

Comparison of 2030 Comp Plans & Proposed MRCCA Districts



Ramsey (also in State Wild & Scenic River Program)

1 Ramsey 2030 Plan – Mixed Use: “A small area of the Critical Area at the City’s west border is guided for Mixed Use. Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub. This designation will provide flexibility to develop in a manner that is consistent with Critical Area regulations, while still achieve community objectives for investment along Highway 10. The portion of the Mixed Use district within the Critical Area will be planned to support Critical Area policies for land use and development standards. Mixed Use development in this area will be accommodated through density transfers and the PUD process to ensure that open space requirements are met and valuable natural areas are preserved.”

Proposed MRCCA District – CA-2: In this district, the minimum lot size is 2 acres, but lot size and density may be increased through the PUD process. Use is governed by underlying zoning. *Note: City staff proposes that this area is changed from CA-2 to CA-3 (CA-3 defers to underlying lot size and density).*

2 Ramsey 2030 Plan – Low Density Residential: “Low Density Residential must have urban services before development can take place. These areas will average 3 units/acre and contain single family, detached dwellings... Due to regulations placed on the area to achieve Critical Area Tier 1 and Tier 2 and Wild & Scenic Objectives [minimum lot size of 2 acres], it is unlikely that a 3 unit/acre average density will be achieved in the Critical Area. However, given regional growth strategy to encourage higher density within MUSA, the *opportunity* to create a plan with higher densities that is acceptable to the public, and meets approval of local and state regulatory agencies should still be provided... It is the intent of this plan to encourage a development pattern that seeks to minimize density within the Critical Area Corridor while maintaining the ability to achieve higher density development consistent with urban development standards and policies. This intent can be achieved by transferring density from within the corridor to adjacent residential land use areas through the PUD process and through creative zoning techniques.”

Proposed MRCCA Districts – CA-2/CA-5: CA-2 applies to land adjacent and visible from the river. This district has a minimum lot size of 2 acres, but lot size and density may be increased through the PUD process. CA-5 applies to land not adjacent or visible from the river, and defers to lot size and density in underlying zoning. This “tiered district approach” allows density transfer away from the river to achieve urban densities.

Note: City staff proposes that all areas currently proposed as CA-2 are changed to CA-3 (CA-3 defers to underlying lot size and density).

3 Ramsey 2030 Plan – Commercial/Business Park: Small portions of land along Highway 10 are guided for future Commercial and Business Park Use.

Proposed MRCCA District – CA-5: In this district, lot size, density, and use are governed by underlying zoning.

Note: City staff does not propose changes to this district. It is consistent with the City’s 2030 Plan.

Dayton (also in State Wild & Scenic River Program)

4 Dayton 2030 Plan – Mixed Use: The Historic Village in the northwest corner of Dayton is guided as Mixed Use, which has a minimum density of 8 units/acre, except in the Critical Area where density is limited to 2.2 units/acre. An undeveloped parcel southeast of the Historic Village is also guided as Mixed Use.

Proposed MRCCA District – CA-4/CA-5: In both the CA-4 and CA-5 districts, lot size, density, and use are governed by underlying zoning. The CA-4 district was created specifically for and applies only to existing historic downtowns in Dayton and Hastings. The CA-5 district applies to land not adjacent or visible from the river. *Note: City staff does not propose changes to these districts. They are consistent with the City’s 2030 Plan.*

5 Dayton 2030 Plan – Low Density Residential (+ Greenway Overlay): Lots adjacent the river in this area are guided as Low Density Residential, which has a minimum density of 3 units/acre, except in the Critical Area where density is limited to 2.2 units/acre. Portions of this land are also subject to a Greenway Overlay that provides additional protections for natural features such as floodplains, wetlands, woodlands, and bluffs.

Proposed MRCCA District – CA-2: CA-2 applies to land adjacent and visible from the river, and has a minimum lot size of 2 acres. Setbacks from the OHWL and bluffs are also greater in this district than in all other districts except CA-1. *Note: City staff generally concurs with the CA-2 district designation from a density standpoint; however, they propose that part or all of the area is changed to CA-3 because the OHWL and bluff setbacks in CA-2 make approximately 10 lots unbuildable. It should be noted that the proposed setbacks in the CA-2 district are consistent with the setbacks in Dayton’s current zoning ordinance.*

6 Dayton 2030 Plan – Existing Unsewered Low Density Residential: This unsewered area is not included in Dayton’s density calculation. Dayton’s plan states that the land use pattern makes future subdivision difficult, although limited subdivision may occur on larger parcels if sanitary sewer is provided.

Proposed MRCCA District – CA-2/CA-5: CA-2 applies to land adjacent and visible from the river. This district has a minimum lot size of 2 acres, but lot size and density may be increased through the PUD process. CA-5 applies to land not adjacent or visible from the river, and defers to lot size and density in underlying zoning. This “tiered district approach” allows density transfer away from the river to achieve urban densities.

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