

PLANNING COMMISSION AGENDA

Thursday, June 4, 2026

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 daytonmn.gov Calendar for Zoom Invitation.

Some Commission members may be attending via interactive technology.

- 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.
- 6:30 **4. APPROVAL OF AGENDA**
- 6:30 **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, May 7, 2026
- 6:30 **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.
- 6:35 **7. COUNCIL UPDATE**
A. May 12, 2026
B. May 26, 2026
- 6:40 **8. COMMISSION BUSINESS**
6:40 A. **PUBLIC HEARING:** Resolution XX-2026, Amending the PUD and Preliminary Plat of DCM Farms
7:25 B. **PUBLIC HEARING.** Ordinance 2026-XX, Amending City Code Section 1001.19 Subd. 7(2)G related to minimum garage size for single and 2-family dwellings
- 7:55 **9. NOTICES AND ANNOUNCEMENTS**
A. Staff & Commission Updates
- 8:10 **10. ADJOURNMENT (Motion to Adjourn)**

1. CALL TO ORDER

Browen called the Planning Commission meeting to order at 6:30 PM on Thursday, May 7, 2026.

2. PLEDGE OF ALLEGIANCE

(Roll Call)

Present: Peter DeMuth (remote and arrived approximately 6:32 PM), Paul Crosland, Darren Browen, Jeff Sargent, and Keith Grover

Absent: None

Also in Attendance: Jon Sevald, Community Development Director; Jason Quisberg, City Engineer

Note: Commissioner DeMuth attended remotely, requiring roll call votes for all items. Technical difficulties with DeMuth's audio connection were experienced throughout the meeting.

3. ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission was read into the record.

4. APPROVAL OF AGENDA

Motion to approve the agenda was made by Grover and seconded by Sargent. The motion carried 4-0 by roll call vote.

5. CONSENT AGENDA

A. Planning Commission Minutes, April 2, 2026

Motion to approve the Planning Commission minutes of April 2, 2026 was made by Sargent and seconded by Crosland. The motion carried 4-0 by roll call vote.

6. OPEN FORUM

No members of the public came to address the Commission on non-agenda items.

7. COUNCIL UPDATE

A. April 14, 2026

B. April 28, 2026

Fisher reported council updates

8. COMMISSION BUSINESS

A. PUBLIC HEARING: Variance to increase the maximum front yard building setback; and Site Plan Review for Dayton Assisted Living

Sevald presented the application for a variance and site plan review for Dayton Assisted Living, proposed on an unaddressed parcel off Balsam Lane immediately south of Raintree Plaza, zoned General Mixed Use (GMU-4). The project was first introduced at a concept plan review in December 2025, at which time it was proposed as a 3-story, 58-unit building. In response to commission and council feedback, the application was revised to a 1-story, 22-unit assisted living facility.

Variance: The GMU-4 district requires a maximum 30-foot front yard building setback to promote a pedestrian-oriented streetscape. Due to the narrow, irregular shape of the parcel, the applicant requested a variance to increase the maximum setback to 180 feet. Sevald presented the three required variance findings, concluding that the use is reasonable given the lot shape, that the difficulty is due to the shape of the property created by the original subdivider rather than the current owner, and that while the 180-foot setback is greater than adjacent properties, the practical difficulty justifies the deviation.

Site Plan: Sevald noted the proposal meets minimum code requirements with minor exceptions: a parking setback shown at 4 feet 6 inches rather than the required 5 feet, a shortage of two trees in the landscaping plan, and a recommendation for additional screening. Sevald also recommended a shared driveway access with the adjacent Raintree Plaza property, noting that if a cross-access agreement could not be reached, the center island of the on-site driveway should be removed to allow full access from Balsam Lane. Sevald noted that the previously required fire lane is no longer necessary given the single-story design, freeing space for additional landscaping.

Commission discussion focused on the adequacy of buffering between the parking area and adjacent residential properties to the west. Commissioners raised concerns regarding headlight intrusion into neighboring backyards and bedrooms from the on-site turnaround, parking lot lighting spillage, and the frequency of emergency vehicle responses associated with this type of use.

The applicant's representatives, Chad Caza of BJ Boss Builders, and Frank Orito of Triad Holdings, confirmed they had previously attempted to negotiate a shared access agreement with Raintree Plaza and intended to resume those discussions. They indicated willingness to work with staff on fencing details and noted that eliminating the now-unnecessary fire lane could free up budget for a fence.

Brown opened the public hearing at 7:03 PM.

Craig Lindgren of 13620 Evergreen Lane expressed strong opposition citing the proximity of the building and parking lot to his property with concerns about headlights and emergency sirens.

Jennifer Trosen of 13581 Hemlock Lane raised concerns about the maintenance quality of Raintree Plaza's driveway for any shared access, recommended a solid vinyl fence over unreliable shrubs, and noted that ambulance responses to similar facilities are frequent and often non-emergency.

Kimberly Kane-Seep of 13581 Evergreen Lane expressed opposition, citing concerns about negative impacts on residential property values, parking lot lighting, and traffic noise.

Brown closed the public hearing at 7:12 PM.

DeMuth suggested more landscaping on the west side.

Sargent stated that the variance request is well-justified given the lot configuration, and that no development on this parcel could realistically comply with the 30-foot maximum setback. Sargent acknowledged the genuine concerns of neighboring residents but noted the proposal meets all applicable code requirements, and that the broader question of whether those standards are sufficient is a matter for future code review rather than a basis for denial of a compliant application. Sargent recommended requiring a solid opaque fence along the western property line.

Grover concurred that the variance was justified by the lot shape but expressed ongoing concern that current code setback standards are inadequate to provide meaningful buffering between commercial parking areas and residential properties and stated the city should prioritize a code review.

Browen questioned if this was the first assisted living facility and Caza replied yes.

Sargent asked if there were other licenses that would be needed for the new use.

Caza confirmed the other licenses they are in the process of obtaining.

Caza and Orito answered Crosland that staff would be trained to handle non-emergency situations in-house, reducing unnecessary emergency calls, and confirmed that operators can request emergency responders arrive without sirens.

Motion to approve the variance to increase the maximum front yard building setback and the site plan review for Dayton Assisted Living, with conditions including: (1) installation of a solid opaque screening fence along the western property line, with details to be worked out between the applicant and staff; (2) correction of parking setbacks from 4 feet 6 inches to the required 5 feet prior to the City Council meeting; and (3) that any shared driveway easement with the Raintree Plaza property be recorded against both properties, with a condition that if the easement is dissolved, the subject property must establish its own direct access to Balsam Lane, was made by Sargent and seconded by Crosland. The motion carried 4-1 by roll call vote, with nay Grover.

B. PUBLIC HEARING: Zoning Ordinance Amendment, Section 1001.35 – Accessory Buildings and Structures

Sevald presented the proposed amendment to Section 1001.35, which would allow metal shipping containers as permanent accessory structures. The origin of this amendment stems from council direction following approvals of two event centers that incorporated shipping containers, and from prior commission discussion directing staff to treat containers similarly to other accessory buildings.

Commission discussion revisited prior direction, with debate over the appropriate minimum parcel size and whether shipping containers should be permitted in residentially zoned districts at all.

Sargent stated his opposition to permitting shipping containers in any residential district, noting that their industrial character is incompatible with residential neighborhoods and that few metro-area cities allow them permanently.

Browen also noted that the agricultural zoning district should be explicitly addressed in the ordinance, rather than incorporating agricultural districts into the residential district section, to avoid ambiguity and potential conflict.

DeMuth expressed support with a 2-acre minimum, noting concern that some nominally large parcels in newer developments contain substantial wetland area, leaving limited usable land.

Staff was directed to have the city attorney review the ordinance for any conflicts with existing agricultural district provisions, and to ensure the 2-acre minimum is applied consistently.

Browen opened the public hearing as a continuation from the previous meeting.

No members of the public came forward.

Browen closed the public hearing at 8:19 PM.

Motion to recommend approval of the revisions to the accessory building ordinance, Section 1001.35, permitting shipping containers on parcels of 2 acres or more and otherwise treating them consistent with standard accessory building requirements, with direction to staff to review the agricultural district provisions to ensure no conflicting language, was made by Crosland and seconded by Grover. The motion carried 4-1 by roll call vote, with nay Sargent.

9. NOTICES AND ANNOUNCEMENTS

A. Staff & Commission Updates

Sevald provided multiple updates.

Sargent noted that the Graco groundbreaking is scheduled for May 12 at 10:00 AM and encouraged commissioners to attend.

10. ADJOURNMENT

Motion to adjourn was made by Crossland and seconded by Sargent. The motion carried unanimously by roll call vote.

The meeting was adjourned at 8:40 PM.

ITEM:

PUBLIC HEARING. Resolution XX-2026, Amending the PUD and Preliminary Plat of DCM Farms

APPLICANT/PRESENTERS:

Tom Dehn, Sundance Woods, LLC
Jason Biederwolf, M/I Homes
Emily Becker, M/I Homes

PREPARED BY:

Grace Gerard, Consulting City Planner

BACKGROUND/OVERVIEW:

Tom Dehn of Sundance Woods, LLC is proposing requesting approval of an amended Preliminary Plat and Planned Unit Development (PUD) of DCM Farms. The Rezoning, PUD, and Preliminary Plat of DCM Farms was approved on April 8, 2025 for 254 single-family detached homes. The Final Plat of the first phase (106 lots) was approved on July 8, 2025, and the Final Plat of the second phase (148 lots) was approved on March 24, 2026.

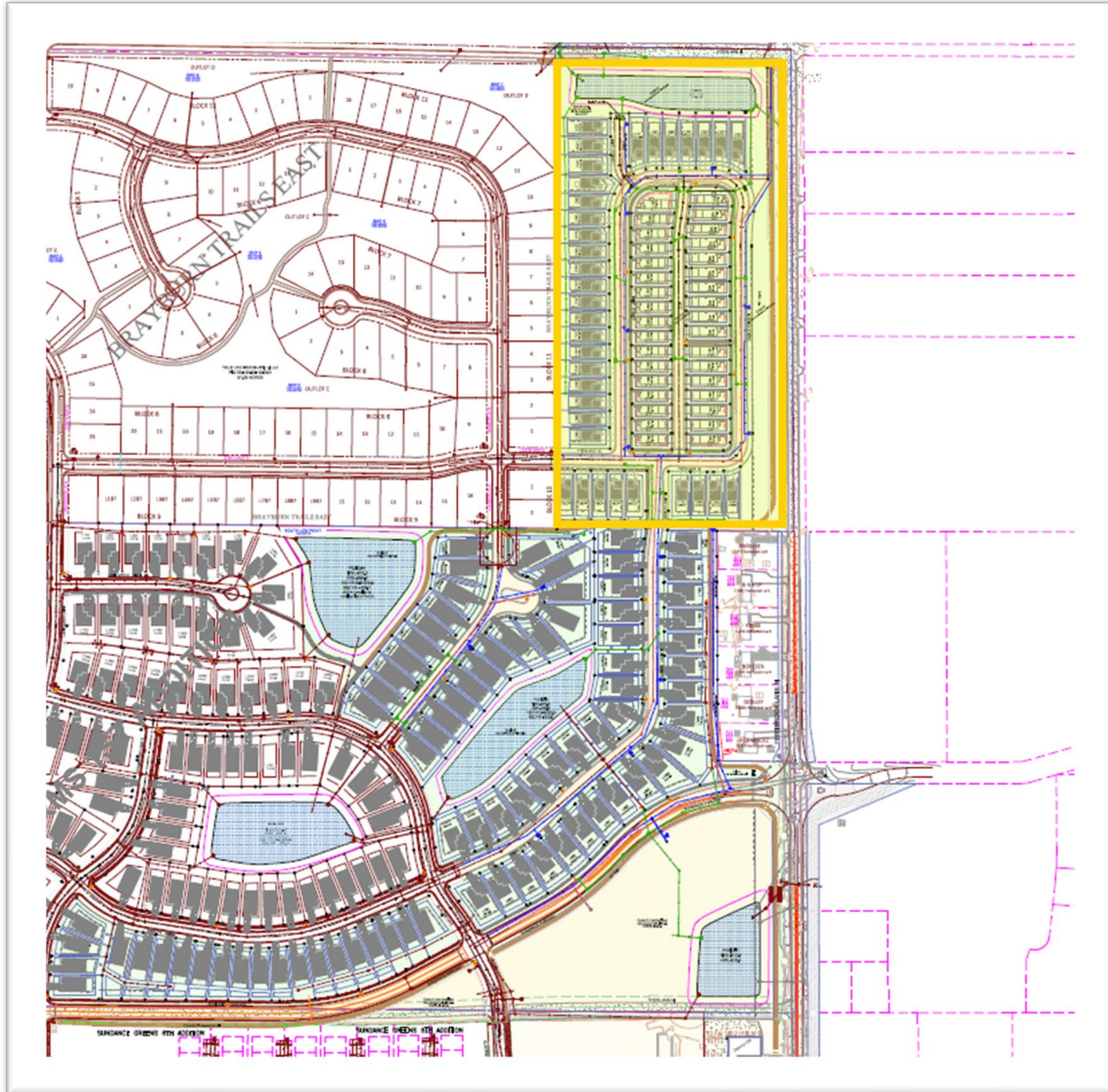
PUD's allow flexibility from City Code requirements in return for a public benefit. As a PUD, the Preliminary Plat of DCM Farms was approved with flexibility from the standards for the R-3 Zoning District to allow for reduced lot sizes. In exchange, the developer has agreed to fund the installation of a roundabout at the intersection of Fernbrook Lane and 114th Avenue and contribute toward the cost of the Fernbrook Corridor Study. The developer also has agreed to provide a trail through the development and landscaping beyond what is required in the City Code.

Since approval of the Final Plat of DCM Farms Second Addition, M/I Homes, a builder within DCM Farms, has requested additional variations from the Zoning Code that were not approved in the original PUD and Preliminary Plat. The final plat for DCM Farms Second Addition has not yet been recorded at the county. M/I homes approached the City with a request to add side-yard patios to the homes designed for the 40-foot wide lots within DCM Farms Second Addition. Staff identified that the design proposed would not comply with the current side yard setback permitted in the PUD nor the Drainage and Utility Easement locations shown on the approved Final Plat

The applicant also requested a reduction in the side yard setback for the 45-foot wide corner lots within DCM Farms Second Addition in order to fit their standard product on those lots. Upon further analysis of the proposal by M/I Homes, staff also identified that the homes depicted on the 40-foot wide lots had reduced front and rear yard setbacks that were not approved in the PUD. To allow for the inclusion of side yard patios and the construction of the builder's standard product, the applicant is requesting additional flexibility through this PUD and Preliminary Plat amendment.

PLANNING COMMISSION MEETING

The area impacted by the proposed amendment is highlighted below. The lots in the center of the highlighted area are the 40-foot wide lots. The lots along the outside border of the highlighted area are the 45-foot wide lots. None of the lots outside of the highlighted area are impacted by the proposed amendments.



The applicant is proposing to amend the PUD to:

1. Allow the approved 40-foot wide lots to have a side yard of 12 ft. on the patio side and 3 ft. on the non-patio side.
 - The R-3 District and approved PUD require a 7.5 ft. setback on both sides.
 - This will allow these homes to have a side yard patio and create more useable yard area on the south side of the interior lots.
 - The 3 ft. building setback on the non-patio side of each home will contain a 3 ft. wide drainage and utility easement.

PLANNING COMMISSION MEETING

- The 12 ft. building setback on the non-patio side of each home will contain a 7 ft. drainage and utility easement.
 - All lots, except Lots 9 and 10, Block 5 and Lots 16 and 17, Block 6 will have the standard 10 ft. (3 ft. on the non-patio side and 7 ft. on the patio side) of easement between them.
 - All buildings will have a minimum of 15 ft. (3 ft. on the non-patio side and 12 ft. on the patio side) of building separation between them.
 - The proposed layout does not increase the density of the homes or reduce the separation between buildings from what was approved in the original Preliminary Plat of DCM Farms. Instead, this proposal shifts the lot lines to create a larger yard area on the south side of each interior lot.
2. Allow the approved 40-foot wide lots to have a side yard setback of 7 ft. for decks and attached open structures.
 - The R-3 District and approved PUD requires a side yard setback of 7.5 feet.
 - The applicant's narrative indicates the side yard reduction for decks and attached open structures is requested for the potential addition of small, elevated decks in the side yard in the area designated for the patio. This would also allow for open structures such as pergolas to be constructed over patios.
 3. Allow the approved 40-foot wide lots to have a front yard, rear yard, and side yard corner lot setback of 15 feet.
 - The R-3 District requires a front and rear yard setback of 30 ft. and a side yard corner lot setback of 20 feet. The approved PUD requires front yard, rear yard, and side yard corner lot setback of 25 feet.
 - This applicant's narrative indicates that structures with these setbacks were shown on the preliminary plan, but they were not dimensioned on the layout or noted on the cover sheet of the Preliminary Plat. Because these reduced setbacks were not formally requested or called out by the applicant during the review process, they were not included in the approved PUD.
 - While the setback from the building to the rear yard property line will be 15 ft., the applicant's narrative indicates that a minimum driveway length of 22 ft. will be provided to the private street/alley for each home. This would allow for parking within the driveway of each home. A condition requiring a 22 ft. driveway for each home has been included.
 4. Allow a side yard corner lot setback of 20 ft. for the corner lot located at the intersection of 116th Avenue and Gable Lane and the two corner lots located at the intersection of 116th Avenue and 114th Avenue.
 - The R-3 District requires a side yard corner lot setback of 20 feet. The approved PUD requires a corner side yard setback of 25 feet. The DCM Farms PUD requires an increased corner yard setback from what is required in the underlying zoning district, though this was not noted by staff as a public benefit during the initial review process.

- The applicant is requesting to amend the side yard corner lot setback from 25 feet to 20 feet to accommodate the construction of the builder’s standard product on these lots.
5. Allow the approved 40-foot wide lots to have a maximum garage width of 0% of the building frontage on the public street and 100% of the building frontage on the private street/alley side and 45-foot lots to have a minimum garage width of 72% of the building frontage.
- The R-3 District and the approved PUD requires a maximum garage width of 70% of the building frontage.
 - The applicant’s narrative indicates that an additional 2% of width is requested to allow the builder to build their standard product with a 440 square foot garage on the 45-foot lots without requesting additional setback flexibility.
 - Pending the approval of the garage size amendment, the minimum garage size will be 440 square feet for all detached single-family dwellings in the R-3 District.
 - The alley-loaded homes on the 40-foot lots will have no visible garage frontage from the public street because all garages are located along the private street/alley.

CRITICAL ISSUES:

PUD Flexibility

The applicant is not proposing any changes to the 65-foot and 75-foot lots approved within the Preliminary Plat. All amendments pertain to the 40-foot and 45-foot lots approved within the Preliminary Plat. The table below illustrates the R-3 standards, the previously approved PUD standards, and the proposed amendments to the PUD standards. The standards for the 65-foot and 75-foot lots are not included in this table because they are not to be impacted by the amendments requested.

Light yellow highlights reflect flexibility that was previously approved in the DCM Farms PUD for 40’/45’/50’/55’ lots. **Dark yellow** highlights reflect the additional flexibility being requested beyond what was previously approved.

	R-3 Single-Family Standards	Approved DCM Farms PUD Standards (40’/45’/50’/55’)	Proposed Standards for 40’ Lots	Proposed Standards for 45’/50’/55’ Lots
Maximum % of lots less than 62’ wide	30%	70%	70%	
Minimum lot size	6,500 sq ft	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
Minimum lot width at setback	55’ with all lots meeting overall average of 62’	40’	40’	40’
Minimum lot frontage	50’	40’	40’	45’

PLANNING COMMISSION MEETING

	R-3 Single-Family Standards	Approved DCM Farms PUD Standards (40'/45'/50'/55')	Proposed Standards for 40' Lots	Proposed Standards for 45'/50'/55' Lots
Minimum corner lot frontage	10' wider than adjacent interior lot	47'	42'	58'
Maximum impervious surface	50%	55%	55%	55%
Setbacks, Principal Structure				
Living area or side loaded garage	25'	25'	15'	25'
Front porch	25'	25'	15'	25'
Garage front	30'	25'	N/A	25'
Side yards	7.5' (lots 62' and smaller) and 10' (lots greater than 62')	7.5'	3' on non-patio side and 12' on patio side	7.5'
Side yard corner lots	20'	25'	15'	25' except 20' for the corner lots at the intersection of: <ul style="list-style-type: none"> • 116th Avenue and Gable Lane • 116th Avenue and 114th Avenue
Rear	30'	25'	15' ²	25'
Maximum height (as measured from the midpoint on a hipped or pitched roof)	35'	35'	35'	35'
Minimum setback to arterial street	50'	50'	50'	50'
Setbacks, Decks and Attached Open Structures				
Front, side or rear street	30' (50' to arterial)	25'	15'	25'
Side	7.5'	7.5'	7'	7.5'
Rear	15'	15'	15'	15'
Garage Width	Cannot comprise more than 70% of the viewable street-facing linear building frontage	70% of the viewable street-facing linear building frontage	0% to public street and 100% to private street	70% of the viewable street-facing building frontage on 50'/55' lots, 72% of the viewable street-facing building frontage on 45' lots

PLANNING COMMISSION MEETING

Building Separation The Building Official has provided comments indicating that, according to the MN Building Code, any exterior wall located within 5 ft. of a property line must have a 1-hour fire rating. Any overhang located within 5 and 2 ft. of a property line must also have a 1-hour fire rating on its underside. No overhangs are permitted within 2 ft. of a property line unless the building is sprinklered.

The buildings on the 40-foot lots would maintain a separation of at least 15 ft. (12 feet on the patio side and 3 feet on the non-patio side). However, these requirements would impact the proposed 3 ft. side yard setback for the 40-foot lots because the fire separation distance is measured to the property line and not the nearest building. Additional documentation regarding fire ratings of exterior walls and soffits would be required during plan review for each home with a side yard setback of 5 ft. or less.

Engineering This item has been reviewed by the City Engineer. No comments were provided.

60/120-DAY RULE (IF APPLICABLE):

	60-Days (date)	120-Days Sep 5, 2026
N/A		

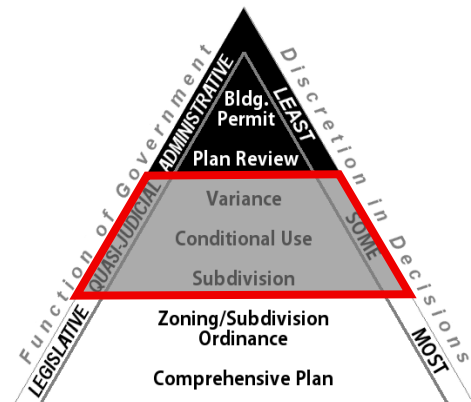
RELATIONSHIP TO COUNCIL GOALS:

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.*

LEVEL OF CITY DISCRETION IN DECISION MAKING:

Action taken on the proposed subdivision (preliminary plat and PUD amendment) is a **quasi-judicial**; the City's role is to determine the facts associated with the request and weigh those facts against the legal standards contained in the City Code and State Statute. In general, if the facts indicate the applicant meets the relevant legal standards of the code and will not compromise the general welfare, the applicant is likely entitled to approval. The City is, however, able to add conditions to the plat approval to ensure that any impacts to parks, roads, utilities, or other public infrastructure on and around the subject property are adequately addressed. Subdivisions may also be modified to promote the public health, safety, and general welfare, and to provide for the orderly, economic, and safe development of land.



Subdivisions may also be modified to promote the public health, safety, and general welfare, and to provide for the orderly, economic, and safe development of land.

ROLE OF THE PLANNING COMMISSION:

The Planning Commission is asked to review the proposed amendment, hold a public hearing, and consider providing a recommendation to the City Council on this matter. The Planning Commission may:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends approval of the request to amend the Preliminary Plat and Planned Unit Development of DCM Farms.

A Public Hearing notice was published by THE PRESS on May 21, 2026, and mailed to property owners within ¼ mile of the subject property.

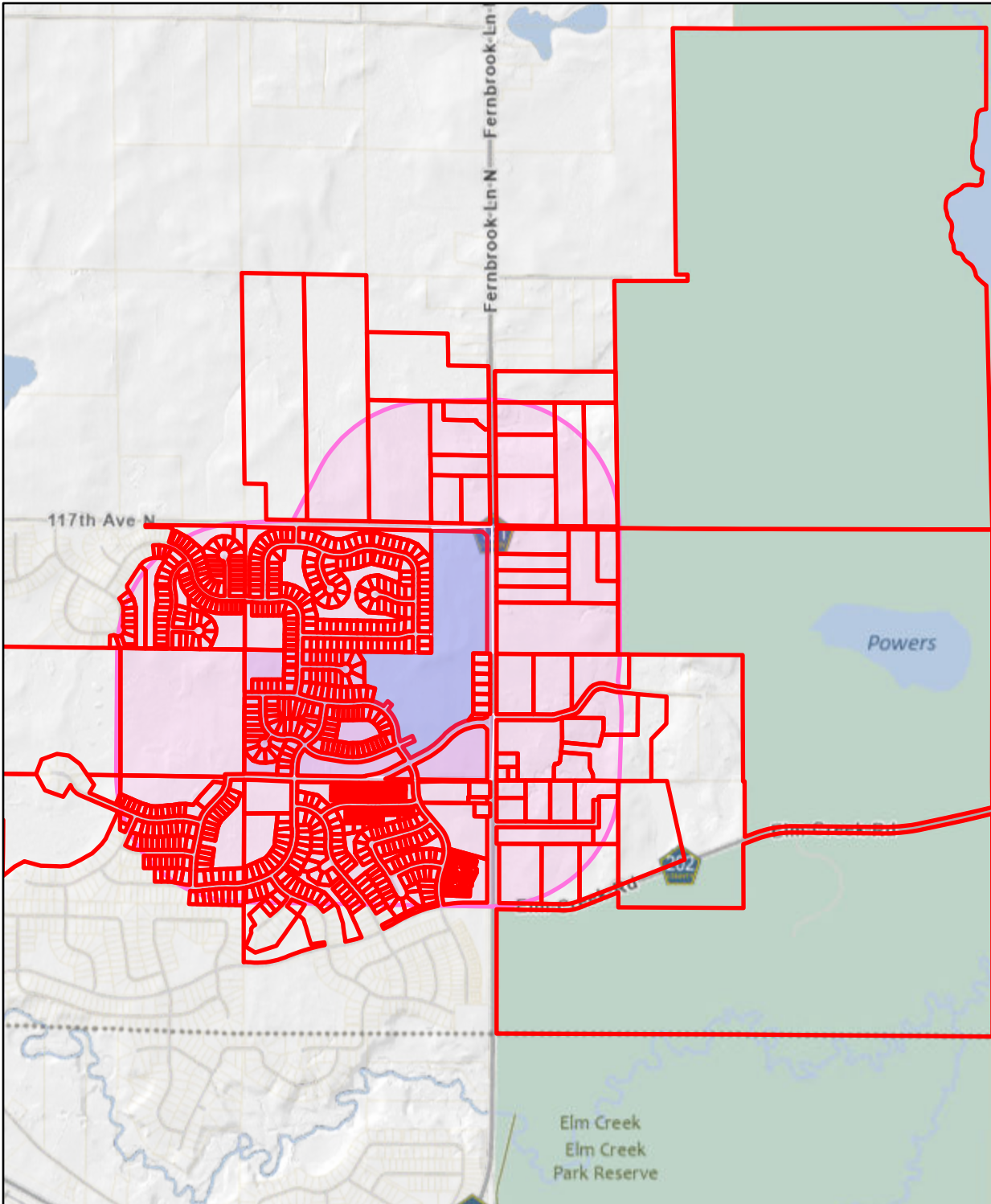
ATTACHMENT(S):

1. Public Notice & Map
2. Public Comments
3. Applicant's Narrative
4. 40-Foot Lot Layout Exhibit
5. Amended DCM Farms Preliminary Plat Dated May 13, 2026
6. Current Approved DCM Farms Preliminary Plat
7. DRAFT Resolution



Hennepin County Locate & Notify Map

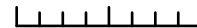
Date: 5/13/2026



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 not suitable 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

From: [Suzy Wang](#)
To: [Jon Sevald](#)
Subject: Comments on DCM Farms / Sundance Woods PUD Amendment
Date: Tuesday, May 26, 2026 10:01:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sevald,

I am writing regarding the proposed PUD amendment for DCM Farms / Sundance Woods scheduled for the June 4, 2026 Planning Commission hearing.

I oppose the proposed reduction in setbacks and increased garage-facing frontage allowance because I am concerned these changes could make the neighborhood feel more crowded and reduce the openness and character of the community.

Unfortunately, I am unable to attend the hearing, but I respectfully request that my comments be included in the public record.

Thank you for your consideration.

Sincerely,

Haixia Wang & Xianzhi Lin
15232 115th Ave N
Dayton MN 55369

[Sent from Yahoo Mail for iPhone](#)

**DCM FARMS
PLANNED UNIT
DEVELOPMENT
(PUD)
AMENDMENT**

INTRODUCTION

A Planned Unit Development (PUD) Amendment is being requested for the DCM Farms development. The goal of the amendment is to clarify setbacks on and replat the alley-loaded single family home lots (Blocks 4,5, and 6 of the 2nd Addition), clarify corner side yard setbacks for the 45-foot-wide single family lots (Lot 1, Block 1; Lot 19, Block 8 and Lot 5, Block 9 of the 2nd Addition), and allow for garages to slightly exceed 70% of the total façade of the home on the 45-foot-wide single family lots.

REPLATTING ALLEY-LOADED SINGLE FAMILY HOME LOTS

Approved Preliminary Plat. The approved preliminary plat and Second Addition final plat established the general layout and setbacks for the alley-loaded single-family lots. While these setbacks were clearly illustrated in the approved plans, they were not explicitly listed in the development data on the cover sheet, which generically noted 25-foot front and rear yard setbacks. In practice, the homes were set back less than 25 feet from the lot lines. As a result, the specific setback dimensions were not formally memorialized in the PUD flexibility resolution, despite being reflected in the approved layout.

To ensure regulatory clarity and consistency with the approved layout, we are requesting to memorialize these setbacks flexibilities, allowing for tighter setbacks as originally design and conceptually approved.



Replattng Lots. We are proposing the addition of a side-entry stoop to the homes, which slightly differs from the originally approved conceptual layout. The intent of the site plan is to create a functional and usable side yard that enhances livability for residents while maintaining appropriate separation between buildings.

To accomplish this usable side yard, the proposed design includes a three-foot setback from the non-stoop side of the home, accompanied by a three-foot drainage and utility easement, which will provide ample room for drainage and maintenance. On the opposite side of the lot line, a seven-foot drainage and utility easement is proposed, along with a minimum 12-foot setback from the adjacent building. Together, these elements create a minimum of 15 feet of building separation and 10 feet of drainage utility easement, which

DCM Farms Planned Unit Development (PUD) Amendment

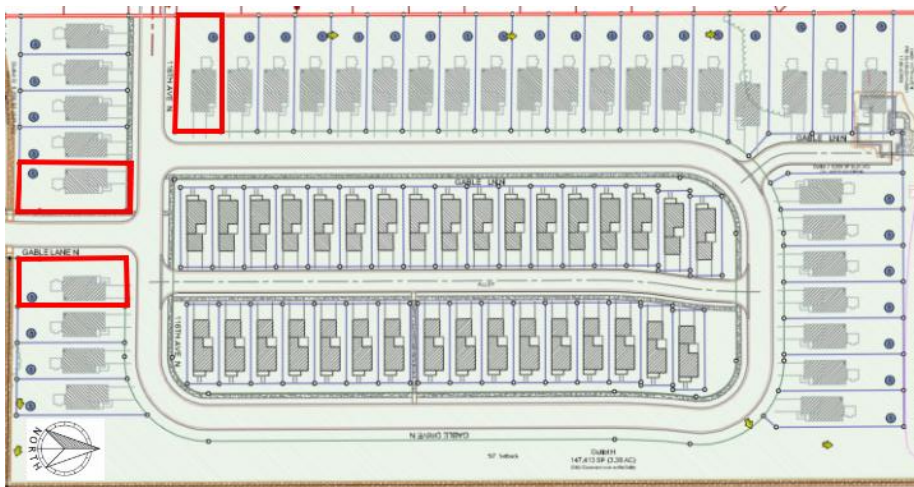
meets the intent of the approved 7.5-foot side yard setbacks for each structure and five-foot drainage and utility easement on either side of the lot. The proposed stoop projects six feet from the home and encroaches into the setback area; however, it is modest in scale and will have minimal visual impact.

Drainage impacts will be addressed through the project's grading plan and individual building permit surveys. These measures will ensure that surface runoff is properly managed and that no adverse impacts occur to adjacent properties or shared spaces.

CORNER SIDE YARD SETBACK FOR 45-FOOT-WIDE LOTS

An additional setback dimension that was not explicitly written on the cover sheet of the preliminary plat but was visually depicted with a reduced setback, relates to the corner side yard setback for the 45-foot-wide lots. This condition applies to three lots within the Second Addition only: Lot 1, Block 1; Lot 19, Block 8; Lot 5, Block 9

For these lots, we are requesting a 20-foot corner side yard setback. This setback is consistent with the adopted R-3 zoning district standards but is inconsistent with the setback reflected in the DCM Farms PUD approval resolution due to the setback not being formally memorialized at the time of approval. The requested setback reflects what was shown on the approved preliminary plat and is intended to clarify and align the governing documents with the originally approved design.



GARAGE WIDTHS

Garage Width. The City's single-family home design standards limit garage widths to no more than 70% of the visible street-facing linear building frontage. On the 45-foot-wide lots located in Blocks 7, 8, and 9, and Lots 1–4 of Block 1 of the 2nd Addition final plat, required side-yard setbacks restrict buildable home widths to approximately 30 feet or less.

Because of this constraint, meeting the City's minimum required garage size of 440 square feet necessitates a slightly higher garage frontage percentage on these narrower lots. We have developed four home plans, each with three elevations, specifically designed for these lot conditions. Three of the four plans marginally exceed the 70% standard, with garage frontage ratios of approximately 71.4% and 71.6%. Renderings of these homes are provided at the end of this narrative.

DCM Farms Planned Unit Development (PUD) Amendment

Given the minimal nature of this deviation and the physical limitations created by lot width and setback requirements, we are requesting slight flexibility from the City on the garage frontage standard for these specific lots. This limited flexibility will allow compliance with the minimum garage size requirement while maintaining architectural variety and consistent neighborhood character.

Additionally, the alley-loaded homes will have no garage visible from the public street. The garage is rear loaded and will front the private street within the development.

SUMMARY OF REQUESTED CHANGES

The following table outlines a summary of the requested changes described above. Changes to approved standards are highlighted.

	R-3 Single-Family	40' Lots¹	45'/50'/55' Lots	65'/75' Lots
Maximum % of lots less than 62' wide	30%	100%	70%	30%
Minimum lot size	6,500 sq ft	4,000 sq ft	4,000 sq ft	7,908 sq ft
Minimum lot width at setback	55' with all lots meeting overall average of 62'	40'	40'	65'
Minimum lot frontage	50'	40'	45'	65'
Minimum corner lot frontage	10' wider than adjacent interior lot	42' ²	58'	66'
Maximum impervious surface	50%	55%	55%	35%
Setbacks:				
Living area or side loaded garage	25'	15'	25'	25'
Front porch	25'	15'	25'	25'
Garage front	30'	15' ³	25'	25'
Side yards	7.5' (for lots 62' and smaller) and 10' (for lots greater than 62')	3' from non-stoop side and 12' from stoop side with 15-foot spacing between homes (excluding stoop)	7.5'	7.5'
Side yard corner lots	20'	15' ² to lot line with 25' from home to street	20' ⁴	25'
Rear	30'	15' ³	25'	25'
Maximum height (as measured from the midpoint on a hipped or pitched roof)	35'	35'	35'	35'

DCM Farms Planned Unit Development (PUD) Amendment

Minimum setback to arterial street	50'	50'	50'	50'
Decks and Attached Open Structures				
Front, side or rear street	30' (50'to arterial)	15' ⁵	25'	25'
Side	7.5'	7' ⁵	7.5'	7.5'
Rear	15'	15'	15'	15'
Garage Width	Cannot comprise more than 70% of the viewable street-facing linear building frontage	0% to public street and 100% to private street	72% ⁷	No more than 70%

¹ 40' lots were previously approved but different standards for these lots are being proposed. This will only apply to Blocks 7, 8, 9 and Lots 1-4, Block 1 of the 2nd Addition.

² While these corner lots have a smaller lot width and corner side yard setback, the homes will be sited at least 25 feet from the street.

³ These are front-loaded homes, and so the garage is in the rear of the home. This is the distance from the garage to the lot line. A 22-foot-long driveway from the garage to the private street will be provided.

⁴ This is consistent with R-3 zoning district standards but inconsistent with the PUD approval resolution. This amendment only pertains to Lot 1, Block 1; Lot 19, Block 8 and Lot 5, Block 9 of the 2nd Addition.

⁵ This will only apply to a stoop and possibly an elevated deck.

SLAB ALLEY-LOADED HOMES



A

B

C



A

B

C



A

B

C





ORIGEN SERIES HOMES (45-FOOT-WIDE LOTS)

Andover (Garage width is 71.4% of façade)



Concord (Garage width is 71.4% of façade)



Lexington (Garage width is 71.6% of façade)



Trenton (Garage width is 70% of façade)



LOT D

1

10

9

8

7

6

5

4

3

2

1

116TH AVE N

1

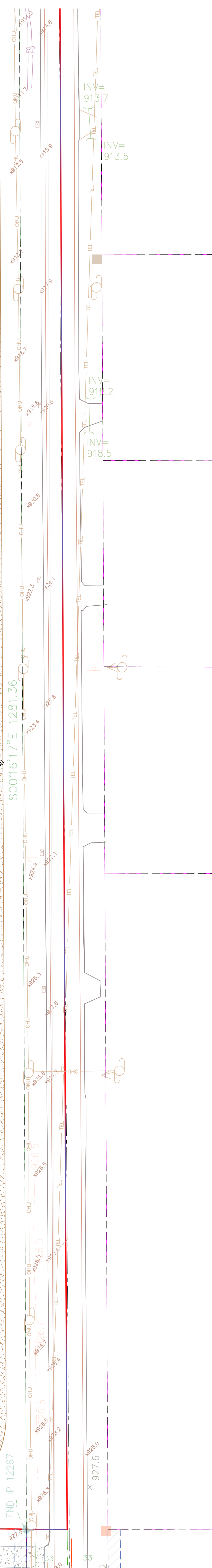
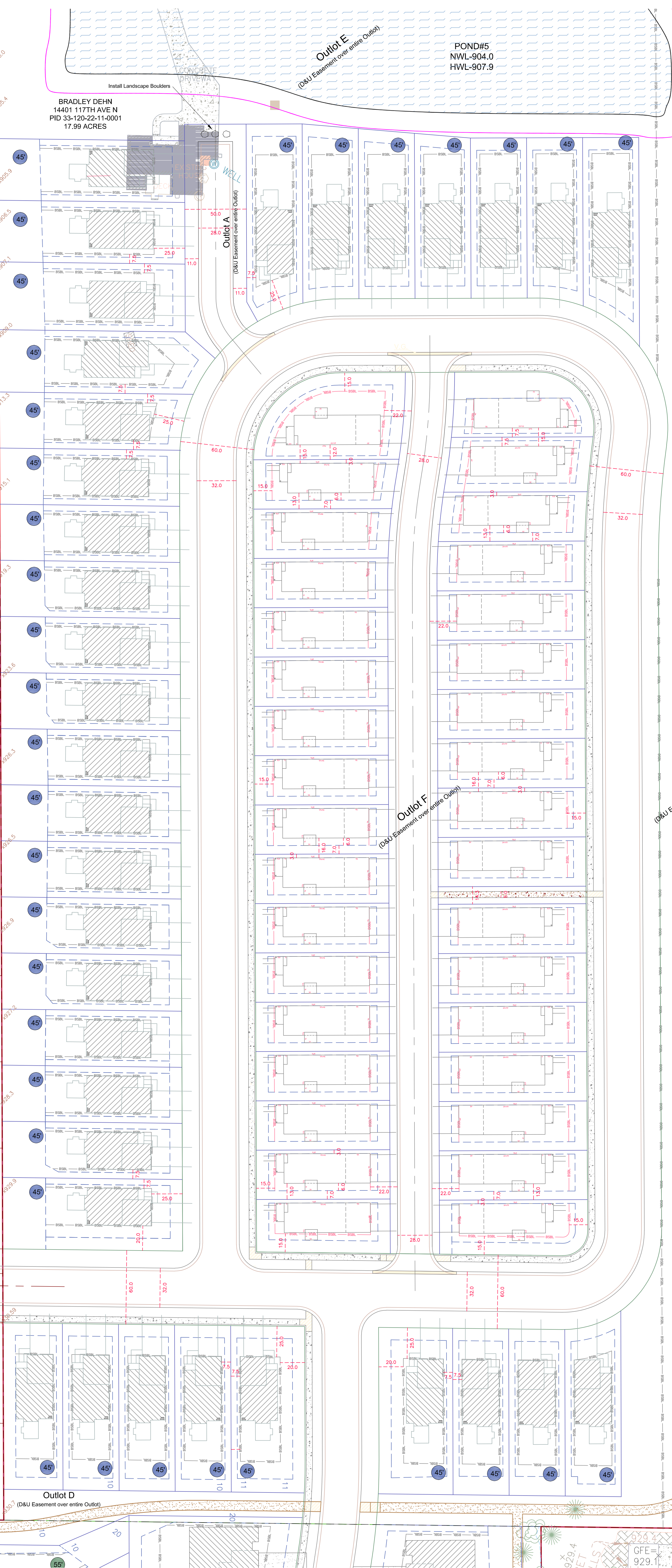
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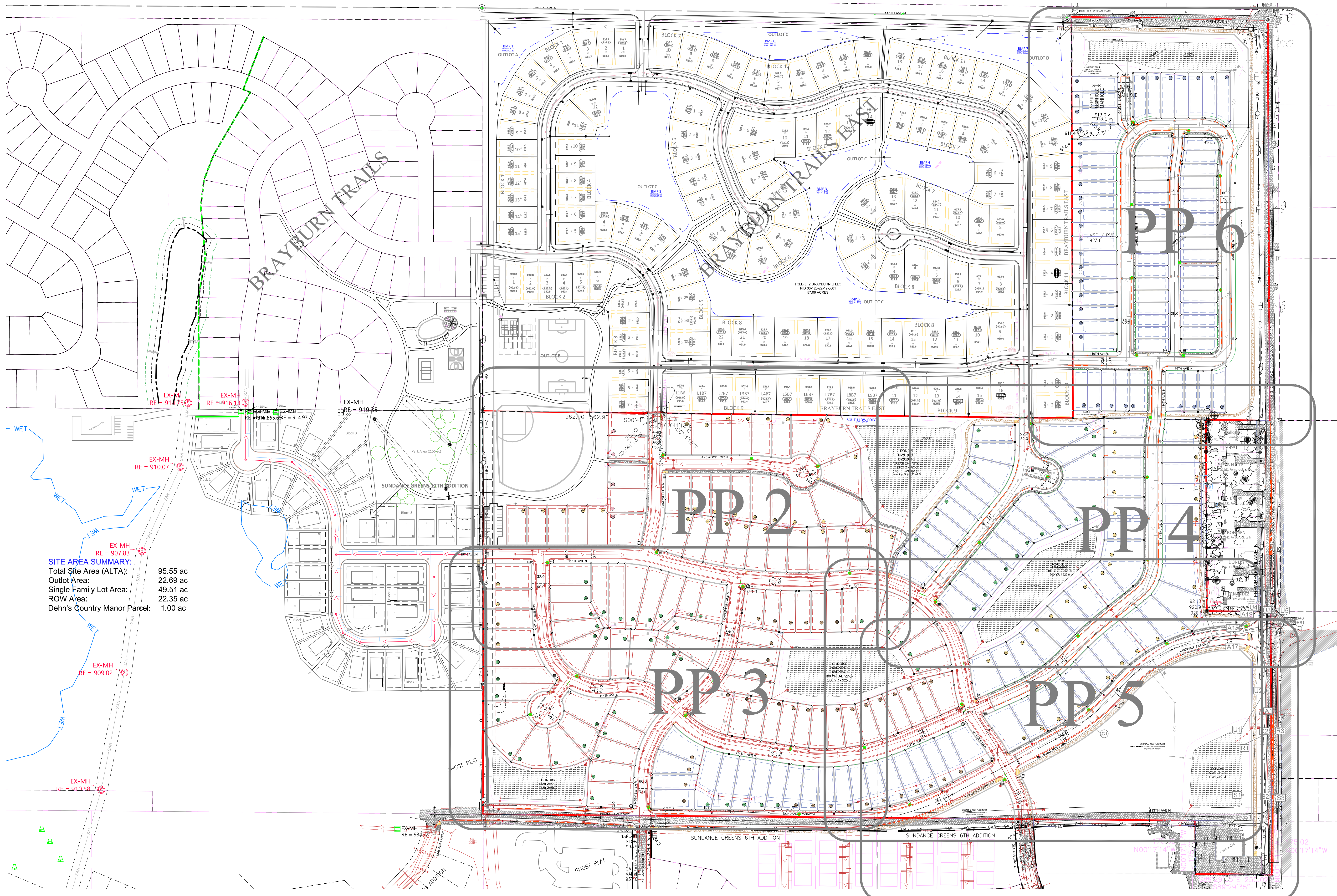
BRAYBURN TRAILS EAST
BLOCK 11

BLOCK 10

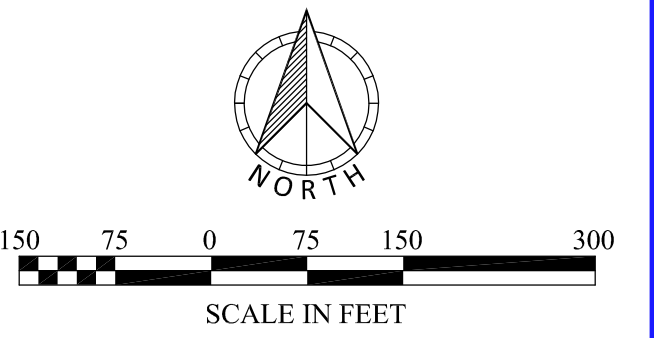
BRADLEY DEHN
14401 117TH AVE N
PID 33-120-22-11-0001
17.99 ACRES

POND#5
NWL-904.0
HWL-907.9





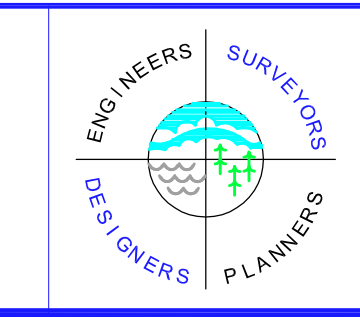
SITE AREA SUMMARY:
 Total Site Area (ALTA): 95.55 ac
 Outlot Area: 22.69 ac
 Single Family Lot Area: 49.51 ac
 ROW Area: 22.35 ac
 Dehn's Country Manor Parcel: 1.00 ac



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 092024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
DATE				
XXXXXX				

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 Dated this 19th day of December, 2024.
Daniel L. Schmidt
 Daniel L. Schmidt, PLS
 schmidt@sathre.com
 Minnesota License No. 26147

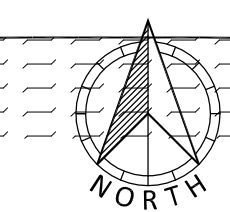
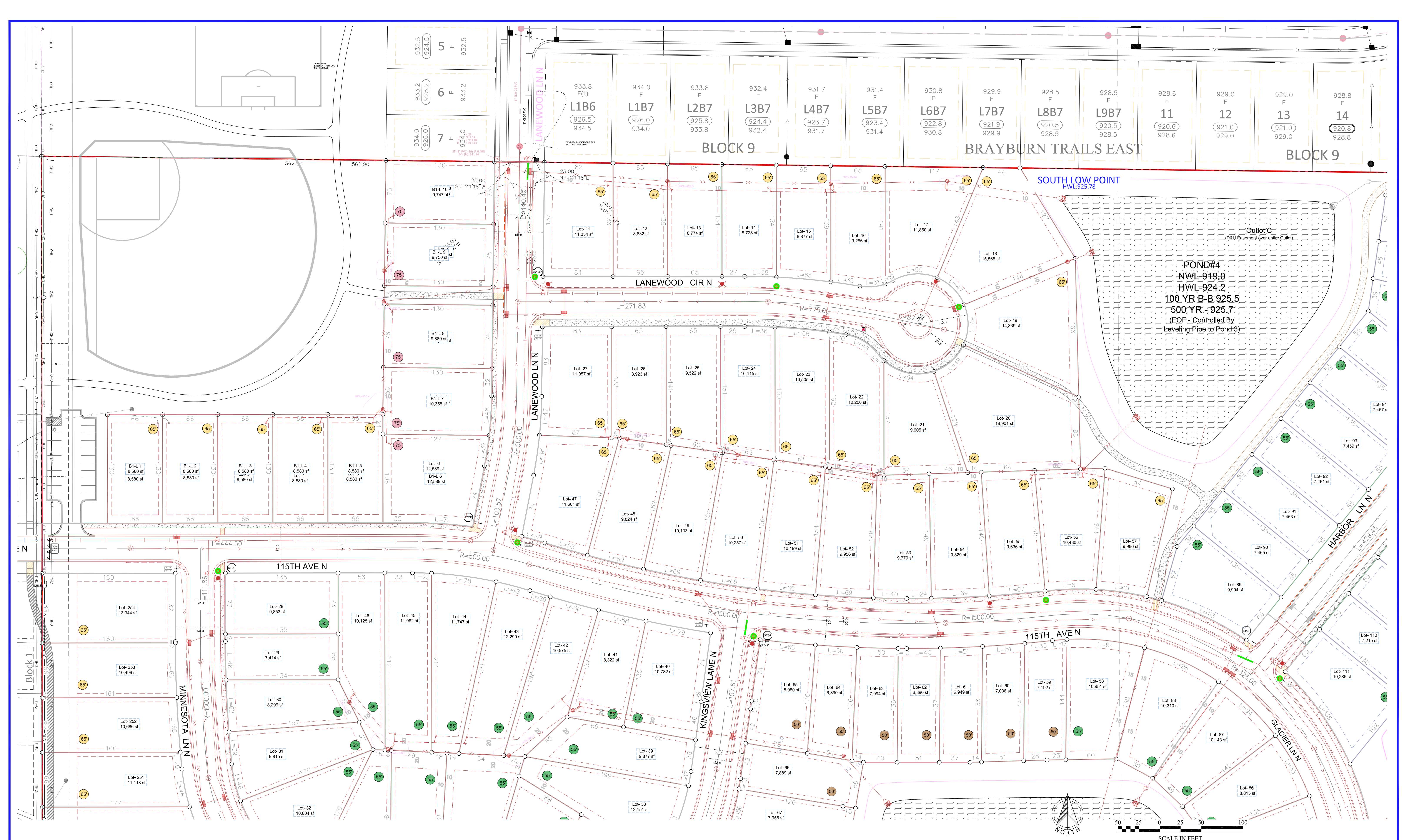


SATHRE-BERGQUIST, INC.
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 PLYMOUTH MN 55447 (952) 476-6000
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TWP. 120°N. R. 22°E. S. 33
 Hennepin County
DAYTON, MINNESOTA

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP1
PP6



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 09/2024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
XXX				
DATE				
XXXXXX				

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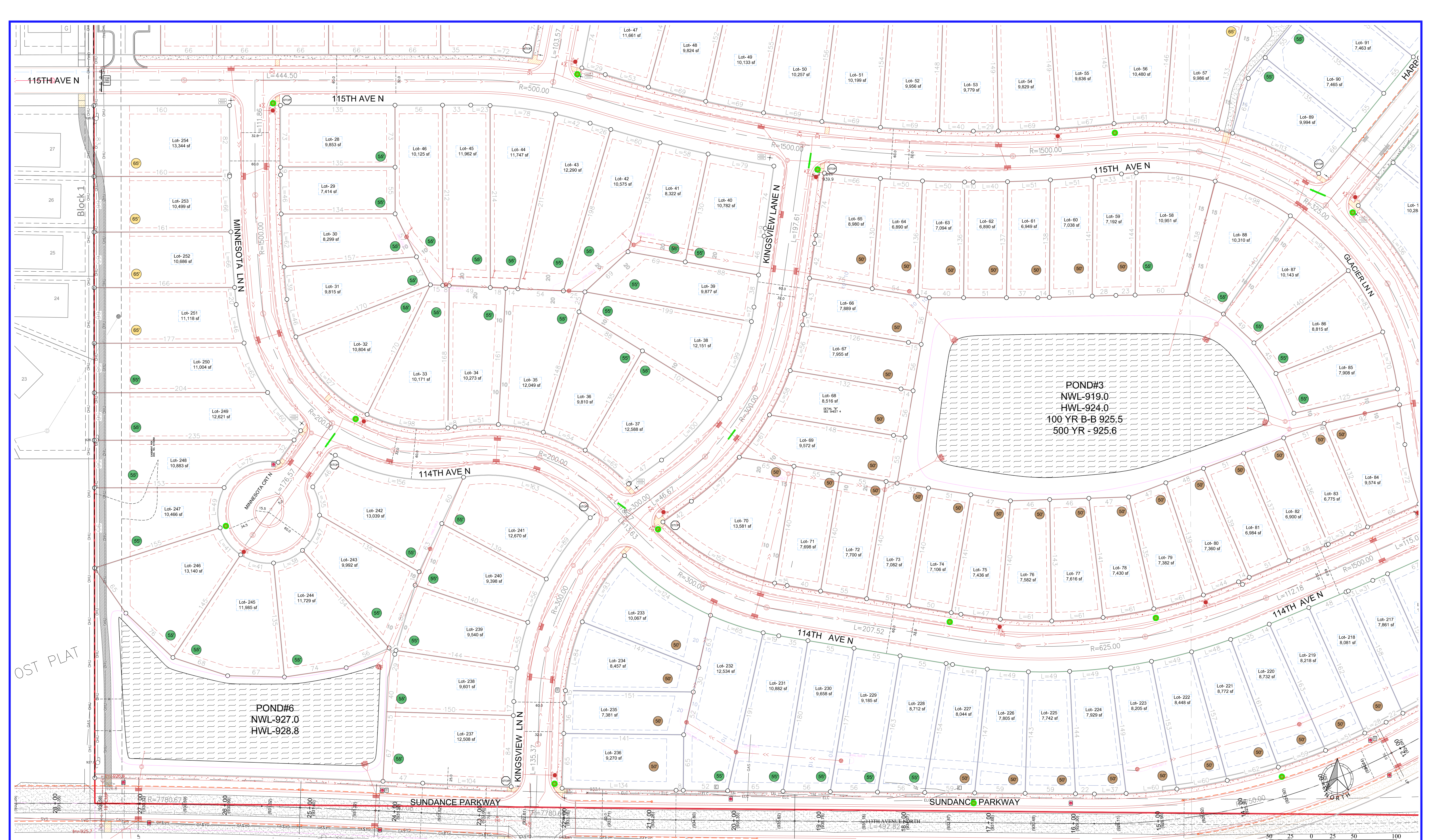
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TWP:120-RGE.22-SEC.33
 Hennepin County
**DAYTON,
 MINNESOTA**

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP2
PP6



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 09/2024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
XXX				
DATE				
XXXXXX				

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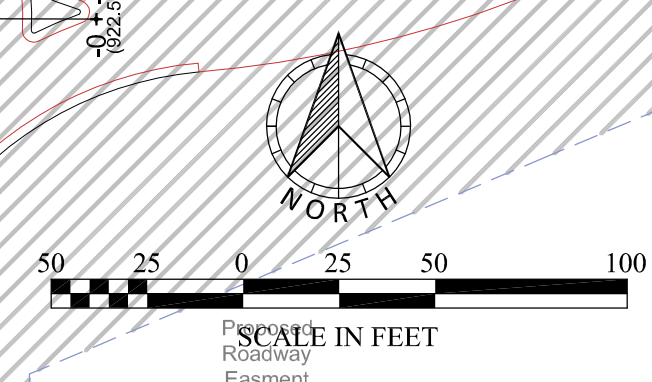
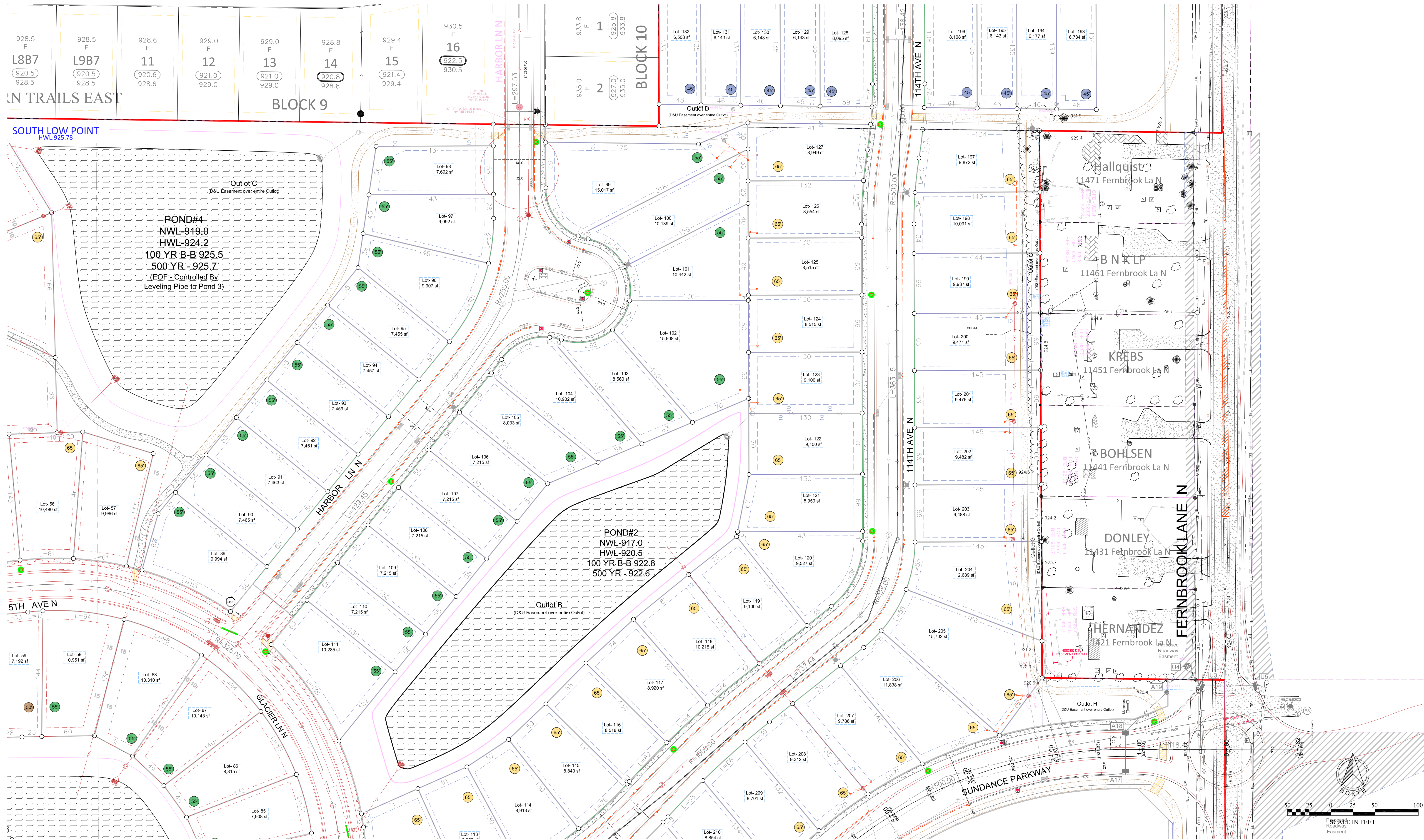
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TWP:120-RGE.22-SEC.33
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DAYTON, MINNESOTA

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP3
PP6



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 09/2024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
XXX				
DATE				
XXXXXX				

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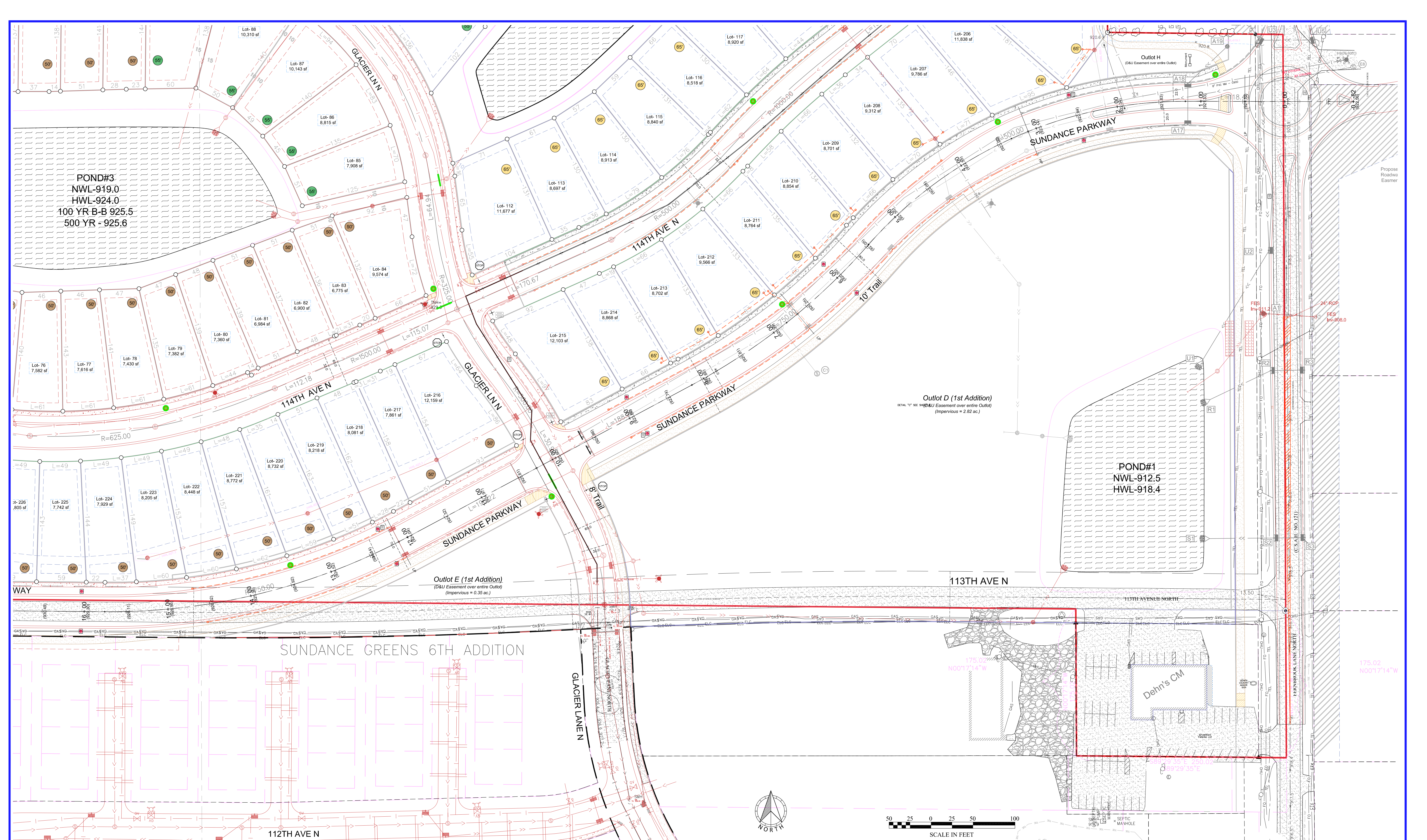
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TWP:120-RGE.22-SEC.33
 Hennepin County
DAYTON, MINNESOTA

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP4
PP6



POND#3
 NWL-919.0
 HWL-924.0
 100 YR B-B 925.5
 500 YR - 925.6

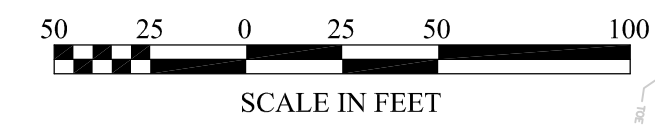
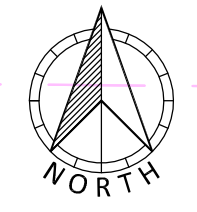
POND#1
 NWL-912.5
 HWL-918.4

Outlet E (1st Addition)
 (D&U Easement over entire Outlet)
 (Impervious = 0.35 ac.)

Outlet D (1st Addition)
 (D&U Easement over entire Outlet)
 (Impervious = 2.82 ac.)

SUNDANCE GREENS 6TH ADDITION

Dehn's CM

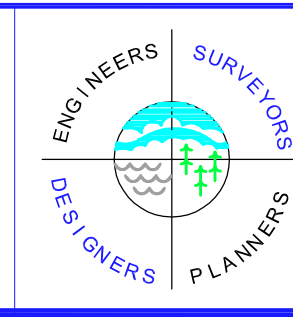


FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 09/2024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
XXX				
DATE				
XXXXXX				

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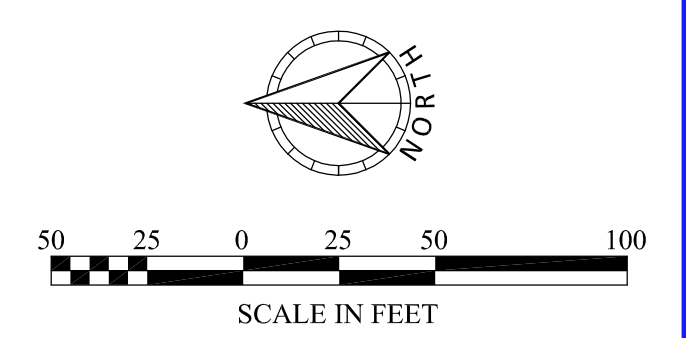
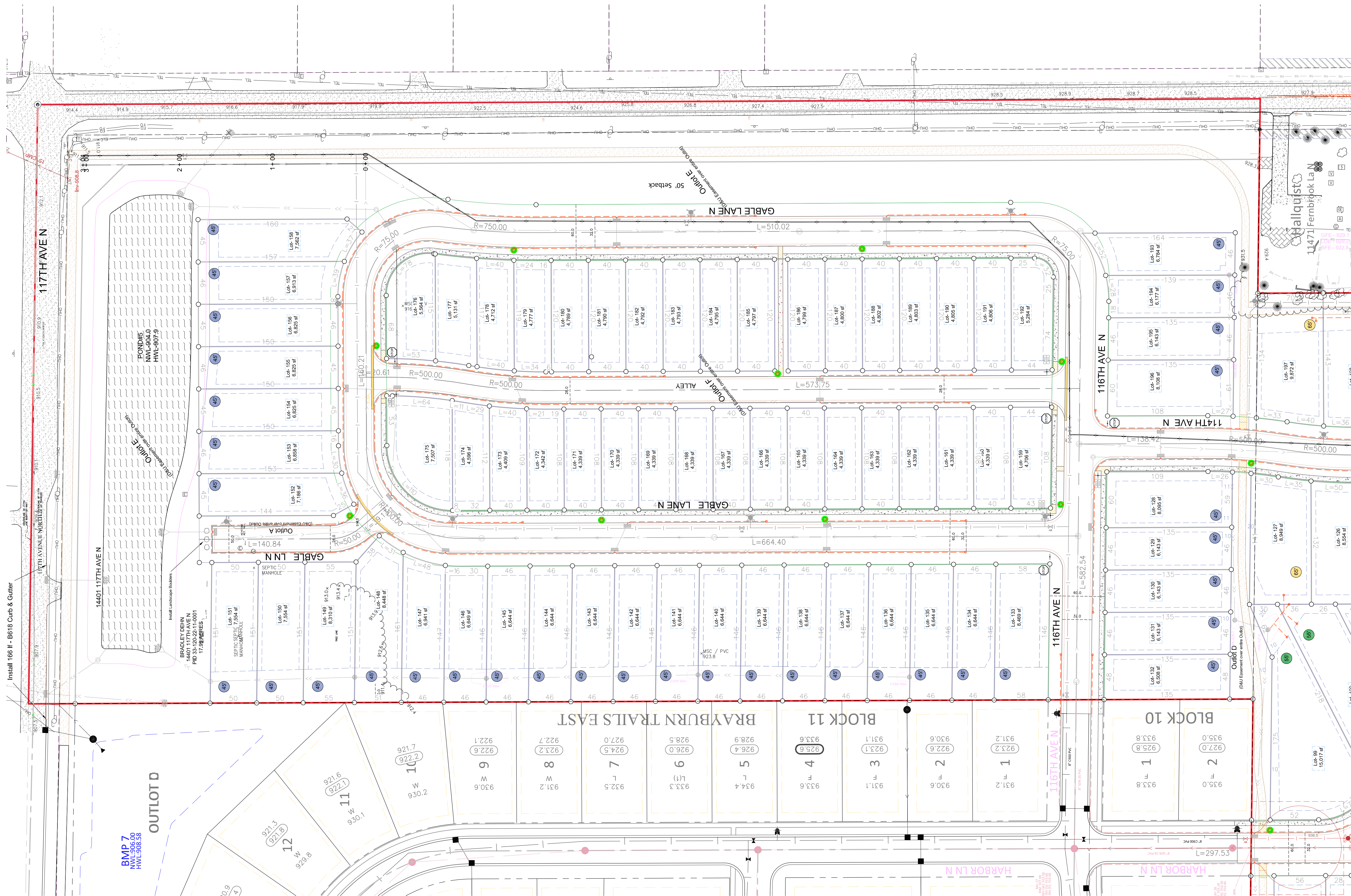


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TWP:120-RGE.22-SEC.33
 Hennepin County
DAYTON, MINNESOTA

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP5
PP6



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSM	9/27/24	CITY COMMENTS 09/2024
DRAWN	2	RSM	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSM	2/19/25	PC MEETING - SYSB CDS REMOVAL
CHECKED	4	RSM	5/13/26	PP AMEND - ALLEY LOTS MI HOMES
DATE				
XXXXXX				

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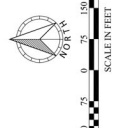
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TWP:120-RGE.22-SEC.33
 Hennepin County
DAYTON, MINNESOTA

PRELIMINARY PLAT AMENDMENT
 DCM FARMS (2ND ADD LOTS)
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 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
PP6
PP6



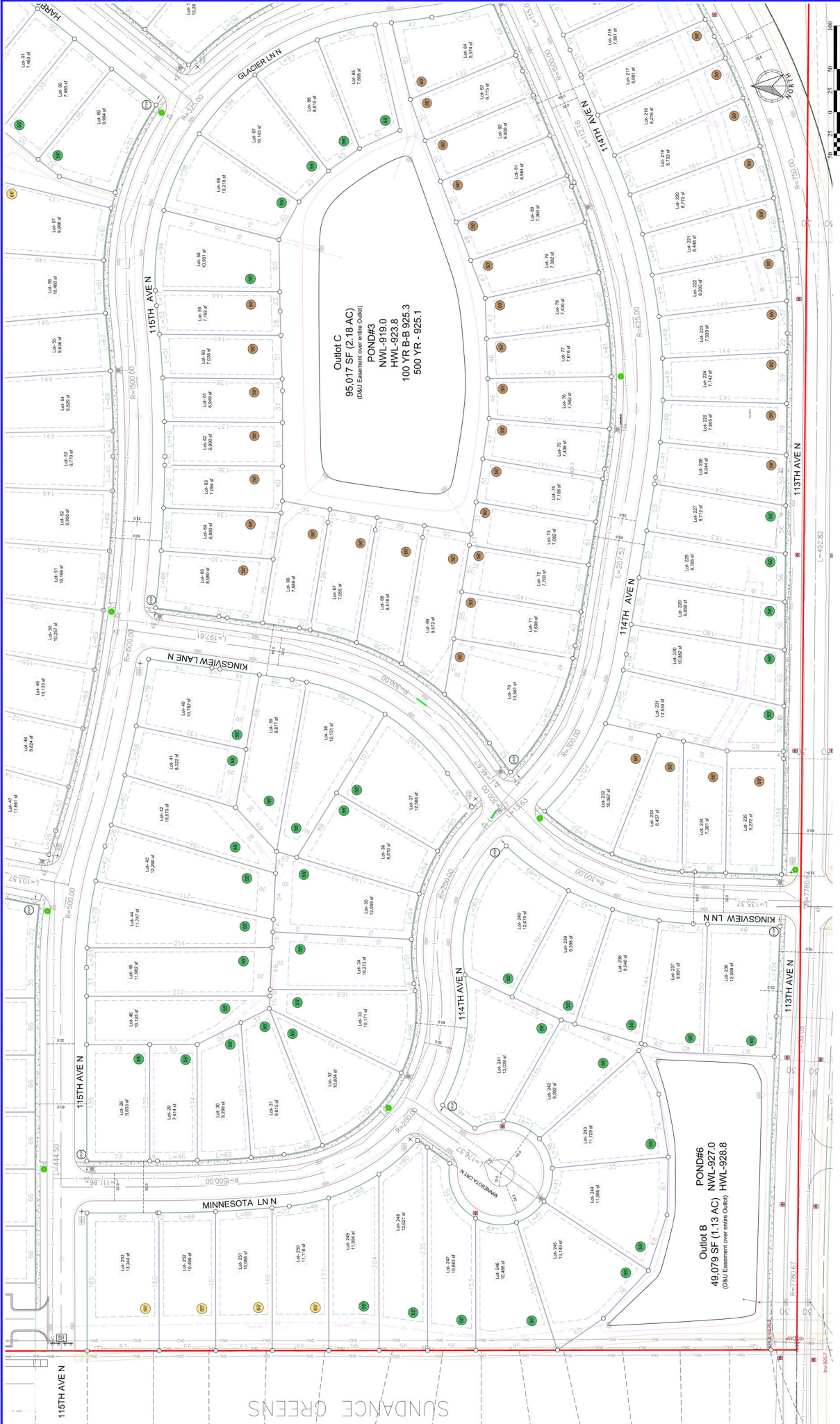
SITE AREA SUMMARY:
 Total Site Area (ALTA): 95.55 ac
 Outlot Area: 22.69 ac
 Single Family Lot Area: 49.51 ac
 ROW Area: 22.35 ac
 DeWitt's Country Manor Parcel: 1.00 ac

NO.	BY	DATE	REVISION
1	RSB	07/24	CITY COMMENTS #0024
2	RSB	07/24	PC MEETING LAYOUT CHANGE
3	RSB	2/1/25	PC MEETING - SYBS COS REMOVAL
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99	RSB	2/1/25	PC MEETING - SYBS COS REMOVAL
100	RSB	2/1/25	PC MEETING - SYBS COS REMOVAL

I hereby certify that this map 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 19th day of December, 2024.
David J. Schmitt
 David J. Schmitt, L.S.
 Minnesota License No. 26147
 dschmitt@sathre.com

SATHRE-BERGQUIST, INC.
 14000 20TH AVENUE NORTH, SUITE 120
 FARMINGTON, MN 55431
 WWW.SATHRE.COM

FILE NO. 19214-006
PP1
 PRELIMINARY PLAT - DCM FARMS
 PREPARED FOR:
 SUNDANCE WOODS, LLC.
PP6



Outlet C
 95,017 SF (2.18 AC)
 (DAU Easement over entire Outlet)
POND#3
 NWL-919.0
 HWL-923.8
 100 YR B-B 925.3
 500 YR - 925.1

Outlet B
 49,079 SF (1.13 AC)
 (DAU Easement over entire Outlet)
POND#6
 NWL-927.0
 HWL-928.8

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	BSM	07/24	CITY COMMENTS 0024
XXX	2	BSM	07/24	PC MEETING LAYOUT CHANGE
XXX	3	BSM	07/25	PC MEETING - SYS CODE REMOVAL
DATE				
DATE				

SCALE IN FEET
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PRELIMINARY PLAT - DCM FARMS
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

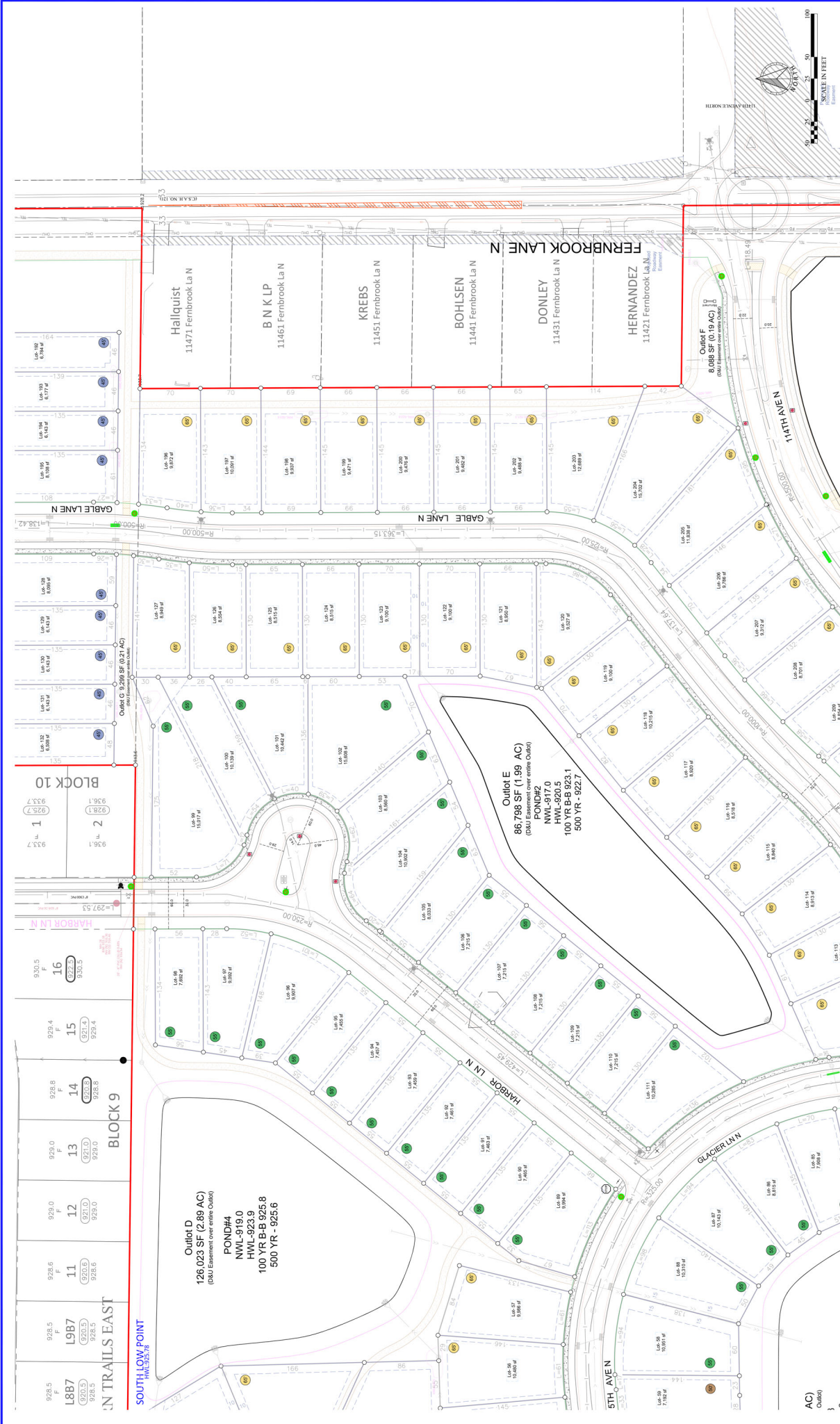
TYPE: PDR SEC. 33
 Hennepin County

DAYTON
 MINNESOTA

SATHRE-BERGQUIST, INC.
 14000 20TH AVENUE NORTH, SUITE 120
 FARMINGDALE, MN 55449
 WWW.SATHRE.COM

ENGINEERS
 SURVEYORS

I hereby certify that this plat, plan or other map 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 19th day of December, 2021.
David J. Sathre
 David J. Sathre, L.S.
 Minnesota License No. 26147
 dsathre@sathre.com



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSW	07/27/24	CITY COMMENTS #0024
XXX	2	RSW	08/17/24	CITY COMMENT CHANGE
XXX	3	RSW	2/19/25	PC MEETING LAYOUT CHANGE
XXX	4	RSW	2/19/25	PC MEETING SYBS CODE REMOVAL
DATE				
DATE				

I hereby certify that this survey, plan or other data 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.
 Signed this 19th day of December, 2024.
Donald J. Schmitt
 Donald J. Schmitt, L.S.
 Minnesota License No. 26147
 dschmitt@sathre.com

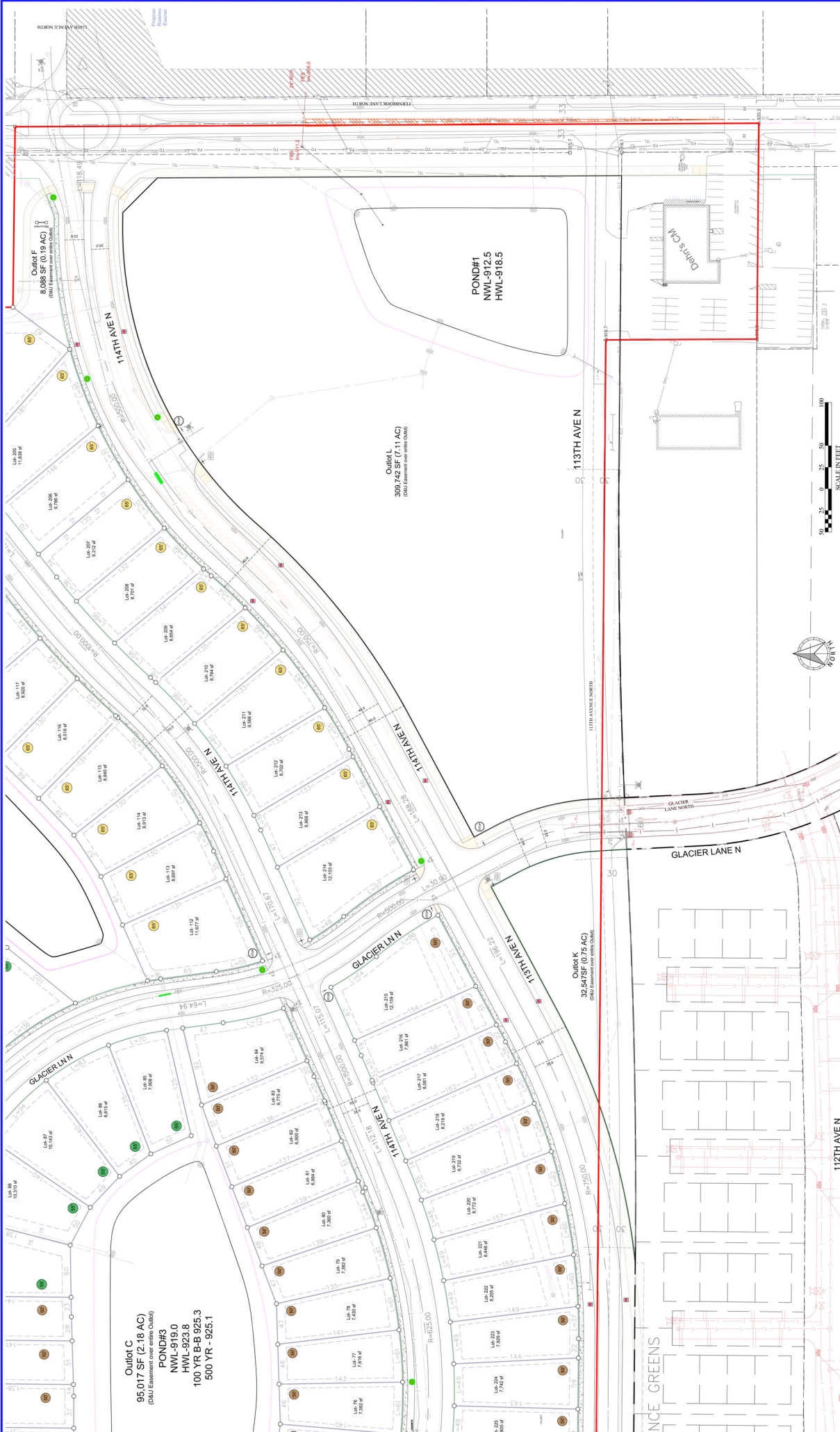
I hereby certify that this plan, map or other data prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Signed this 19th day of December, 2024.
David J. Sathre
 David J. Sathre, P.E.
 Minnesota License No. 26147
 dsathre@sathre.com

SATHRE-BERGQUIST, INC.
 14000 20TH AVENUE NORTH, SUITE 120
 FARMINGDALE, MN 55448
 WWW.SATHRE.COM

TWP. 25A, RGE. 2, SEC. 33
 Hennepin County

PRELIMINARY PLAT - DCM FARMS
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19214-006
 PP4
 RP6



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	RSW	9/27/24	CITY COMMENTS #9024
XXX	2	RSW	10/17/24	PC MEETING LAYOUT CHANGE
XXX	3	RSW	2/19/25	PC MEETING - SYBS COS REMOVAL
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DATE				
XXXXXX				

I hereby certify that this survey, plan or other data 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 19th day of December, 2024.
 Daniel L. Schmitt, L.S.
 Minnesota License No. 26147
 dschmitt@sathre.com

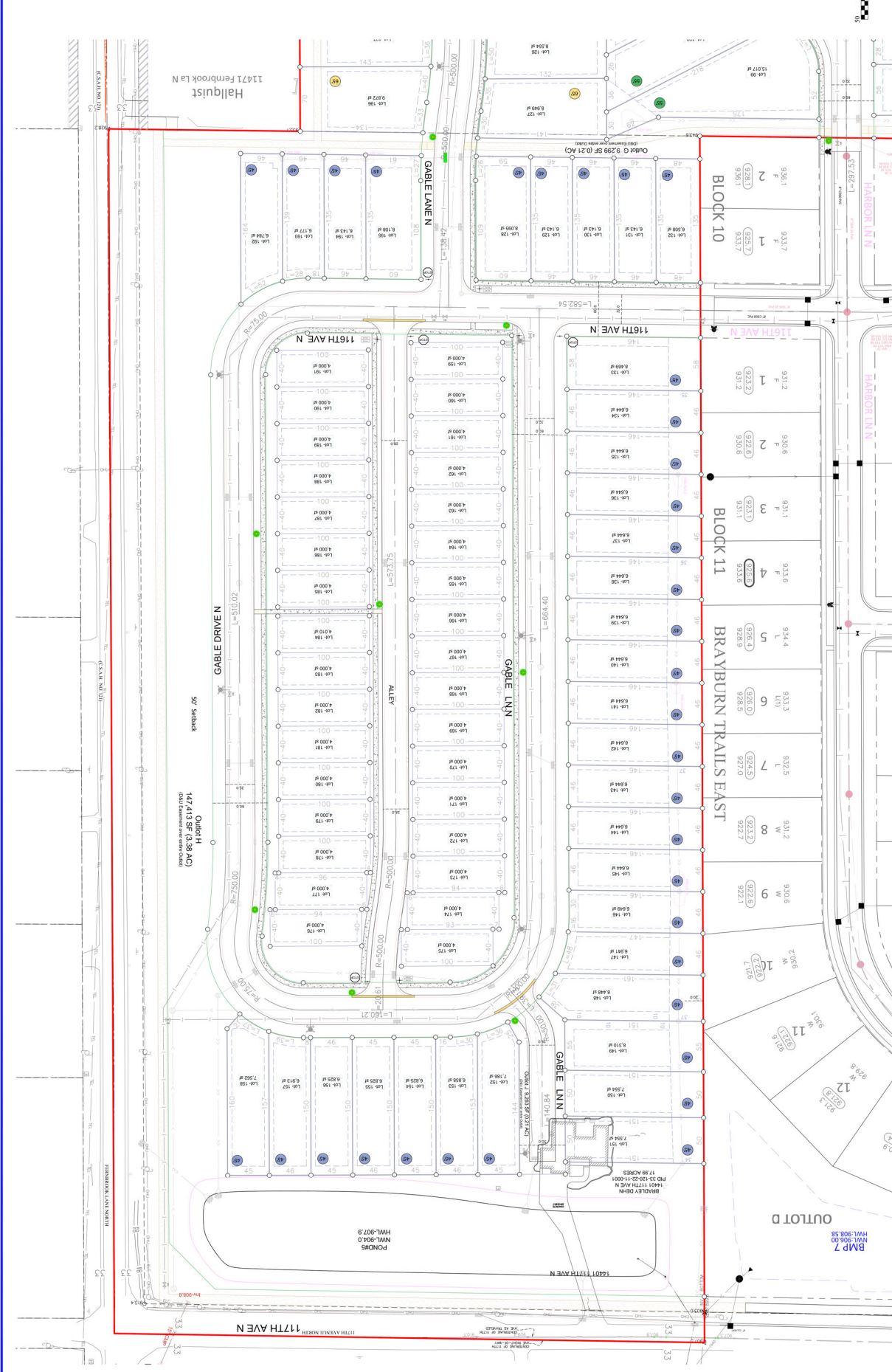
I, the undersigned, hereby certify that the contents of this plan, map or other data prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Dated this 19th day of December, 2024.
 Daniel L. Schmitt, L.S.
 Minnesota License No. 26147
 dschmitt@sathre.com

SATHRE-BERGQUIST, INC.
 14000 20TH AVENUE NORTH, SUITE 120
 FARMINGTON, MINNESOTA 55431
 WWW.SATHRE.COM

DAYTON
 MINNESOTA

PRELIMINARY PLAT - DCM FARMS
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

FILE NO.
 19274-006
 PP5
 RP6



NO.	DATE	BY	REVISION
1	07/24/24	RSW	CITY COMMENTS RESPONSE
2	08/21/24	RSW	PC MEETING LAYOUT CHANGE
3	09/12/24	RSW	PC MEETING SYS CODE REMOVAL
4	10/01/24	RSW	PC MEETING SYS CODE REMOVAL
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100	09/18/26	RSW	PC MEETING SYS CODE REMOVAL

FILE NO. 19274-006
 PP6
 RP6

PRELIMINARY PLAT - DCM FARMS
 PREPARED FOR:
 SUNDANCE WOODS, LLC.

TYPE 25A PGE 52 SEC. 33
 Hennepin County

DAYTON
 MINNESOTA

SATHRE-BERGQUIST, INC.
 14000 207TH AVENUE NORTH, SUITE 120
 FARMINGTON, MN 55448
 WWW.SATHRE.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MINNESOTA
 LICENSE NO. 19274-006

DATE: 10/22/2024
 TIME: 10:00 AM
 PROJECT: 19274-006
 DRAWING: 19274-006-01
 SHEET: 19274-006-01-01

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RESOLUTION __-2026

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**A RESOLUTION APPROVING AMENDMENTS TO THE PRELIMINARY PLAT AND
PLANNED UNIT DEVELOPMENT OF DCM FARMS**

WHEREAS, Tom Dehn, Sundance Wood, LLC (Applicant) has applied for a Preliminary Plat and Planned Unit Development Amendment for land in DCM Farms Second Addition, on property legally described as:

Parcel 1

The Southwest Quarter of the Northeast Quarter, Section 33, Township 120, Range 22, and the Southeast Quarter of the Northeast Quarter of Section 33, Township 120, Range 22, except that part thereof described as follows, to-wit: Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence West on the North line thereof, a distance of 209 feet; thence South and parallel with the East line thereof 627 feet; thence East and parallel with the North line thereof 209 feet; thence North on the East line thereof 627 feet to the point of commencement.

Abstract Property (Title Commitment File No. 60664 and ORTE750588)

Parcel 2

The East ½ of the Northeast ¼ of the Northeast ¼ of Section 33, Township 120, Range 22, Hennepin County, Minnesota.

Abstract Property (Title Commitment File No. 60665 and ORTE750588)

Parcel 3

The East 250 feet of the North 175 feet of the East Half of Southeast Quarter (E1/2 of SE1/4) of Section 33, Township 120, Range 22, Hennepin County, Minnesota, subject to right of public over the East 33 feet thereof.

Abstract Property (Title Commitment File No. ORTE750588)

WHEREAS, the property is zoned R-3 – Single-Family Attached and Detached District with a Planned Unit Development Overlay; and,

WHEREAS, the property is guided Low Density Residential in the 2040 Comprehensive Plan; and,

WHEREAS, Public Notice was published in THE PRESS on May 21, 2026 and mailed to property owners within ¼ of a mile of the subject property. The Planning Commission held a Public Hearing on June 4, 2026; and,

WHEREAS, the City Staff studied the matter, reports were issued, and information was provided to the City Council regarding the Application; and,

WHEREAS, the City Council, at its June 23, 2026 meeting, considered the matter and approved it subject to various conditions; and,

PLANNED UNIT DEVELOPMENT

WHEREAS, the purpose of a 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. This section may allow deviations, under appropriate circumstances, to underlying ordinance provisions, if it is proven that public benefits are provided to mitigate any deviations (City Code 1001.10, Subd 1 (Purpose); and,

WHEREAS, the Preliminary Plat and Planned Unit Development of DCM Farms was approved by the City Council of the City of Dayton on April 8, 2025; and,

WHEREAS, the applicant has requested additional deviations from the R-3 District Standards and Planned Unit Development of DCM Farms; and,

WHEREAS, the Standards for DCM Farms Second Addition shall include:

	R-3 Single-Family Standards	Standards for 40' Lots	Standards for 45'/50'/55' Lots	Standards for 65'/75' Lots
Maximum % of lots less than 62' wide	30%	70%		30%
Minimum lot size	6,500 sq ft	4,000 sq. ft.	4,000 sq. ft.	7,908 sq. ft.
Minimum lot width at setback	55' with all lots meeting overall average of 62'	40'	40'	65'
Minimum lot frontage	50'	40'	45'	65'
Minimum corner lot frontage	10' wider than adjacent interior lot	42'	58'	66'
Maximum impervious surface	50%	55%	55%	35'
Setbacks, Principal Structure				
Living area or side loaded garage	25'	15'	25'	25'
Front porch	25'	15'	25'	25'
Garage front	30'	N/A	25'	25'

	R-3 Single-Family Standards	Standards for 40' Lots	Standards for 45'/50'/55' Lots	Standards for 65'/75' Lots
Side yards	7.5' (for lots 62' and smaller) and 10' (for lots greater than 62')	3' on non-patio side and 12' on patio side	7.5'	7.5'
Side yard corner lots	20'	15'	25' except 20' for the corner lots at the intersection of: <ul style="list-style-type: none"> • 116th Avenue and Gable Lane • 116th Avenue and 114th Avenue 	25'
Rear	30'	15'	25'	25'
Maximum height (as measured from the midpoint on a hipped or pitched roof)	35'	35'	35'	35'
Minimum setback to arterial street	50'	50'	50'	50'
Setbacks, Decks and Attached Open Structures				
Front, side or rear street	30' (50' to arterial)	15'	25'	25'
Side	7.5'	7'	7.5'	7.5'
Rear	15'	15'	15'	15'
Garage Width	Cannot comprise more than 70% of the viewable street-facing linear building frontage	Cannot comprise more than 0% to a public street and 100% to a private street	Cannot comprise more than 70% of the viewable street-facing building frontage on 50'/55' lots, 72% of the viewable street-facing building frontage on 45' lots	Cannot comprise more than 70% of the viewable street-facing linear building frontage

WHEREAS, pursuant to Section 1001.10 of the City Code, approval of the Planning and Zoning Commission and City Council shall be required for changes such as rearrangement of lots, blocks and building tracts of a Planned Unit Development. These changes shall be consistent with the purpose and intent of the approved final development plan.

Finding: The proposed changes to the Planned Unit Development of DCM Farms are consistent with the purpose and intent of the Planned Unit Development as approved on April 8, 2025. The proposed amendments to

the plan do not increase the density of the Plat or relocate any of the structures proposed in the initial Planned Unit Development approval. This amendment is consistent with the purpose and intent of the final development plan because it promotes the efficient use of the lots created in the original Preliminary Plat of DCM Farms.

NOW, THEREFORE, in consideration of the Staff Report, Planning Commission recommendation, and public testimony, the City of Dayton City Council APPROVES amendment to the Planned Unit Development of DCM Farms with the following conditions:

1. The Applicant shall continue to comply with the conditions of Resolution 20-2025 Amending the Comprehensive Plan, Approving a Preliminary Plat for a Planned Unit Development of DCM Farms dated April 8, 2025.
2. Any building permit for a structure to be constructed within 5 ft. of a lot line must include evidence of compliance with all MN State Building and Fire Code requirements.
3. The minimum driveway length on a lot with a width of 40 feet shall be 22 feet as measured from the garage to curb of the private street.

PRELIMINARY PLAT

WHEREAS, the Applicant requests approval of the Amendments to the Preliminary Plat of DCM Farms consisting of 253 single-family lots; and,

NOW, THEREFORE, in consideration of the Staff Report, Planning Commission recommendation, and public testimony, the City of Dayton City Council APPROVES the Preliminary Plat Amendment with the following conditions:

1. The Applicant shall continue to comply with the conditions of Resolution 20-2025 Amending the Comprehensive Plan, Approving a Preliminary Plat for a Planned Unit Development of DCM Farms dated April 8, 2025.
2. The Applicant shall comply with the revised Preliminary Plat dated May 27, 2026.

Adopted by the City Council of the City of Dayton on this 23rd day of June, 2026

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by Councilmember, _____, Second by Councilmember _____

Ayes:

Nays:

Resolution Approved

Published by THE PRESS on _____.

ITEM:

PUBLIC HEARING. Ordinance 2026-XX, Amending City Code Section 1001.19 Subd. 7(2)G related to minimum garage size for single and 2-family dwellings

APPLICANT/PRESENTERS:

Grace Gerard, Consulting City Planner

PREPARED BY:

Grace Gerard, Consulting City Planner

BACKGROUND/OVERVIEW:

Minimum garage size and minimum parking requirements for single-family detached and attached dwelling units are established in several sections of the Code

During permit review of homes in DCM Farms, it came to the attention of staff that there is a conflict within the Code regarding the minimum garage size requirement. The intent of the Ordinance amendment is to remove this conflict.

Minimum Garage size is regulated in both the Off-Street Parking section of the City Code, and under each Zoning District. The R1A, R-2, and RE districts reference R-1 standards.

MINIMUM GARAGE SIZE	A1 & SA	A2	A3	RO	R1	R1A	R2	RE	R3	RM	GMU 1, 2	GMU 3, 4	GMU 5
Single-Family Attached / Detached with basement ¹	-	-	-	2 spaces per unit ²	440	440	440	440	440	440 ³	440	480 ⁴	1001.19 Parking Regulations
Single-Family Attached / Detached without basement ¹	-	-	-		540	540	540	540	540	540 ⁵	540	540 / 480	
Single-Family Detached	-	-	-		440 ⁶	440 ⁷	440 ⁸	440 ⁹	↑	-	-	-	

A minimum garage size of 440 square feet is required for detached single-family dwellings, regardless of the presence of a basement, in the R-1, R-1A, R-2, RE, R-3, and RM zoning districts.¹⁰ The minimum garage size for attached single-family dwellings in the R-3 and RM zoning district is 440 square feet for dwelling units with a basement and 540 square-feet for

¹ City Code 1001.19, Subd 7(2)(g) (Garage size).

² City Code 1001.05, Subd 12(9)(a)(1) (For single-family and townhouses)

³ City Code 1001.05, Subd 6(7)(g)(2)(a) (Garages)

⁴ City Code 1001.065, Subd 3(8)(a) (Parking requirements), 1001.065, Subd 4(7)(a) (Parking requirements)

⁵ City Code 1001.05, Subd 6(7)(g)(2)(b) (Garages)

⁶ City Code 1001.05, Subd 1(6)(a)(1) (Parking regulations)

⁷ City Code 1001.05, Subd 2(9)(a) (Special minimum requirements)

⁸ City Code 1001.05, Subd 3(6)(b) (Special minimum requirements)

⁹ City Code 1001.05, Subd 4(6)(b) (Special minimum requirements)

¹⁰ City Code Section 1001.05 Subd. 1(6)a, 1001.05 Subd. 2(9)a, 1001.05 Subd. 3(6)b, 1001.05 Subd. 4(6)b, 1001.05 Subd. 5(8)a, 1001.05 Subd. 6(6)a

PLANNING COMMISSION MEETING

dwelling units without a basement.¹¹ The minimum garage size for townhomes in the GMU-2, GMU-3, GMU-4 zoning districts is 480 square feet.¹²

City Code Section 1001.19 Subd. 7(2) regulates parking and says:

g. Garage size. The minimum garage size for single and 2-family dwellings attached or detached, shall be 440 square feet (22' x 20') for each dwelling unit with a basement and 540 square feet (22' x 24') without a basement.

The inconsistency between the performance standards for each district and City Code Section 1001.19 Subd. 7(2)g has created confusion between City staff and builders. By removing the above section of Code, the minimum garage size for detached and attached single-family dwelling units will be established within the performance standards for each zoning district, as it is already written within those sections. This will eliminate the conflict between the performance standards and parking sections of Code and increase consistency in the plan review process for new dwelling units.

As a frame of reference, the City Code also establishes a minimum parking requirement of two enclosed spaces and two surface spaces for all single and two-family dwellings and two enclosed spaces, two surface spaces, and ½ visitor spaces for townhomes.¹³ In Dayton, the minimum size of a parking space is 10 feet in width and 20 feet in depth, or 200 square feet.¹⁴ A garage size of 400 square feet is needed to accommodate two enclosed parking spaces. A 440 square foot garage, as is already permitted for all detached single-family dwelling units within the performance standards for R-1, R-1A, R-2, RE, R-3, and RM zoning districts, meets this standard and allows 40 square feet for the storage of trash and recycling receptacles and lawn maintenance equipment that would not typically be stored within a basement. Additionally, staff has not received any complaints regarding garage size from residents of detached single-family dwellings.

CRITICAL ISSUES:

N/A

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
N/A	N/A	N/A

RELATIONSHIP TO COUNCIL GOALS:

N/A

¹¹ City Code Section 1001.05 Subd. 5(9)c8

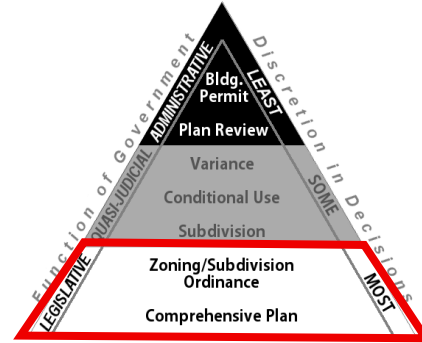
¹² City Code Section 1001.065 Subd. 2(8)a, 1001.065 Subd. 3(8)a, 1001.065 Subd. 4(7)a

¹³ City Code Section 1001.19 Subd. 7(2)j

¹⁴ City Code Section 1001.19 Subd. 9(1)

LEVEL OF CITY DISCRETION IN DECISION MAKING:

Action taken on the proposed Zoning Ordinance Amendment is **legislative** in nature; the City has broad discretion in making land use decisions based on the Comprehensive Plan and advancing the health, safety, and general welfare of the community. The basic question of the Zoning Ordinance Amendment is whether it will advance the City's vision and goals for future development and redevelopment.



ROLE OF THE PLANNING COMMISSION:

The Planning Commission is asked to review the proposed amendment, hold a Public Hearing, and consider providing a recommendation to the City Council on this matter. The Planning Commission may:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends approval of this Zoning Ordinance Amendment to eliminate the conflict between the Residential District standards and Parking Regulations sections of Code pertaining to garage size.

A Public Hearing notice was published by THE PRESS on May 21, 2026.

ATTACHMENT(S):

1. Draft Ordinance 2026-XX
2. City Code Section 1001.19 Subd. 7 (*Parking Regulations - Required Off-Street Parking Spaces and Garages*)

ORDINANCE 2026-__
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

**AN ORDINANCE AMENDING DAYTON CITY CODE 1001.19, SUBD. 7 REGARDING
MINIMUM GARAGE SIZE**

SECTION 1. AMENDMENT. Dayton City Code Section 1001.19, Subd.7(2) is hereby amended by adding the following underlined language and deleting the following ~~striketrough~~ language, which reads as follows:

- 1001.19 Parking Regulations
- Subd 7 Required Off-Street Parking Spaces and Garages
- (2) Calculation of parking requirements.
- g. Reserved. ~~Garage size. The minimum garage size for single and 2-family dwellings attached or detached, shall be 440 square feet (22' x 20') for each dwelling unit with a basement and 540 square feet (22' x 24') without a basement.~~

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton, this 23rd Day of June, 2026.

Dennis Fisher, Mayor

ATTEST:

Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes:

Nays:

Motion passed

Published by THE PRESS on _____, 2026.

Subd. 5 Single-Family Attached and Detached District (R-3)

(1) a. *Purpose.* The purpose of the R-3, Single-Family Attached and Detached District is to allow a mix of single-family detached and single-family attached housing (with a maximum of 4 units per building) at a more moderate single-family density. The R-3 District will also support a range of lot sizes of single-family detached, including villas, to accommodate natural topography of the site, preserve open space, natural features and provide shared amenities on site with a variety of lot width and sizes that support a greater variety in home design within a single development that is served by municipal sewer and water.

b. A conventional subdivision of traditional single-family housing units is also allowed provided it meets minimum density requirements.

(2) *Permitted uses.* In addition to other uses specifically identified elsewhere in this Code, the following are permitted uses in an R-3 District:

- a. Permitted uses as allowed within the R-1 Zoning District.
- b. Attached single family dwelling units (townhomes, single or multi-level).
- c. Two-family dwelling units.
- d. Four-plex dwelling units.

(3) *Permitted accessory uses.* In addition to other uses specifically identified elsewhere in this Code, the following are permitted accessory uses in an R-3 District:

a. Accessory uses permitted in the R-1 Zoning District except townhomes, twin homes, or quad units shall not be permitted attached or interior accessory dwelling units.

(4) *Conditional uses.* In addition to other uses specifically identified elsewhere in this Code, the following are conditional uses in an R-3 District and require a conditional use permit based upon procedures set forth in and regulated by Subsection 1001.23 of this Code.

- a. Conditional uses permitted in the R-1.

(5) *Lot requirements and setbacks.*

- a. Minimum lot requirements:

1. *Lot area.* Total lot area of single family detached lots may vary to accommodate variety in subdivision design and layout provided the development includes public and private open space, increased protection of natural resources and/or on site amenities above what is required by ordinance.

(a) All R-3 developments shall incorporate 4 of the following elements into the development plan. These elements shall be identified during the concept plan review process and incorporated into the development plan at time of Preliminary Plat.

i. Public or private open space accessible and useable by the neighborhood and surrounding neighborhoods;

ii. Increased park land dedication beyond the required park dedication amount when land is required by the ordinance;

iii. Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site;

- iv. Preservation of existing natural resources, woodlands and unique topographical features if they exist;
- v. Increased landscape buffer along roadways beyond minimum requirements of the ordinance;
- vi. Increased internal landscaping throughout the site beyond minimum requirements of the ordinance;
- vii. Private parks furnished with commercial grade playground equipment approved by City Staff;
- viii. Enhanced pedestrian scale and decorative street lighting;
- ix. Construction of trails (above what is required by ordinance);
- x. Sidewalks are provided on both sides of the street;
- xi. Recreational facilities, pool or other on site amenities which serve the entire development;
- xii. Monument signage with decorative lighting, and enhanced entry landscaping surrounding the monument;
- xiii. Water feature at entry or used in storm water ponds;
- xiv. Architectural detail beyond minimum requirements of the ordinance;

2. Minimum single-family detached lot size shall be 6,500 square feet. Single-family lot widths shall be a minimum of 55 feet provided all single-family lot widths in the development area average to 62 feet in width as measured from the required front setback and no more than 30% of the lots shall be less than 62 feet wide. Required elements include the following:

(a) Category 1: Choose 2 of the following:

- i. Public or private open space (above what is excluded in net calculation);
- ii. Increased park land dedication beyond the required park dedication amount when land is required by the ordinance;
- iii. Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site;
- iv. Preservation of existing natural resources and woodlands (as mapped as the greenway corridor on the Land Use Plan) beyond minimum net calculation or required by ordinance.

(b) Category 2: Choose 1 or more of the following:

- i. 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.

(c) Category 3: Choose 1 of the following:

- i. Implementation of storm water reuse for common areas and individual lots irrigation;
- ii. Multiple development wide enhanced entry features including the following elements: monument signage with decorative lighting, water feature and enhanced entry landscaping surrounding the monument;
- iii. Architectural detail beyond minimum requirements;

3. When a development contains a mixture of attached and detached dwelling units a transition area shall be provided through means of landscaping berming, buffering, or other manner.

4. *Density.* The minimum net density for the total development shall be 2 units per acre with a maximum density of 4 units per net acre. When calculating net density exclude from gross acres wetlands and water bodies, public park dedication, arterial streets and natural resources mapped as the Greenway Corridor on the Comprehensive Land Use Plan.

b. *General standards for approval.*

1. A rezoning will be required for all R-3 development. The rezoning shall be considered at the same time as a site plan review and/or preliminary or final plat review. A rezoning to R-3 cannot be approved independently. The City may approve the rezoning only if it finds that the development satisfies all of the requirements in this section and all of the following requirements:

(a) The rezoning to R-3 is an effective treatment of the development possibilities on the project site and the development plan provides for the preservation or creation of unique amenities.

(b) The rezoning to R-3 and associated development plan is prepared in a manner that harmonizes with an existing or proposed development in the areas surrounding the project including connections to natural resources, open space and trails.

(c) The R-3 rezoning and development plan, using a range of lot sizes, provides better adaptation to physical and aesthetic conditions of the site.

(d) The R-3 rezoning and development plan provides a better mix of lot sizes, house styles in an overall integrated design to achieve a higher quality development.

(6) *Exception.* R-3 zoned areas within the Critical Area Boundary as shown the Future Land Use Plan shall maintain a minimum lot area of 20,000 square feet.

(7) The following minimum requirements shall be observed in an R-3 District subject to additional requirements, exceptions and modifications set forth in this Code:

	Single-Family Detached	Attached Single-Family (up to 4 units)
	Single-Family Detached	Attached Single-Family (up to 4 units)
Minimum lot size (SF)	6,500 sq. ft.	6,500 sq. ft. per unit ¹
Minimum lot width at setback (SF)	55 feet with all lots meeting overall average of 62 feet	No established minimum
Minimum lot frontage	50 feet	No established minimum
Minimum corner lot frontage	10 feet wider than adjacent interior lot	
Maximum impervious surface	50%	No established minimum ²
Setback	Single-Family Detached	Single-Family Attached
Living area or side loaded garage	25 feet	25 feet
Front porch (120 sq. ft.)	20 feet	20 feet
Garage front	30 feet	30 feet

Side yards	7.5 feet (for lots 62 feet and smaller and 10 feet (for lots greater than 62 feet)	10 feet
Side yard corner lots	20 feet	
Rear	30 feet	20 feet
Maximum height (as measured from the midpoint on a hipped or pitched roof)	35 feet	35 feet
Minimum setback to arterial street	50 feet	50 feet
Notes: ¹ No minimum per unit lot size if common site area owned and maintained by homeowner's association. ² Impervious surface for attached single-family shall be reviewed with stormwater review. ³ Detached single-family home setbacks are measured to property boundaries.		
Decks and Attached Open Structures		
Front, side or rear to street		30 feet*
Side		7.5 feet
Rear		15 feet
*Minimum setback to an arterial street is 50 feet		

a. *Front yard (detached single-family)*. The front yard setback for living area in an R-3 District shall be 25 feet. The setback may be reduced to 20 feet if the following conditions are met:

1. The setback reduction is for an attached living area or porch to the principal structure, not including the garage, which does not exceed a total of 120 square feet of above grade finished livable space.
2. The exterior materials of the proposed living area or porch are consistent or complementary in color, texture and quality with those visible at the front of the dwelling.
3. The roof of the proposed living area or porch is properly proportioned to and integrated with the roof of the dwelling.
4. The structure does not adversely affect drainage on the lot or neighboring properties.

b. *Rear yard (detached single-family)*. All rear yards shall have a usable rear yard with a minimum of 20 feet of depth measured from the rear of the building pad. This usable rear yard shall be unencumbered by wetlands, wetland buffer, stormwater ponds or infiltration facilities, and/or drainage and utility or other restrictive easements.

(8) **Special minimum requirements - detached single-family.**

a. A private 2 car garage with a minimum floor area of 440 square feet shall be required to be built concurrent with the principal structure. The maximum footprint of the garage shall not exceed the footprint of the living area of the principal structure.

1. Two surface parking spaces shall be provided in a driveway location.
2. For non-residential permitted or conditional uses, parking shall be as required in Subsection 1001.19.

b. All developed properties shall display the street address on at least 1 street frontage.

c. Newly constructed single-family homes (detached) shall be constructed with the design elements as required in R-1 Single Family Residential District.

(9) *Special minimum requirements for attached dwelling units.*

a. *Unit size.* The following unit size shall apply:

1. Floor area: 500 square foot minimum floor area for efficiency apartment units. Minimum 800 square feet for a 1-bedroom unit plus 100 square feet for each additional bedroom. Seven hundred square foot minimum floor area for 1-bedroom apartment dwelling units in retirement housing developments, plus 100 square feet for each additional bedroom. Garages, breezeways and porch floor spaces shall not be credited in determining the required floor area of units.

b. *Unit width.* The minimum width of a dwelling unit within the R-3 District shall be 25 feet.

c. *Unit construction.*

1. *Subdivision requests.* Building elevations and floor plans shall be furnished with subdivision requests illustrating exterior building material and colors to demonstrate compliance of this Code. Building floor plans shall identify the interior storage space within each unit.

2. *Decks or porches.* Provision shall be made for possible decks, porches or additions as part of the initial dwelling unit building plans. The unit lot shall be configured and sized to include decks or porches.

3. *Minimum overhang.* In case of a gable roof, a minimum 12 inch soffit shall be required.

4. *Exterior building finish.* The exterior of attached/townhome dwelling units shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, attached/townhome dwelling structures shall comply with the following requirements:

(a) A minimum of 25% of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone.

(b) Except for brick, stucco, and/or natural or artificial stone, no single building facade shall have more than 75% of 1 type of exterior finish.

(c) Except for brick, stucco, and/or natural or artificial stone, no townhome dwelling structure shall have more than 60% of all building facades of 1 type of exterior finish.

(d) For the purpose of this section and material calculations:

i. The area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.

ii. Variations in texture or style (i.e., lap siding versus shake shingle siding) shall be considered as different materials meeting the requirements of this section.

iii. Integral colored split face (rock face) concrete block shall not qualify for meeting the brick, stucco and/or natural or artificial stone material requirements.

5. *Color.* Each attached/townhome building shall feature a broad array of colors, including earth tones, muted natural colors found in surrounding landscape or other colors consistent with the adjacent neighborhood. Buildings in proximity to each other shall not look alike in terms of color of siding, accent and roofing materials. The home under consideration will be compared to 2 homes on 2 lots on either side of it and to the 3 homes directly facing it.

6. *Facades and walls.* Each attached/townhome dwelling unit shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows or other similar features, dividing large facades and walls into human scaled proportions similar to adjacent single-family dwellings.

7. *Roofs.* Each attached/townhome building shall feature a combination of primary and secondary roofs. Primary roofs shall be articulated by at least 1 of the following elements:

- (a) Changes in place and elevation.
- (b) Dormers or gables.
- (c) Transitions to secondary roofs over entrances, garages, porches, bay windows.

8. *Garages.*

- (a) Each dwelling unit shall include an attached garage.
- (b) Garages shall comply with the following minimum size standards:
 - i. For dwellings with basements: 440 square feet.
 - ii. For dwellings without basements: 540 square feet.
 - iii. Garages shall be a minimum of 20 feet in width.

d. *Outside storage.* Outside storage shall be allowed only in designated areas which are screened in accordance with Subsection 1001.24 of this Code and under the ownership of the property owners' association subject to other applicable provisions of this Code.

(10) *Common areas.* The following minimum requirements shall be observed in the R-3 District governing common areas:

a. *Ownership.* All common areas within an R-3 development not dedicated to the public including, but not limited to, open space, driveways, private drives, parking areas, play areas, and the like, shall be owned in 1 of the following manners:

1. Twinhome and townhome subdivision common areas shall be owned by the owners of each unit lot, with each owner of a unit having an equal and undivided interest in the common area.

b. *Homeowners' association.* A homeowners' association shall be established for all townhome developments within the R-3 District, subject to review and approval of the City Attorney, and shall be responsible for all exterior building maintenance, approval of any exterior architectural modifications, landscaping, snow clearing and regular maintenance of private driveways and other areas owned in common when there is more than 1 individual property owner having interest within the development.

Subd. 3 Parking Provisions in Residential Districts.

The following provisions shall apply to parking in all Residential Districts unless otherwise stated.

(1) *Location of parking spaces and driveway aisles.*

a. *Same lot as principal building.* Required off-street parking space in all Residential Districts shall be on the same lot as the principal building, and multiple-family dwellings shall have their required parking within 200 feet of the main entrance to the principal building being served.

b. *Parking setbacks.*

1. *Front yard.* Off-street parking shall not be located in required front yards unless located on a designated driveway leading directly into a garage or 1 surfaced space located on the side of a driveway adjacent to the dwelling meeting the required driveway setback. The extra space shall be surfaced as required in Subsection 1001.14.

2. *Clear view triangle/corner lots.* On corner lots off-street parking shall not be located in the clear view triangle. The clear view triangle is formed by the curb lines or edge of street extended and the line connecting 55 feet from the intersection of the street edges or curb lines extended.

3. *Side or rear yards.* Off-street parking and driveways shall not be located within 5 feet of any side or rear lot line and cannot impede drainage. Off-street parking and driveways, if placed in an easement, must be approved in writing by the holder of the easement.

(2) *Use of parking facilities.* Not more than one oversized vehicle may be parked or stored outside, unless being used in conjunction with a temporary service including, but not limited to, a construction or remodeling project benefitting the premises or general loading or unloading. All vehicles in excess of a gross vehicle weight rating of 12,000 lbs. and/or 9 feet tall are prohibited from being parked or stored outside in residential districts unless being used in conjunction with a temporary service included, but not limited to, a construction or remodeling project benefitting the premises or general loading or unloading. This restriction shall not apply to recreational vehicles or for lots of 5 acres or more. Agricultural activities operating within an Agricultural District are exempt from the gross vehicle weight rating restrictions.

(3) *Screening of parking facilities.*

a. All parking and driveways to parking areas for multiple-family dwellings shall be screened, as required in Subsection 1001.24, from all adjacent property.

b. All parking and driveways to parking areas for non-residential uses in Residential Districts shall be screened, as required in Subsection 1001.24 from all adjacent property.

Subd. 7 Required Off-Street Parking Spaces and Garages

(1) *General factors that determine the required number of parking spaces for specified uses.* The number of parking spaces required is based on several primary factors:

a. For residential uses, the number of dwelling units;

b. For most office and business uses, the floor area in square feet of a specific use;

c. For some industrial and public service uses, the number of employees (usually on the major shift);

d. For service businesses (clinics, mortuaries, and the like), the number of offices, vehicles, or other operational unit;

e. For gathering places, the seating capacity;

f. For multiple function uses (including uses that may have more than 1 subuse), the sum of the individual requirements.

(2) *Calculation of parking requirements.*

a. *Floor area.* For the purpose of determining off-street parking requirements, the term "floor area" shall mean the sum of the gross horizontal areas of the several floors of a building, including interior balconies, mezzanines, basements, and attached accessory buildings, but exempting that area primarily devoted to window display, storage, fitting rooms, stairs, escalators, unenclosed porches,

detached accessory buildings utilized for dead storage, heating and utility rooms, inside off-street parking, or loading space. Measurements shall be made from the inside of exterior walls.

b. 1. Multiple types of use in a single building, or in a complex of several buildings on a single site. In instances where more than 1 type of use occupies the same building or parcel, the total number of required spaces shall be based upon the parking requirements for each use. Parking need will be based on existing and potential uses of the building.

2. In cases where potential future uses will generate additional parking demand, the City may require proof of parking plan for the difference between the immediate and potential parking needs. In cases where potential users are unknown, parking shall be calculated using 80% of the gross floor area of the building.

c. *Bench seating.* In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of the seating facilities shall constitute 1 seat for the purpose of calculating required parking.

d. *Reduced parking requirement.* The City recognizes reuse of sites and that the strict interpretation of the parking standards of this section may not be appropriate for each specific use or lot. Therefore, the City Council may approve alternative parking standards through the City review process provided the applicant can demonstrate, based upon documented parking studies and site specific analysis, that a need exists to provide more or fewer parking stalls than the maximum or minimum parking standards or to deviate from pervious paving/paver system standards. Factors to be considered in such determination include (without limitation) national parking standards, parking standards for similar businesses or land uses, size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles and appropriate soils and/or site conditions to support pervious paving/paver systems.

e. *Joint parking facilities.*

1. *Off-street joint parking facilities.* Off-street parking facilities for a combination of mixed buildings, structures, or uses may be provided collectively in any Business or Industrial District in which separate parking facilities for each separate building, structure, or use would be required, provided that the total number of spaces provided shall equal the sum of the separate requirements of each use and properties are contiguous to each other. The joint use of parking facilities shall be protected by a recorded covenant acceptable to the City.

2. Joint or combined parking facilities or adjoining parking facilities on separate lots as authorized and when constructed adjacent to a common lot line separating 2 or more parking areas are not required to observe the parking area setback from the common lot line.

3. *Joint parking facility reductions.* The City Council may, after receiving a report and recommendation from the Planning Commission, approve a CUP for 1 or more businesses that would allow the number of required spaces to be reduced if the following conditions are found to exist:

(a) *Entertainment uses.* Up to 50% of the parking facilities required for a theater, bowling alley, or similar commercial recreational facility may be supplied by the off-street parking facilities provided by type of uses specified as primarily daytime uses in Subsection 1001.19, Subd. 7(2)j.2. below.

(b) *Nighttime or Sunday uses.* Up to 50% of the off-street parking facilities required for any use specified under Subsection 1001.19, Subd. 7(2)j.2. below as primarily daytime uses may be supplied by the parking facilities provided by the following nighttime or Sunday uses: auditoriums incidental to public or parochial school, churches, bowling alleys, theaters, or apartments.

(c) *Schools, auditorium, and church uses.* Up to 80% of the parking facilities required by this section for a church or an auditorium incidental to a public or parochial school may be supplied by the

off-street parking facilities provided by uses specified under Subsection 1001.19, Subd. 7(2)j.2.(g) through (j) below as primarily daytime uses.

(d) *Daytime uses.* For the purpose of this section, the following uses are considered as primarily daytime uses: banks, business offices, retail stores, personal service shops, service shops, manufacturing, wholesale, and similar uses.

(e) *Additional criteria for joint parking.* In addition to the preceding requirements, the following conditions are required for joint parking usage:

i. *Proximity.* The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of the parking facilities.

ii. *Conflict in hours.* The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operation hours of the 2 buildings or uses for which joint use of off-street parking facilities is proposed.

iii. *Written consent and agreement.* A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City and recorded with the Hennepin or Wright County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.

f. *Proof of parking.* The City may permit parking banking of up to 25% of the required parking spaces through the site plan review process.

1. Sufficient evidence shall be provided by the applicant that supports the reduced parking needs.

2. The area proposed for banking of parking spaces shall be an area suitable for parking at a future time.

3. Landscaping of the banked area shall be in full compliance of the zoning regulations and at a minimum landscaped with turf. As a result of the site plan review process, the City may require additional landscaping of the land-banked area.

4. The parking banking area cannot be used for any other use without amendment of the site plan.

5. As part of the site plan review process, the applicant shall show the area to be banked on the site plan and marked as "banked future parking."

6. The City, on the basis of increased parking demand for the use, shall require the conversion of all or part of the banked area to off-street parking spaces.

g. *Garage size.* The minimum garage size for single and 2-family dwellings attached or detached, shall be 440 square feet (22' x 20') for each dwelling unit with a basement and 540 square feet (22' x 24') without a basement.

h. *Parking requirements for uses not specified herein.* In the event this chapter does not specify the number of parking spaces for a specific use, the determination of required parking spaces shall be made using the following criteria:

1. The number of parking spaces required for a use in terms of the parking demand anticipated to be generated;

2. The square footage to be occupied by the proposed use;

3. The number of employees and patrons that are anticipated for the proposed use.

i. *Fractional spaces.* When the calculation of required number of spaces results in a fraction, each fraction of 1/2 or more shall constitute another space.

j. *Required minimum parking.* The minimum number of parking spaces for each use shall be as follows:

1. *Residential.* (Residential minimum parking requirements shall have flexibility through the development process if a project meets the goals and policies of the Comprehensive Plan to achieve affordable housing).

(a) *Single and 2-family dwellings.* Each dwelling unit shall include 2 enclosed spaces and 2 surfaced spaces.

(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.

(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.

(d) *Senior housing.* In connection with multiple dwelling units that restrict occupancy to senior citizens, the City Council may grant a variance reducing the parking requirement to a minimum of 1.25 spaces per dwelling unit, 1 of which must be enclosed for each 3 dwelling units. In connection with the variance, the City Council will require that the landowner, for him or herself, his or her successors and assignees, agree to expand available parking to the full amount required by this section if the occupancy is not restricted to senior citizens. Adequate land area shall be designated and set aside for future expansion of the parking to the full amount required by this section, if needed. For the purpose this section, senior citizens are defined as persons 55 years of age or older.

(e) *Manufactured home park.* Two parking spaces per unit plus 1/2 parking space for visitors. Each manufactured home park shall maintain a hard surfaced off-street parking lot for guest of occupants of at least 1 space for each 5 coach sites. Visitor parking may be consolidated in key locations of the manufactured home park development.

(f) *Special residential.*

i. Assisted living facility - 1/2 spaces per unit.

ii. Daycare nursery - 1 space per teacher/employee on the largest work shift, plus 1 off street loading space per 6 students.

iii. Group dwellings - 1 space per sleeping room or for every 4 beds.

iv. Monasteries, convents - 1 space per 6 residents, plus 1 space per employee on the largest work shift, plus 1 space per 5 chapel seats if the public may attend services.

v. Nursing home other than assisted living facility - 1 space per 6 patient beds, plus 1 space per employee on the largest work shift.

vi. Nursing homes - 1 space per 6 patient beds, plus 1 space per employee on the largest work shift.

vii. Retirement housing - for apartment dwelling units, 1 space per unit with a minimum of half of the required spaces as enclosed garage spaces. The development shall include a proof of parking area sufficient to meet the parking the City Council determines necessary, and that the development is not likely to be converted to non-age restricted housing in the foreseeable future. Townhouse dwelling units shall comply with the requirements of this subsection vii.

2. *Non-residential.*

- (a) Bed and breakfast establishments. Two spaces for the principal dwelling unit plus 1 space for each rental unit.
- (b) Board and lodging houses. One space for each 4 beds.
- (c) Day care accessory to business use. One space per employee.
- (d) Residential facilities. One space for each bed, plus 1 space for each 3 employees at maximum shift other than doctors.
- (e) Hotel, motel. One space for each rental unit plus 1 space for each employee at maximum shift, plus 1 space per 3 persons to the maximum occupancy load of each public meeting and/or banquet room plus 50% of the spaces otherwise required for accessory uses (e.g. restaurants and bars).
- (f) Nursing home, assisted living facility, sanitarium, convalescent, rest home, or institution. One space for each 6 beds for which accommodations are offered, plus 1 space for each 2 employees at maximum shift.
- (g) Schools, elementary and junior high. Three spaces for each classroom.
- (h) Schools, high school and all post secondary institutions. One space for each 4 students based on design capacity, plus 3 additional spaces for each classroom.
- (i) Place of worship and other places of assembly. One space for each 3 seats.
- (j) Community center, theatre, assembly hall, auditorium, sports arena. One space per 3 patrons at the maximum occupancy load of the facility, plus 1 space per employee on the largest work shift.
- (k) Hospital. One space for each 3 hospital beds, plus 1 space for each 4 employees other than doctors at maximum shift, plus 1 parking space for each resident and regular staff doctor. Bassinets shall not be counted as beds.
- (l) Medical clinic, dental clinic or animal hospital. Six spaces per staff doctor or dentist.
- (m) Animal kennel. Five spaces plus 1 for each 500 square feet over 1,000 square feet.
- (n) Health club. One space for each 200 square feet of floor area.
- (o) Golf course, tennis or swimming club. Twenty spaces minimum plus 4 spaces for each 200 square feet floor area.
- (p) Mini golf course. One and 1/2 spaces per hole plus 1 space for every employee.
- (q) Bowling alley. Six parking spaces for each alley, plus additional spaces as may be required for related uses such as restaurant/bar.
- (r) Vehicle related retail/service. Two spaces plus 3 spaces for each service stall, plus 1 space for each 250 square feet of building used for the sale of goods and services, plus adequate stacking and maneuvering space for pump island areas.
- (s) Restaurant, café, bar, tavern, night club. One space for each 2.5 seats based on design capacity and 1 space per employee based on largest working shift or as determined by the business plan and approved by the City.
- (t) Restaurant, drive-in or take out. One space for each 15 square feet of floor area allocated to patron service and counter area, plus 1 space for every 2.5 seats based on design capacity.

- (u) Retail stores. Five spaces for each 1,000 square feet of floor area.
- (v) Outdoor storage display of retail. One per 2,000 square feet in addition to required use.
- (w) Indoor retail storage facility. One space per employee at full shift plus 1 space for each 6,000 square feet, 2 parking per dwelling.
- (x) Cellular/antenna/communication tower. One space per tower for repair vehicle.
- (y) Office, banks, public administration. One space for each 200 square feet of floor area.
- (z) Library, museum, post office. One parking space for each 300 square feet of floor area.
- (aa) Funeral homes. Eight spaces for each chapel or parlor, plus 1 space for each funeral vehicle maintained on the premises. Aisle space shall also be provided off the street for making up a funeral procession.
- (bb) Furniture store, wholesale, auto sales, repair shops. Three spaces for each 1,000 square feet of floor area. Open sales lots shall provide 2 spaces for each 5,000 square feet of lot area, but not less than 3 spaces.
- (cc) Industrial, warehouse, manufacturing, processing plant, storage, printing, publishing, handling of bulk goods, garden supply, and building material sales. One space for each employee on maximum shift or 1 space for each 2,000 square feet of floor area, whichever is greater.
- (dd) Crude oil, gasoline or other liquid storage tanks. 1 space for loading.
- (ee) Research, experimental or testing station. One space for each 350 square feet floor area.
- (ff) Shopping centers. Five spaces for every 1,000 square feet of floor area.
- (gg) Marinas. One and 1/2 spaces per slip plus 1 space per employee and a minimum of 20 twelve by twenty-five foot trailer stalls.
- (hh) Public parks. Parking spaces will be determined on the type of park developed and the uses found in the park.
- (ii) All other retail. Ten spaces for every 1,000 square feet of floor area.