



Planning Commission Meeting

November 15, 2023

7:00 PM

7071 University Avenue NE Fridley, MN 55432

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Approval of the October 18, 2023, Planning Commission Meeting Minutes

Public Hearing

- [2.](#) Public Hearing to Consider Interim Use Permit, IUP #23-01, to allow an electric security fence use at 3737 East River Road
- [3.](#) Public Hearing to Consider Special Use Permit, SP #23-03 to allow an assisted living use at 6425 Hwy 65 N.E.

Other Business

Adjournment

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs, or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: November 15, 2023

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the October 18, 2023, Planning Commission Meeting Minutes

Background

Attached are the October 18, 2023, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the October 18, 2023, Planning Commission Meeting Minutes

Attachments and Other Resources

- October 18, 2023, Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Planning Commission

October 18, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chair McClellan called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman
 John Buyse II
 Mike Heuchert
 Aaron Klemz
 Terry McClellan
 Ross Meisner

Absent

Mark Hansen

Others Present

Stacy Stromberg, Planning Manager

Approval of Meeting Minutes

1. Approve August 16, 2023, Planning Commission Minutes

Motion by Commissioner Borman to approve the minutes. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously.

Public Hearing

2. Public Hearing to Consider Plat Request, PS #23-02 for the City of Minneapolis

Motion by Commissioner Meisner to open the public hearing. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the public hearing was opened at 7:01 p.m.

Stacy Stromberg, Planning Manager, presented a plat request from the City of Minneapolis. She noted that the Commission reviewed a similar request in April of 2023 and after that public hearing, the City amended its request to create two lots instead of one to better define the property lines for the Minneapolis Waterworks and the Minneapolis Emergency Operations Training Facility. She noted that the 150-acre property is made up of several different parcels, unused alleys, and public rights-of-ways.

The replat will create two lots, lot one will be 127 acres and lot two will be 11 acres, with 11.85 acres dedicated to the East River Road right-of-way. She stated that staff recommends approval of the request.

Commissioner Meisner asked the purpose in changing the request from one parcel to two parcels. John Howe, Minneapolis Water, stated that they decided on two lots to separate the training facility from the Waterworks facility.

Commissioner Klemz asked if there were plans for construction on the site. Mr. Howe replied that nothing will be changing, and this is just to formalize the use of the land.

Commissioner Meisner asked if the replatting of the alleys would come before the Planning Commission.

Ms. Stromberg replied that vacation of right-of-way and alleys would go before the Council. She provided a brief history on how the land became part of the City of Fridley when the City was incorporated and noted that this action would clean up this plat/property. She confirmed that there would not be utilities impacted by the vacation of the alleys/right-of-ways.

Motion by Commissioner Klemz to close the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the public hearing was closed at 7:09 p.m.

Motion by Commissioner Meisner recommending approval of Plat Request PS #23-02 City of Minneapolis. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously.

Other Business

3. Approve 2024 Planning Commission Meeting Dates

Ms. Stromberg presented the 2024 meeting dates proposed for the Commission.

Motion by Commissioner Buyse approving the 2024 Planning Commission meeting dates. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously.

4. Updates

Ms. Stromberg provided updates on items that will come before the Commission at its next meeting as well as progress on development projects.

Adjournment

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the meeting adjourned at 7:14 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: IUP #23-01

Meeting Date: November 15, 2023

General Information

Applicant:

Michelle Affronti, Amarak Security
550 Assembly Street, 5th Floor
Columbia, SC 29201
On behalf of property owner, Copart of Connecticut, Inc

Requested Action:

Public Hearing to Consider Interim Use Permit, IUP #23-01, to allow an electric security fence use at 3737 East River Road

Location:

3737 East River Road

Existing Zoning:

M-2, Heavy Industrial

Size: 19.5 acres

Existing Land Use:

Auto Salvage Auction and Outdoor Storage (Copart)

Surrounding Land-use & Zoning:

N: Railroad ROW/parking area
E: Railroad ROW
S: City of Minneapolis (Industrial/Trucking)
W: East River Road ROW

Comprehensive Plan Conformance:

Existing and Future Land Use Maps both designate the property as Industrial: "...parcels that contain...storage of material and equipment". The property is not a designated potential Redevelopment Area.

Zoning Ordinance Conformance:

Automotive salvage auction and outdoor storage on the site are approved by existing Special Use Permits. City Code Section 205.05.06 defines and regulates Interim Uses.

Special Information

Building and Zoning History:

1978 – Special Use Permit #77-16 approved to allow an auto salvage auction
1987 – Special Use Permit #87-04 approved to allow outside storage of wrecked automobiles (extension of salvage center)
1992 – Plat of north end of site approved
1994 – Property files include internal staff memos relating to a request from the property owner to amend city code to allow electric fences. No formal Text Amendment application was received.

Legal Description of Property:

See "Exhibit A" within the proposed Resolution of Approval

Public Utilities:

Building is connected

Transportation:

The property receives access off East River Road

Physical Characteristics:

Small administrative building, crushed stone parking and driveways, and an eight foot tall corrugated metal fence surrounding the wrecked automobiles.

Summary of Request:

The petitioner requests approval for a ten-foot tall low-voltage electric perimeter security fence.

Staff Recommendation:

City staff recommends approval of the interim use permit until the present automotive salvage use is discontinued, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – December 11, 2023

60 Day Date – December 11, 2023

Staff Report Prepared by Nancy Abts

Written Report –

The Request

Citing concerns about property crime at a site with limited visibility and containing high-value targets for theft, the applicant requests approval for a ten-foot tall low-voltage electric perimeter fence at a property approved for auto salvage auction and outdoor storage uses. The fence uses existing technology and has been implemented in many other locations across the country successfully.

Site Description and History

The subject property is located off East River Road, just north of the border with Minneapolis. It is zoned M-2, Heavy Industrial.

The property is located at the southernmost end of Fridley, between East River Road and railroad right-of-way and much of the storage area has limited visibility. The outdoor storage of automotive salvage uses on the site are authorized by Special Use Permits #77-16 for an auto salvage auction and #87-04 for Outdoor Storage. Due to their size and volume, wrecked vehicles are stored in an outside lot. The requested electric fence will provide additional security and theft deterrence, augmenting an existing eight-foot tall, corrugated metal fence which serves to prevent contact with the electric fence from adjacent properties.

The property is unique from other Fridley industrial properties due to its location between two rights-of-way, 19-acre size, and linear shape. Outdoor storage may be the present highest and best use of the property.

Property files for the site include 1994 correspondence with the property owner regarding interest in amending the city code to allow electric fences. Staff indicated that an electric fence was not allowed on the property. No formal Text Amendment application was received.

Code Requirements and Analysis

In October, the City's ordinance regulating Interim Uses went into effect. (The Planning Commission held a public hearing on the ordinance in August.) Interim use permits are intended to regulate a use that is presently acceptable, but that with anticipated redevelopment will not be acceptable in the future. Specifically, the ordinance identifies, the "Interim use of an identified Redevelopment Site unlikely to redevelop within the interim use permit period," and, "Any other use determined by the City Council to be the same or similar type uses." While the 3737 East River Road property is not currently identified as a Redevelopment Site in the Comprehensive Plan, the proposed electric fence use is currently appropriate for an outdoor storage for an automotive salvage auction on a large industrial site with limited visibility. However, at the time the property is no longer used for automotive salvage, an electric fence will not be an appropriate use for the site.

Interim use permits terminate on the occurrence of any event identified in the IUP for termination of the use, revocation of the interim use, or an amendment to the city code that no longer allows the interim use.

Code provides general standards for reviewing IUPs per 205.05.6.D:

Criteria	Analysis
The use will not: delay anticipated development or redevelopment of the site;	The site is not an identified redevelopment site
Adversely impact implementation of the Comprehensive Plan;	The comprehensive plan guides the site for Industrial land uses, which includes "storage of material and equipment"
Be in conflict with provisions of the city code on an ongoing basis;	If approved by the IUP, the use will not otherwise be in conflict with city code
Adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located; and	The electric fence is located within an 8' tall corrugated metal fence
The date or event that will terminate the use can be identified with certainty	The electric fence will be removed with 30 days of the site no longer being used for automotive salvage
The use will not impose additional unreasonable costs on the public	If the fence is not removed following the termination of the use, the City's abatement procedures will require the property to bear the costs of removal.

While applying for the IUP, the applicant signed a consent stating that no entitlement to future re-approval of the IUP is provided, and asserting that the IUP will not impose additional costs on the public if it is necessary to take the property. These affirming these requirements are also among the general standards of approval for IUPs.

The 1987 SUP approval included a landscape plan for the site that is not currently being maintained on site. Staff recommends a stipulation that the landscape plan be updated to better match the current landscaping requirements, specifying a minimum of 20 trees, with at least 6 of them coniferous. Twenty trees represent 50% of the site perimeter landscaping requirement based on current code requirements, calculated for only the portion of the site perimeter adjacent East River Road. The trees should be planted either on the site, a sufficient distance from the electric fence, or adjacent to the site in the East River Road Right of Way. Any plantings within the Right of Way would need to be coordinated with Anoka County. If landscaping cannot be accommodated on site, payment in lieu of landscaping can be provided to the City at a rate of \$500 per tree.

Additionally, to maintain the integrity of the electric fence and limit potential effects on wildlife, vegetation should be removed from an area three feet from the fence in any direction. The existing corrugated metal barrier on the outside of the fence should also be maintained functionally and aesthetically for the duration of the IUP. Warning signs shall be placed on the electric fence, at least every 30 linear feet.

Finally, the property has a pending Park Dedication fee, which should be paid within 30 days of approval of the IUP.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Interim Use Permit, IUP #23-01. Staff further recommends approval of Interim Use Permit, IUP #23-01, with stipulations.

Stipulations

Staff recommends that if the special use permit is approved, the following stipulations be attached.

1. The area three feet from the fence in any direction must be kept free of vegetation which may contact the electric fence. Failure to maintain vegetation will be a violation of the Interim Use Permit.
2. Per Special Use Permit SP #77-16, required landscaping shall be coordinated with Anoka County. If the required landscaping (specifically, 20 trees of compliant sizes, at least 6 of them conifers) cannot be accommodated on site or adjacent to the site in CSAH 1 right-of-way, an equivalent payment of \$500 per tree not planted shall be made to the city. Landscaping requirements shall be met within 365 days of approval of the Interim Use Permit. Failure to provide or maintain the required landscaping (or fee in lieu of) will be a violation of the Interim Use Permit.
3. A solid physical barrier (i.e., the existing corrugated metal fence or an equivalent replacement) shall be properly maintained to a minimum of six feet above grade, in order to prevent contact with the electric fence from adjacent properties. Removal of the barrier or failure to maintain the barrier aesthetically or functionally will be a violation of the Interim Use Permit.
4. The electric fence shall at all times be marked with clearly legible electric fence warning signage. Signage shall be placed at least every 30 linear feet. Failure to display or maintain warning signage will be a violation of the Interim Use Permit.
5. The park dedication fee of \$1,445.58 (per Plat, P.S. #92-07) shall be paid in full within 30 days of the Interim Use Permit approval.
6. An application to combine the two lots into a single tax parcel shall be filed within 30 days of the Interim Use Permit approval.
7. The electric fence shall be removed from the property within 30 days of discontinuance of the property's automotive salvage use. If the electric fence is not removed, it will be considered a public nuisance and subject to the city's abatement procedures.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice and mailing labels to properties within 350 ft.

Justification for Interim Use Permit (10' Electrified) 3737 East River Road, Fridley, MN 55432

AMAROK, LLC on behalf of COPART, is respectfully requesting Fridley, MN to approve an Interim Use Permit for the security system application which has been submitted to the City of Fridley; allowing a 10' tall low-voltage, 12V/DC battery-powered, pulsed electric security system to secure the property of COPART safely and effectively.

The property is located at 3737 East River Road, Fridley, MN 55432, and is zoned M-2 Heavy Industrial. The installation of this security fence is safely located inside/behind of the existing 8'-0" tall corrugated metal fence to secure the property during non-business hours. The AMAROK security fence has proven to be the most effective theft and crime deterrent for businesses across the country such as COPART. Even in cases where businesses were experiencing frequent theft and loss, the installation of our security fence immediately results in the prevention of any further attempted break-ins, vandalism, and theft.

The extenuating circumstances and special conditions are of no result of actions from the applicant. The extenuating circumstances and special conditions are based on business, vehicle theft and general crime experienced in the area. Applicant's actions have not contributed to this result in any way. Applicant is a reputable business owner contributing to the tax base, employing residents, and providing a valuable service to the community. Applicant should not be denied the right to protect property and assets, nor should the applicant have their business penalized by the inability to secure property.

The highly valued vehicle inventory is currently secured behind a perimeter barrier which has proven ineffective. Due to the size, volume, and nature of the inventory, vehicles must be stored in an outside lot and cannot be protected inside of a building or other enclosure. Even inventory inside the building is at risk due to the nature of the business. The high value targets secured inside the yard are an open invitation to the criminal class. Catalytic converters, vehicles, vehicle parts, specialized equipment, and tools, are all items that are targeted as whole or parts of these items, as these items can be easily and swiftly sold on the black market, traded for contraband, or pawned. These items are a criminal's dream to be able to obtain and cause a huge financial loss to a business, sometimes to the point where a business must close its doors which in turn taxes away from the tax base of a community and displaces employees from a job causing community hardships.

The company provides a valued and necessary service to the community. The company needs to ensure the safety of employees, vehicles, and contents on the applicant's property to maintain their excellent reputation with residents, businesses, employees while maintaining vehicles and assets on the property. Vehicle and business theft of this nature, as well as vandalism, continues to increase, and applicant is taking proactive steps to decrease crime with a monitored security fence and maintain the ability to operate the business. The location of the property has an increased crime rate which comes from the location of where the property is in the city, the shape and size of the property with its unique characteristics of the land itself.

The property shape and location make this a unique geographical property that ultimately lends itself to being more desirable to criminals due to the ability to access from the entire perimeter with minimal risk due to the shape and location. The parcel is 19.50 ac approximately, bordered by train tracks, major highway, numerous local roads and other business. The property is set back from the roads, and eyes of people passing by the property thus providing cover for criminals to trespass, commit the criminal acts, and flee with various access points surrounding the property virtually undetected. This parcel cannot be secured through video surveillance or guards effectively due to shape and size of the parcel, and the amount of crime in the area thus requiring the applicant add the only security system that is proven to secure the property.

Criminals fleeing a crime scene are not concerned with residents or anyone in the area. They simply care about getting in and out with as much as possible. Criminal trespass and resultant incidents can lead to catastrophic outcomes (arson, employee endangerment) and/or a public safety concern. Public safety concerns come in many forms, such as stolen vehicles/trucks driven on public roadways or specialized tools, equipment, and regulated supplies being trafficked and sold illegally.

The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.

There is no change or newly proposed use to the existing parcel. The existing parcel's use remains the same with the battery-powered, perimeter security system running concurrent with the existing perimeter barrier fence. The security system does not affect the yard, spaces, fences, parking, loading, and landscaping. Therefore, there will be no impact on streets, highways, and pavement type.

The permit approval will not be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood, nor will there be any adverse effects on abutting properties or improvements in the neighborhood. The security system is installed completely inside the existing perimeter fence and therefore not exposed to the public. To come in contact with the AMAROK security system, a criminal would have to intentionally trespass on the property by, first, disregarding the posted warning signs and then breaking through or scaling the existing perimeter barrier.

The approval of the security system would have the opposite effect on the safety and general welfare of the neighborhood through crime prevention. In fact, the proposed security system enhances the health, safety, and welfare of persons by improving workplace safety and discouraging criminals from targeting the subject property and committing other crimes of opportunity in the neighborhood. The security system is medically safe and will not harm anyone who comes in contact with the security fence; however, it will deter someone who is planning on committing a criminal act and breach a perimeter fence.

The security system is the most reliable, economical, and effective perimeter security system application available. The installation of the security system will secure the property, increase the security of the surrounding properties and the immediate area by deterring the criminal element from targeting the neighborhood resulting in higher property values and increasing the tax revenue for the community and the City of Fridley can redirect law enforcement time and resources toward crimes other than trespass and burglary.

The use will not adversely impact implementation of the Comprehensive Plan, nor will it be in conflict with provisions of the city code on an ongoing basis.

The granting of this interim use permit approval does not change or alter the use of the property. The purpose of the code is for the city to review and approve uses that enhance the city to residents and businesses, thus providing a high quality of life in the city to all who reside and work in Fridley. By granting interim use permit, the zoning code and planning remains intact with emphasis on keeping the city, businesses, and residents safe while providing a place of employment for residents, and tax revenue for the city by having a strong reputable business operate in the city of Fridley.

COPART has located the business at 3737 East River Road, Fridley, MN 55432 and provides a strong tax base to the community of Fridley. COPART would not consider implanting or use anything that could harm their employees or residents. COPART has installed this security fence at other sites across the United States and found that it is the most effective way of securing their business, property, and employees

The granting of the interim use permit will not provide applicant with any special privilege that is denied to others in this district. Granting the interim use permit will allow the Company to protect the business and its assets, alleviating the practical difficulty and resulting hardship that has not been caused by applicant.

Based on the information and evidence provided, we respectfully request the granting of this interim use permit for COPART.



Michael Pate Director,
Government Relations
AMAROK, LLC
Mobile: (803) 422-3600
mpate@amarok.com
www.AMAROK.com



Michelle Affronti
Compliance Manager
AMAROK, LLC
Mobile: (803) 923-2715
maffronti@amarok.com
www.AMAROK.com

ULTIMATE PERIMETER SECURITY

ABOUT US

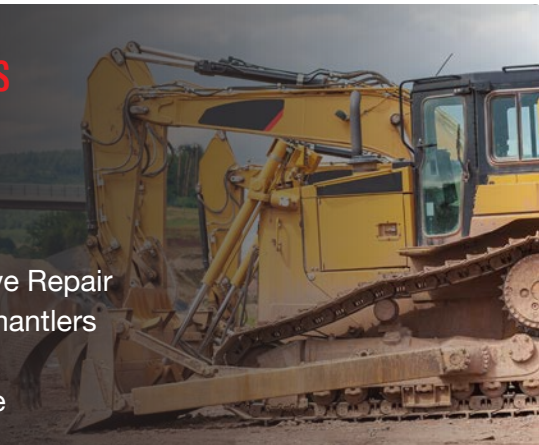
We are a perimeter security solution for businesses located on commercial, manufacturing, and industrial sites whose needs include the **protection of outdoor assets.**

6,000+
INSTALLATIONS

1,200+
JURISDICTIONS

TYPICAL CUSTOMERS

- Trucking & Logistics
- Distribution
- Metal Recycling
- Landscaping
- Collision & Automotive Repair
- Auto Auctions & Dismantlers
- Equipment Rental
- Truck Sales & Service



THERE ARE **4 STRATEGIC SEGMENTS** IN OUR RESPONSE TO COMMON CRITICAL TACTICS

DETER

Deterrence begins at the perimeter with **physical infrastructure and multilingual warning signs**, discouraging a criminal from attempting a breach at all.



Deterrence is a psychological battle, and when EGD wins, **crime is stopped before it happens.**

DEFEND

Stop unauthorized entry!

Physical Deterrent

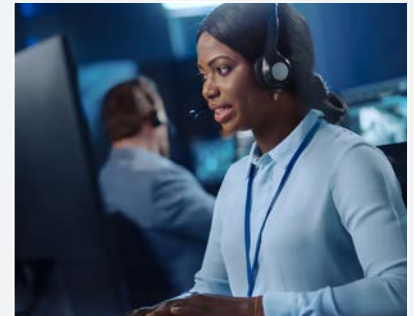
Built **ONLY** inside the existing non electrified perimeter barrier



If someone touches our system, they are trespassing

DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/ disarm.



DEPLOY

If an activated alarm is **confirmed to be a trespasser**, responders are then contacted and deployed to examine.



MEDICALLY SAFE

Pulses: every 1.3 seconds

Duration: less than 0.0003 seconds



“The pulses emitted from AMAROK’s electric fences, while unpleasant, are not dangerous.”

— Mark Kroll, Ph.D.

Served on committees for ANSI standards, IEC standards, and ASTM standards

Adjunct Professor of Biomedical Engineering at the University of Minnesota and Cal Poly, San Luis Obispo

INTERNATIONALLY APPROVED

We meet standards set by the **International Electrotechnical Commission (IEC 60335-2-76)** and **ASTM (F3296-19)**.



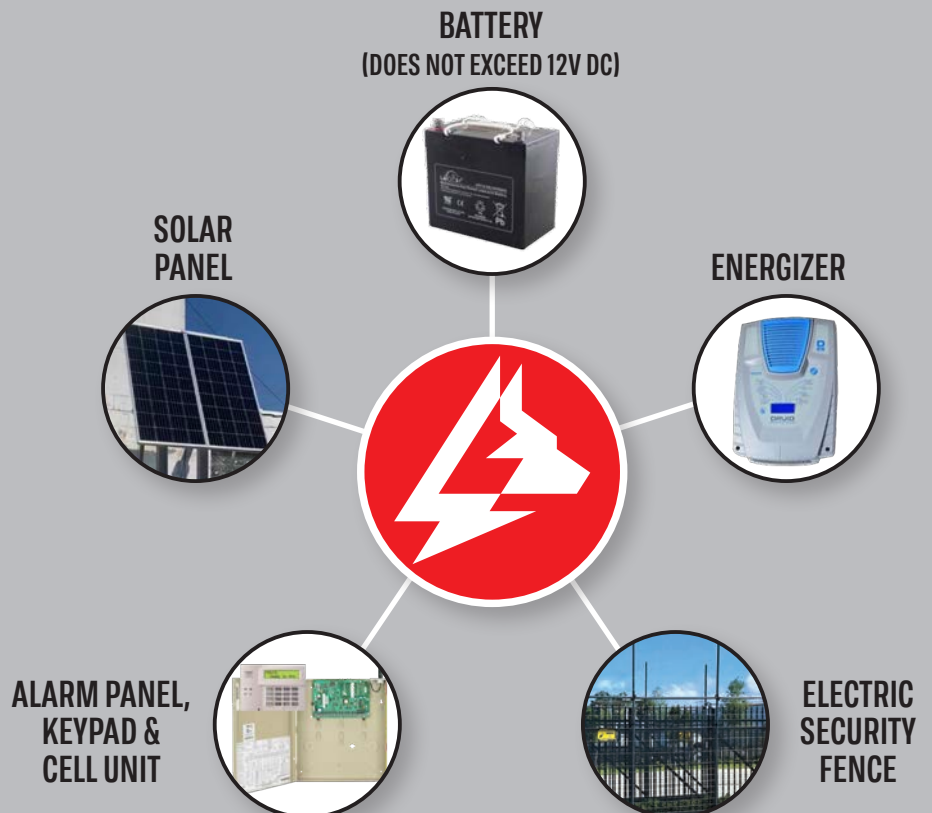
International
 Electrotechnical
 Commission



THE ELECTRIC GUARDDOG™ POWERED BY AMAROK

HOW IT WORKS: CORE COMPONENTS

AMAROK OWNS AND MAINTAINS THE SECURITY SYSTEM



GREEN SECURITY

The system is powered by a 12-volt battery that is recharged by a solar panel, which is effective as well as **environmentally friendly**.



GREAT ADDITION
TO GREEN STRATEGY

NOT AFFECTED
BY POWER FAILURES

NOT CONNECTED
TO MAIN POWER

OSHA[®] Occupational Safety and Health Administration

We are certified compliant by a USA Nationally Recognized Testing Laboratory

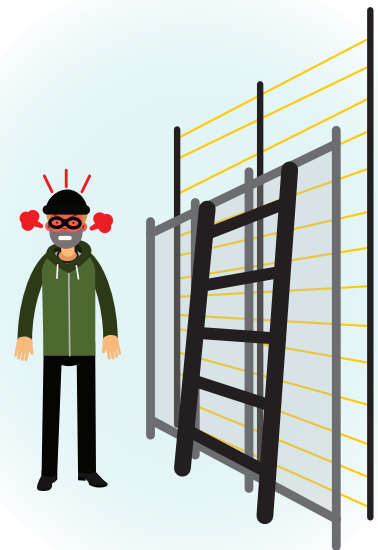
“Nationally Recognized Testing Laboratories (NRTL) are third-party organizations recognized by OSHA (Occupational Safety and Health Administration) as having the capability to provide product safety testing and certification services ...”

NRTL certified means, “... the product met the requirements of an appropriate consensus-based product safety standard either by successfully testing the product itself, or by verifying that a contract laboratory has done so ...”

FAQ: WHY MUST OUR FENCE BE TALLER?



SAME HEIGHT AS EXISTING FENCE



TALLER THAN EXISTING FENCE



No. of Gates	1
No. of Zones	4
Zone Information	
Zone Number:	Length (ft.)
Z3 (Main Gate)	1,100
Z4 - Section 1	1,000
Conduit Run	
Z4 - Section 2	
Z4 (Gate 2)	
Z4 - Section 3	
Z10 - Section 1	1,250
Z10 (Gate 3)	
Z10 - Section 2	1,240
Z11	
Z12 - Section 1	
Z12 (Gate 4)	
Z12 - Section 2	
Z12 (Gate 5)	
Z12 - Section 3	
Total Footage:	4,590



LEGEND

- Head End (Fence)
- Wireless Station
- Z# Fence/Gate Zone
- ⚡ Line of Sight Wireless Signal

Item 2.

Customer:

Copart

3737 East River Rd



Drawn By: X



Community Development Department Public Hearing Notice



SOURCES
Fridley Engineering and Planning
Fridley GIS
Anoka County GIS
Map Date: November 1, 2023

Interim Use Permit Request, IUP #23-01
Petitioner: Amarak on behalf of the CoPart
Address: 3737 East River Road N.E.



RESIDENT
5110 MAIN ST NE
FRIDLEY, MN 55421

RESIDENT
25 37TH AVE NE
FRIDLEY, MN 55421

RESIDENT
3720 EAST RIVER RD NE
FRIDLEY, MN 55421

RESIDENT
3737 EAST RIVER RD NE
FRIDLEY, MN 55421

RESIDENT
3532 MAIN ST N E
MINNEAPOLIS MN 55418

RESIDENT
3601 EAST RIVER RD N E
MINNEAPOLIS MN 55418

RESIDENT
36 37TH AVE N E
MINNEAPOLIS MN 55421

RESIDENT
50 37TH AVE N E
MINNEAPOLIS MN 55421

RESIDENT
60 37TH AVE N E
MINNEAPOLIS MN 55421

INDUSTRIAL EQUITIES NORTH YARD LLC
321 1ST AVE N
MPLS, MN 55401

MINNEAPOLIS CITY OF
350 2 5TH STREET
MINNEAPOLIS MN 55415

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

MINNEAPOLIS CITY OF
PO BOX 211208
EAGAN MN 55121

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

CUE PROPERTIES LLC
P O BOX 581698
MINNEAPOLIS MN 55458

CUE 36TH AVENUE LLC
PO BOX 581698
MINNEAPOLIS MN 55458

SMURFIT-STONE CONTAINER CORP
3950 SHACKLEFORD ROAD
DULUTH GA 30096

CUE PROPERTIES LLC
PO BOX 581698
MINNEAPOLIS MN 55458



LAND USE APPLICATION SUMMARY

Item: SP #23-02

Meeting Date: November 15, 2023

General Information

Applicant:

Horowitz and Associates
971 Sibley Memorial Hwy
Lilydale, MN 55118

Requested Action:

Public Hearing to Consider Special Use Permit, SP #23-03 to allow an assisted living use at 6425 Hwy 65 N.E.

Location:

6425 Hwy 65 N.E.

Existing Zoning:

R-3, Multi-Family

Size:

29,620 sq. ft. .68 acres

Existing Land Use:

Chiropractic Clinic

Surrounding Land-use & Zoning:

N: Single Family & R-1
E: Single Family & R-1
S: Apartment Building & R-2
W: Hwy 65 & ROW

Comprehensive Plan Conformance:

Existing and Future Land Use Map designates the property as Multi-Family

Zoning Ordinance Conformance:

Section 205.09.01.C.07 allows hospitals, clinics, nursing homes, convalescent homes, homes for the elderly, independent and assisted living facilities in an R-3, Multi-Family zoning district.

Building and Zoning History:

1948 – Lot platted.
1999 – Special Use Permit approved to allow a chiropractic clinic.
1999 – Variance approved to reduce the setback from the ROW to a driveway.

Special Information

2001 – Chiropractic clinic constructed.
2002 – Sign size variance approved.
2023 – Special Use Permit approved for a daycare.

Legal Description of Property:

The South One Hundred Fifty (150) feet, front and rear, of Lot 9, Auditor's Subdivision No. 88.

Public Utilities:

Building is connected.

Transportation:

The property receives access off the Hwy 65 N.E. Service Road.

Physical Characteristics:

Building, hard surface parking and driveways, and landscaping.

Summary of Request:

The petitioner, Drew Horowitz, with Horowitz and Associates is requesting that a special use permit to allow an assisted living use within the existing building at 6425 Hwy 65 N.E.

Staff Recommendation:

City staff recommends approval of the special use permit, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – December 11, 2023

60 Day Date – December 11, 2023

Staff Report Prepared by Stacy Stromberg

Written Report –

The Request

The petitioner, Drew Horowitz, with Horowitz and Associates is requesting a special use permit to convert the existing chiropractic clinic at 6425 Hwy 65 N.E. to a Supervised Living facility (assisted living) that will receive a permit from the Minnesota Department of Health (MDH).

The petitioner describes that the facility will serve up to 10 adults who need residential mental health treatment services. The residents will typically be older adults with traumatic brain injuries, cognitive impairments and/or cognitive delays that also struggle with some type of mental health condition such as major depression or post-traumatic stress disorder. While residents are staying at the facility they will receive a variety of services, including mental health counseling, physical and mental exercises, medication assistance, group counseling, and other services to improve their independent living skills. Residents



will typically stay between 30-90 days for treatment, and/or until they are able to function at a higher level independently.

Site Description and History

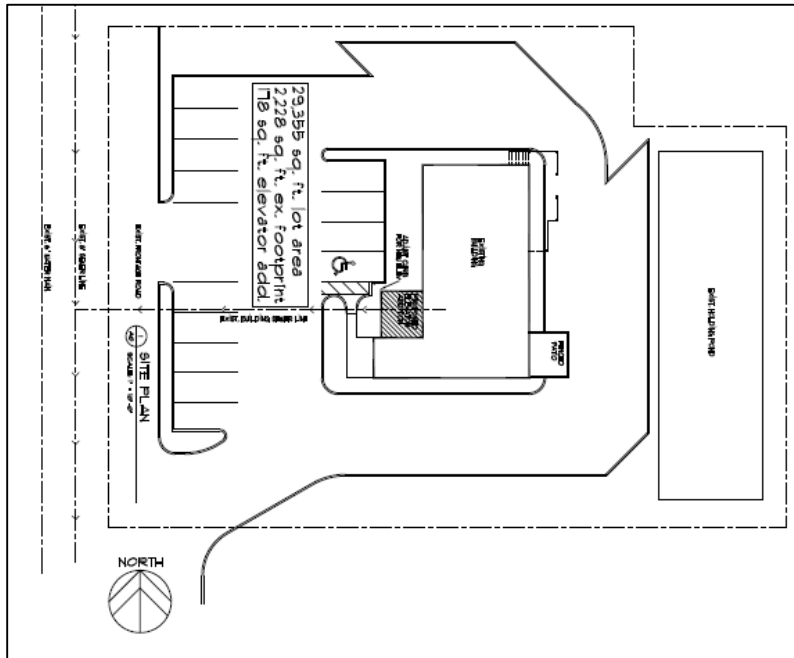
The subject property is located off the Highway 65 N.E. East Service Drive, north of 63rd Avenue. It is zoned R-3, Multi-Family. In 1999, the City Council approved a special use permit to allow a chiropractic clinic, which is a permitted special use in the R-3, Multi-Family zoning district. In addition to the special use permit approval, the Council also approved a variance to reduce the required setback for a driveway from 20 ft. to 0 ft. In 2002, the Council approved a variance to reduce the setback of a free-standing sign from 10 ft. to 2 ft. There is an ingress/egress driveway easement across the subject property, that allows access to the single-family home at 6435 Hwy 65 N.E. The use of the property has remained as a chiropractic clinic since the building was constructed in 2001.

The Commission will recall that a special use permit was granted earlier this year to allow daycare use. That user didn't end up purchasing the property, and a new potential buyer has applied for the current special use permit application.

Code Requirements and Analysis

Hospitals, Clinics, Convalescent/Nursing homes, and Assisted Living facilities are a permitted special use in the R-3, Multi-Family zoning district, subject to stipulations. The proposed use as a Supervised Living Facility is most comparable to a nursing home or assisted living use, due to the staff and services offered to the residents. Therefore, staff determined that a special use permit would be required for the proposed use.

The existing building will be remodeled to fit the needs of the new use. The first floor will include a reception area, with office space, a secure nursing room and kitchen. The lower level will have five double-occupancy bedrooms, with 3 bathrooms, laundry, a recreation room, and mechanical room. Residents will not have vehicles, so parking will be needed for staff, any company vehicles, and visitors.



They anticipate that the facility will have a maximum of 15 staff combined, with typically eight staff on-site during the day and two overnight. The code would require a maximum of nine parking stalls for a nursing home use. The site plan submitted by the petitioner shows 13 parking stalls, which will be adequate for the proposed use. There is additional hard surface on site if more parking needs to be designated.

The only change to the exterior of the building is to add a commercial elevator to the east side of the building, next to the existing building entrance. The petitioner also plans to create a sitting area behind the building for residents to enjoy the outdoors.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Special Use Permit, SP #23-02 and recommend approval with stipulations.

Staff further recommends revocation of Special Use Permits, SP #98-17 for a Clinic Use and SP #23-01 for a Daycare Use.

Stipulations

Staff recommends that if the special use permit is approved, the following stipulations be attached.

1. The petitioner shall obtain any permits required to alter the building for the proposed use.
2. The petitioner shall meet all requirements set forth by:
 - a. The Building code, including the Americans with Disabilities Act (ADA).
 - b. The Fire code.

- c. The City's Engineering division.
 - d. The City's Planning division, including but not limited to ensuring that the use has sufficient on-site parking, on-street parking is not permitted, an updated site plan is submitted showing the location of the solid waste/recycling enclosure, and sign permits are obtained for any new signage.
 - e. The Rice Creek Watershed District.
3. The petitioner shall obtain any required State and/or County licenses to operate the proposed use and provide a copy of that license to the City.
 4. The petitioner is strongly encouraged to participate in Xcel Energy's Energy Efficient Buildings program to identify energy and cost-saving strategies.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing Notice



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Special Use Permit by Horowitz and Associates

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on November 15, 2023 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Special Use Permit, SP #23-02, by Horowitz and Associates is requesting a Special Use Permit, SP #23-02, to allow an assisted living facility use at 6425 Hwy 65 NE, which is zoned R-3, Multi-Family, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763-572-3595. Publication date(s): November 3, 2023.

The City Council will consider this item on December 11, 2023.



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

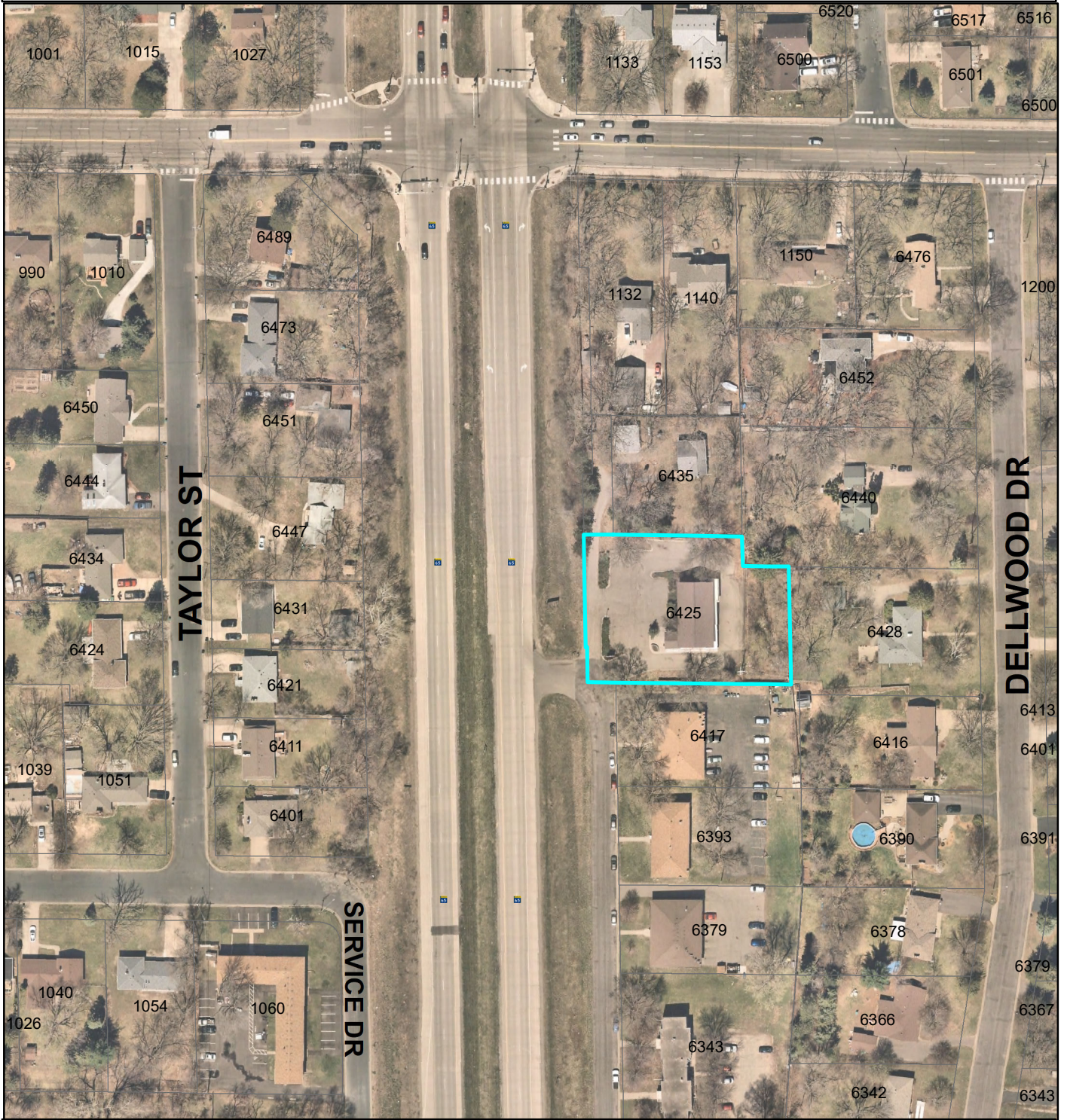
PUBLIC HEARING NOTICE

- To: Property Owners and Residents within 350 feet of 6425 Hwy 65 NE
- Applicant: Horowitz and Associates
- Request: Special Use Permit #23-02, by Horowitz and Associates for a Special Use Permit, SP 23-02, to allow an assisted living facility use at 6425 Hwy 65 NE, which is zoned R-3, Multi-Family, the legal description is on file and available at Fridley Civic Campus.
- Date of Hearings: Planning Commission Meeting, Wednesday, November 15, 2023 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.
- Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.
-
- How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov
- Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov
- Mailing date: November 3, 2023 Publication date: November 3, 2023

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than November 8, 2023, for the Planning Commission meeting and December 4, 2023, for City Council meeting. The TDD # is: 763-572-3534.*



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering and Planning
 Fridley GIS
 Anoka County GIS
 Map Date: November 1, 2023

Special Use Permit Request, SP #23-02
 Petitioner: Horowitz and Associates
 Address: 6425 Hwy 65 N.E.



LABELS FOR
Current Resident

Current Resident
6428 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6379 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6473 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6476 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6343 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6489 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6452 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6417 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6431 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6440 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6393 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6447 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6425 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6451 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6435 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6413 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6411 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
1200 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
6390 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6421 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6391 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6416 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6401 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
6379 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6449 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
1150 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
6401 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6437 DELLWOOD DR NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6366 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
6378 DELLWOOD DR NE
FRIDLEY MN 55432

Current Resident
1140 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
6425 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
1132 MISSISSIPPI ST NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

SMITH CYNTHIA
6430 DELLWOOD DR NE
FRIDLEY MN 55432

JULIDA LLC
PO BOX 274
CEDAR MN 55011

MCLEOD, JENNIFER
6473 TAYLOR ST NE
FRIDLEY MN 55432

KACHINA, KENT A
6476 DELLWOOD DR NE
FRIDLEY MN 55432

1031 SUNRISE PROPERTIES LLC
948 CURRY TRAIL
EAGAN MN 55123

SHACKLETON SARAH A
6489 TAYLOR ST NE
FRIDLEY MN 55432

DEUSER, THOMAS EDWARD
6452 DELLWOOD DR NE
FRIDLEY MN 55432

ELMQUIST, NICHOLAS A
5976 RIDGE CREEK RD
SHOREVIEW MN 55126

FROOM DARRYL R
6431 TAYLOR ST NE
FRIDLEY MN 55432

JOHNSON, DARRELL D
6440 DELLWOOD DR NE
FRIDLEY MN 55432

ELMQUIST NICHOLAS A
5976 RIDGE CREEK ROAD
SHOREVIEW MN 55126

HADI JAVEED
5485 LAKE AVE
SHOREVIEW MN 55126

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

SCHMIDTKE NICHOLAS
6425 DELLWOOD DR NE
FRIDLEY MN 55432

GONZALEZ HECTOR
6451 TAYLOR ST NE
FRIDLEY MN 55432

DAYTON DAVID M & LINDA L
6435 HIGHWAY 65 NE
FRIDLEY MN 55432

HELAL, LIALA
6413 DELLWOOD DR NE
FRIDLEY MN 55432

ALNABI, JEWAD
6411 TAYLOR ST NE
FRIDLEY MN 55432

JANES, BRIAN
1200 MISSISSIPPI ST NE
FRIDLEY MN 55432

LIEB WILLIAM JR & KIMBERLY
6390 DELLWOOD DR NE
FRIDLEY MN 55432

MOGES, GENET A
6421 TAYLOR NE
FRIDLEY MN 55432

REDEPENNING DARREL & DONNA
6391 DELLWOOD DR NE
FRIDLEY MN 55432

SENKO, CAROLYN J
6416 DELLWOOD DR NE
FRIDLEY MN 55432

BREFFLE, ANDREW R
6401 TAYLOR ST NE
FRIDLEY MN 55432

TOURVILLE, ROBERT BENEDICT
6379 DELLWOOD DR
FRIDLEY MN 55432

KOVACH, TIM
6449 DELLWOOD DR NE
FRIDLEY MN 55432

OLATEJU, SUNDAY
1150 MISSISSIPPI ST NE
FRIDLEY MN 55432

GUTTORMSON HANNAH M
6401 DELLWOOD DR NE
FRIDLEY MN 55432

BRAUN, ANGELA
6437 DELLWOOD DR NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

Item 3.

KRAUT, KEVIN
6366 DELLWOOD DR NE
FRIDLEY MN 55432

BRYTOWSKI MICHAEL J & LAURA A
6378 DELLWOOD DR NE
FRIDLEY MN 55432

PRESUHN, KRISTIN E
1140 MISSISSIPPI ST NE
FRIDLEY MN 55432

WESTBY PAUL A
8320 BROAD AVE
FRIDLEY MN 55432

MCCARTHY BRANDON
1132 MISSISSIPPI ST NE
FRIDLEY MN 55432



10135 47th AVE. PLYMOUTH, MN
612-810-9628

Project Narrative

To: City of Fridley

Re: 6425 Highway 65 NE, Fridley MN

SUP submittal for conversion of existing medical office to assisted living facility.

Drew Horowitz is applying for Special Use Permit (SUP) in order to convert an existing office building to a Supervised Living facility (SLF through the department of health) so it can provide treatment for individuals with mental health conditions. The building is located at 6425 Highway 65 NE

The facility will serve up to 10 adult men or women at any given time who are in need of residential mental health treatment services. These 10 individuals are typically over the age of 50 and have struggled with cognitive impairment or traumatic brain injury, therefore require services that enable them to be more independent. The building will be utilized as a temporary place of treatment for them, until they are able to function at a higher level independently. No residents are court ordered or forced to be at the facility against their will. The services provided will be licensed by the State of Minnesota Department of Human Services (DHS). Services will be funded by self-pay and health insurance, and no County levy funds will be involved. The building, fixtures, and facilities will be licensed under Supervised Living Facility (SLF) regulations by the Minnesota Department of Health (MDH)

6425 Highway 65 NE is currently zoned as R-3 for multi-family use. Supervised/Assisted living facilities with on-site clinical services are a permitted use with SUP approval.

Basic description of project and use of building.

Lower Level:

5 double occupancy bedrooms, 3 resident bathrooms with showers, Laundry area, Resident Recreation room and mechanical room

First Floor:

Reception area, secured Nurses Room, Kitchen and Resident Dining Room, 4 Staff offices. Offices for Facility Manager, Resident intake/interview room and two counseling offices. Support staff for residents only. The building is not open to the public or walk-in clients. The building is secured for access and exit.

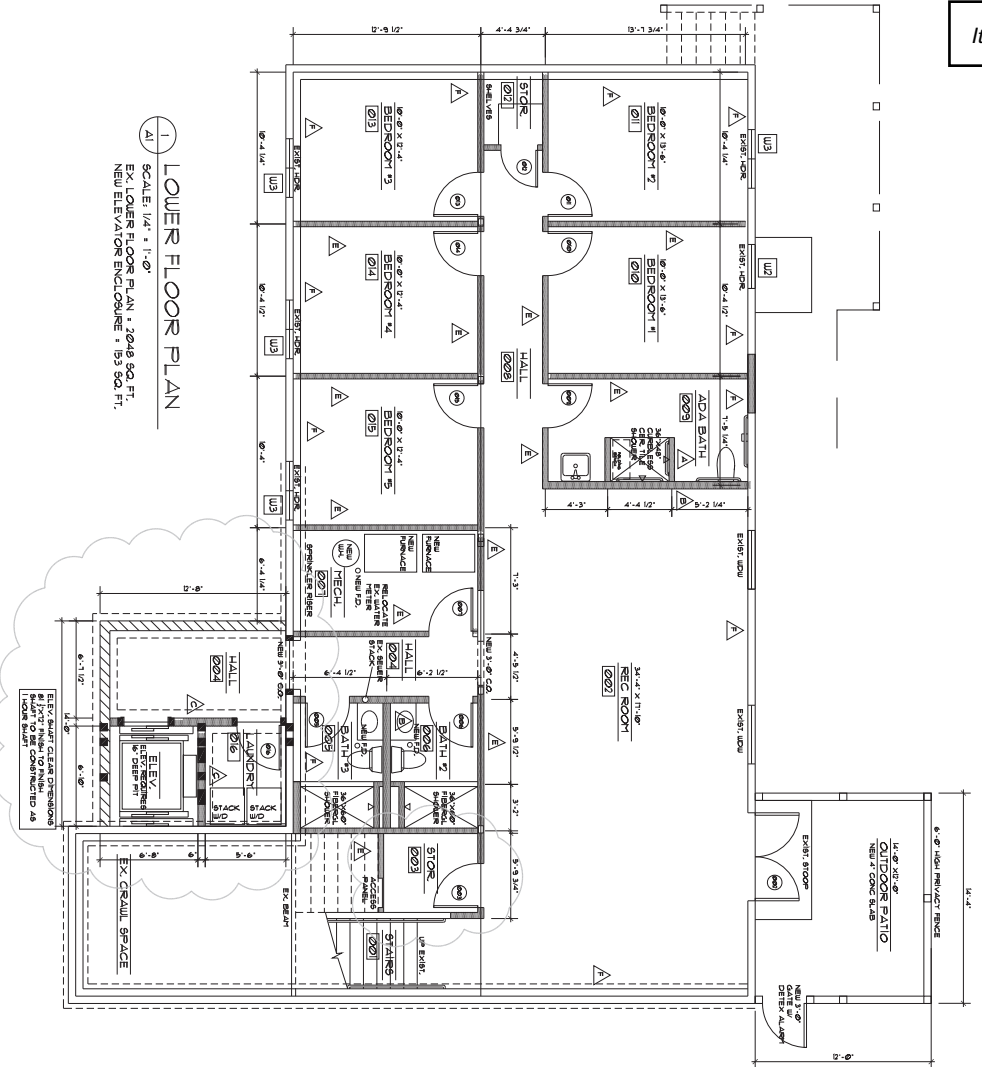
Richard Storlien RDS Architects

From: [Drew Horowitz](#)
To: [Stromberg, Stacy](#)
Cc: [Rick Storlien](#); [Stephanie Goode](#)
Subject: Re: Meeting dates
Date: Thursday, November 02, 2023 5:36:44 PM
Attachments: [image001.png](#)

Stacy,

Good afternoon and thank you for your email. I would be glad to provide additional clarification regarding our plans for the program and property.

1. Residents at our facility will not have their own vehicles. We ask that they refrain from driving while they stay with us for rehabilitative services. While at our facility, we offer transportation to outside appointments and outings. We will own and operate a company vehicle that will remain on-site at the building, likely parked on the north side of the property.
2. A typical stay is 30-90 days, this really varies based on need and the desire of the resident. Insurance pays up to 90-days and typically the longer you stay, the better the outcome.
3. We will have room for 10 residents at this facility and likely sit around 8 or 9 residents most days. This is a quiet facility, residents at this program will typically be older adults with traumatic brain injuries, cognitive impairments/cognitive delays, while also struggling with some type of mental health conditions such as major depression or post traumatic stress disorder. From a staffing perspective we will have about 8 staff on site during normal business hours and 2 staff working the overnight shift. Between full time and part time staff we may employ a total of 15 staff.
4. Our residents receive services specific to their medical and mental health needs. This includes: mental health counseling, physical and mental exercises that help improve brain function, medication assistance, physical exercise (yoga, stretching, treadmill), group counseling, meal planning and preparation, vocational support and coaching and working on improving their independent living skills. The goal is to help these individuals function better once they leave. For these services we have the following staff: nursing, mental health counselors, practitioners, technicians, doctors and medical aids.
5. We do not intend to change the exterior of the building, however we are adding a commercial elevator that will extend off the building. The existing number of parking stalls are sufficient for our use, in fact we have more than we will actually use. We intend to put a sitting area behind the building for our residents to sit outside when necessary. Nothing out front.
6. We do intend to use the existing signage and not remove or adjust. Possibly a slight change but nothing extensive as we are working within a budget that doesn't permit much change to the exterior. We will keep the existing structure.



LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 EX. LOWER FLOOR PLAN = 2048 SQ. FT.
 NEW ELEVATION ENCLOSURE = 521 SQ. FT.

- WALL TYPES**
- A 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0"
 - B 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD
 - C 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - D 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - E 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - F 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - G 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - H 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - I 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - J 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - K 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - L 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - M 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - N 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - O 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - P 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - Q 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - R 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - S 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - T 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - U 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - V 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - W 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - X 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - Y 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - Z 2x4 STUDS @ 16" O.C. ON GYPSUM BOARD WALLS 9'-0" WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD

- BUILDING CODE REVIEW** BASED ON 2009 IBC
- A 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - B 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - C 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - D 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - E 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - F 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - G 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - H 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - I 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - J 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - K 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - L 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - M 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - N 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - O 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - P 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Q 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - R 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - S 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - T 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - U 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - V 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - W 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - X 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Y 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Z 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.

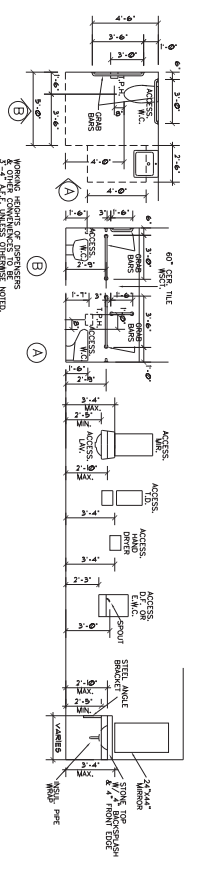
- PUMPING EXISTENCE COUNT**
- A 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - B 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - C 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - D 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - E 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - F 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - G 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - H 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - I 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - J 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - K 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - L 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - M 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - N 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - O 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - P 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Q 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - R 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - S 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - T 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - U 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - V 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - W 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - X 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Y 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - Z 1. ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.

- INTERIOR FINISH NOTES:**
- 1) PAINT ALL EXISTING ROOMS AND ROOFERS TAIL REGION
 - 2) PAINT ALL NEW WALLS AND CEILING WITH PEARL EXTERIOR
 - 3) PAINT ALL NEW FLOORING WITH PEARL EXTERIOR
 - 4) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS

- BUILDING CODE REVIEW**
- 1) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 2) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 3) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 4) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 5) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 6) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 7) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 8) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 9) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 10) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 11) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 12) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 13) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 14) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 15) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 16) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 17) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 18) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 19) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.
 - 20) ALL NEW WALLS SHALL BE 5/8" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C.

- INTERIOR FINISH NOTES:**
- 1) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 2) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 3) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 4) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 5) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 6) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 7) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 8) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 9) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 10) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 11) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 12) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 13) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 14) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 15) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 16) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 17) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 18) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 19) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS
 - 20) REMOVE EX. WALL, WINDOW & WALL LEVEL COMMON AREAS

- LIGHTING PLAN NOTES:**
- 1) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 2) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 3) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 4) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 5) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 6) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 7) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 8) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 9) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 10) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 11) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 12) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 13) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 14) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 15) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 16) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 17) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 18) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 19) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR
 - 20) INSTALL NEW LED RECESSED LIGHT FIXTURES AT MAIN FLOOR



WORKING REPORTS OF ASSISTANTS
 5. OTHER COMMENTS TO BE NOTED.
 REFER PARTS & DETAILS/ACCESSORIES
 APPENDICE TO THIS PROJECT.

RPS ARCHITECTS
 10352 14TH AVE. N.
 RYANVILLE, MN 55442
 612-830-0628

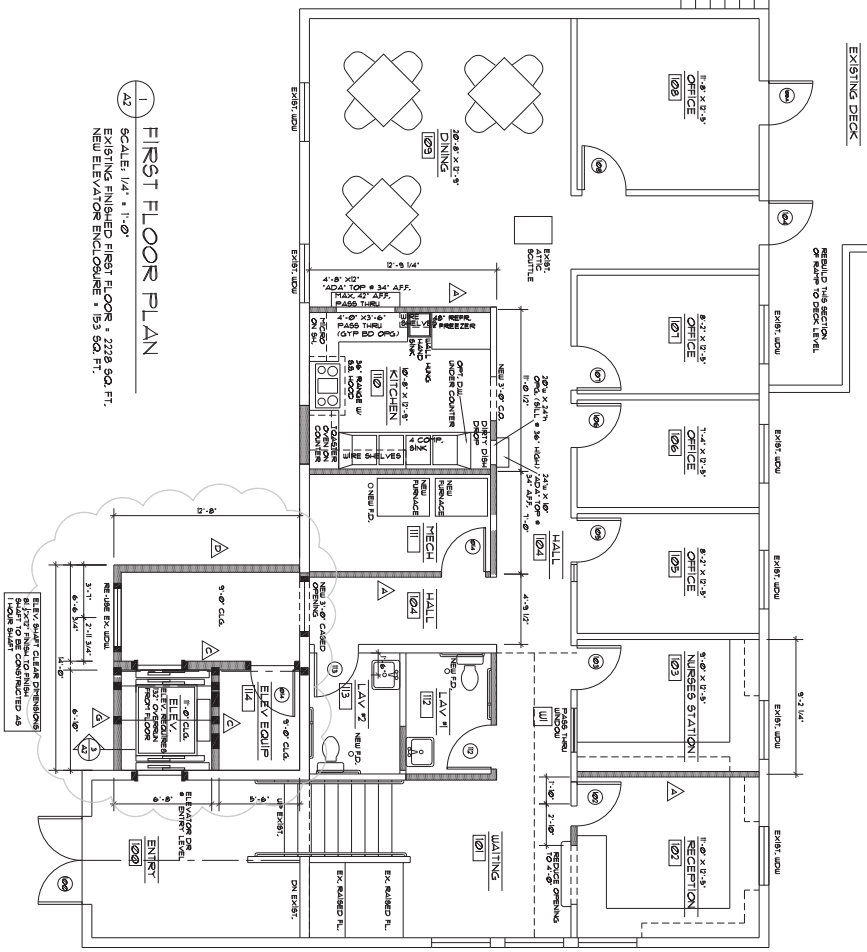
1. I hereby certify that the work shown on this drawing was prepared by me or under the direct supervision of me, and I am a duly licensed architect under the laws of the State of Minnesota.

Name: Richard B. Storden
 Reg. No.: 21326
 Date: 9/17/2023

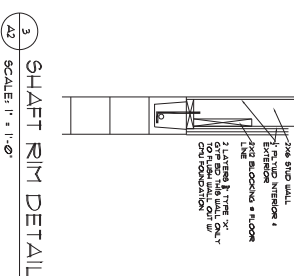
REMODELING FOR:
HOROWITZ & ASSOC.
 6425 HIGHWAY 65 NE
 FRIDLEY, MINNESOTA

ISSUE
 REVISIONS
 10/12/2023
 10/12/2023

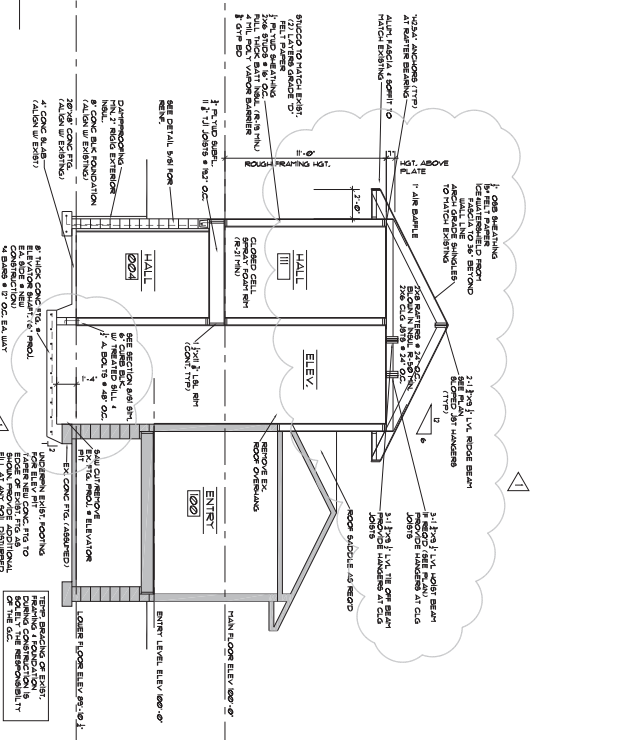
JOB #22721
 SHEET #
A1
 OF A3



1 FIRST FLOOR PLAN SCALE: 1/4\"/>



3 SHAFT RIM DETAIL SCALE: 1\"/>

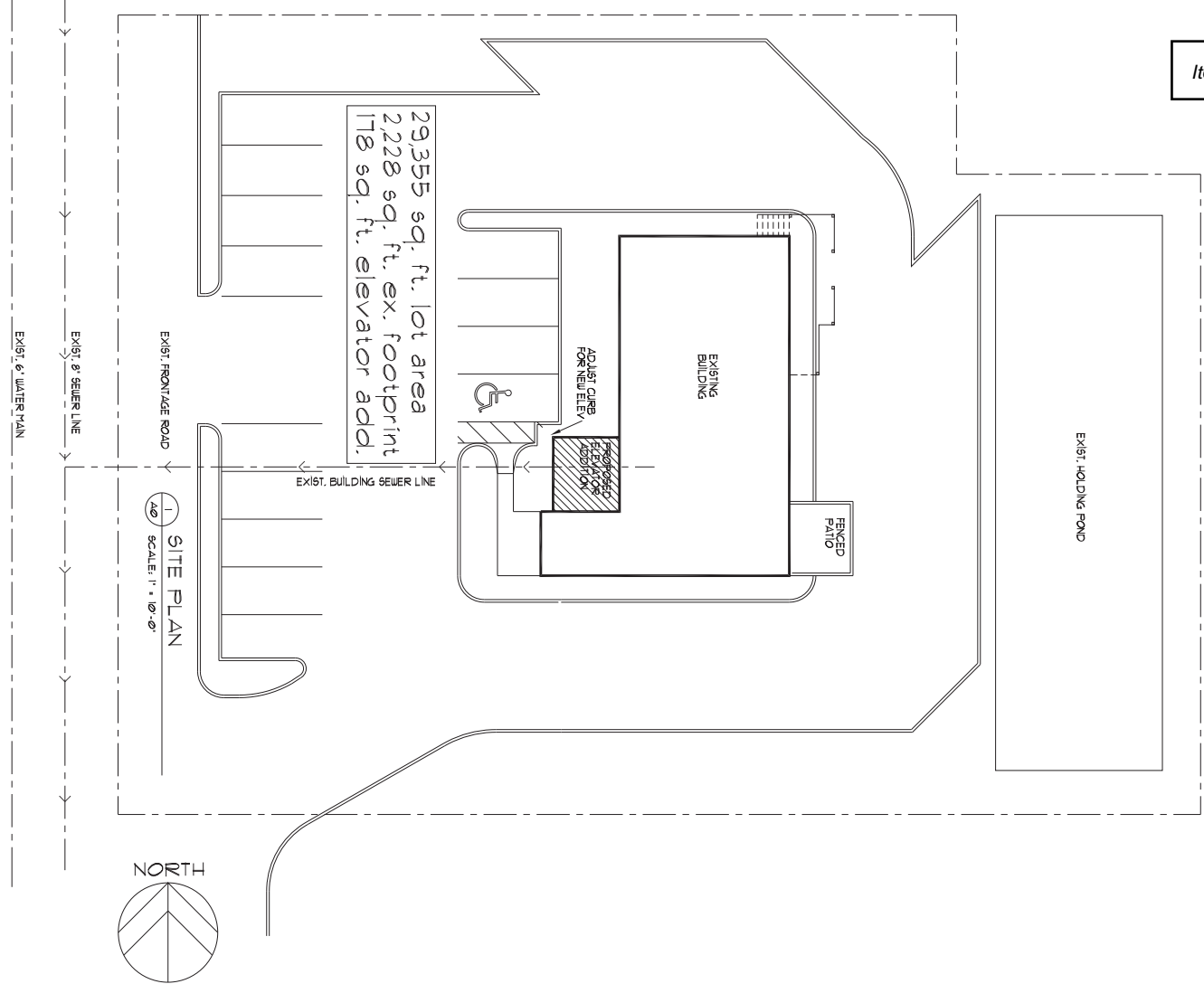


2 BUILDING SECTION SCALE: 1/4\"/>

- WALL TYPES
1) 2x4 JOIST STUDS w/ 9\"/>

- INTERIOR FINISH NOTES
1) PAINT ALL EXISTING DOORS & TRIM WITH SEMI-GLOSS ENAMEL
2) CEILING - 6\"/>

Remodeling for: HOROWITZ & ASSOC. 6425 HIGHWAY 65 NE FRIDLEY, MINNESOTA. Includes RDS ARCHITECTS logo and project contact information.



RDS ARCHITECTS
 RICHARD D. STORDEN ARCHITECTS
 10154 LITTLE AVE. N.
 PLYMOUTH, MN. 55442
 612-810-0628

I hereby certify that I am the registered professional architect in charge of the design and construction of the project and that I am duly licensed under the laws of the State of Minnesota.

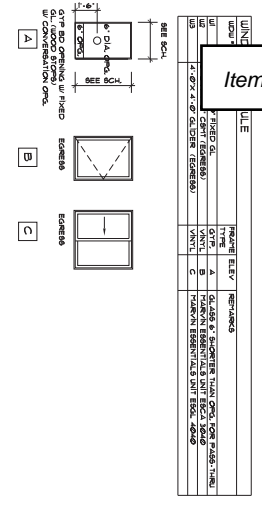
Name: Richard D. Storden
 Reg. No.: 21265
 Date: 9/20/2023

REMODELING FOR:
HOROWITZ & ASSOC.
 6425 HIGHWAY 65 NE
 FRIDLEY, MINNESOTA

SCALE: AS SHOWN
 DATE: 09/20/2023
 REVISIONS

JOB #23271
 SHEET #
A0
 OF A3

Item 3.

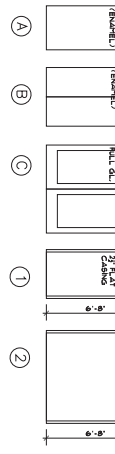


DOOR #	DOOR TYPE	DOOR FINISH	DOOR RATING	DOOR HGT	DOOR WDG	DOOR SWG	DOOR FINISH
101	1-0	1-0	1	8'	3'	1-0	1-0
102	2-0	2-0	2	8'	4'	2-0	2-0
103	3-0	3-0	3	8'	5'	3-0	3-0
104	4-0	4-0	4	8'	6'	4-0	4-0
105	5-0	5-0	5	8'	7'	5-0	5-0
106	6-0	6-0	6	8'	8'	6-0	6-0
107	7-0	7-0	7	8'	9'	7-0	7-0
108	8-0	8-0	8	8'	10'	8-0	8-0
109	9-0	9-0	9	8'	11'	9-0	9-0
110	10-0	10-0	10	8'	12'	10-0	10-0

DOOR #	DOOR TYPE	DOOR FINISH	DOOR RATING	DOOR HGT	DOOR WDG	DOOR SWG	DOOR FINISH
111	11-0	11-0	11	8'	13'	11-0	11-0
112	12-0	12-0	12	8'	14'	12-0	12-0
113	13-0	13-0	13	8'	15'	13-0	13-0
114	14-0	14-0	14	8'	16'	14-0	14-0
115	15-0	15-0	15	8'	17'	15-0	15-0
116	16-0	16-0	16	8'	18'	16-0	16-0
117	17-0	17-0	17	8'	19'	17-0	17-0
118	18-0	18-0	18	8'	20'	18-0	18-0
119	19-0	19-0	19	8'	21'	19-0	19-0
120	20-0	20-0	20	8'	22'	20-0	20-0

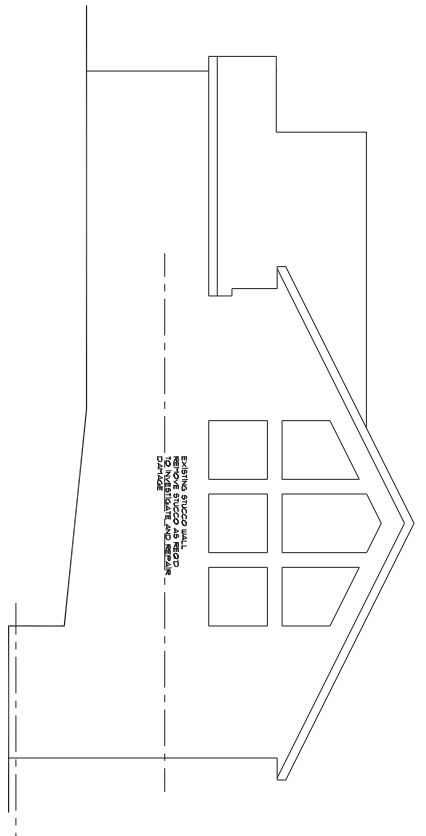
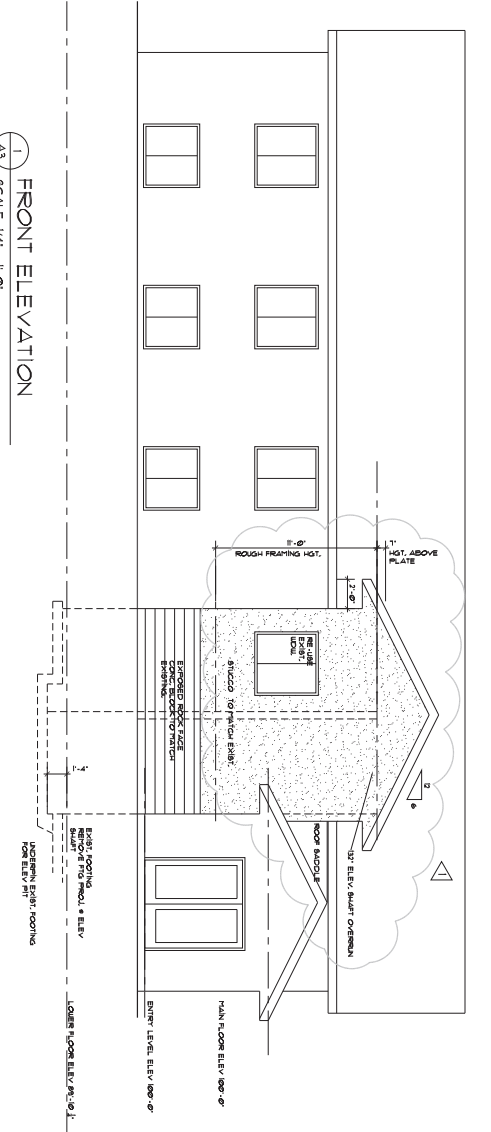
ROOM #	ROOM NAME	FLOOR	WALLS	CEILING	FLOOR	WALLS	CEILING	WGT.	CLAS.	REF.
101	REAR ROOM	1	1-0	1-0	1-0	1-0	1-0	1-0	1-0	1-0
102	MID ROOM	1	2-0	2-0	2-0	2-0	2-0	2-0	2-0	2-0
103	FRONT ROOM	1	3-0	3-0	3-0	3-0	3-0	3-0	3-0	3-0
104	ENTRANCE	1	4-0	4-0	4-0	4-0	4-0	4-0	4-0	4-0
105	HALL	1	5-0	5-0	5-0	5-0	5-0	5-0	5-0	5-0
106	BATH	1	6-0	6-0	6-0	6-0	6-0	6-0	6-0	6-0
107	KITCHEN	1	7-0	7-0	7-0	7-0	7-0	7-0	7-0	7-0
108	DINING ROOM	1	8-0	8-0	8-0	8-0	8-0	8-0	8-0	8-0
109	LIVING ROOM	1	9-0	9-0	9-0	9-0	9-0	9-0	9-0	9-0
110	BREAKFAST ROOM	1	10-0	10-0	10-0	10-0	10-0	10-0	10-0	10-0
111	STORAGE	1	11-0	11-0	11-0	11-0	11-0	11-0	11-0	11-0
112	CLOSET	1	12-0	12-0	12-0	12-0	12-0	12-0	12-0	12-0
113	PORCH	1	13-0	13-0	13-0	13-0	13-0	13-0	13-0	13-0
114	PORCH	1	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
115	PORCH	1	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0
116	PORCH	1	16-0	16-0	16-0	16-0	16-0	16-0	16-0	16-0
117	PORCH	1	17-0	17-0	17-0	17-0	17-0	17-0	17-0	17-0
118	PORCH	1	18-0	18-0	18-0	18-0	18-0	18-0	18-0	18-0
119	PORCH	1	19-0	19-0	19-0	19-0	19-0	19-0	19-0	19-0
120	PORCH	1	20-0	20-0	20-0	20-0	20-0	20-0	20-0	20-0

ROOM #	ROOM NAME	FLOOR	WALLS	CEILING	FLOOR	WALLS	CEILING	WGT.	CLAS.	REF.
201	REAR ROOM	2	21-0	21-0	21-0	21-0	21-0	21-0	21-0	21-0
202	MID ROOM	2	22-0	22-0	22-0	22-0	22-0	22-0	22-0	22-0
203	FRONT ROOM	2	23-0	23-0	23-0	23-0	23-0	23-0	23-0	23-0
204	ENTRANCE	2	24-0	24-0	24-0	24-0	24-0	24-0	24-0	24-0
205	HALL	2	25-0	25-0	25-0	25-0	25-0	25-0	25-0	25-0
206	BATH	2	26-0	26-0	26-0	26-0	26-0	26-0	26-0	26-0
207	KITCHEN	2	27-0	27-0	27-0	27-0	27-0	27-0	27-0	27-0
208	DINING ROOM	2	28-0	28-0	28-0	28-0	28-0	28-0	28-0	28-0
209	LIVING ROOM	2	29-0	29-0	29-0	29-0	29-0	29-0	29-0	29-0
210	BREAKFAST ROOM	2	30-0	30-0	30-0	30-0	30-0	30-0	30-0	30-0
211	STORAGE	2	31-0	31-0	31-0	31-0	31-0	31-0	31-0	31-0
212	CLOSET	2	32-0	32-0	32-0	32-0	32-0	32-0	32-0	32-0
213	PORCH	2	33-0	33-0	33-0	33-0	33-0	33-0	33-0	33-0
214	PORCH	2	34-0	34-0	34-0	34-0	34-0	34-0	34-0	34-0
215	PORCH	2	35-0	35-0	35-0	35-0	35-0	35-0	35-0	35-0
216	PORCH	2	36-0	36-0	36-0	36-0	36-0	36-0	36-0	36-0
217	PORCH	2	37-0	37-0	37-0	37-0	37-0	37-0	37-0	37-0
218	PORCH	2	38-0	38-0	38-0	38-0	38-0	38-0	38-0	38-0
219	PORCH	2	39-0	39-0	39-0	39-0	39-0	39-0	39-0	39-0
220	PORCH	2	40-0	40-0	40-0	40-0	40-0	40-0	40-0	40-0



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RPS ARCHITECTS
DUSTIN L. ALLEN
PLYMOUTH, MN 55442
612-810-0628

1. 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 professional architect under the laws of the State of Minnesota.

Name: Richard D. Storden
Reg. No.: 21326
Date: 9/17/2023

REMODELING FOR:
HOROWITZ & ASSOC.
6425 HIGHWAY 65 NE
FRIDLEY, MINNESOTA

SSS
DATE: 08/13/2023
REVISIONS:
REVISION: 02/03/2023
OCTOBER 7, 2023

JG6 4232731
SHEET #
A3
OF A3