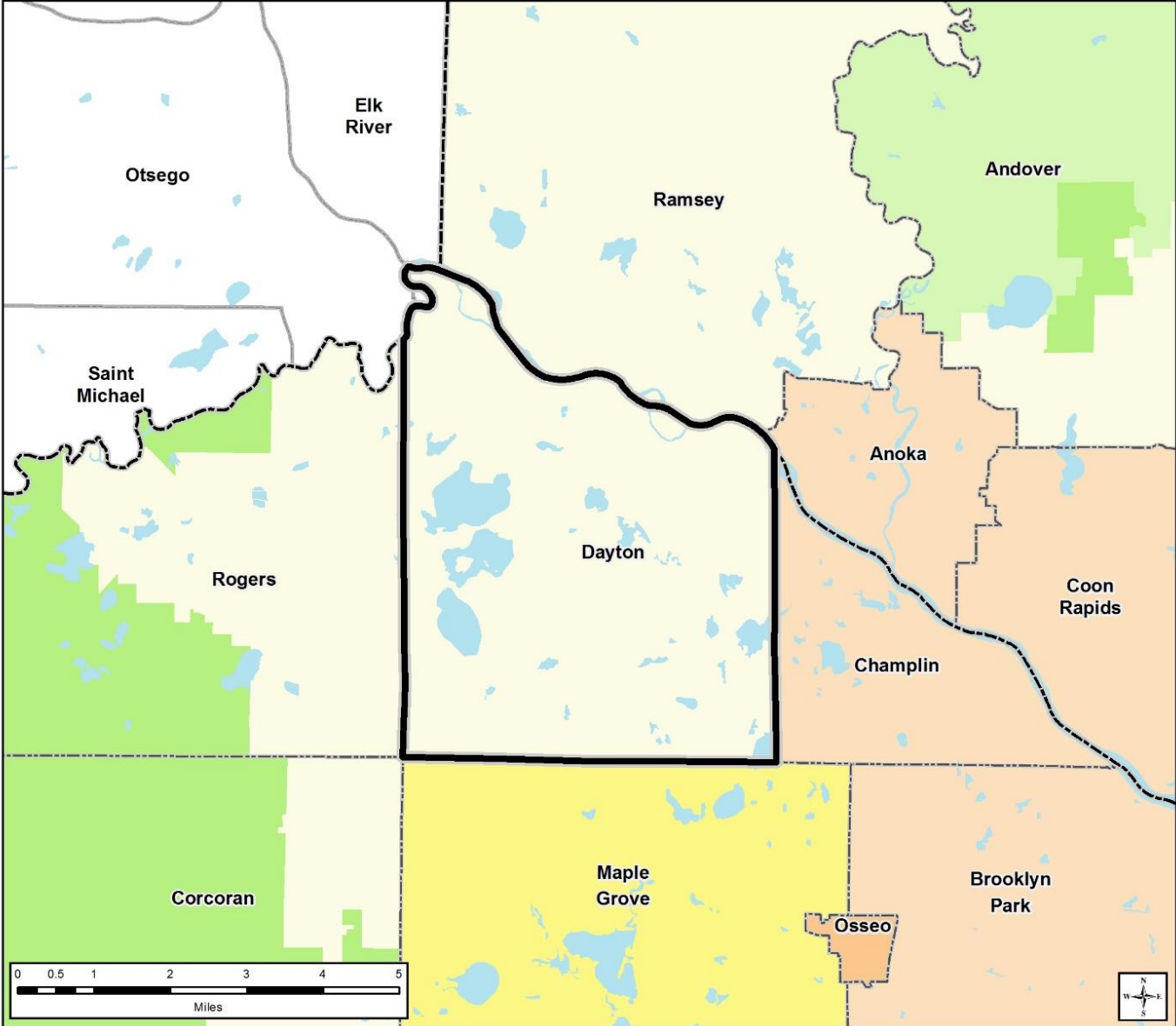
Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

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

Community Designation



- Community Designations**
- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
- - - County Boundaries
 □ City and Township Boundaries
 Lakes and Major Rivers

Forecasted Growth

Table 1. City of Dayton Forecasts

	Census 2010	Census 2020	Council Forecasts		
			2020	2030	2040
Population	4,617	7,212	5,900	7,900	10,400
Households	1,619	2,438	2,200	3,200	4,400
Employment	921	1,063	2,000	2,490	3,000

Planned Residential Density

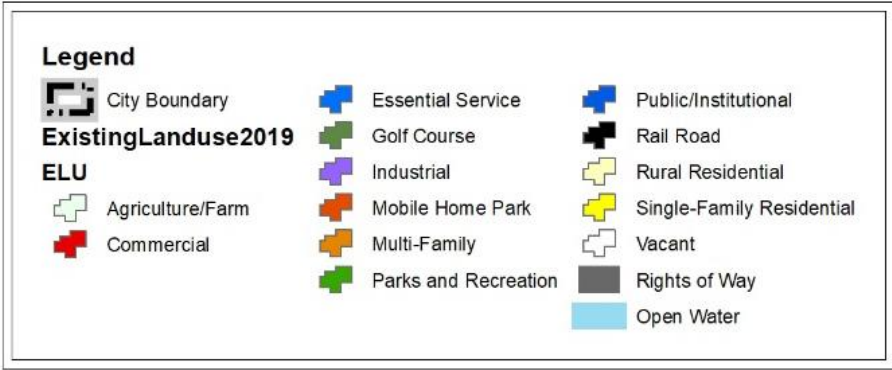
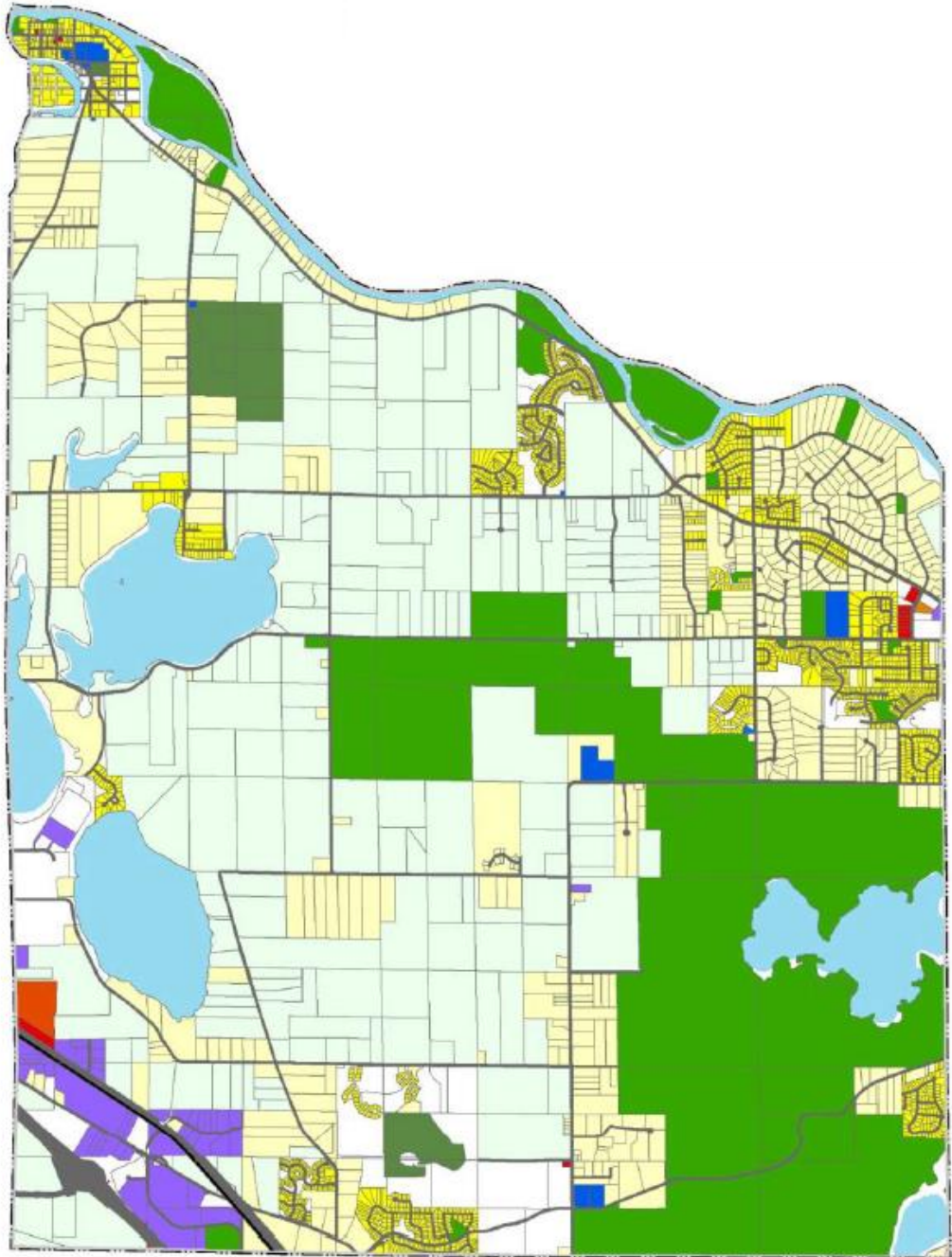
Table 2. Planned Residential Density, City of Dayton

2018-2040 Change

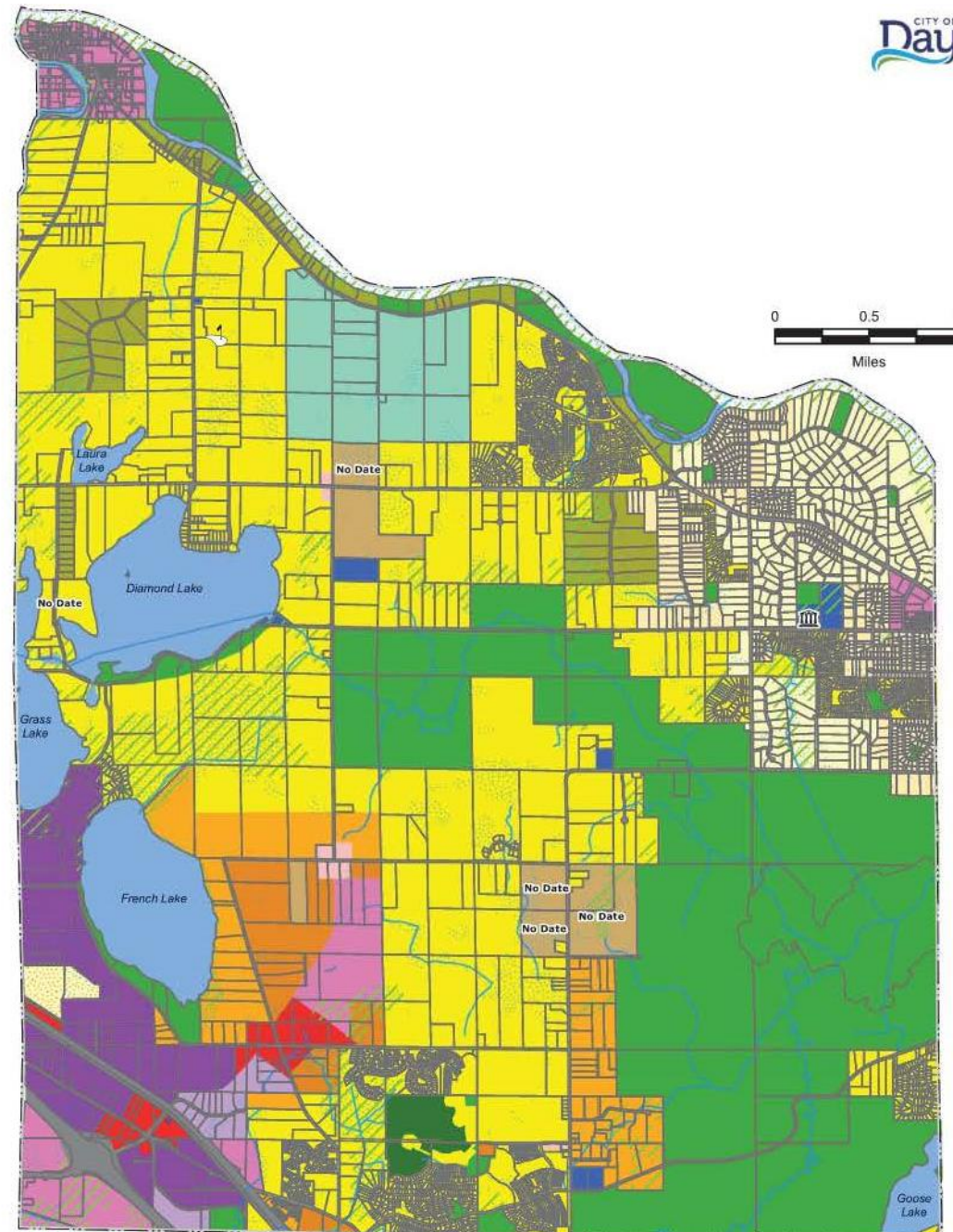
Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Existing Sewered Low Density Residential	1.8	1.8	7	8	8
Low Density Residential	2	5	1,737	3,474	6,685
Master Planned Development	4.5	8	390	1,755	3,120
Medium Density Residential	6	8	100	600	800
Mobile Home	8	10	41	328	410
Mixed Use*	12	18	117	1,404	2,460
High Density Residential	15	20	123	1,800	2,400
	TOTALS			9,414	17,823
	Overall Density			3.7	7.1

*60% residential, acres shown reflect 60% residential
 Net residential density is based on Table 4, which include current, developing, 2020-2030, 2030-2040 staging. Figure 5 of the staff report illustrates the staging plan. Net acres are gross acres minus wetland; does not include park dedication.

Existing Land Use



2040 Planned Land Use



Legend

- | | | |
|-----------------------------|--|----------------------------|
| City Boundary | Greenway Overlay | Rural Estate |
| Parcel Boundary | Agricultural Preserve | Low Density Residential |
| City Hall | Existing Unsewered Low Density Residential | Medium Density Residential |
| Golf Course | Existing Sewered Low Density Residential | High Density Residential |
| National Wetlands Inventory | Mixed Use | Public/Institutional |
| Existing Mobile Home Park | Business Park | Open Water |
| Master Planned Development | Industrial | Right-of-Way |
| Neighborhood Commercial | Park & Open Space | |
| Commercial | Golf Course | |

Findings



That the Plan:

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

Proposed Action

That the Metropolitan Council:

1. Authorize the City of Dayton to place its 2040 Comprehensive Plan into effect.
2. Revise the City's regional sewer-serviced forecasts downward as shown in Table 2 of the attached Review Record.
3. Advise the City:
 - a. Within 60 days after receiving final DNR approval, the City must adopt the Mississippi River Corridor Critical Area Plan; and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.
 - b. To implement the advisory comments in the Review Record for forecasts, land use, and plan implementation.

Meeting Schedule

- Environment Committee on Tuesday, August 9
- Metropolitan Council on Wednesday, August 24



Questions?

Freya Thamman, AICP

Planning Analyst, Local Planning Assistance
Freya.Thamman@metc.state.mn.us

