

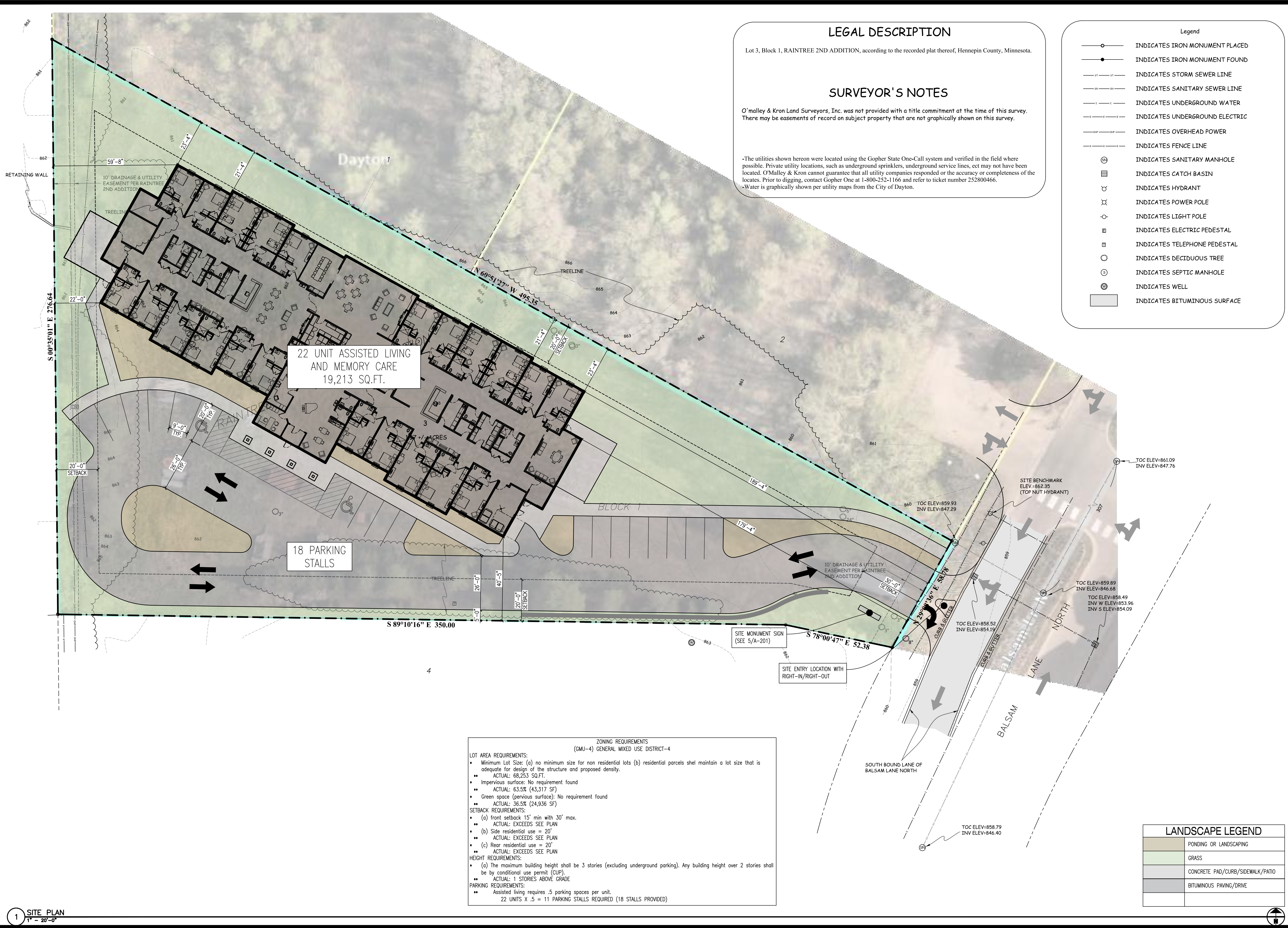


PUBLIC HEARING NOTICE
CITY OF DAYTON

NOTICE IS HEREBY GIVEN that the Dayton Planning Commission will hold a PUBLIC HEARING on Thursday, May 7, 2026 at 6:30 PM, at Dayton City Hall, 12260 South Diamond Lake Road, Dayton, MN 55327, to consider an application by BJ Baas Builders, Inc. for a Variance and a Site Plan Review for an Assisted Living & Memory Care facility proposed to be located at unaddressed property, PID 14-120-22-41-0005 (vacant property south of Raintree Plaza). All written and verbal testimony will be taken at this meeting. Copies of the Staff Report may be obtained on or about May 1, 2026 at www.daytonmn.gov or by contacting Jon Sevald, Community Development Director, (763) 712-3221 or jsevald@daytonmn.gov

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Published by THE PRESS on Thursday, April 23, 2026, and mailed to property owners within 1,320' of the subject property.



LEGAL DESCRIPTION

Lot 3, Block 1, RAINTREE 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

SURVEYOR'S NOTES

O'Malley & Kron Land Surveyors, Inc. was not provided with a title commitment at the time of this survey. There may be easements of record on subject property that are not graphically shown on this survey.

-The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, ect may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 252800466.
 -Water is graphically shown per utility maps from the City of Dayton.

Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- |—|— INDICATES STORM SEWER LINE
- |—|— INDICATES SANITARY SEWER LINE
- |—|— INDICATES UNDERGROUND WATER
- |—|— INDICATES UNDERGROUND ELECTRIC
- |—|— INDICATES OVERHEAD POWER
- |—|— INDICATES FENCE LINE
- ⊕ INDICATES SANITARY MANHOLE
- ⊞ INDICATES CATCH BASIN
- ⊕ INDICATES HYDRANT
- ⊕ INDICATES POWER POLE
- ⊕ INDICATES LIGHT POLE
- ⊕ INDICATES ELECTRIC PEDESTAL
- ⊕ INDICATES TELEPHONE PEDESTAL
- ⊕ INDICATES DECIDUOUS TREE
- ⊕ INDICATES SEPTIC MANHOLE
- ⊕ INDICATES WELL
- INDICATES BITUMINOUS SURFACE

22 UNIT ASSISTED LIVING AND MEMORY CARE
19,213 SQ.FT.

18 PARKING STALLS

ZONING REQUIREMENTS
(GMU-4) GENERAL MIXED USE DISTRICT-4

- LOT AREA REQUIREMENTS:**
- Minimum Lot Size: (a) no minimum size for non residential lots (b) residential parcels shall maintain a lot size that is adequate for design of the structure and proposed density.
 - ACTUAL: 68,253 SQ.FT.
 - Impervious surface: No requirement found
 - ACTUAL: 63.5% (43,317 SF)
 - Green space (pervious surface): No requirement found
 - ACTUAL: 36.5% (24,936 SF)
- SETBACK REQUIREMENTS:**
- (a) front setback 15' min with 30' max.
 - ACTUAL: EXCEEDS SEE PLAN
 - (b) Side residential use = 20'
 - ACTUAL: EXCEEDS SEE PLAN
 - (c) Rear residential use = 20'
 - ACTUAL: EXCEEDS SEE PLAN
- HEIGHT REQUIREMENTS:**
- (a) The maximum building height shall be 3 stories (excluding underground parking). Any building height over 2 stories shall be by conditional use permit (CUP).
 - ACTUAL: 1 STORIES ABOVE GRADE
- PARKING REQUIREMENTS:**
- Assisted living requires .5 parking spaces per unit.
 - 22 UNITS X .5 = 11 PARKING STALLS REQUIRED (18 STALLS PROVIDED)

LANDSCAPE LEGEND

[Symbol]	PONDING OR LANDSCAPING
[Symbol]	GRASS
[Symbol]	CONCRETE PAD/CURB/SIDEWALK/PATIO
[Symbol]	BITUMINOUS PAVING/DRIVE

MAHLER & ASSOCIATES
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PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revision/Issue	Date

Project Name and Address
DAYTON ASSISTED LIVING
DAYTON, MN
C/O BJ BASS
CHAD CAZA
763-691-0444

Project: 2528
Date: 03/18/2026
Scale: AS INDICATED
Sheet: SITE PLAN
AS-101