

To:	Planning Commission City of Spring Lake Park	From:	Lauren Walburg Stantec
File:	Peaceful Adult Day Center LLC – Conditional Use Permit	Date:	September 27, 2021

**Re: Peaceful Adult Day Center LLC CUP | 1330 - 1334 81<sup>st</sup> Ave NE**

## BACKGROUND

Peaceful Adult Day Center LLC proposes to operate an adult day care center at 1330-1334 81<sup>st</sup> Ave NE. The property is guided Commercial/Industrial and zoned C-1: Shopping Center Commercial. Daycare facilities are considered a Conditional Use in this zoning district. The property shares open space and parking with the other tenants in the Spring Park Office Suites multi-tenant complex. Other tenants include general office and office commercial businesses.

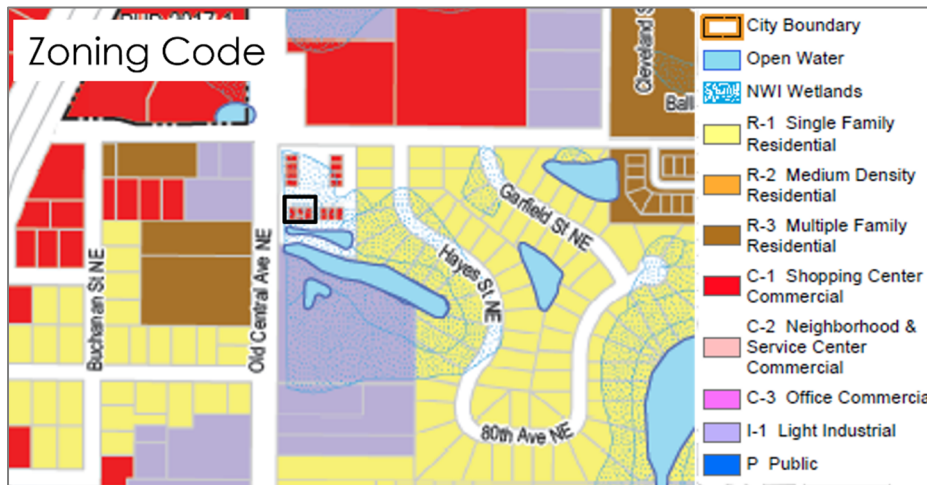
The site is located east of Central Ave NE and South of 81<sup>st</sup> Ave NE. Adjacent uses are single-family residential to the east, commercial/industrial to the south (with a pond in-between), Central Ave NE to the west with a mix of commercial and multi-family residential uses across the street, and 81<sup>st</sup> Ave NE to the north with the Spring Lake Park City Hall across the street from the site.



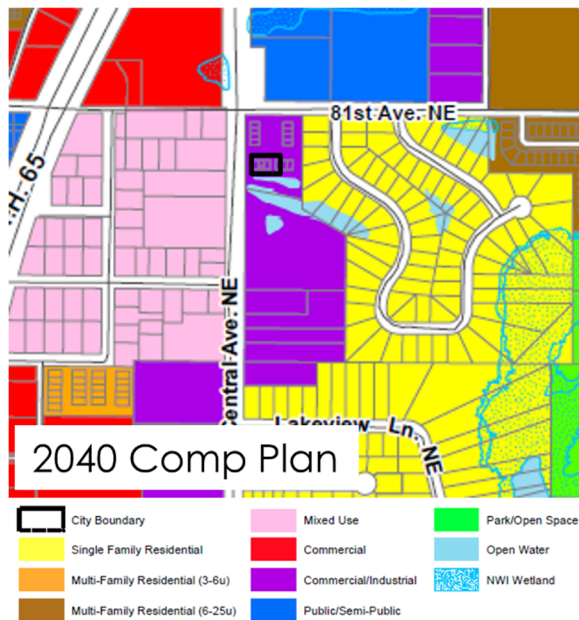
Reference: Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE

**PLANNING ISSUES DISCUSSION**

- 1) **Comprehensive Plan and Zoning.** The property is guided Commercial/Industrial in the 2040 Comprehensive Plan. The zoning is C-1: Shopping Center Commercial which is intended as a business district which may be applied to land in single ownership or unified control with a unified and organized arrangement of buildings which are centrally located within the residential area they are intended to serve.



**Zoning: C-1 Shopping Center Commercial**



**Land Use Guidance: Commercial/Industrial in 2040 Comprehensive Plan**

**Reference:** Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE

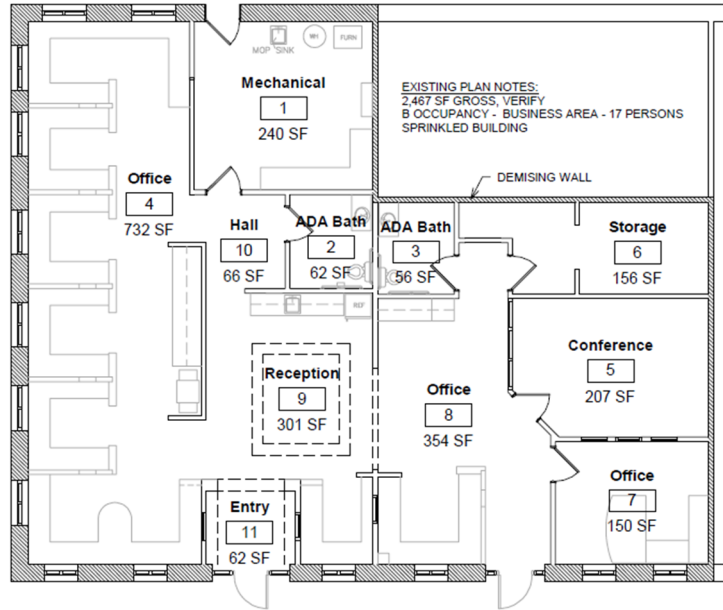
Requirements for property in the C-1 zoning district include:

- If any yards are to be landscaped, they shall be landscaped attractively with lawns, trees, shrubs, and the like. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition (§153.058).
- Where any business or industrial use (i.e., structure, parking or storage) abuts a residential zone or use, such business or industry shall provide a buffer yard and screening along the boundary of the residential property. The buffer area and screening shall also be provided where a business or industry is across the street from a residential zone or use, but not on that side of a business or industry considered to be the front as defined by the city. (§153.064) The proposed use includes outdoor parking of boats, but the site is not adjacent to any residential use.
- All materials, supplies, merchandise, or other similar matter not on display for direct sale, rental, or lease to the ultimate consumer or user shall be stored within a completely enclosed building within the commercial and industrial districts or within the confines of an opaque wall or fence not less than six feet high. (§153.066) No supplies or merchandise are proposed to be stored outdoors.
- Performance standards apply to buildings within the C-2 Commercial district, as guided in §153.100. These standards regulate noise, odor, exterior lighting, glare, vibration, fumes and gases, smoke, dust, hazards, and visual impacts. The site plan review process implements these regulations to ensure that development is compatible with neighboring properties and that negative external impacts are minimized.

Additionally, the following specific development standards apply to daycare centers. While Peaceful Adult Day Center is a daycare use, it does not cater to children, and therefore could be shown flexibility from these standards. The standards themselves are written as though intended for typical day care centers that cater to young kids and outdoor play areas.

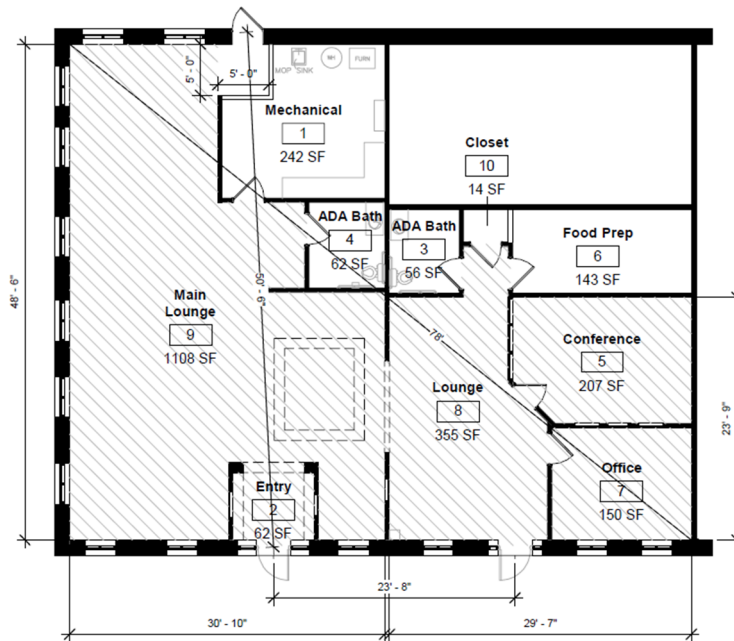
1. The building and any exterior fenced areas shall meet the setback requirements for a principal structure in the zoning district in which the use is located.
  2. The play area shall be located away from the main entrance to the daycare facility and shall be contained with a fence at least five feet in height.
  3. For child daycare centers, at least 50 square feet of outside play area shall be provided for each child under care. For adult daycare facilities, at least 150 square feet of outdoor area for seating or exercise shall be provided for each adult under care.
  4. The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading of children under care. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
  5. The facility shall meet all applicable building and fire codes and be licensed as required by the State of Minnesota. (16.36.020 (D)).
- 2) **Application Request.** The applicant proposes to open an adult daycare facility in the building located at 1330-1334 81<sup>st</sup> Ave NE, which is the building in the southwest corner of the Spring Lake Park Office Suites complex. Current tenants in the complex include office users, as well as other service businesses such as the Spark School of Music and Prime Time Medical Training LLC. The property itself is comprised of four existing multi-tenant office buildings and a surface parking lot. The request is to use the 1330-1334 building for an adult day care, providing care and companionship for older adults. The applicant is not proposing any changes to the existing building or lot. The applicant does plan to reconfigure the inside of the building, as shown in the figures on the next page. There is existing tree screening between this lot and the single-family residential to the east of the site. The parking spaces are assigned by the building owner, and no changes are proposed to the parking lot itself.

Reference: **Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE**



① Existing Plan  
 1/8" = 1'-0"

**Existing Site Plan**



① Proposed Plan - Occupancy Areas  
 1/8" = 1'-0"

**Proposed Site Plan**

**Reference:** Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE

The applicant also operates a Peaceful Adult Day Center on University Ave in Fridley. These types of uses are regulated and licensed by the State under the Department of Human Services. The Minnesota Department of Human Services defined adult day centers as center-based facilities that provide adult day services to adults who have functional impairments on a regular basis for periods of fewer than 24 hours during the day in a setting that is not a residence. Adult daycare centers provide planned programs and activities, as well as professional health and mental care to seniors, with the goal of delaying institutionalized living, and taking the burden off at-home family caretakers.

- 3) **Conditional Use Permit.** Section §16.56 of the City of Spring Lake Park's zoning code outlines the requirements to approve a conditional use permit. This application has been analyzed with respect to those requirements, listed below. The City Council may then authorize the conditional use permit, provided the applicant has provided evidence establishing the 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 adult day care use will provide a service to senior residents and their families residing in and nearby Spring Lake Park. Adult daycare uses and services aimed at providing mental and physical stimulation for senior citizens are growing in popularity. As mentioned in the City's Comprehensive Plan, the City's population is aging, indicating that a use aimed at seniors would contribute to the general welfare of the neighborhood and 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 site has robust existing screening and is buffered to the adjacent single-family residential. The adult daycare use will mostly be conducted indoors, and therefore will not be injurious to surrounding properties. The use will be located in a visually pleasing and landscaped office park.

**(c) The proposed use will comply with the regulations specified in this chapter for the district in which the proposed use is to be located;**

The proposed use is compliant with all applicable standards in the C-1 Shopping Center Commercial district.

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

Daycare facilities are considered a Conditional Use in the C-1 Shopping Center Commercial district.

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

The property has existing screening in place, and the applicant is not proposing any changes to the building or site itself. The property is currently landscaped with shrubs and decorative rocks, which add to the visual appeal of the property. The applicant has stated that daycare participants mostly stay inside the facility, with the exception of pick-up/drop-off and occasional short outdoor breaks. With little outdoor activity, the use should not have a detrimental effect on properties in the vicinity.

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

**Reference: Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE**

There is existing screening between the residential uses to the east, as well as screening to the natural pond area to the south. The property has existing landscaping and an attractive building, which the applicant will maintain.

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

This property can be accessed from 81<sup>st</sup> Ave NE, which is adequate to handle the minimal amount of traffic expected from this type of use.

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

The applicant is supplying adequate parking for employees and pick-up and drop-off of adult daycare participants. The facility offers handicap parking with a ADA accessible ramp and sidewalk connecting to the main entrance of the building. The Spring Lake Park Zoning Code requires daycare centers to provide 1 space per employee and 5 additional spaces per building. The applicant has stated that they anticipate 5 staff on the largest shift, and the daycare will be housed within one building, requiring 10 parking spaces. There are currently 10 spaces allocated to this use directly in front of the building (including 1 ADA accessible spot). It is also possible that the facility would have use of the 4 parking spaces south of the 1310-1316 building, as it is not clear which building those spaces serve. Parking spaces are provided by the building owner, and no changes are proposed to the parking lot.

**(i) The use includes adequate protection for the natural drainage system and natural topography;**

The applicant does not propose any changes to the property, therefore the natural drainage system and natural topography will not be affected.

**(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**

Peaceful Adult Day Center is an adult daycare business. It will not require measures to mitigate odor, fumes, dust, noise, and vibrations.

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

The applicant is not proposing any residential units as part of the project.

## **RECOMMENDATIONS**

We recommend that the Planning Commission recommend approval of the Conditional Use Permit for 1330-1334 81<sup>st</sup> Ave NE with the following conditions, based on the analysis provided by Planning staff:

- 1) The applicant shall apply for and receive all applicable building permits prior to beginning work.
- 2) The applicant shall ensure daycare participants are secured within the building for their safety, except supervised outdoor time.
- 3) The applicant shall provide outdoor seating for adult daycare participants, including at least two (2) benches.

**Reference: Peaceful Adult Day Center LLC CUP | 1330-1334 81<sup>st</sup> Ave NE**

- 4) The applicant shall ensure that employee and customer cars are parked only in spaces designated for use by Peaceful Adult Day Center.

#### **FINDINGS OF FACT**

We recommend the following findings of fact for approval of the Conditional Use Permit:

- 1) The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the C-1 zoning district.
- 2) The use is screened from adjacent residential uses and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
- 3) Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
- 4) No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
- 5) There are no unusual odors, fumes, dust, noise or vibration associated with the use, and all work will be conducted indoors.
- 6) No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.



#136106  
8/25/21  
ck# 3311

**City of Spring Lake Park**  
1301 81<sup>st</sup> Avenue NE  
Spring Lake Park, MN 55432  
763-784-6491 (p) 763-792-7257 (f)  
[info@slpmn.org](mailto:info@slpmn.org)

For Office Use Only	
Case Number:	
Fee Paid:	2,000 <sup>00</sup>
Received by:	
Date Filed:	8/25/2021
Date Complete:	
Base Fee:	500
Escrow:	1500

### DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 1330-1334 81ST AVE NE , SPRING LAKE PARK, MN 55432		
Property Identification Number (PIN#):		Current Zoning:
Legal Description (Attach if necessary):		Office (Condo)
APPLICANT INFORMATION		
Name: Maftuha Hassan		Business Name: Peaceful Adult Day Center LLC
Address: 6267 University Ave NE		
City: Fridley	State: Minnesota	Zip Code: 55432
Telephone: 763-742-0952	Fax: 763-432-3750	E-mail: <a href="mailto:peacefuladuldaycenter@gmail.com">peacefuladuldaycenter@gmail.com</a>
Contact: Maftuha Hassan		Title: Owner
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:		office
Nature of Proposed Use:		Adult Day Care
Reason(s) to Approve Request:		The city of spring lake park will get advantage for my business.
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		



**APPLICATION FEES AND EXPENSES:**

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail Peacefuadultdaycenter@gmail.com  Fax 763-432-3750  USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Maftuha Hassan Date: 8/24/2021

Owner: Owner Date: 08/24/2021

**NOTE: Applications only accepted with ALL required support documents.  
See City Code**

**City of Spring Lake Park  
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That 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. \_\_\_\_\_  
Adult Day Care Centers are designed to provide care and companionship for older adults who need assistance or supervision during the day Programs offer relief to family members and caregivers, allowing them to go to work, handle personal business, or just relax while knowing their relative is well cared for and safe
  
2. That the proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/ improvements within the vicinity of the use. Yes, \_\_\_\_\_  
The goals of the programs are to delay or prevent institutionalization by providing alternative care, to enhance self-esteem, and to encourage socialization.  
\_\_\_\_\_  
\_\_\_\_\_
  
3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code. Yes, the proper location of all types of uses required in the social and economic welfare of the city.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. Yes. Adult day care provides social activities, Adult day health care offers intensive health, therapeutic.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. That the proposed use will not lower property values or impact scenic views in the surrounding area. Yes, provides social activities  
\_\_\_\_\_  
\_\_\_\_\_

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. Yes,  
\_\_\_\_\_  
\_\_\_\_\_

7. Sufficient off-street parking and loading space is available to serve the proposed use. \_\_\_\_\_  
Yes, Easy access to Highway 65 & 610 City Hall and new Hy Vee across the street  
Close to Shopping & Restaurants Well Kept, Healthy Association  
Potential Expansion to Adjacent Unit.

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. Yes,  
\_\_\_\_\_  
\_\_\_\_\_

9. That 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. Yes,  
Beautiful built-out office space Total Building Size 4,512 SF  
Parking Ratio 2.66/1,000 SF Lot Size 2.04 AC.  
\_\_\_\_\_

10. That the proposed use will not stimulate growth incompatible with prevailing density standards.  
Yes, It is Office Condo Unit  
\_\_\_\_\_  
\_\_\_\_\_

11. Please submit twelve copies of the following documents:

- a. Complete details of the proposed site development, including location of buildings, driveways, parking spaces, garages, refuse disposal areas, loading areas, dimensions of the lot, lot area and yard dimensions. The plans shall identify all adjoining properties
- b. An elevation of at least one building in detail and any sides facing onto all classes of residence districts, if different from the single elevation required.
- c. Complete landscaping plans, including species and size of trees and shrubs, proposed and required screening.\*
- d. A site plan indicating final contours at two-foot vertical intervals.\*
- e. Proposed sewer and water connections.\*
- f. Complete plans for storm water drainage systems sufficient to drain and dispose of all surface water accumulations within the area.\*
- g. Complete plans for proposed sidewalks to service parking, recreation and service areas within the proposed development.\*
- h. Complete structural, electrical and mechanical plans for the proposed buildings.\*
- i. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings.\*

*\* Items required to be submitted if requested by the Zoning Administrator, Planning Commission or City Council.*

## **16.56 CONDITIONAL USE PERMITS**

### **16.56.010 Purpose**

### **16.56.020 Conditional Uses**

### **16.56.030 Application Procedure**

#### **16.56.010 Purpose**

The principal objective of this zoning title is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required in the social and economic welfare of the city. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by this title. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of their unusual characteristics or the service they provide the public. These conditional uses require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community.

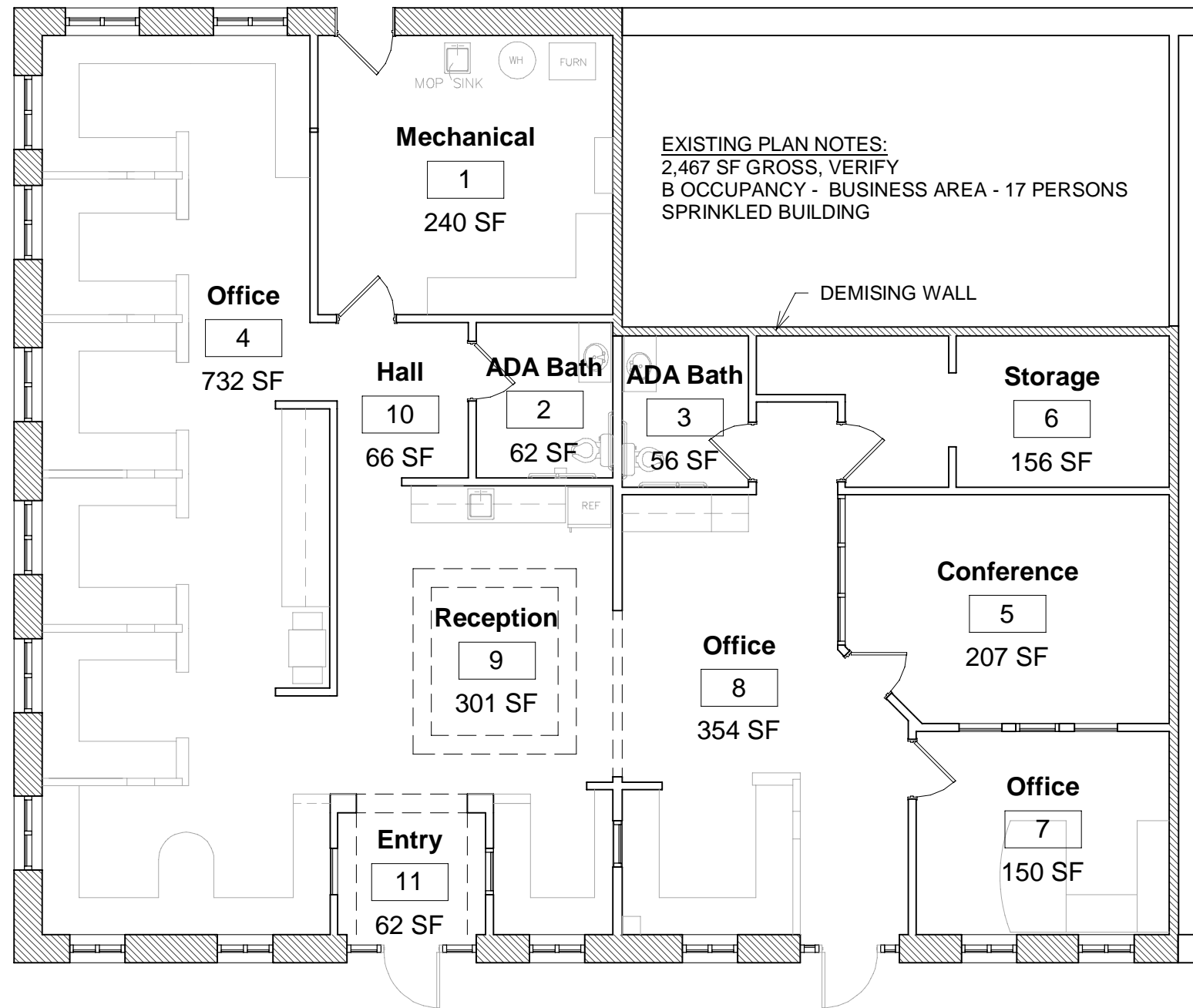
#### **16.56.020 Conditional Uses**

Conditional use permits may be issued for any of the following:

- A. Any of the uses or purposes for which these permits are required or permitted by the provisions of this title;
- B. Public utility or public service uses or public building in any district when found to be necessary for the public health, safety, convenience, or welfare; or
- C. Commercial excavating of natural materials used for building or construction purposes, in any district.

#### **16.56.030 Application Procedure**

- A. *Initiation.* An application for a conditional use shall be in triplicate and may be made by any governmental unit, department, board, or commission or by any person or persons having a freehold interest, or a contractual interest which may become a freehold interest, applicable to the parcel described in the application.
- B. *Application content.* An application shall be by written petition in the form prescribed by the Zoning Administrator, signed by the applicant, and shall be filed with the Zoning Administrator. A fee as established by an ordinance of the City Council shall be required for the filing of the petition.
  1. In addition to the written petition, the following shall be required with an application for a conditional use:
    - a. Complete details of the proposed site development, including location of buildings, driveways, parking spaces, garages, refuse disposal areas, loading areas, dimensions of the lot, lot area, and yard dimensions. The plans shall identify all adjoining properties; and
    - b. An elevation of at least one building in detail and any sides facing onto all classes of residence districts, if different from the single elevation required.
  2. The following additional information may be required by the Zoning Administrator, Planning Commission, or City Council:



① Existing Plan  
1/8" = 1'-0"

A1

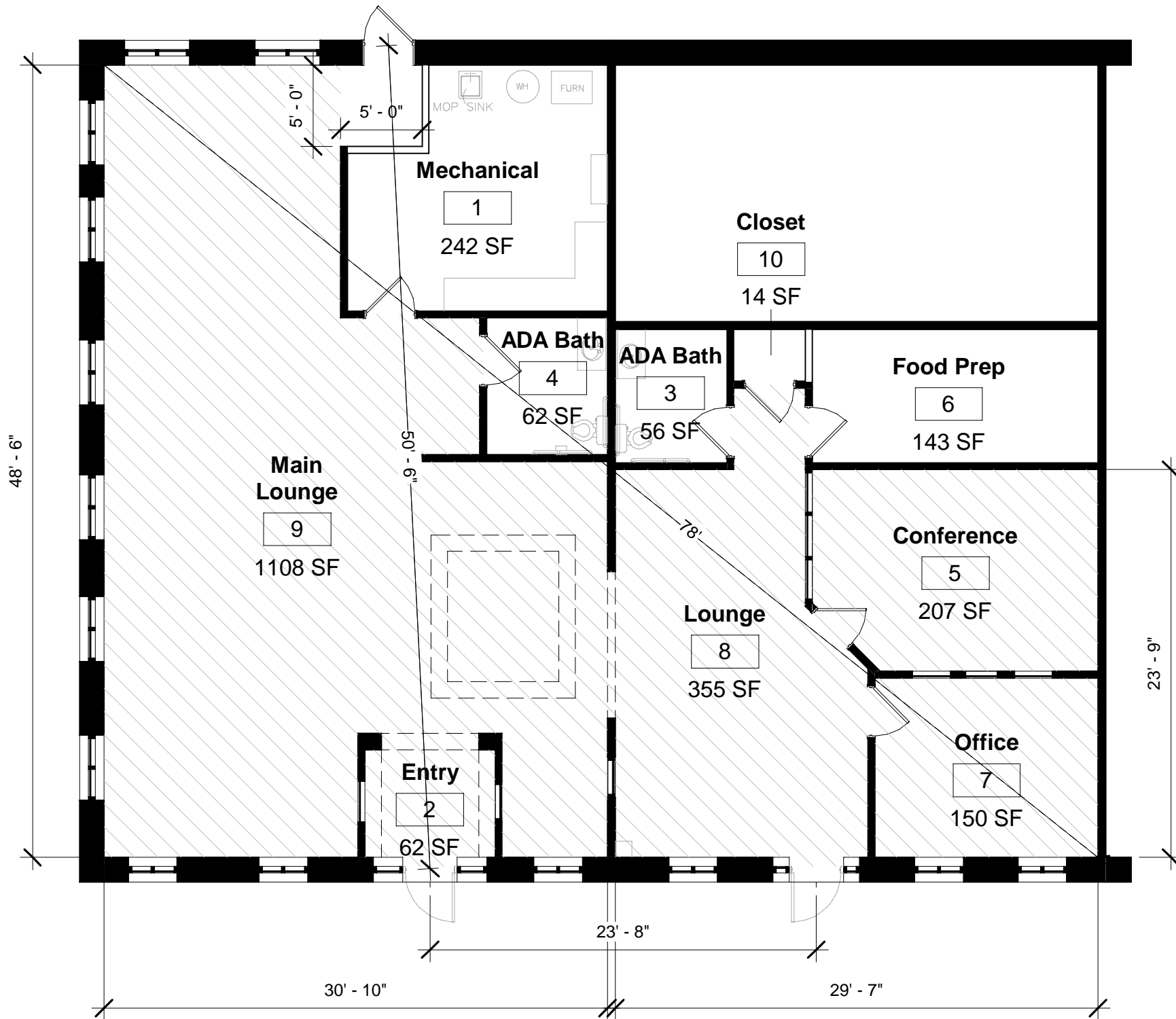
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Existing  
Plan

Change of Occupancy  
Peaceful Adult Day Center, LLC

1330-1334 81st Ave NE  
Spring Lake Park, MN 55432

**ALM**  
DESIGN  
STUDIO



1 Proposed Plan - Occupancy Areas  
1/8" = 1'-0"

PEACEFUL ADULT DAY CENTER, LLC CODE ANALYSIS - PRELIMINARY		
CODES REVIEWED:	2020 MINNESOTA BUILDING CODE	
	2020 MN CONSERVATION CODE FOR EXISTING BUILDINGS, PRESCRIPTIVE COMPLIANCE METHOD	
	SPRING LAKE PARK MUNICIPAL CODE - ZONING	
ZONING	(C-1) SHOPPING CENTER COMMERCIAL	
OCCUPANCY	DAYCARE FACILITY	SLPC 16.36.010 -VERIFY OUTDOOR AREA REQ.
CONSTRUCTION TYPE	E (Adult Day Care)	MBC CHPT. 3
ALLOWABLE AREA	V-B	MBC CHPT. 6
ACTUAL BUILDING AREA	9,000 SF NS / 38,000 SF S	MBC TABLE 506.2
OCCUPANCY AREAS	2,467 SF GROSS	
ACTUAL BUILDING STORIES	1,882 SF NET E	SEE AREA PLAN
AUTO SPRINKLER SYSTEM	1 STORY	
OCCUPANCY / EGRESS	YES	MCCEB 403.1
FIRST FLOOR	DAY CARE	MBC CHPT. 10, TABLE 1004.5
	1 OCCUPANT / 35 SF NET	
	1882 SF / 35 SF = 54 OCCUPANTS	
	TOTAL OCCUPANCY: 54	
MAX COMMON PATH OF EGRESS TRAVEL	75' S	MBC TABLE 1006.2.1
EXIT & EXIT ACCESS DOORWAYS	TWO REQUIRED	MBC TABLE 1006.2.1
DOOR SWING	MUST SWING IN DIRECTION OF EGRESS TRAVEL UNLESS OCCUPANCY < 50	MBC 1010.1.2.1
EXIT ACCESS TRAVEL DISTANCE	250 FEET, SPRINKLED	MBC TABLE 1017.2
EXIT DOORWAY CONFIGURATION	1/3 OF THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF AREA SERVED	MBC 1007.1.1
	78/3 = 26'	
TOILET FACILITIES		
REQUIRED TOILET FACILITIES	E (Adult Day Care)	MBC TABLE 2902.1
	1 WC / 50 OCCUPANTS = 2	
	54 OCCUPANTS	
	DRINKING FOUNTAIN, 1 PER 100	OR WATER AVAILABLE FROM SERVICE AREA
	1 SERVICE SINK	
EXISTING TOILET FACILITIES	2 W/ 1 WC AND 1 LAV (ADA, UNISEX)	
FIRE EXTINGUISHERS	MIN. (1) 2-A EXTINGUISHER PER FLOOR, MIN. 75' TRAVEL DISTANCE TO EXTINGUISHER	MSBC TABLE 906
FIRE ALARM AND DETECTION SYSTEMS	INSTALL PER CODE	MSBC 907
EXIT SIGNS	INSTALL PER CODE	MSBC 1013

A2

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Proposed  
Plan, Code  
Analysis

Change of Occupancy  
Peaceful Adult Day Center, LLC  
1330-1334 81st Ave NE  
Spring Lake Park, MN 55432

**ALM**  
DESIGN  
STUDIO



## **PEACEFUL ADULT DAY CENTER, LLC**

**Ph : 763-432-3750      FAX: 763-432-3857**

**6267 UNIVERSITY AVE NE, FRIDLEY MN. 55432**

**Peaceful Adult Day Center is a planned program of activities in a professional care setting designed for older adults who require supervised care during the day, or those who are isolated and lonely.**

**Adult Day Care Centers are designed to provide care and companionship for older adults who need assistance or supervision during the day. Programs offer relief to family members and caregivers, allowing them to go to work, handle personal business, or just relax while knowing their relative is well cared for and safe.**

**The goals of the programs are to delay or prevent institutionalization by providing alternative care, to enhance self-esteem, and to encourage socialization. There are two types of adult day care: adult social day care and adult day health care. Adult social day care provides social activities, meals, recreation, and some health-related services. Adult day health care offers intensive health, therapeutic, and social services for individuals with serious medical conditions and those at risk of requiring nursing home care.**

**Older adults generally participate on a scheduled basis. Services may include:**

- **Counseling**
- **Education**
- **Evening care**
- **Exercise**
- **Health screening**
- **Meals**
- **Medical care**
- **Physical therapy**
- **Recreation**
- **Respite care**
- **Socialization**
- **Supervision**
- **Transportation**
- **Medication management**

**A Peaceful Adult Day Center program improves mental and physical wellbeing through socialization, mentally stimulating games and physical activity. Every week disabled adults are able to participate in new social activities and games.**

***Adult Day Services is a system of professionally delivered, integrated, home and community-based, therapeutic, social and health-related services provided to individuals to sustain living within the community.***

**Adult day service centers provide a coordinated program of professional and compassionate services for adults in a community-based group setting. Services are designed to provide social and some health services to adults who need supervised care in a safe place outside the home during the day. They also afford**





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caregivers respite from the demanding responsibilities of caregiving. Adult day centers generally operate during normal business hours five days a week. Some programs offer services in the evenings and on weekends. Although each facility may differ in terms of features, these general services are offered by most adult day centers:

**Social activities—interaction with other participants in planned activities appropriate for their conditions**

**Transportation—door-to-door service**

**Meals and snacks—participants are provided with meals and snacks, those with special dietary needs are offered special meals**

**Personal care—help with toileting, grooming, eating and other personal activities of daily living**

**Therapeutic activities—exercise and mental interaction for all participants.**

**In general, there are three types of adult day centers:**

- **social (which provides meals, recreation and some health-related services)**
- **medical/health (which provides social activities as well as more intensive health and therapeutic services) and**
- **specialized (which provide services only to specific care recipients, such as those with diagnosed dementias or developmental disabilities).**

**Caregivers typically select the type of center a care recipient attends based on the care needed.**

**Adult Day Services Are Leaders in Community-Based Care for Individuals with Alzheimer’s Disease and Other Dementias**

- **Adult day services centers provide an interactive, safe, and secure environment.**
- **Nearly half of all participants have some level of dementia.**



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- **Approximately 90% of centers offer cognitive stimulation programs, almost 80% provide memory training programs, and more than 75% offer educational programs.**
- **The care provided may allow these individuals to delay nursing home placement.**

### **Adult Day Services Are an Essential Source of Support for Family Caregivers**

- **Adult day services provide a reliable source of support, restore balance in times of crisis, and enhance overall quality of life for caregivers.**
- **Adult day services provide respite to family caregivers.**
- **Over 80% of participants attend full days and 46% attend five days per week, enabling family caregivers to remain in the workforce.**
- **Most centers provide caregiver support programs, including educational programs (70%), caregiver support groups (58%), and individual counseling (40%).**