

## Chapter 5: Growth and Annexation

**Goal: Orderly planned growth to accommodate as many as 2400 new dwelling units between 2006 and 2030.**

### Background

Dundas residents are willing to accommodate new growth. However, they also want to preserve the City's small town rural character, its natural amenities and to grow in a way that is sustainable and healthy for the environment and the City's residents. Therefore, new growth must be sensitive to the City's existing character and natural amenities.

Rural or small town character for new residential development in Dundas is characterized by relatively narrow paved streets on a grid or modified grid pattern. Homes are setback far enough to contain stormwater infiltration devices. Such devices may also be placed in large boulevards (soils permitting) that also contain trees, and multi-purpose trails. Storm water devices on both public and private land are planted with native plants. Horse trails are thoughtfully integrated throughout the city to maintain a connection with the rural edge and to create a "rural" presence throughout the city. Subdivisions contain a variety of housing types, styles and sizes integrated throughout the subdivision on lots of variable width so that no one style, mass or height dominate. This type of housing development reinforces the diverse and varied pattern of existing housing in the older areas of Dundas.

Sustainable development is economic growth that meets the needs of the present without compromising the ability of future generations to meet their needs while protecting the physical environment and its natural functioning. Healthy communities are human scaled, encourage interaction and support walking and alternatives to the car for transportation.

Low Impact Development (LID) design is a critical element in achieving health sustainable development in the City, while maintaining and building on its rural small town feel. LID helps to maintain natural hydrological functioning, natural habitat and provides the aesthetic and spatial framework for rural small town character and unique sense of place.

Low impact development (LID) is a comprehensive design approach rather than a technique. The idea behind LID is to develop a site so that post-development runoff conditions mimic or imitate pre-settlement runoff. The premise of LID is that stormwater is an asset and necessary element in the natural environment and it should not be managed for "disposal." The approach emphasizes the integration of site design and planning techniques in order to design the built environment so that it remains a functioning part of an ecosystem, rather than existing apart from it.

Sustainable and healthy developments also encompass practices that reduce, re-use and recycle resources. This includes structure and site design that reduce energy consumption and provide opportunities for recycling, power generation, local food production, and alternatives to auto transportation. Development should be encouraged where infrastructure exists or can be cost-effectively be added. This includes roads, water and sewer. The City will work with the state, county and Northfield to ensure cost effective use of infrastructure.

This plan assumes that there will be a demand for housing in and adjacent to Dundas at the rate of at least 100 units per year through the year 2030. This assumption is based on the projected build out of the Paulson property east of Dundas and the general growth of housing units in the Northfield area. The overall growth rate of the

Northfield/Dundas area will be much higher. The total number of units that Dundas will try to accommodate through growth in and outside its borders is about 2,400 units by 2030 (current Annexation Agreement expires in 2033).

There is a limited capacity to grow inside the Dundas City limits. Possible locations for housing growth inside the City limits are shown on the Possible Housing Sites map. There may be only about 75 to 100 units developed inside the 2004 City limits depending on the density and availability of these sites. Therefore, most of the new growth in Dundas will come from annexation of areas adjacent to the City. However, such growth will be limited to the annexation area, as it relates to Bridgewater Township.

## Objectives

Based on these projections and assumptions, the City has developed the following objectives and policies to guide growth and annexation up to the year 2030.

### Small Town Atmosphere

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**Objective:** Preservation of the small town culture and atmosphere.

**Policies:**

**G 1** The City will strive to control growth so that it does not occur so fast that it forces existing property owners to sell their properties because assessments or taxes are unreasonable.

**G 2** The City will encourage residential infill development of up to 100 dwelling units within the existing municipal boundaries. (See Possible Housing Development Sites Map.)

**G 3** The City will encourage developers to provide a variety of housing choices including apartments and townhomes.

**G 4** The City will also require developers to integrate lot widths, housing sizes, styles and materials to create diversity within new housing subdivisions and provide a variety of housing styles. .

**G 5** The City will guide development so that it does not impinge on the area's natural amenities including the river and riverbanks, steep slopes, bluffs, wetlands, floodplains and forested areas.

**G 6** Highway commercial development will focus on the Highway 3 corridor, while mixed commercial and housing development is encouraged in an expanded downtown core area, and along Hester Street, to connect downtown to the commercial highway environment of Highway 3.

## Short-Term Growth Expectations and Annexation of Land in Bridgewater Township

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**Objective:** Recognition of land that will likely be developed in the next 24 years and establishment of orderly annexation agreements between Bridgewater Township and the City of Dundas.

**Policies:**

**G 7** The City expects that the land shown on the Urban Expansion Area map will be the first properties where development will occur in Bridgewater Township adjacent to Dundas. (See Urban Expansion Area map.)

**G 8** The City will continue to manage its relationship and orderly annexation agreement with Bridgewater Township to encourage planned growth and orderly annexation. .

**G 9** The City will work with the township to anticipate and plan for growth and annexation so that piecemeal annexation petitions are minimized.

**G 10** The City will control the location of development so that leap frog development is minimized.

**G 11** The City and Bridgewater will develop plan implementation steps that assure an orderly pace to future development.

## Long-Term Growth and Rural/Urban Buffer Area

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**Objective:** Establishment of long-term growth areas and buffers between agricultural and urban uses so that Bridgewater, Northfield, and Dundas can establish development controls for their respective jurisdictions over the next 30-years.

**Policies:**

**G 12** Dundas expects that it will eventually grow to the north along Decker Avenue to 100<sup>th</sup> Street.

**G 13** The City also expects to grow to the east along 115<sup>th</sup> Street up to the border with Northfield Township on the east, and County Road 1 on the North.

**G 14** The City has designated these areas in the Urban Expansion Area map as *Long-term Annexation Areas*.

**G 15** The City encourages Bridgewater and Rice County to strongly enforce the maximum density set forth in the Rice County Zoning Ordinance "Urban Reserve District," so that it is not developed in a way that makes it financially difficult to pay for municipal services that will eventually come to these areas.

**G 16** The “Urban Reserve District,” should also not be developed with scattered higher density developments.

**G 17** It is expected that the “Urban Reserve District,” will be converted to urban uses as the *Long-term Annexation Area* is developed.

**G 18** Bridgewater and Rice County should develop agricultural operations performance standards in the *Buffer Zone* that are compatible with nearby residential developments.

Insert Possible Housing Development Sites map

Insert Urban Expansion Area map

## Subdivision Design

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**Objective:** New subdivisions are created that provide for a diversity of housing options within the subdivision, and are well designed and relate well to each other.

**Policies:**

**G 19** The City will upgrade its building and subdivision standards and guidelines to require and create integrated and diverse subdivisions with variable lot widths, housing types (single-family homes, twin homes, townhouses, and apartments) sizes, styles and materials that are of high quality and characteristic of the diverse development pattern found in older areas of the city.

**G 20** New subdivision designs must recognize that there will be development beyond the subdivision boundaries unless the subdivision is bordered by steep slopes, bluffs, wetlands, or other natural features that isolate the subdivision.

**G 21** Subdivision street design should be guided by the framework of the community streets shown in the "Transportation Improvements Map. (in the Transportation section of the plan)

**G 22** Subdivisions must be built so that they interconnect with other subdivisions without forcing unnecessary use of the arterial or collector street system.

**G 23** The traditional street grid is strongly encouraged for all new developments, subject to topographic and/or design constraints.

**G 24** Excessive use of cul-de-sacs will be discouraged. However, it is appropriate to use cul-de-sacs and other street patterns to preserve steep slopes, wetlands, tree stands and other natural features, and where the natural features make it impractical to use the traditional street grid.

**G25** Impacted streets as a result of development within the annexation area, will be considered as a part to the development agreement, and will be done in coordination with the Township road policy.

**G 26** Subdivision streets should contain sidewalks and/or trails to promote safe pedestrian movement within the subdivision. Trails should be signed and marked and connect with the Mill Towns Trail.

## Sustainable Growth

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**Objective:** New growth that reduces impact on the natural functioning of the land and encourages the reduction, re-use and recycling of resources and encourages human behavior patterns that are less dependent on auto transportation.

**Policies:**

**G 27** The city will update its Zoning and Subdivision Codes to include performance standards and design guidelines for sustainable growth and healthy communities being sensitive to the needs of small businesses.

**G28** The city will update its Zoning and Subdivision Codes to include LID performance standards and guidelines being sensitive to the needs of small businesses.

**G29** The city will evaluate all proposed developments according to sustainable growth, healthy communities and LID performance standards and guidelines.

**G30** The city will explore the creation of market based incentives including bonus densities to encourage sustainable healthy community development and LID practices.

## Implementation Directions/Actions

Dundas will need to **revise its zoning and subdivision regulations** to reflect the policies of the comprehensive plan. Among the policies that need to be expressed in the subdivision regulations are the standards for a grid street pattern and when cul-de-sacs are allowed. The subdivision regulations also need to encourage a variety of housing types and linkage to future subdivisions. The adopted street framework must also be included in the subdivision regulations so that these street rights-of-way are preserved and improved when development occurs.

The **zoning code must be revised** to assure adequate zoning provisions for the river, riverbanks, steep slopes, bluffs, wetlands, and floodplains. Also, zoning provisions need to be changed to upgrade building design standards, especially in commercial and industrial properties.