

February 8, 2024

To: Planning Commission

From: Community Development Department

RE: CUP-12 by Ibrahim Hussein, a request to open an Adult Day Care facility on the subject property.

Application Review:

Applicant/Owner: Ibrahim Hussein

Location of Property: 120 Broadway Street W

Zoning Map: B-3, Central Business District

Zoning Ordinance: Ordinance 157.021 States that an Adult Day Care is only permitted as a Conditional Use Permit within the B-3 District.

Report Attachments:

1. Location Map
2. Aerial Photo
3. Building Plans
4. Application Letter

Proposed Development:

- CUP-12 by Ibrahim Hussein, a request to open an Adult Day Care facility on the subject property.
- All Day care centers (Child & Adult) are a conditional use permit in all commercial zoning districts.
- The applicant will be dedicating approximately 1200 square feet in the existing building to the Adult Day care use.
- Adult day care is a type of care service designed to meet the health, social, and therapeutic needs of adults in a professionally staffed and structured community setting. The primary purpose of adult day care is to provide care and supervision to adults during the day while allowing them to return to their homes in the evenings.
- The day care may service up to 26 clients. The applicant is stating the that Adult Day Care will be open from 9am – 3pm.
- No additional parking is required for this building as it is an existing building within the B-3 District. Public Parking is available around this use.
- Clients are typically dropped off at the facility.
- This type of use is licensed by the State of MN which is administered by Steele County.
- As of the time of this report staff has heard from 2 neighbors, both asking clarifying questions. The email I received has been attached.

Findings

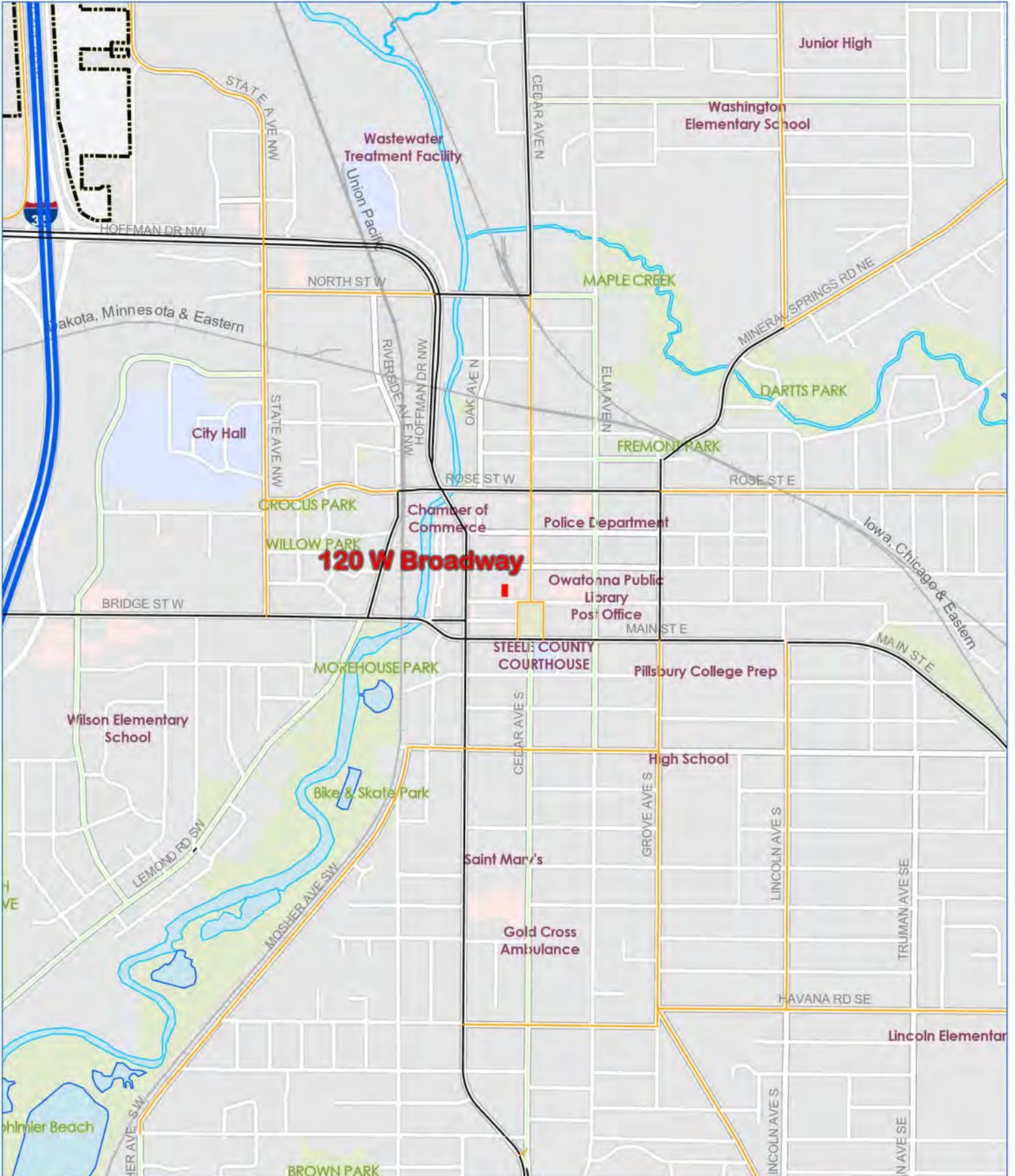
- ◆ According to the ordinance, a conditional use permit may be granted if the following findings are met:
 - a) The establishment or operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 - b) The architectural appearance and functional plan of the building and site reflects the building character of the area and will not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot. The proposed development will be compatible with existing and planned use of the area and conflicts will not be created between the proposed use and existing and intended future uses of the surrounding area.
 - c) The traffic generated by this use shall be channelized and controlled in a manner that will avoid congestion on public streets, safety hazards or excessive traffic through residential areas. The traffic generated will not raise traffic volumes beyond the capacity of the surrounding streets. Vehicular access points will be limited, and will create a minimum amount of conflict with through traffic movements and will be subject to the approval of the City Engineer. Vehicular drive up ingress lanes will be large enough to accommodate peak auto use on the same lot without requiring the stopping or waiting of vehicles on public right-of-way. Ingress lanes will be from the least heavily traveled street wherever possible.
 - d) Public services, including but not limited to sewer, water, gas, police, and fire protection, are available at an adequate level and capable of servicing the proposed land use. In addition, adequate access, drainage, and any other necessary support facilities shall be provided.
 - e) All such other or further factors as the City shall deem a requisite or consideration in determining the effect of such use on the general welfare, public health, and safety.

Staff Review:

Staff is recommending approval of this conditional use permit to allow an adult day care facility at 120 Broadway Street W.

- 1) The use shall not exceed 26 clients without amending this conditional use permit.
- 2) All signs shall have sign permits and meet the requirements of the B-3 District.
- 3) All building code requirements shall be met.

120 W Broadway City of Owatonna

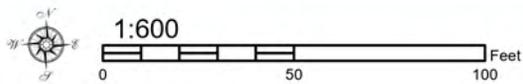
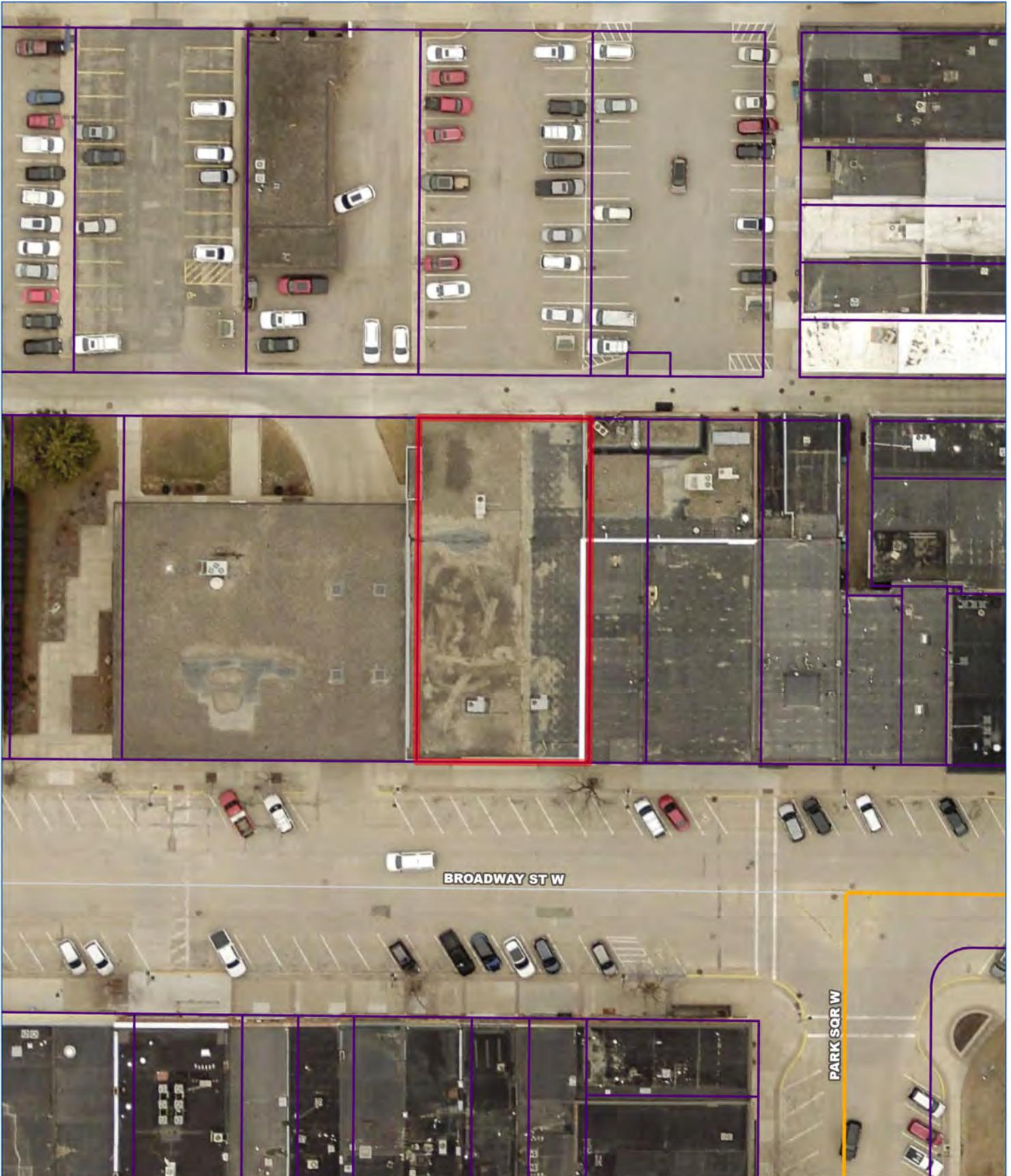


This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This information is a compilation of records, information, and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only.

January 31, 2024

120 W Broadway
City of Owatonna

PIN: 17-100-0309
Acres: 0.2 ac.



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January 31, 2024

120 W. BROADWAY

OWATONNA, MN

CODE REVIEW:

BUILDING CODE: 2020 MN STATE BUILDING
2020 MN ACCESSIBILITY CODE
2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
2020 MINNESOTA STATE FIRE CODE
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
2020 NEC
2020 MINNESOTA PLUMBING CODE
CITY OF OWATONNA ZONING ORDINANCES

PROJECT SUMMARY: OFFICE BUILD-OUT
PROPERTY ADDRESS: 120 W. BROADWAY OWATONNA, MN

ALLOWABLE AREA: 36,000 SQ. FT. (B - MOST RESTRICTIVE) (TABLE 506.2)
ACTUAL AREA (FOOTPRINT): 8,598 SQ. FT.

FIRE AREA: 8,261 SQ. FT. (MAIN LEVEL)
5,280 SQ. FT. (LOWER LEVEL)
13,541 SQ. FT. TOTAL

ALLOWABLE STORIES: 2 STORIES (E - MOST RESTRICTIVE) (TABLE 504.4)

ACTUAL STORIES: ONE + BASEMENT
FIRE ALARM: REQUIRED THROUGHOUT BUILDING * PROVIDE SMOKE DETECTION IN CORRIDORS * PROVIDE MANUAL FIRE ALARM BOXES IN ROOMS 102B, 108 + 116

OCCUPANCY: MIXED USE - NONSEPARATED CLASSIFICATION: S-1 (STORAGE) CLASSIFICATION: B (OFFICE AREA) CLASSIFICATION: E (EDUCATIONAL) (BASEMENT UNOCCUPIED: DIRT FLR)

CONSTRUCTION TYPE: TYPE V-B (COMBUSTIBLE)
AUTOMATIC SPRINKLER SYSTEM: SPRINKLERS ARE PROVIDED THROUGHOUT THE BUILDING

CALCULATED OCCUPANT LOAD: OCCUPANT LOAD PER TABLE 1004.5
S-1 (STORAGE) = 928/300 = 4 OCC
B (OFFICE) = 6325/150 = 42 OCC
E (EDUCATION) = 910/35 = 26 OCC
TOTAL = 71 OCCUPANTS

CARE FACILITY TYPE: * ADULT DAYCARE CENTER < 24 HOURS PER DAY * 6 OR MORE CARE RECIPIENTS, AGE 13 AND OLDER, ALL CAPABLE OF SELF-PRESERVATION WITHOUT ASSISTANCE * E OCCUPANCY

COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1): B & S OCCUPANCY WITH SPRINKLER SYSTEM: 100 FEET

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): S-1 OCCUPANCY WITH SPRINKLER SYSTEM: 250 FEET
B OCCUPANCY WITH SPRINKLER SYSTEM: 300 FEET

PLUMBING FIXTURES (TABLE 2902.1): B (OFFICE) = 1 WC PER 25 FOR THE FIRST 50 OCC. & 1 LAV PER 50 ABOVE 50 OCC.; 1 LAV PER 40 FOR THE FIRST 80 OCC. & 1 LAV PER 80 ABOVE 80 OCC.; 1 PER 100 DRINKING FOUNTAIN

E (EDUCATION) = 1 WC PER 50 OCC., 1 LAV PER 50 OCC.; 1 PER 100 DRINKING FOUNTAIN

S-1 (EQUIPMENT STORAGE) = 1 WC PER 100 OCC., 1 LAV PER 100 OCC.; 1 PER 1000 DRINKING FOUNTAIN

B OCCUPANTS = 42 (21 MEN, 21 WOMEN) = 0.84 WC EACH; 0.53 LAV EACH; 0.42 D.F.

E OCCUPANTS = 26 (13 MEN, 13 WOMEN) = 0.26 WC EACH; 0.26 LAV EACH; 0.26 D.F.

EXIST. S-1 OCCUPANTS = 4 (2 MEN, 2 WOMEN) = 0.02 WC EACH; 0.02 LAV EACH; 0.01 D.F.

REQUIRED: MEN: 2 WC, 1 LAV
WOMEN: 2 WC, 1 LAV
1 DRINKING FOUNTAIN

PROVIDED: EXIST. MEN: 1 WC, 1 LAV
EXIST. WOMEN: 1 WC, 1 LAV
EXIST. 2 DRINKING FOUNTAINS
FUTURE:
UNISEX: 1 WC
1 LAV

PROJECT DIRECTORY:

ARCHITECT
DJ MEDIN architects, inc.
203 n.w. first ave.
faribault, minn. 55021
507-334-2252
CONTACT: DAVID MEDIN
dmedin@djmedinarchitects.com

OWNER
IBRAHIM HUSSEIN
201 E. FRONT ST.
OWATONNA, MN 55060

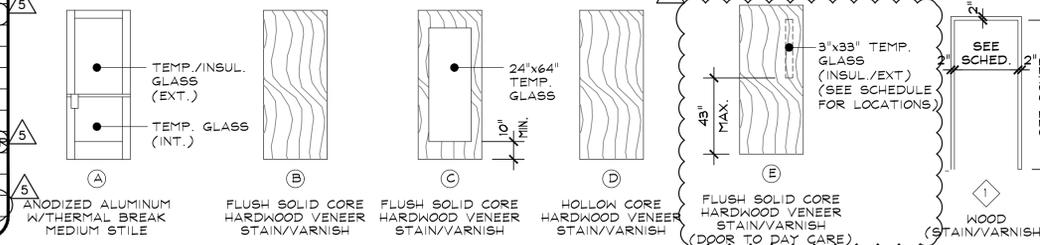
DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	HDWE.	JAMB	RATG.	REMARKS
100A	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	EXISTING/MODIFY PADDLE RELEASE TO PANIC BAR
100B	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	EXISTING/MODIFY PADDLE RELEASE TO PANIC BAR
100C	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	EXISTING/MODIFY TO PANIC BAR
100D	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	EXISTING/REMOVE DEADBOLT
101	3'-0"x7'-0"x1 3/4"	B	EXISTING	1	-	-	-	LEVER LATCHSET
102A	3'-0"x7'-0"x1 3/4"	B	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
102B	3'-0"x6'-8"x1 3/4"	D	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
103	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
104	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
106A	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
106B	3'-0"x6'-8"x1 3/4"	D	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
107	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
108	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
110	3'-0"x7'-0"x1 3/4"	(E)	STAIN/VARNISH	◇	-	-	-	CLASSROOM LEVER LOCKSET
111	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
112	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
113	3'-0"x7'-0"x1 3/4"	B	EXISTING	-	-	-	-	EXISTING
114	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
114B	3'-0"x6'-8"x1 3/4"	D	EXISTING	-	-	-	-	CLASSROOM LEVER LOCKSET
115	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	EXISTING/MODIFY PADDLE RELEASE TO PANIC BAR
116A	3'-0"x7'-0"x1 3/4"	B	EXISTING	-	-	-	-	EXISTING
116B	EXISTING O.H.	-	EXISTING	-	-	-	-	EXISTING
116C	3'-0"x7'-0"x1 3/4"	(A)	◇	-	-	-	-	PRIVACY LEVER LOCKSET

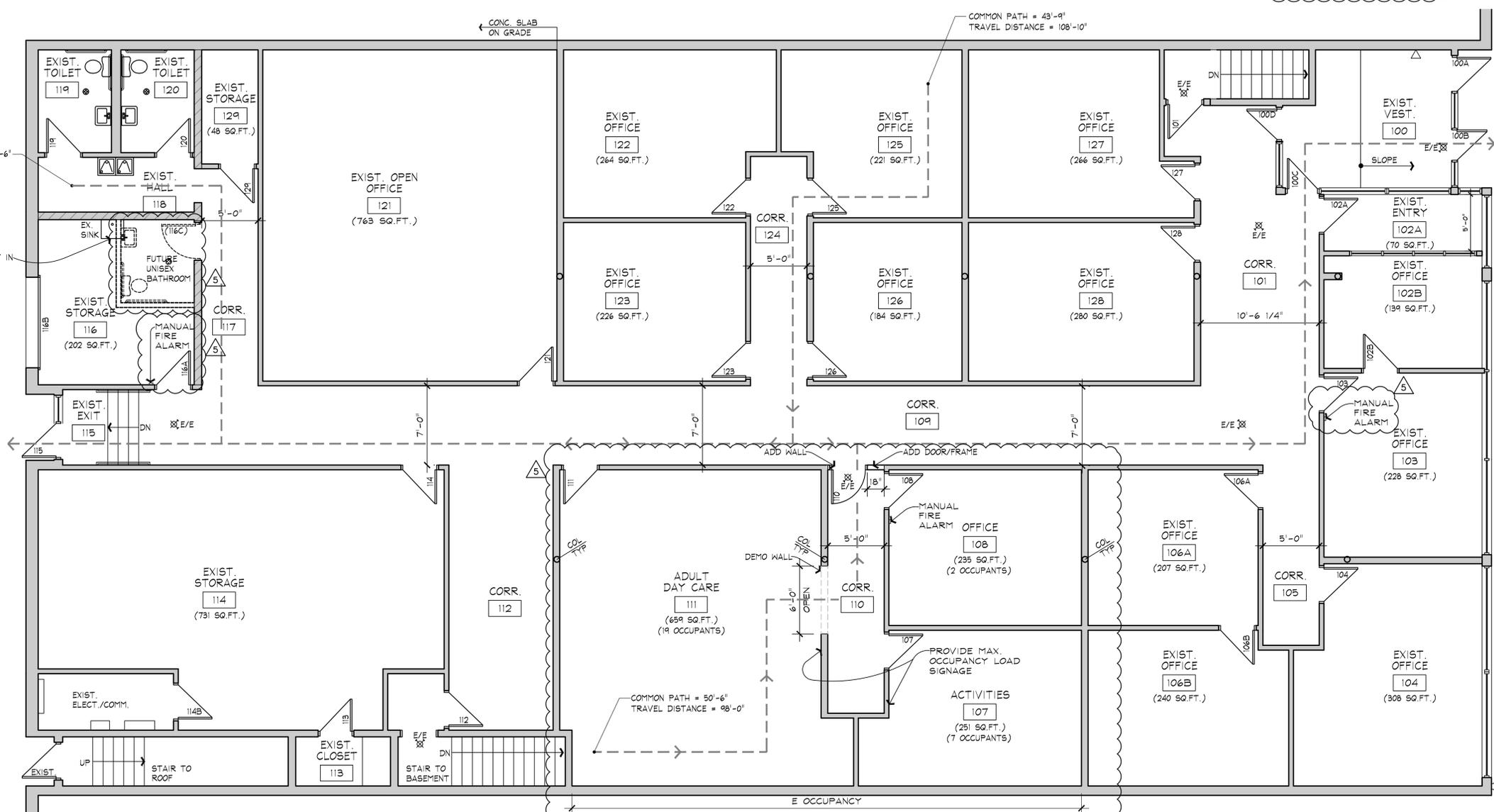
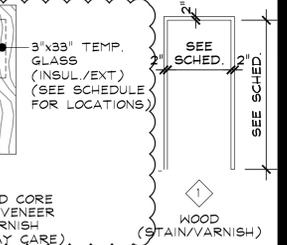
DOOR SCHEDULE CONT.

DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	HDWE.	JAMB	RATG.	REMARKS
119	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	REMOVE EXISTING HANDLES & ADD PRIVACY LEVER LOCKSET/REVERSE SWING
120	3'-0"x7'-0"x1 3/4"	A	EXISTING	-	-	-	-	REMOVE EXISTING HANDLES & ADD PRIVACY LEVER LOCKSET/REVERSE SWING
121	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
122	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
123	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
125	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
126	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
127	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
128	3'-0"x7'-0"x1 3/4"	C	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET
129	3'-0"x7'-0"x1 3/4"	B	EXISTING	1	-	-	-	CLASSROOM LEVER LOCKSET

DOOR TYPES



FRAME TYPES



FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

OCCUPANTS: 31 < 49.0
1 EXIT
E OCCUPANCY w/ OCCUPANTS CAPABLE OF SELF-PRESERVATION
VERIFY ALARM UPDATES w/ CUSTOM ALARM
EST. COST: \$4,700.00 (x20% = \$940.00)

DESIGNED DJM
DRAWN LMM
CHECKED DJM
PROJECT 23-039

REVISIONS
REVISION FEB. 18, 2022
REVISION MAR. 29, 2022
REVISION MAY. 3, 2022
REVISION MAY. 25, 2022
REVISION DEC. 18, 2023

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota. (architectural only)
DAVID J. MEDIN

License No. 9896
Date Dec 18, 2023

120 W. BROADWAY (ADULT DAY CARE)
OWATONNA, MINNESOTA

DJ MEDIN architects, inc.
203 n.w. First Ave.
Faribault, MN 55021
507/334-2252

DOOR SCHEDULE & FLOOR PLAN

A1.0

Adult day care Overview:

The Adult day care center is a community-based project aimed at establishing a safe, supportive, and engaging environment for older adults and individuals with disabilities during daytime hours. The center will provide a range of services, activities, and socialization opportunities to enhance the well-being of participants and offer respite for family caregivers.

Community Impact:

The Enriching Lives Adult Day Care Center aims to positively impact the community by:

- Improving the overall well-being of participants and enhancing their quality of life.
- Providing support to family caregivers, allowing them to maintain a balance between caregiving responsibilities and personal/work commitments.
- Fostering community engagement and reducing social isolation among older adults and individuals with disabilities.

Evaluation:

Regular evaluations will be conducted to assess participant satisfaction, program effectiveness, and overall impact on the community. Adjustments to the program and services will be made based on feedback and changing community needs.

Greg W. Kruschke

From: Anne Lamb <alamb@intouchpt.com>
Sent: Wednesday, February 7, 2024 7:02 PM
To: Greg W. Kruschke
Subject: PUBLIC HEARING ON ZONING ORDINANCE-120 Broadway St West

Dear Greg;

As, a neighboring business owner, I have received a notice of public hearing for a Zoning Ordinance at 120 Broadway St West on 2/13, but was only given 5 business days prior notice. . Unfortunately, I will be out of town all next week and unable to attend the hearing. I am hoping that I can be heard by sending this email or that the hearing can be postponed

I have many questions and concerns about placing an "Adult Daycare" in the middle of an already congested business area.

QUESTIONS/CONCERNS

- 1) What will the hours of operation be?
- 2) What sort of clients will be there, is this medical Daycare, a drug rehab, etc?
- 3) Will there be clients there each day with criminal backgrounds?
- 4) What are the qualifications of the people managing this daycare?
- 5) If I had 26 patients parking all day long there would be not parking left for anyone else. Where will clients be parking or how will they be transported? Parking is at a premium in the area and many of my patients are in the middle of rehabbing and/or convalescing.
- 6) Ten years ago I received a partial grant for signage and took the time and money to make my building blend into a historic area. Overall, I do not see that trend continuing, what type of facade/ signage will this business have?
- 7) I have mentioned parking, I also have concerns about clients loitering on the sidewalks.

I must say that without having the answers to the above questions my gut reaction is that downtown is not the area best suited for such a facility. I believe it would be better suited on the outskirts of downtown.

Respectfully yours,

Dr. Anne Lamb

DPT MSHCA PT

Founder/President

In Touch Physical Therapy

123 W Broadway

Owatonna MN 55060

P: (507)451-7888

F: (507)451-3322

www.intouchpt.com

