

To: Honorable Mayor and Spring Lake Park City Council From: Kribashini Moorthy, AICP
Evan Monson, AICP

Project/File: 193805540 Date: May 27, 2026

REQUEST: Conditional Use Permit (CUP) request for 8407 Plaza Boulevard NE for an “Adult Daycare Facility” use

APPLICANT/OWNER: Touney T. Xiong, Northland Management Inc.

PROPERTY LOCATION: 8407 Plaza Boulevard NE (Parcel ID 01-30-24-12-0067)

ZONING CLASSIFICATION: Shopping Center Commercial (C-1)

REVIEW PERIOD: 60-day review period ends 6/22/2026.

ITEMS REVIEWED: Application and materials received on 4/3/2026, 4/22/2026, and 4/23/2026.

INTRODUCTION

The applicant owns the Dala Thai Restaurant and Banquet building on the northeast side of the city. The applicant also owns and operates an ‘adult daycare’ business in Brooklyn Park – Universal Adult Day Care Center. Said center is [currently licensed](#) to serve up to 198 adults, ages 18 and older. With the lease for the center’s Brooklyn Park location nearing its end, the applicant is proposing to relocate the ‘adult daycare’ business to their property here in Spring Lake Park.

The restaurant and banquet hall are currently advertised as operating Tuesday through Friday, 4:00 PM to 7:30 PM. With the addition of the ‘adult daycare’ business on the property, the proposed operating hours for the different uses/businesses on the property are:

- **Adult Daycare** —Monday through Friday from 8:00 AM to 3:00 PM.
- **Banquet Hall and Restaurant** — Operates from 4:00 PM on Friday through 11:30 PM on Sunday.

There is no definition of an “Adult Daycare Facility” use in the code, though under [Minnesota State Statutes Section 245A.02](#) an ‘Adult day care or family adult day services’ is defined as: *“Adult day care,” “adult day services,” and “family adult day services” mean a program operating less than 24 hours per day that provides functionally impaired adults with an individualized and coordinated set of services including health services, social services, and nutritional services that are directed at maintaining or improving the participants’ capabilities for self-care. Adult day care, adult day services, and family adult day services do not include programs where adults gather or congregate primarily for purposes of socialization, education, supervision, caregiver respite, religious expression, exercise, or nutritious meals.*

The city’s zoning code lists “Adult Daycare Facility” as a conditional use in the C-1 zoning district per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

CUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for conditional use requests are outlined in Section 16.56 of the city's zoning ordinance.

PROPERTY INFORMATION

Parcel Description: 8407 Plaza Boulevard NE is approximately 1.17 acres in size and is located on the northeast side of the city. The County Highway 10/Central Avenue NE interchange is southwest of the property. The property contains an existing single-story building that is approximately 16,000 square feet (SF) in size. Loading and storage is located on the east side of the building. On-site parking is located along the west side of the building, as well as on the east and south portions of the site.

Surrounding properties include a variety of commercial and industrial businesses along Center Drive NE, and primarily commercial uses along Plaza Boulevard NE.



Figure 1: Aerial of the site, per Anoka County GIS. Parcel lines are shown in yellow. Subject property is outlined in red. Top of image is north.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial" on the Future Land Use Map (see Figure 2-2 within the Plan). The proposed use is an allowed use in the city's C-1 zone and is therefore consistent with, and compatible with, the property's future land use designation.

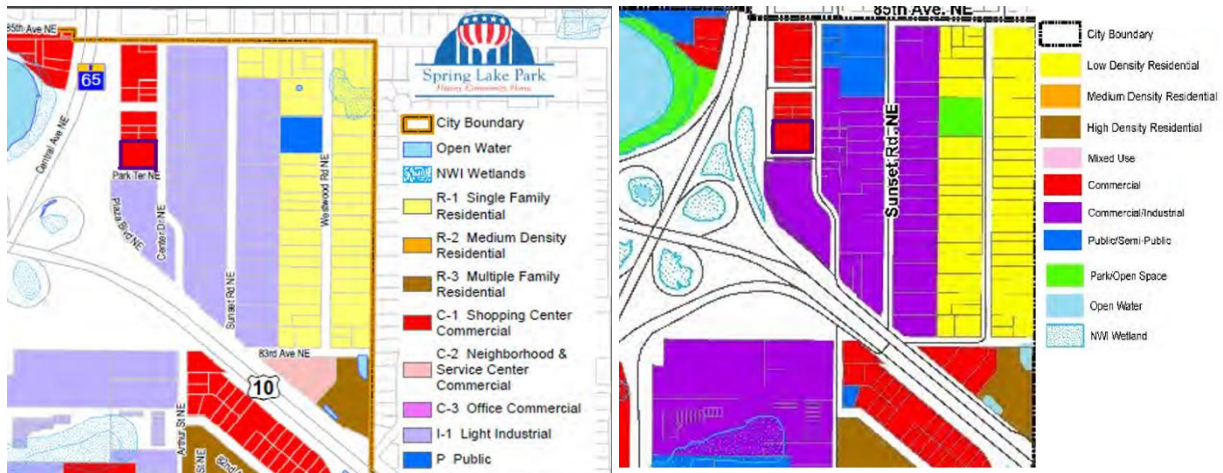


Figure 2 (Left): Excerpt of city's zoning map. Figure 3 (Right): Excerpt of city's 2040 Future Land Use Map. Subject property outlined in orange.

Zoning Code

There is no building additions proposed as part of this request, except for adding windows to the side of the building. Section 16.64.050 establishes dimensional requirements for each zoning district, and Section 16.64.010 outlines the minimum off-street parking requirements based on use.

Under the city's parking requirements, a 'Restaurant, sit-down' must provide 15 parking spaces per 1,000 square feet of gross floor area. With an approximate building size of 16,000 square feet, the restaurant and banquet use would require 240 parking spaces. A 'Day Care Center' requires 1 space per employee plus 5 additional spaces per building. The applicant has indicated that the adult daycare would employ 30 staff members, resulting in a requirement of 35 parking spaces for the Adult Day Care Facility use.

The site currently provides 108 parking spaces. While this is fewer than the current number required for restaurant and banquet uses, the deficit is a pre-existing legally nonconforming condition. The City Council previously approved a parking lot layout for this property on October 20, 1997, including required curbing, landscaping, and a green-space island. This approval established the configuration of the existing parking lot, which continues to operate as a legally nonconforming facility under current standards. The proposed use does not alter the approved parking layout or increase the degree of nonconformity.

The applicant has proposed the adult daycare will operate Monday through Friday from 8:00 AM to 3:00 PM, while the banquet hall and restaurant would operate from Friday starting at 4:00 PM through Sunday no later than 11:30 PM. Because these uses do not operate simultaneously, the adult daycare's parking demand is fully accommodated on site, and the existing nonconforming parking condition is not intensified by the proposed use.

Criteria for Review

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows in *italics*, with staff comments following:

- a. *The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The proposed adult daycare use provides a service for functionally impaired adults, offering support during daytime hours. Locating the service within an existing commercial building along Plaza Boulevard NE places it near major transportation corridors and within proximity to residential areas that may benefit from access to such services. As a result, the use appears to be desirable and would be expected to contribute to the general welfare of the community.

- b. *The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;*

The proposed adult daycare use would operate only on weekdays from 8:00 AM to 3:00 PM, with no overlap with the banquet hall operations. The use is fully contained within the existing building and is not expected to be detrimental to nearby residents, employees, or properties.

- c. *The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The proposed adult daycare will be required to meet all applicable C-1 district standards, including building code compliance, parking requirements, and performance standards. The site is already developed for commercial use, and the proposed operations can be accommodated within the existing building footprint and site layout.

- d. *The use is one of the conditional uses specifically listed for the district in which it is to be located;*

“Adult Daycare Facility” is explicitly listed as a conditional use in the C-1 Commercial District per Appendix D of the zoning ordinance. The request therefore meets the requirement that the use be specifically listed as a conditional use in the district.

- e. *The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed adult daycare use would operate during standard daytime business hours. Since the use would be fully contained indoors, staff do not anticipate the use generating loud noise, outdoor activity, or evening traffic. The use is compatible with surrounding commercial and light industrial properties and is not expected to negatively affect the use or enjoyment of nearby parcels.

- f. *The use will not lower property values or impact scenic views in the surrounding area;*

The use will occupy an existing commercial building with no exterior modifications proposed. Because the use is low-intensity and fully contained indoors, it is not anticipated to affect property values or alter scenic views in the area.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

An 'adult daycare use' would be expected to generate modest traffic volumes limited to weekday daytime hours. Existing streets are adequate to accommodate the anticipated traffic.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;*

The property contains on-site parking on the west, east, and south sides of the building. The adult daycare's weekday daytime operations do not overlap with the operations currently located on the site, reducing cumulative parking demand. The site includes existing loading areas on the east side of the building.

- i. The use includes adequate protection for the natural drainage system and natural topography;*

There are no changes to the site being proposed that would impact drainage.

- j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and*

The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. The proposed use will not stimulate growth incompatible with prevailing density standards.*

There is no evidence to suggest that the proposed use would stimulate growth at a density that is incompatible with applicable density standards.

Based on the staff findings above, the proposed use meets the criteria for approval of a CUP.

OTHER REVIEW

- Engineering: No comments.
- Building Department: a certificate of occupancy will be required prior to the business moving in.
- Planning Commission: the commissioners reviewed the request and held a public hearing at their May 26th meeting. The applicant gave an overview of their request, and provided background information on the use at its current location in Brooklyn Park. The commissioners asked the applicant questions regarding the proposed use, number of employees, pick-up/drop-offs and transportation, certification and training of staff, managing and switching between both uses on the site, and potential/future changes to the building. The commission ultimately recommended approval of the request, with findings and conditions (these are listed at the end of this report).

OPTIONS

The City Council can do one of the following:

1. Approve of the request, with findings for approval and with or without conditions.
2. Deny the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

The Planning Commission recommended the City Council approve the requested Conditional Use Permit (CUP) for an “Adult Daycare Facility” use at 8407 Plaza Boulevard NE (Parcel ID 01-30-24-12-0067), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes operating an “Adult Daycare Facility” use in addition to the restaurant and banquet hall they currently operate on the site.
2. The city’s zoning code lists “Adult Daycare Facility” as a conditional use in the C-1 zoning district per 16.64.040 Appendix D: Schedule Of Permitted Uses By District.
3. The existing parking configuration was approved by the City Council on October 20, 1997, through a Special Use Permit (SUP).
4. The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

1. The applicant is authorized to operate an “Adult Daycare Facility” use on the property, in accordance with the materials submitted to the city and reviewed with this request.
2. The applicant shall ensure that each use on the site operates at separate times, in order to prevent overlap in peak parking demand and to ensure that the legally nonconforming parking condition is not intensified.
3. Any changes to the property for this proposed “Adult Daycare Facility” use, including expansions of the building, or changes to the off-street parking on the property, shall require amending of this conditional use permit (CUP).
4. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
5. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
6. The applicant shall pay any fees and escrows associated with this request.