PLANNING COMMISSION AGENDA

Thursday, April 3, 2025

CITY OF DAYTON, MINNESOTA
12260 So. Diamond Lake Road, Dayton, MN 55327
REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 P.M.
To Participate in the Meeting, please see cityofdaytonmn.com Calendar for Zoom Invitation.

6:30 **1. CALL TO ORDER**

6:30 **2. PLEDGE OF ALLEGIANCE**

(Roll Call)

6:30 **3. ROLE OF THE PLANNING COMMISSION**

The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.

6:35 **4. APPROVAL OF AGENDA**

6:35 **5. CONSENT AGENDA**

These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.

A. Planning Commission Minutes, March 6, 2025

6:35 **6. OPEN FORUM**

Public comments are limited to 3 minutes for non-agenda items; state your name and address; No Commission action will be taken, and items will be referred to staff. Group commenters are asked to have one main speaker.

6:40 **7. COUNCIL UPDATE**

A. March 11, 2025
B. March 25, 2025

6:45 **8. PUBLIC HEARINGS**

6:45 A. The Parkway Neighborhood Phase II, Preliminary Plat, Conservation Planned Unit Development, Site Plan Review (WME Real Estate Holdings)

7:30 **9. OLD BUSINESS**

7:30 A. Legacy Woods, Zoning Map Amendment, Conservation Planned Unit Development, Preliminary Plat, CUP Shoreland Unsewered Development (BK Land Development)

8:15 **10. NEW BUSINESS**

8:15 A. Discussion – East French Lake Road Small Area Plan

9:00 **11. NOTICES AND ANNOUNCEMENTS**

9:00 A. Staff Updates

9:05 B. Commission Updates

9:10 **12. ADJOURNMENT** (Motion to Adjourn)

I. CALL TO ORDER

Browen called the March 6, 2025, Planning Commission Meeting to order at 6:30 p.m.

Present: Browen, Crosland, Preisler, and Sargent
Absent: DeMuth
Also in Attendance: Mayor, Dennis Fisher; Jason Quisberg, City Engineer; Jon Sevald, Community Development Director; Hayden Stensgard, Associate Planner II

II. PLEDGE OF ALLEGIANCE

III. ROLE OF THE PLANNING COMMISSION

The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning, and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.

IV. APPROVAL OF AGENDA

MOTION by Crosland, second by Preisler, to approve the agenda as presented. The motion carried unanimously.

V. CONSENT AGENDA

A. Planning Commission Minutes for February 6, 2025

MOTION by Preisler, second by Crosland, to approve the consent agenda as presented. The motion carried unanimously.

VI. OPEN FORUM

No one present for open forum.

VII. COUNCIL UPDATE

A. February 11, 2025, City Council Meeting

Fisher updated the Commission on Council actions. Fisher stated that the Council decided to have a Work Session with EDA regarding tax forfeit properties which was held on February 25, 2025.

Fisher stated that the Council decided to go through with getting plans and specks for the North Diamond Lake Trail along the north side of North Diamond Lake from the River Hills entrance to the east and down to Vinewood.

The Council considered an IUP for a Home Extended Business. There was a long discussion that pretty much mimicked the Planning Commission's prior discussions. Council approved the Planning Commission's recommendations with the addition that the north driveway must be relocated within a year.

The Council passed the Garbage and Refuse Ordinance change.

B. February 25, 2025, City Council Meeting

Fisher updated the Commission on Council actions. Fisher stated that the February 25th meeting was very long. There were presentations from Hennepin County, Care, and Three Rivers Park District.

Fisher stated that there was a lot of discussion about the Three Rivers Park District and their land acquisition along the River. There was a short presentation on some of the changes to DCM Farms that will be seen tonight. There was a financing mechanism for The Parkway Neighborhood. The discussion centered mostly on the road that will be installed. There was discussion on a Conditional Use Permit for a one-acre lot to get impervious surfaces approval.

The Elsie Stephens Plan to go out for bids was approved. There were discussions on bids for the Area 21 Park, which is in Brayburn Trails. The Ione Gardens upgrade was discussed. Elsie Stephens Phase 3 was approved to go out for bid.

There was a long discussion on parking regulations that was like the discussions the Planning Commission had. Ultimately the City Council did nothing with it. For the Sign Ordinance, City Council basically undid what was done previously.

Stensgard stated that the increase in size for the monument sign was approved in the ordinance.

VIII. PUBLIC HEARINGS

A. EAW, Comprehensive Plan Amendment, Zoning Map Amendment, Planned Unit Development Preliminary Plat of DCM Farms, 14800 113th Avenue North (Dehn)

Sevald stated that the location for the DCM Farms project is located off Fernbrook Lane and 113th Avenue. The project includes 91 acres of land. There are 253 proposed single-family-homes along with eight acres of proposed commercial/retail. The property is currently guided for low-density residential. Because the developer has decided to ghost plat and subdivide the eight acres that are set aside for potential commercial/retail use, the Comprehensive Plan Amendment is not needed currently.

The Comprehensive Plan Amendment also triggered a mandatory Environmental Assessment Worksheet (EAW). Because the Comprehensive Plan Amendment is no longer needed, the EAW is no longer needed either. Because the EAW is already in process, Staff recommends that the EAW continue so that it can be used in the future.

This project has been before the Planning Commission several times. It was reviewed in depth in February of 2025. The Planning Commission recommended several changes. The applicant has submitted a revised plan that addresses all of the changes.

The revised plans came in recently and Staff has not had an opportunity to conduct a full review. If the Planning Commission is comfortable with the layout of the property, Staff recommends that the Planning Commission recommends approval. Staff will complete the review prior to going before the City Council.

Sevald presented the changes that were made to the plan since January of 2025. Originally there were 266 lots. There were 103 lots that were 40-feet wide. The revised plan reduces the total number from 266 lots to 253 lots. The revised plan reduces the total number of 40-foot lots to 33 lots. The January plan was designed with 5-foot side yard setbacks. The February plan now has 7-foot side yard setbacks. The January plan showed a street as a private street. The February plan has expanded it to be a full-sized public street with on-street parking. In the January plan, there was a cul-de-sac with an intersection. In the February plan, it is not a connected street, which eliminated the intersection.

Sevald went through the EAW. It was estimated that the development would add roughly 11,000 trips per day. Most of the estimated traffic is tied to the commercial/retail area, which is no longer in play. There will still be a lot of traffic generated by the residential aspect of the project.

Sevald stated that Staff has had conversations with Hennepin County regarding the traffic concerns. There is a proposed roundabout to help with

the problem, but it is not part of the proposed development. The roundabout is a separate, non-funded project.

The property is currently zoned as A-1 Agricultural. The developer is requesting that it be re-zoned to R-3 Residential with a PUD Overlay, similar to the Sundance Greens neighborhood that is located adjacent to the south.

The PUD allows deviations to the minimum standards in the City Code in return for a public benefit. In this case, the requested deviation is for narrower lots. The R-3 Residential District requires a minimum of 55-feet wide. This project is proposing 40-feet wide lots. The R-3 District also allows for only 30% of the lots to be 62-feet or narrower. This project is proposing 57% of the lots to be 62-feet or narrower.

The City Council has expressed concern about the appearance of 50-foot lots. The developer pointed out that there are 50-foot lots in Sundance Greens. The public benefit associated with the PUD is that the developer will construct a roundabout at 114th Avenue, which is roughly a $2 million project. There will also be some improvements to 117th Avenue, but those improvements have yet to be identified.

At the January meeting, Staff suggested some amenities. Those suggestions were brought to the Parks Commission, and they recommended the idea of gazebos at the stormwater pond and a second one adjacent to the trail. Sevald reminded the Planning Commission that this is a Public Hearing.

Browen asked who would be responsible for maintaining the amenities that the builder is proposing.

Tom Dehn of DCM Farms came forward to answer Browen's question. Dehn stated that he is assuming the HOA would take care of the neighborhood amenities. Dehn stated that the City Park would obviously be taken care of by the City. Dehn stated that the trails will belong to the City's trail system and be maintained by the City.

Sargent commended Dehn for taking the suggestions and acting on them. Sargent stated that the current plan is much better than the one that was presented last month.

The one critical area that Sargent still wants to see addressed is the intersection at 114th Avenue and Fernbrook Lane. By approving this plan, the Planning Commission is stating that we are okay with alignment of

streets and lots. The lots impacted by the potential roundabout may need to be shifted.

Sargent asked if there is an opportunity to petition the City Council to reduce the speed limit on Fernbrook if there is a roundabout at 114th Avenue and 117th Avenue. Quisberg stated that part of the intent of having a roundabout is to reduce the speed. To reduce the speed limit, there is a need for a Speed Study. Unfortunately, the City can't just select a speed limit to enforce.

Additional discussion ensued.

Sargent asked Dehn when he foresees the out lot being developed. Dehn stated that the County will likely take all of 2025 for the process to play out and perhaps construction could begin in 2026.

Browen stated that the potentially impacted current residents need to be protected from the roundabout that may be installed. There are a lot of unknowns. To that end, Browen requested that Dehn lay out his vision of how the staging will work out.

Additional discussion ensued.

Crosland asked about the changes to the loop road in the northeast corner of the development. Specifically, Crosland wants to know if there will be two-way traffic throughout, along with parking on one side. The answer is yes.

Browen opened the Public Hearing at 7:01 p.m.

Lee Hallquist of 11471 Fernbrook Lane came forward and stated that his concern was drainage. Hallquist stated that he's pumping more water than he's using. Hallquist is very concerned that there is nothing in the plan to address the excessive water. Hallquist stated that walkability on Fernbrook Lane is nonexistent.

Hallquist stated his concern about his personal cost and further stated that he's essentially subsidizing the developer because he's going to wind up being charged an assessment, he's going to have to pay about $5,000 for some sort of valve, so Hallquist will be out about $26,000 before the water touches his property.

Marcia Grover of 11320 Fernbrook Lane came forward and stated that in this day and age, you can have anything you want delivered to your front

door withing a couple of hours so many store are going belly up just like what is proposed at DCM.

Grover emailed Sevald about the green line on the “dinky” map. Sevald stated that it represents drainage. Grover complained that there is no communication. Grover stated that in her 52 years at her residence, she has never had standing water in her front yard. Grover used the example of the drainage pipe in her front yard as an example that implies the City is in cahoots with the developers.

Keith Grover of 11320 Fernbrook Lane came forward and stated that the problem is not with Dehn. This is a question of quality of life for the residents who have been in place for 50-60 years. Grover stated that he had no intention of moving out of his home. Grover no longer feels certain that he wants to remain because this construction project is going to drastically change his quality of life there.

Grover complained that the noise level and light pollution coming from a commercial/retail area is considerably higher than from a residential area. Grover raised concern for the additional crime that will accompany the potential commercial/retail project. Grover also raised concern about the waterline and the holding pond issue that his wife raised earlier. Grover stated that the current speed limit in the area is simply too high.

Grover stated that every time he comes to one of these meetings, he feels like they are two steps forward and three steps back. Grover stated that the residents need the help of the Planning Commission to do something about the traffic. Grover offered the help of the residents to get petitions signed it that would be helpful. Grover stated that there seems to be no leadership from the City on the subject.

Stensgard directed the conversation to Stacy, who was an online participant for the Public Hearing.

Stacy Smith Donley of 11431 Fernbrook Lane stated that she hasn’t received an updated plan. Donley would like to know if the path behind will remain in the plan. house is still present. Sevald stated that the path would remain there, and Donley was pleased to hear that.

Donley has concerns about the commercial/retail area, about the potential roundabout, the possible water pollution, and the light pollution. Donley stated that Dehn has promised to “try” to make the roundabout in a more southerly direction, but she wants to know what guarantees the homeowners have from a “we’ll try” situation. Donley stated that the

language seems murky, and she'd like to see something definite reflected in writing.

Donley made mention of Sevald's request for the Planning Commission to approve the plan before Staff has the opportunity for a full review. Donley doesn't believe the plan should be approved prematurely.

Kathy Powers of 11461 Fernbrook Lane came forward and stated that the vast majority of the discussion has centered on the roundabout. Powers suggested that the roundabout should go some other place on Fernbrook Lane. There is so much disruption at 114th Avenue, and Powers doesn't see how that location can work. Powers suggested that a roundabout be installed at Elm Creek or Rush Creek.

Tom Dehn, the developer, came forward and stated directly to the Grovers that Dehn will not be draining a storm water pond into their front yard. Dehn believes they are seeing survey lines in the map.

Sevald stated that there is a catch basin that goes from east to west.

Preisler stated that the plans show future curb and gutter, which are future improvements to Fernbrook Lane.

Additional discussion ensued.

Dehn stated that roundabouts at all three locations would be ideal.

Preisler asked Dehn to clarify which roundabout will be funded from this project. Sevald stated that the roundabout funded by this project is located at 114th Avenue.

Browen requested that Dehn clarify the timing of the project. Dehn stated that the first home will likely begin construction no sooner than this fall. Dehn further stated that his goal is to have the roads in before the next freeze.

Additional discussion ensued.

Browen closed the Public Hearing at 7:28 p.m.

Browen asked Sevald exactly what is left for Staff to review. Sevald stated that it is expected to have some flexibility in lot width. Sevald stated that the engineering review is still ongoing. The landscaping plan is missing.

Crosland asked if the Planning Commission will see the landscaping plan prior to approval. Sevald asked the Planning Commission to provide recommendations of anything desirable along Fernbrook Lane.

Stensgard noted that the last plan that was provided had a landscape plan, but with the revisions, there was no updated landscaping indicated. The plan that was provided previously showed a significant amount of buffering along what is to be the alignment of 113th Avenue. There was a less than ten tree requirement shortage.

Browen asked the Planning Commission for their comfort level with moving forward before we have additional discussion.

Preisler stated that the missing items were not critical for his decision-making process.

Crosland concurred with Preisler.

Sargent stated that he has faith in the Staff that the development will meet the City's minimum requirements and maybe even exceed them. Since it is ultimately up to the City Council to approve, Sargent is comfortable with moving forward.

Additional discussion ensued.

Crosland stated that the roundabout should be moved as far south as is possible to get it away from the existing homes. Crosland likes the variety of homes and the provision for additional density to meet the Met Council requirements.

Preisler stated that this is the perfect location to increase the density. The variety of houses provided is important for the market conditions.

Sargent is concerned about the lighting needed for the roundabouts. Light pollution and noise pollution need to be addressed.

Sargent asked if there is any way to punch a road in through the narrow lots north into 117th Avenue. Quisberg stated that it could not be done because of the proximity to the Fernbrook Lane intersection.

MOTION by Crosland, second by Preisler, to recommend approval of the Zoning Map Amendment, Planned Unit Development Preliminary Plat of DCM Farms, 14800 113th Avenue North (Dehn)
The motion carried unanimously.

B. Concept Plan, 17051 117th Avenue North (Oppidan)

Stensgard came forward and stated that the property before the Planning Commission is located on the east side of the Dayton Parkway roundabout at 117th North. The site is 32.4 acres. The first phase of development is for 15 acres. The Comprehensive Plan sites land use guidance for industrial, business park, and commercial. The land is zoned I-1 Light Industrial and A-1 Agricultural. The property is in the current MUSA staging area.

The Concept Plan offers office space, warehouse space, and a distribution spec building. The total plan encompasses 200,000 square feet. The plan also includes loading docks for semi-trucks on the north side of the building. Initially there will be 17 dock doors, and 39 “knock-out-panels” for future doors, which total 56.

The plan includes vehicle parking on the south side of the building for an undefined number of spaces. The plan calls for approximately 38,000 square-feet of outdoor storage space. Stensgard provided an aerial image for the Planning Commission to view.

Staff is requesting that the Planning Commission consider the following items: 1) Parking; 2) Access and Circulation; 3) Outdoor Storage; 4) Landscaping; and 5) Building Orientation.

Stensgard stated that the role of the Planning Commission is to review, discuss, and offer input for desired changes or improvements, hold a Public Hearing for the plan, and all comments are taken as advisory only, non-binding, and no action will be taken at this time.

Preisler asked what was the impetus for the revised realignment photo that was projected. Sevald stated that the City Council directed Staff to explore the possibility of moving Dayton Parkway to the east. It was decided to cease the discussions until an applicant came forward. This is the first applicant after those discussions. Sevald stated that this is the point at which a decision needs to be made regarding the re-alignment of Dayton Parkway.

Preisler stated that it is a little bit too late to move it since the infrastructure is already in place.

Browen invited the applicant to come forward.

Jay Moore with Oppidan Investment Company of 400 Water Street Excelsior, Minnesota, came forward along with Mark Anderson, who is a civil engineer representing Oppidan.

Anderson stated that their greatest interest is to receive feedback on the plan, good or bad, support or not, so that Oppidan can make decisions on whether to move forward or not.

Browen asked if the applicant has a response to Staff's request to flip the building. Anderson stated that the building was orientated based on the wetland and truck court, which is also the low side of the building project. The car parking is on the south, which is approximately four feet higher than the truck dock elevation. The natural grade on the side tends to recommend the truck port on the north, but we also understand that screening of truck courts and the visual sight lines from the Dayton Parkway are important.

Browen stated that he's very concerned about 130,000 square feet of commercial space with the access that is represented in the plan. The right-in and right-out on Dayton Parkway, and the full access on the northeast corner at 117th Avenue. That's a lot of square feet of commercial to only have one egress point. Browen stated that the road coming off the roundabout on the south end of the property should be connected.

Anderson stated that Oppidan is not pursuing the commercial end at this time, and they don't intend to in the future, so the landowner may sell to others or may develop it himself.

Browen stated that it seems like this is the time to get the access right. Browen suggested that the applicants change their plan by having a number of north/south buildings rather than the one large building that is being proposed.

Anderson stated that in working with the landowner, he has already donated a significant amount of his land for that already, so he's not interested in cutting up more of the property for additional road right-of-way on his property.

Quisberg stated that the primary use of the "unused leg" of the roundabout is to reroute the access for 113th Avenue. The thought was that as Dayton Parkway grows and becomes busier, and the intersection at 81 is upgraded, the connection at 113th Avenue would no longer be feasible for users to make the egress movements. An alternate connection point was needed.

Browen stated that he believes it to be short-sighted not to connect the 78-acre area to the roundabout. Browen stated that from a City perspective, we need to do a better job, and we still haven't addressed it.

Browen stated that the idea of smaller buildings will work for the purpose of tenants. Moore stated that it doesn't work financially. It would likely be triple the cost. Browen stated that he's a real estate appraiser, he knows it would work, and it's not triple the cost. It will cost more, and it will be more difficult.

Anderson stated that there would also be potential difficulty in navigating around the wetlands on the site with Browen's suggestion.

Crosland stated that he understands the grading issues with flipping the building. It is unfortunate to put the front of your building facing away from visibility for tenant signage and the aesthetics of the building.

Crosland suggested that anything can be done to the side of the building to make it more appealing would be nice. Crosland suggested that the building be treated like a corner house so that it is nice on the side and the front.

Crosland stated that he prefers colored concrete with an acid etch or a sand blast instead of painting. It just looks more natural, and it is longer-lasting. Crosland stated that because of the scale of the site, it would be helpful to pull the signage down into the metal panel at the doors so that it is a little more pedestrian-friendly. Crosland stated that he likes windows, but he recognizes that there is a cost associated with them.

Anderson stated that Staff recommended an emergency vehicle access road.

Additional discussion ensued.

Sargent reiterated the importance of flip-flopping the building.

Browen stated that he would love to have the Dayton Parkway rerouted, but we are apparently beyond that point. The right answer would have had it to be different in the first place.

Preisler stated that the decision made in the past was not necessarily the wrong decision. It worked at the time it was made.

Browen stated that his statement is directed at Staff and Council. We have to look at land use. We cannot just keep waiting for the applications to come in. We should have made those land use changes already.

Browen opened the Public Hearing at 8:12 p.m.

Joanne Dudycha of 17050 117th Avenue North came forward and stated that her total concern about the project is the access points. The traffic on 117th Avenue North is becoming scary, and it needs to be addressed.

Colton Ramsay of 11481 East French Lake Road came forward and stated that he is the closest adjoining property to the south of the proposed outdoor storage and warehouse distribution building. Ramsay's biggest concern is the location of the outdoor storage because his bedroom window will be impacted. Ramsay's property is zoned residential, so in the future, there will be houses there, leaving his home backed up against an outdoor storage facility.

Keith Grover of 11320 Fernbrook Lane came forward and stated that every time he looks at the process, it bothers him. Grover stated that the City knows it screwed up when the extension was put in at 117th Avenue North. He stated that he's heard the City Council and the Planning Commission talk about it. Grover stated that this is your last chance to change this forever. Grover stated that he understands it is going to cost money to fix it, but the piece of property that is being discussed is the only way to realign the road. Grover stated that the City has blinders on. The City hasn't looked at land use.

Grover expressed concern for the people having all the industrial stuff in their backyards. Grover asked what is happening with the screening so that people weren't having to look out into other residents' backyards.

Browen stated that if the Dayton Parkway were shifted, it would have been easier for it to extend north. It is Browen's opinion that it the Dayton Parkway were moved east, it would be easier to work its way north than the current situation. Browen further stated that there is a cost involved. The question that remains is whether it is cheaper to continue the Dayton Parkway on its current path or should another path be used. Either way, it is all going to work out; it is just going to be harder to work it out now.

Browen closed the Public Hearing at 8:19 p.m.

C. Comprehensive Plan Amendment, City Code Amendment, 1001, (Zoning), 1002 (Subdivision) related to A-3 District (City of Dayton)

Sevald stated that there have been a number of Work Sessions centered on trying to preserve the "rural feel" of Dayton. There was consensus that

larger lot sizes in the north, and to continue allowing suburban development in the south. Conversations with the Met Council were positive regarding Dayton removing a chunk of Dayton out of the Metropolitan Urban Service Area (MUSA). MUSA is the boundary area that the Met Council intends to extend water and sewer by the year 2040. The area in the northwest corner of Dayton is the furthest away from receiving water and sewer service. As long as Dayton maintains the density of one home per ten acres, the Met Council is agreeable.

Sevald stated that flexible development ordinances need to: 1) include the need to reserve land resources for efficient future urban development as part of the ordinance purpose; 2) Identify the land characteristics required to support future urbanization; 3) Allow no more than 25% of the developable land in a project to be developed, reserving larger future urbanization parcels; and 4) provide future urbanization parcels with temporary development agreements, easements or deed restrictions.

Browen opened the Public Hearing at 8:29 p.m.

Larry Gau of 15701 Shady View Lane came forward and stated that he does not have a problem with one house per ten acres. Gau wanted to clarify that the land would need to be sold in 20-acre plats. Gau read a few of the land use goals and policies. Gau noted that part of the Comprehensive Plan addresses light pollution by referring to Dayton as a “dark sky area” and that there is a goal to limit and control lighting.

John Bernens of 17921 Dayton River Road came forward and stated that his family is happy with the proposed zoning changes. Bernens asked for some elaboration regarding the 25% rule. Sevald explained. Bernens asked for the future expectations regarding roads in the area. Sevald stated that Staff hasn’t considered that level of detail yet.

Dave Claxton of 14700 Vicksburg came forward and asked if there would be a special assessment for a potential road. Sevald stated that generally, the developer pays for the road.

Randy Dahlheimer of 15501 Dayton River Road came forward and asked if the development takes place on a County road, is the County going to give access to parcels? Browen stated that the access will be a case-by-case scenario that will need to be thought through.

Quisberg stated that it would be up to the County to grant the permits for access. The County is legally obligated to give you access to your property, however, they are not necessarily obligated to permit an access that serves

a higher intensity. Quisberg stated that with the incremental that is being discussed here, he's hopeful that the County would be receptive to allowing those.

Additional discussion ensued.

Browen closed the Public Hearing at 8:47 p.m.

Browen stated that he likes the way the Ordinance is drafted.

Crosland concurred with Browen.

Sargent stated that he likes the Ordinance.

MOTION by Sargent, second by Crosland, to recommend approval of the Comprehensive Plan Amendment, City Code Amendment, 1001 (Zoning) 1002 (Subdivision) related to A-3 District (City of Dayton). The motion carried unanimously.

D. Zoning Map Amendment, Planned Unit Development, Preliminary Plat of Schany Parcel (BK Land Development)

Sevald came forward and stated that this would be the first test for the A-3 District. This project came in as a Concept Plan back in the summer. The Concept Plan initially proposed 14 lots. The Concept Plan has since been revised to comply with that A-3 District as much as possible.

Sevald stated that Staff recommends tabling this action until the A-3 District is adopted by the City Council. Sevald went on to suggest that a ghost plat would be required for the project.

Sevald suggested that the developable land be identified. The homes cannot be clustered in this project, so the Planning Commission will be asked for the best way to preserve 75% of the land.

Sevald stated that he's looking for recommendations as to how this property can remain rural, unsewered, with one home per ten-acre density while still preserving the ability to have urban services at some point in the future.

Crosland asked for the size of the smallest subdivided lot. Sevald stated that it is about five acres. Sevald stated that the general idea is for the neighborhood to mimic the Thicket Hill Subdivision that is located to the north.

Sevald stated that Staff is recommending ghost platting that will show how Xanthus Lane will connect in the future.

Browen invited the applicant to come forward.

Zach Brown of 13311 Arrowood Lane, North, came forward and stated that the project is preserving more than any other potential project. Brown gave a list of reasons not to add public sewer and water. Brown stated that the site is a gem and unique. People desire to build here.

Browen asked what the anticipated price point of the lots to be. Brown stated that it is still up in the air, and he is working with the County regarding an entrance and there are some overages coming from the storm drain requirements. Brown stated that he doesn't want to be pinned down to a number, but they will be expensive. People are willing to pay for it because they want to be in Dayton, they want to be in the Rogers School District, and they want their little private oasis away from everything else.

Brown stated that Dayton is filling out with DR Horton, Lennar, and Pulte. The residents are sick of it. People want custom homes. They want to pick out their cabinets.

Sargent asked if this is the only option for this piece of property, then is it still an Interim Use. Sevald stated that for the Met Council's purposes, we are calling it an Interim Use. Crosland stated that for Met Council, they want to know if there "could" be sewer. It doesn't matter if it is feasible.

Additional discussion ensued regarding ghost platting.

Browen raised concern regarding accessory buildings. Brown stated that he envisions all accessory building be built behind the home with matching finishes to the home.

Fisher asked how those requirements are being enforced. Brown stated that there will be architectural guidelines and strict covenants.

Crosland stated that this is the type of development that the A-3 District is looking for.

Sargent stated that there should be some consideration for the interchange at North Diamond Lake Road and Thicket Lane. In the Staff Report, it is noted as a temporary connection until Xanthus Lane is obtained.

Additional discussion ensued.

Sevald stated that the Park Commission recommends a park on the north side of Laura Lake that would include a picnic shelter and natural area along with a trail easement along North Diamond Lake Road.

Brown stated that he's happy to comply with an easement, but the construction and maintenance of a dead-end trail would be a burden on the ten homes.

Browen opened the Public Hearing at 9:30 p.m.

No one was present for the public hearing.

Browen closed the Public Hearing at 9:31 p.m.

Sargent stated that he likes the development. This is something that people in Dayton want.

MOTION by Preisler, second by Crosland, to recommend tabling the Zoning Map Amendment, Planned Unity Development, Preliminary Plat of Schany Parcel (BK Land Development) pending City Council's approval of the A-3 District. The motion carried unanimously.

E. City Code Amendment, 1001 (Zoning), 1002 (Subdivision) related to Public Hearing Notification Requirements (City of Dayton)

Stensgard came forward and stated that the Planning Commission and the City Council have spoken often about expanding the notification for Public Hearings. An Ordinance was drafted by staff to increase the required buffer from 500 feet to 1,320 feet, which is a quarter mile.

Browen opened the Public Hearing at 9:33 p.m.

No one was present for the public hearing.

Browen closed the Public Hearing at 9:33 p.m.

Browen stated that this is a no-brainer, and it is about time that we did it. The more people who receive Notice, the better.

Preisler stated that it is good for transparency. It is good to get as much public comment as possible.

Crosland asked if there is an impact on cost to the City.

Sevald that the postage for DCM Farms was $500.

Sargent asked if there is a way to work the anticipated postage cost into the cost of the Application. The answer is yes.

Additional discussion ensued.

MOTION by Crosland, second by Preisler, to recommend approval of City Code Amendment 1001 (Zoning), 1002 (Subdivision) related to Public Hearing Notification Requirements (City of Dayton). The motion carried unanimously.

VIII. NEW BUSINESS

A. None

IX. NOTICES AND ANNOUNCEMENTS

A. Preview for April Planning Commission Meeting includes: 1) Schany Parcel Preliminary Plat; and 2) Parkway Neighborhood 2nd Addition, Preliminary Plat, and Site Plan Review.

Additional discussion ensued. The discussion shifted to what should be included in the official packet. The discussion then shifted to the Oppidan project and the demand of industrial buildings in Dayton.

B. The next Planning Commission meeting is tentatively scheduled for April 3, 2025, at 6:30 p.m.

X. ADJOURNMENT

MOTION by Crosland to adjourn, Preisler seconded the motion. Motion carried unanimously. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

Sandra Major, Recording Secretary
TimeSaver Off Site Secretarial, Inc

Meeting Date: Apr 3, 2025
Item Number: 8A

ITEM:
The Parkway Neighborhood – Phase 2

APLICANT/PRESENTERS:
Michale Elzufon, WME Real Estate Holdings
Ben Delwiche, Kass Wilson Architects

PREPARED BY:
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
The Parkway Neighborhood is a multi-family development located at the southwest corner of I-94 and Dayton Parkway. The project will be completed in three phases. The Final Plat of Phase 1 was approved in March 2025.

Phase 1 180-unit apartments
Phase 2 273-unit apartments & townhomes
Phase 3 TBD

Phase 2 includes:

	Studio	1 bed	1+ bed	2 bed	3 bed	TOTAL
Lot 1, Block 1	0	0	0	28	12	40
Lot 1, Block 2	0	14	4	25	0	43
Lot 2, Block 2	20	38	54	70	0	182
	20 (8%)	**52 (20%)**	**58 (22%)**	**123 (46%)**	**12 (4%)**	**265**

CRITICAL ISSUES:

PUD deviations

1. **Parking**. Overall parking exceeds required number of stalls, but is -32 garage stalls for Lot 2, Block 2 (SE apartments), and -54 surface stalls for Lot 1, Block 2 (NE apartments). Stall width is 9' whereas 10' is required. Parking deviations were approved as apart of Phase 1.

2. **Building Setbacks**. 20' front yard setback is required, whereas 6' is proposed (Club House), and 9' – 25' (apartment buildings).

PUD public benefits

Floodplain and wetland mitigation is concentrated in Outlot A, which expands the open space Greenway Corridor.

The City will take ownership of Outlot A and will maintain public stormwater ponds.

Parks & Trails

Three Rivers Park District will construct a regional trail along Outlot A and the street. The Parkway Neighborhood will likely be

home to over 1,000 residents. Neither Dayton nor Maple Grove have plans for a park to serve this area. Consideration should be given how a Neighborhood Park can be accommodated in Outlot A (floodplain).

ANALYSIS

Comprehensive Plan: Mixed Use, 60/40% residential/non-residential, 12-20 unit density. Greenway Overlay.[1]

Phase 2 is 100% residential, 19 units per acre density (excluding Outlot A and right-of-way).

The Greenway Overlay requires a Conservation PUD. The PUD was addressed during the Preliminary Plat of Phase 1. Almost all trees on Phase 2 will be removed. Wetland and floodplain mitigation will be concentrated in Outlot A, creating a larger open space area ("greenway"). Three Rivers Park District will construct a regional trail along the greenway corridor.

Zoning: GMU-5 Southwest Mixed-Use, requiring a PUD.[2] Permitted Uses include multi-family, minimum density of 12 units per acre, and minimum 3-stories.[3]

Proposed: 19-unit density, and 2-3 stories.

Site Design: Site design is consistent with the City Code standards, including building orientation and impervious surface coverage.[4]

Minimum building setback is 20' whereas 9.5' is proposed.

Building Design:[5] Architecture is consistent with City Code standards. The dominate material is cement board.

Landscaping:[6]

	Block 1		Block 2	
	Req	Prop	Req	Prop
One over-story tree per 3,000 square feet of open area.	16	16	23	23

1 2040 Comprehensive Plan, page 5.23; Natural Resources; *…"The Natural Resource Chapter indicates the ecologically significant areas that require protection and the areas that will be conserved as development occurs are shown on the Land Use map as the Greenway Corridor. Where possible, the City seeks to connect new development areas to the natural resources to better connect residents to nature."…*

2 City Code 1001.10, Subd 5(3); (Planned Unit Development required)

3 City Code 1001.065

4 City Code 1001.065, Subd 5(6) (Site Design). Maximum 80% impervious surfaces permitted, whereas 46-71% is proposed.

5 City Code 1001.065, Subd 5(8) (Building Design Requirements).

6 City Code 1001.24, Subd 4(3); Landscaping requirements in multifamily residential….)

One ornamental tree per 1,500 square feet of open space.	32	32	47	47
One evergreen tree per 3,000 square feet of open area.	16	16	23	23
One deciduous or evergreen shrub per 100 square feet of open area.	474		703	

Shrubs are not identified in the landscape plan. The Resolution requires the plan to be revised prior to issuance of a Building Permit.

Consideration should be given if to require landscaped parking lot islands (vs. asphalt).

Parking:[7] [8]

	Garage		Surface	
	Req	**Proposed**	**Req**	**Proposed**
Lot 1, Block 1	80	80	120	66
Lot 1, Block 2	43	80	52	96
Lot 2, Block 2	182	150	218	221
TOTAL	**265**	**310**	**390**	**413**

The Club House includes a 2-car garage and 24 parking stalls.

Total parking required is 655, whereas, 723 is proposed (excluding Club House).

Surface stalls are 9' X 20', or 9' X 18' with an overhang. Required stall width is 10'. 9' widths were an accepted PUD deviation.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Feb 3, 2025	-	Jun 3, 2025

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure

- Address public facilities to meet city's growth and needs

Encourage Diversity and Manage Thoughtful Development

- Create a variety of housing options
- Encourage healthy lifespan of both residential and commercial operations

Maintain and Enhance the Natural and Rural Community Connection

- Facilitate an interconnected trail system
- Provide and enhance public recreation space

Foster a Safe and Welcoming Community

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[7] City Code 1001.19, Subd 7(2)(j)(1)(b); *Townhouses. Each dwelling unit shall include 2 enclosed spaces and 2 surfaced spaces, plus an additional 1/2 parking space per dwelling unit for visitors. Visitor parking may be consolidated in key areas of the townhouse development or it may be located in driveways leading to garages, provided that the visitor parking space will not interfere with circulation.*

[8] City Code 1001.19, Subd 7(2)(j)(1)(c); *Multiple-family dwellings. Two spaces per dwelling unit, 1 of which must be enclosed, plus an additional 1/2 parking space per every 5 dwelling units for visitors.*

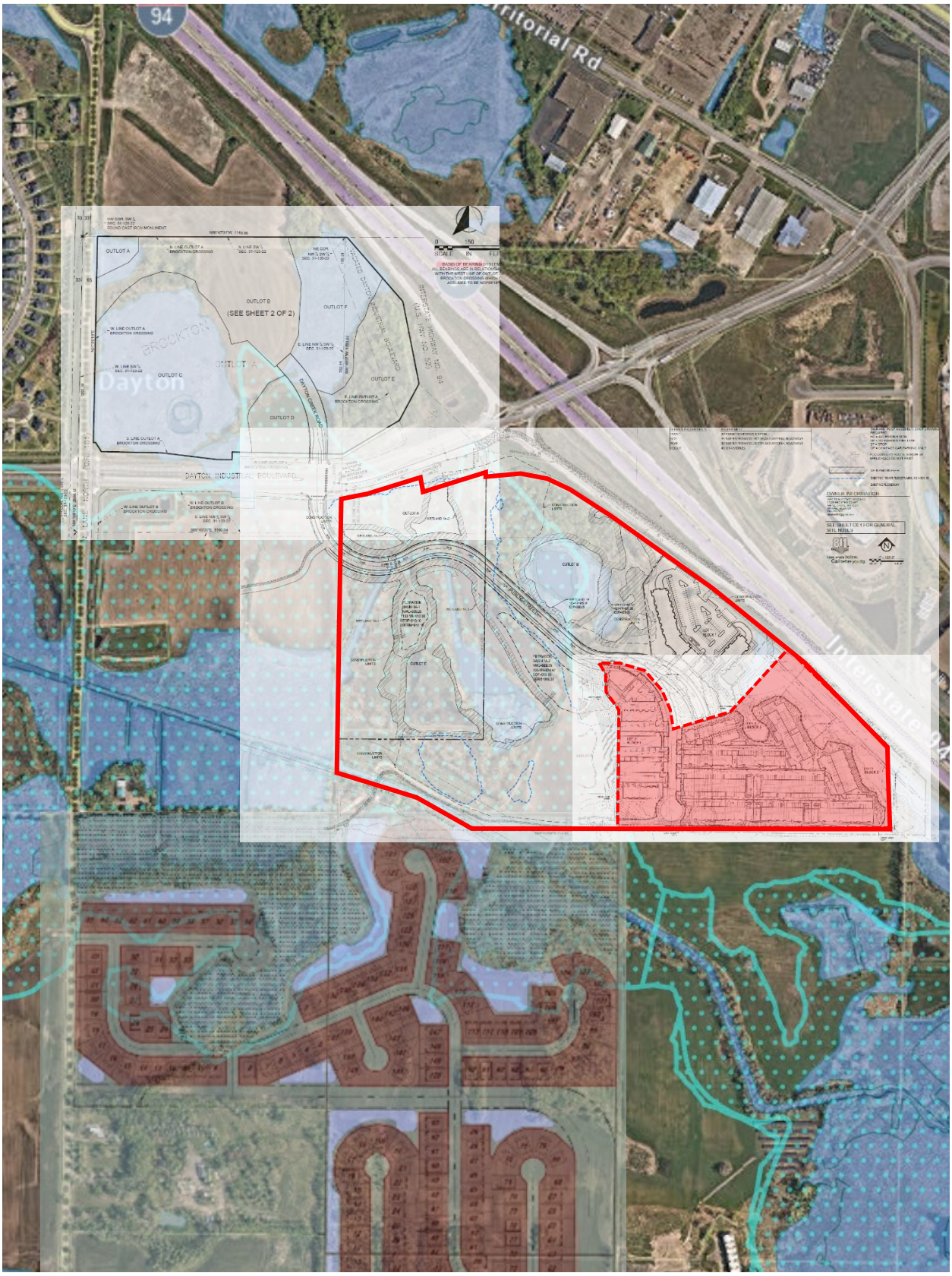
- Create accessible and inclusive parks & facilities

ROLE OF PLANNING COMMISSION:
Conduct a Public Hearing, provide a recommendation.

RECOMMENDATION:
Staff recommends Approval.

ATTACHMENT(S):
Aerial Photo
Public Hearing Notice Map
Resolution
Engineering Review, April 3, 2025
Plan Set

AERIAL PHOTO



RESOLUTION No. __-2025

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF THE PARKWAY NEIGHBORHOOD PHASE TWO, SITE PLAN REVIEW

WHEREAS, WME Real Estate Holdings, LLC (Applicant) has applied for Approval of a Preliminary Plat and Site Plan Review of The Parkway Neighborhood Phase 2, consisting of three lots and one outlot; and,

WHEREAS, the unaddressed property is generally located at the southeast intersection of Interstate 94 and Dayton Parkway, and is legally described as"

PID: __-___-__-__-____

OUTLOT C and OUTLOT D, THE PARKWAY NEIGHBORHOOD

WHEREAS, the Planning Commission held a Public Hearing on April 3, 2025; and,

CONSERVATION PLANNED UNIT DEVELOPMENT

WHEREAS, the purpose of a Planned Unit Development (PUD) is to encourage a more creative and efficient development of land and its improvements through the preservation of natural features and amenities than is possible under the more restrictive application of zoning requirements; and,

WHEREAS, the City may approve the PUD only if it finds that the development satisfies all of the following standards (City Code 1001.10, Subd 3) (**Findings of Fact** *in italics*):

a. The Planned Unit Development is consistent with the Comprehensive Plan of the City.

   The 2040 Comprehensive Plan guides the project area as Mixed Use and Greenway Overlay. Mixed Use is intended for 60/40% residential/commercial use. Residential density is intended to be 12-20 units per net acre.

   FINDING: *The Parkway Neighborhood Phase 2 is 100% residential and 0% commercial. Residential net density is:*

   Lot 1, Block 1 *11.4 dwelling units per acre*

Lot 1, Block 2	*13.2 dwelling units per acre*
Lot 2, Block 2	*27.8 dwelling units per acre*
Total	*19.4 dwelling units per acre*

The following relates to the Greenway Overlay:

Land Use:
Paraphrased (page 5.16); the city will assure that development within the greenway corridor will conserve high quality natural resources, such as significant tree stands through conservation easements.

FINDING: *The Tree Preservation Plan, dated September 11, 2024, was approved as part of the Preliminary Plat of The Parkway Neighborhood (Resolution 65-2024). As it relates to The Parkway Neighborhood Phase 2, 14 trees shall remain, generally along the wet land on Lots 1 and 2, Block 2. Tree protection fencing shall be provided.*

Paraphrased (page 5.26); development within the Greenway Overlay Corridor, shall be through a Conservation PUD.

Natural Resources Goal 3:
Conserve rural vistas, viewsheds, open spaces, wetlands and other environmental features and reduce the impacts of future growth and development activities:

Policy 5 Promote the use of plant species native to Hennepin County and/or central Minnesota in landscape plans to help enhance habitat value. This is especially relevant for properties within greenway corridors or adjacent to high quality natural areas.

Natural Resources Goal 4:
Continue to conserve greenways that link unique or ecologically significant natural areas.

Policy 2: Continue to follow the Greenway Corridor Plan that identifies key links and establish greenways that residents can utilize and enjoy as property is developed.

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b. The Planned Unit Development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation or creation of unique amenities such as natural streams, stream banks, wooded cover, rough terrain, manmade landforms or landscaping and similar areas.

c. The Planned Unit Development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The development plan shall not have a detrimental effect upon the neighborhood or area in which it is proposed to be located.

d. The Planned Unit Development provides transitions in land use in keeping with the character of adjacent land use and provides variety in the organization of site elements and building design.

e. The tract under consideration is under single ownership or control.

f. Public benefits shall be included in each development and considered as part of the review of the overall Planned Unit Development and as an opportunity to support any deviations from the primary zoning ordinance provisions and performance standards. Public benefits, that may be considered, include but are not limited, to the following:

    1. Preservation or creation of increased public or private open space (above what is excluded in net calculation).
    2. Increased park land dedication beyond the required park dedication amount when land is required by the ordinance.
    3. Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site.
    4. Preservation of existing natural resources, the sites natural topography, existing buffers and woodlands (as may be mapped as the greenway corridor on the land use plan) beyond minimum required by ordinance.
    5. Site amenities: private parks, enhanced pedestrian scale and decorative street lighting, tot lots, trails (above what is required by ordinance), recreational facilities, community center, pools or other on-site amenities which serve the entire development.

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6. Stormwater re-use system for common area and individual lots irrigation system.
7. Multiple development wide enhanced entry features including the following elements: monument signage with decorative lighting, water feature and enhanced entry landscaping surrounding the monument.

g. The Planned Unit Development will not create an excessive burden on parks, schools, streets, or other facilities and utilities that serve or are proposed to serve the Planned Unit Development.

FINDING: *The Preliminary Plat of The Parkway Neighborhood Phase 2 is consistent with the approved Conservation PUD of The Parkway Neighborhood (Resolution 65-2024). A Wetland Conservation Act (WCA) Replacement Plan was approved by the MN Board of Water and Soil Resources on March 11, 2025.*

Public benefits include creation/expansion of wetlands/floodplain creating a larger viewshed (this is not above what is required). There will be no parkland dedication (Final Plat, Resolution 18-2025).

Site amenities include a private Club House and swimming pool on Lot 1, Block 1.

Estimated Household Population:

	Units	Age 0-4	Age 5-17	Age 18+	TOTAL
Phase 1	180	19	38	266	323
Phase 2	273	31	57	404	590
Phase 3	TBD	TBD	TBD	TBD	TBD
TOTAL	453	50	95	670	913

Extrapolated from US Census, American Community Survey, 2022

A population of 913 = need for 0.8 acres of parkland (extrapolated from 2024 National Recreation and Park Association Agency Performance Review, Figure 1: Number of Residents per park, Median for cities less than 20,000 population).

The project is not within close proximity to Dayton parks. The nearest public park is Laurel Creek Park (City of Rogers), 1 mile. The nearest Dayton Park is Sundance Woods Park, 3 miles.

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Recreation will be dependent upon private on-site facilities.

The project is within the Osseo School District #279 (Fernbrook Elementary, Osseo Middle, Maple Grove Senior High schools). The project will not create an excessive burden on streets and utilities.

The project will create an acceptable burden on public facilities.

WHEREAS, City Code 1002.15 provides criteria for Conservation PUD's with the Greenway Corridor, including a hierarchy of protection standards (most important, more important, important). Conservation PUD's allow for deviations from City Code requirements. Such deviations are defined elsewhere in this Resolution. Findings;

FINDING: *Environmental protection standards were considered as part of the completion of an Environmental Assessment Worksheet (EAW) in September, 2024.*

The project is within a Natural Resource corridor which includes portions of Lots 1 and 2, Block 2, and Outlot A. The project will impact the Natural Resource Corridor, including fill and mitigation of wetlands for Outlot A, and the clearing of existing woodlands. The mitigated wetland and floodplain area will shift the Natural Resource Corridor providing a concentrated corridor along Rush Creek.

The Minnesota Landcover Classification System (MLCCS) classifies portions of the project area as Good, Moderate, and Altered Non-Native Plant Community (other non-farmed areas).

NOW, THEREFORE, BE IT RESOLVED, the City Council considered the applications at its April 22, 2025 meeting. In consideration of the application, Staff Report, Public Testimony, and Planning Commission recommendation, the City Council APPROVES the following deviations from the City Code:

1. Permitted, Conditional, and Interim uses, and design standards shall comply with the GMU-5 zoning district, unless otherwise stated by this and subsequent resolutions.

2. Public Benefits shall be considered as part of the review, and as an opportunity to support any deviations from the GMU-5 and other zoning performance standards. Public Benefits include:

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a. Architectural standards and character exceed the minimum required in the GMU-5 district.

3. Permitted deviations from the GMU-5 zoning district and other zoning performance standards include:

a. Reduction in surface parking on Lot 1, Block 1, from 120 stalls to 66 stalls, and reduction in surface parking stall dimensions from 10' X 20' to 9' X 20' (9"X18' w/ overhang).
b. Reduced building setback from 20' to 9' (apartment buildings) and 6' (Club House).

PRELIMINARY PLAT

WHEREAS, in consideration of the application, the Staff Report, public testimony, and consistent with City Code 1002.05, Subd 1(2)(f)(4) (Planning Commission Action), the Planning Commission recommended APPROVAL with the following **Findings**;

*(a) That the proposed subdivision is **NOT** in conflict with the City's Comprehensive Plan, Zoning Ordinance, Capital Improvements Program, or other policy or regulation.*
*(b) That the proposed subdivision is **NOT** in conflict with the purpose and intent of this chapter.*
*(c) That the physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion, and siltation, susceptibility to flooding, water storage, and retention, are such that the site **IS** suitable for the type of development or use contemplated.*
*(d) That the site **IS** physically suitable for the intensity or type of development or us contemplated.*
*(e) That the design of the subdivision or the proposed improvements are **NOT** likely to cause substantial and irreversible environmental damage.*
*(f) That the design of the subdivision or the type of improvements will **NOT** be detrimental to the health, safety or general welfare of the public.*
*(g) That the design of the subdivision or the type of improvement will **NOT** conflict with easements on record or with easements established by judgment of a court.*
*(h) That the subdivision is **NOT** premature as determined by the standards of Subsection 1002.03 of this section.*

NOW, THEREFORE, BE IT RESOLVED, the City Council considered the applications at its April 22, 2025 meeting. In consideration of the application, Staff Report, Public Testimony, and Planning Commission recommendation, the City Council APPROVES the Preliminary Plat with the following conditions:

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4. Plans shall be revised to comply with the City Engineer's letter, dated April 3, 2025, and resubmitted for review prior to Final Plat approval.

5. The Development Agreement will include a requirement that the first building construction project (Dayton Creek Addition or Parkway Neighborhood) will construct the emergency access off of 111th Ave (southwest cul-de-sac) in Dayton Creek Addition.

6. The Applicant shall submit the Final Plat within one year of Preliminary Plat Approval, or this Approval shall be void.

SITE PLAN AND BUILDING PLAN

WHEREAS, City Code 1001.25, Subd 3 requires a Final Site and Building Plan to be approved by the City Council prior to the issuance of any permits for new development or building construction/expansion in any non-residential zoning district. The Parkway Neighborhood is a new development subject to a Final Site Plan and Building Plan; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Dayton City Council Approves the Site Plan and Building Plan with the following conditions:

7. Lot 1, Block 1, The Parkway Neighborhood building design and materials shall be consistent with Architectural plans, dated October 31, 2023, and Site Plans dated January 31, 2025.
8. The Landscape Plan, dated Feb 3, 2025, shall be amended to revised to comply with plating requirements (shrubs), prior to issuance of a Building Permit.

Adopted this 22nd day of April 2025, by the City of Dayton.

_____
Mayor, Dennis Fisher

ATTEST

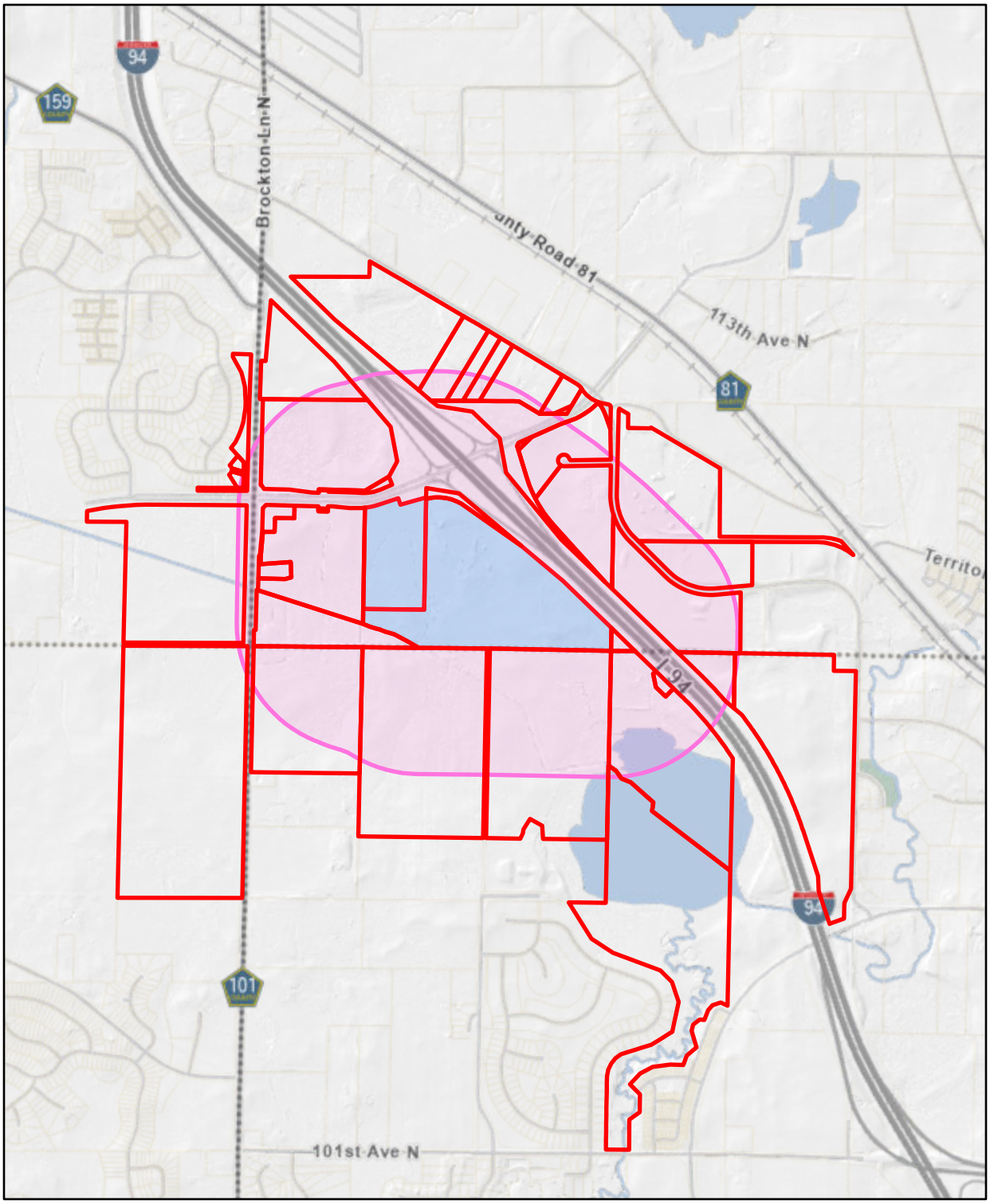
_____
City Clerk, Amy Benting

Motion by Councilmember _____, Second by Councilmember _____.
The Motion passes.

DRAFT

Hennepin County Locate & Notify Map

Date: 3/21/2025



Buffer Size: 1320

Map Comments:

0 385770 1,540 Feet

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

Stantec

Memo

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Parkway Neighborhood Phase 2	Date:	04/03/2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. The Parkway Townhomes – Phase 2 Plans by Civil Site Group dated 2/3/25.
2. The Parkway Townhomes Preliminary Plat by Civil Site Group dated 1/31/25.
3. The Parkway Neighborhood Stormwater Management Report by Civil Site Group dated 2/3/25.
4. The Parkway Neighborhood Phase II Architectural Drawings by Kaas Wilson Architects dated 3/3/2025.

Comments:

General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of the proposed public street without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. Any underlying easements no longer necessary must be vacated.
6. The architectural plans vary from the proposed civil plansheets. This includes parking lots, building layouts, and other items. Revise to ensure architectural and civil are consistent with one another.
7. Publicly and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, HOA, etc.).
8. There are multiple instances of items shown as completed as a part of Phase 1 that are not included in the Phase 1 drawings. Examples of this include stormsewer alignment/manhole locations (Phase 1 street and Phase 2 site), watermain service and hydrant locations, and sanitary sewer stub locations. All discrepancies between Phase 1 and Phase 2 shall be rectified with the work accounted for by the appropriate phase.

9. A Geotechnical report is referenced in the plans and listed as on file at the office of the engineer in the Stormwater Report. Please provide for reference.
10. Include the most recent detail plates, coordinate with engineer.

Plat

11. Easements are not located over public utilities. Provide a 20’ easement on center of all proposed sanitary sewer and water utilities.
12. Provide a 20' easement on center of all proposed storm sewer taking public drainage (city streets). This easement is to run from the location of the public water entering the system to the ponding location.
13. Easement is required over the trail shown running along the western edge of the proposed site. This easement is to include rights for access and maintenance of the trail.
14. Drainage and utility easement is to cover the highwater level and buffers of the wetland (whichever is greater).

Wetlands

15. Provide wetland buffer signage locations on plans at each property line and angle change per standard detail plates.
16. Wetland buffers appear to vary from what was proposed as a part of Phase 1. Provide a revised wetland buffer figure showing averaging is still met.

Erosion Control/SWPPP

17. Interim stormwater management plan shall be show for mass grading conditions of the site. Sediment basins and temporary ditch/swale systems may need to be installed.
18. The SWPPP authors certification expires this spring, ensure recertification is obtained or a properly authorized individual signs the plan. The plans need to be updated appropriately prior to construction.

Site Plans

19. Trail proposed along the western edge of the proposed site is to meet Three Rivers Park District standards previously provided.
    a. Including 2’ shoulders along the trail.
    b. A clear zone of 3’ minimum from both sides of the trail
    c. Grading meeting the requirements laid out within the document including a maximum of 5% vertical slope and side slope requirements.
20. Provide stop signs at all proposed entrances for traffic exiting the proposed site.
21. Call out commercial driveway entrances for all proposed accesses including the appropriate standard detail.
22. Provide no parking signage along the portions of the proposed sites without defined parking spaces. An example of this is along the pedestrian entrances shown on the south side of the Cove Building Type I shown in Lot 1 Block 2.
23. Parking stalls are shown out of compliance with the City of Dayton Code. Revise to ensure that the width and length indicated in the code are maintained.

24. A fence may be required along the retaining wall listed as by others located near the proposed pool depending on final height of retaining wall and pool safety fence requirements of the City Code.
25. Ensure sidewalk crossings at the proposed driveways are in ADA compliance. Provide truncated domes for the pedestrian ramps along the eastern side of the proposed roadway.

Grading /Stormwater

26. There are multiple instances of grading not tying in. An example of this includes multiple locations along the wetland located along the northeastern portion of the site. Ensure all proposed grading ties into existing contours.
27. There are multiple instances of grading exceeding 3:1. We recommend 4:1 slopes for areas to be maintained within the site, slopes shall be 3:1 or greater. Examples of areas exceeding 3:1 are included below.
    a. At the tie into Phase 1 grading near the wetland.
    b. North of the middle entrance on the east side of the city street.
    c. Near the existing hydrant located on the southern property line Lot 2 Block 2.
    d. Near the southeastern edge of the building located in the northeast corner of Lot 2 Block 2.
28. There are multiple areas where drainage appears to not be directed away from proposed structures. Drainage shall not be sent towards buildings. All instances are to be corrected, or additional information provided, examples are included below.
    a. Between the easternmost buildings of Lot 1 Block 2.
    b. The sidewalk along the eastern side of the easternmost "Flats Building Type II" building.
    c. Between the southern "Townhome Type II" building on Lot 1 Block 1 and the off street trail.
29. Valley gutter to be a minimum of 0.5%, this is not maintained for a stretch of curb located in the parking lot of the northeastern building of Lot 2 Block 2.
30. The proposed parking lot between the southernmost and adjacent building to the north of Lot 1 Block 1 appears to trap drainage along the west curb line.
31. Retaining walls over 4' in height are to be designed and signed by a duly licensed and qualified professional engineer.
32. Castings located within driveways are to be surmountable castings to allow for access.
33. Provide rim elevations for all storm sewer structures taking drainage in the grading plan.
34. Provide additional information on ADA access stalls grading. Currently some access aisles show grades in excess of the maximum allowed by ADA. Abrupt changes in grade within the drive aisle to account for ADA slopes will not be allowed.
35. The EOF for the proposed club house parking lot is shown overflowing to the city street. Revise to be sent to the lowland located directly to the west or provide clarification on why it is not feasible.
36. The northern most "Townhome Type II" building located in Lot 1 Block 1 appears to vary in elevation by approximately 3' between the northern and southern garages. This

conflicts with the architectural elevation figures, we recommend evaluating the elevation difference to ensure it is accounted for in the building plans.

37. Provide FFEs for all proposed buildings.
38. Modeling of wetland 3 shall be done to show HWL adjacent to building to ensure freeboard requirements are met. Modeling shall include all offsite drainage areas. Wetland 3 shall be modeled as a pond with storage and natural overflow or pipe shall be included in the model.
39. All City maintained and operated storm sewer shall be RCP. The proposed plans show tying into city maintained storm sewer (RCP) with HDPE. Material type changes are to be made at manholes, transitions mid run will not be allowed.
40. Provide a figure showing measured impervious surface for each lot that is routed to a BMP.
41. Rational method spreadsheet shall be updated to show D.A. labels matching the provided stormsewer sizing map.
42. Storm sewer sizing map shall be updated:
    a. Split out all sub drainage areas for City owned CB's that route through Da76 and DA78 drainage areas.
    b. Revise current map and rational method calculations based on new alignment shown.
    c. Include CB labels on stormsewer sizing drainage map.
43. City owned stormsewer shall have a minimum of 0.5% slope or show velocities greater than 3 fps.
44. Final plat plans must provide profiles for all stormsewer systems.
45. All downspouts shall be stubbed into privately owned storm sewer system or at catch basins.
46. Show all downspout/roof drain locations.
47. Show all curb LP EOF's on plans.
48. The revisions shown to the stormsewer with the Phase 1 plan will be reviewed when revised Phase 1 plans are submitted including the revised necessary stormwater data. This may lead to additional comments for both Phase 1 and Phase 2 plans.
49. Match pipe crowns at manholes where feasible. This will be evaluated further when profiles are provided.
50. Include casting types as a part of the structure label or as a part of a structure table.
51. Provide "protect existing storm sewer" call outs at all locations where tying into existing storm sewer.

<u>Watermain/Sanitary Sewer</u>

52. Profiles for all sanitary sewer and watermain features are to be included in the final plat submittal. Profiles are to show fittings, hydrants, valves, and other applicable data.
53. Multiple gate valves and sanitary manholes are shown within proposed parking spaces. Ensure no parking is allowed in those locations or revise the layout to ensure they are outside of proposed parking areas.

54. It appears the storm sewer, sanitary sewer, and watermain crossings may provide conflicts in portions of the site. Ensure proper separation is maintained throughout the site. This will be reviewed further with the submittal of profiles in final plat.
55. Sanitary sewer services serving more than one unit is to be connected via manhole. Wyes will not be allowed.
56. Reduce the slope for the sanitary sewer pipe run from the connection to existing to the service entering SANMH 302 to eliminate the need for insulation or provide the most cover feasible. The minimum allowable slope is 0.4% in accordance with the 10 State Standards for that size of pipe.
57. Hydrants are to be located at watermain highpoints for flushing.
58. Call out all watermain fittings, including angles.
59. Ensure all water services are upstream of sanitary sewer services, an example of where this is not maintained is the northeastern building in Lot 2, Block 2.
60. Loop the watermain between Lot 1 and 2, Block 2. Provide a gate valve separating the two lots near the property line.

Lighting

61. Lighting is shown to be protected while being located within proposed driveway access. Revise lighting to be outside of proposed driveways and coordinate with spacing discussed as a part of Phase 1 to ensure all driveway entrances have lighting within close proximity.
62. Lighting is shown in the architectural drawings, provide locations within the civil plans for reference. Coordinate location and style with City Staff.

End of Comments

From: Joe Hogeboom
To: Jon Sevald
Subject: The Parkway Neighborhood
Date: Thursday, March 27, 2025 11:19:12 AM
Attachments: image001.png
image002.png
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Jon,

Maple Grove received the public hearing notice of The Parkway Townhomes – Phase 2. We have a couple of comments to offer:

- We ask that future access be accommodated into the site to the south, owned by the Hindu Society of MN (HSMN), for possible future connections. It appears that this is the case on the map. The HSMN has a master plan which includes the development of the northern portion of its parcel. It may be beneficial to both properties if that area were to be connected in the future. We suggest that your planning staff reach out to the HSMN to discuss your plans, as well as their master plan.
- Our Acting Fire Chief would like to convey that he feels at least two access points should be provided to the development for emergency purposes. Until the Maple Grove side develops, which there are currently no plans to do so, there is only one access point into the Parkway Neighborhood.
- It should be noted that there are no planned parks in Mapel Grove in the vicinity of this development, so we would suggest making sure that the development have its own private amenities (unless Dayton has a planned park in the area).

Please let me know if you have any questions. Best of luck with your project!

Joe

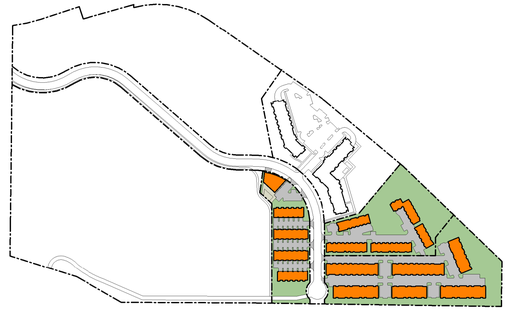
Joe Hogeboom
Community and Economic Development Director

763-494-6045
jhogeboom@maplegrovemn.gov

THE PARKWAY NEIGHBORHOOD PHASE II

01/31/2025

Dayton, Minnesota



THE PARKWAY NEIGHBORHOOD PHASE II DEVELOPMENT DATA:

TOTAL PHASE II DEVELOPMENT SUMMARY:
- 14.02 Acres
- 273 Apartment/Townhome Units
- 310 Covered Parking Stalls
- 417 Surface Parking Stalls

BREAKDOWN BY NEIGHBORHOOD:

LOT 8A - THE FLATS
- 6.53 Acres
- 182 Apartment Units
- 150 Garage Parking Stalls
- 221 Surface Parking Stalls

LOT 8B - THE COVE
- 4.46 Acres
- 51 Units
- 80 Covered Parking Stalls
- 92 Surface Parking Stalls

LOT 8C - TOWNHOMES AND CLUBHOUSE
- 3.03 Acres
- 40 Townhome Units and 2-Story Clubhouse
- 80 Garage Parking Stalls
- 80 Surface Parking Stalls (Townhomes)
- 24 Surface Parking Stalls (Clubhouse)

1 SD Site Plan Drawing
1" = 100'-0"

1 **New Roadway Right-Of-Way**
(3.00 acres)

2 **Future Retail Site**
(2.54 acres)

3 **Regional Trail Right-of-Way**
(1.50 acres)

4 **High Density Residential and/or Hospitality**
(6.38 acres)

5 **Existing Wetland and Natural Area**
(6.08 acres)

6 **Project 1: Parkway Apartments**
(5.81 acres)

7 **Existing Wetland Area**
(3.26 acres)

8a **Phase II: The Flats**
(6.53 acres)

8b **Phase II: The Cove**
(4.46 acres)

8c **Phase II: Townhomes and Clubhouse**
(3.05 acres)

9 **Floodplain Mitigation Area/Park Land**
(13.17 acres)

10 **Existing Wetland and New Stormwater Area**
(13.53 acres)

CLUBHOUSE
2-STORIES
10,000-1400SF

PARKWAY PHASE I APARTMENT BUILDING
4-STORIES
180 APARTMENT UNITS

TOWNHOME TYPE I
2-STORIES
6-UNITS (3BR)
12 PARKING STALLS

TOWNHOME TYPE II
3-STORIES
14-UNITS (2BR)
28 PARKING STALLS

TOWNHOME TYPE II
3-STORIES
14-UNITS (2BR)
28 PARKING STALLS

TOWNHOME TYPE I
2-STORIES
6-UNITS (3BR)
12 PARKING STALLS

COVE BLDG TYPE II
2-STORIES
11 APARTMENT UNITS
13 PARKING STALLS

COVE BLDG TYPE IV
2-STORIES
9 APARTMENT UNITS
17 PARKING STALLS

COVE BLDG TYPE III
2-STORIES
7 APARTMENT UNITS
12 PARKING STALLS

COVE BLDG TYPE I
2-STORIES
12 APARTMENT UNITS
19 PARKING STALLS

COVE BLDG TYPE I
2-STORIES
12 APARTMENT UNITS
19 PARKING STALLS

FLATS BUILDING TYPE 3
3-STORIES
25-UNITS
13 PARKING STALLS

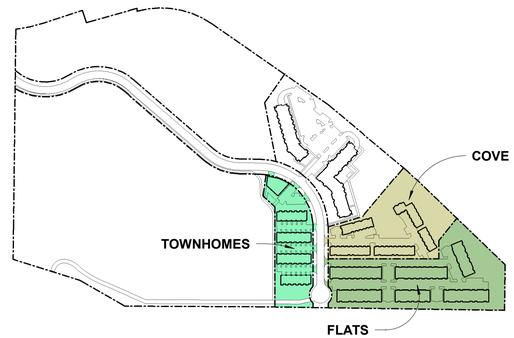
FLATS BUILDING TYPE 2
3-STORIES
36-UNITS
43 PARKING STALLS

FLATS BUILDING TYPE 2
3-STORIES
36-UNITS
43 PARKING STALLS

FLATS BUILDING TYPE 1
3-STORIES
30-UNITS
19 PARKING STALLS

FLATS BUILDING TYPE 3
3-STORIES
25-UNITS
13 PARKING STALLS

FLATS BUILDING TYPE 1
3-STORIES
30-UNITS
19 PARKING STALLS



2 Neighborhood Key Plan
1" = 400'-0"

1 Level 1
1" = 40'-0"

0 80' 160'

PHASE II SITE PLAN

THE PARKWAY NEIGHBORHOOD PHASE II

ARIAL RENDERING

THE PARKWAY NEIGHBORHOOD PHASE II

1. NEIGHBORHOOD APPROACH

2. THE COVE

3. THE FLATS

3. THE TOWNHOMES

Unit Mix by Floor

Name	Count	Area	Level	Total Area
Level 1				
Unit A1	2	802 ft²	Level 1	1,604 ft²
Unit A3	2	882 ft²	Level 1	1,764 ft²
Unit B1	4	1,151 ft²	Level 1	4,606 ft²
Unit B2	2	1,340 ft²	Level 1	2,680 ft²
Unit B3	8	1,203 ft²	Level 1	9,624 ft²
Unit S2	4	694 ft²	Level 1	2,775 ft²
	22			23,052 ft²
Level 2				
Unit A1	14	802 ft²	Level 2	11,230 ft²
Unit A2	18	809 ft²	Level 2	14,568 ft²
Unit A3	6	882 ft²	Level 2	5,293 ft²
Unit A4	2	971 ft²	Level 2	1,942 ft²
Unit A5	4	827 ft²	Level 2	3,309 ft²
Unit B1	8	1,151 ft²	Level 2	9,211 ft²
Unit B2	4	1,340 ft²	Level 2	5,359 ft²
Unit B3	16	1,203 ft²	Level 2	19,248 ft²
Unit S2	8	694 ft²	Level 2	5,549 ft²
	80			75,709 ft²
Level 3				
Unit A1	14	802 ft²	Level 3	11,230 ft²
Unit A2	18	809 ft²	Level 3	14,568 ft²
Unit A3	6	882 ft²	Level 3	5,293 ft²
Unit A4	2	971 ft²	Level 3	1,942 ft²
Unit A5	4	827 ft²	Level 3	3,309 ft²
Unit B1	8	1,151 ft²	Level 3	9,211 ft²
Unit B2	4	1,340 ft²	Level 3	5,359 ft²
Unit B3	16	1,203 ft²	Level 3	19,248 ft²
Unit S2	8	694 ft²	Level 3	5,549 ft²
	80			75,709 ft²
Grand total: 182	182			174,471 ft²

Residential Unit Mix Parkway South

Name	Count	Unit Gross Area Main Floor	Net Floor Area	Unit Type
Unit A1	30	802 ft²	749 ft²	1 BR
Unit A2	36	809 ft²	790 ft²	1 BR
Unit A3	14	882 ft²	826 ft²	1 BR + Den +1 BA
Unit A4	4	971 ft²	903 ft²	1 BR + Den +1 BA
Unit A5	8	827 ft²	778 ft²	1 BR
Unit B1	20	1,151 ft²	1,080 ft²	2BR
Unit B2	10	1,340 ft²	1,251 ft²	2BR
Unit B3	40	1,203 ft²	1,143 ft²	2BR
Unit S2	20	694 ft²	638 ft²	0 BR (Studio)
Grand total: 182	182			

Parking Schedule

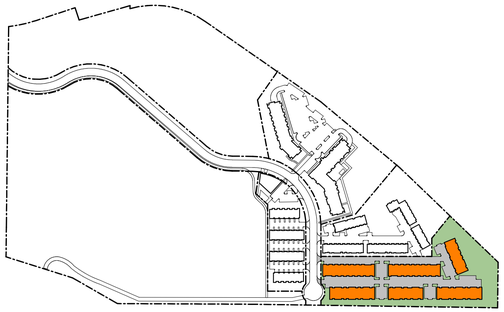
Type	Count
Level 1	
	150
	150

PARKING BREAKDOWN FOR THE FLATS

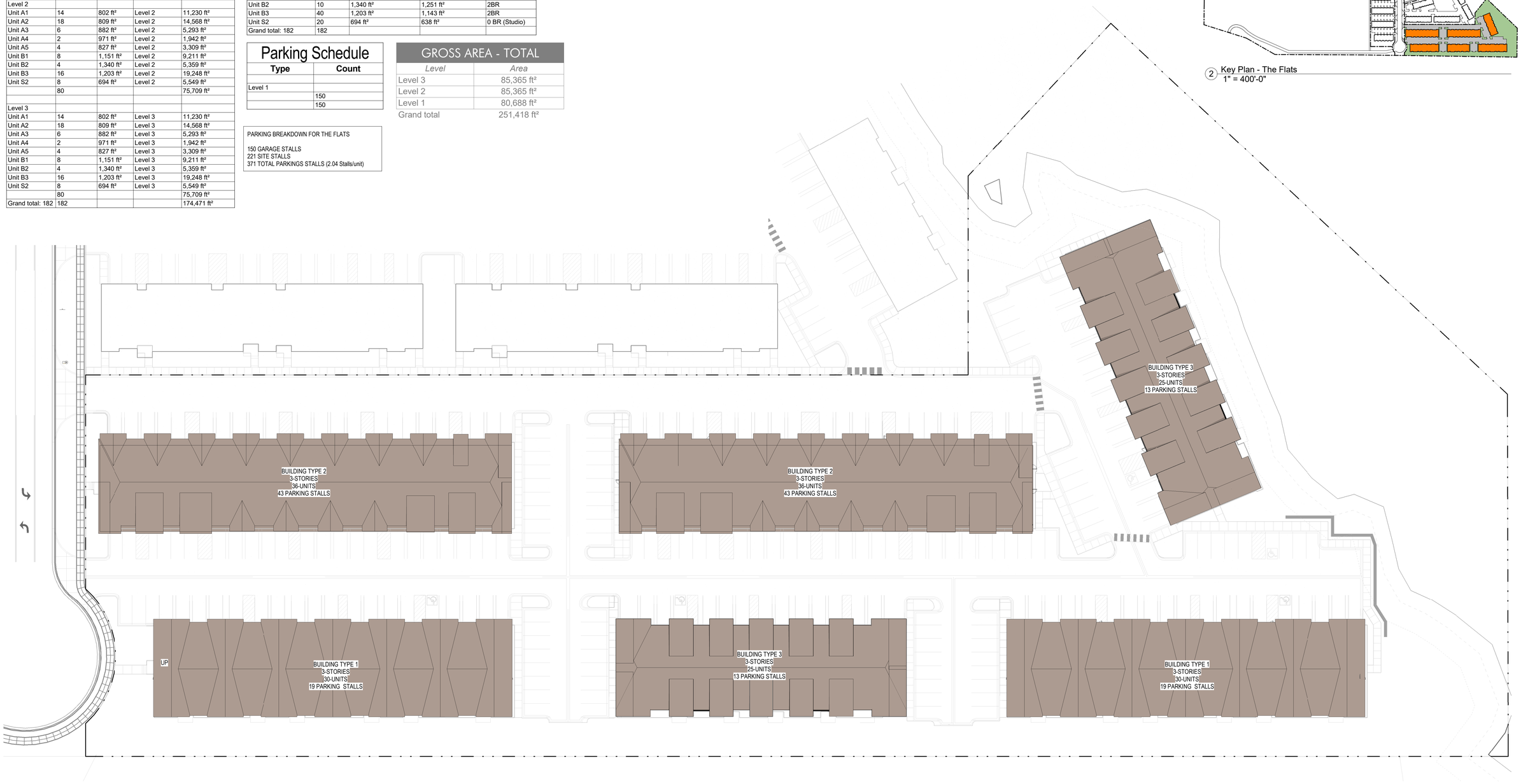
150 GARAGE STALLS
221 SITE STALLS
371 TOTAL PARKINGS STALLS (2.04 Stalls/unit)

GROSS AREA - TOTAL

Level	*Area*
Level 3	85,365 ft²
Level 2	85,365 ft²
Level 1	80,688 ft²
Grand total	251,418 ft²



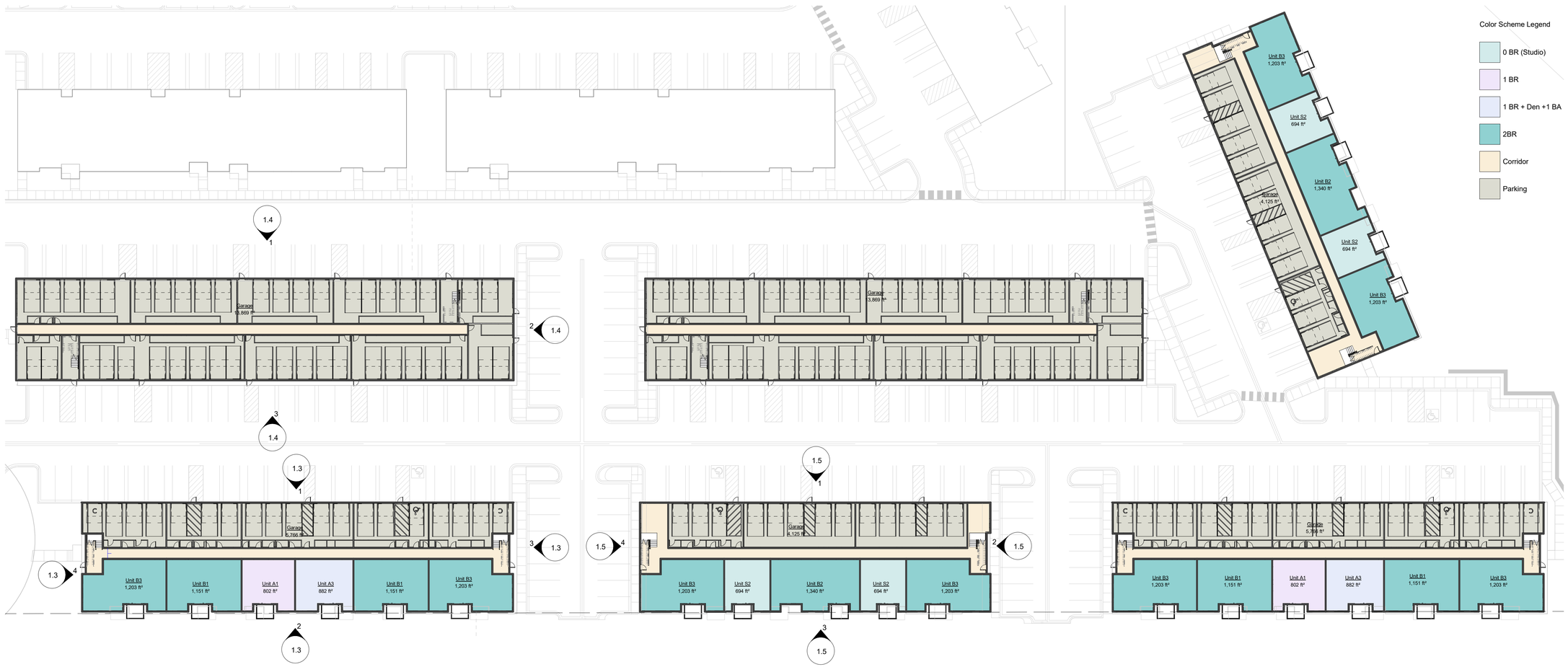
2 Key Plan - The Flats
1" = 400'-0"



1 SD Site Plan
1/32" = 1'-0"

SITE PLAN - THE FLATS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS



1 Level 1
1" = 30'-0"

FLOOR PLANS - LEVEL 1 - THE FLATS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS

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1 Level 2 and 3 Floor Plans
1" = 30'-0"

0 30' 60'

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FLOOR PLANS - LEVEL 2&3 - THE FLATS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS

1 BLDG I - 30 Units - North Elevation
3/32" = 1'-0"

3 BLDG I - 30 Units - East Elevation
3/32" = 1'-0"

4 BLDG I - 30 Units - West Elevation
3/32" = 1'-0"

2 BLDG I - 30 UNITS - South Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description
4.1	Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Board and Batten Vertical Siding (White)
7.3	Wood-Tone Lap Siding - Light
7.4	Cement Fiber Board - Trim (Charcoal)
7.5	Asphalt Shingles

BLDG I - 30 UNITS - EXTERIOR ELEVATIONS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS

1 BLDG III - 36 Units - North Elevation
3/32" = 1'-0"

2 BLDG III - 36 Units - East Elevation
3/32" = 1'-0"

4 BLDG III - 36 Units - West Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description
4.1	Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Board and Batten Vertical Siding (White)
7.3	Wood-Tone Lap Siding - Light
7.4	Cement Fiber Board - Trim (Charcoal)
7.5	Asphalt Shingles

3 BLDG III - 36 Units - South Elevation
3/32" = 1'-0"

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BLDG II - 36 UNITS - EXTERIOR ELEVATIONS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS

1 BLDG II - 25 Units - North Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

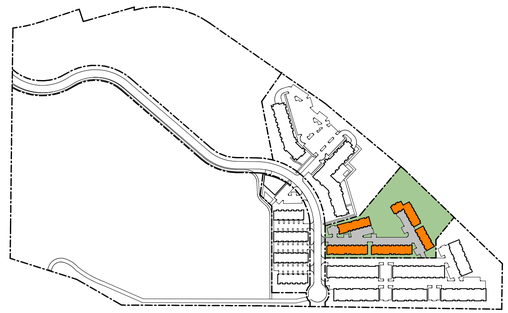
Material Mark	Description
4.1	Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Board and Batten Vertical Siding (White)
7.3	Wood-Tone Lap Siding - Light
7.4	Cement Fiber Board - Trim (Charcoal)
7.5	Asphalt Shingles

2 BLDG II - 25 Units - East Elevation
3/32" = 1'-0"

4 BLDG II - 25 Units - West Elevation
3/32" = 1'-0"

3 BLDG II - 25 Units - South Elevation
3/32" = 1'-0"

1 SD Site Plan
1/32" = 1'-0"



2 Key Plan - The Cove
1" = 400'-0"

Residential Unit Mix - COVE

Name	Count	Unit Gross Area			Unit Net Area			Unit Type
		Main Floor	First Floor	Total	Main Floor	First Floor	Total	
Unit A1 Cove	3	761 ft²			701 ft²	0 ft²	701 ft²	1 BR
Unit A1 Cove 2 Bay	2	809 ft²			744 ft²			1 BR
Unit A1 Cove - End	1	802 ft²			737 ft²			1 BR
Unit A2c	4	836 ft²			772 ft²			1 BR + Den
Unit A3c	2	950 ft²			889 ft²			1 BR
Unit A3c Corner	1	951 ft²			820 ft²			1 BR
Unit A4c	2	1,002 ft²			860 ft²			1 BR
Unit A6c	14	854 ft²			785 ft²			1 BR
Unit B1c	2	486 ft²	750 ft²	1,236 ft²	448 ft²	712 ft²	1,160 ft²	2 BR (Small)
Unit B2c	7	504 ft²	765 ft²	1,269 ft²	464 ft²	679 ft²	1,143 ft²	2 BR (Large)
Unit B3-1c	1	501 ft²	780 ft²	1,281 ft²	462 ft²	577 ft²	1,039 ft²	2 BR (Large)
Unit B3c	1	470 ft²	780 ft²	1,250 ft²	435 ft²	577 ft²	1,012 ft²	2 BR (Large)
Unit B4c	7	1,268 ft²			1,111 ft²			2BR
Unit B5-1c	1	1,160 ft²	1,412 ft²	2,572 ft²	1,107 ft²			2 BR (Large)
Unit B5c	1	1,412 ft²			1,166 ft²			2 BR (Small)
Unit B6c	2	1,338 ft²			1,238 ft²			2 BR (Small)
Grand total: 51	51							

GROSS AREA - TOTAL

Level	Area
Level 2	28,577 ft²
Level 1	37,494 ft²
Unit Truss Top	757 ft²
Not Placed	0 ft²
Grand total	66,828 ft²

PARKING

Level	Type	Count
Unit Plan Base		2
Level 1		82
		84

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor	Total Area	%
1 BR				
Unit A1 Cove	3	761 ft²	2,283 ft²	6%
Unit A1 Cove 2 Bay	2	809 ft²	1,619 ft²	4%
Unit A1 Cove - End	1	802 ft²	802 ft²	2%
Unit A3c	2	950 ft²	1,900 ft²	4%
Unit A3c Corner	1	951 ft²	951 ft²	2%
Unit A4c	2	1,002 ft²	2,004 ft²	4%
Unit A6c	14	854 ft²	11,963 ft²	26%
	25		21,520 ft²	46%
1 BR + Den				
Unit A2c	4	836 ft²	3,342 ft²	7%
	4		3,342 ft²	7%
2 BR (Large)				
Unit B2 Cove	1	757 ft²	757 ft²	2%
Unit B2c	7	504 ft²	3,525 ft²	13%
Unit B3-1c	1	501 ft²	501 ft²	2%
Unit B3c	1	470 ft²	470 ft²	2%
Unit B5-1c	1	1,160 ft²	1,160 ft²	2%
	11		6,414 ft²	20%
2 BR (Small)				
Unit A3 Cove	1	Not Placed	0 ft²	2%
Unit B1	1	Not Placed	0 ft²	2%
Unit B1c	2	486 ft²	972 ft²	4%
Unit B5c	1	1,412 ft²	1,412 ft²	2%
Unit B6c	2	1,338 ft²	2,676 ft²	4%
	7		5,060 ft²	13%
2BR				
Unit B4c	7	1,268 ft²	8,876 ft²	13%
	7		8,876 ft²	13%

SITE PLAN - COVE

THE PARKWAY NEIGHBORHOOD PHASE II - COVE

Color Scheme Legend

- 1 BR
- 1 BR + Den
- 2 BR (Large)
- 2 BR (Small)
- Parking

1 Level 1
1" = 30'-0"

0 30' 60'

COVE BLDGs FLOOR PLAN - LEVEL 1

THE PARKWAY NEIGHBORHOOD PHASE II - COVE

Color Scheme Legend

- 1 BR
- 1 BR + Den
- 2 BR (Small)
- 2BR

1 Level 2
1" = 30'-0"

0 30' 60'

COVE BLDGs FLOOR PLAN - LEVEL 2

THE PARKWAY NEIGHBORHOOD PHASE II - COVE

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1 Building I - North Elevation
3/32" = 1'-0"

3 Building I - East Elevation
3/32" = 1'-0"

4 Building I - West Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Panel (Light)
7.2	Cement Fiber Board - Panel (Dark)
7.3	Wood-Tone Vertical Siding - Dark
7.4	Asphalt Shingles

2 Building I - South Elevation
3/32" = 1'-0"

1 Building III - West Elevation
3/32" = 1'-0"

5 Buildig II - North Elevation
3/32" = 1'-0"

3 Building III - South Elevation
3/32" = 1'-0"

4 Building III - North Elevation
3/32" = 1'-0"

6 Building II - East Elevation
3/32" = 1'-0"

7 Buildig II - West Elevation
3/32" = 1'-0"

2 Building III - East Elevation
3/32" = 1'-0"

8 Building II - South Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Panel (Light)
7.2	Cement Fiber Board - Panel (Dark)
7.3	Wood-Tone Vertical Siding - Dark
7.4	Asphalt Shingles

2 Building IV - West Elevation
3/32" = 1'-0"

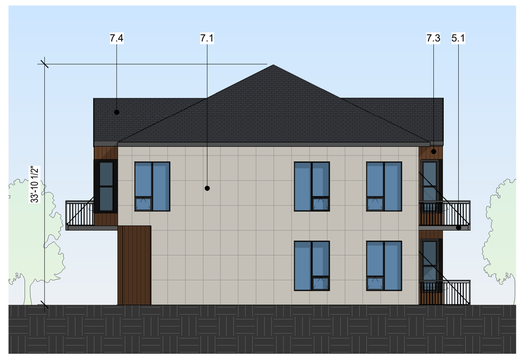
EXTERIOR MATERIALS

Material Mark	Description
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Panel (Light)
7.2	Cement Fiber Board - Panel (Dark)
7.3	Wood-Tone Vertical Siding - Dark
7.4	Asphalt Shingles

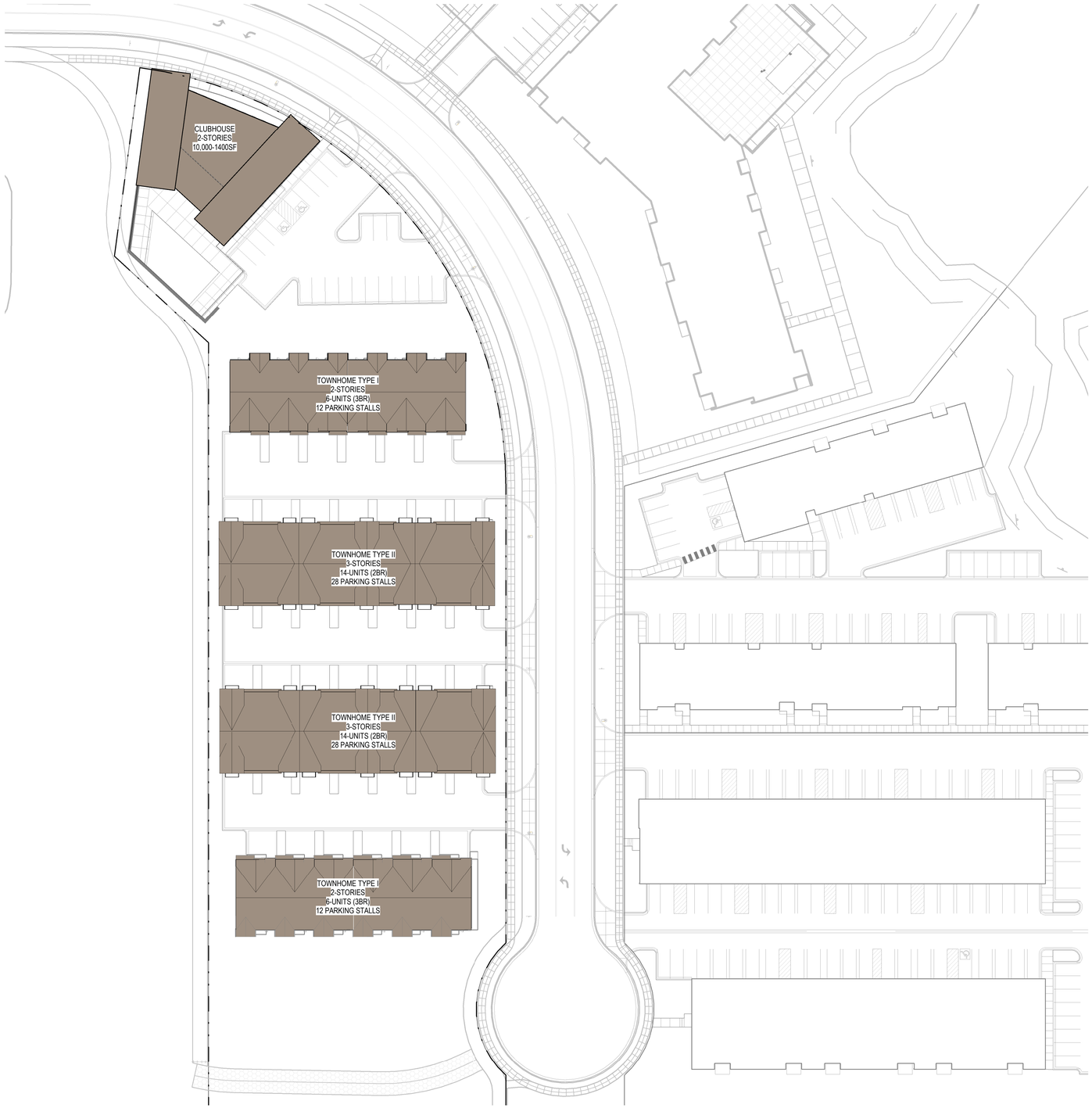
5 Building IV - North Elevation
3/32" = 1'-0"

1 Building IV - Courtyard South Elevation
3/32" = 1'-0"

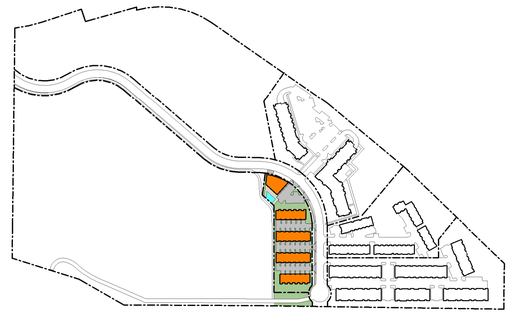
4 Building IV - East Elevation
3/32" = 1'-0"



3 Building IV - South Elevation
3/32" = 1'-0"



1 Site Plan - Townhomes and Clubhouse
1" = 40'-0"



2 Key Plan - Townhomes
1" = 400'-0"

Residential Unit Mix

Name	Count	Unit Gross Area			Unit Type
		Main Floor	Level 3	Total	
2 BR	28	664 ft²	664 ft²	1,328 ft²	2BR
3 BR	12	792 ft²	1,206 ft²	1,998 ft²	3BR
Grand total	40				

0 40' 80'

SITE PLAN - TOWNHOMES

THE PARKWAY NEIGHBORHOOD PHASE II - TOWNHOMES

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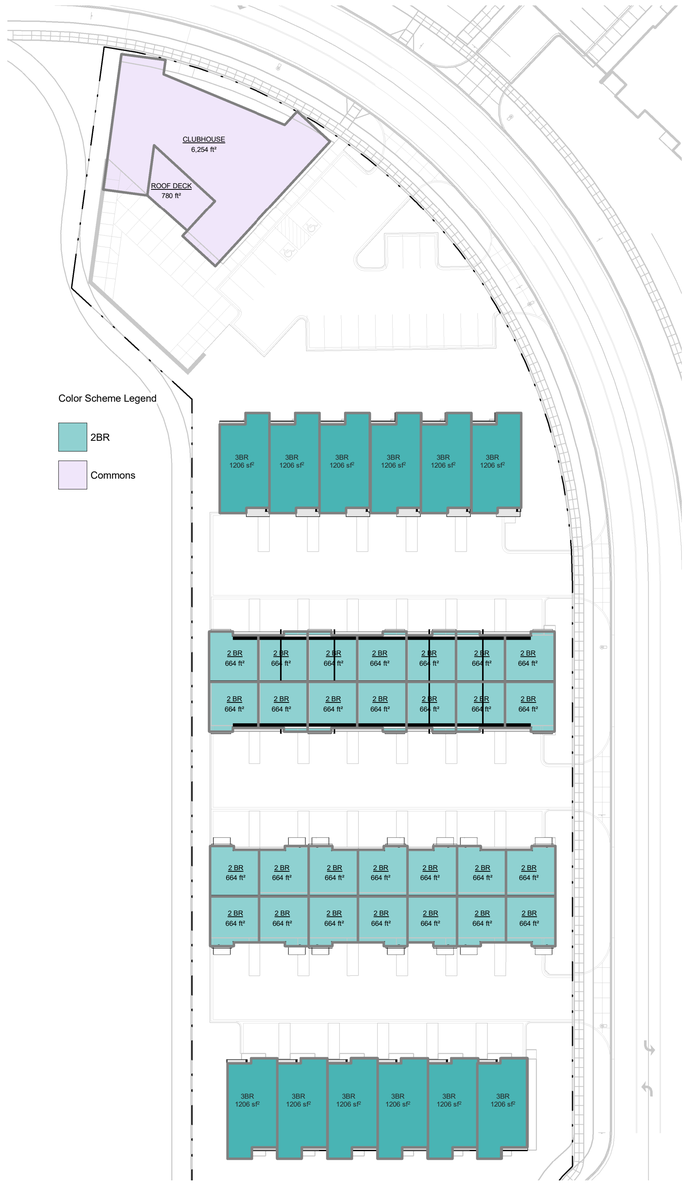
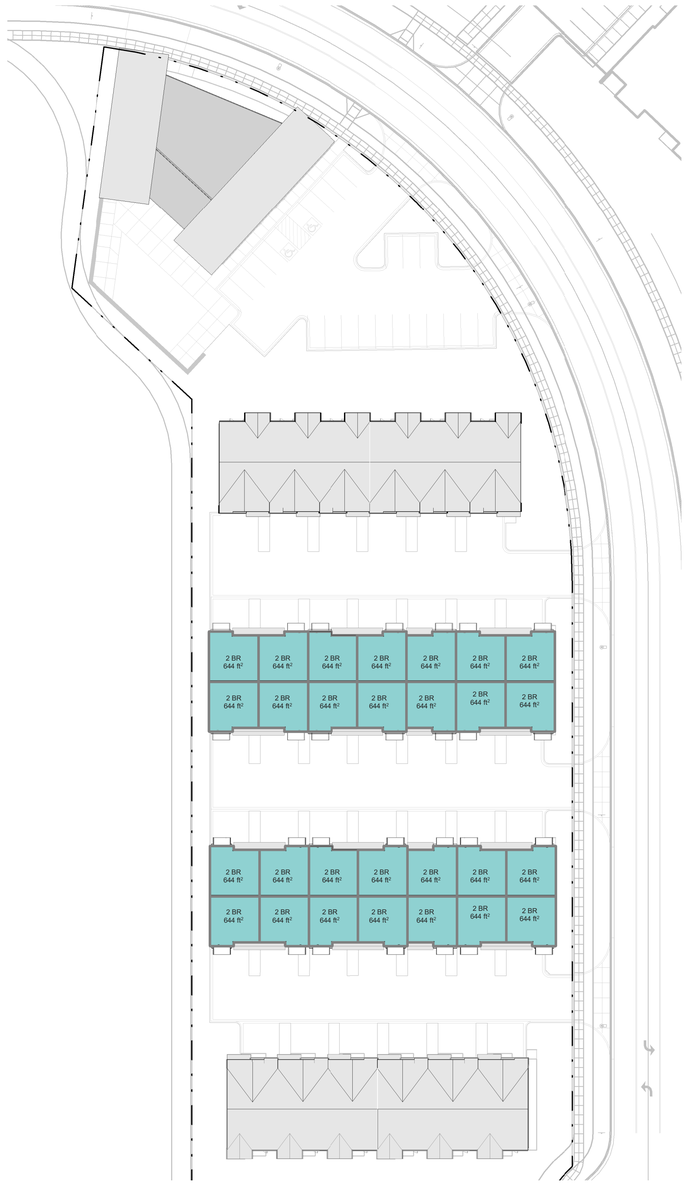
1 Level 1
1" = 40'-0"



2 Level 2
1" = 40'-0"



3 Level 3
1" = 40'-0"

0 40' 80'

FLOOR PLANS - TOWNHOMES AND CLUBHOUSE

THE PARKWAY NEIGHBORHOOD PHASE II - TOWNHOMES

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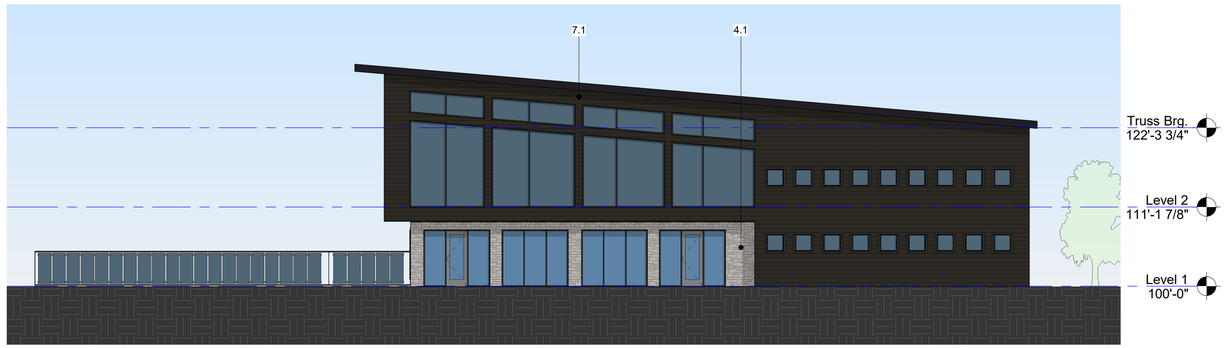
02/03/25

EXTERIOR MATERIALS

Material Mark	Description
4.1	Stone Veneer - Light
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Wood-Tone Vertical Siding - Dark



4 Clubhouse - Side 2 Elevation
3/32" = 1'-0"

1 Clubhouse - Front Elevation
3/32" = 1'-0"

3 Clubhouse - Rear Elevation
3/32" = 1'-0"

2 Clubhouse - Side 1 Elevation
3/32" = 1'-0"

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CLUBHOUSE ELEVATIONS

The Parkway Neighborhood Phase II

3 2 BR TOWNHOMES - Side Elevation 1
3/32" = 1'-0"

4 2 BR TOWNHOMES - Side Elevation 2
3/32" = 1'-0"

2 2 BR TOWNHOMES - Back Elevation
3/32" = 1'-0"

1 2 BR TOWNHOMES - Front Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description
4.1	Brick Veneer - Dark
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Panel (Charcoal)
7.2	Cement Fiber Board - Lap Siding (Light Gray)
7.3	Wood-Tone Lap Siding - Dark
7.4	Asphalt Shingles

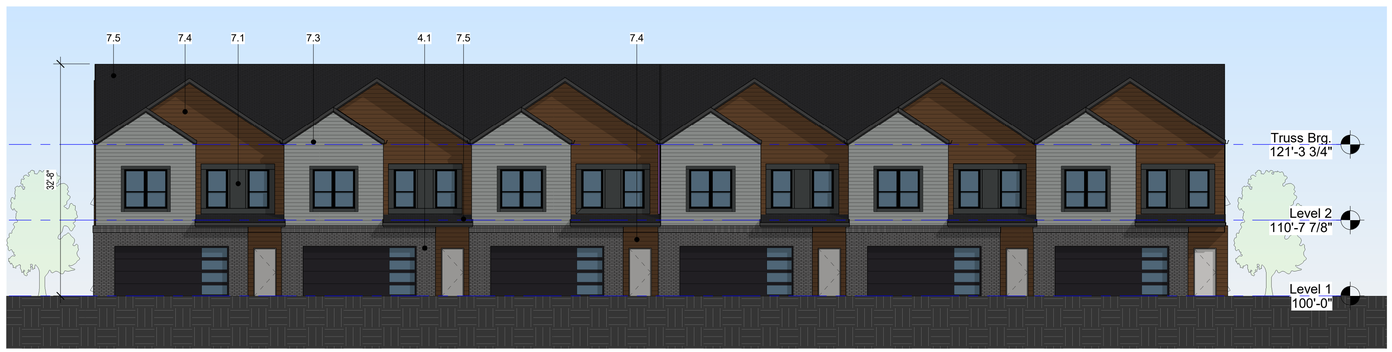
3 Side Elevation 1
3/32" = 1'-0"

4 Side Elevation 2
3/32" = 1'-0"

EXTERIOR MATERIALS

Material Mark	Description	Image
4.1	Brick Veneer - Dark	
7.1	Cement Fiber Board - Panel (Charcoal)	
7.2	Cement Fiber Board - Lap Siding (Light Gray)	
7.3	Cement Fiber Board - Lap Siding (Dark Gray)	
7.4	Wood-Tone Lap Siding - Dark	
7.5	Asphalt Shingles	

2 Rear Elevation
3/32" = 1'-0"



1 Front Elevation
3/32" = 1'-0"

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	1	P1-1	25	136.2	19848	0.900	OPF-S-A07-730-T5W	SIGNIFY CANADA LTD
	5	P1-2	25	136.2	19848	0.900	OPF-S-A07-730-T5W	SIGNIFY CANADA LTD
	6	P2	25	54.129	8869	0.900	OPF-S-A02-730-T3M	SIGNIFY CANADA LTD
	2	P3	25	104.3	15532	0.900	OPF-S-A05-730-T4W	SIGNIFY CANADA LTD
	4	P4	25	104.3	16226	0.900	OPF-S-A05-730-T2M	SIGNIFY CANADA LTD
	76	W1	15	30	3378	0.900	PWS-196L-650-WW-G2-4-UNV	PHILIPS GARDCO

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site_1	Fc	1.49	4.4	0.4	3.73	11.00

DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

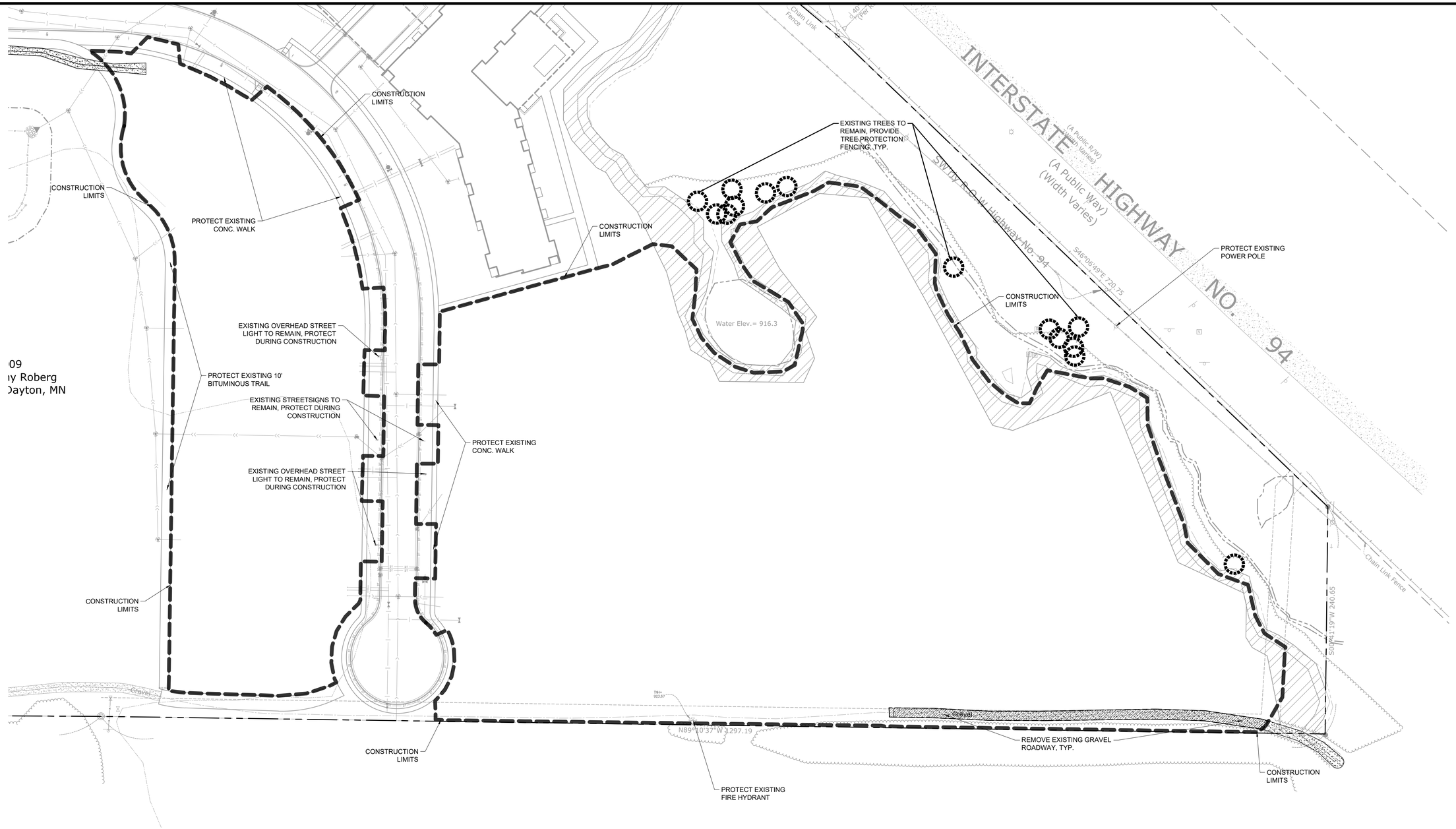
Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rick Roelofs
Date:1/28/2025

Scale: 1" = 50'

DAYTON PARKWAY PHASE 2



09
ıy Roberg
Dayton, MN

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

WME REAL ESTATE HOLDINGS
11326 RED STEM COURT
MAPLE GROVE, MN 55311
MICHAEL ELZUFON
763-286-7620
elzufon888@gmail.com

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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1" = 50'-0"
25'-0" 0 50'-0"

CivilSite GROUP
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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY TOWNHOMES - PHASE 2
DAYTON, MN

OWNER
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11326 RED STEM COURT, MAPLE GROVE, MN 55311

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David J. Knaeble
DATE 02/03/25 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/03/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	23321.02

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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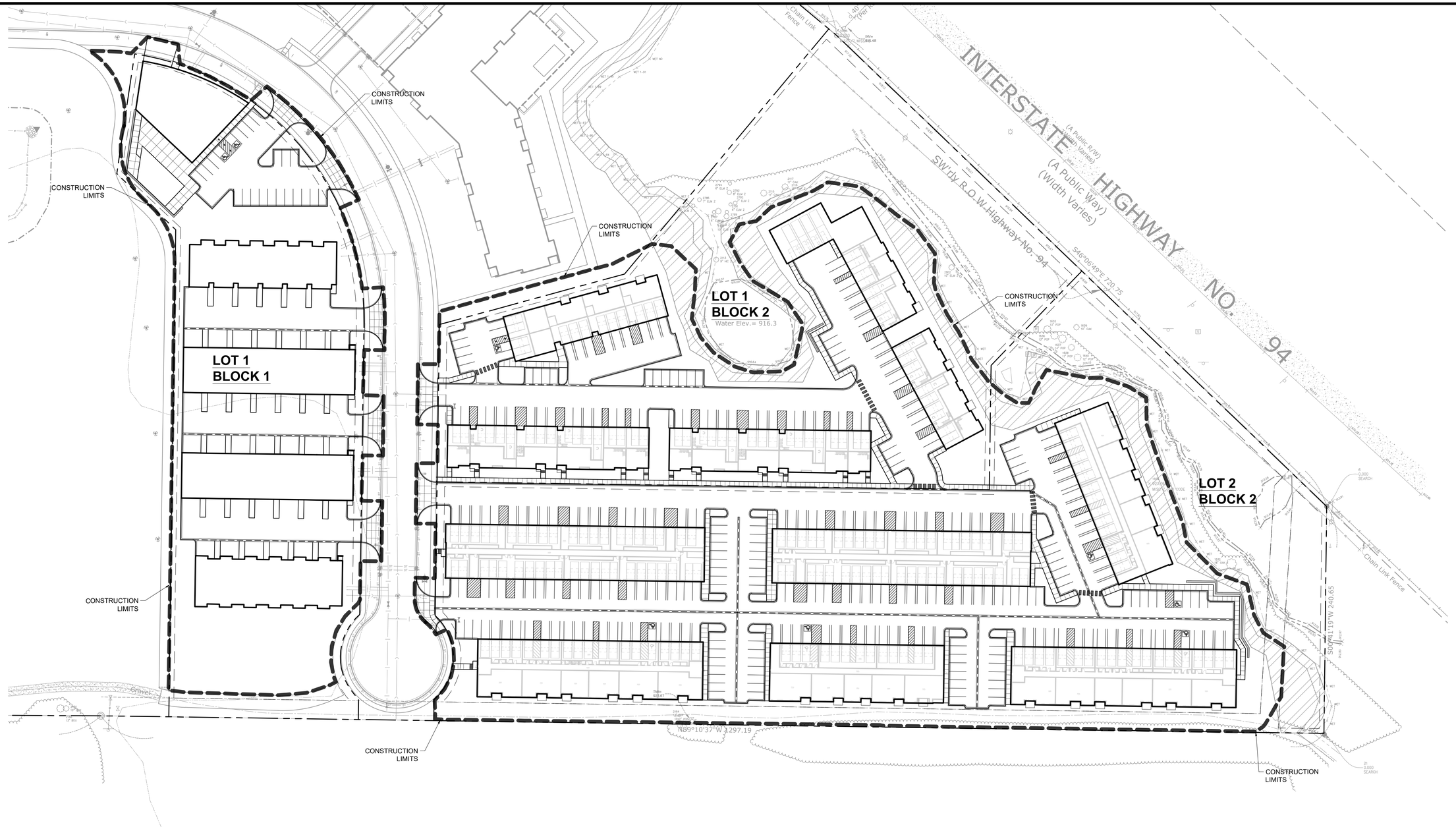
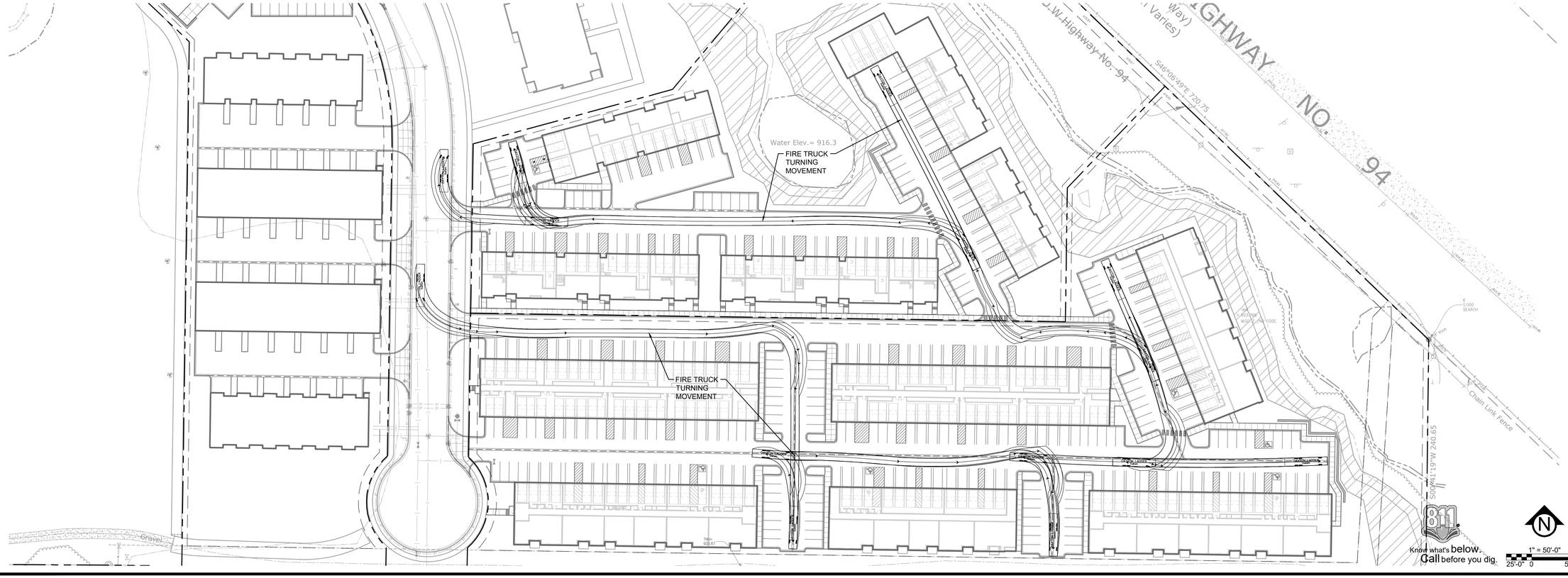

CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
LOT 1
BLOCK 1
LOT 1
BLOCK 2
Water Elev.= 916.3
LOT 2
BLOCK 2
INTERSTATE HIGHWAY NO. 94
(A Public R.W.)
(Width Varies)
(A Public Way)
(Width Varies)
SW'rly R.O.W.Highway No. 94
S46°06'49"E 720.75
S 49°06'49" W 1407.19
N89°10'37"W 1297.19
Chain Link Fence
Chain Link Fence
Drive
40' Wide Drive
(Per Plan)
2" BOX
2" BOX
2" BOX



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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	23321-02

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - TURNING MOVEMENTS

C2.01

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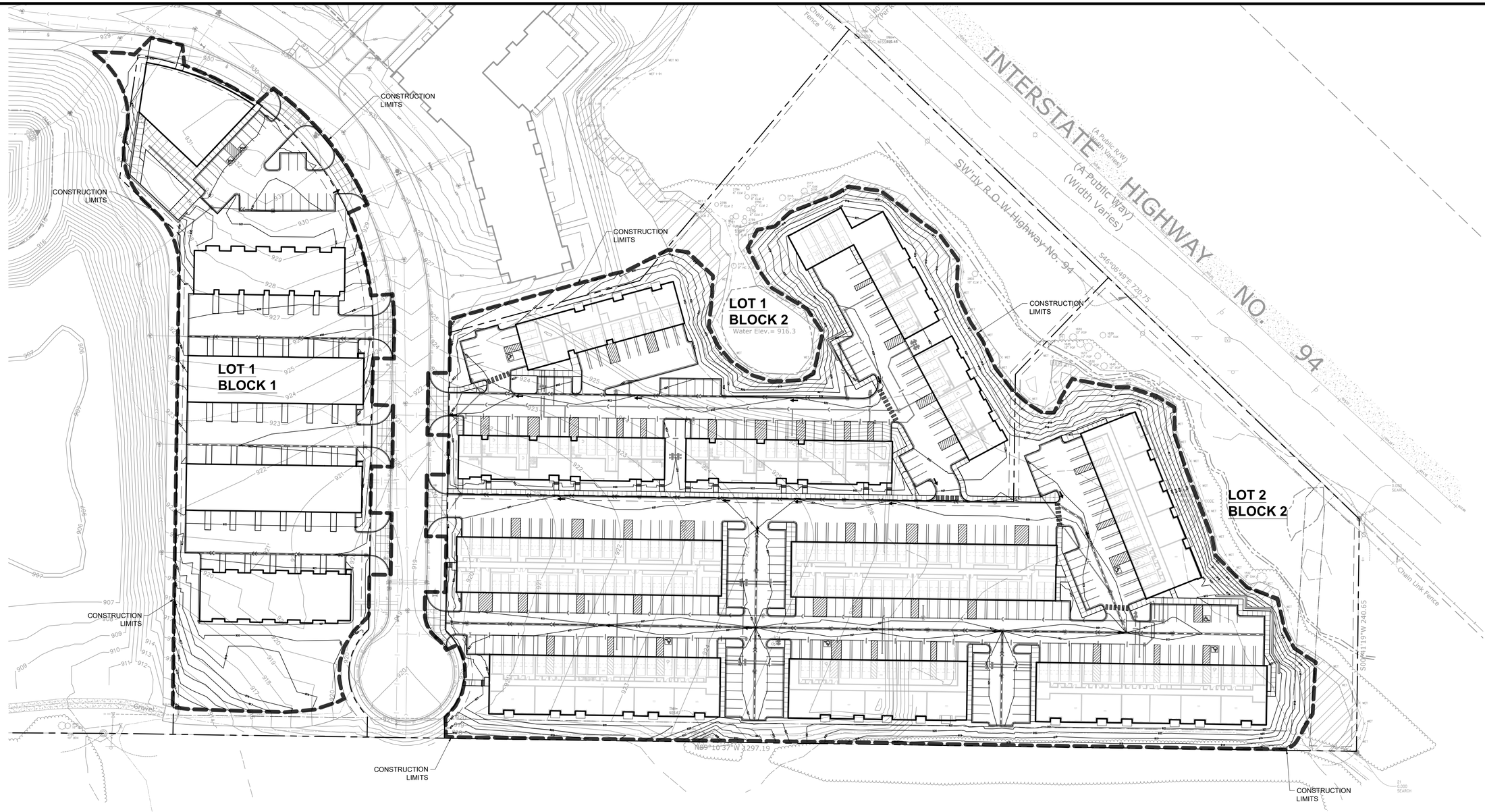

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

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CONTACT NUMBER	612-615-0060 X 703
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REVIEWED BY	DK
PROJECT NUMBER	23321-02

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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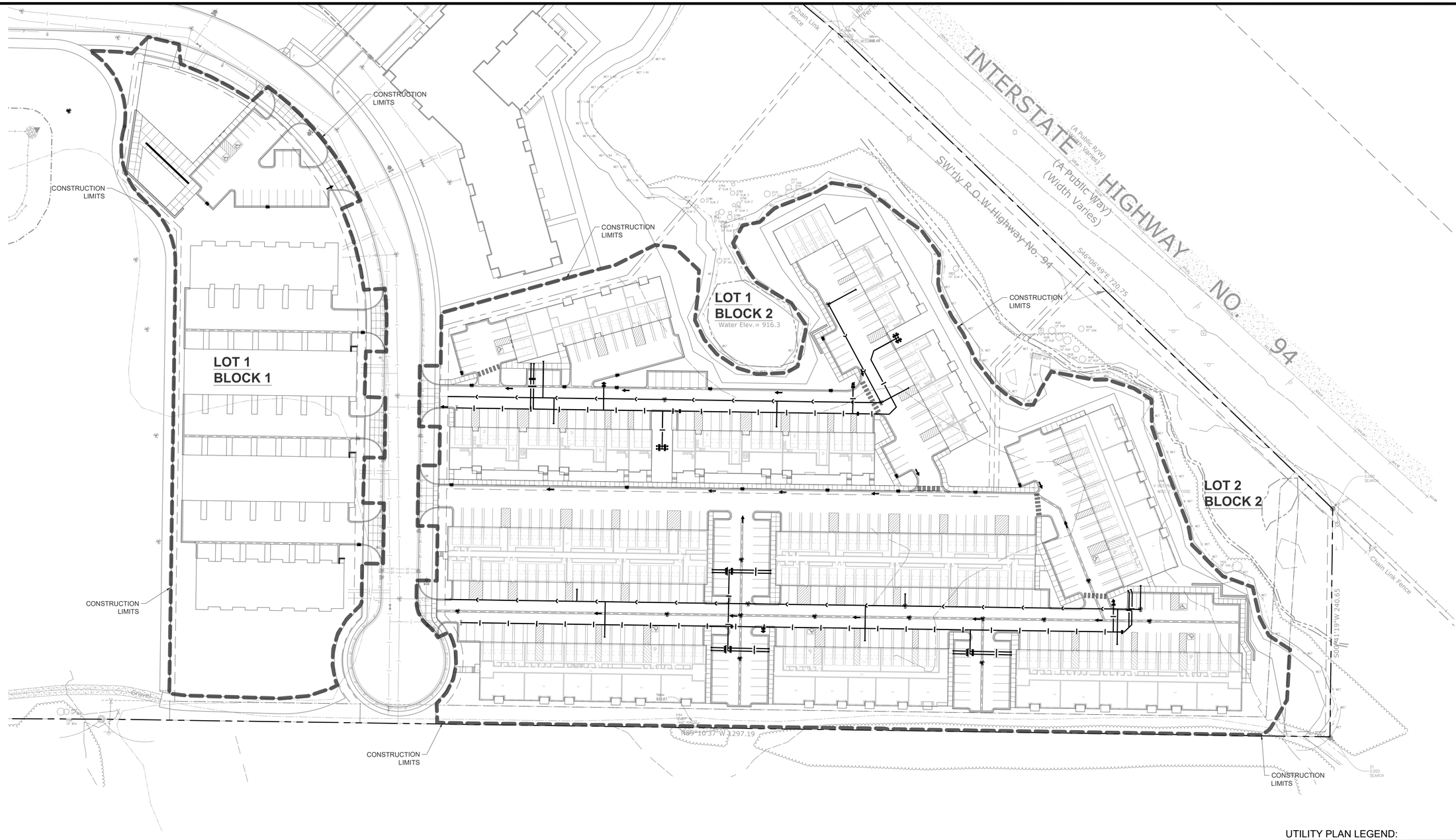

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT DT DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

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SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

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PROJECT NUMBER	23321-02

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

C4.0

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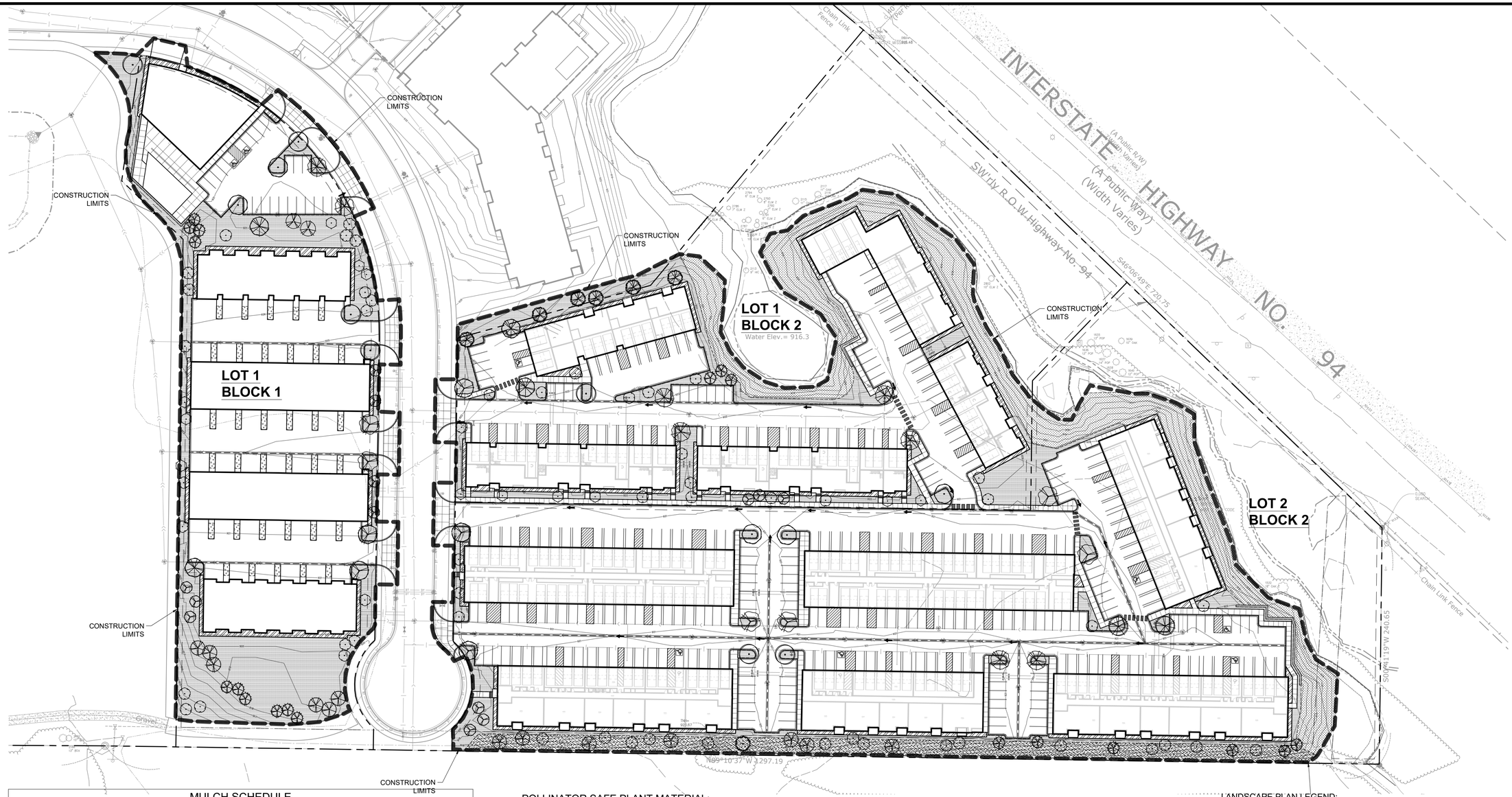

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1-1/2" DECORATIVE ROCK MULCH	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1-1/2" DECORATIVE ROCK MULCH	YES, SEE PLAN	YES	SEE DETAILS
NATIVE SEED AREAS	STRAW	NO	NO	PER SEEDING MANUAL
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

REQUIRED LANDSCAPE CALCULATIONS:

WEST SITE

1 OVERSTORY TREE/ 3000 SF OF "OPEN AREA"
47,380.0 SF / 3000 = 16 TREES REQUIRED
SEE PLANT SCHEDULE

1 ORNAMENTAL TREE/ 1500 SF OF "OPEN AREA"
47,380.0 SF / 1500 = 32 TREES REQUIRED
SEE PLANT SCHEDULE

1 EVERGREEN TREE/ 3000 SF OF "OPEN AREA"
47,380.0 SF / 3000 = 16 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/100 SF OR "OPEN AREA"
47,380.0 SF / 100 = 474 SHRUBS REQUIRED
SEE PLANT SCHEDULE

EAST SITE

1 OVERSTORY TREE/ 3000 SF OF "OPEN AREA"
70,296.4 SF / 3000 = 23 TREES REQUIRED
SEE PLANT SCHEDULE

1 ORNAMENTAL TREE/ 1500 SF OF "OPEN AREA"
70,296.4 SF / 1500 = 47 TREES REQUIRED
SEE PLANT SCHEDULE

1 EVERGREEN TREE/ 3000 SF OF "OPEN AREA"
70,296.4 SF / 3000 = 23 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/100 SF OR "OPEN AREA"
70,296.4 SF / 100 = 703 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LANDSCAPE PLAN LEGEND:

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

SEE SHEET L1.7 FOR PLANTING SCHEDULE

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

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25'-0" 0 50'-0"

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY TOWNHOMES - PHASE 2
DAYTON, MN

OWNER
WME REAL ESTATE HOLDINGS
11326 RED STEM COURT, MAPLE GROVE, MN 55311

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Patrick J. Sarver
DATE 02/03/25 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02/03/2025	CITY SUBMITTAL

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X.703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	23321-02

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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PLANT SCHEDULE WEST

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES						
	AP	2	Princeton Gold Norway Maple / Acer platanoides 'Princeton Gold'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	AD	2	Autumn Red Maple / Acer rubrum 'Autumn Red'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	BV	2	Prairie Dream® Paper Birch / Betula papyrifera 'Varen'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	GA	2	Autumn Gold Maidenhair Tree / Ginkgo biloba 'Autumn Gold'	2.5" CAL. B&B	NOT NATIVE	N
	GS	4	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	2.5" CAL. B&B	NOT NATIVE	N
	QE	2	Crimson Spire™ Oak / Quercus x 'Crimschmidt'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	TG	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5" CAL. B&B	NATIVE CULTIVAR	N
		16	SUBTOTAL:			
EVERGREEN TREES						
	PD	10	Black Hills White Spruce / Picea glauca 'Densata'	6` HT. B&B	NATIVE CULTIVAR	N
	PS	6	White Pine / Pinus strobus	6` HT. B&B	NATIVE	N
		16	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	7	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL. B&B	NATIVE CULTIVAR	Y
	CV	7	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	HL	6	Limelight Panicle Hydrangea / Hydrangea paniculata 'Limelight'	1.5" CAL. B&B	NOT NATIVE	Y
	MP	6	Prairifire Crabapple / Malus x 'Prairifire'	1.5" CAL. B&B	NOT NATIVE	Y
	SI	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	1.5" CAL. B&B	NOT NATIVE	Y
		32	SUBTOTAL:			

PLANT SCHEDULE EAST

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES						
	AP	4	Princeton Gold Norway Maple / Acer platanoides 'Princeton Gold'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	AD	3	Autumn Red Maple / Acer rubrum 'Autumn Red'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	GA	3	Autumn Gold Maidenhair Tree / Ginkgo biloba 'Autumn Gold'	2.5" CAL. B&B	NOT NATIVE	N
	GS	3	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	2.5" CAL. B&B	NOT NATIVE	N
	QE	2	Crimson Spire™ Oak / Quercus x 'Crimschmidt'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	QM	2	Prairie Stature® Oak / Quercus x bimundorum 'Midwest'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	TG	6	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5" CAL. B&B	NATIVE CULTIVAR	N
		23	SUBTOTAL:			
EVERGREEN TREES						
	PD	9	Black Hills White Spruce / Picea glauca 'Densata'	6` HT. B&B	NATIVE CULTIVAR	N
	PR	6	Columnar Blue Spruce / Picea pungens 'Glauca Fastigiata'	5` HT. B&B	NOT NATIVE	N
	PS	7	White Pine / Pinus strobus	6` HT. B&B	NATIVE	N
	PS2	1	Scotch Pine / Pinus sylvestris	6` HT. B&B	NOT NATIVE	N
		23	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	10	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL. B&B	NATIVE CULTIVAR	Y
	CV	6	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	HL	15	Limelight Panicle Hydrangea / Hydrangea paniculata 'Limelight'	1.5" CAL. B&B	NOT NATIVE	Y
	MP	10	Prairifire Crabapple / Malus x 'Prairifire'	1.5" CAL. B&B	NOT NATIVE	Y
	SI	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	1.5" CAL. B&B	NOT NATIVE	Y
		47	SUBTOTAL:			

SHRUB PLANTINGS:

ALL SHRUB PLANTINGS SHALL BE INCLUDED IN THE FINAL "FOUNDATION" PLANTING LAYOUT FOR EACH BUILDING AND IN EACH SIDE OF THE DEVELOPMENT.

AREA OF FOUNDATION PLANTING

WEST SITE

474 (MIN.) TOTAL SHRUBS TO BE DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS FOUNDATION PLANTINGS, INCLUDING AREAS AT THE CLUBHOUSE, (AS DELINEATED BY THE FOUNDATION PLANTING HATCH PATTERN), AND AREAS ALONG THE WEST PUBLIC WALK.

EAST SITE

703 (MIN.) TOTAL SHRUBS TO BE DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS FOUNDATION PLANTINGS (AS DELINEATED BY THE FOUNDATION PLANTING HATCH PATTERN), AND AREAS ALONG THE EXISTING WETLAND BUFFER (AS APPROPRIATE).

SEEDING NOTES:

SEED MIXTURE SUPPLIER AND APPROVAL

1. SEED MIXES SHALL BE ACQUIRED FROM REPUTABLE NATIVE SEED SUPPLIER(S).
2. SUBSTITUTIONS OF SEED MIXES OR SEED MIX COMPONENTS MUST BE CONSISTENT WITH the MNDOT_STATE_SEED_MIX_ACCEPTABLE_SUBSTITUTION_TABLE.PDF AVAILABLE AT https://docs.mncia.org/public/fieldservices/MnDOT_State_Seed_Mix_Acceptable_Substitution_Table.pdf AND THE SUBSTITUTION PROCESS IN SECTION 5 (VEGETATION ESTABLISHMENT) OF THE MINNESOTA BOARD OF WATER AND SOIL RESOURCES WETLAND RESTORATION GUIDE, AVAILABLE AT https://bwsr.state.mn.us/sites/default/files/2019-01/Sec5_03_02_2014-VegEstablishment.pdf.
3. SUBSTITUTIONS OF SEED MIXES OR SEED MIX COMPONENTS MUST BE APPROVED BY THE WETLAND CONSULTANT.

SEEDBED PREPARATION

1. AFTER COMPLETION OF FILL REMOVAL, THE SEEDBED SHALL BE PREPARED AND SMOOTHED TO BREAK UP ROOT SYSTEMS AND SOIL CLODS SO THAT THE AVERAGE CLUMP IS LESS THAN 2 INCHES IN DIAMETER.
2. PRIOR TO SEEDING, EXISTING VEGETATION THAT COVERS MORE THAN 20% OF THE GROUND IN THE AREA TO BE SEEDED SHALL BE PLOWED OR DISKED.
3. AREAS WITH MORE THAN 20% COVER OF EXISTING VEGETATION THAT ARE NOT PLOWED OR DISKED SHALL BE KILLED BY SPRAYING AN APPROPRIATE GLYPHOSATE HERBICIDE AT LABEL RATES.
4. THE SEEDBED SHALL BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES.

SEEDING METHODS

1. SEED MIXES SHALL BE ACQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 5 (VEGETATION ESTABLISHMENT) OF THE MINNESOTA BOARD OF WATER AND SOIL RESOURCES (BWSR) WETLAND RESTORATION GUIDE, AVAILABLE AT https://bwsr.state.mn.us/sites/default/files/2019-01/Sec5_03_02_2014-VegEstablishment.pdf.
2. SEEDING SHALL BE CONDUCTED OUTSIDE OF A WINDOW BETWEEN JUNE 30 AND OCTOBER 15 IF POSSIBLE.
3. SEED MIXES SHALL BE BROADCAST EVENLY BY USE OF A MECHANICAL BROADCAST SEEDER. SEED MIXES SHALL BE INSTALLED AT THE RATES SPECIFIED IN THE RATE TABLES.

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

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DATE 02/03/25 LICENSE NO. 24904

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	23321-02

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NOTES & DETAILS

L1.7

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Meeting Date: April 3, 2025
Item Number: 09A

ITEM:
Zoning Map Amendment, Conservation Planned Unit Development and Preliminary Plat of Schany Parcel

APPLICANT/PRESENTERS:
Zach Brown, BK Land Development
Luke Konewko, BK Land Development

PREPARED BY:
Jon Sevald, Community Development Director
Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW:
The project consists of 107 acres with 10 unsewered single-family lots, 3-15 net acres in size. The property is currently zoned A-1 Agricultural (40-acre minimum lot size) with a Greenway Overlay. The property is guided sewered low-density residential (2-5 units per acre).

In June 2024, the Planning Commission and City Council reviewed a concept plan for the project, consisting of 14 unsewered lots. Both the Council and Commission were supportive of the project, directing Staff to prepare an Ordinance Amendment that would allow the project. A zoning ordinance amendment creating the A-3 Agricultural district was approved by the City Council on March 25, 2025.

A Comprehensive Plan Amendment was drafted to identify specifically these types of interim land uses as allowable in the absence of sewer and water availability[1] [2], which was denied by the City Council. The City Council interprets these types of developments to not hinder serviced development in the future, regardless of its distinction in the Comprehensive Plan. As such, the City Council found the Comprehensive Plan Amendment unnecessary and subsequently denied the Amendment on March 25, 2025.

CRITICAL ISSUES:

Parks & Trails	The Comprehensive Plan[3] identifies a Neighborhood Park north of Laura Lake, and trails along North Diamond Lake Road, around Laura Lake, and through internal neighborhoods. No parks or trails are proposed. During the Concept Plan review, the City Council indicated a need for a trail along North Diamond Lake Road, but not around the lake, nor a Neighborhood Park. The Planning Commission concurred with this at the March 6, 2025 meeting.
Greenway Overlay	Subdivisions within the Greenway Overlay Corridor are required to be platted as a Conservation PUD.

[1] MN Statute 473.145
[2] MN Statute 473.175
[3] 2040 Comprehensive Plan, Figure 7.9: Comprehensive Trail Plan

Conservation PUD	Conservation PUD's are intended to preserve natural corridors. Staff recommends a Conservation Easement be granted to the city (e.g. public easement), preserving a contiguous corridor around wetlands and the lake, with consideration of wooded areas to the extent possible.[4]
Ghost Plat	The applicant provided a ghost plat exhibit showing how developable portions of the property can be served by municipal utilities. The ghost plat provided does not include development on areas classified as undevelopable, such as wetlands and buffer areas, and land with slopes at 12% or more.
Intersection	The Thicket Lane intersection with North Diamond Lake Road is temporary until a connection with Xanthus Lane can be obtained. A comment included in the Engineer's letter requires that an outlot be created and dedicated to the City, providing the ability to locate a road connection when the east parcel develops in the future.

ANALYSIS

Comprehensive Plan

The property is guided Low Density Residential, defined as *…"areas for single-family residential development at a minimum density of 2 units/acre up to 5 units/acre. The city encourages developments with a variety of lot sizes and housing styles to meet life-cycle housing demands."*

The project is within the Post 2050 sewer staging plan. The goal of the of the A-3 district is to allow unsewered development at a density of 2 units per 20 acres as an interim use, intending to be re-subdivided to a higher density when sewer becomes available. The A-3 district includes guidelines for subdivision design which would not preclude future subdivision. One of those options includes Ghost Platting, demonstrating how the project can be further subdivided into sewered lots.

Zoning

The applicant is requesting a rezoning of this property from A-1 to A-3 and below compares the proposed configuration of lots with the requirements of the A-3 District.

A-3 District	**Required**	**Proposed**
Minimum Lot Size	1.5 Net Acres	3.1 Net Acres
Minimum Lot Frontage	120 Feet	300 feet
Minimum Corner Lot Frontage	140 Feet	411 feet
Minimum Lot Width at Setback	140 Feet	300 Feet
Minimum Lot Depth	200 Feet	401 feet
Maximum Impervious Surface	30%	30%

[4] City Code Section 1002.15 Conservation Subdivision, Subd. 3 Planned Unit Development Designation

Conservation PUD

Laura Lake and the wetland complex are included in the Greenway Overlay Corridors.[5] Subdivisions that touch the corridor are to be subdivided as a Conservation Planned Unit Development (PUD) utilizing a hierarchy of design standards, allowing deviations from the City Code in return for a public benefit.[6] Design standards shall *"[m]aintain viable riparian and wildlife corridors, rare species, and connections between Greenway Overlay Corridor areas. Avoid direct or indirect impacts to the corridor area that may destroy or diminish the resource."*

Applied to this project, the overall intent is to maintain a non-fragmented corridor connecting the wetland areas, and to provide scenic views for the project's residents.

Staff recommends requiring a public Conservation Easement to be inclusive of wetlands and wetland buffers, creating a contiguous corridor.[7] The Minnesota Land Cover Classification System (MLCCS) grades land cover on a scale of High, Good, Moderate, Poor, Altered (native species present), and Altered (non-native species present). Woodlands in the project were graded *Poor Quality*, and *Altered non-Native Plant Community Present*. Related to a contiguous corridor of the wetland areas, staff recommends including the below area hatched in red on the northwest development into the conservation easement to further demonstrate preservation of area in the development beyond the wetland boundaries.

Subdivision

The A-3 district is intended to allow unsewered residential development with a gross density of 2 homes per 20 acres with one or more of the following guidelines:

a. Reserve land resources for efficient future urban development.
b. Identify land characteristics required to support future urbanization.
c. Allow no more than 25% of the developable land in a project to be developed, reserving larger future urbanization parcels.

[5] 2040 Comprehensive Plan, Figure 3: Future Land Use Map.
[6] City Code §1001.10 (Planned Unit Developments; General Standards for Approval)
[7] City Code §1002.15 Conservation Subdivision, Subd. 3 Planned Unit Development Designation

d. Protect future urbanization parcels with temporary development agreements, easements, or deed restrictions.
e. Provide for the rezoning of the future urbanization parcels to a residential zoning classification at densities consistent with Metropolitan Council policy at such time that urban services are available.
f. A ghost plat of the development showing the ability for subdivision.

During the Planning Commission's discussions of the A-3 district, it was indicated that plats are likely to vary in the purpose of interim open space (e.g. open space as agriculture vs open space as an unknown use). Therefore, all five of the guidelines should be considered as to which option is most suited for each project. As part of accomplishing one or more of the above noted guidelines, the applicant has provided a ghost plat of the developable area as evidence of further subdivision when utilities become available. The project is intended to be similar to the adjacent Thicket Hill neighborhood (1993, 1995), which includes 9+ acre lots.

The applicant has provided a ghost plat of the development area the applicant believes has the ability to obtain sewer and water once available. The areas identified on the ghost plat without future subdivision opportunity include the wetland area, steep slopes identified at 12% or more, and the northeast area of the plat that the applicant deems not feasible for municipal services to access the area. A Ghost Plat would demonstrate how the project can be further subdivided, meeting the intent of the future land use designation once sewer and water become available to the development area.

Shoreland CUP — The Conservation PUD triggers the need for a Shoreland CUP for a Planned Development.[8] The City Code allows for greater setbacks than the minimum. Staff does not recommend being more restrictive. The proposed lot sizes and dimensions are consistent with the requirements of the Shoreland Ordinance relevant to unsewered lots within the buffer area for a natural environment lake (Lake Laura)

60/120-DAY RULE:

	60-Days	120-Days
Zoning Map Amendment	May 24, 2025	July 23, 2025
Preliminary Plat	May 24, 2025	July 23, 2025
Conservation Planned Unit Development	May 24, 2025	July 23, 2025
Shoreland Conditional Use Permit	May 24, 2025	July 23, 2025

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Mange Thoughtful Development

- *Create a variety of housing options*

Maintain and Enhance the Natural and Rural Community Connection

- *Promote Dayton's unique identity and community cohesion*

[8] City Code 1001.08, Subd 10(2)(b) (Shoreland Land Use Table)

ROLE OF PLANNING COMMISSION:

Motion to recommend one of the following:

1. Approval
2. Denial with Findings
3. Table with direction to be provided

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission is asked to provide a recommendation for the proposed development for the City Council on the Preliminary Plat, Planned Unit Development and Rezoning.

A Public Hearing notice was published by THE PRESS on February 20, 2025, and mailed to property owners within ¼ mile of the project. The public hearing was opened and closed at the last Planning Commission meeting on March 6, 2025.

Staff has included conditions in the draft resolution attached for the Planning Commission's consideration.

ATTACHMENT(S):

Aerial Photo
Site Photos
Rezoning Ordinance Amendment
Draft Resolution
Public Hearing Notice map
Comprehensive Plan Map
Plan Set
Revised Ghost Plat of developable area.
Engineering Review Letter dated March 6, 2025
Engineering Review Letter dated April 3, 2025
Hennepin County Review Letter dated February 27, 2025

AERIAL PHOTO

SITE PHOTOS

Near south field access, looking north (Jun 1, 2024)

SW area of south field, looking north (Jun 1, 2024).

Panoramic view from NE corner of south field, looking south to west (Jun 1, 2024).

Near NE area of project (south of Thicket Ln cul-de-sac), looking SE. Lake Laura is beyond the hills (Jun 1, 2024).

ORDINANCE No. ____

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM A-1 AGRICULTURAL TO A-3 AGRICULTURAL FOR PID: 07-120-22-32-0005

THE CITY OF DAYTON ORDAINS:

SECTION 1. Amendment of the City Code. Section 1101.04, Subd. 2 of the City Code of the City of Dayton, Minnesota, is hereby amended by changing the classification of the City of Dayton official Zoning Map from A-1 Agricultural to A-3 Agricultural, described as follows:

PARCEL 1:
The Northwest Quarter of the Southwest Quarter, Section 7, Township 120, Range 22, Hennepin County, Minnesota, AND That part of Government Lots 3 and 4, Section 7, Township 120, Range 22, lying Westerly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the northeast corner of said Government Lot 3, except that part of the Northwest Quarter of the Southwest Quarter of Government Lot 3, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter, thence on an assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, hereinafter referred to as Line "A", drawn from a point on the South line of said Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3, thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter a distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning, and except; that part of Government Lot 4, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows: beginning at a point on the South line of said Government Lot 4, distant 611.91 feet East of the Southwest corner of said Government Lot 4; thence East along the South line of said Government Lot 4 a distance of 520 feet to a point thereon distant 1131.91 feet East of the Southwest corner of said Government Lot 4; thence Northeasterly along a line which if extended would intersect the North line of Government Lot 3, distant 882.37 feet West of the Northeast corner of said Government Lot 3, in said Section 7, for a distance of 893.79 feet more or less to its intersection with a line drawn parallel with, at a distant 881.87 feet North of the South line of said Government Lot 4; thence Westerly parallel with the South line of said Government Lot 4 a distance of 665.48 feet to its intersection with a line drawn perpendicular to the South line of said Government Lot 4 from the point of beginning thence Southerly along said perpendicular line a distance of 881.87 feet to the point of beginning. Subject to an easement for street purposes over the Southerly 33 feet thereof.

PARCEL 2:

DRAFT

That part of Government Lot 2, Section 7, Township 120, Range 22, Hennepin County, Minnesota, lying West of the following described line: Commencing at the Northwest corner of said Government Lot 2; thence East along the north line of said Government Lot 2 a distance of 231 feet to the point of beginning of the line to be described; thence South parallel with the West line of said Government Lot 2 to the South line of said Government Lot 2 and there terminating. ALSO, all that part of Government Lots 3 and 4 in said Section 7 lying Easterly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distance 882.37 West of the Northeast corner of said Government Lot 3, excepting therefrom that part of said Government Lot 4 lying Southerly of a line drawn Easterly parallel with the South Line of said Government Lot 4 from a point on the Westerly line of the above described tract distant 1020 feet Northerly measured along said Westerly line from the South line of said Government Lot 4.

PARCEL 3:
That part of the Northwest Quarter of the Southwest Quarter and of Government Lot 3, Section 7. Township 120, Range 22, Hennepin County, Minnesota, as follows: Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence on assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to the point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, herein referred to as Line “A”, drawn from a point on the South line of Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3; thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter, thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning.

SECTION 2. Effective Date. This Amendment shall take effect upon adoption of this Ordinance, and the Official Zoning Map shall be modified to reflect this Ordinance action.

Adopted by the City Council on this 22nd day of April, 2025.

_____
Dennis Fisher, Mayor

ATTEST:

_____
Amy Benting, City Clerk

Motion by _____. Second by _____.
Motion Approved.

Published by THE PRESS on _____.

DRAFT

RESOLUTION No. XX-2025

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

RESOLUTION APPROVING THE PRELIMINARY PLAT AND CONSERVATION PLANNED UNIT DEVELOPMENT OF SCHANY PARCEL.

WHEREAS, the Applicant, BK Land Development LLC, submitted an application for Preliminary Plat approval on January 29, 2025, for property located at (unaddressed), PID: 07-120-22-32-0005 legally described as:

PARCEL 1:
The Northwest Quarter of the Southwest Quarter, Section 7, Township 120, Range 22, Hennepin County, Minnesota, AND That part of Government Lots 3 and 4, Section 7, Township 120, Range 22, lying Westerly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the northeast corner of said Government Lot 3, except that part of the Northwest Quarter of the Southwest Quarter of Government Lot 3, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter, thence on an assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, hereinafter referred to as Line "A", drawn from a point on the South line of said Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3, thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter a distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning, and except; that part of Government Lot 4, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows: beginning at a point on the South line of said Government Lot 4, distant 611.91 feet East of the Southwest corner of said Government Lot 4; thence East along the South line of said Government Lot 4 a distance of 520 feet to a point thereon distant 1131.91 feet East of the Southwest corner of said Government Lot 4; thence Northeasterly along a line which if extended would intersect the North line of Government Lot 3, distant 882.37 feet West of the Northeast corner of said Government Lot 3, in said Section 7, for a distance of 893.79 feet more or less to its intersection with a line drawn parallel with, at a distant 881.87 feet North of the South line of said Government Lot 4; thence Westerly parallel with the South line of said Government Lot 4 a distance of 665.48 feet to its intersection with a line drawn perpendicular to the South line of said Government Lot 4 from the point of beginning thence Southerly along said perpendicular line a distance of 881.87 feet to the point of beginning. Subject to an easement for street purposes over the Southerly 33 feet thereof.

PARCEL 2:
That part of Government Lot 2, Section 7, Township 120, Range 22, Hennepin County, Minnesota, lying West of the following described line: Commencing at the Northwest corner of said Government Lot 2; thence East along the north line of said Government Lot 2 a distance of

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231 feet to the point of beginning of the line to be described; thence South parallel with the West line of said Government Lot 2 to the South line of said Government Lot 2 and there terminating. ALSO, all that part of Government Lots 3 and 4 in said Section 7 lying Easterly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government

Lot 3 distance 882.37 West of the Northeast corner of said Government Lot 3, excepting therefrom that part of said Government Lot 4 lying Southerly of a line drawn Easterly parallel with the South Line of said Government Lot 4 from a point on the Westerly line of the above described tract distant 1020 feet Northerly measured along said Westerly line from the South line of said Government Lot 4.

PARCEL 3:
That part of the Northwest Quarter of the Southwest Quarter and of Government Lot 3, Section 7. Township 120, Range 22, Hennepin County, Minnesota, as follows: Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence on assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to the point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, herein referred to as Line “A”, drawn from a point on the South line of Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3; thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter, thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning.

WHEREAS, the Application was determined to be complete on March 25, 2025.

WHEREAS, a Public Hearing was held by the Planning Commission on March 6, 2025 and continued on April 3, 2025. The Planning Commission recommended Approval of the application; and,

CONDITIONAL USE PERMIT FOR RESIDENTIAL PLANNED UNIT DEVELOPMENT IN A SHORELAND DISTRICT

WHEREAS, the project is located within the 1,000’ Shoreland District of Laura Lake, a Natural Environment Lake. Residential Planned Unit Developments are subject to a Conditional Use Permit, per City Code 1001.08, Subd 10(2)(b); and,

WHEREAS, the project has been evaluated per City Code 1001.08, Subd 12(16) (Conditional Uses). The Conditional Use Permit shall be approved with the following conditions:

1. All setbacks shall be consistent with minimum requirements of the Shoreland District.

PRELIMINARY PLAT OF A CONSERVATION SUBDIVISION, AND PLANNED UNIT DEVELOPMENT

WHEREAS, the project is located within the Greenway Overlay Corridor as identified in the 2040 Comprehensive Plan, Figure 3: Future Land Use Map. A Conservation Planned Unit Development is required by City Code 1002.15 (Conservation Subdivision), which provides development guidelines and incentives; and,

WHEREAS, consistent with City Code 1001.10, Subd 3(1), the City may approve the Planned Unit Development only if it finds that the development satisfies all of the following standards (**Findings** in *Italics*):

A. The Planned Unit Development is consistent with the Comprehensive Plan of the City.

FINDING: *The 2040 Comprehensive Plan guides the property for Low Density Residential, 2-5 units per acre. The project consists of ten single-family homes with a density of 0.12 units per net acre. The City Council interprets these types of developments to not hinder sewered development in the future, as the ability for future compliance has been provided via ghost plat for development when sewer becomes available.*

B. The Planned Unit Development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation or creation of unique amenities such as natural streams, stream banks, wooded cover, rough terrain, manmade landforms or landscaping and similar areas.

FINDING: *The PUD will include a Conservation Easement, preserving an ecological corridor.*

C. The Planned Unit Development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The development plan shall not have a detrimental effect upon the neighborhood or area in which it is proposed to be located.

FINDING: *The PUD complements and is an extension of the Thicket Hill neighborhood.*

D. The Planned Unit Development provides transitions in land use in keeping with the character of adjacent land use and provides variety in the organization of site elements and building design.

FINDING: *The PUD complements and is an extension of the Thicket Hill neighborhood.*

E. The tract under consideration is under single ownership or control.

FINDING: *The project is under single ownership and is under contract by the applicant.*

F. Public benefits shall be included in each development and considered as part of the review of the overall Planned Unit Development and as an opportunity to support any deviations from the primary zoning ordinance provisions and performance standards. Public benefits that may be considered include but are not limited to the following:

1. Preservation or creation of increased public or private open space (above what is excluded in net calculation).
2. Increased park land dedication beyond the required park dedication amount when land is required by the ordinance.
3. Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site.
4. Preservation of existing natural resources, the sites natural topography, existing buffers and woodlands (as may be mapped as the greenway corridor on the land use plan) beyond minimum required by ordinance.
5. Site amenities: private parks, enhanced pedestrian scale and decorative street lighting, tot lots, trails (above what is required by ordinance), recreational facilities, community center, pools or other on-site amenities which serve the entire development.
6. Stormwater re-use system for common area and individual lots irrigation system.
7. Multiple development-wide enhanced entry features, including the following elements: monument signage with decorative lighting, water feature, and enhanced entry landscaping surrounding the monument.

FINDING: *Public Benefits include a Conservation Easement to be dedicated from the property owner to the City in perpetuity. The Conservation Easement shall create a contiguous corridor connecting wetlands, wetland buffers, and woodlands. The intent of the Conservation Easement is to preserve and enhance ecology and to provide open space viewable by the public. The Conservation Easement may include trails but is not intended for active recreational development. The Easement may be amended by action of the City Council.*

G. The Planned Unit Development will not create an excessive burden on parks, schools, streets, or other facilities and utilities that serve or are proposed to serve the Planned Unit Development.

FINDING: *The addition of ten lots will not create an excessive burden on parks schools or other public facilities. The project is within the Elk River ISD 728 school district. The nearest public park is Brockton Meadows Park in Rogers (3/4 mile). The nearest Dayton park is McNeil Park (2¾ miles). The project has been Ghost Platted to demonstrate how the project may be re-subdivided when regional sewer becomes available.*

WHEREAS, consistent with City Code 1002.05, Subd 1(2)(f)(4), the Planning Commission recommends Approval of the Preliminary Plat based on the following findings:

A. That the proposed subdivision is **NOT** in conflict with the City's Comprehensive Plan, Zoning Ordinance, Capital Improvements Program, or other policy or regulation.

B. That the proposed subdivision is **NOT** in conflict with the purpose and intent of this chapter.

C. That the physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion, and siltation, susceptibility to flooding, water storage, and retention, are such that the site **IS** suitable for the type of development or use contemplated.

D. That the site **IS** physically suitable for the intensity or type of development or use contemplated.

E. That the design of the subdivision or the proposed improvements **IS NOT** likely to cause substantial and irreversible environmental damage.

F. That the design of the subdivision or the type of improvements will **NOT** be detrimental to the health, safety or general welfare of the public.

G. That the design of the subdivision or the type of improvement will **NOT** conflict with easements on record or with easements established by judgment of a court.

H. That the subdivision is **NOT** premature as determined by the standards of Subsection 1002.03 of this section.

Consistent with City Code 1002.03(1)(d)((1) (Premature Subdivision); A proposed subdivision shall be deemed to lack adequate waste disposal systems if; (2) Available or proposed sanitary sewer is inadequate to support the subdivision if developed to its maximum permissible density after reasonable sewer capacity is reserved for schools planned public facilities, and commercial and industrial development projected for the next 5 years.

The project is not planned to be sewered within the next 5 years (2030). The project is within the Post 2050 Sewer Stating Plan. The unsewered project is not premature.

WHEREAS, consistent with City Code 1001.10, Subd 4(5) (*Rezoning request review*), and City Code 1001.28, Subd 2 (Zoning Ordinance Text and Map Amendments), the Planning Commission recommended Approval of Ordinance 2025-XX, amending the Official Zoning Map, from A-1 Agricultural to A-3 Agricultural; and,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Dayton, based on the Staff Report, Planning Commission recommendation, and in consideration of Public Testimony, APPROVES the Preliminary Plat of a Conservation Subdivision, with the following Conditions:

1. Prior to Final Plat approval, the Preliminary Plat shall be revised to illustrate a Conservation Easement. The easement shall be non-fragmented, inclusive of wetlands and wetland buffers. The Conservation Easement shall be written as a separate document with the City as the Grantee. The easement shall be for perpetuity.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Dayton, based on the Staff Report, Planning Commission recommendation, and in consideration of Public Testimony, APPROVES the Preliminary Plat of SHANY PARCEL, with the following Conditions;

2. Prior to Final Plat approval, the Preliminary Plat shall be revised (where applicable) to comply with the City Engineer's letter, dated March 6, 2025.

3. A conservation easement shall be provided to the City over the wetlands and buffer areas within the development, including the section separating two wetland complexes in the northwest portion of the development. To the extent possible, woodland areas adjacent to these wetlands and buffer areas be included in the easement area to further preserve the natural features of the overall development area, addressing the Conservation PUD requirements.

4. Prior to Final Plat approval, the Preliminary Plat shall be revised to include a 20' trail easement along North Diamond Lake Road, outside of the right-of-way.

5. Prior to Final Plat approval, the applicant shall submit a Landscape Plan, consistent with City Code 1001.24, Subd 3 and Subd 4. The plan shall identify existing Significant Trees at least 6" in diameter within disturbed areas, as identified on the Grading & Drainage plan. The Landscape Plan shall be consistent with City Code 1001.27 regarding upland buffer zones, vegetation, and markers.

6. Prior to Final Plat approval, the applicant shall revise the Preliminary Plat to include a 35' landscaped buffer adjacent to the North Diamond Lake Road right-of-way. The design and planting of the buffer shall be consistent with City Code 1001.24, Subd 7(4) (Buffer yard design), and (5) (berms). A landscape escrow shall be required.

7. The applicant shall submit an application for Final Plat approval within one year of Preliminary Plat Approval, or the Preliminary Plat shall expire unless an extension is granted by the Zoning Administrator prior to expiration.

8. Lots within the 1,000-foot shoreland boundary shall have a maximum impervious surface allowance of 25 percent, consistent with the requirements outlined in the Shoreland Ordinance.

9. Property surveys shall include ordinary high water lines and top-of-bluff delineations to verify various setback requirements from Laura Lake.

10. Compliance with the conditions of the City Engineer's letters dated March 6, 2025 and April 3, 2025 regarding the development.

11. Compliance with the conditions of the Hennepin County letter dated February 27, 2025 regarding the development.

Adopted by the City Council on this 22nd day of April, 2025.

_____
Dennis Fisher, Mayor

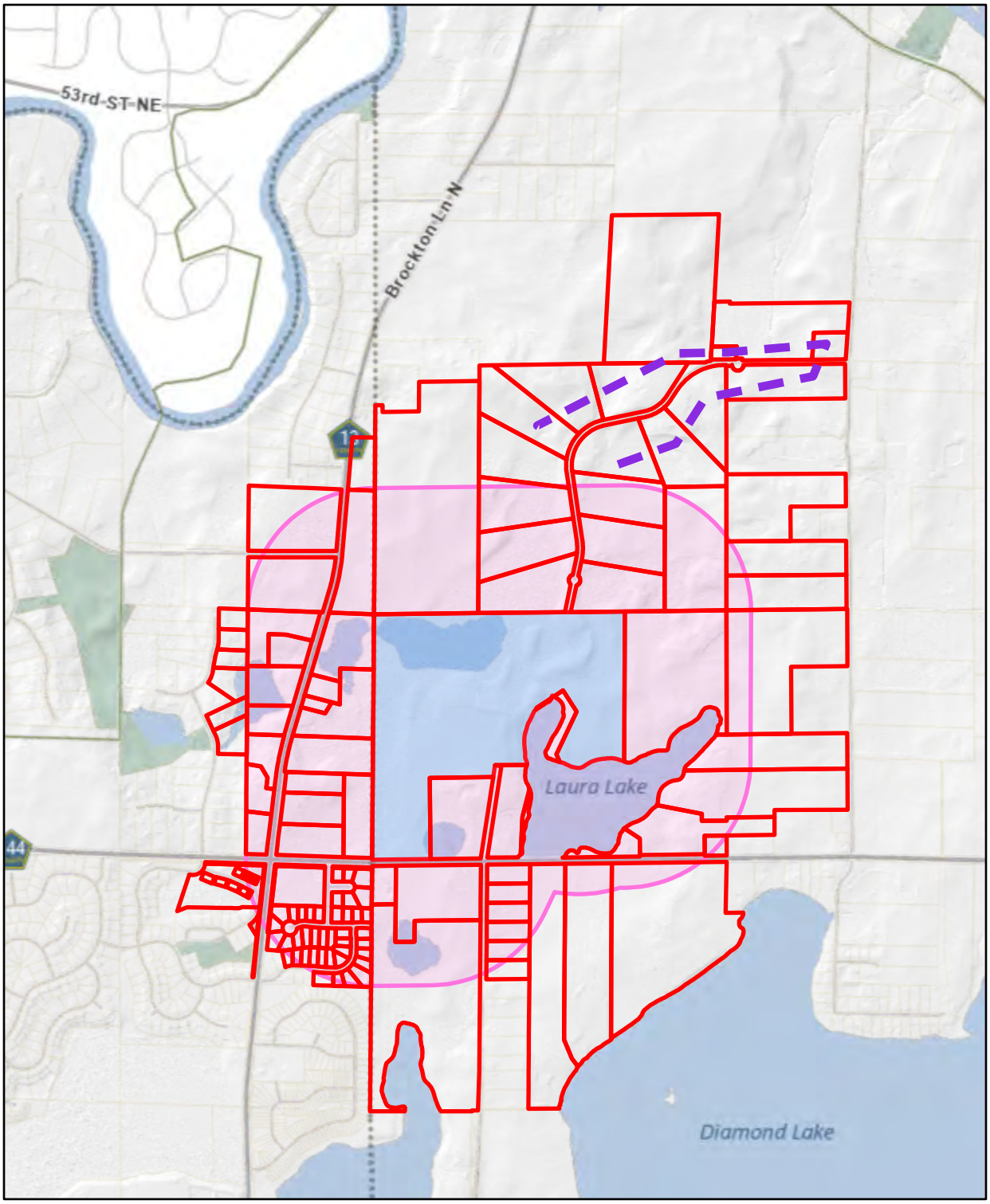
ATTEST:

_____
Amy Benting, City Clerk

Motion by_____. Second by _____.
Motion *Approved.*

Hennepin County Locate & Notify Map

Date: 2/13/2025



Buffer Size: 1320

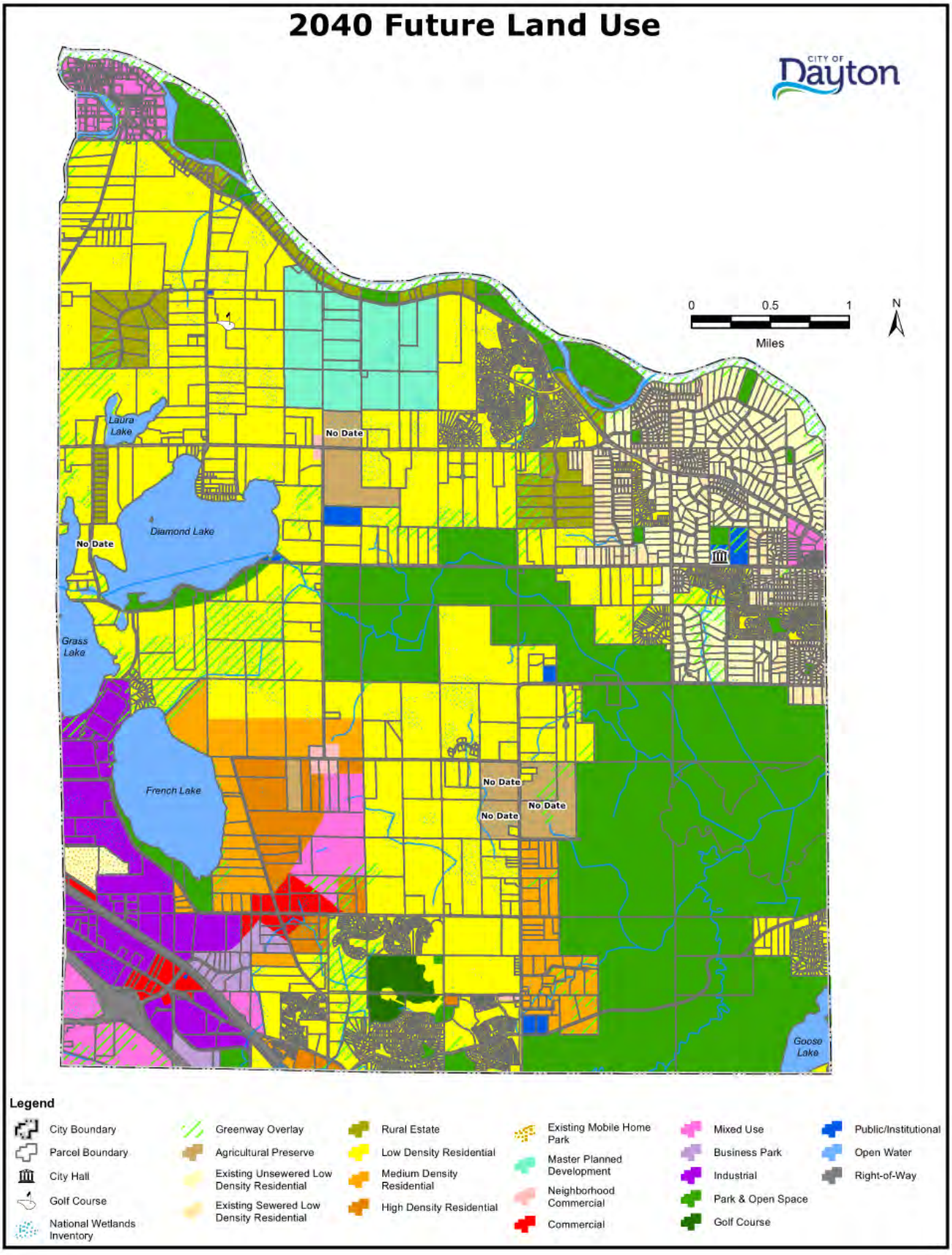
Map Comments:

0 385770 1,540 Feet

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

Figure 3: Future Land Use Map



PARCEL 3
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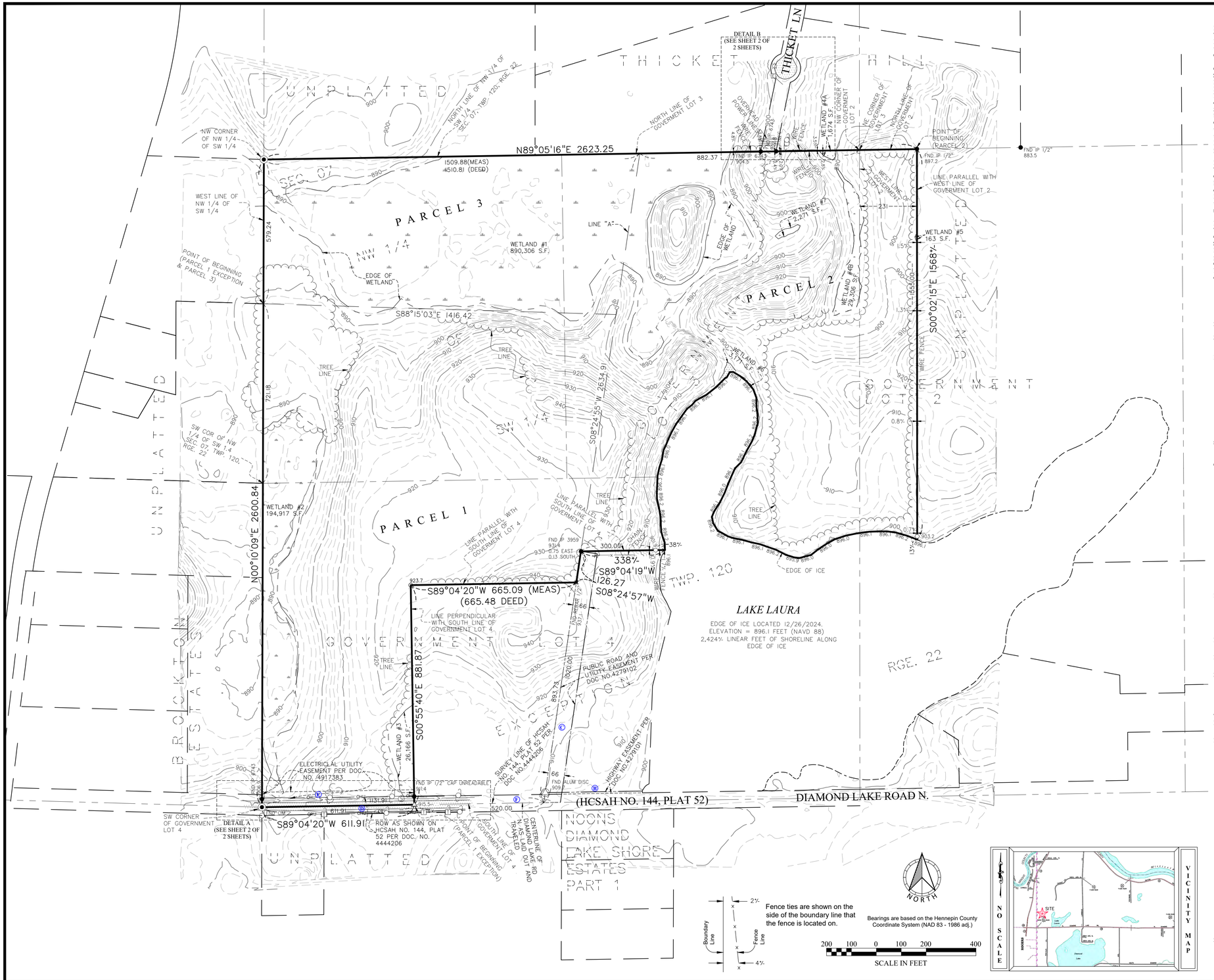

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

PARCEL 1:
The Northwest Quarter of the Southwest Quarter, Section 7, Township 120, Range 22, Hennepin County, Minnesota, AND That part of Government Lots 3 and 4, Section 7, Township 120, Range 22, lying Westerly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the northeast corner of said Government Lot 3, except that part of the Northwest Quarter of the Southwest Quarter of Government Lot 3, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter, thence on an assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, hereinafter referred to as Line "A", drawn from a point on the South line of said Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3, thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter a distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter; thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning, and except; that part of Government Lot 4, Section 7, Township 120, Range 22, Hennepin County, Minnesota, described as follows: beginning at a point on the South line of said Government Lot 4, distant 611.91 feet East of the Southwest corner of said Government Lot 4; thence East along the South line of said Government Lot 4 a distance of 520 feet to a point thereon distant 1131.91 feet East of the Southwest corner of said Government Lot 4; thence Northeasterly along a line which if extended would intersect the North line of Government Lot 3, distant 882.37 feet West of the Northeast corner of said Government Lot 3, in said Section 7, for a distance of 893.79 feet more or less to its intersection with a line drawn parallel with, at a distant 881.87 feet North of the South line of said Government Lot 4; thence Westerly parallel with the South line of said Government Lot 4 a distance of 665.48 feet to its intersection with a line drawn perpendicular to the South line of said Government Lot 4 from the point of beginning thence Southerly along said perpendicular line a distance of 881.87 feet to the point of beginning. Subject to an easement for street purposes over the Southerly 33 feet thereof.

PARCEL 2:
That part of Government Lot 2, Section 7, Township 120, Range 22, Hennepin County, Minnesota, lying West of the following described line: Commencing at the Northwest corner of said Government Lot 2; thence East along the north line of said Government Lot 2 a distance of 231 feet to the point of beginning of the line to be described; thence South parallel with the West line of said Government Lot 2 to the South line of said Government Lot 2 and there terminating. ALSO, all that part of Government Lots 3 and 4 in said Section 7 lying Easterly of a line drawn from a point on the South line of said Government Lot 4 distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on the North line of said Government Lot 3 distance 882.37 West of the Northeast corner of said Government Lot 3, excepting therefrom that part of said Government Lot 4 lying Southerly of a line drawn Easterly parallel with the South Line of said Government Lot 4 from a point on the Westerly line of the above described tract distant 1020 feet Northerly measured along said Westerly line from the South line of said Government Lot 4.

PARCEL 3:
That part of the Northwest Quarter of the Southwest Quarter and of Government Lot 3, Section 7. Township 120, Range 22, Hennepin County, Minnesota, as follows:
Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence on assumed bearing of North along the West line of said Northwest Quarter of the Southwest Quarter a distance of 721.18 feet to the point of beginning of the land to be described herein; thence South 88 degrees 25 minutes 12 seconds East to the intersection with a line, herein referred to as Line "A", drawn from a point on the South line of Government Lot 4 in said Section 7, distant 1131.91 feet East of the Southwest corner of said Government Lot 4 to a point on North line of said Government Lot 3 distant 882.37 feet West of the Northeast corner of said Government Lot 3; thence Northeasterly along said Line "A" to the North line of said Government Lot 3; thence West along the North lines of said Government Lot 3 and of the Northwest Quarter of the Southwest Quarter distance of 1510.81 feet, more or less, to the Northwest corner of said Northwest Quarter of the Southwest Quarter, thence South along said West line of the Northwest Quarter of the Southwest Quarter a distance of 579.24 feet, more or less, to the point of beginning.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: Address unassigned Diamond Lake Rd N, Dayton, MN 55374

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0034F, effective date of November 4th, 2016.

Parcel Area Information:

Gross Area:	±4,673,825 s.f.	~	±107.296 acres
Parcel 1 Area:	2,015,105 s.f.	~	46.260 acres
Parcel 2 Area:	±1,761,786 s.f.	~	±40.445 acres
Parcel 3 Area:	896,934 s.f.	~	20.591 acres
R/W Area:	20,183 s.f.	~	0.463 acres
Wet Area:	±1,147,974 s.f.	~	±26.354 acres
Net Area:	±3,505,668 s.f.	~	±80.479 acres.

*We do not affirmatively insure the quantity of acreage set forth in the description

5) Benchmark: Elevations are based on Hennepin County Control Station Name: LAWN which has an elevation of: 881.68 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.

6) Zoning Information: The current Zoning for the subject property is A-1(Agricultural District) per the City of Dayton's zoning map dated October 25, 2024. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 30 feet (Diamond Lake Road N)
Side: 10 feet
Rear: 20 feet
Lake: 100 feet (From Ordinary High Water Line)
Height: 35 feet
Hardcover: 10 percent of lot area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

11) Utilities: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 243132242 & 243132243 of utility operators in this area.

16) No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17) No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

20) **Wetland Delineation**: The wetland delineation was performed by Kjolhaug Environmental Services Company was flagged on 10/21/24. Sathre-Bergquist located the wetland flags on 11/6/24.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as an issuing agent for Old Republic National Title Insurance Company, File No. 60046, dated October 13, 2024.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a) Item no.'s 1-8, 16, & 17 are not survey related
   b) Item no. 9 - Terms and conditions of Easement for highway purposes, in favor of Hennepin County, as created in document filed April 21, 1977, as Document No. 4279101. ***SHOWN HEREON (B) (DOES NOT AFFECT SUBJECT PROPERTY)***
   c) Item no. 10 - Terms and conditions of Easement for public road and utility, in favor of City of Dayton, as created in document filed April 21, 1977, as Document No. 4279102. ***SHOWN HEREON (C) (DOES NOT AFFECT SUBJECT PROPERTY)***
   d) Item no. 11 - Subject to Hennepin County State Aid Highway No. 144, Plat 52, recorded as Document No. 4444206. ***SHOWN HEREON (D)***
   e) Item no. 12 - Terms and conditions of Easement for electric transmission lines, in favor of Northern States Power Company, as created in document field August 17, 1984, as Document No. 4917383. ***SHOWN HEREON (E)***
   f) Item no. 13 - Subject to Diamond Lake Rd N as laid out and traveled. ***SHOWN HEREON (F)***
   g) Item no. 14 - Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high water make of Laura Lake. ***NO ORDINARY HIGH WATER LEVEL HAS BEEN DETERMINED. SEE NOTE BELOW***
   h) Item no. 15 - A portion of the property contain wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. ***SHOWN HEREON***
   i) Item no. 18 - Subject to one or more cemeteries or burial grounds located upon the Property which have been identified and/or authenticated per Purchase Agreement dated October 28, 2023, by and between Schany Family Limited Partnership and BK Land Development, LLC.
   All human burials, human remains, and human burial grounds found on or in all public or private lands or waters in Minnesota are subject to protection pursuant to the provisions of the Minnesota Statutes, Chapter 307.08.
   TYPO IN PURCHASE AGREEMENT. NO BURIAL GROUNDS ON SITE.

2) We have corresponded with the MN DNR, Elm Creek Watershed, Three Rivers Park District, City of Dayton and Met Council. Very little data exists for Laura lake. An Ordinary High Water Level has not been determined and no lake level elevations have been recorded. The neighboring plat of Lake Laura Ranch Estates lists a top of water elevation of 894.3 feet (NGVD 29) on May 10, 1999.

FIELD CREW	NO.	BY	DATE	REVISION
DM DR PH SO				
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To: BK Land Development, CHB Title, and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items: 1-6(a), 8,11(b), 16, 17, 18, 20. The field work was completed on 11/8/24.

Date of Plat or Map: January 6th, 2025

Colyn M. Tvete, PLS — Minnesota License No. 62269

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:120-RGE.22-SEC.07
Hennepin County

DAYTON, MINNESOTA

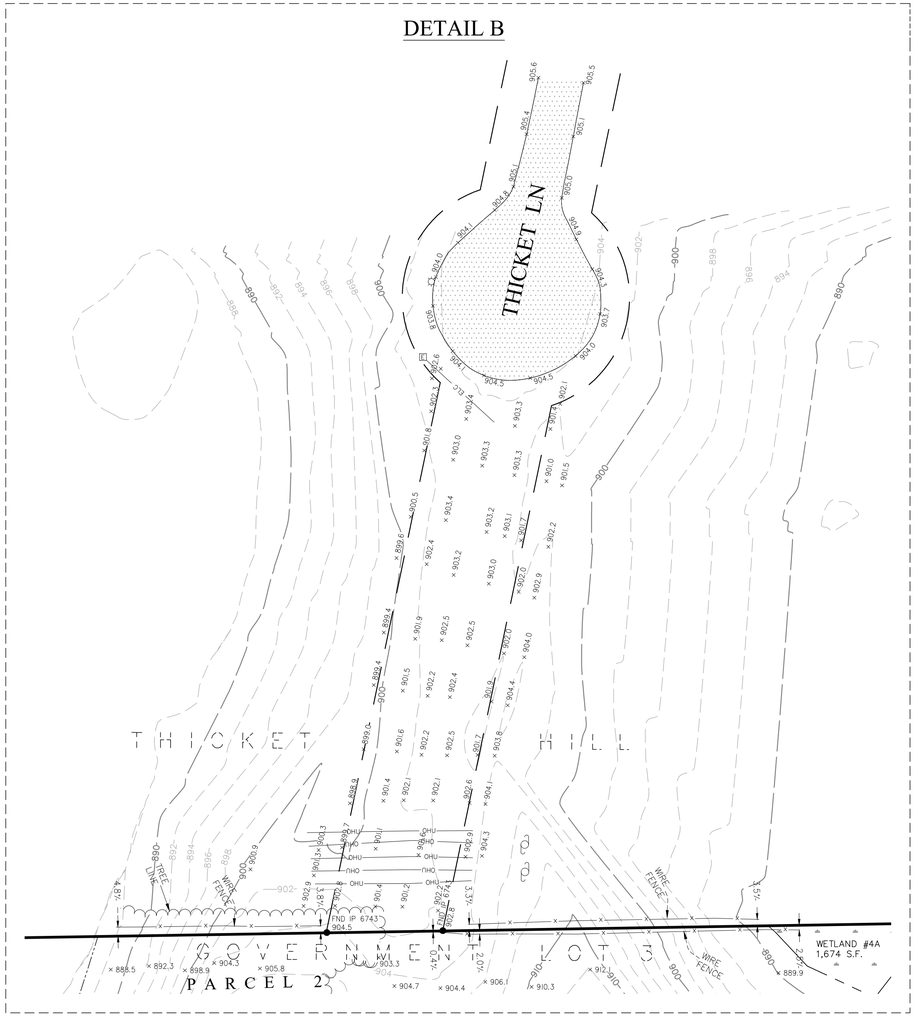
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

BK LAND DEVELOPMENT

FILE NO. 100954-004

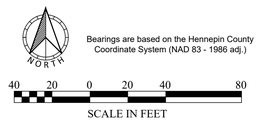
DETAIL B

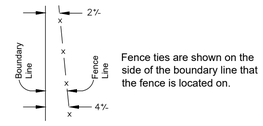


SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING

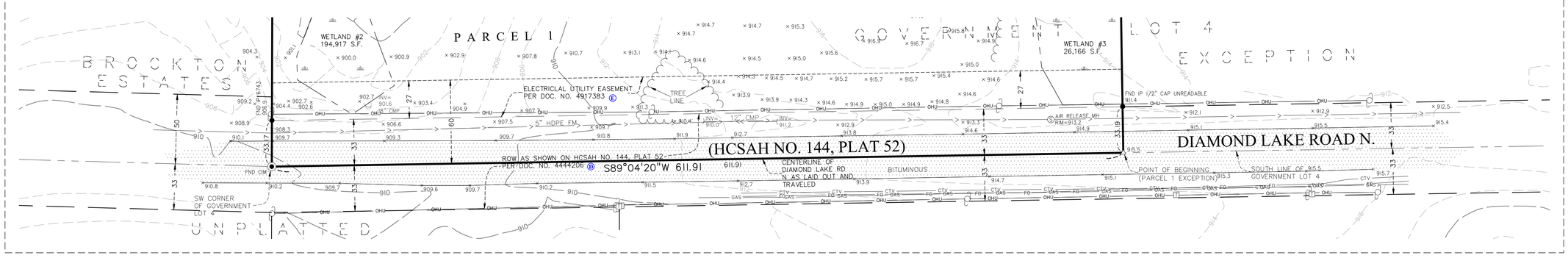
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN





Fence ties are shown on the side of the boundary line that the fence is located on.

DETAIL A



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Hennepin County

DAYTON, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

BK LAND DEVELOPMENT

FILE NO. 100954-004

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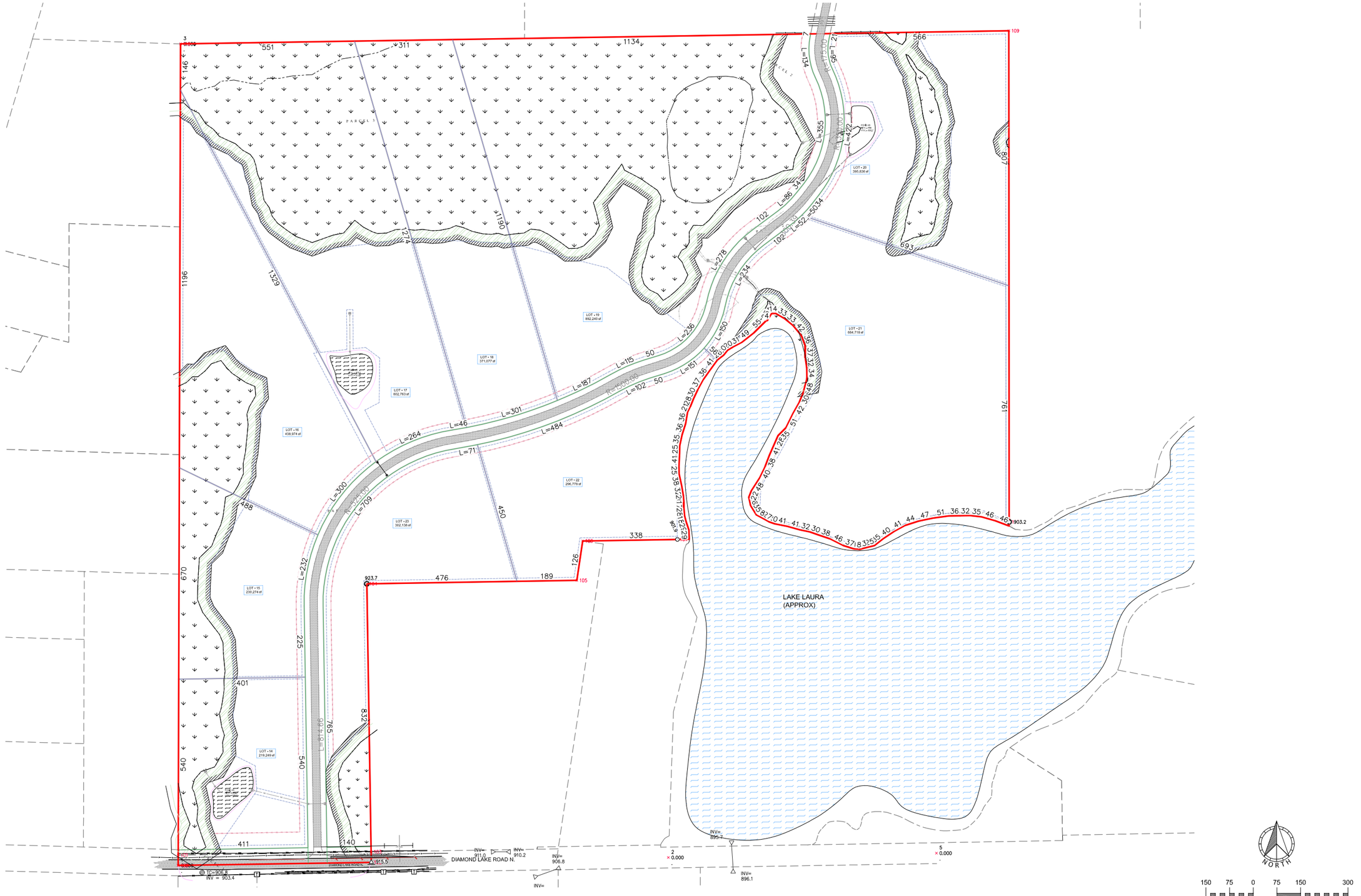

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _xx_ day of __xxx__, 20xx_.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

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PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP: 120-RGE.22-SEC.33
Hennepin County

DAYTON, MINNESOTA

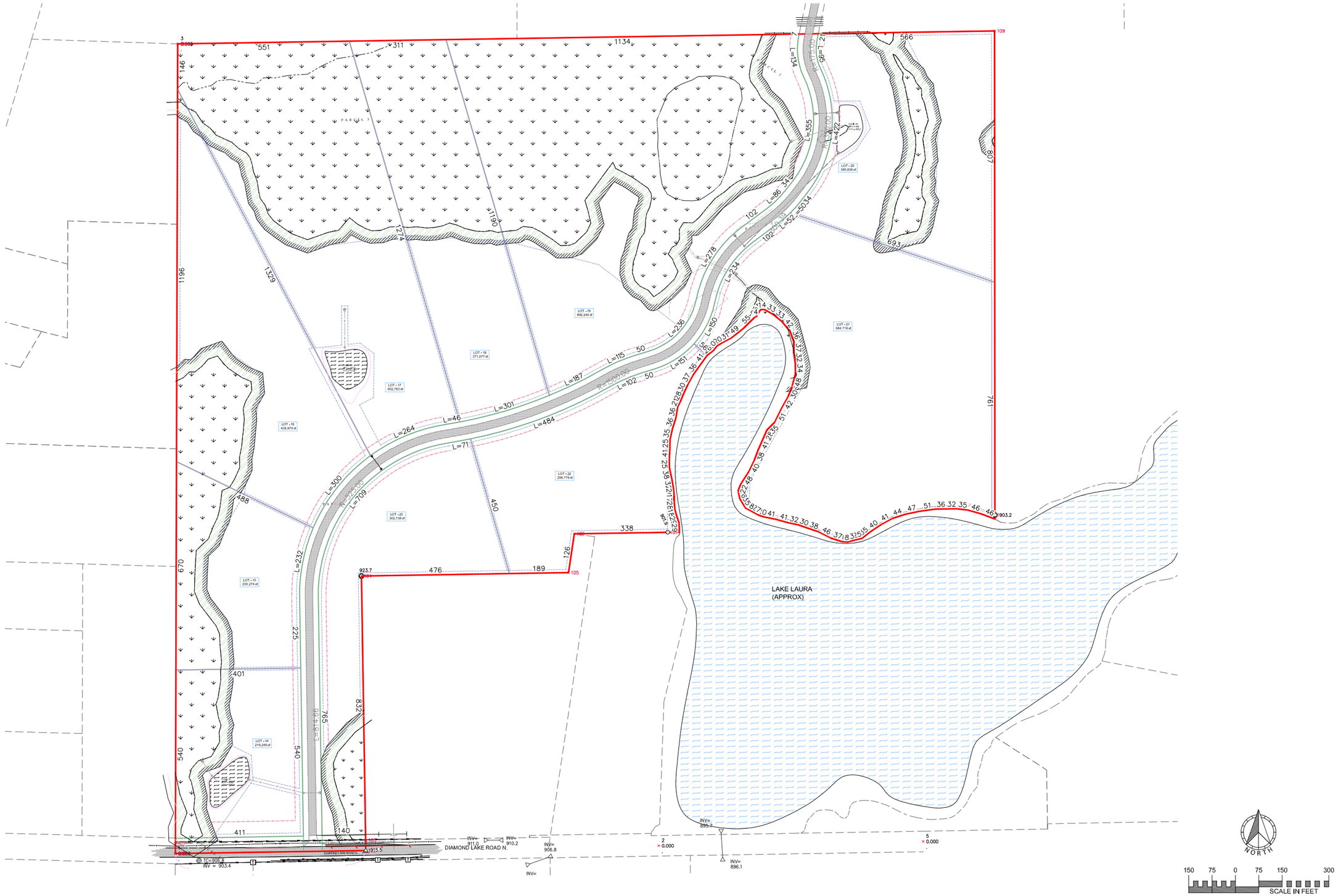
PRELIMINARY PLAT - SCHANY PARCEL

PREPARED FOR:

BK Land Development

FILE NO.
19214-006

PP
PP1



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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _xx_ day of __xxx__, 20xx_.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

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WWW.SATHRE.COM

TWP:120-RGE.22-SEC.33
Hennepin County

DAYTON,
MINNESOTA

PRELIMINARY PLAT - SCHANY PARCEL

PREPARED FOR:

BK Land Development

FILE NO.
19214-006

PP
PP1

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
DRAINTILE W/CLEANOUTS		
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

Storm Table									
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev	End Inv
A2	907.4	906.00	15.0"	RCP	181.5 LF	6.61%	A1	895.4	894.00
A3	910.4	909.00	15.0"	RCP	51.2 LF	5.86%	A2	907.4	906.00
B2	918.9	917.50	15.0"	RCP	49.7 LF	1.01%	B1	918.4	917.00
C2	897.7	896.00	18.0"	RCP	423.6 LF	0.47%	C1	895.7	894.00
C3	899.4	898.00	15.0"	RCP	44.0 LF	4.55%	C2	897.4	896.00
O2	895.4	894.00	15.0"	RCP	53.3 LF	2.82%	O1	893.9	892.50
O4	911.2	909.00	24.0"	RCP	119.2 LF	0.84%	O3	910.2	908.00
O6	895.7	894.00	18.0"	RCP	144.1 LF	4.51%	O5	889.2	887.50

NORTH

150 75 0 75 150 300
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
SCHANY	1			
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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R Johnson

ERIC R. JOHNSON, P.E.
Date: 01/10/2025 Lic. No. 56659

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

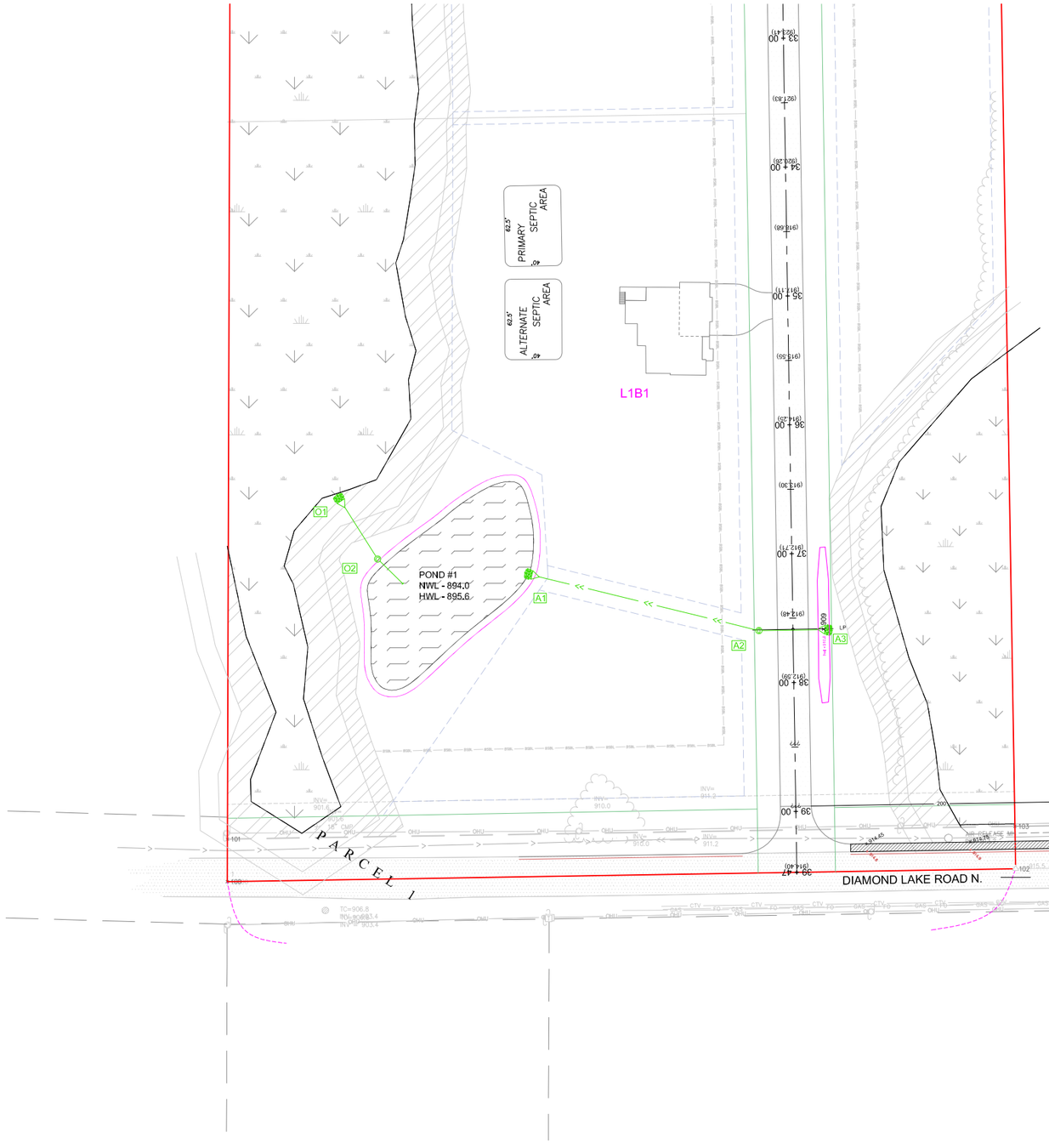
CITY PROJECT NO.
--

DAYTON,
MINNESOTA

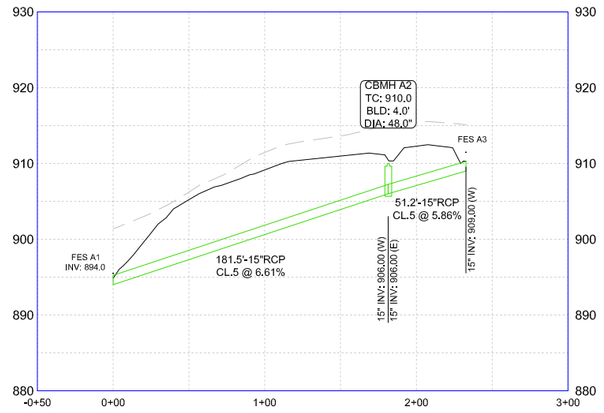
PRELIMINARY STORM SEWER PLAN
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

SS1



A1-A3



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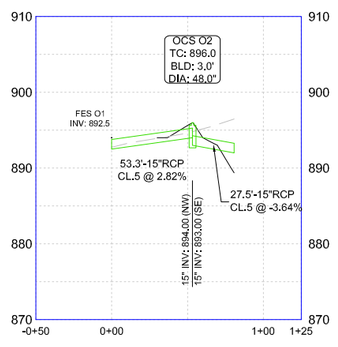

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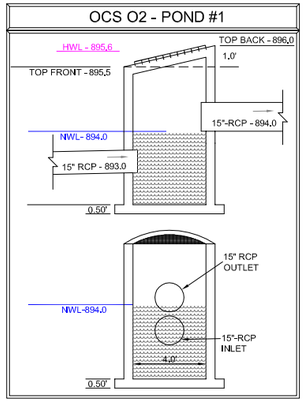

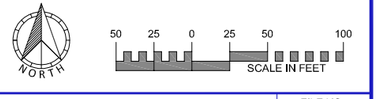

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Eric R. Johnson

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Date: 01/10/2025 Lic. No. 56659

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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DAYTON, MINNESOTA

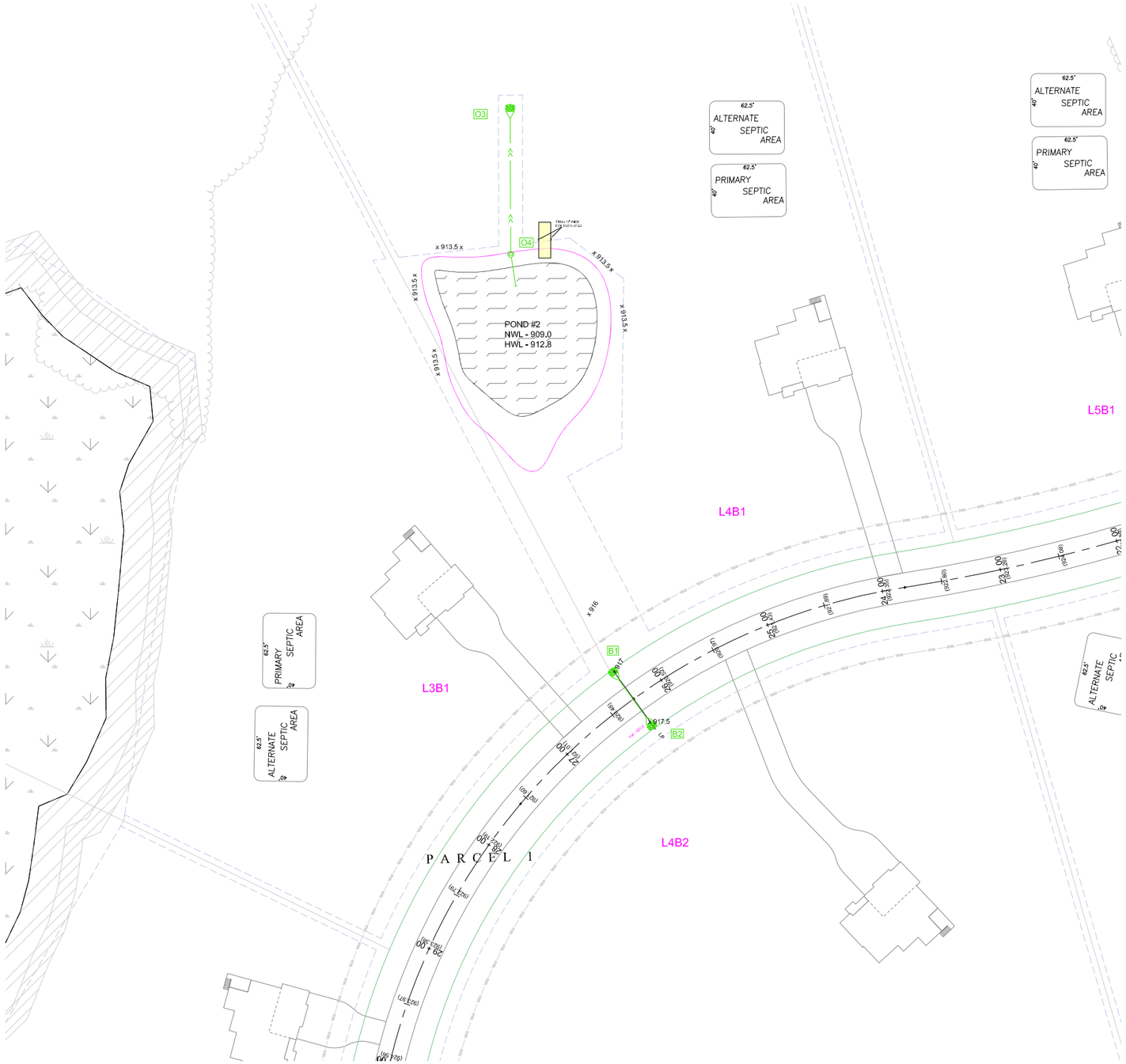
PRELIMINARY STORM SEWER PLAN

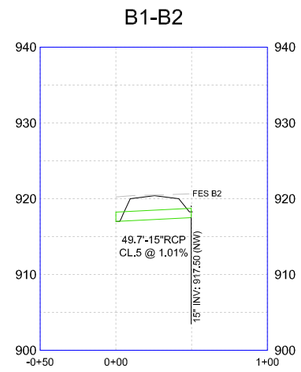
SCHANY PARCEL

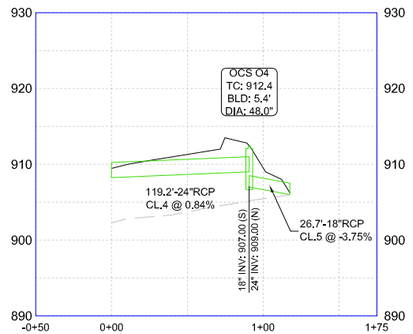
BK LAND DEVELOPMENT

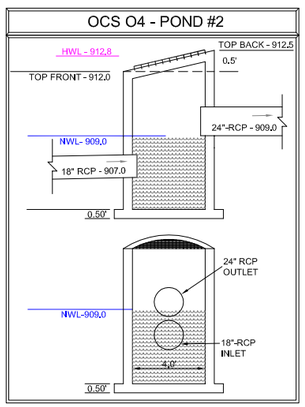
FILE NO.
100954-004

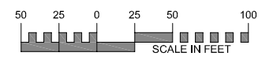
SS2











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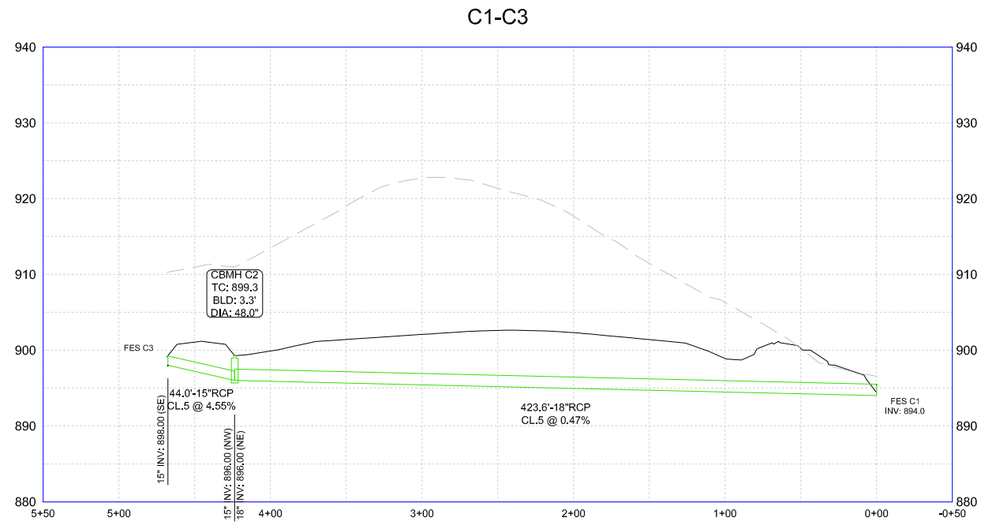

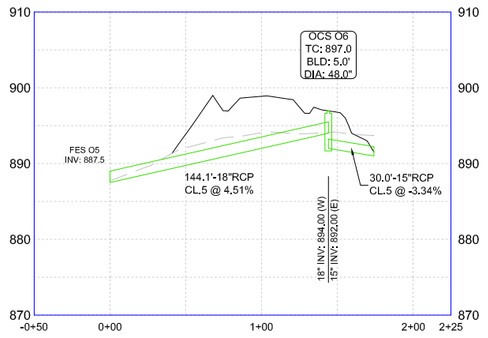

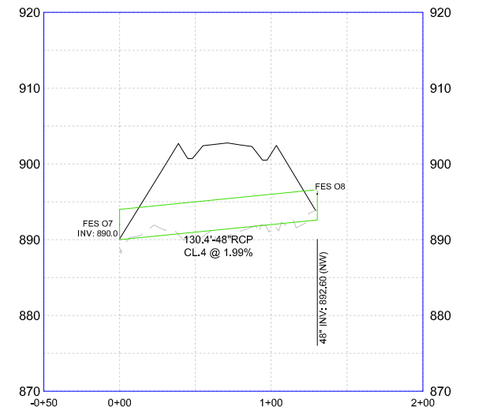

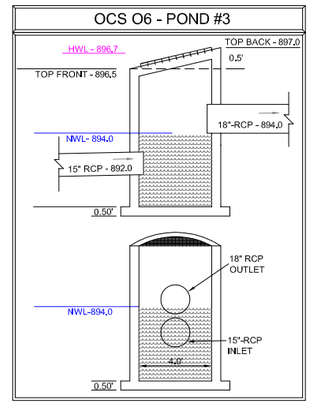

NORTH

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SCALE IN FEET

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CITY PROJECT NO.

DAYTON, MINNESOTA

PRELIMINARY STORM SEWER PLAN
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

SS4

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PARCEL 2
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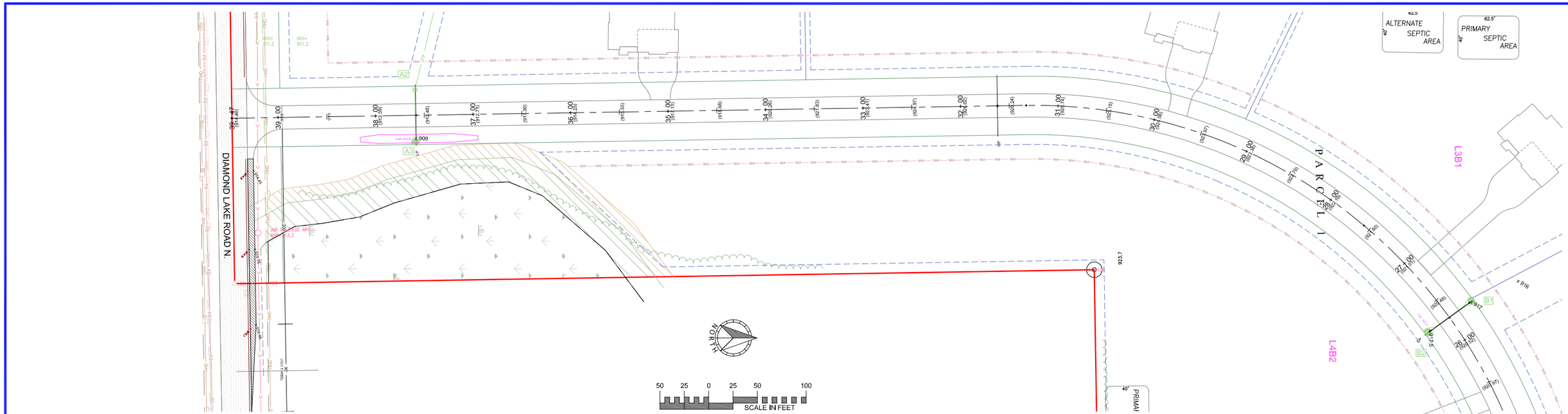

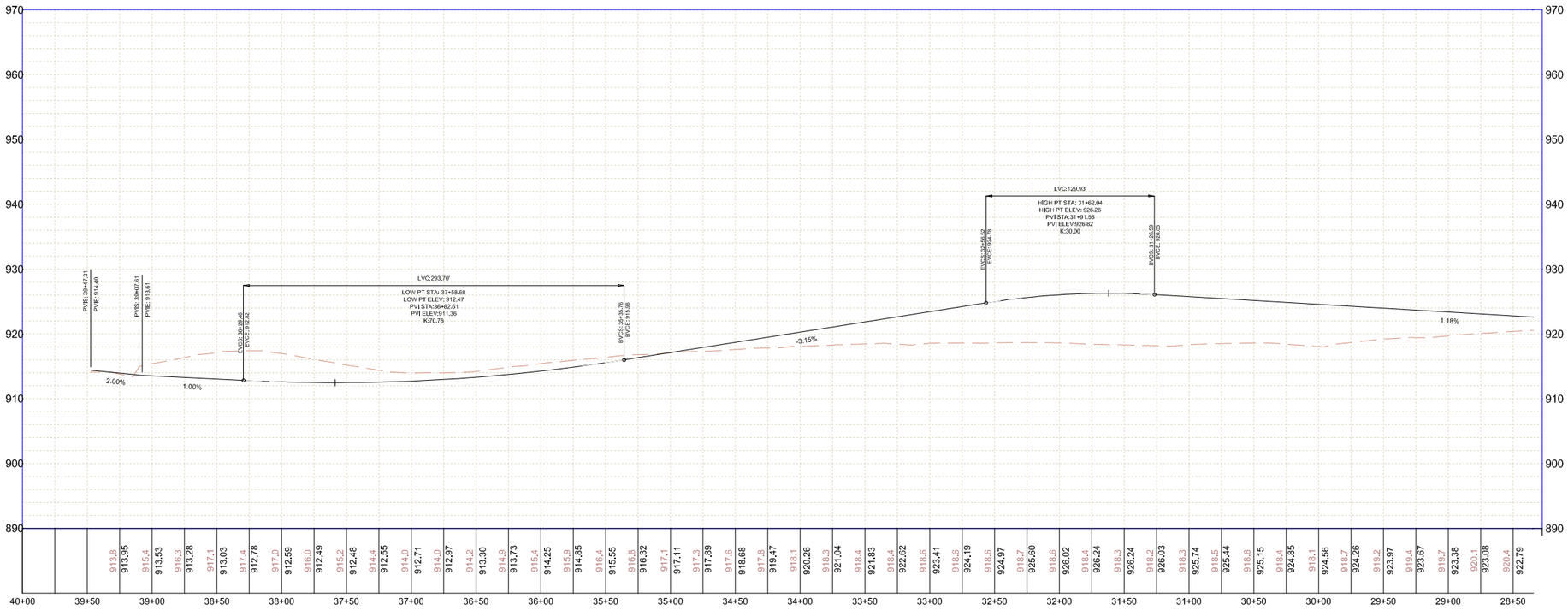

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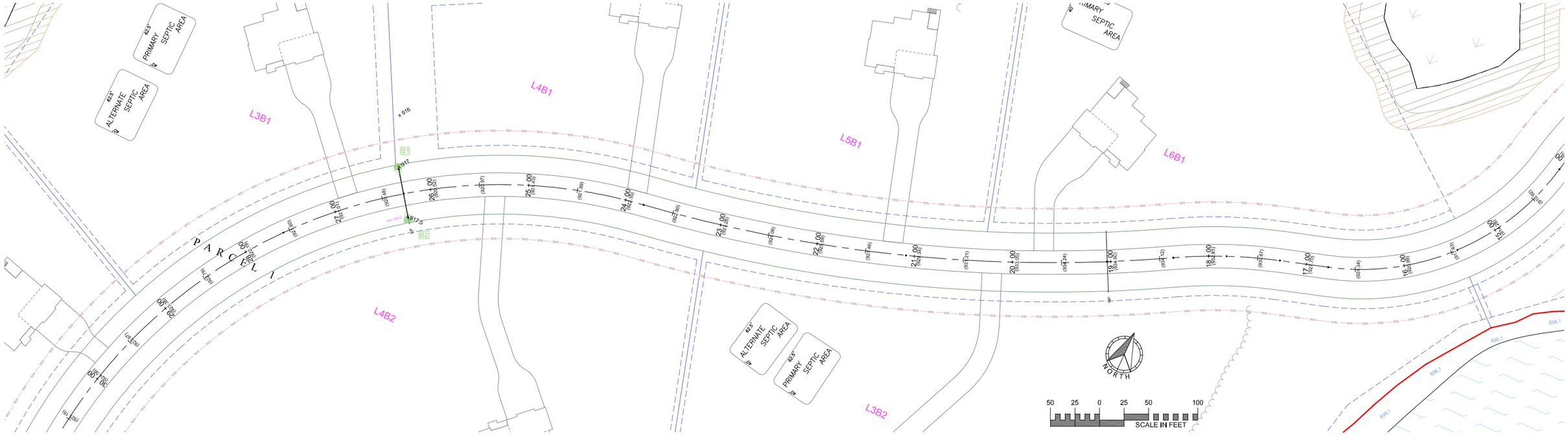
CITY PROJECT NO.

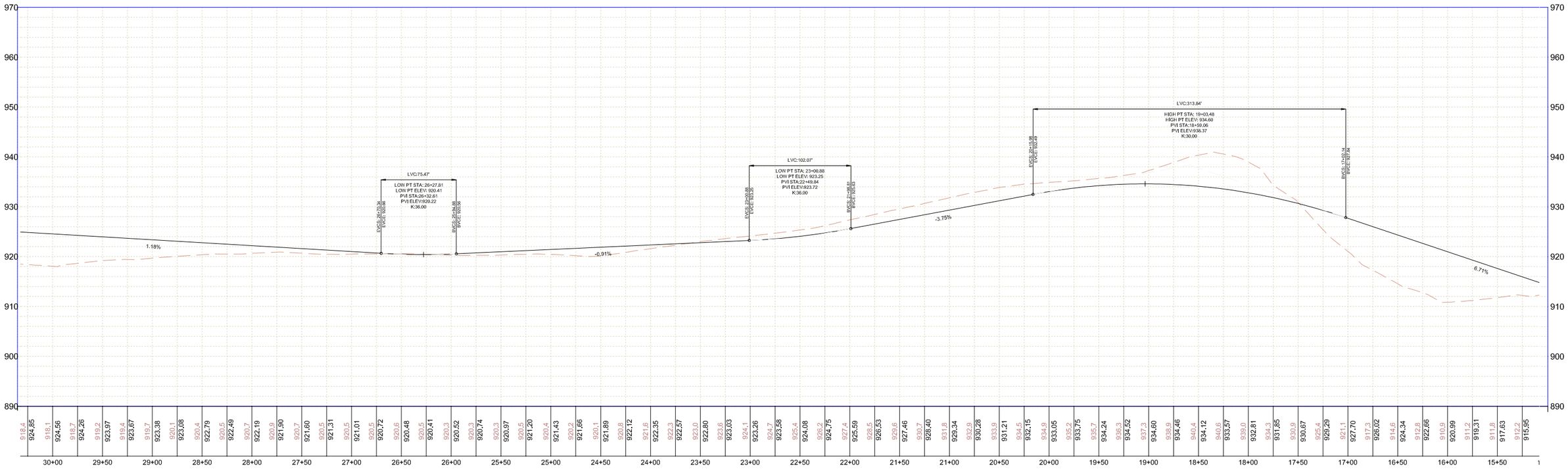
DAYTON, MINNESOTA

PRELIMINARY STREET PLAN
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

ST2





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CITY PROJECT NO.
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DAYTON, MINNESOTA

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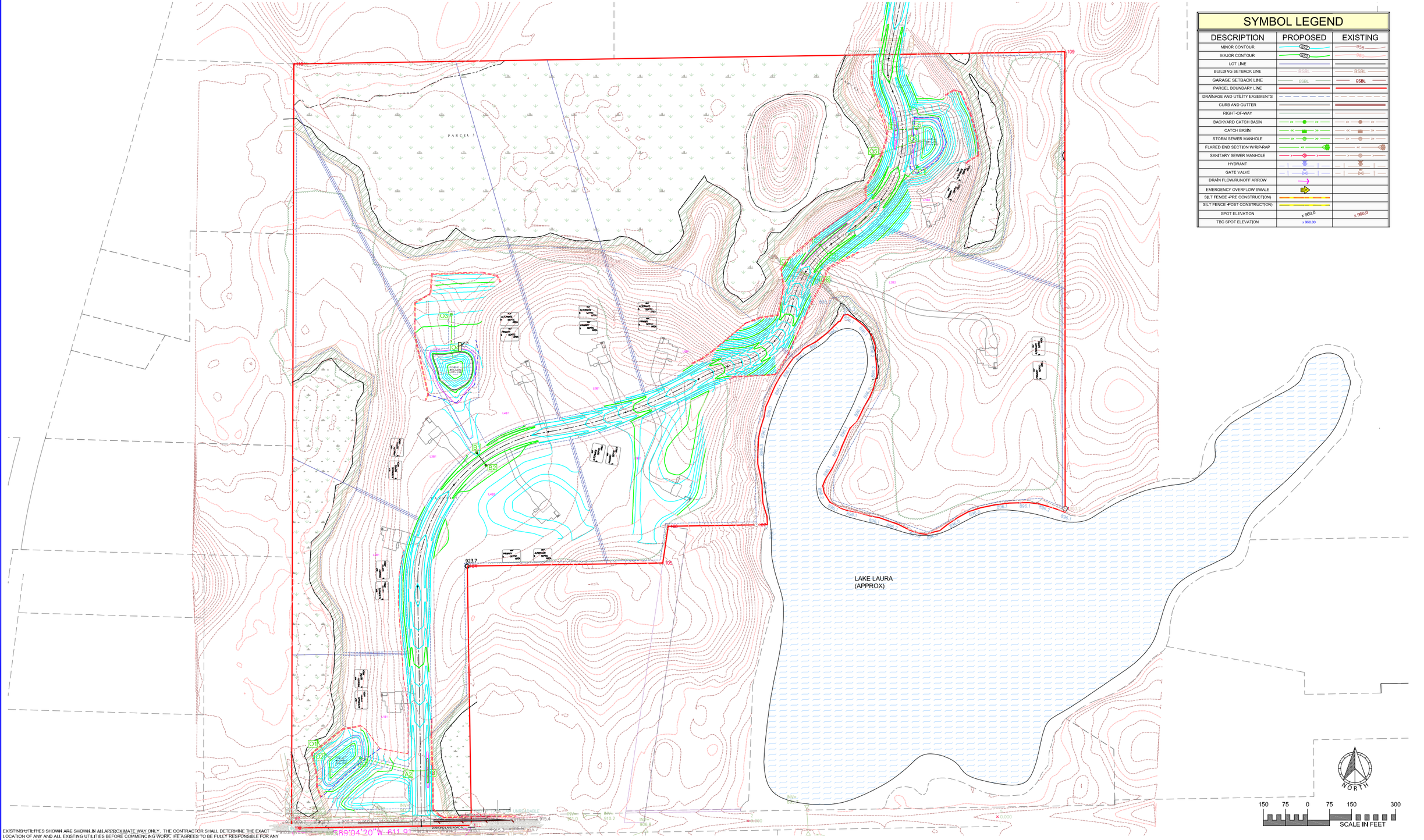

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	970	958
MAJOR CONTOUR	975	980
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE	EOF	
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

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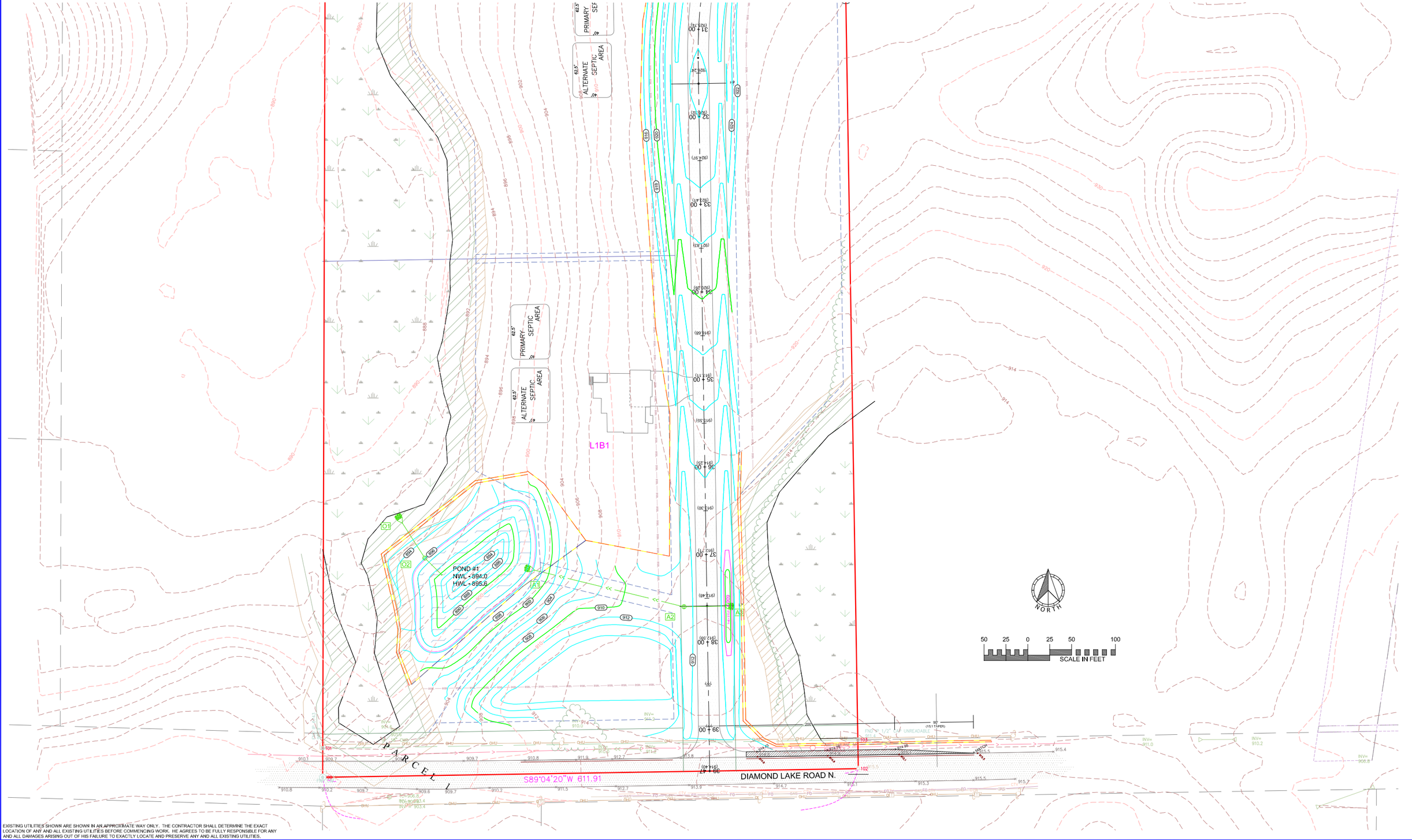

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FILE NO.
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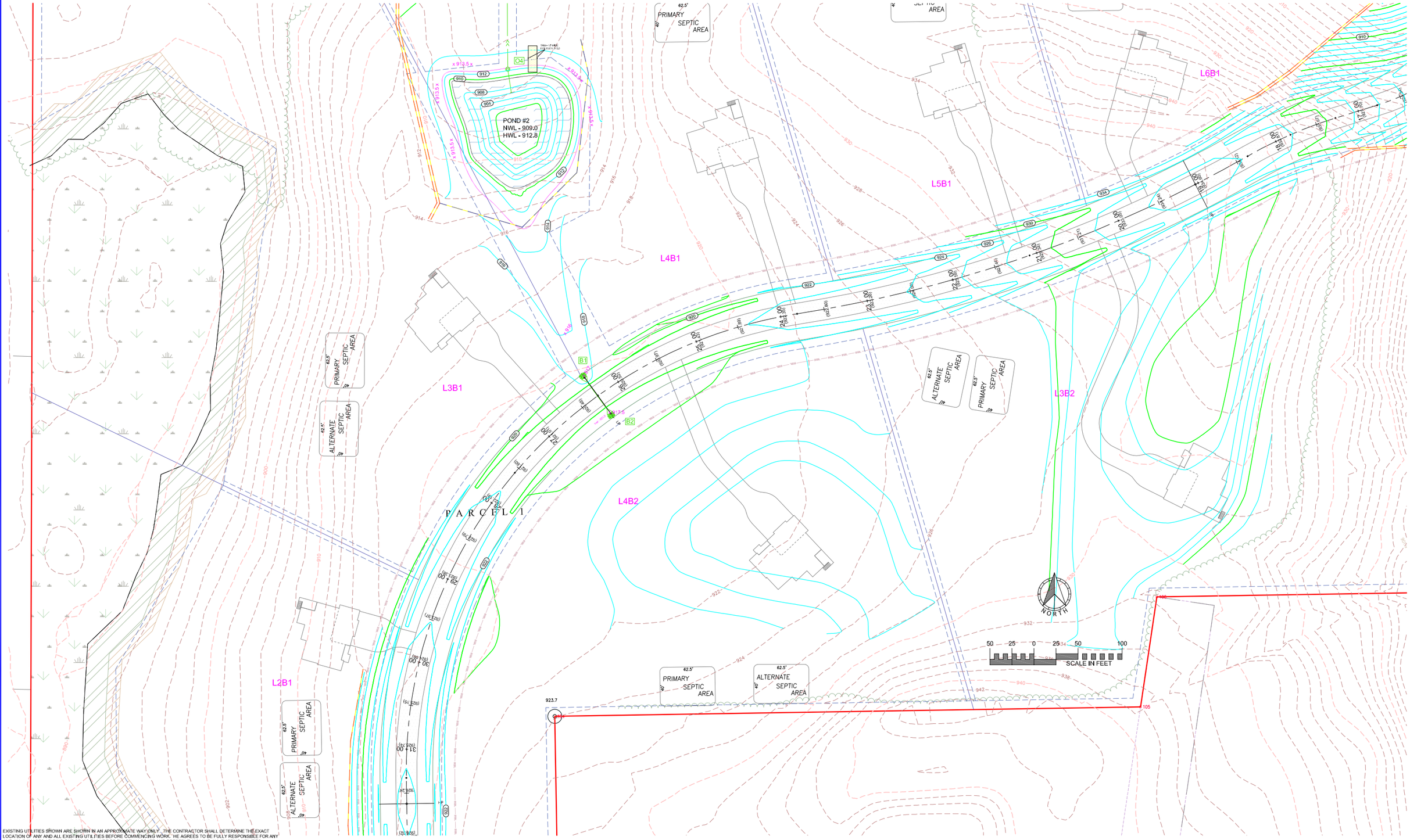
GP2



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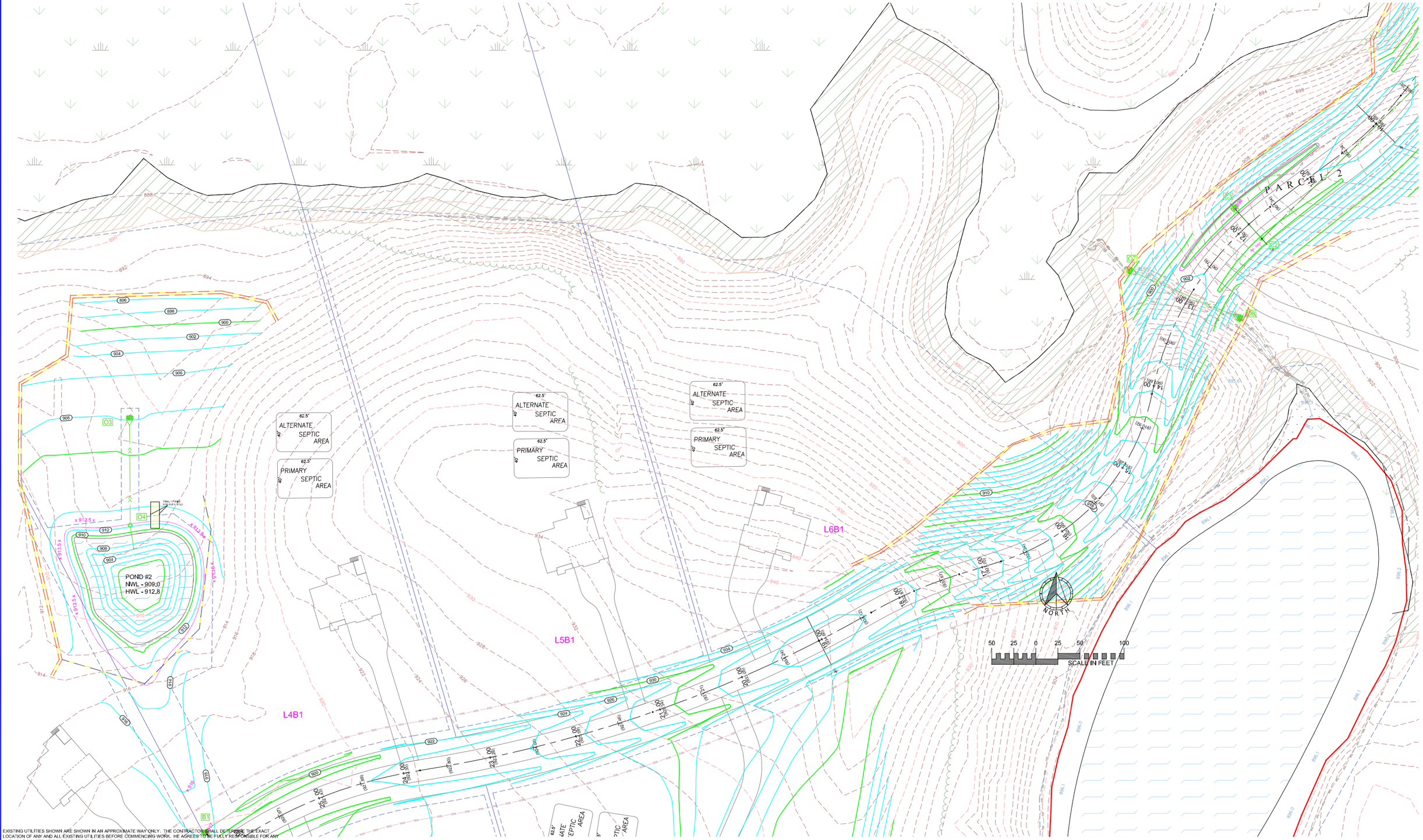
100954-004

GP3



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Eric R Johnson

ERIC R. JOHNSON, P.E.
Date: 01/10/2025 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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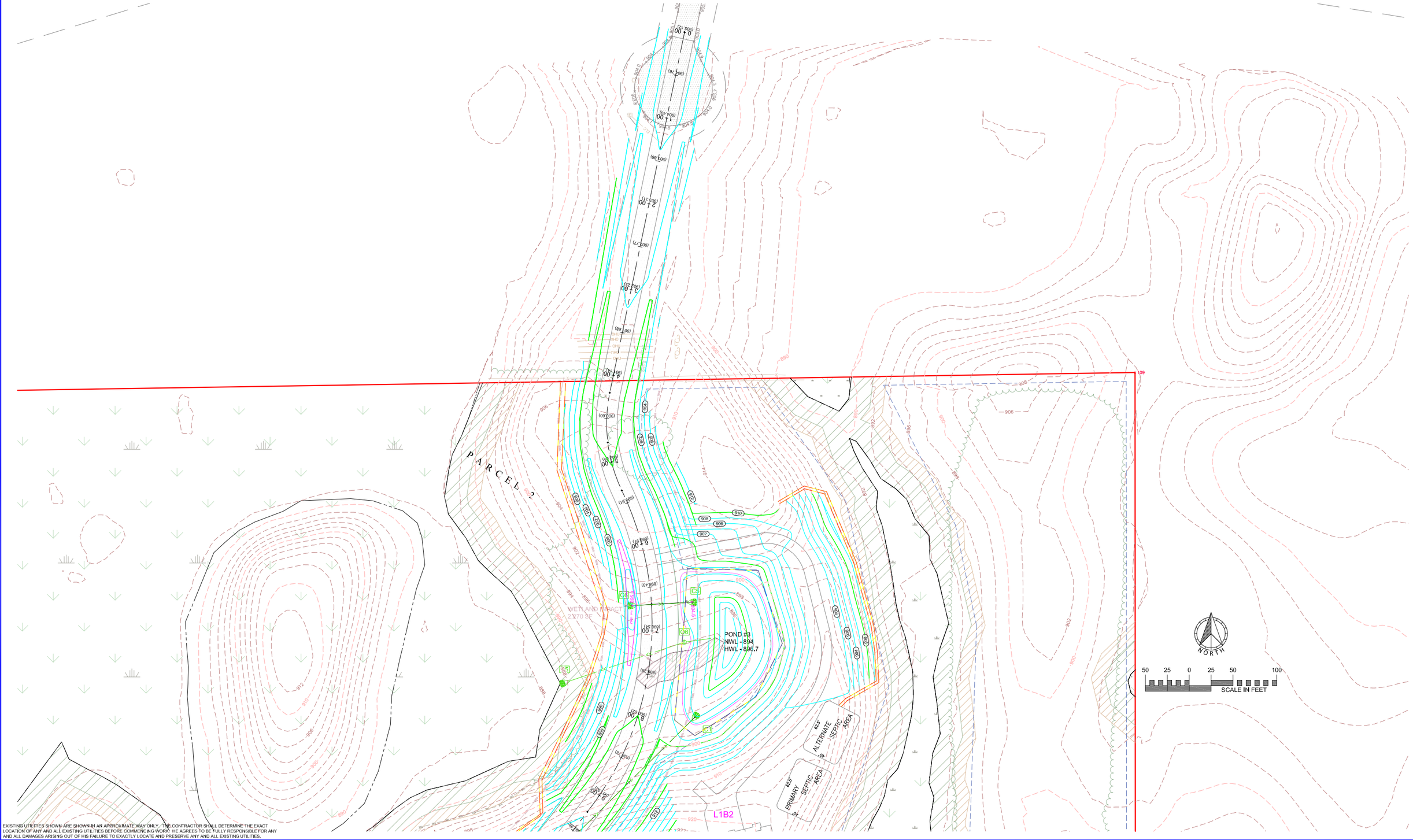
DAYTON, MINNESOTA

SHEET NAME
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

GP4



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CITY PROJECT NO.
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SHEET NAME
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

GP5

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	920	958
MAJOR CONTOUR	920	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE	EOF	
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

PARCEL 3

LAKE LAURA
(APPROX)

DIAMOND LAKE ROAD N.

S89°04'20"W 611.91'

923.7

NO 3/4" I.P. CAP UNRECOVERABLE

150 75 0 75 150 300
SCALE IN FEET

NORTH

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SHEET NAME
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FILE NO.
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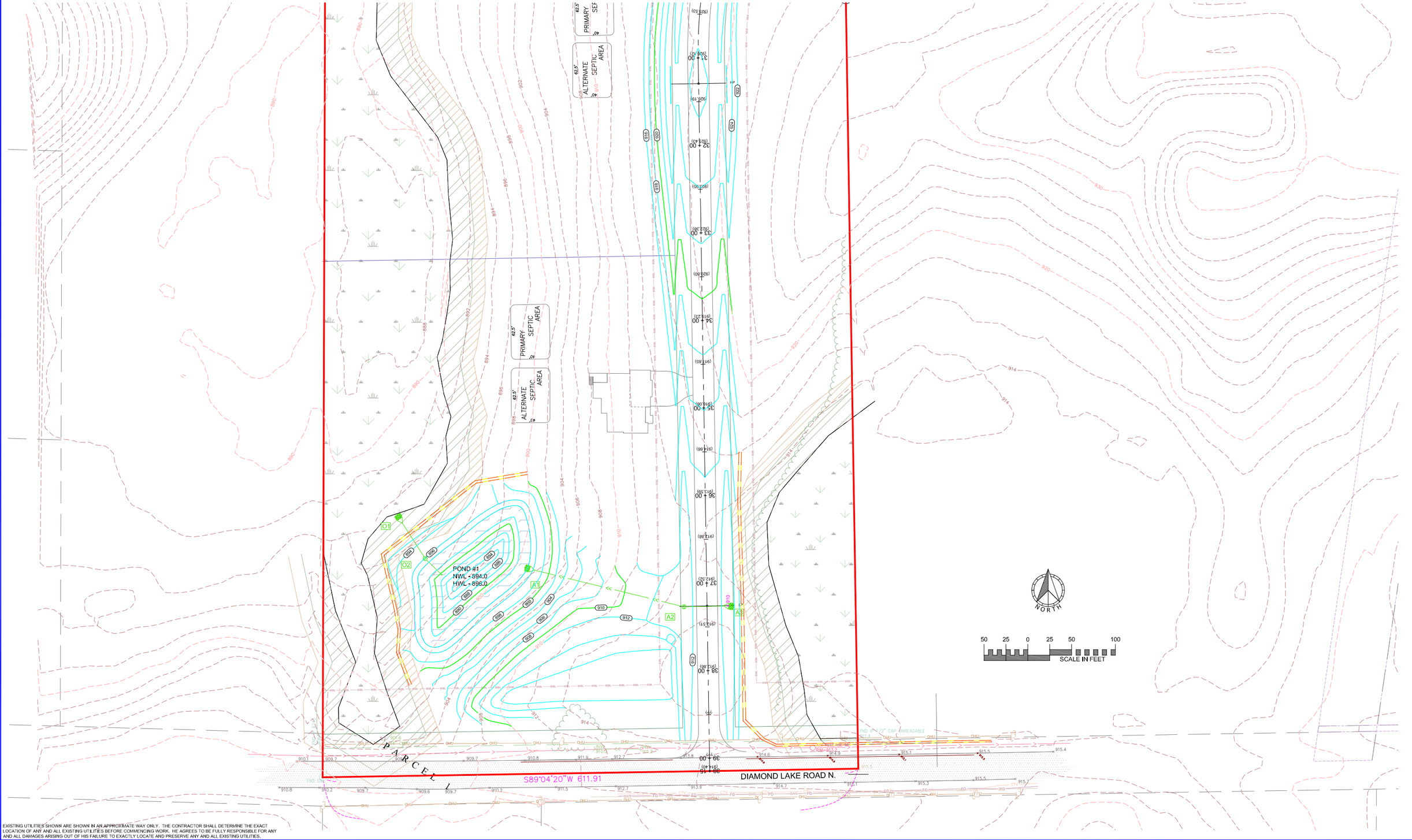
GP1



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CITY PROJECT NO.
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DAYTON,
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SHEET NAME
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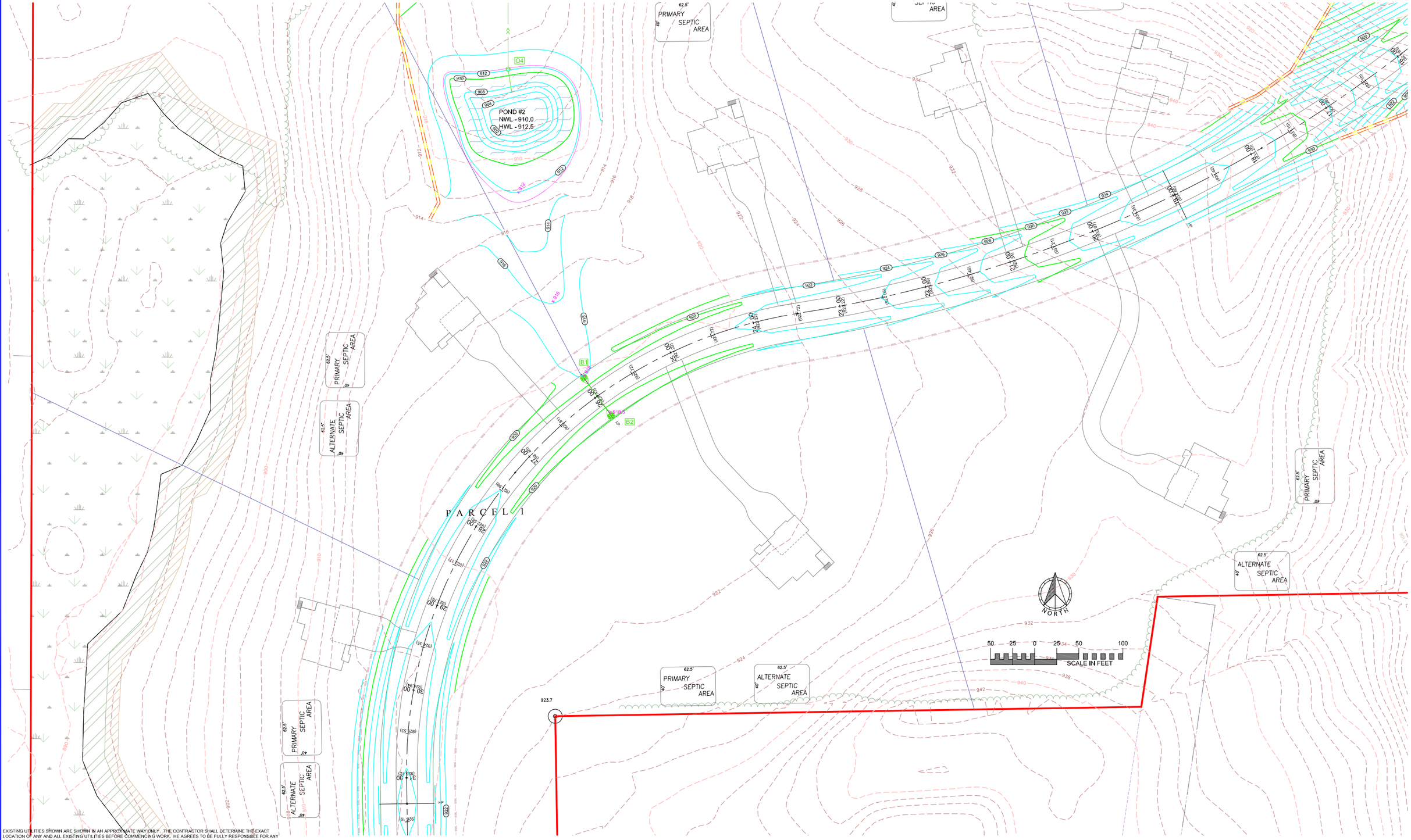
GP2



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CITY PROJECT NO.
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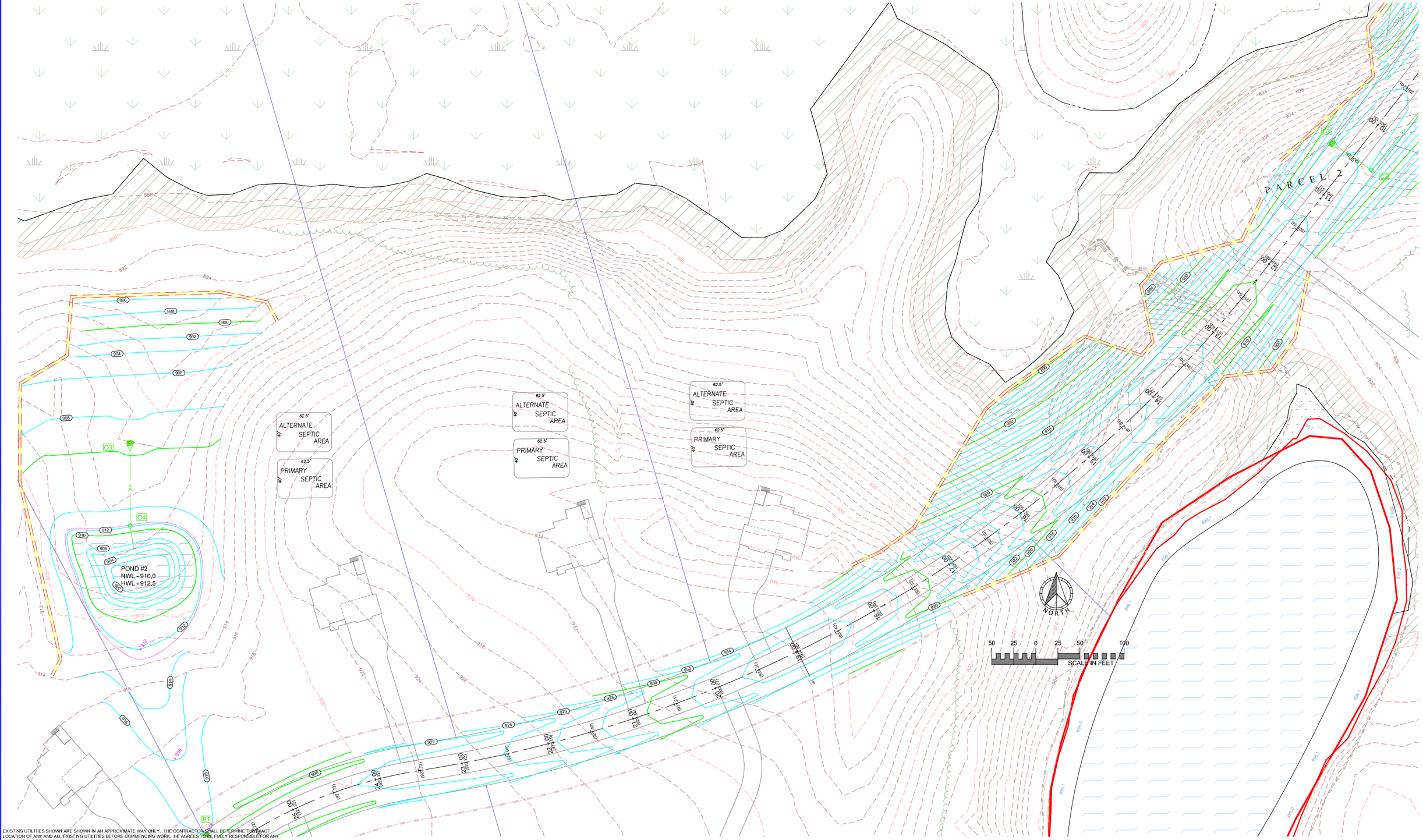
DAYTON,
MINNESOTA

SHEET NAME
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

GP3



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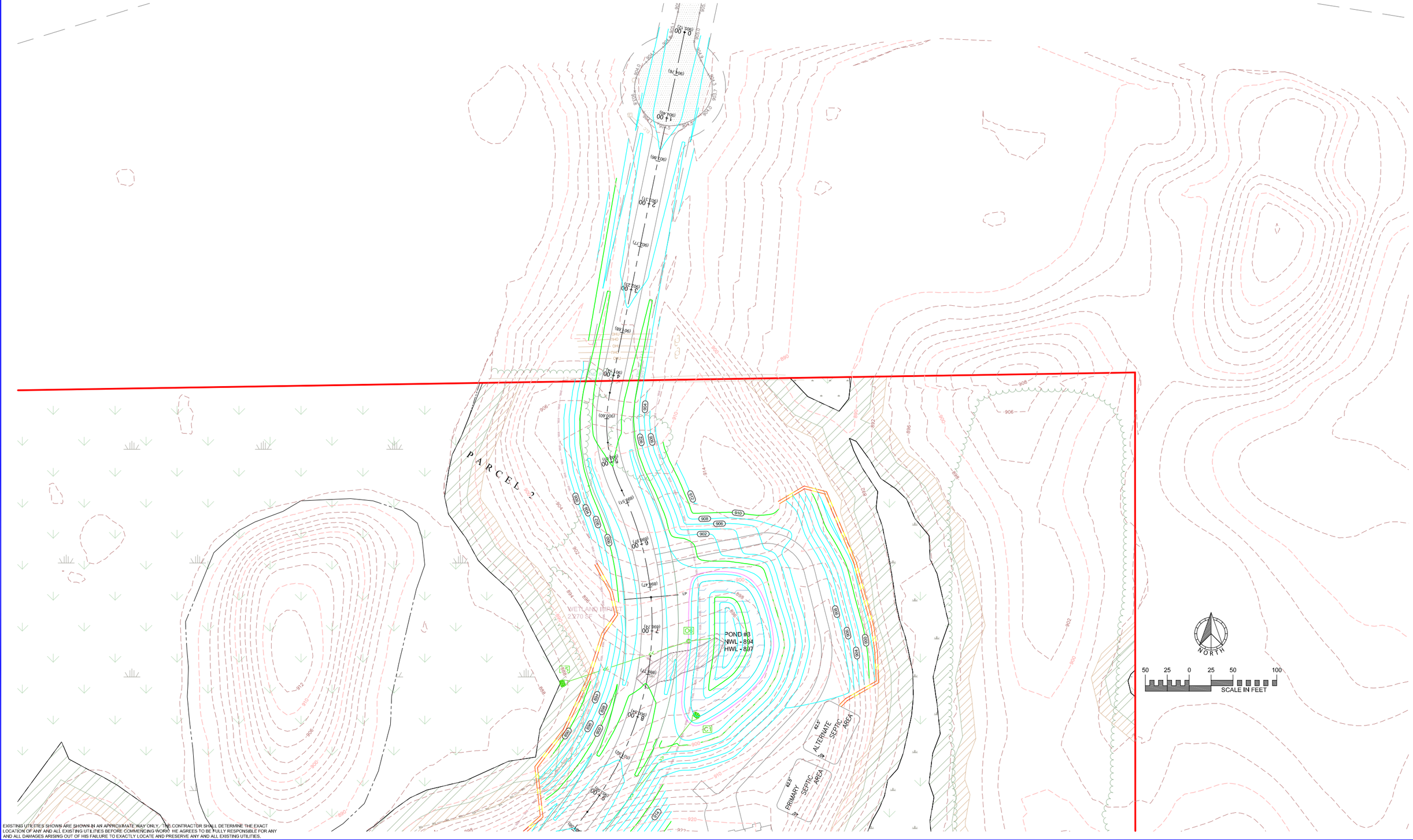

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CITY PROJECT NO.

DAYTON,
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SHEET NAME
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BK LAND DEVELOPMENT

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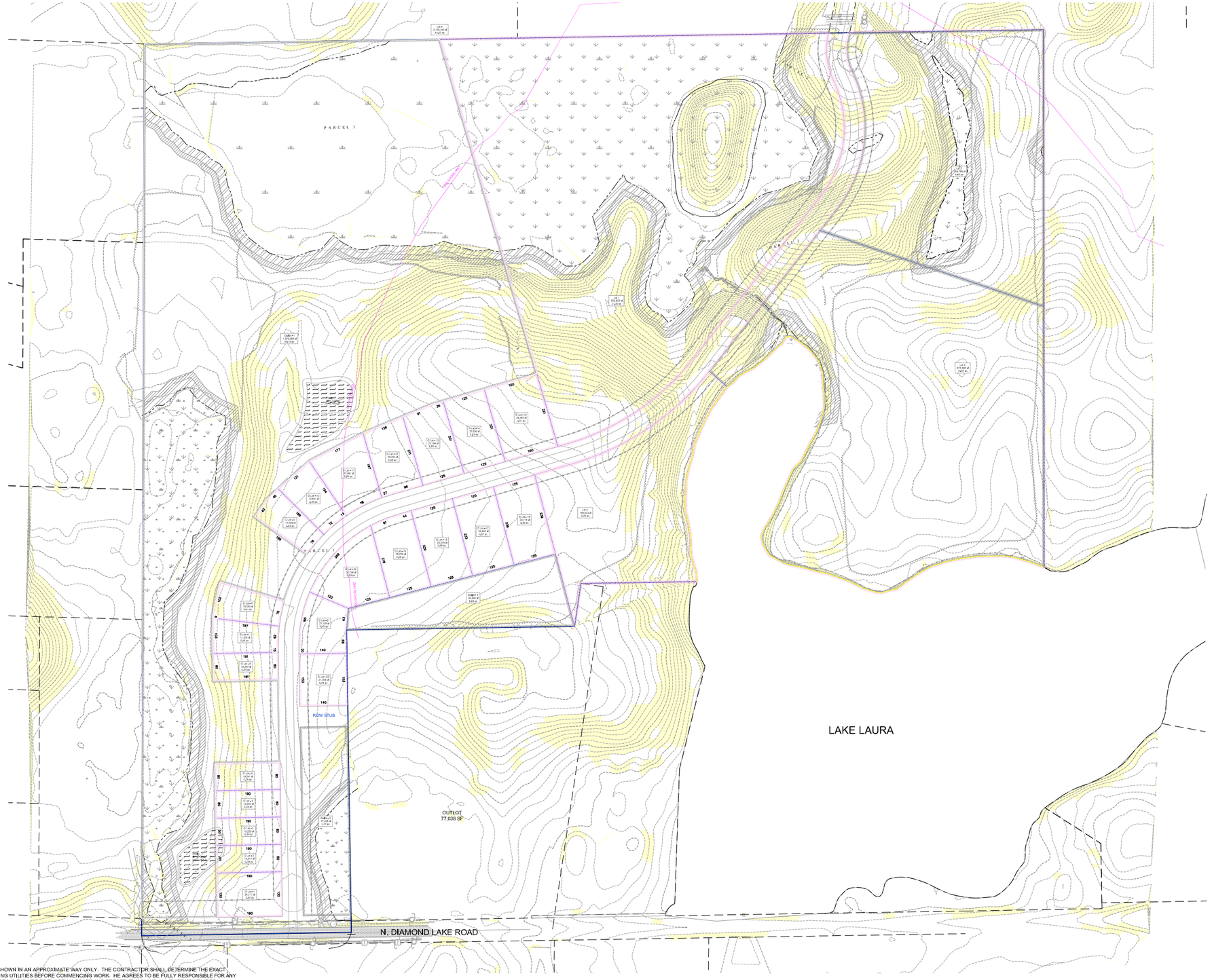

Shoreland Lots = 12
(Lake Laura - Natural Environmental Lake)

Min Area
Riparian - 40,000 sf
Non-riparian - 20,000 sf

Minimum Lot Width - 125 LF

R1 Lots = 10
Min Area - 15,000 sf
Lot Width - 80'

Gross Area - 107.29
NE Lot Area (Well/Septic) - +/- 49.97
Outlot Area (wetlands/buffers/steep slope included) - +/- 40.00 acres

Net Area (Gross area - Oulot - NE Lots) = +/- 17.32

Net Density = 22 units / 17.32 ac = 1.27 u/a

DENOTES STEEP SLOPE (GREATER THAN 12%)

NORTH

150 75 0 75 150 300
SCALE IN FEET

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CITY PROJECT NO.
--

DAYTON,
MINNESOTA

GHOST PLAT
LEGACY WOODS
BK LAND DEVELOPMENT

FILE NO.
100954-004

G1

Stantec

Memo

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Schany Parcel (Laura Lake)	Date:	03/06/2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Schany Parcel Plans by Sathre-Bergquist, Inc., dated 1/10/2025, 17 sheets
2. Legacy Woods Development Stormwater Management Plan by AE2S, dated 2/10/2025, 613 sheets

Comments:

General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to addition planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Thicket Lane without the City's permission or North Diamond Lake Road without permission of the City and Hennepin County. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. All work to be completed withing the ROW of North Diamond Lake Road is to be properly coordinated, permitted, and approved with Hennepin County.
6. Any underlying easements no longer necessary must be vacated.
7. Outlots shall be covered by drainage and utility easements.
8. The wetland permitting process will be required as a part of this work, including delineation and permitting any impacts.
9. Provide applicable city standard details as a part of the plans.
10. Grading is shown outside of the existing ROW connecting the site and Thicket Lane. Ensure all necessary land rights and permissions are obtained prior to work taking place on adjacent properties.

Plat

11. Provide a 50' half ROW where adjacent to North Diamond Lake Road.

12. The lot numbering system used throughout the plans conflicts with the lot numbering provided in the preliminary plat. Revise to be consistent throughout the documents and include both lot and block numbering.
13. Remove strip between approximately 30+50 and North Diamond Lake Road from L4B2 (also referred to as Lot – 23) and provide as an outlot to the City of Dayton. A portion of the outlot is to be used for future connection to North Diamond Lake Road aligned with Xanthus Lane.
14. Show 15' pond access on plans including traversable slopes to all ponds ensuring all structures are accessible.
15. Provide drainage and utility easement covering the adjacent wetlands 100-year HWL including the wetland buffer area.
16. Provide a minimum of 20' of drainage and utility easement on center of proposed stormwater infrastructure. An example of where this is not maintained is storm sewer run C2-C1.
17. Overhead utilities cross the proposed roadway, show any existing easements located throughout the site.

Erosion Control/SWPPP

18. Disturbances are greater than 1 acre which triggers the requirement for a NPDES permit and SWPPP.
19. Rock construction entrance meeting the standard detail plate will be required.
20. Ensure all run off in disturbed areas is captured and treated by perimeter control.
21. Provide stabilized flow path or graded channel with appropriate erosion control from the Pond #2 Outlet to the edge of waterbody.
22. Provide double row of silt fence along edge of wetlands downstream of land disturbance.

Transportation

23. Soil borings and recommendations from a geotechnical engineer will be required as a part of a final plat submittal. Due to poor soils encountered during rehab work along Thicket Lane, a minimum of 18" of class 5 aggregate will be required with the current bituminous configuration.
24. Ensure a 30 MPH design speed is met including horizontal and vertical curves. Grade breaks will not be allowed, vertical curves must be used.

Site Plans

25. It is assumed that Hennepin County will require a stop sign at the access to North Diamond Lake Road.
26. The removal of the existing cul-de-sac at the end of Thicket Lane will be required as a part of this project.
27. Street signage will be required at the intersection of the proposed street and North Diamond Lake Road.
28. Provide speed limit sign at the entrance to the development from North Diamond Lake Road.

29. Provide wetland buffers and appropriate signage per standard details.
30. Provide cobra style light pole at the intersection of the proposed roadway and North Diamond Lake Road.

Grading /Stormwater

31. Drainage swales are to be a minimum of 2% and the maximum allowable slope in maintained areas is 4:1.
32. There are multiple instances of proposed contours not tying into existing contours. Revise so all proposed contours tie into existing contours.
33. Near station 6+00 there appears to be conflicting proposed surfaces. Revise plans to only include one proposed surface.
34. Provide updated topographic data that utilizes survey points in all areas to be graded. Lidar data will not be allowed in grading areas.
35. Show EOF grading and top of berm elevations of the ponds on the grading and storm sewer plans.
36. Show EOF elevations at all ponding locations including ditch road LP and ditch culvert crossings. HWL shall not inundate the road.
37. Provide a minimum separation of 1’ from the HWL to EOF and 1’ from the EOF to top of berm. Current model and details do not show enough separation from the HWL.
38. Ponds to include maintenance bench and safety bench (where applicable).
39. A minimum of 2.5’ cover underneath paved surfaces and 2.0’ of cover in non-paved areas for storm sewer is required.
40. Draintile to be provided 50’ in each direction of low points. Draintile outlet to be daylighted to proposed ditches and include a rodent guard.
41. Provide casting types as a part of the structure label or structure table.
42. Provide a 20’ minimum D and U easement along the downstream discharge point of Pond #2 swale to the wetland or extend pipe to wetland edge.
43. Show time of concentration flow paths used for HydroCAD modeling. Flowpath that results in the longest time of concentration must be selected.
44. EX-01 has a TC of 18.5 minutes while PR-02 shows similar time of concentration of 18.1 minutes but is much smaller justify the time of concentration or modify time of concentrations to be shown in accordance with the used flow path.
45. CBMH A2 to FES A1 shows a slope of 6.61. Verify that rip rap is sized accordingly to reduce velocities entering the pond.
46. Pipe run from C2 to C1 is shown to be 423’. Add an additional manhole structure roughly in the center to allow for jetting and other maintenance in the future. Additional structure to be outside of wheel path of proposed roadway.
47. Sumps shall be added at last upstream catch basin or storm manhole near to the road.
48. Provide information on if any impervious surfaces from L1B1 to L3B1 will be routed into the BMP’s.
49. Current plans show no abstraction volume being provided. Provide abstraction volume equal to 1.1” times the new impervious surface in accordance with ECWMC rules.

Other Comments

50. Specific building and lot grading information is not provided as a part of this submittal. The proposed sites shall meet all of the requirements set forth in the building permit process and will be reviewed at that time.

End of Comments

Stantec

Memo

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Schany Parcel (Laura Lake)	Date:	04/03/2025

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9. Provide applicable city standard details as a part of the plans.
10. Grading is shown outside of the existing ROW connecting the site and Thicket Lane. Ensure all necessary land rights and permissions are obtained prior to work taking place on adjacent properties.
11. It appears that lot splits and/or future clusters of homes could be accommodated.
12. Proposal protects a reasonable utility corridor alignment to service the area in the future.

13. The proposed layout does not appear to prohibit future utility extension to service adjacent areas in the future.

Plat

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17. Show 15' pond access on plans including traversable slopes to all ponds ensuring all structures are accessible.
18. Provide drainage and utility easement covering the adjacent wetlands 100-year HWL including the wetland buffer area.
19. Provide a minimum of 20' of drainage and utility easement on center of proposed stormwater infrastructure. An example of where this is not maintained is storm sewer run C2-C1.
20. Overhead utilities cross the proposed roadway, show any existing easements located throughout the site.

Erosion Control/SWPPP

21. Disturbances are greater than 1 acre which triggers the requirement for a NPDES permit and SWPPP.
22. Rock construction entrance meeting the standard detail plate will be required.
23. Ensure all run off in disturbed areas is captured and treated by perimeter control.
24. Provide stabilized flow path or graded channel with appropriate erosion control from the Pond #2 Outlet to the edge of waterbody.
25. Provide double row of silt fence along edge of wetlands downstream of land disturbance.

Transportation

26. Soil borings and recommendations from a geotechnical engineer will be required as a part of a final plat submittal. Due to poor soils encountered during rehab work along Thicket Lane, a minimum of 18" of class 5 aggregate will be required with the current bituminous configuration.
27. Ensure a 30 MPH design speed is met including horizontal and vertical curves. Grade breaks will not be allowed, vertical curves must be used.

Site Plans

28. It is assumed that Hennepin County will require a stop sign at the access to North Diamond Lake Road.
29. The removal of the existing cul-de-sac at the end of Thicket Lane will be required as a part of this project.

30. Street signage will be required at the intersection of the proposed street and North Diamond Lake Road.
31. Provide speed limit sign at the entrance to the development from North Diamond Lake Road.
32. Provide wetland buffers and appropriate signage per standard details.
33. Provide cobra style light pole at the intersection of the proposed roadway and North Diamond Lake Road.

Grading /Stormwater

34. Drainage swales are to be a minimum of 2% and the maximum allowable slope in maintained areas is 4:1.
35. There are multiple instances of proposed contours not tying into existing contours. Revise so all proposed contours tie into existing contours.
36. Near station 6+00 there appears to be conflicting proposed surfaces. Revise plans to only include one proposed surface.
37. Provide updated topographic data that utilizes survey points in all areas to be graded. Lidar data will not be allowed in grading areas.
38. Show EOF grading and top of berm elevations of the ponds on the grading and storm sewer plans.
39. Show EOF elevations at all ponding locations including ditch road LP and ditch culvert crossings. HWL shall not inundate the road.
40. Provide a minimum separation of 1’ from the HWL to EOF and 1’ from the EOF to top of berm. Current model and details do not show enough separation from the HWL.
41. Ponds to include maintenance bench and safety bench (where applicable).
42. A minimum of 2.5’ cover underneath paved surfaces and 2.0’ of cover in non-paved areas for storm sewer is required.
43. Draintile to be provided 50’ in each direction of low points. Draintile outlet to be daylighted to proposed ditches and include a rodent guard.
44. Provide casting types as a part of the structure label or structure table.
45. Provide a 20’ minimum D and U easement along the downstream discharge point of Pond #2 swale to the wetland or extend pipe to wetland edge.
46. Show time of concentration flow paths used for HydroCAD modeling. Flowpath that results in the longest time of concentration must be selected.
47. EX-01 has a TC of 18.5 minutes while PR-02 shows similar time of concentration of 18.1 minutes but is much smaller justify the time of concentration or modify time of concentrations to be shown in accordance with the used flow path.
48. CBMH A2 to FES A1 shows a slope of 6.61. Verify that rip rap is sized accordingly to reduce velocities entering the pond.
49. Pipe run from C2 to C1 is shown to be 423’. Add an additional manhole structure roughly in the center to allow for jetting and other maintenance in the future. Additional structure to be outside of wheel path of proposed roadway.
50. Sumps shall be added at last upstream catch basin or storm manhole near to the road.

51. Provide information on if any impervious surfaces from L1B1 to L3B1 will be routed into the BMP's.
52. Current plans show no abstraction volume being provided. Provide abstraction volume equal to 1.1" times the new impervious surface in accordance with ECWMC rules.

Other Comments

53. Specific building and lot grading information is not provided as a part of this submittal. The proposed sites shall meet all of the requirements set forth in the building permit process and will be reviewed at that time.

End of Comments

HENNEPIN COUNTY
MINNESOTA

February 27, 2025

Jon Sevald
Community Development Director
12260 South Diamond Lake Road
Dayton, MN 55327

Re: Preliminary Plat Review – Schany development (Received 1/30/2025)
County State Aid Highway (CSAH) 144 (North Diamond Lake Road)
Hennepin County Plat Review ID #4108 (Reviewed 2/4/2025)

Mr. Sevald:

Please consider the following county staff comments for the preliminary plat of the Schany property (PID 0712022320005).

Access: We support the current proposed access to County State Aid Highway (CSAH) 144. However, our preference is to align future access for this property with Xanthus Lane, which may be possible with future development east of this property. We recommend the plat include street easements along a future alignment through Schany development to set expectation for this future connection. Please continue to work with county design staff regarding CSAH 144 westbound shoulder widening and strengthening east of the development access.

Right-of-way: County staff request right-of-way dedication adjacent to CSAH 144 to create a 50-foot half right-of-way to accommodate potential future multi-modal, drainage, and utility needs.

Storm Water / Drainage: The existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed District approval and drainage calculations are required if the work alters existing drainage patterns. Post-construction flow rates entering Hennepin County's drainage system, overland or through pipes, shall not exceed pre-construction rates for the two, 10 and 100-year events.

Permits: Please inform the developer that all construction within county right of way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Doug Heidemann, Permits Coordinator at 612-596-0336 or douglas.heidemann@hennepin.us*

Please contact Chad Ellos at chad.ellos@hennepin.us or 612-596-0395 for any further discussion.

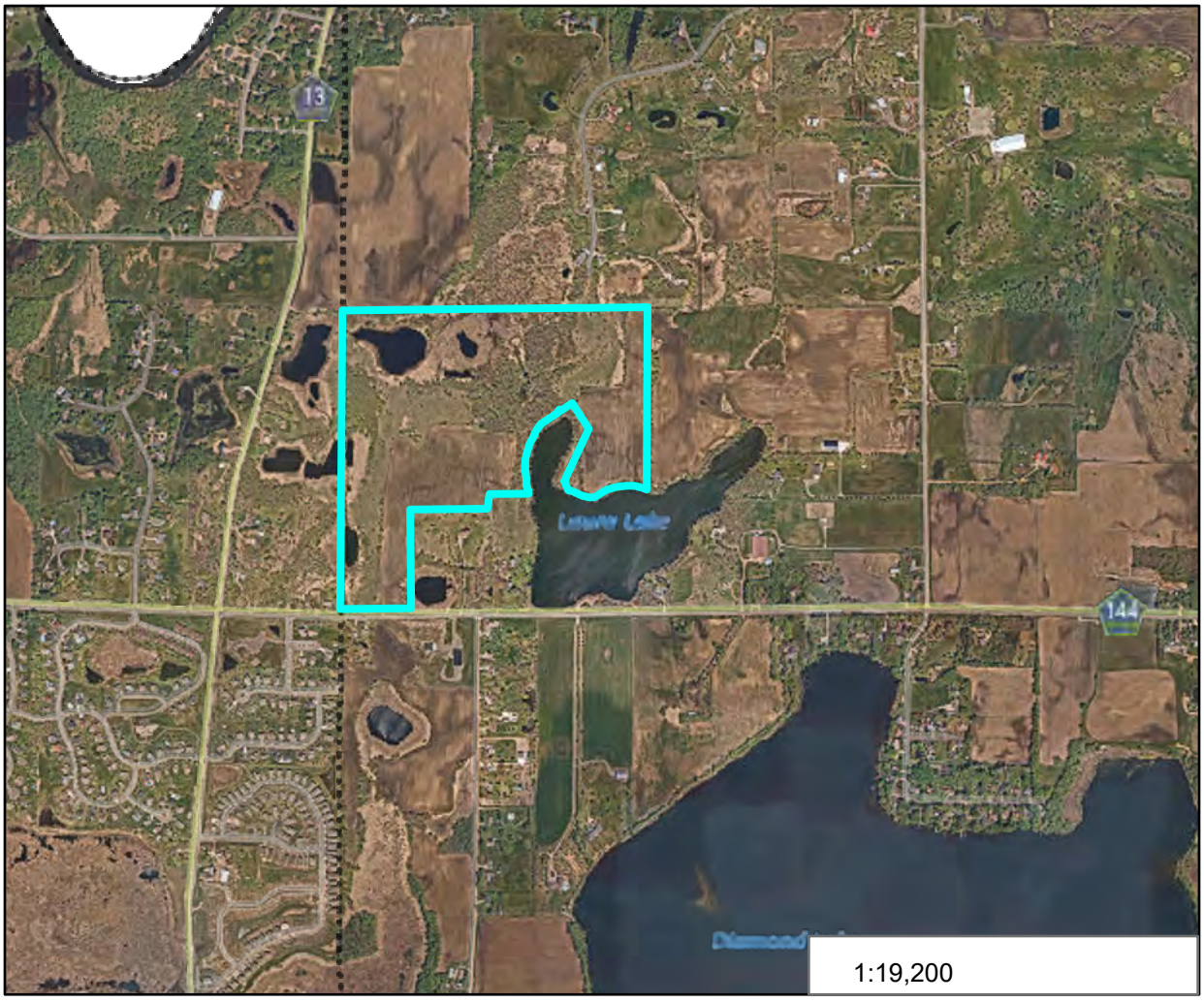
Sincerely,

Carla Stueve, PE
County Highway Engineer

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340

Hennepin County Property Map

Date: 2/26/2025



PARCEL ID: 0712022320005

OWNER NAME: Schany Family Ltd Partnrshp

PARCEL ADDRESS: 56 Address Unassigned,Dayton MN 00000

PARCEL AREA: 104.86 acres, 4,567,809 sq ft

A-T-B: Abstract

SALE PRICE: $400,000

SALE DATE: 10/1997

SALE CODE: Warranty Deed

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Farm
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,141,800
TAX TOTAL: $10,335.96

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Farm
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,295,100

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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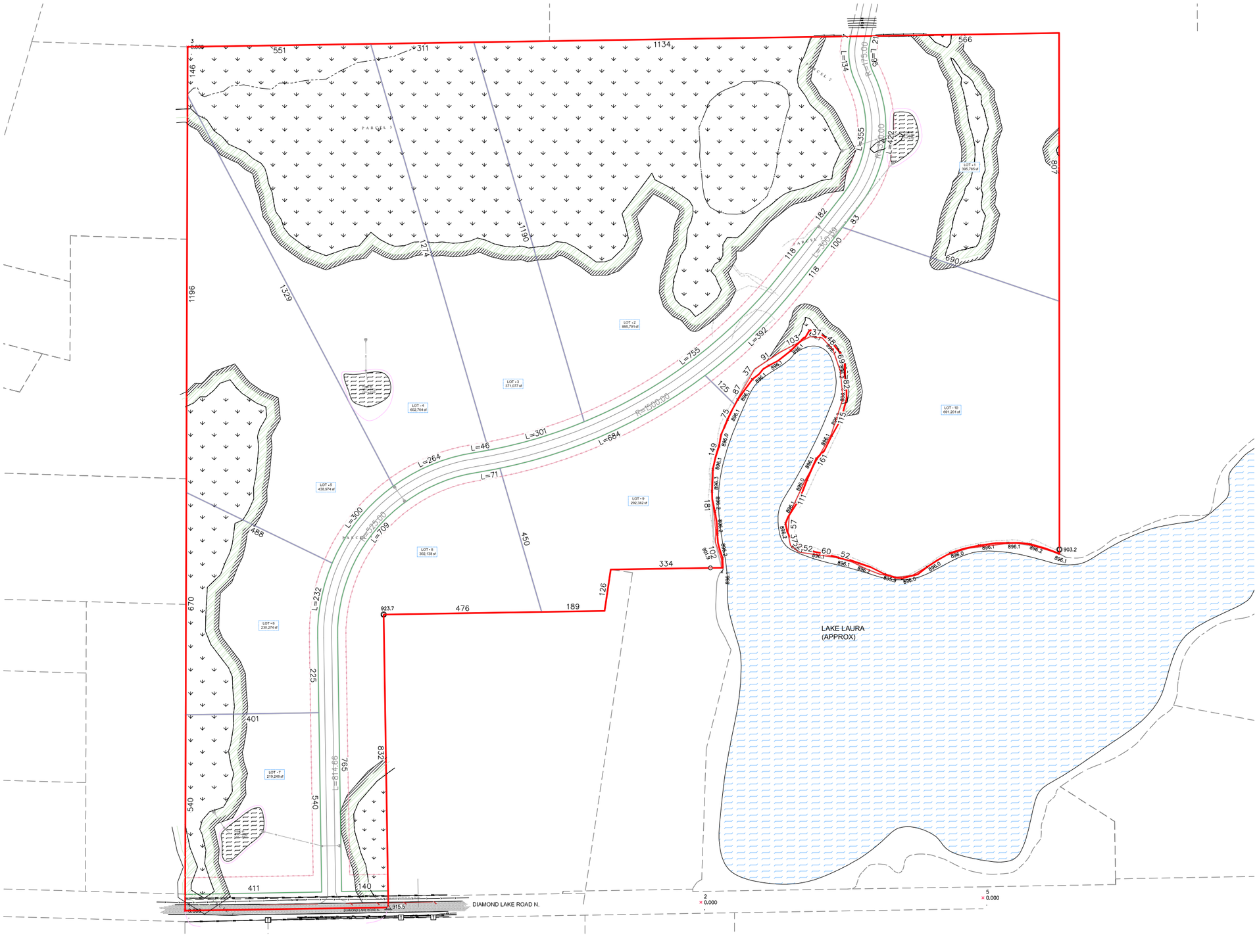

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this _xx_ day of __xxx__, 20xx_.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidtl@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:120-RGE.22-SEC.33
Hennepin County

DAYTON,
MINNESOTA

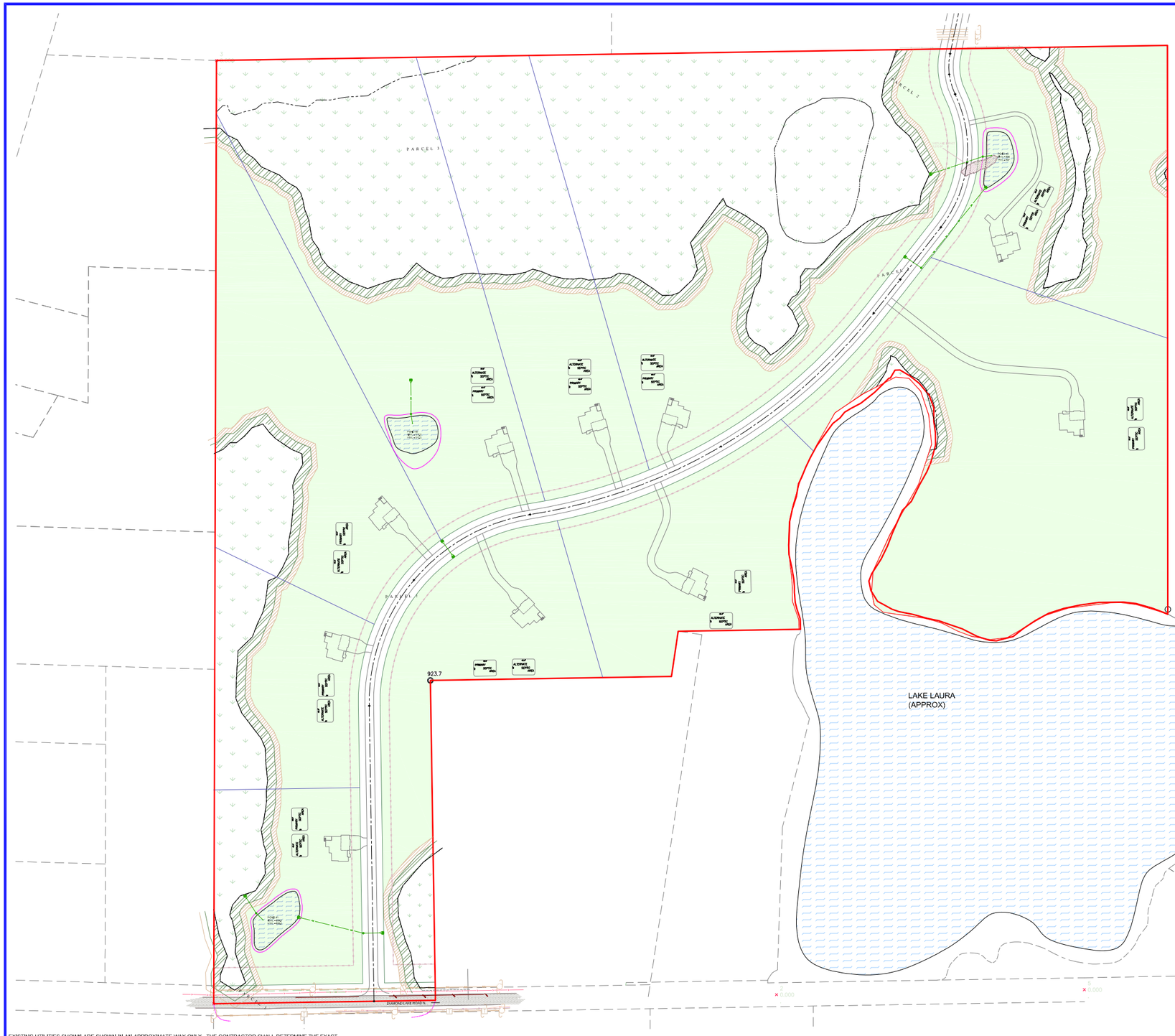
PRELIMINARY PLAT - SCHANY PARCEL

PREPARED FOR:

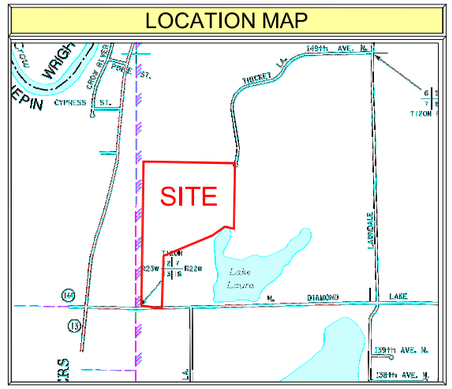
BK Land Development

FILE NO.
19214-006

PP
PP1



LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
SS	Preliminary Utility Plan
ST	Preliminary Street Plan
GP	Preliminary Grading & Erosion Control Plan

Notes:
Lots: 10 Single Family Lots

Front Yard Setback: 25'
Side Yard Setback: 10'/10'
Rear Yard Setback:30'

Rural Road Section
60' ROW

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER BK LAND DEVELOPMENT 12929 DEERWOOD LANE DAYTON, MN 55327 CONTACT: ZACH BROWN PHONE: (763) 202-9642 EMAIL: ZACHBROWN@EDINAREALTY.COM

DENOTES PRIMARY & ALTERNATE SEPTIC SITE LOCATIONS
*FINAL SEPTIC LOCATION TO BE DETERMINED WITH THE LOT CERTIFICATE

HOUSE & DRIVEWAY SHOWN ON PLANS ARE FOR ILLUSTRATION PURPOSES
*FINAL HOUSE & DRIVEWAY LAYOUT TO BE DETERMINED BY FUTURE HOME BUYER

NORTH

150 75 0 75 150 300
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 01/10/2025 Llc. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

DAYTON, MINNESOTA

PRELIMINARY SITE PLAN
SCHANY PARCEL
BK LAND DEVELOPMENT

FILE NO.
100954-004

SP

Meeting Date: Apr 3, 2025
Item Number: 10A

ITEM:
Discussion – East French Lake Road Small Area Plan

APLICANT/PRESENTERS:
City of Dayton

PREPARED BY:
Jason Quisberg, City Engineer
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
During the March 6th Planning Commission meeting, the Commission reviewed the Concept Plan for Oppidan/DDL on Dayton Parkway & 117th Avenue. After the plan review, the Commission discussed the future land use and access east of Oppidan (south of 117th Avenue, along East French Lake Road), directing Staff to research further. Attached are two bubble diagrams, each with a slightly different 113th Avenue location.

CRITICAL ISSUES:
1. Is this what the Planning Commission had in mind regarding land use?
2. Is the highest & best use of the Stenslie properties (Co Rd 81) Industrial or Multi-Family, or leave that for developers to decide?
3. Is the highest & best use of land east of East French Lake Road Residential or Industrial (e.g. small business park intended for outgrown Home Businesses)?
4. The bubble diagrams have no impact to Oppidan, but would impact the remaining DDL property (e.g. remaining DDL property would be more efficiently laid out differently).

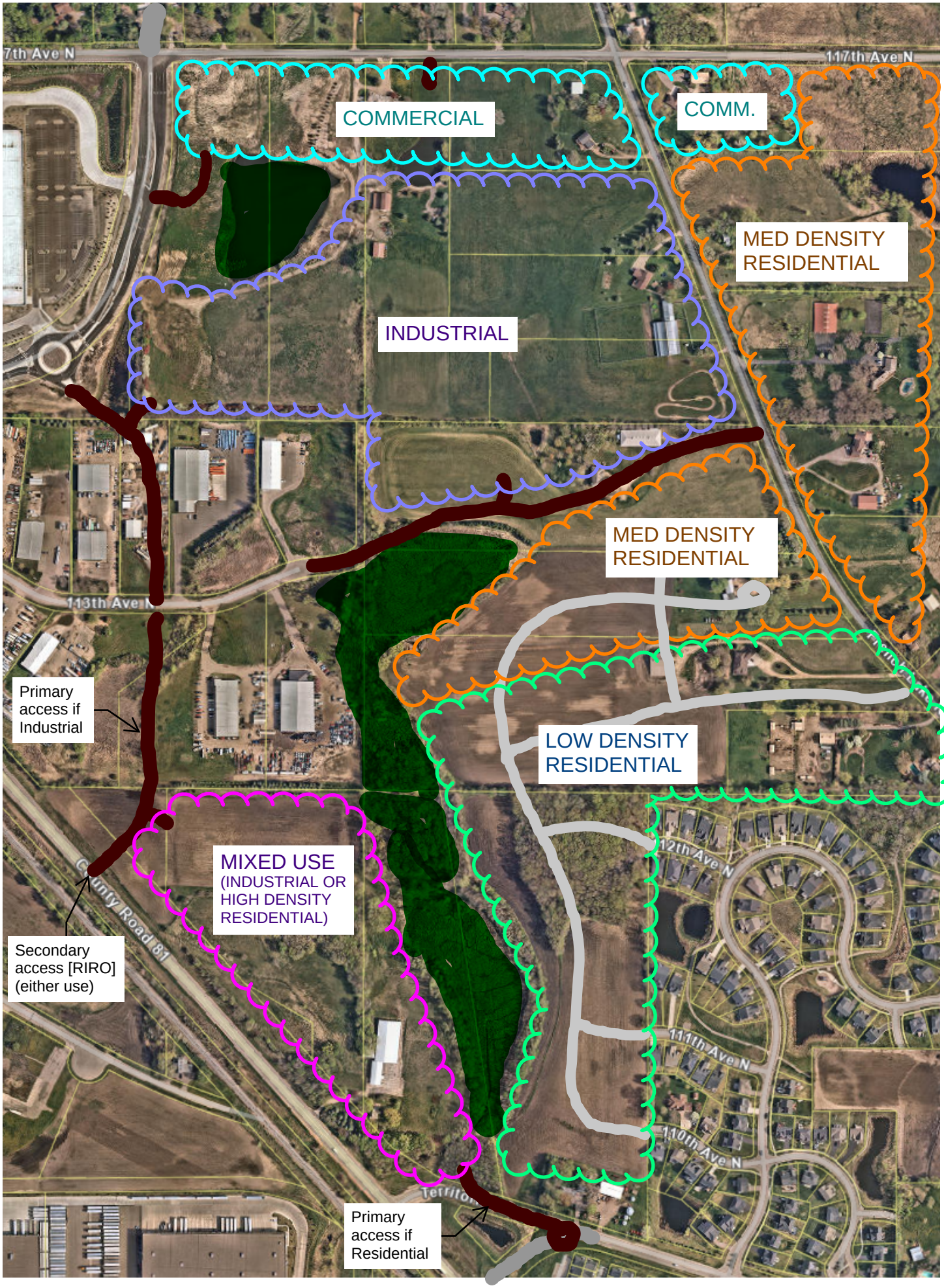
RELATIONSHIP TO COUNCIL GOALS:
Build and Maintain Quality Infrastructure
- *Establish comprehensive roadway system*

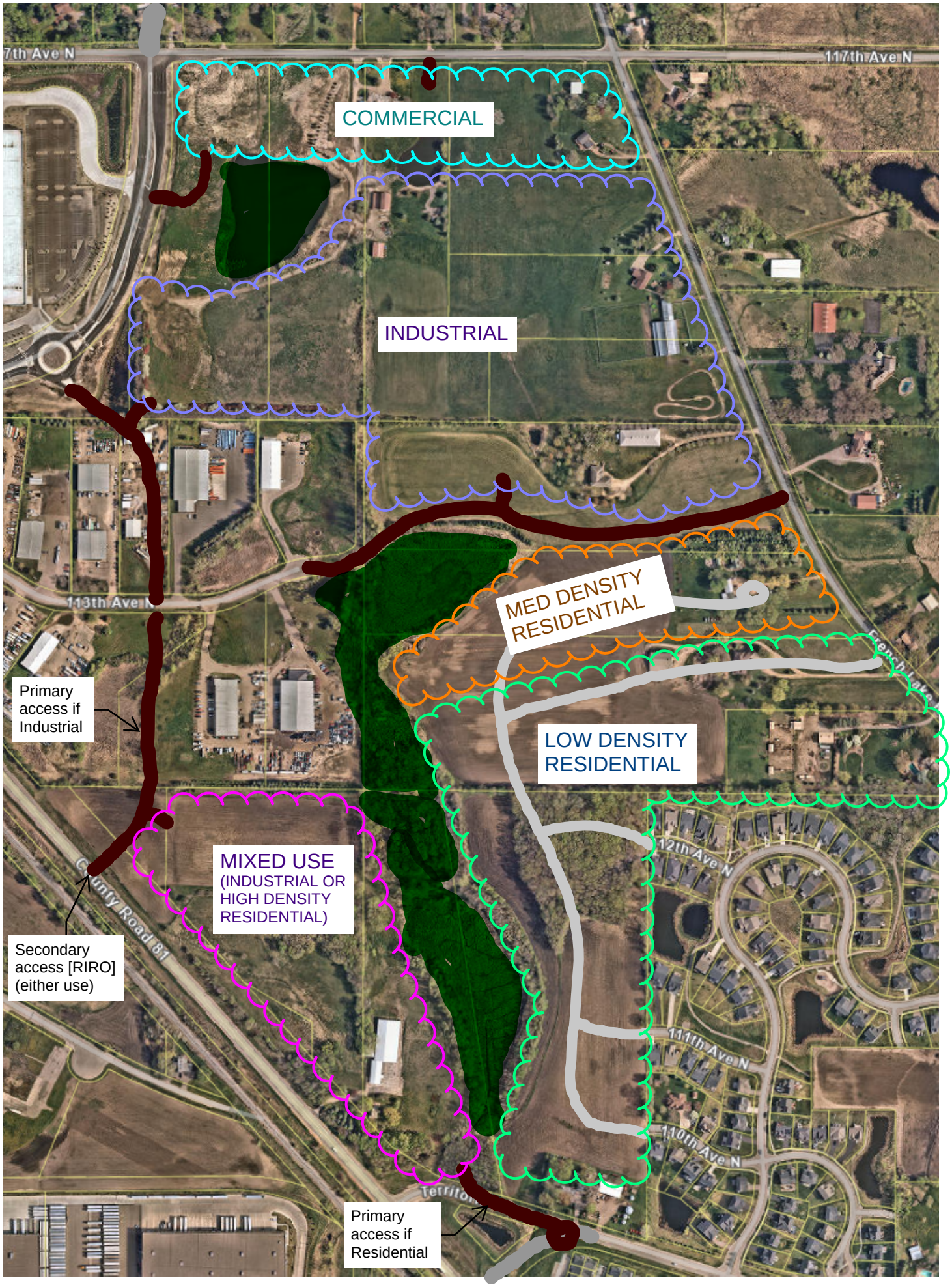
Encourage Diversity and Manage Thoughtful Development
- *Create a variety of housing options*
- *Encourage healthy lifespan of both residential and commercial operations*
- *Healthy Commercial Sector with services and job growth*

ROLE OF PLANNING COMMISSION:
Provide direction.

RECOMMENDATION:
None

ATTACHMENT(S):
Bubble diagrams


7th Ave N
117th Ave N
COMMERCIAL
COMM.
MED DENSITY RESIDENTIAL
INDUSTRIAL
MED DENSITY RESIDENTIAL
113th Ave N
Primary access if Industrial
LOW DENSITY RESIDENTIAL
MIXED USE (INDUSTRIAL OR HIGH DENSITY RESIDENTIAL)
112th Ave N
County Road 81
Secondary access [RIRO] (either use)
111th Ave N
110th Ave N
Primary access if Residential


7th Ave N
117th Ave N
COMMERCIAL
INDUSTRIAL
113th Ave N
MED DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
Primary access if Industrial
MIXED USE (INDUSTRIAL OR HIGH DENSITY RESIDENTIAL)
County Road 81
Secondary access [RIRO] (either use)
112th Ave N
111th Ave N
110th Ave N
Primary access if Residential

Meeting Date:3-25-25
Item: J.

APPROVED

ITEM:

Approval of 2025 Strategic Plan

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of 2025 Strategic Plan

BACKGROUND:

During the February 11, 2025 work session for the City Council, there was extensive discussion with all members of the Council reviewing what items had been sent to the City Administrator for goals. Discussion from the City Administrator explained that the goals there were sent are more similar to projects than goals, with goals being 10+ year items that take to accomplish whereas projects are more 1-2 year items. The City Administrator explained how a strategic plan can be morphed from the projects that were sent by Council to create a longer-term vision for what Dayton will look like in the long-term future (10-25+ years). The Council agreed on the following strategic initiatives (Build and Maintain Quality Infrastructure, Encourage Diversity and Manage Thoughtful Development, Maintain and Enhance the Natural and Rural Community Connection, and Foster a Safe and Welcoming Community).

This conversation was continued on the March 11th, 2025 council meeting with general direction given to the City Administrator on adjustments needed to the Strategic Plan document. Those adjustments were made by the City Administrator following the meeting and the document for approval of the 2025 Strategic Plan is attached.

CRITICAL ISSUES:

There are no outstanding issues.

RELATIONSHIP TO COUNCIL GOALS:

This action is to create these council goals.

RECOMMENDATION:
Staff's recommendation is to approve the Strategic Plan as presented.

ATTACHMENT(S):
2025 Strategic Plan

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Build and Maintain Quality Infrastructure	Provide a safe and reliable water supply	- Testing for Primary and Secondary Standards by MDH	- Equitable water across the City	A) Historic Village Water Plan B) Seek out Grant Opportunities C) Meet with County for more City/County Coordination regarding Fernbrook D) Public Facilities Assessment E) Review options for Dayton Parkway E) Corridor Study - Fernbrook
	Establish comprehensive roadway system	- Number of major North/South connections	- Roundabout on Fernbrook and Rush Creek Parkway - Corridor and Road Plan accepted by Council	
	Address public facilities to meet city's growth and needs	- Space for all current staff - Equipment stored securely	- Completed and adopted plan by Council for facilties	
	Maintain quality local street system	- Pavement Grade Quality	- Average Pavement Grade of 70% or higher (PQI)	
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	-Review housing type and lot size by %'s	- Proportionate housing types available	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided - Number of rentals available and where they are located	- Maintain grant program - Manage number of rentals	
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	
Maintain and Enhance the Natural and Rural Community Connection	Facilitate an interconnected trail system	- Number of miles of trails - Number of Resident Homes connected to Elm Creek	- Gaps in trails connected - Work towards one connection on the comprehensive trail plan	A) Acquire Trail Right of Way B) Water Trails Build-Out C) Environmental Signage on Parks and Trails D) Diamond Lake Improvements Master Plan E) Actively seek opportunities for community park with athletic fields F) Increase Recreation Events and Programming G) Look into Partnering with Three Rivers for Kayak/Bike Rentals for Water Trails
	Provide and enhance public recreation space	- Acreage of available green space	- Acquire land for community park with athletic fields of 40+ acres	
	Promote Dayton's unique identity and community cohesion	- Participation level in Events and Programs	- Continuation and Expansion of Recreation Programming	
	Promote awareness of our natural resources	- Resident Response for Park Usage on Community Survey	- Establish and Maintain a 60% Favorable Rating from Residents	
Foster a Safe and Welcoming Community	Communicate transparently and effectively	- Citizen participation and feedback	- Increased website visits - Increased app usage and downloads	A) Public Spaces Compliance Assessment B) Digitize files for accessibility and discovery C) Explore Zoning Code Enforcement Options D) Host public safety events E) Maintain City-Wide training coordination F) Continuation of work on app G) Investigate Public Safety Committee H) All Staff and City Officials complete NIMS 100, 700, and 800
	Promote public safety engagement	- Resident Reponse for Police and Fire on Community Survey	- Establish and Maintain a 90% Favorable Rating from Residents	
	Maintain well-trained workforce	- Training Targets (licenses, certs, performance evals)	- 100% staff meet City-Wide required training	
	Create accessible and inclusive parks & facilities	- ADA compliance	- Continued work towards ADA compliance requirements in parks and facilities as much as feasible	