Planning Commission

Regular Meeting
Agenda

Tuesday, May 28, 2024
6:30 PM
Elk River City Hall

- Regular meeting in Council Chambers

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1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

   4.1 Planning Commission - April 23, 2024

5. PUBLIC HEARINGS

   An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

   5.1 Conditional Use Permit: Commercial Cannabis Cultivation (amendment), 10700 165th Ave NW - Vireo Health

   5.2 Conditional Use Permit: Agricutlural Animals on a Residential Lot, 20373 Vance St. NW - Katie Bedbury

   5.3 Interim Use Permit: Residential Occupation with Outdoor Storage, 10208 209th Ave NW - Jason Bye

   5.4 Conditional Use Permit: Motor Vehicle Specialty Service Station (retail tire service station), 17994 Zane Street - Les Schwab Tire Center

6. GENERAL BUSINESS

   Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

   6.1 Resolution: Sale of Public Property

7. COUNCIL LIAISON UPDATES

8. MOTION TO ADJOURN REGULAR MEETING

Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, April 23, 2024

Members Present: Chair Perry Beise, Commissioner Tony Mauren, Commissioner Eric Johnson, Commissioner Robert Rydberg, Commissioner Dennis Booth

Members Absent: Commissioner Jill Larson-Vito

Staff Present: Community Development Director Zack Carlton, Senior Planner Chris Leeseberg, and Sr. Admin. Assistant Jennifer Green

1. CALL MEETING TO ORDER
Pursuant to due call and notice thereof, the meeting was called to order at 06:51 PM by Chair Beise.

2. CONSIDER AGENDA
Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the April 26, 2024, Planning Commission agenda. Motion carried 5-0.

3. CONSIDER MINUTES

3.1 Planning Commission Minutes 03-26-2024

Moved by Commissioner Johnson and seconded by Commissioner Rydberg to approve the Planning Commission minutes from March 26, 2024. Motion Carried 5-0.

4. PUBLIC HEARINGS

4.1 Conditional Use Permit: PUD Amendment for Taco Bell Signage

Mr. Leeseberg presented the staff report.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Moved by Commissioner Robert Rydberg and seconded by Commissioner Dennis Booth to recommend approval of a PUD amendment limiting the freestanding sign height consistent with the C-3 (Highway Commercial) sign ordinance as requested by Taco Bell, 19131 Freeport St. NW. Motion Carried 5-0.

4.2 Preliminary Plat: Natures Edge Business Center Fifth Addition

DRAFT

Mr. Carlton presented the staff report.

Chair Beise opened the public hearing. There being no one to speak on this matter, Chair Beise closed the public hearing.

Moved by Commissioner Eric Johnson and seconded by Commissioner Dennis Booth to recommend approval of the Preliminary Plat of Natures Edge Business Center Fifth Addition with the condition that the closing for the purchase of city-owned property occurs in conjunction with the recording of the plat. Motion Carried 5-0.

4.3 Ordinance Amendment: Spectrum Schools PUD

Mr. Carlton presented the staff report.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the proposed ordinance amendment establishing the PUD district and standards for Spectrum Schools. Motion Carried 5-0.

4.4 Ordinance Amendment: Bradford Park PUD

Mr. Carlton presented the staff report.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Moved by Commissioner Booth and seconded by Commissioner Johnson to recommend approval of the proposed ordinance amendment establishing the PUD district and standards for Bradford Park. Motion Carried 5-0.

5. GENERAL BUSINESS
There was no general business discussed.

6. COUNCIL LIAISON UPDATES
Councilmember Westgaard updated the commission on recent council decisions.

7. MOTION TO ADJOURN REGULAR MEETING
Moved by Commissioner Rydberg and seconded by Commissioner Booth to adjourn the meeting.

The meeting adjourned at 07:57 p.m.

8. WORK SESSION – UPPER TOWN CONFERENCE ROOM
The worksession opened at 7:06 p.m.

8.1 Concept Review: Rueter Walton - Proposed Apartments

DRAFT

Mr. Leeseberg presented the staff report. He stated the applicant is requesting informal, non-binding feedback regarding this proposed residential apartment project.

Jared Ackmann with Rueter Walton presented details regarding the proposed housing project. He stated the property is under contract with the current owner and is looking for feedback from the city. He provided a background on Rueter Walton and projects they've built in the Twin Cities. He reviewed the site itself and felt the natural topography and tree coverage naturally screened the building from neighboring properties. Based upon feedback from the neighborhood meeting, they made two minor adjustments; one change was to add a privacy fence along the eastern side of the property adjacent to the garages to help with screening; the other change was moving the dog run to the southwest corner of the property. He stated they will be asking the city for a parking variance to the parking ordinance to allow for 1.88 stalls per unit as they feel their request would provide sufficient parking spaces to the point of being over parked. He stated this request is backed up from data on other family-style housing projects they've built, and along with parking studies, stated these current projects use 1.3 to 1.6 parking stalls with no issues. He stated Elk River has a stronger, outdated parking ordinance. Mr. Ackmann then went into the covered parking requirement and will be proposing 30 covered stalls; the city requires 96. He indicated it comes down to financial feasibility and the cost for one covered parking unit is $25,000. The market doesn't allow the necessary rent to cover the cost of constructing covered parking for all units and it isn't financially feasible. He outlined the amenity package for tenants such as a playground, fitness center, in-unit laundry, community areas, and noted these were high quality housing amenities. He stated they would be applying to the state for tax-exempt bonds that would allow them to sell for tax credits to finance the project. He stated with this financing, that they would be restricted to income that renters could make, and the rent charged, which would be 60% Area Median Income (AMI) as dictated by Sherburne County. Mr. Ackmann outlined the proposed rents and explained the goal of this project was to provide affordable housing for the 'missing middle' workforce housing. He noted the current market of homes for sale and stated this project provides another housing option for young families or couples trying to work or live in the area.

Commissioner Mauren asked for more clarification on AMI and asked if this was considered low-income housing. Mr. Ackmann explained Sherburne County is lumped into the metropolitan counties when calculating the midpoint of a metropolitan area's income distribution, which is 60% of the average median income. Therefore, income cannot be more than $52,200 for an individual, $59,640 for 2 adults. This allows Rueter Walton to get a grant to lower the costs of rent to offset the costs of development. Mr. Ackmann states it does restrict their rental pool. They utilize a management company that does a rigorous income verification process to ensure compliance of renters. Mr. Ackmann explained this type of program is called Section 42 housing, where the tax credit encourages developers to build affordable housing to meet the need of the community. He stated CommonBond was a similar project in Elk River, which went through Minnesota Housing; this project would go through the state.

The Planning Commission then provided feedback on the concept plans submitted. They discussed the following:

- Parking requirements - typically 2-1 requirement with proof of parking, which shows where they could build additional parking spots should they need it
- Parking lot design and snow removal/storage
- Landscape plan and stormwater plan - need more infomation
- Local motorcycle dealership on-street overflow parking - busy roadway

DRAFT

Chair Beise then allowed members of the audience to ask questions and state concerns.

Justin Trevorrow - 19587 Concord Street, entered an email on the the record and summarized it to the commission. Concerns with traffic, does it align with the comprehensive plan, felt low-income housing had dysfunctional families/children, and doesn't want to start a precedence for other low-income housing projects in Elk River.

Bruce Smith - 18965 Carson Circle - felt it didn't make sense to add that many residents to such a small area, and felt it would increase crime and accidents. He began an online petition opposing the project and asked the Planning Commission to deny it.

Ken Lueck - 11388 198th Ave. NW - distributed a list of concerns which was entered into the record.

Gretchen Lauken - 11366 196th Ave. NW - stated she has contacted police regarding Harley overflow parking and how dangerous it makes the streets, and felt this project would increase those parking hazards. She is a relator and provided housing stats for the current number of homes for sale.

The consensus of the Planning Commission was that they weren't opposed to low-income housing but didn't feel the proposed location was a good fit to support this project.

9. MOTION TO ADJOURN

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the worksession.

The meeting adjourned at 07:57 p.m.

Minutes prepared by Jennifer Green.

_____
Perry Beise, Chair

_____
Tina Allard, City Clerk

DRAFT

Request for Action

To
Planning Commission

Item Number
5.1

Meeting Date
May 28, 2024

Prepared By
Zack Carlton, Community Development Director

Item Description
Conditional Use Permit: Commercial Cannabis Cultivation (amendment), 10700 165th Ave NW - Vireo Health

Reviewed by:
Zack Carlton

Action Requested
Recommend, by motion, approval of the Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. The facility must comply with all licensing and operating procedures required under Minnesota Statutes Chapter 342.
2. The Conditional Use Permit may be issued prior to the applicant having received all necessary state permits and licenses, but the applicant shall submit proof of obtaining all state permits prior beginning cultivation operations.
3. Issuance of this CUP does not exempt the applicant from all standards outlined in state statute.
4. The operation/building must connect to city sewer and water and pay the required SAC/WAC fees in accordance with city codes.

5. Construction activities will require signed plans prepared by a qualified professional.
6. All other uses of the property must cease prior to issuance of a certificate of occupancy.

Background/Discussion
Vireo Health will utilize the former GRE facility at 10700 165th Ave NW and establish a Commercial Cannabis Cultivation Facility. The site has largely been operated as a storage facility since GRE ceased operations on the property, and the equipment used by GRE has been removed, leaving the building mostly vacant.

The property is zoned I1 (Light Industrial) where Commercial Cannabis Cultivation facilities require a Conditional Use Permit (CUP). The applicant received approval to operate a cultivation facility in part of the existing building earlier this year (CU 24-03), but the applicant is now requesting approval to operate a cultivation facility in the entire structure.

The proposal includes staff and office spaces, drying and processing areas, and numerous sealed cultivation rooms. Each cultivation room will have a positive pressure HVAC system to minimize cannabis odor. The cultivation rooms are also within the existing building, providing an additional barrier for potential odor concerns.

Expected hours of operation are between 5:00 a.m. and 12:00 a.m. with 80 employees at full buildout. Vireo will operate multiple shifts, spreading out the parking needs of the site. The entire site will also have onsite security and 24/7 surveillance.

Site Plan

The applicant is not proposing any modifications to the site. The existing paved surfaces provide enough parking and circulation to support the use. Access to the site will continue from the existing driveway on 165th Ave NW.

The entire property is surrounded by a fence and proposed signage consists of a small navigational sign to direct traffic to the correct access points of the building.

Exterior modifications include additional ingress/egress points as required by state building codes and reducing the size of the existing overhead doors.

Public Utilities

The building is not currently connected to city sewer and water, but utility stubs were provided on the east side of the building when the city installed Polk Street and the extension of 169th Ave. The building will be required to connect to city utilities and pay the required connection fees. Additionally, the operation will be a large electric user. The applicant has been working closely with Elk River Municipal Utilities (ERMU) to address the electrical needs for the site.

Applicable Regulations

In approving a Conditional Use Permit, the council may impose such specific conditions with regard to the development or operation of the proposed use as it considers necessary to satisfy the seven standards set forth in Section 30-654 and the requirements contained in this article and to promote compatibility with and minimize any potentially adverse effects upon adjacent properties, the neighborhood or the city.

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.

The property previously operated as a sorting facility for trash/garbage prior to being transferred to the incinerator. The facility has traditionally had high levels of vehicle traffic and odors from the trash. Surrounding properties include light manufacturing operations, recycling centers, a semi-truck dealership, agricultural research, and vacant/ developable parcels. The proposed use will not generate concerns in excess to what the area has experienced with previous uses and will not detrimentally affect the use and enjoyment of other properties in the immediate vicinity. The use will also be subject to additional standards from the state which may address related concerns for the operation.

Staff does not see a need to impose specific conditions to satisfy this standard.

2. Will be consistent with the comprehensive plan.

The subject site and surrounding properties are guided as Business Park which allows light manufacturing uses. The proposed use is consistent with the long-term vision for the area.

Staff does not see a need to impose specific conditions to satisfy this standard.

3. Will not impede the normal and orderly development and improvement of surrounding vacant property.

The city owns a vacant developable lot and much of the surrounding agricultural research land has the potential to be developed in the future. The proposed use will not impede the normal and orderly development of surrounding vacant parcels.

Staff does not see a need to impose specific conditions to satisfy this standard.

4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.
Vireo's operation will require a significant amount of electricity at full build-out. They have been working closely with ERMU to find a solution to their power needs. The building is required to connect to city utilities and the public infrastructure has the capacity to provide the noted water and sewer needs. Anticipated traffic is equal to or less than previous uses on the site and existing roadway infrastructure has the capacity to handle the traffic. The use will also be subject to additional standards from the state which may address related concerns about the operation.

Staff included a condition requiring the building to connect to city sewer and water and pay all required connection fees.

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.
Cannabis manufacturing (growing) and processing has the potential to generate excessive odors. The applicant is proposing to operate their grow operation within individual cultivation rooms that utilizes a positive-pressure system to minimize off-site odors. These rooms are also within the larger building (a room within a room) providing additional odor mitigation opportunities. There are no existing residential uses in the vicinity of the site, and prevailing winds would generally blow odors over the agricultural fields south and east of the subject site. The use will also be subject to additional standards from the state which may address related concerns for the operation.

Staff does not see a need to impose specific conditions to satisfy this standard.

6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
The site is fully built-out and there are no proposed changes to the site.

Staff does not see a need to impose specific conditions to satisfy this standard.

7. Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.
Commercial Cannabis Manufacturing is tightly regulated by Minnesota Statutes Chapter 342. Prior to beginning growing operations on site, the applicant must receive all required approvals and licenses from the state. The applicant will be required to provide proof of these approvals to the city. Outside of state requirements, which will be reviewed separately by the state's Office of Cannabis Management, the use will fully comply with city requirements.

Additionally, with the conversion of the entire building and site to Commercial Cannabis Cultivation, all other uses of the property must cease.

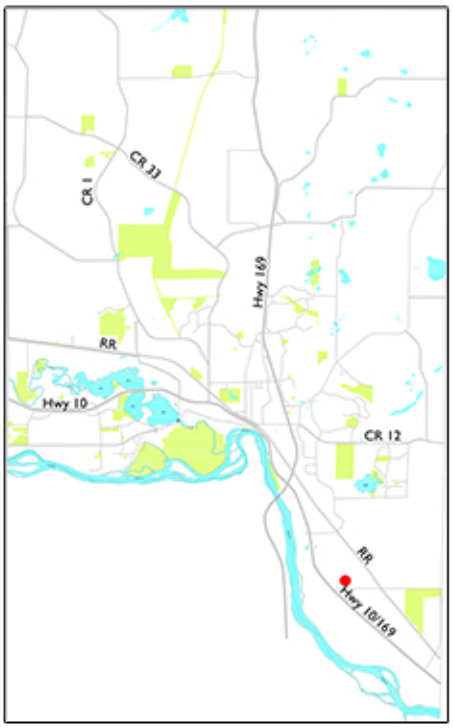
Staff included conditions noting the requirement to receive all necessary approvals from the state prior to beginning commercial cannabis operations and requiring any existing operations to cease prior to issuance of a certificate of occupancy.

If denial of such a permit should occur, it shall accompany recommendations or determinations by findings or a report stating how the proposed use does not comply with the standards set forth in Section 30-654.

Financial Impact
None

Mission/Policy/Goal
Meet changing needs - agile.
Responsibly grow.
Support the growth and development of the community.

Attachments
1. Location Map
2. Applicant's Narrative
3. Architectural Plans



Project Location Map

Vireo Health

Conditional Use Permit

Case No: CU 24-07

CU 24-07 Vireo Health
Applicant's Narrative

This Conditional Use Permit application seeks to update the previously issued CUP: #CU24-000003, project: #24-000206, such that the property lessee, Vireo Health, now intends to remodel the entire structure. The previous application indicated that a portion of the structure would be renovated. This request remains compliant with the City of Elk River's designated zones for cannabis production as well as the City's Comprehensive Plan. The details of this project remain the same as in the previously submitted narrative with the exception of the updated square footage to be remodel being revised to 138,000 SF. Please see the attached building schematics for the design plan.

VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

04/17/2024

2WR # 24-01818

GENERAL

G1.1 COVER SHEET
G1.2 GENERAL NOTES & LEGENDS
LS1.0 CODE STUDY & GROSS BUILDING PLANS
LS1.1 LIFE SAFETY PLAN
LS1.2 LIFE SAFETY PLAN - MEZZANINE & EQUIPMENT PLATFORM

CIVIL

ARCHITECTURAL

D0.1 OVERALL DEMOLITION PLAN
D1.1 DEMOLITION PLAN
D1.2 DEMOLITION PLAN
D1.3 DEMOLITION PLAN
D1.4 DEMOLITION PLAN
D1.5 DEMOLITION PLAN - MEZZANINE & EQUIPMENT PLATFORM
A0.1 OVERALL FLOOR PLAN
A1.1 FLOOR PLAN
A1.2 FLOOR PLAN
A1.3 FLOOR PLAN
A1.4 FLOOR PLAN
A1.5 FLOOR PLAN - MEZZANINE & EQUIPMENT PLATFORM
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A5.1 BUILDING SECTIONS
A9.0 OVERALL REFLECTED CEILING PLAN

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

OWNER REPRESENTATIVE
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VIREO HEALTH - CULTIVATION
VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330
SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZJ/JH
Checked by:	SG

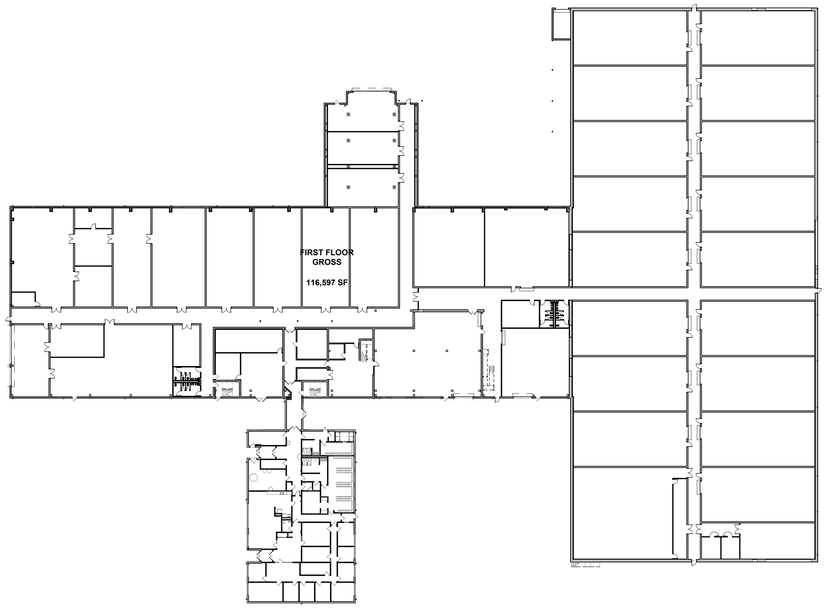
Revisions:

No.	Date	Description

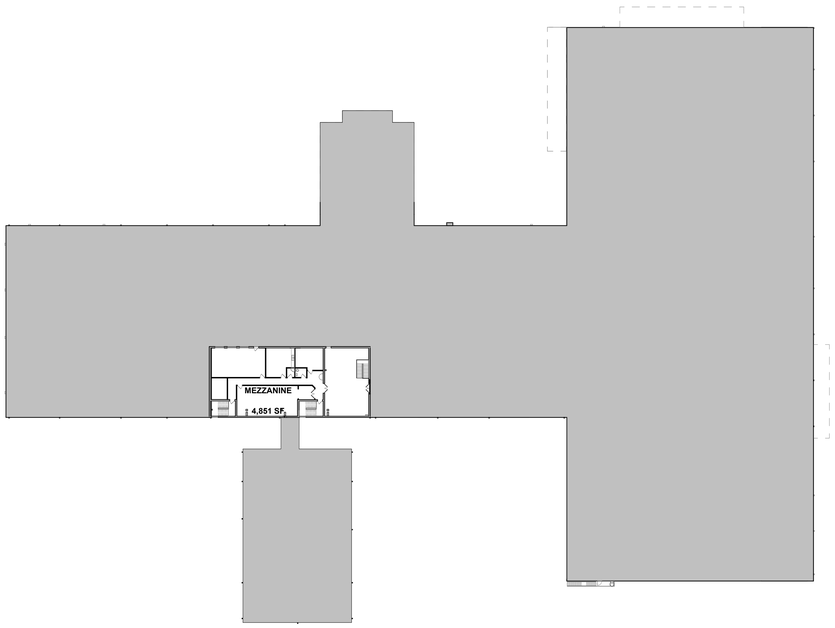
COVER SHEET

G1.1

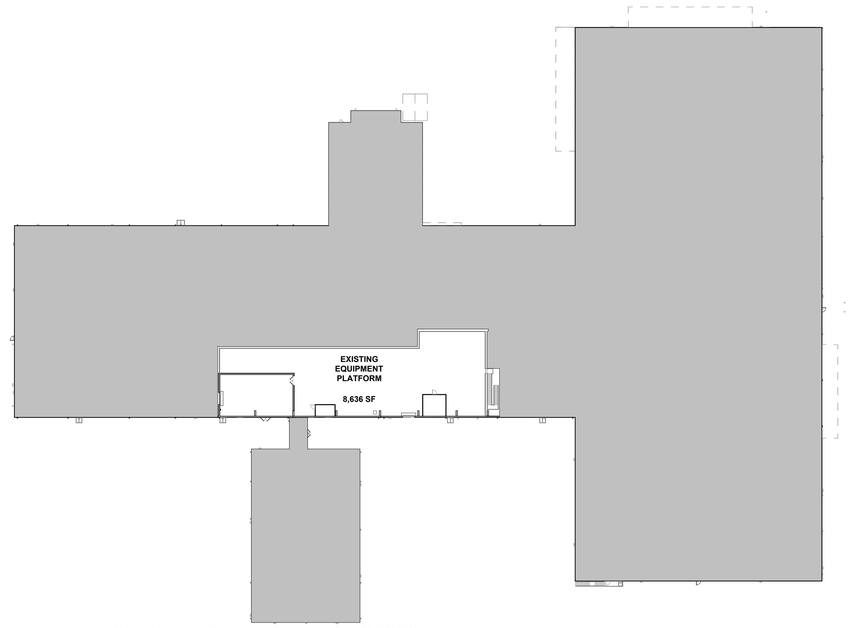
FILE PATH: Autodesk Docs://24-01818 Vireo Health - Cultivation/24-01818 Vireo Health_Arch_R24.rvt
PRINTED: 4/17/2024 2:03:39 PM



1 / LS1.0 FIRST FLOOR GROSS BUILDING PLAN
SCALE: 1" = 40'-0"



2 / LS1.0 MEZZANINE GROSS BUILDING PLAN
SCALE: 1" = 40'-0"



3 / LS1.0 EXISTING EQUIPMENT PLATFORM GROSS BUILDING PLAN
SCALE: 1" = 40'-0"

PROJECT SUMMARY

THIS PROJECT IS A TENANT IMPROVEMENT IN AN EXISTING TYPE II 116,597 SQFT BUILDING.

GENERAL CODE NOTES

1. OCCUPANT LOAD OF ALL SPACES CALCULATED PER TABLE 1004.5 (IBC)
2. ALL SPACES NOT PROVIDED WITH OCCUPANT LOAD ARE CONSIDERED INCIDENTAL USE AND/OR ARE NOT CONSIDERED NORMALLY OCCUPIED SPACES.
3. ALL EXIT AND EXIT ACCESS DOORS PROVIDE 34" OF CLEAR EXIT WIDTH IF SINGLE LEAF AND 68" IF DOUBLE LEAF UNLESS OTHERWISE NOTED. AS SUCH, EGRESS CAPACITIES ARE 170 AND 340 OCCUPANTS RESPECTIVELY PER IBC SECTION 1005.

CODES AND REGULATION DATA

SUBJECT	CODE / REFERENCE
APPLICABLE CODES:	2020 MINNESOTA BUILDING CODE (IBC 2018 AMENDED) 2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS (IEBC 2018 AMENDED) 2020 MINNESOTA MECHANICAL CODE (IMC 2018 AMENDED) 2020 MINNESOTA PLUMBING CODE (UPC 2018 AMENDED) 2020 MINNESOTA FUEL GAS CODE (IFGC 2018 AMENDED) MINNESOTA ELECTRICAL CODE 2023 (NFPA 70, 2023) 2020 MINNESOTA STATE FIRE CODE (IFC 2018 AMENDED) 2024 MINNESOTA ENERGY CODE (ASHRAE 90.1 2018 AMENDED) MINNESOTA ACCESSIBILITY CODE 2020
TYPE OF WORK:	TENANT IMPROVEMENT - ALTERATION LEVEL 3
TYPE OF CONSTRUCTION:	II-B (SPRINKLERED)
ZONING:	I1 - LIGHT INDUSTRIAL
FLOOD ZONE:	ZONE X

OCCUPANCY TYPE:

OCCUPANCY CLASSIFICATION	AREA	% OF GROSS SF	
F-1	112,342 SF	86%	
S-1	9,787 SF	8%	
B	7,802 SF	6%	ACCESSORY
GROSS SF	129,931 SF		

ALLOWABLE BUILDING AREA:

MAX HEIGHT: 75'-0" 3 STORIES — ACTUAL: 65'-0" 1 STORIES W/ MEZZANINE

MAX SQ FT: UNLIMITED (IBC 507.4) — ACTUAL: 116,733 SF

FIRE PROTECTION SYSTEMS:

FIRE ALARM: YES
SPRINKLER SYSTEM: YES

REQUIRED SEPARATION OF OCCUPANCIES:

IBC TABLE 508.4		
OCCUPANCY	F-1 & S-1	
	S	NS
F-1 & S-1	NO SEPARATION REQUIREMENT	NO SEPARATION REQUIREMENT

IBC 2018 508.2.4
NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

FIRE RESISTANCE RATING REQUIREMENTS:

IBC TABLE 601	
BUILDING ELEMENT:	TYPE IIB
PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS EXTERIOR INTERIOR	 0 HOURS 0 HOURS
NONBEARING WALLS AND PARTITIONS INTERIOR	 0 HOURS
FLOOR CONSTUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

IBC TABLE 602	
EXTERIOR NON-BEARING WALLS & PARITIONS	F-1 & S-1
X < 5	2
5 ≤ X < 10	1
10 ≤ X < 30	0
X ≥ 30	0

OCCUPANT LOAD:

OCCUPANCY CLASSIFICATION	OCCUPANT LOAD
B	178
F-1	439
S-1	24
TOTAL OCCUPANTS	641

EGRESS REQUIREMENTS:

IBC 1005.3.2 SIZING: REQUIRED: 641 OCC X .2" = 128.2"
ACTUAL: 360"

IBC 1006.3.1 NUMBER OF EXITS: REQUIRED: 2
ACTUAL: 10

IBC 1006.2.1 COMMON PATH: MAX DISTANCE: 100'-0"
ACTUAL: XX'-X"

IBC 1017.2 TRAVEL DISTANCE: MAX DISTANCE: 250'-0"
ACTUAL: XX'-X"

IBC 1020.5 DEAD ENDS: MAX DISTANCE 50'-0"

IBC 1020.1 CORRIDOR FIRE RESISTANCE RATING:
F-1 & S 0 HOUR (WITH SPRINKLER SYSTEM)

ENERGY COMPLIANCE:

CLIMATE ZONE: 6A

MINIMUM R-VALUE:

ROOFS:
- METAL BUILDING — R-25 + R-11LS
- INSULATION ENTIRELY ABOVE DECK — R-30
- ATTIC OR OTHER — R-49

WALLS ABOVE GRADE:
- MASS — R-13.3 C.I.
- METAL BUILDING — R-0 + R-19 C.I.
- STEEL FRAMED — R-13 + R-12.5 C.I.

WALLS BELOW GRADE: R-10 C.I.

SLAB ON GRADE (UNHEATED) R-20 FOR 24"

MAXIMUM U-VALUE:

OPAQUE DOORS (SWINGING) U-0.370
OPAQUE DOORS (NONSWIGNING) U-0.310

PLUMBING REQUIREMENTS

CLASSIFICATION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE		
FACTORY (F-1) 439 (219.5 / SEX)	1 PER 100 214/100 = 2.14	1 PER 100 214/100 = 2.14	1 PER 100 214/100 = 2.14	1 PER 100 214/100 = 2.14	1 PER 400 439/400 = 1.09	1 SERVICE SINK
BUISNESS (B) 178 (89 / SEX)	1 PER 25 50/25 = 2 1 PER 50 39/50 = .78	1 PER 25 50/25 = 2 1 PER 50 39/50 = .78	1 PER 40 80/40 = 2 1 PER 80 9/80 = .1	1 PER 40 80/40 = 2 1 PER 80 9/80 = .1	1 PER 100 178/100 = 1.78	1 SERVICE SINK
STORAGE (S-1) 24 (12 / SEX)	1 PER 100 12/100 = 2.14	1 PER 100 49/100 = .49	1 PER 100 49/100 = .49	1 PER 100 49/100 = .49	1 PER 1000 24/1000 = .03	1 SERVICE SINK
TOTAL REQUIRED:	5.41 = 6	5.41 = 6	2.73 = 3	2.73 = 3	2.9 = 3	1
TOTAL PROVIDED:	11	9	7	7	2	3

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.: 24-01818
Date: 04/17/2024
Drawn by: SG
Checked by:
Revisions:

No.	Date	Description

CODE STUDY & GROSS BUILDING PLANS

LS1.0

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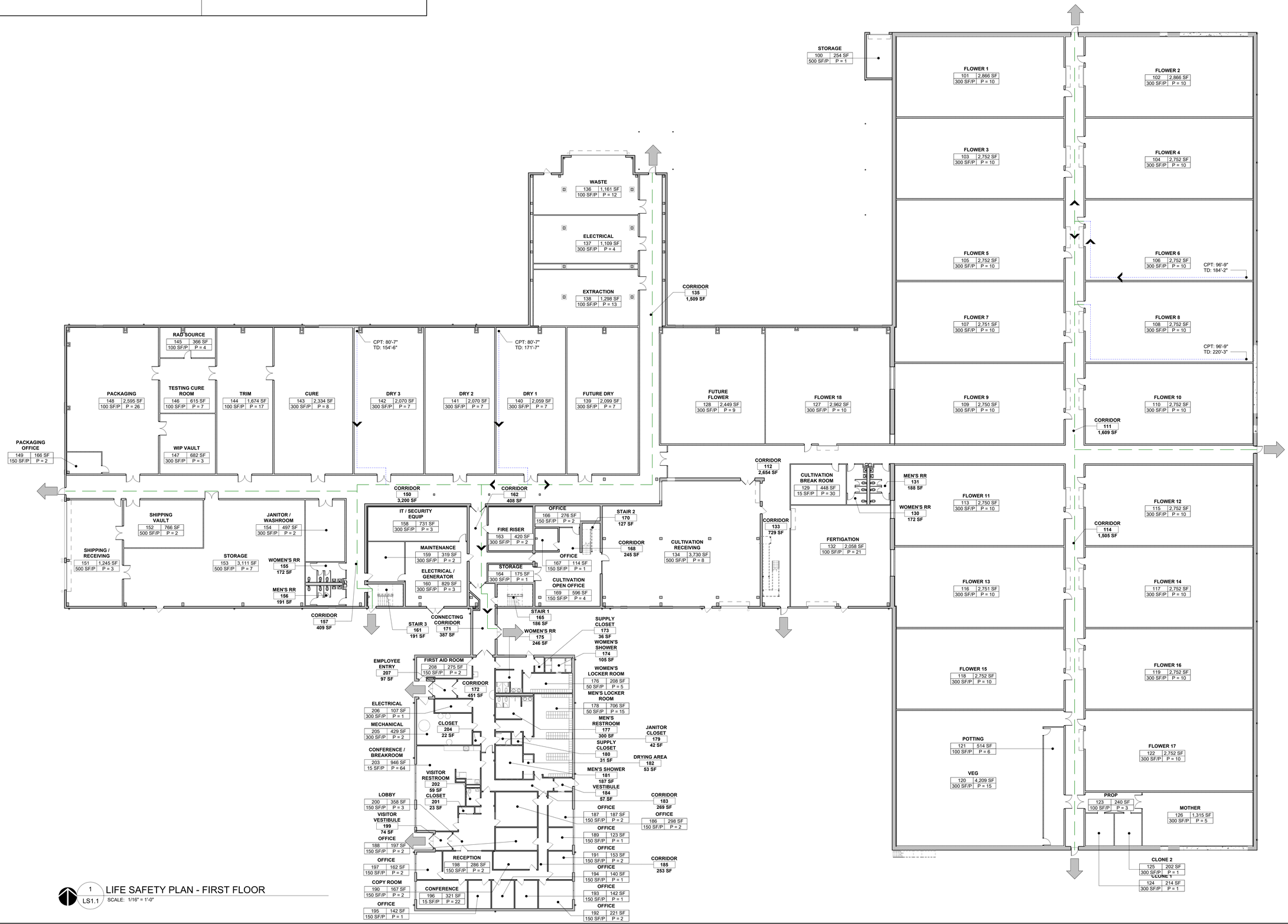
LIFE SAFETY SYMBOLS LEGEND

ROOM NAME 101 150 SF	UNOCCUPIED SPACE TAG
ROOM NAME RM # AREA ## SF/P P = # (OCCUPANT LOAD RATIO, OCCUPANT LOAD)	OCCUPIED SPACE TAG
	EXIT DISCHARGE
54	NUMBER OF OCCUPANTS IN EXIT PATH
ILLUMINATED FACE, DIRECTIONAL ARROW	EXIT LIGHT
FEC-#	FIRE EXTINGUISHER CABINET
FE	BRACKET MOUNTED FIRE EXTINGUISHER
PATH OF TRAVEL ORIGINATION; CPT: X'-XX" TD: X-XX"	EXIT PATH AND DIRECTION OF TRAVEL; COMMON PATH OF TRAVEL; TRAVEL DISTANCE
	1 HR FIRE BARRIER
	2 HR FIRE BARRIER



1 LS1.1 LIFE SAFETY PLAN - FIRST FLOOR
SCALE: 1/16" = 1'-0"

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SCHEMATIC DESIGN

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Checked by:
Revisions:

No.	Date	Description

LIFE SAFETY PLAN

LS1.1

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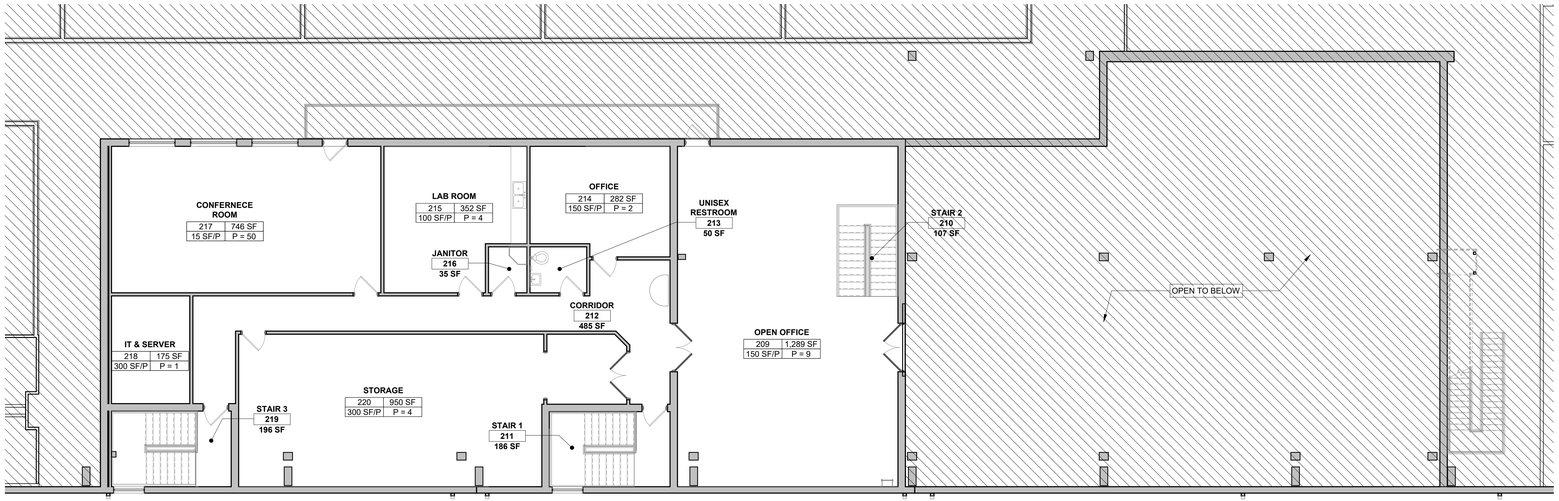
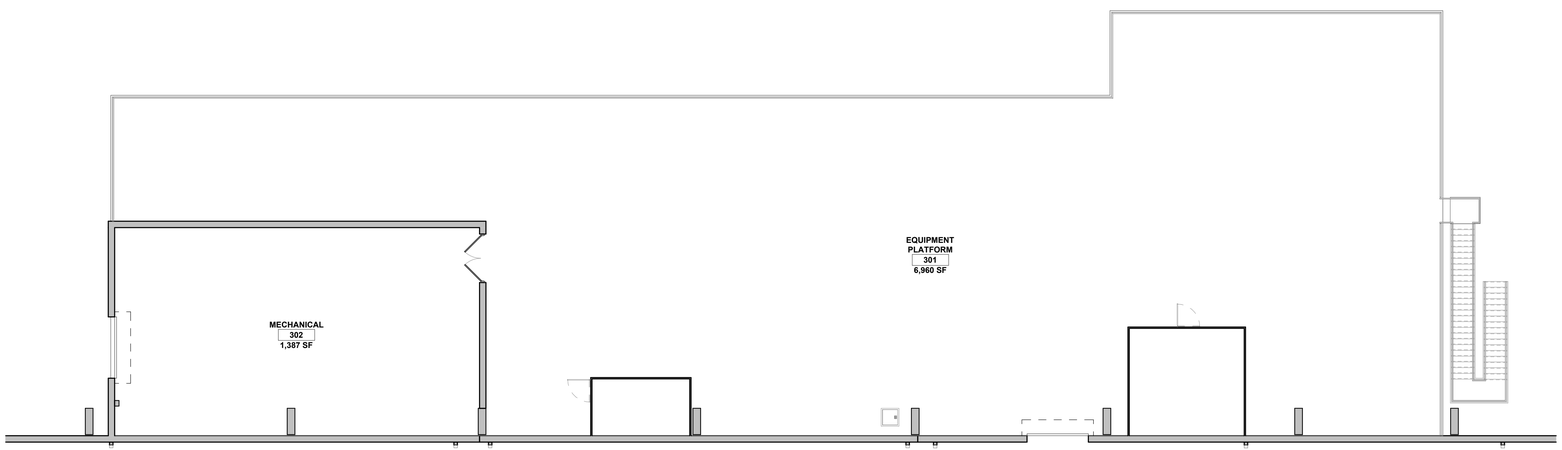
LIFE SAFETY SYMBOLS LEGEND

ROOM NAME 101 150 SF	UNOCCUPIED SPACE TAG
ROOM NAME RM # AREA ## SF/P P = # — OCCUPANT LOAD RATIO, OCCUPANT LOAD	OCCUPIED SPACE TAG
	EXIT DISCHARGE
54	NUMBER OF OCCUPANTS IN EXIT PATH
ILLUMINATED FACE, DIRECTIONAL ARROW	EXIT LIGHT
FEC-#	FIRE EXTINGUISHER CABINET
FE	BRACKET MOUNTED FIRE EXTINGUISHER
PATH OF TRAVEL ORIGINATION	EXIT PATH AND DIRECTION OF TRAVEL
CPT: X'-XX" TD: X-XX"	COMMON PATH OF TRAVEL TRAVEL DISTANCE
	1 HR FIRE BARRIER
	2 HR FIRE BARRIER



1 LS1.2 LIFE SAFETY PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"



2 LS1.2 LIFE SAFETY PLAN - EQUIPMENT PLATFORM
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

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SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
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Checked by:	
Revisions:	

No.	Date	Description

LIFE SAFETY PLAN - MEZZANINE & EQUIPMENT PLATFORM

LS1.2

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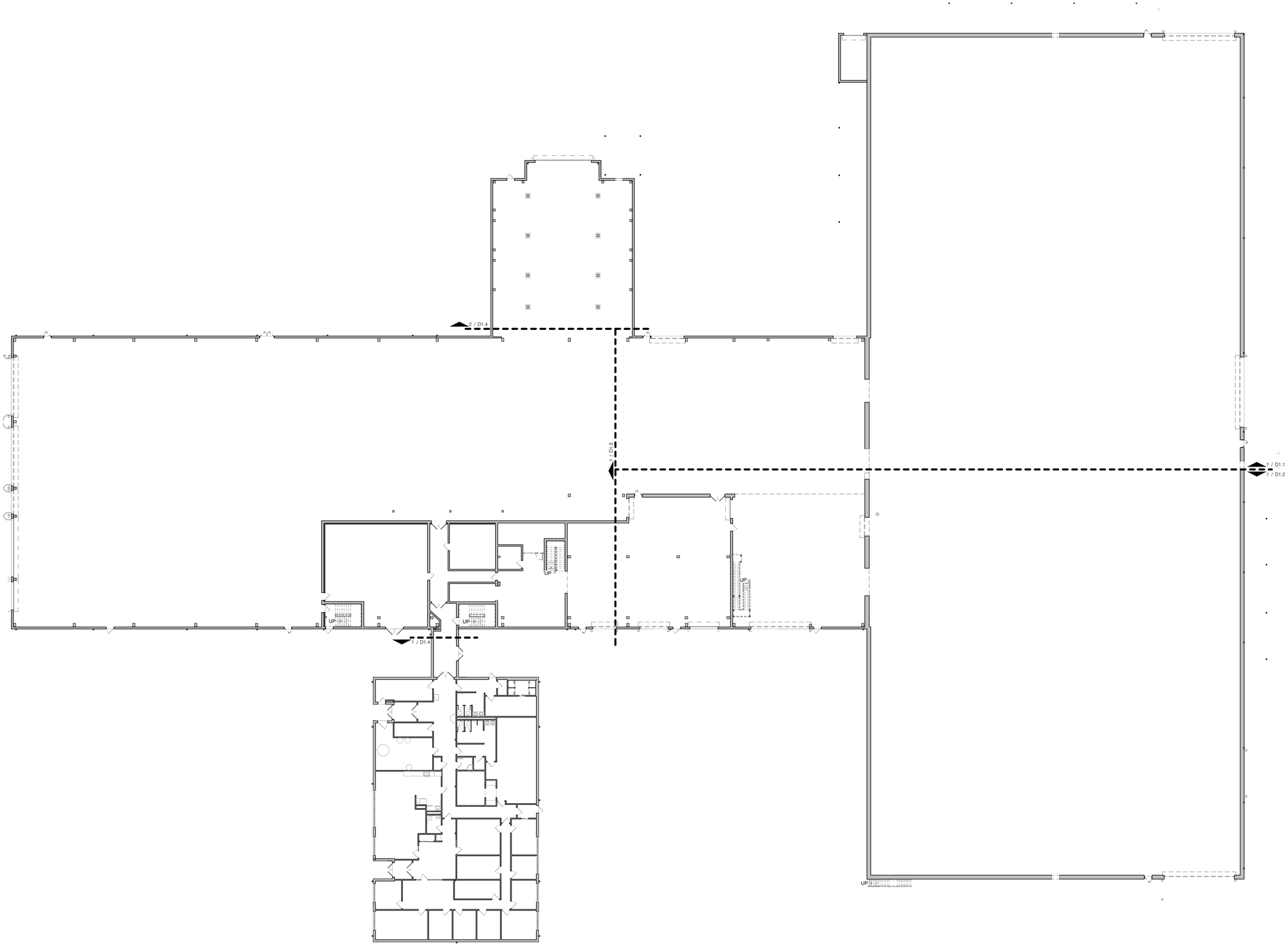

1 / D0.1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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VIREO HEALTH - CULTIVATION

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SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZJ/JH
Checked by:	SG
Revisions:	

No.	Date	Description

OVERALL DEMOLITION PLAN

D0.1

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WALL LEGEND

DEMOLISHED

EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

A. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

B. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.

C. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

D. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

E. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.

G. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.

H. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

I. DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BIDDING THE WORK CONTRACTORS SHOULD PERFORM IN-FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.

J. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.

L. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.

M. CONTACT ARCHITECT IMMEDIATELY, IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE ENCOUNTERED IN WHICH THE EXTENT OR INTENT OF DEMOLITION INDICATED IN THE CONTRACT DOCUMENTS IS UNCLEAR. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS IN QUESTION UNTIL CLARIFICATION IS GIVEN BY ARCHITECT.

N. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

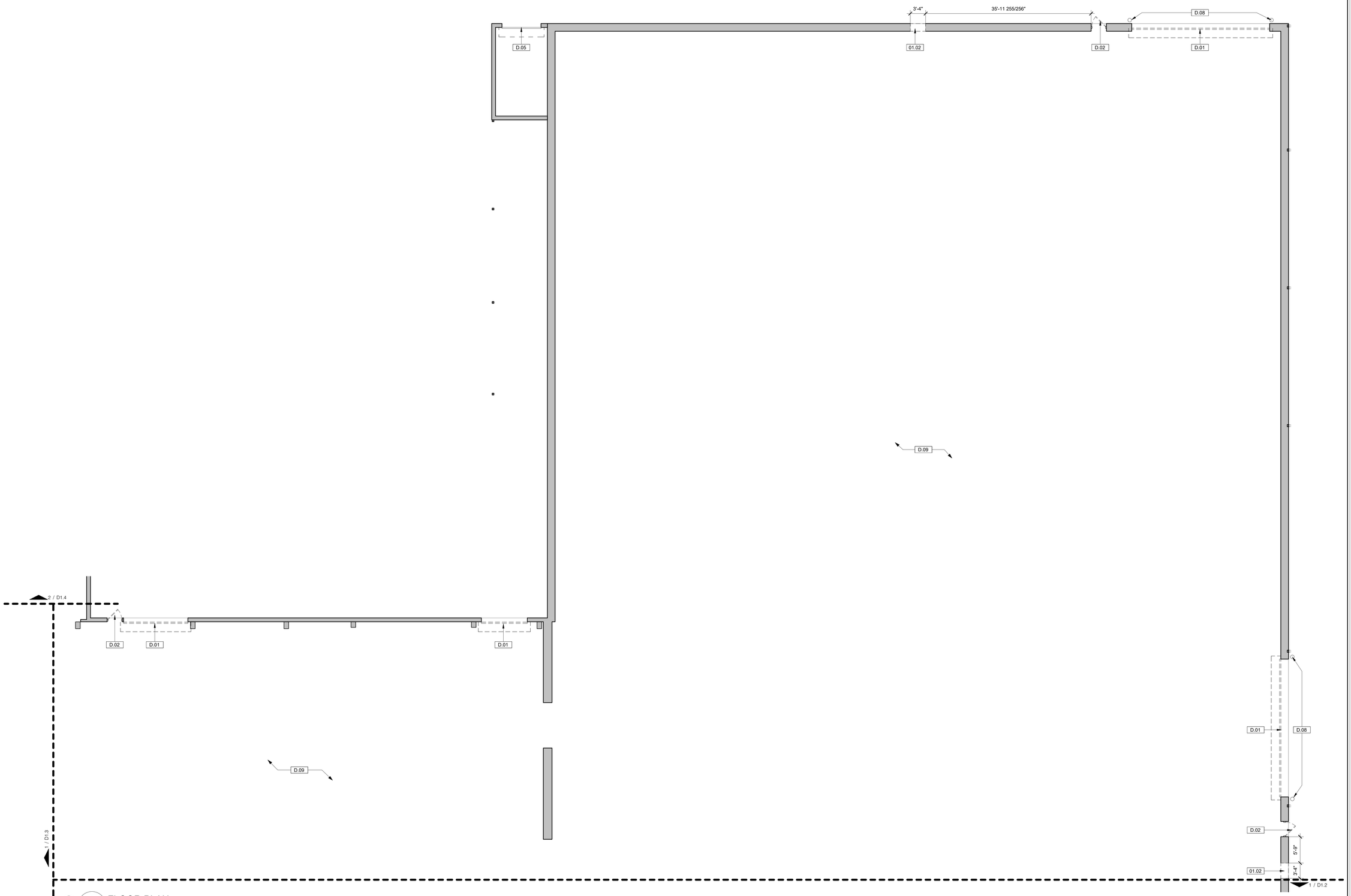
O. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.

P. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. **ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.**

Q. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMBS OF NEW OPENINGS.SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.02	PROVIDE ALIGNED INFILL WALL CONSTRUCTION TO MATCH EXISTING ASSEMBLY AND WALL WIDTH. WHERE CMU CONDITIONS OCCUR, FILL EMPTY CELLS WITH PERLITE INSULATION.
D.01	REMOVE AND DISPOSE OF OVERHEAD/ROLL-UP DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING. SECURE OPENINGS UNTIL INFILL IS COMPLETE.
D.02	REMOVE AND DISPOSE OF DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING.
D.05	EXISTING OVERHEAD/ROLL-UP DOOR TO REMAIN.
D.08	REMOVE AND DISPOSE OF EXISTING BOLLARD.
D.09	PATCH/REPAIR AND CLEAN EXISTING FLOOR SLAB TO BE PREPARED FOR REUSE. COORDINATE WITH NEW WORK PLANS.



1 D1.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZJ/JH
Checked by:	SG
Revisions:	

No.	Date	Description

DEMOLITION PLAN

D1.1

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WALL LEGEND

- DEMOLISHED
- EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

A. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

B. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.

C. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

D. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

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F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.

G. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.

H. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

I. DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BIDDING THE WORK CONTRACTORS SHOULD PERFORM IN-FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.

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L. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.

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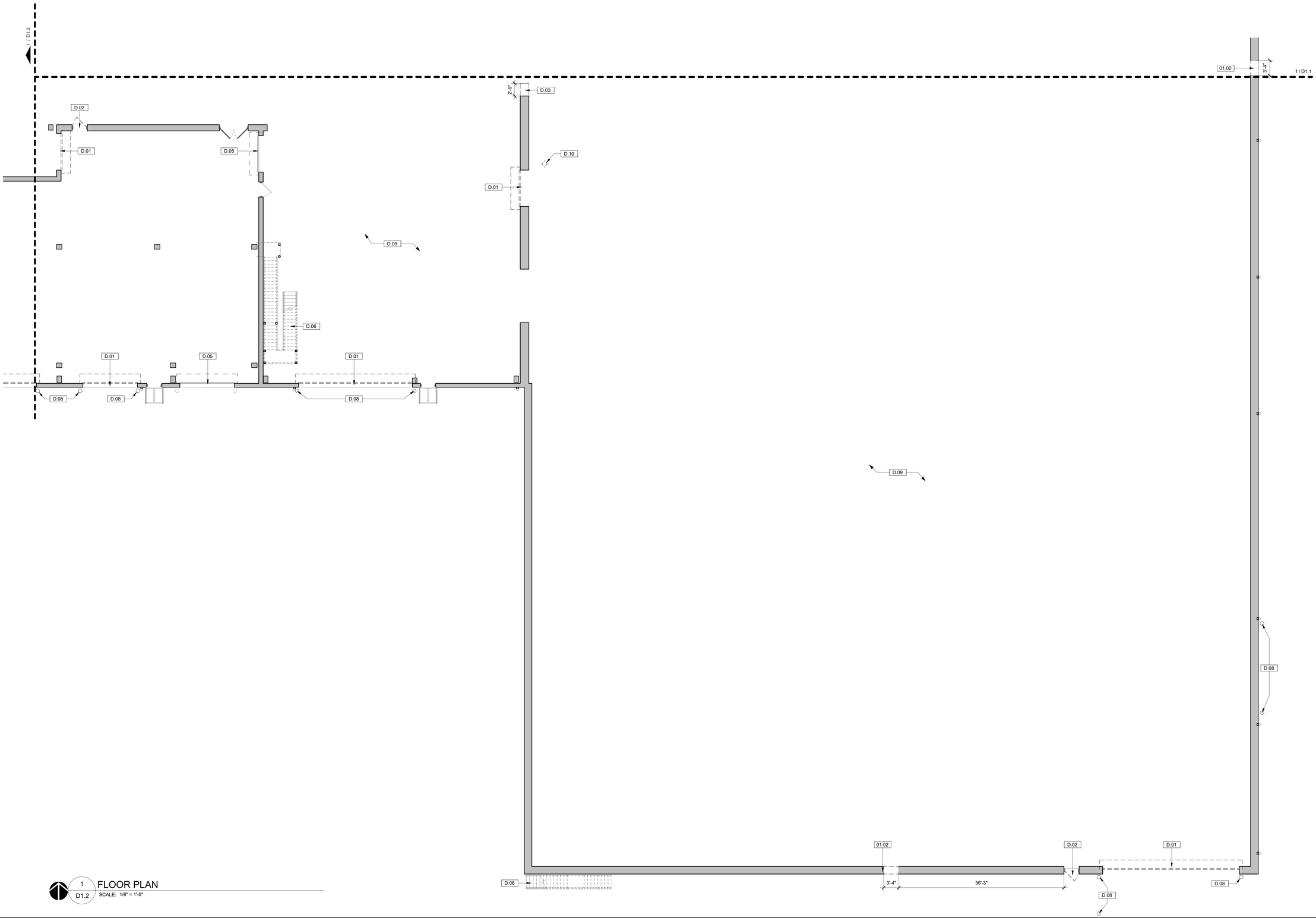
P. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. **ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.**

Q. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMBS OF NEW OPENINGS.SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.02	PROVIDE ALIGNED INFILL WALL CONSTRUCTION TO MATCH EXISTING ASSEMBLY AND WALL WIDTH. WHERE CMU CONDITIONS OCCUR, FILL EMPTY CELLS WITH PERLITE INSULATION.
D.01	REMOVE AND DISPOSE OF OVERHEAD/ROLL-UP DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING. SECURE OPENINGS UNTIL INFILL IS COMPLETE.
D.02	REMOVE AND DISPOSE OF DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING.
D.03	REMOVE AND DISPOSE OF PORTION OF WALL TO CREATE NEW OPENING. COORDINATE WITH NEW WORK PLANS.
D.05	EXISTING OVERHEAD/ROLL-UP DOOR TO REMAIN.
D.06	EXISTING STAIR AND ACCESSORIES TO REMAIN.
D.08	REMOVE AND DISPOSE OF EXISTING BOLLARD.
D.09	PATCH/REPAIR AND CLEAN EXISTING FLOOR SLAB TO BE PREPARED FOR REUSE. COORDINATE WITH NEW WORK PLANS.
D.10	FIRE HYDRANT TO BE DEMOLISHED AND LINE TO BE CAPPED BELOW FINISH FLOOR. PRIOR TO REMOVAL OF HYDRANT, WATER LINE FEEDING THE HYDRANT SHALL BE REMOVED FROM THE FIRE LOOP.



1 / D1.2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZ/JJ/H
Checked by:	SG
Revisions:	

No.	Date	Description

DEMOLITION PLAN

D1.2

WALL LEGEND

DEMOLISHED

EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

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L. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.

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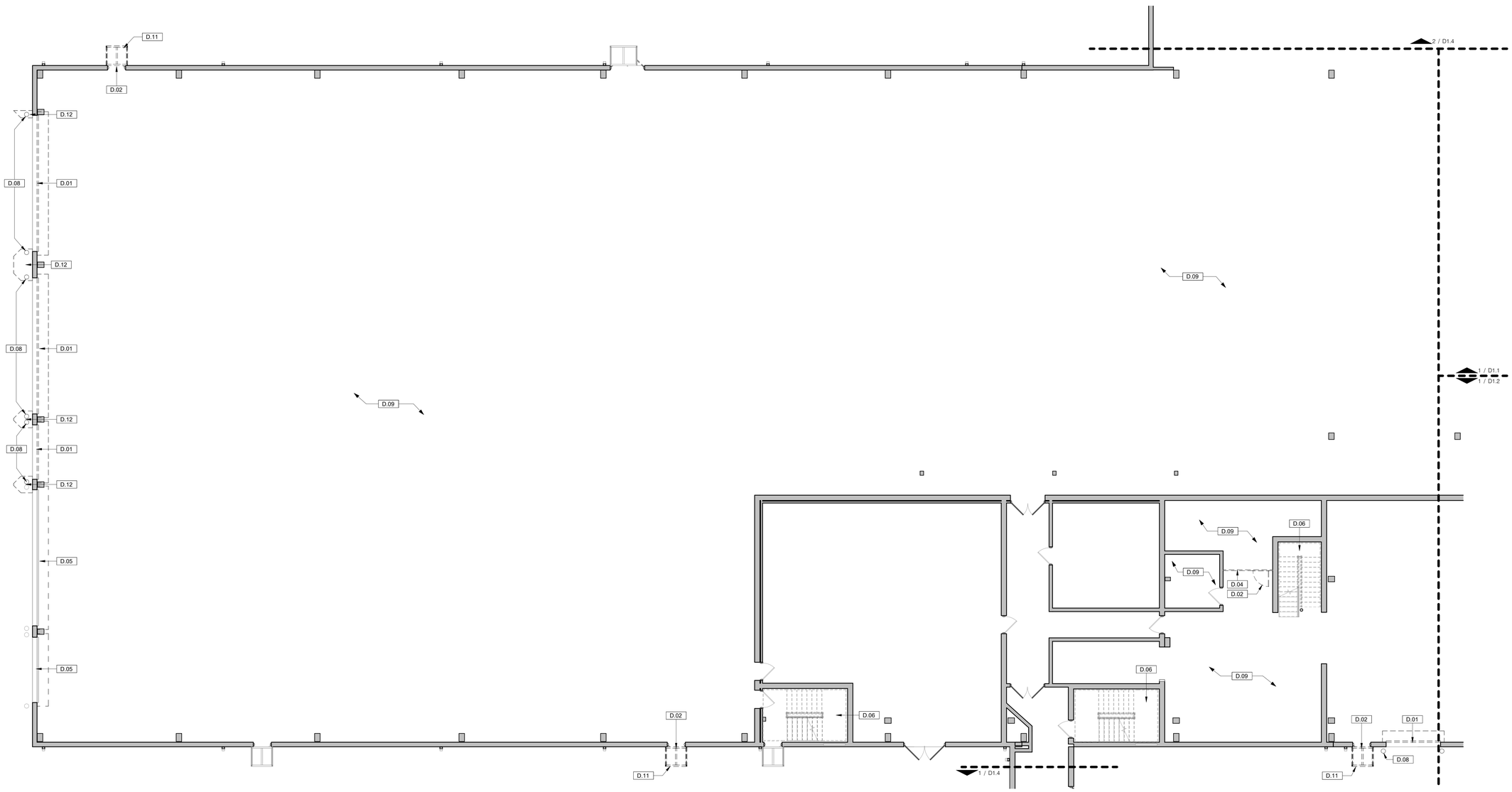
KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
D.01	REMOVE AND DISPOSE OF OVERHEAD/ROLL-UP DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING. SECURE OPENINGS UNTIL INFILL IS COMPLETE.
D.02	REMOVE AND DISPOSE OF DOOR AND ACCESSORIES. PREPARE FOR INFILL OF OPENING.
D.04	REMOVE AND DISPOSE OF EXISTING ENTIRE WIRE SECURITY MESH SYSTEM AND ACCESSORIES.
D.05	EXISTING OVERHEAD/ROLL-UP DOOR TO REMAIN.
D.06	EXISTING STAIR AND ACCESSORIES TO REMAIN.

KEYNOTE	DESCRIPTION
D.08	REMOVE AND DISPOSE OF EXISTING BOLLARD.
D.09	PATCH/REPAIR AND CLEAN EXISTING FLOOR SLAB TO BE PREPARED FOR REUSE. COORDINATE WITH NEW WORK PLANS.
D.11	REMOVE AND DISPOSE OF METAL CANOPY AND ATTACHMENTS.
D.12	REMOVE BOLLARD CURB.



1 / D1.3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZJ/JH
Checked by:	SG
Revisions:	

No.	Date	Description

DEMOLITION PLAN

D1.3

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WALL LEGEND

DEMOLISHED

EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

A. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

B. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.

C. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

D. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

E. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.

G. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.

H. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

I. DEMOLITION DRAWINGS AND NOTATIONS ARE GENERAL IN NATURE. PRIOR TO BIDDING THE WORK CONTRACTORS SHOULD PERFORM IN-FIELD VISUAL INSPECTION AND MAKE FIELD MEASUREMENTS TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.

J. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.

L. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.

M. CONTACT ARCHITECT IMMEDIATELY, IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE ENCOUNTERED IN WHICH THE EXTENT OR INTENT OF DEMOLITION INDICATED IN THE CONTRACT DOCUMENTS IS UNCLEAR. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS IN QUESTION UNTIL CLARIFICATION IS GIVEN BY ARCHITECT.

N. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

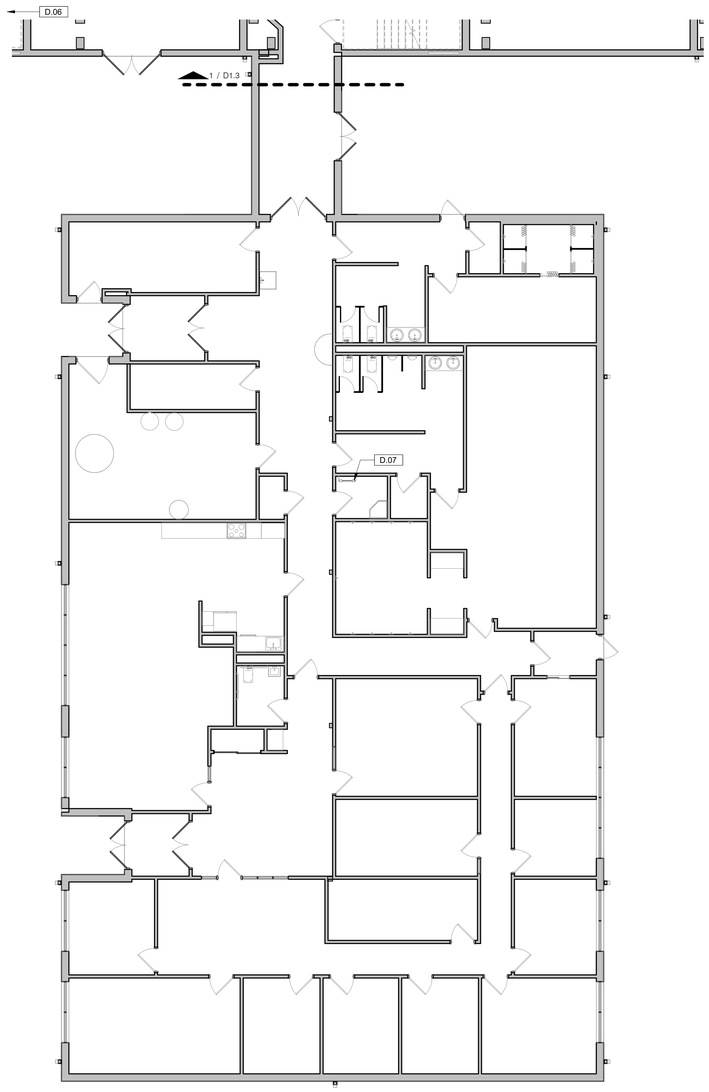
O. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.

P. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. **ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.**

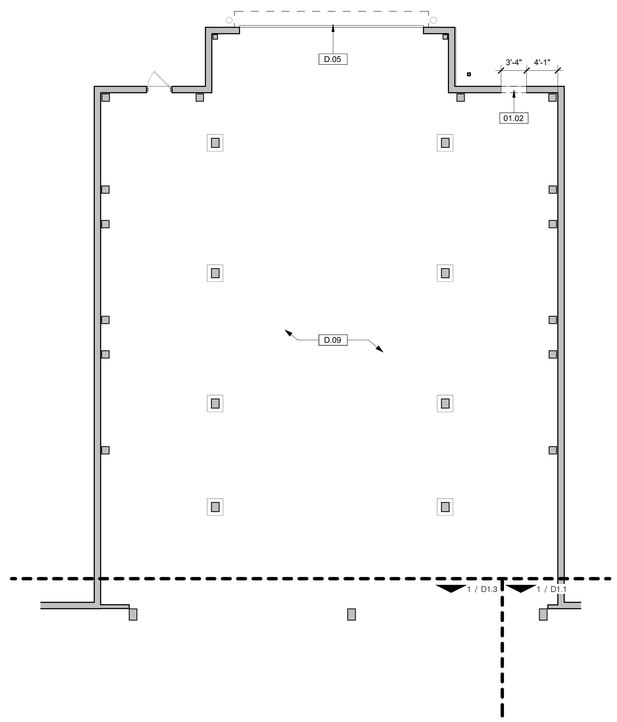
Q. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMBS OF NEW OPENINGS.SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.02	PROVIDE ALIGNED INFILL WALL CONSTRUCTION TO MATCH EXISTING ASSEMBLY AND WALL WIDTH. WHERE CMU CONDITIONS OCCUR, FILL EMPTY CELLS WITH PERLITE INSULATION.
D.05	EXISTING OVERHEAD/ROLL-UP DOOR TO REMAIN.
D.06	EXISTING STAIR AND ACCESSORIES TO REMAIN.
D.07	EXISTING ACCESS LADDER AND HATCH TO REMAIN.
D.09	PATCH/REPAIR AND CLEAN EXISTING FLOOR SLAB TO BE PREPARED FOR REUSE. COORDINATE WITH NEW WORK PLANS.



1 D1.4 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 D1.4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.:	24-01818
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Drawn by:	CZJ/JH
Checked by:	SG
Revisions:	

No.	Date	Description

DEMOLITION PLAN

D1.4

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WALL LEGEND

DEMOLISHED

EXISTING TO REMAIN

GENERAL DEMOLITION NOTES

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F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.

G. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.

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P. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. **ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.**

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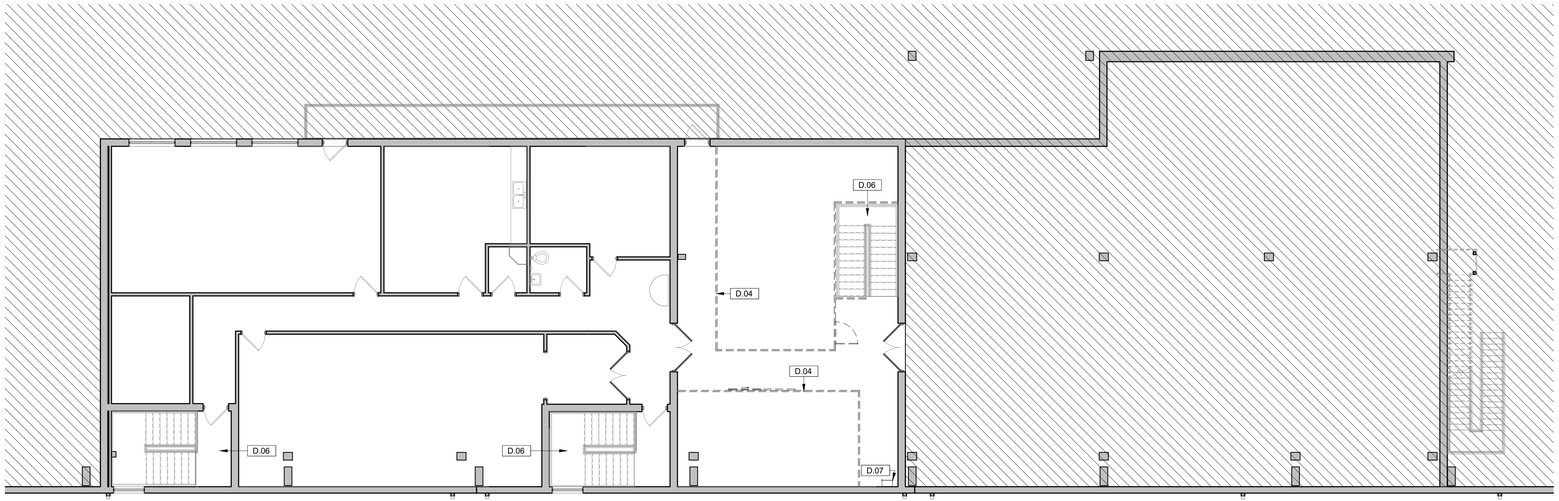
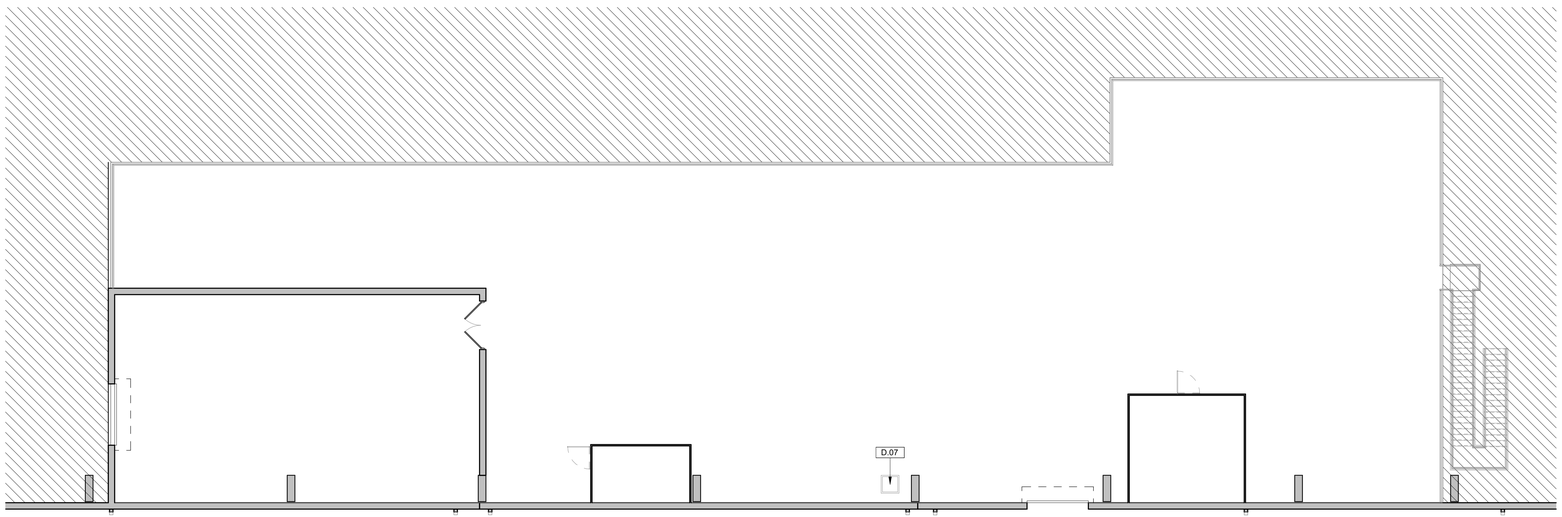
KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
D.04	REMOVE AND DISPOSE OF EXISTING ENTIRE WIRE SECURITY MESH SYSTEM AND ACCESSORIES.
D.06	EXISTING STAIR AND ACCESSORIES TO REMAIN.
D.07	EXISTING ACCESS LADDER AND HATCH TO REMAIN.



1 D1.5 DEMOLITION PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



2 D1.5 DEMOLITION PLAN - THIRD FLOOR
SCALE: 1/8" = 1'-0"

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VIREO HEALTH
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SCHEMATIC DESIGN

Project No.:	24-01818
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DEMOLITION PLAN - MEZZANINE & EQUIPMENT PLATFORM

D1.5

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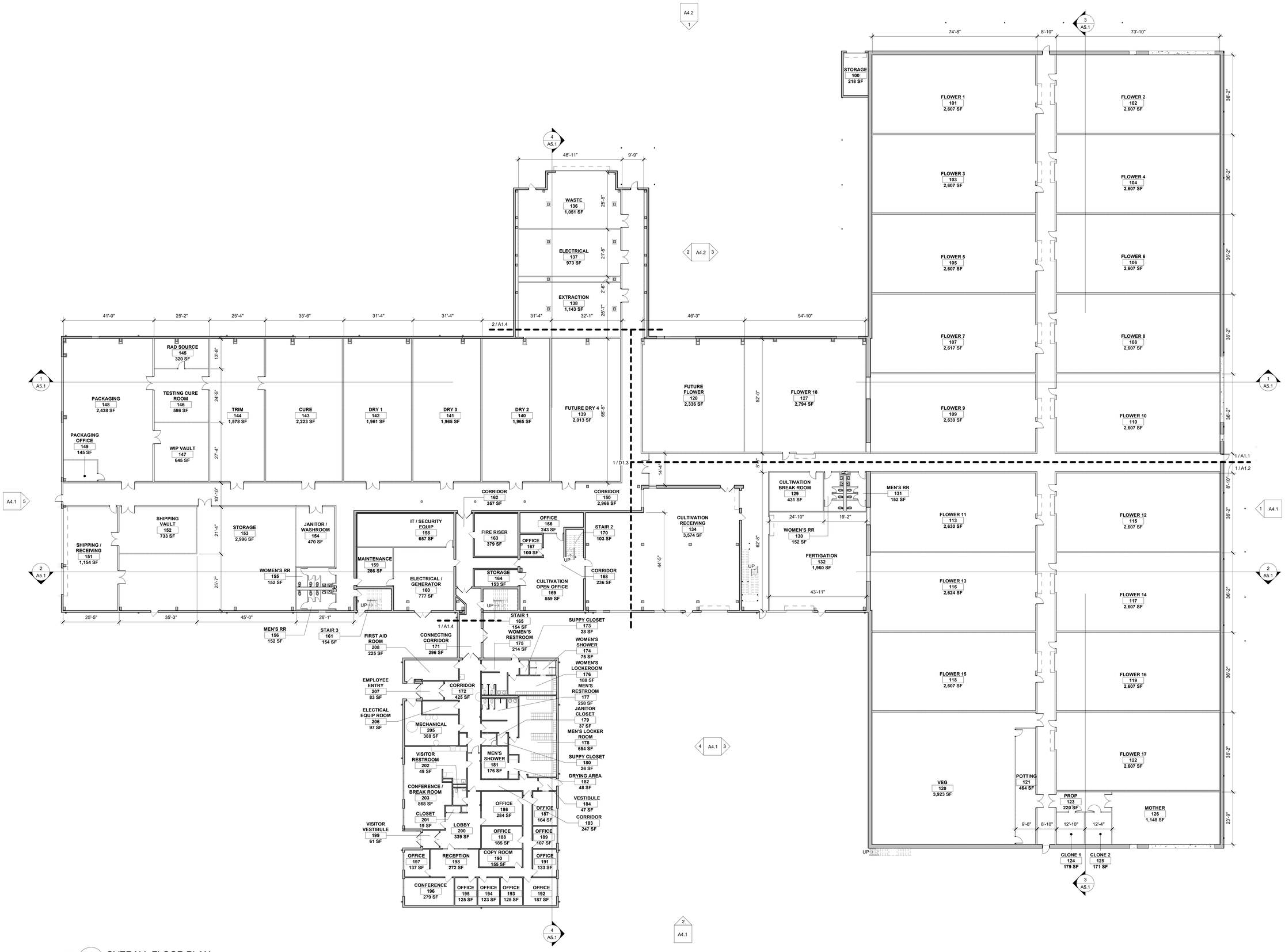

1 A0.1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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OVERALL FLOOR PLAN

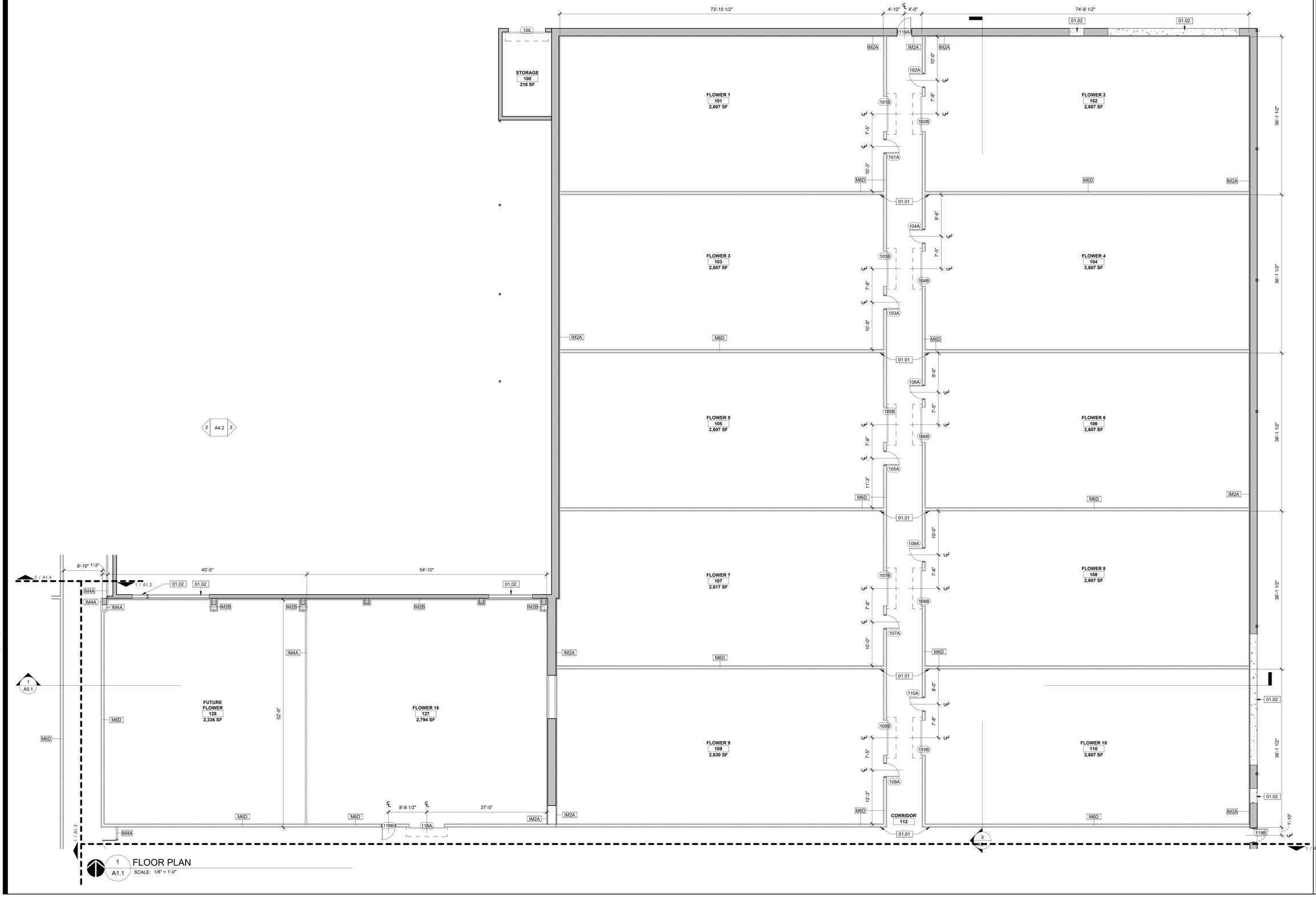
A0.1

GENERAL CONSTRUCTION NOTES

1. DIMENSIONS TO NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD OR FACE OF MASONRY, TYP (UNO). DIMENSIONS TO EXISTING ELEMENTS ARE MEASURED FROM FINISH FACE, TYP (UNO).
2. REFER TO FINISH PLAN FOR FREE STANDING FURNISHINGS. (NIC). REFER TO CULTIVATION DRAWINGS FOR EQUIPMENT LAYOUT AND INFORMATION.
3. REFER TO SHEET A5.1 FOR BUILDING SECTIONS.
4. REFER TO LIFE SAFETY PLANS FOR LOCATIONS OF FIRE AND SMOKE WALLS AND COMPARTMENTATION DESIGNATIONS AND FOR CONSTRUCTION INFORMATION RELATED TO SMOKE WALLS.
5. REFER TO DEMOLITION PLANS FOR ADDITIONAL FRAMING INFORMATION.
6. DOORS TO BE FRAMED AT 4" FROM INTERIOR CORNER, U.N.O.
7. UNTAGGED INTERIOR WALLS ARE EXISTING, U.N.O.
8. CONSTRUCT ALL INFILL AT EXTERIOR WALLS WITH CONTINUOUS VAPOR BARRIER AND INSULATION ALIGNED WITH ADJACENT ENCLOSURE.
9. WHERE OPENINGS ARE CUT IN EXISTING MASONRY WALLS, SAWTOOTH NEW MASONRY AT EDGES AND PROVIDE SMOOTH, CLEAN WALL TERMINATIONS. WHERE WALL INCLUDES CMU, USE SALVAGED CMU AT TERMINATIONS.
10. ALIGN COURSING AND MATCH FINISH AT INFILL OF EXISTING MASONRY WALLS. SAWTOOTH JAMBS TO PROVIDE A SEAMLESS FINISH.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.01	ALIGN
01.02	PROVIDE ALIGNED INFILL WALL CONSTRUCTION TO MATCH EXISTING ASSEMBLY AND WALL WIDTH. WHERE CMU CONDITIONS OCCUR, FILL EMPTY CELLS WITH PERLITE INSULATION.



1 A1.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Revisions:	

No.	Date	Description

FLOOR PLAN

A1.1

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GENERAL CONSTRUCTION NOTES

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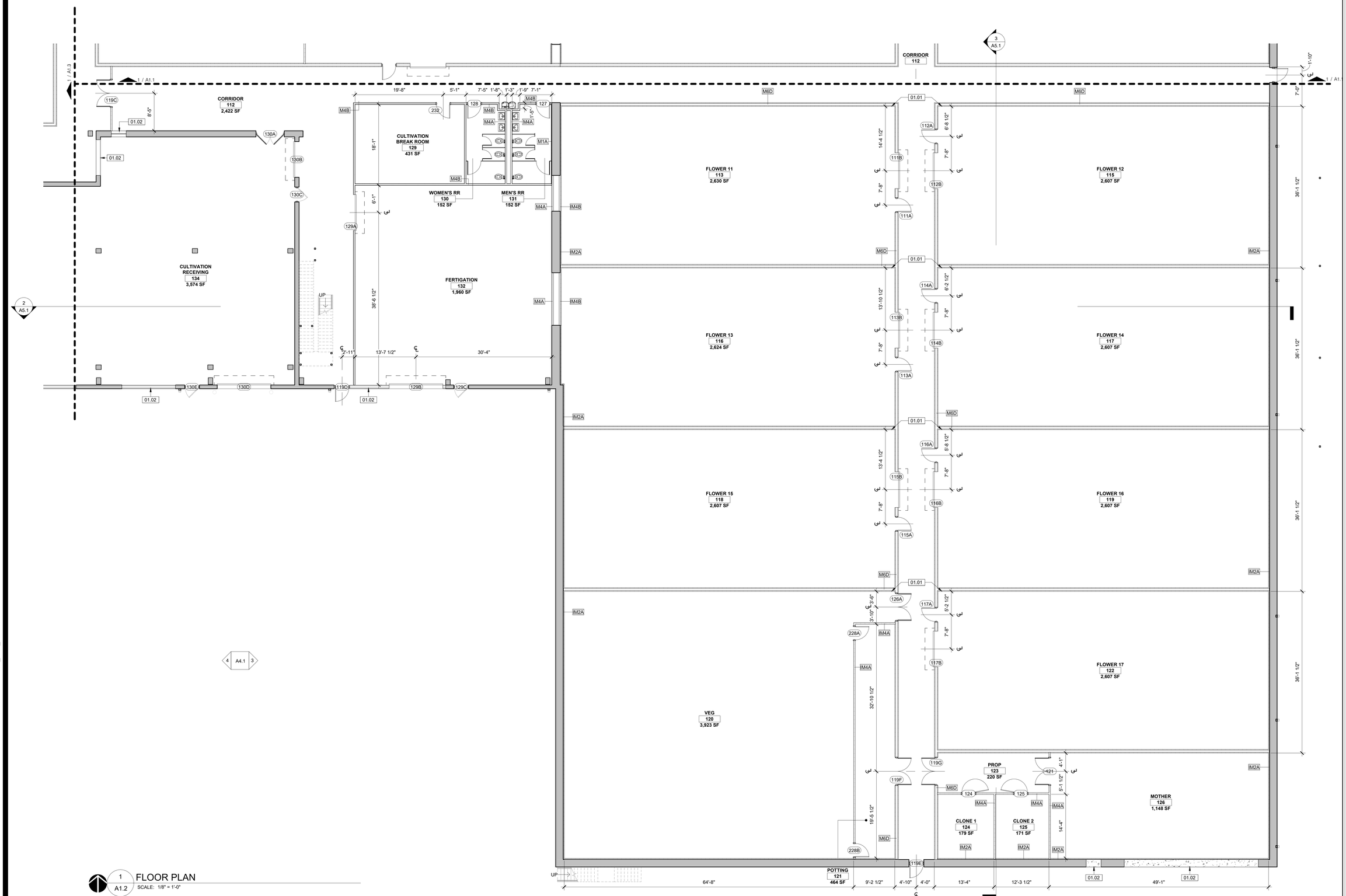
3. REFER TO SHEET A5.1 FOR BUILDING SECTIONS.
4. REFER TO LIFE SAFETY PLANS FOR LOCATIONS OF FIRE AND SMOKE WALLS AND COMPARTMENTATION DESIGNATIONS AND FOR CONSTRUCTION INFORMATION RELATED TO SMOKE WALLS.
5. REFER TO DEMOLITION PLANS FOR ADDITIONAL FRAMING INFORMATION.
6. DOORS TO BE FRAMED AT 4" FROM INTERIOR CORNER, U.N.O.
7. UNTAGGED INTERIOR WALLS ARE EXISTING, U.N.O.
8. CONSTRUCT ALL INFILL AT EXTERIOR WALLS WITH CONTINUOUS VAPOR BARRIER AND INSULATION ALIGNED WITH ADJACENT ENCLOSURE.
9. WHERE OPENINGS ARE CUT IN EXISTING MASONRY WALLS, SAWTOOTH NEW MASONRY AT EDGES AND PROVIDE SMOOTH, CLEAN WALL TERMINATIONS. WHERE WALL INCLUDES CMU, USE SALVAGED CMU AT TERMINATIONS.
10. ALIGN COURSING AND MATCH FINISH AT INFILL OF EXISTING MASONRY WALLS. SAWTOOTH JAMBS TO PROVIDE A SEAMLESS FINISH.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.01	ALIGN
01.02	PROVIDE ALIGNED INFILL WALL CONSTRUCTION TO MATCH EXISTING ASSEMBLY AND WALL WIDTH. WHERE CMU CONDITIONS OCCUR, FILL EMPTY CELLS WITH PERLITE INSULATION.



1 A1.2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FLOOR PLAN

A1.2

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10. ALIGN COURSING AND MATCH FINISH AT INFILL OF EXISTING MASONRY WALLS. SAWTOOTH JAMBS TO PROVIDE A SEAMLESS FINISH.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
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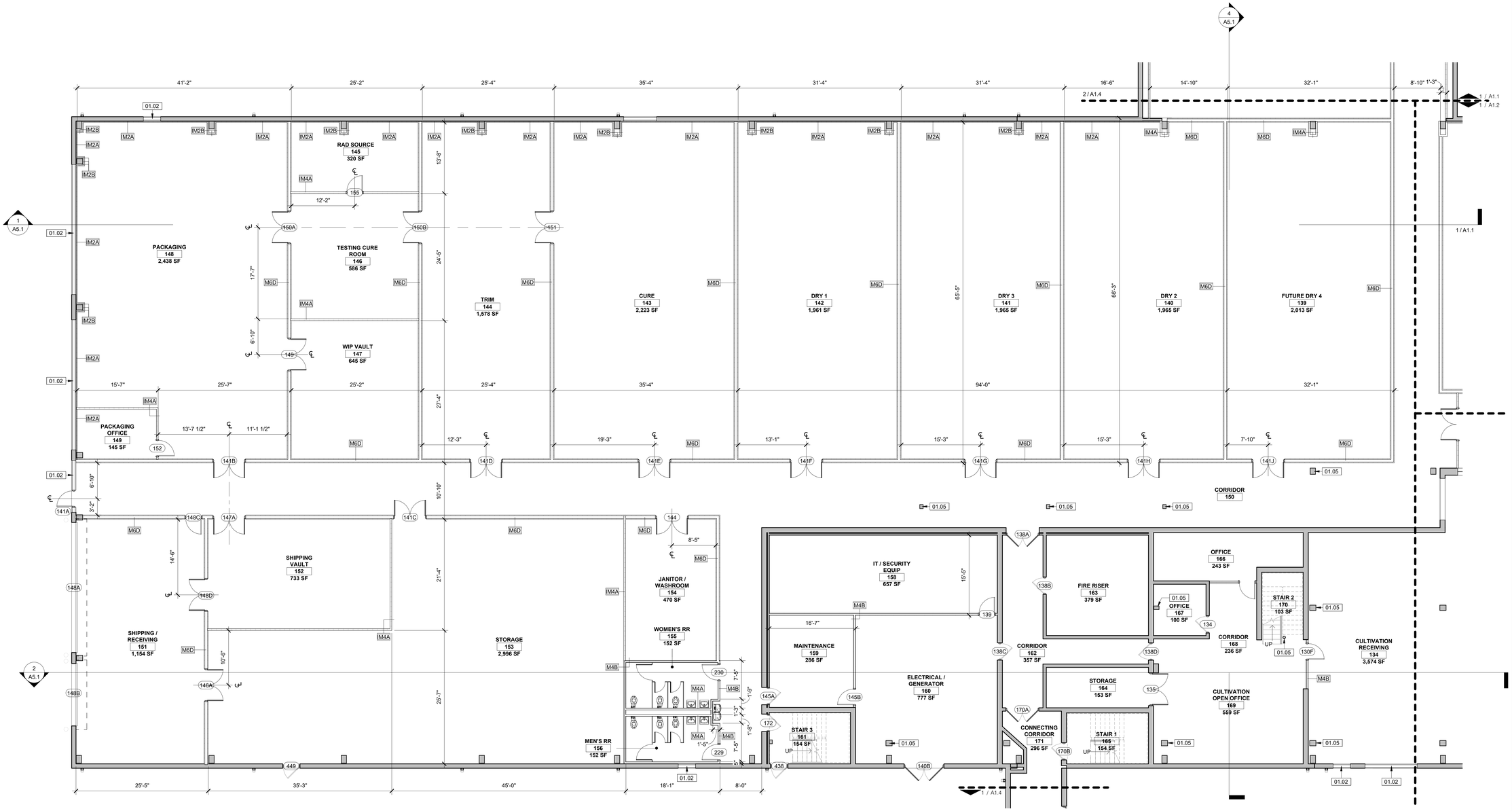
01.05	EXISTING STRUCTURAL COLUMN.



1 FLOOR PLAN
A1.3
SCALE: 1/8" = 1'-0"

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VIREO HEALTH - CULTIVATION

VIREO HEALTH
10700 165TH AVE NW, ELK RIVER, MN 55330

SCHEMATIC DESIGN

Project No.:	24-01818
Date:	04/17/2024
Drawn by:	CZJ/JH
Checked by:	SG
Revisions:	

No.	Date	Description

FLOOR PLAN

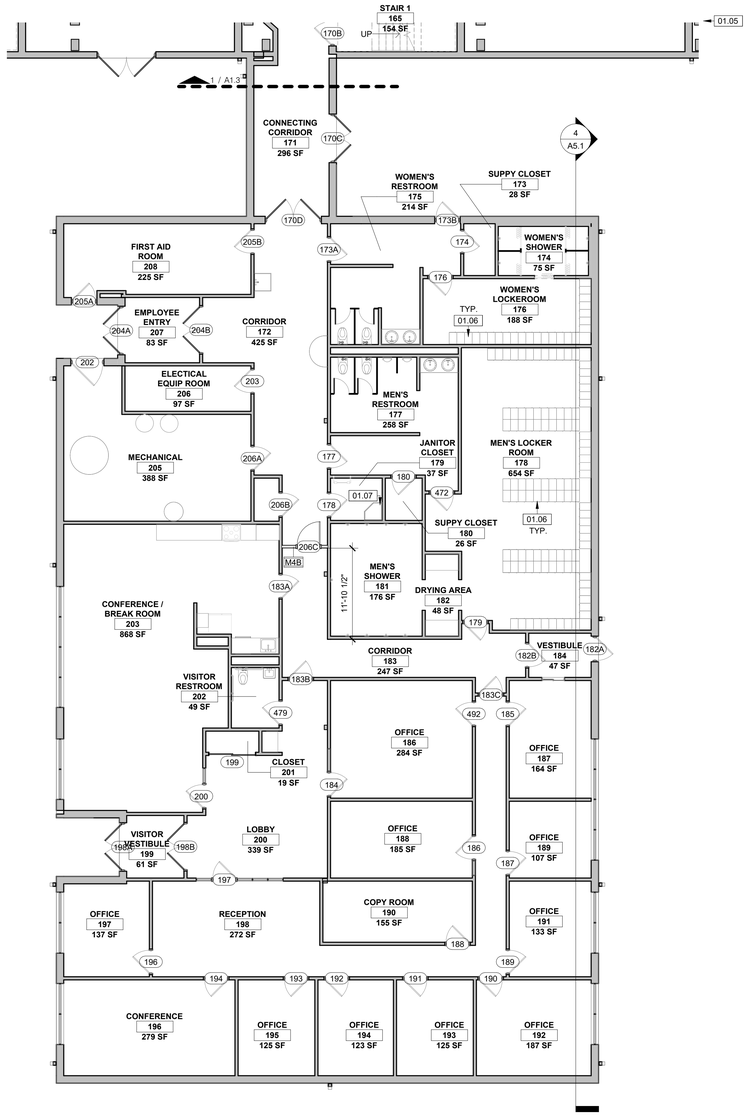
A1.3

GENERAL CONSTRUCTION NOTES

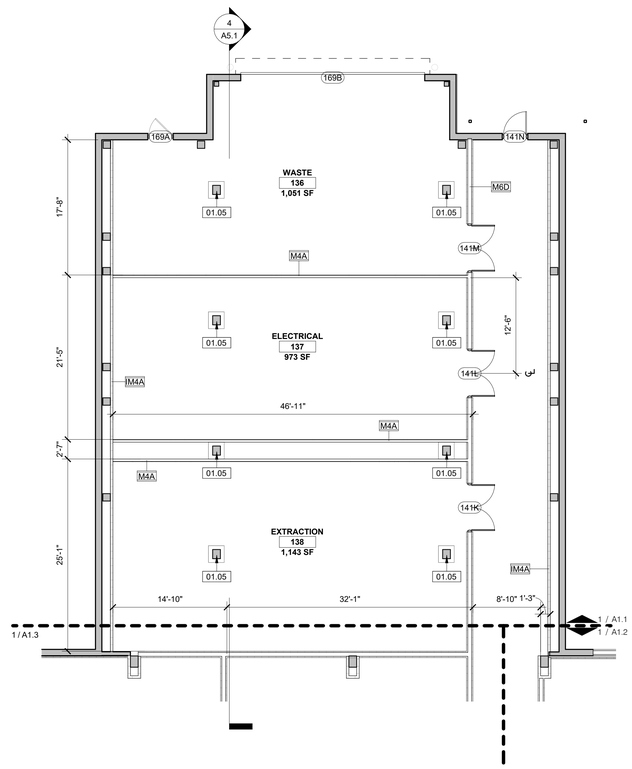
1. DIMENSIONS TO NEW CONSTRUCTION ARE MEASURED FROM FACE OF STUD OR FACE OF MASONRY, TYP (UNO). DIMENSIONS TO EXISTING ELEMENTS ARE MEASURED FROM FINISH FACE, TYP (UNO).
2. REFER TO FINISH PLAN FOR FREE STANDING FURNISHINGS. (NIC). REFER TO CULTIVATION DRAWINGS FOR EQUIPMENT LAYOUT AND INFORMATION.
3. REFER TO SHEET A5.1 FOR BUILDING SECTIONS.
4. REFER TO LIFE SAFETY PLANS FOR LOCATIONS OF FIRE AND SMOKE WALLS AND COMPARTMENTATION DESIGNATIONS AND FOR CONSTRUCTION INFORMATION RELATED TO SMOKE WALLS.
5. REFER TO DEMOLITION PLANS FOR ADDITIONAL FRAMING INFORMATION.
6. DOORS TO BE FRAMED AT 4" FROM INTERIOR CORNER, U.N.O.
7. UNTAGGED INTERIOR WALLS ARE EXISTING, U.N.O.
8. CONSTRUCT ALL INFILL AT EXTERIOR WALLS WITH CONTINUOUS VAPOR BARRIER AND INSULATION ALIGNED WITH ADJACENT ENCLOSURE.
9. WHERE OPENINGS ARE CUT IN EXISTING MASONRY WALLS, SAWTOOTH NEW MASONRY AT EDGES AND PROVIDE SMOOTH, CLEAN WALL TERMINATIONS. WHERE WALL INCLUDES CMU, USE SALVAGED CMU AT TERMINATIONS.
10. ALIGN COURSING AND MATCH FINISH AT INFILL OF EXISTING MASONRY WALLS. SAWTOOTH JAMBS TO PROVIDE A SEAMLESS FINISH.

KEYED CONSTRUCTION NOTES

KEYNOTE	DESCRIPTION
01.05	EXISTING STRUCTURAL COLUMN.
01.06	EXISTING LOCKERS.
01.07	EXISTING MOP SINK.



1 A1.4 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A1.4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FLOOR PLAN

A1.4

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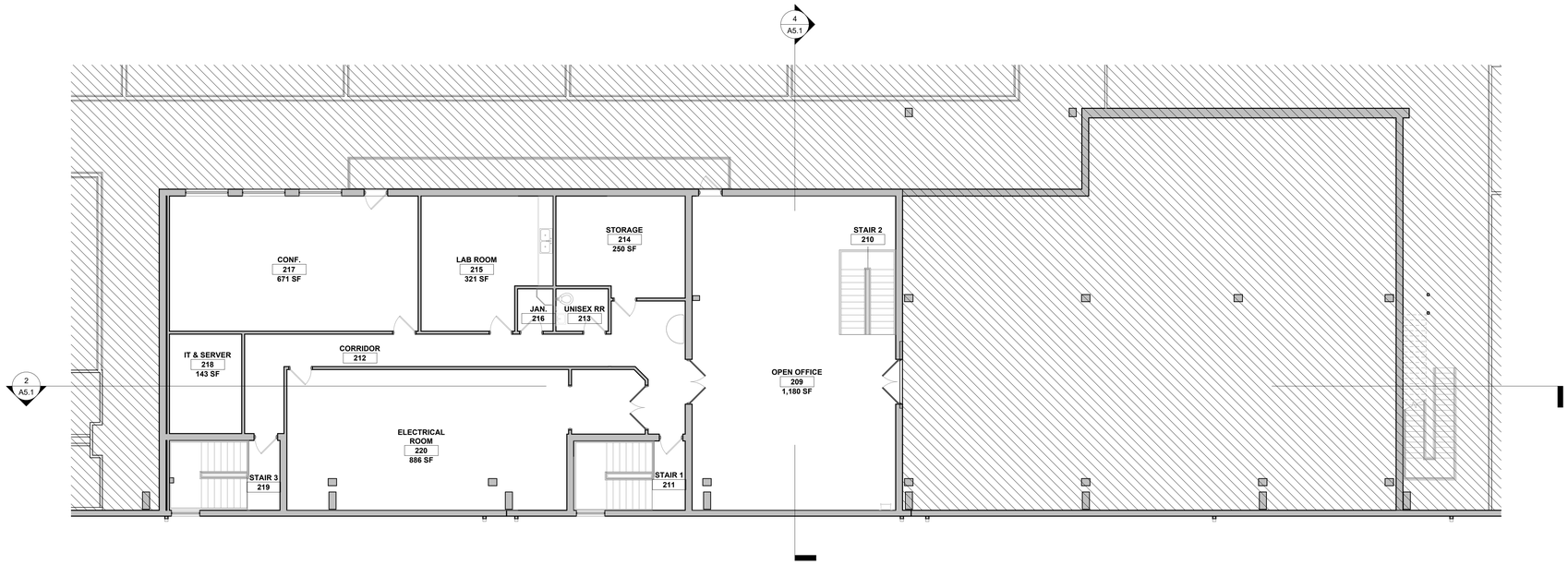
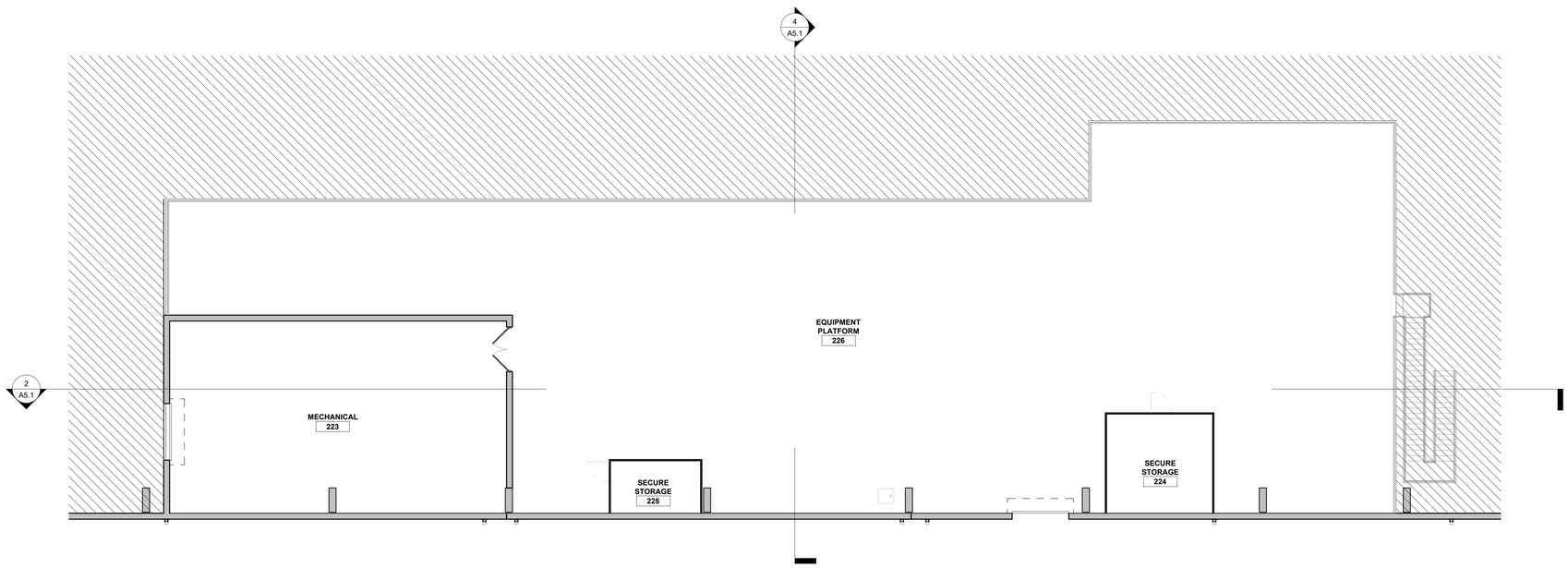
KEYED CONSTRUCTION NOTES



1 A1.5 FLOOR PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"



2 A1.5 FLOOR PLAN - EQUIPMENT PLATFORM
SCALE: 1/8" = 1'-0"

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FLOOR PLAN - MEZZANINE & EQUIPMENT PLATFORM

A1.5

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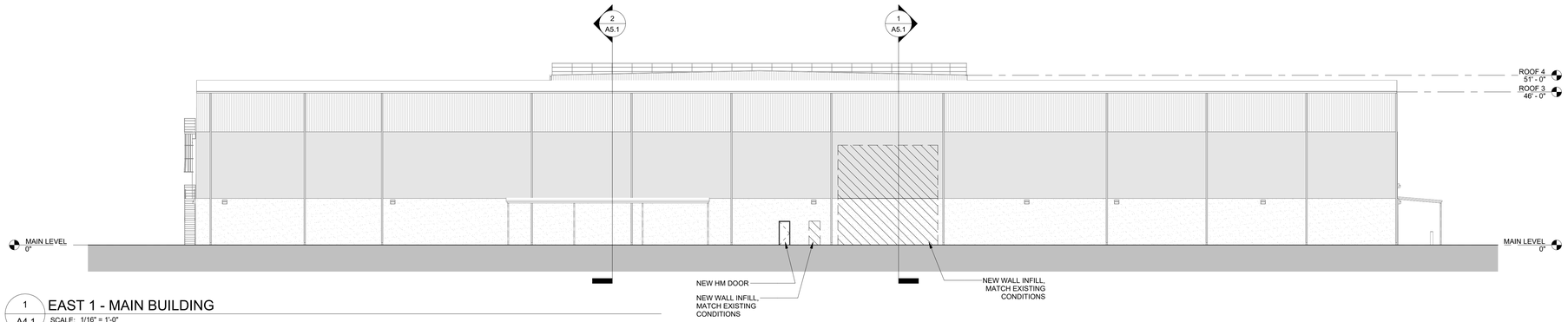

1 A4.1 EAST 1 - MAIN BUILDING
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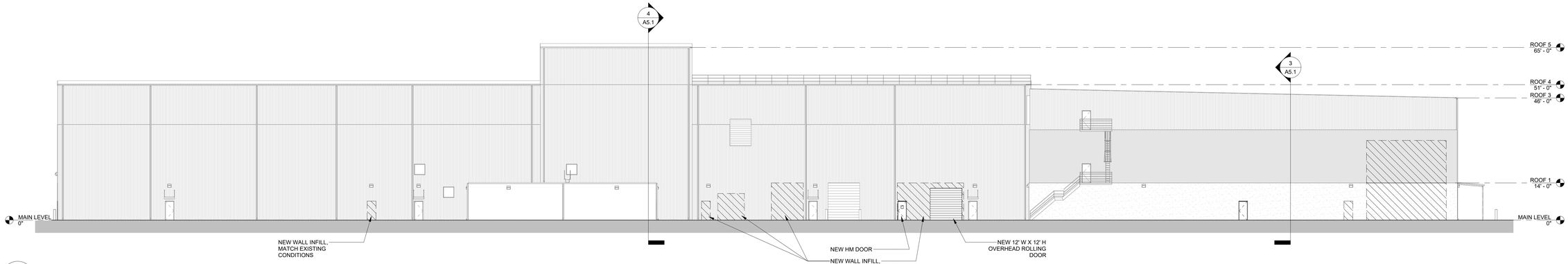

2 A4.1 SOUTH - MAIN BUILDING
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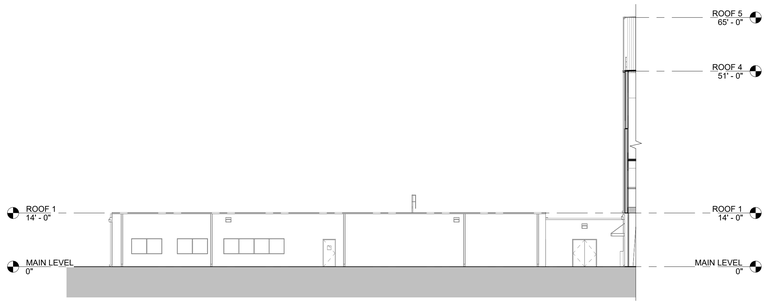

4 A4.1 EAST 2 - OFFICE/ADMIN
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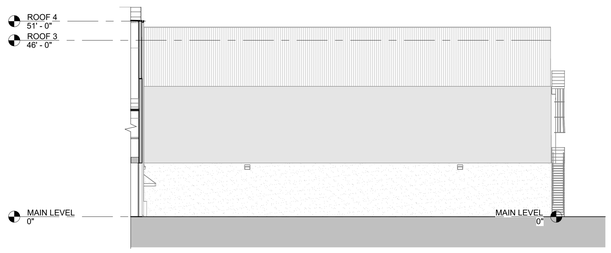

3 A4.1 WEST 1 - MAIN BUILDING
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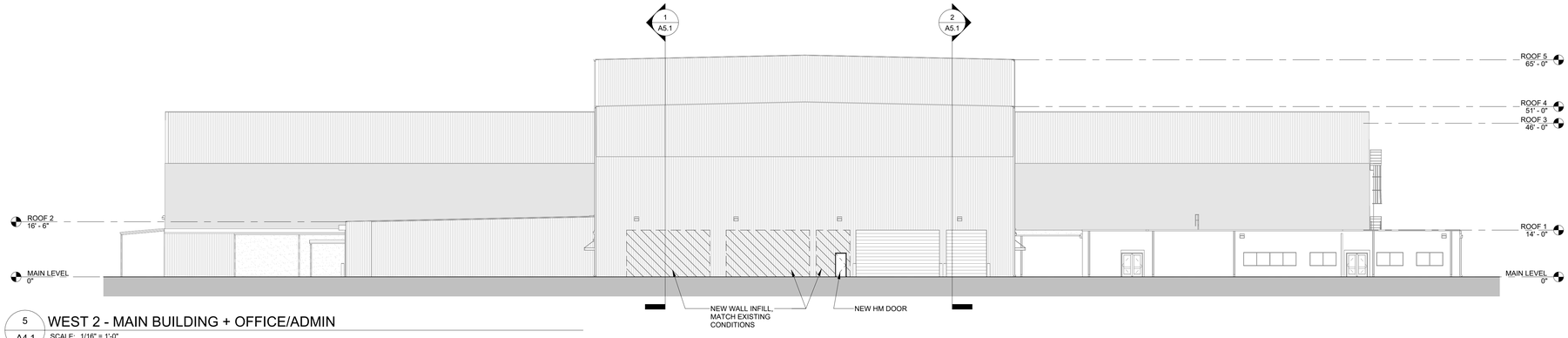

5 A4.1 WEST 2 - MAIN BUILDING + OFFICE/ADMIN
SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS

A4.1

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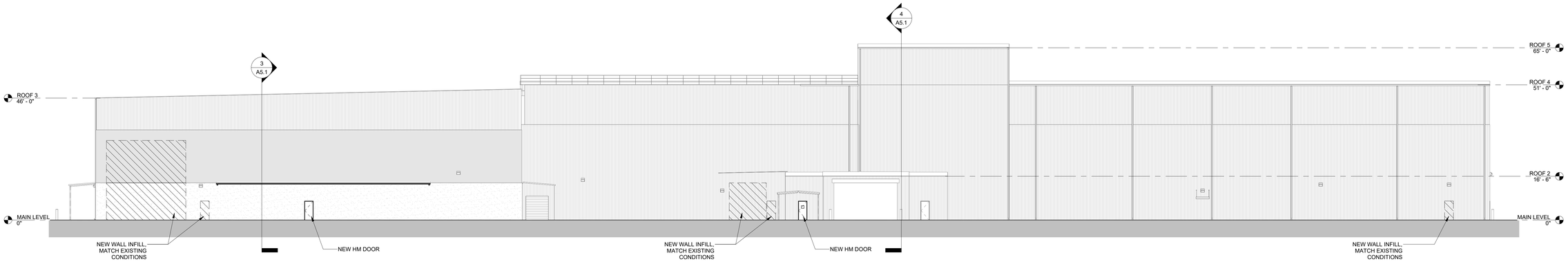

1 / A4.2 NORTH - MAIN BUILDING
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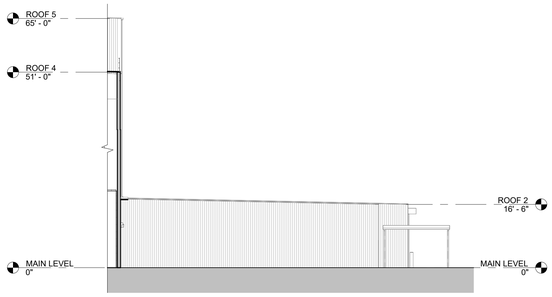

2 / A4.2 EAST 3 - MAIN BUILDING
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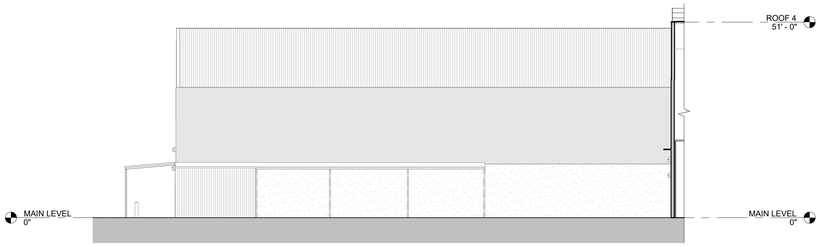

3 / A4.2 WEST 3 - MAIN BUILDING
SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS

A4.2

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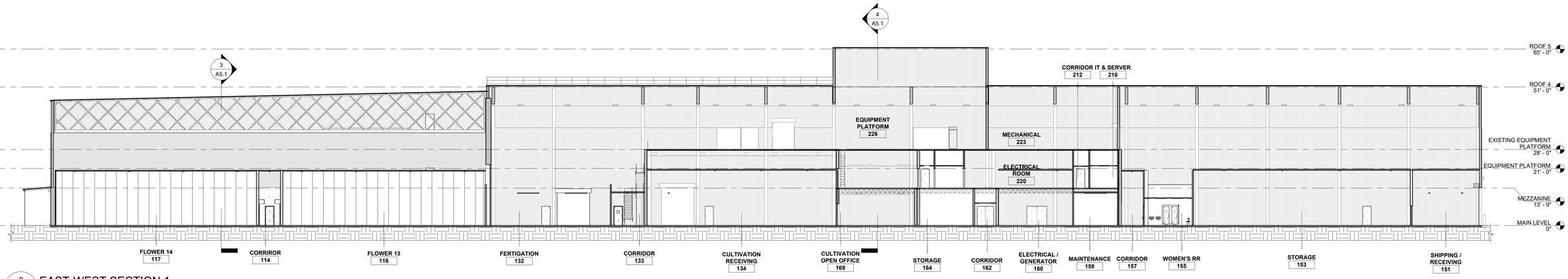
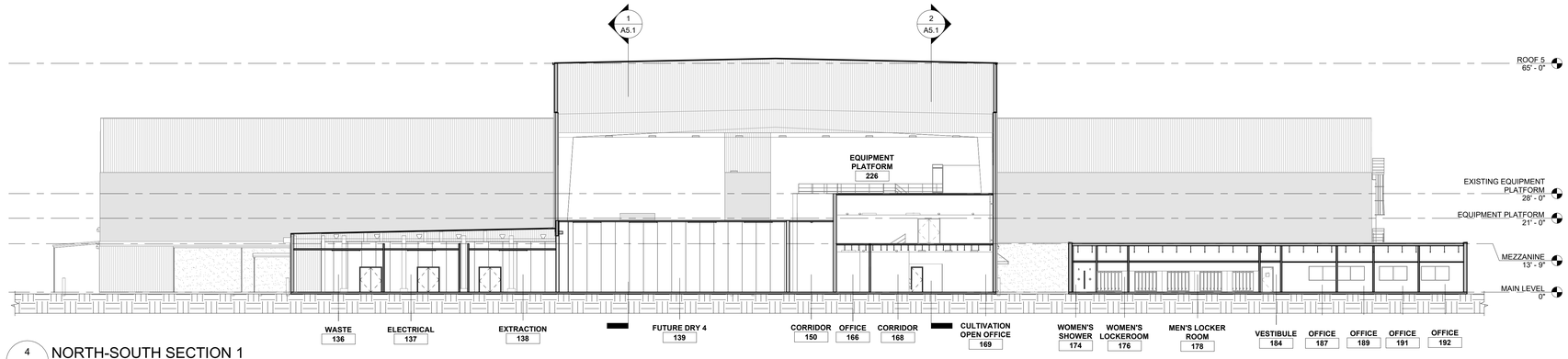


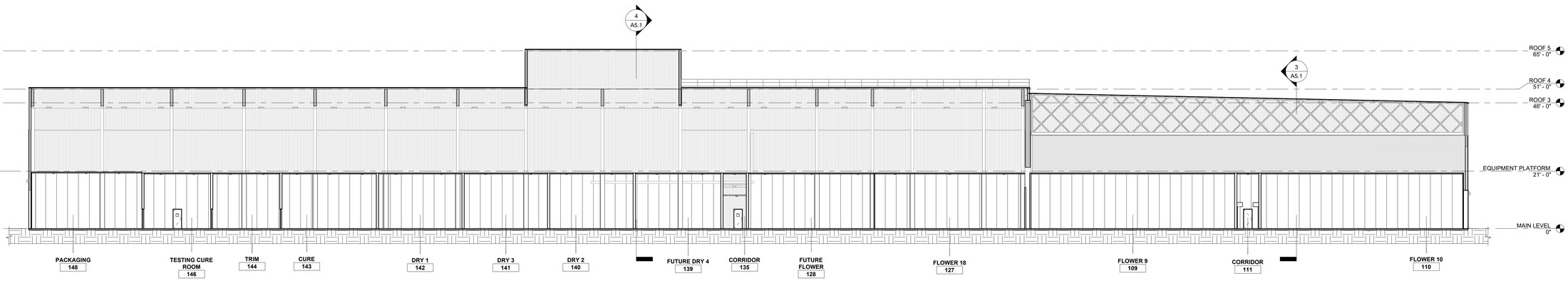
2 A5.1 EAST-WEST SECTION 1

SCALE: 1/16" = 1'-0"



4 A5.1 NORTH-SOUTH SECTION 1

SCALE: 1/16" = 1'-0"



1 A5.1 EAST-WEST SECTION 2

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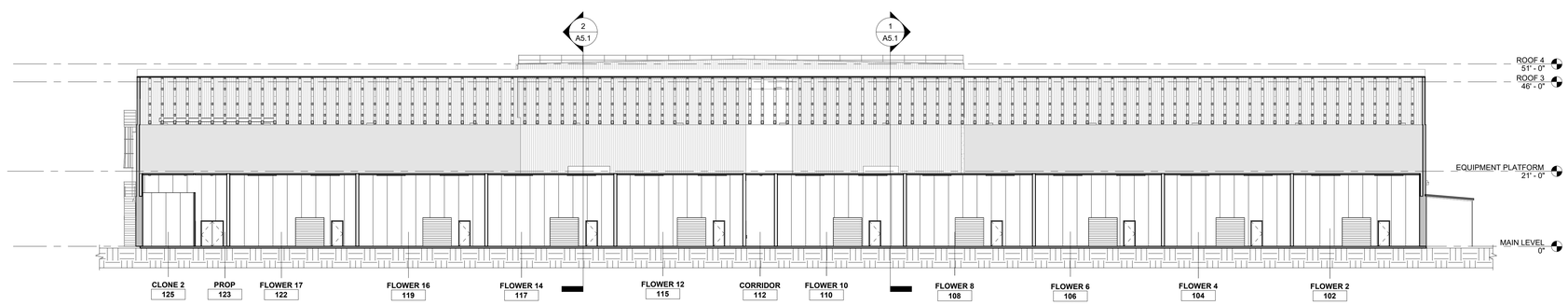

3 A5.1 NORTH-SOUTH SECTION 2

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BUILDING SECTIONS

A5.1

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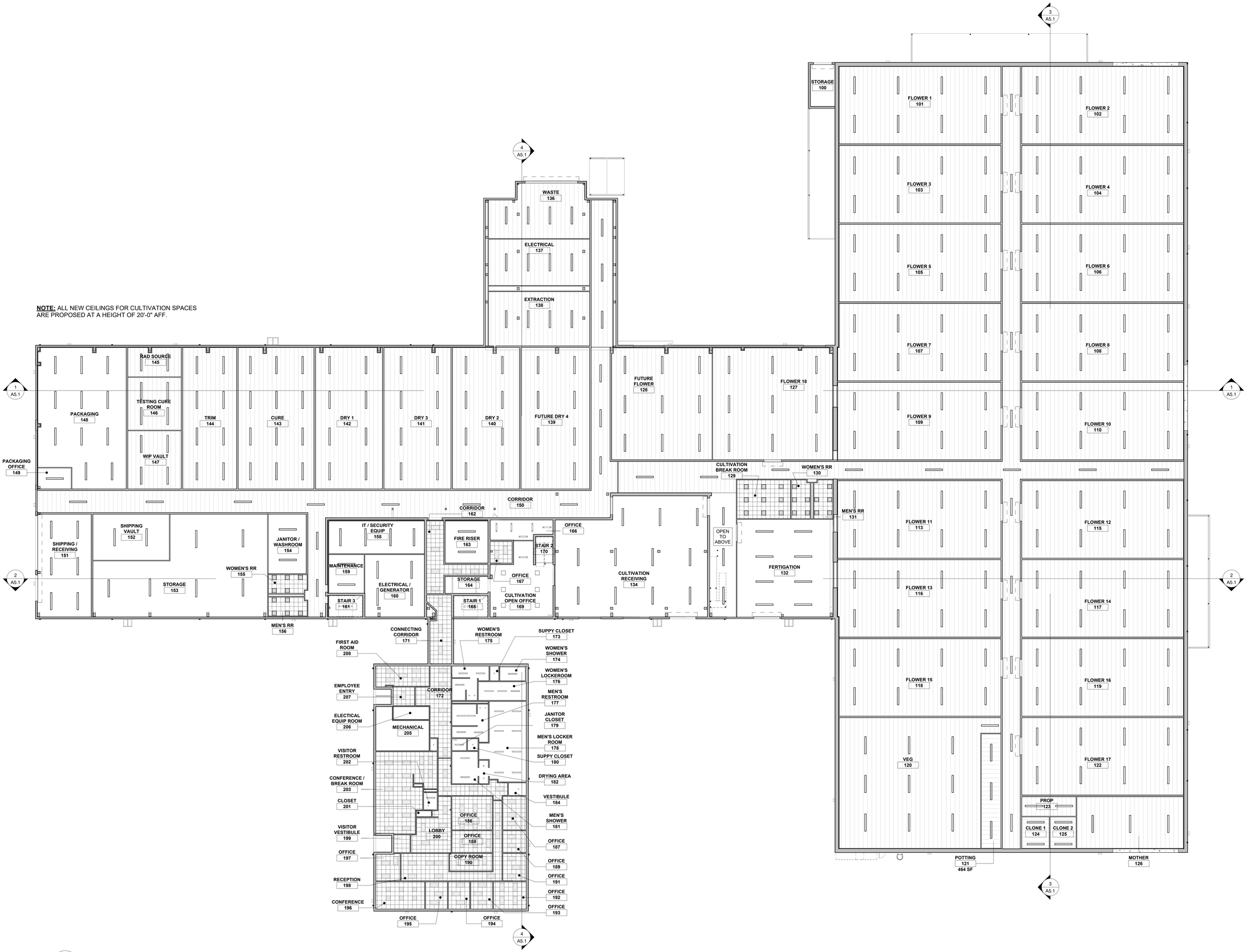

1 A9.0 OVERALL REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

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OVERALL REFLECTED CEILING PLAN

A9.0

Request for Action

To
Planning Commission

Item Number
5.2

Meeting Date
May 28, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: Agricutlural Animals on a Residential Lot, 20373 Vance St. NW - Katie Bedbury

Reviewed by:
Zack Carlton

Action Requested
Recommend, by motion, approval of the Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. A Manure Management Plan must be approved by the city.
2. No more than two (2) agricultural animal units shall be allowed on the property.
3. If the city finds that the manure and other waste materials create a nuisance by attracting flies, other insects, rodents, or by creating offensive odors, the city may order the manure and other waste materials be removed on a more frequent schedule.
4. No on-site commercial activities such as breeding, boarding, or selling shall be permitted.

Background/Discussion
The property owner, Katie Bedbury, is requesting a Conditional Use Permit (CUP) to keep two agricultural animals (horses) in 1-1 ½ acres of fenced pastureland. The property is 3.32 acres and is in the Single Family Residential (R1-a) zoning district. Approximately half of the property (east end) is covered with woods.

Agricultural animals are permitted under Section 30-803 of the city code which limits the keeping of agricultural animals to one animal unit per acre of fenced pastureland. The applicant is requesting more than one horse per fenced acre of pastureland (2/1.5 acres).

The total number of allowed animal units per acre may be increased, provided there is an approved manure management plan following the Minnesota Pollution Control Agency Technical Guidelines for Manure Management and Applications. Such approval may be obtained through this CUP process. The applicant is requesting more than one horse per fenced acre of pastureland (2/1.5 acres), so a manure management plan is required, or they can expand the fenced area to 2 acres and forego the plan. The applicant stated manure will be removed 4 times per year and brought off site to a farm. The city's environmental staff will continue to review the plan and recommend the necessary changes.

Section 30-803 also states that all agricultural animals shall be provided a shelter appropriately sized to accommodate the specific animal in a humane manner. The applicant is proposing a 144 sq.ft. (12'x12') 3-sided

shelter with a roof.

Public Comment
Staff received a phone call from a resident that received the public hearing notice and stated they were fully supportive of the CUP request.

Applicable Regulations
Conditional Use Permit
The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.
The proposed use will not detrimentally affect nearby property as the use fits with the intended use of the development and is surrounded by other residential establishments. The Manure Management Plan takes neighboring properties into account.

2. Will be consistent with the comprehensive plan.
The property is guided Rural Residential, which includes areas outside the Urban Service Area that are not currently served by municipal sewer and water. Residential uses allow for Agricultural Animals, with some uses requiring a CUP, providing due process for public review and comment. The request is consistent with the Comprehensive Plan.

Staff do not see a need to impose specific conditions to satisfy this standard.

3. Will not impede the normal and orderly development and improvement of surrounding vacant property.
The area is fully developed as residential and as there are no vacant lots, the proposed use will not affect the surrounding area.

Staff do not see a need to impose specific conditions to satisfy this standard.

4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares. The facility will not be served by city services and there does not appear to be any other potential impacts to public facilities or services.

Staff do not see a need to impose specific conditions to satisfy this standard.

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations. The proposed use does not involve hazardous materials or activities that may detrimentally affect nearby properties or residents. Potential odors from manure are addressed by the Manure Management Plan and regular maintenance.

6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
While horses will be utilizing the wooded area, the use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. There does not appear to be any wetlands on the property.

Staff do not see a need to impose specific conditions to satisfy this standard.

7. Will fully comply with all other requirements of this Code, including any applicable requirements and Standards for

the issuance of a license or permit to establish and operate the proposed use in the city.
The applicant is required to comply with all other sections of the code and must apply for all required building permits in addition to the Conditional Use Permit.

If denial of such a permit should occur, it shall accompany recommendations or determinations by findings or a report stating how the proposed use does not comply with the standards set forth in Section 30-654.

In the review of the standards for CUP as outlined, it appears that the request is consistent with all of these standards.

Financial Impact
None

Mission/Policy/Goal
Support the growth and development of the community.

Attachments
1. Location Map
2. Applicant's Narrative
3. Submitted Site Plan
4. Staff Site Plan

Project Location Map

Katie Bedbury

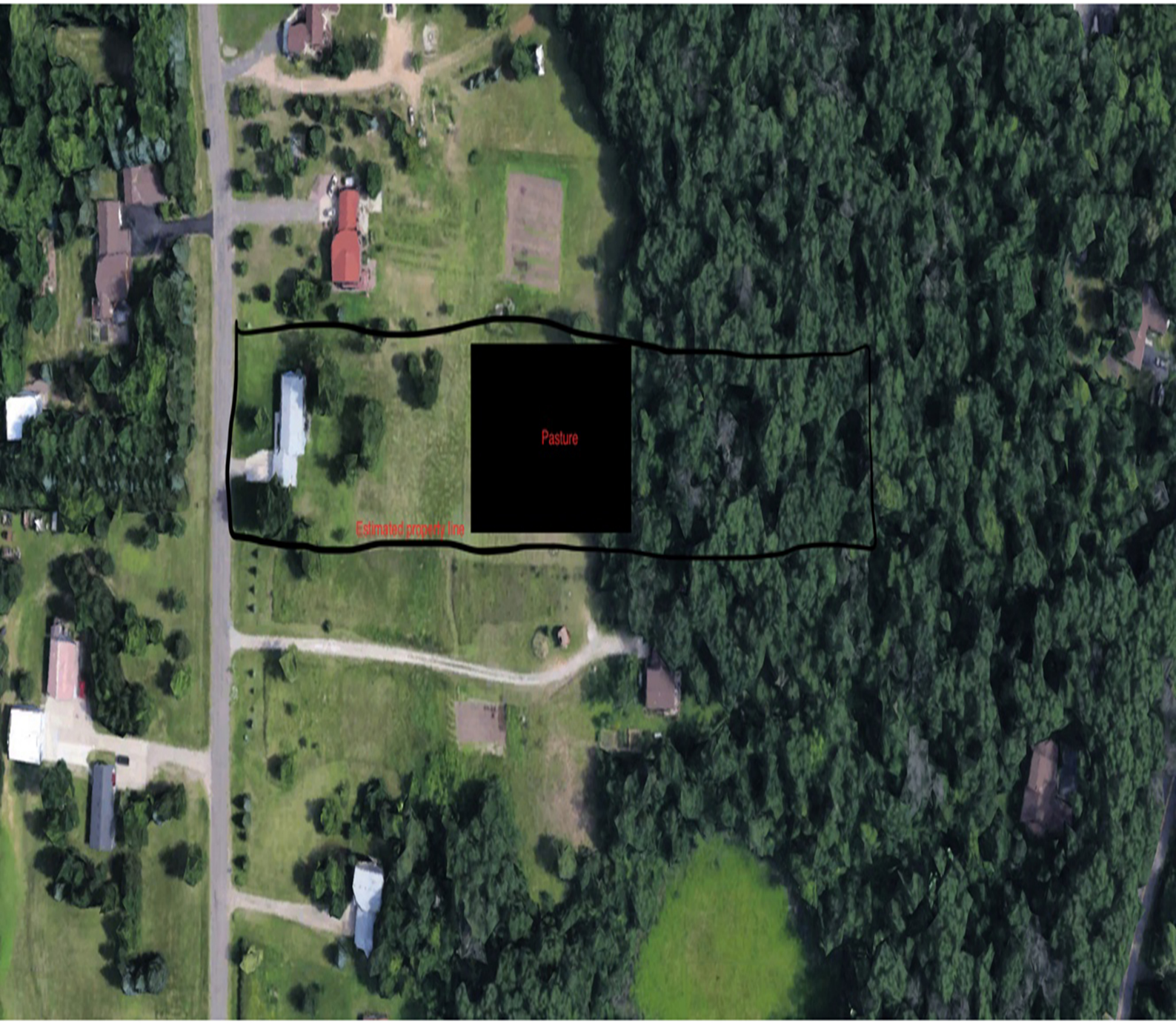
Conditional Use Permit

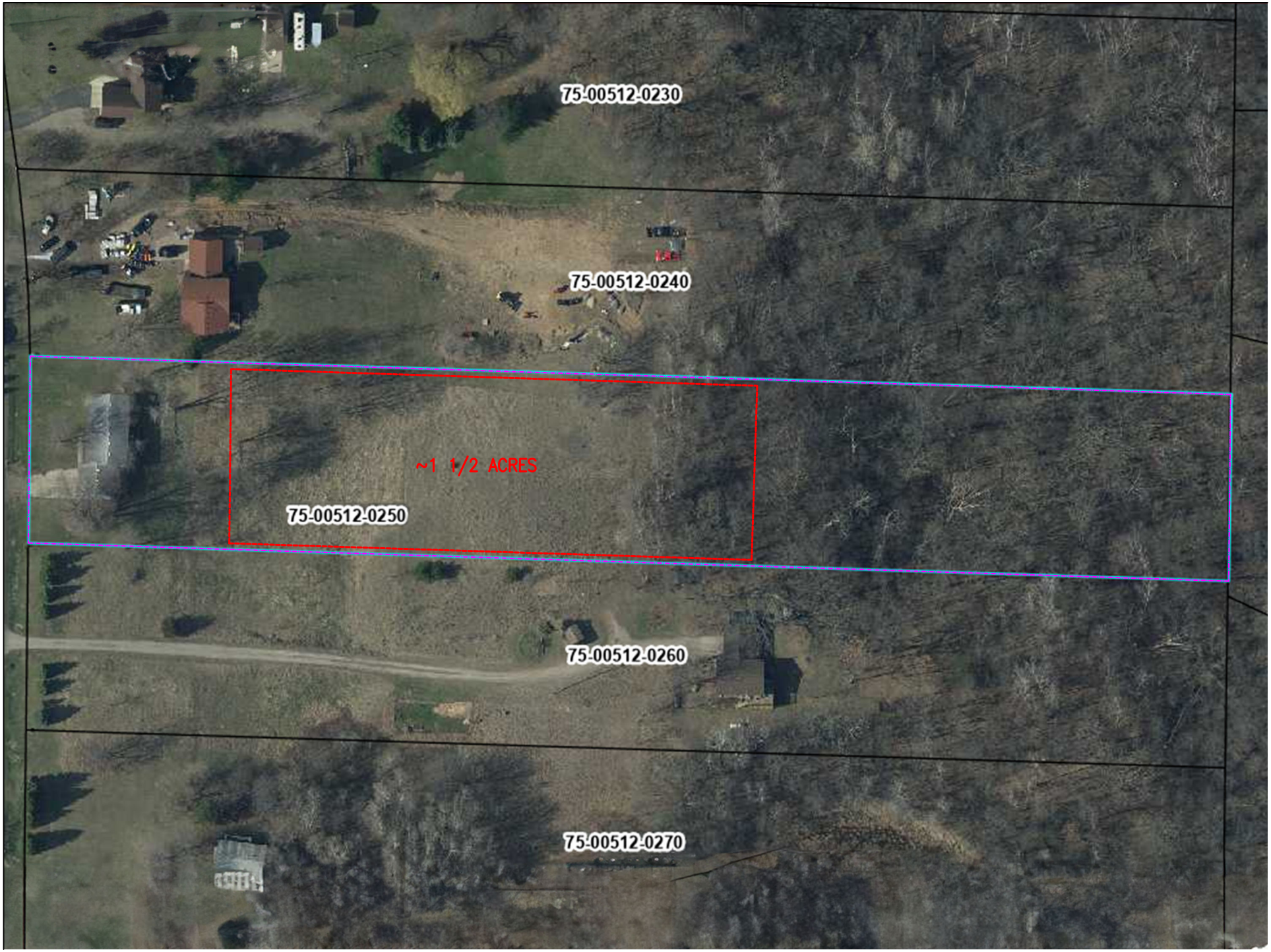
Case No: CU 24-08

CU 24-08 Narrative

I would like to fence in 1.5-2 acres of the back of our property for 2 horses. The fence line will allow approximately 2-5 ft from the neighboring properties. There will be a 3-sided shelter with a roof built for the horses within the pasture.

Manure removal - Manure will be removed 4 times per year and brought to my in laws 20 acres that is farmed.


Pasture
Estimated property line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Request for Action

To
Planning Commission

Item Number
5.3

Meeting Date
May 28, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Interim Use Permit: Residential Occupation with Outdoor Storage, 10208 209th Ave NW - Jason Bye

Reviewed by:
Zack Carlton

Action Requested
Recommend, by motion, approval of an Interim Use Permit with the following conditions to satisfy the standards set forth in Section 30-658 (c):

1. The applicant and/or property owner must apply for all required commercial building, electrical, plumbing, and/or mechanical permits before any interior commercial activities can occur.
2. A code analysis finding commercial building code compliance shall be prepared by an appropriate registered professional.
3. The fenced outdoor storage area shall be:
    a. Limited to 20,000 square feet.
    b. Fenced with a 6-foot tall 100% opaque fence with gates, to be closed when not in use.
4. The fenced outdoor storage area must be paved with an approved surface (Class 5, concrete, asphalt, or crushed concrete/asphalt).
5. The following shall be located within the fence outdoor storage area:
    a. All equipment, vehicles, and products related to the business.
    b. Garbage and recycling dumpsters.
    c. All business/employee parking.
    d. Portable outhouses.
    e. Deliveries.
6. Dumpsters with lightweight materials shall be covered when not in use.
7. Except for company vehicles, equipment, and enclosed trailers, no materials or products can be stored higher than the top of the outdoor storage area fence.
8. The hours of operation shall be limited to 7:00 a.m.-7:00 p.m. Monday through Saturday.
9. Exterior lighting on the accessory structure and in the outdoor storage area shall comply with Section 30-937.
10. Dust control measures shall be used regularly in the fenced yard area.
11. A stormwater retention pond, if required, shall be reviewed by city staff and installed in accordance with all applicable plans.
12. Outside routine maintenance/repair, completed only by the property owner, there shall be no major repair/maintenance of company vehicles/equipment on site. Routine maintenance/repair shall only occur inside the building with all doors and windows closed.
13. Shall not be serviced by delivery vehicles larger than 26,000 pounds gross vehicle weight.

14. Access to the subject parcel, for business activities, shall occur only at the single driveway located on County Road 33.
15. The idling of a truck tractor or other business equipment in excess of 15 minutes from April 16 through October 31, and 30 minutes from November 1 through April 15, is prohibited.

Background/Discussion

The Planning Commission and City Council began reviewing the residential occupation ordinance amendment back in February 2023. Several meetings over several months occurred, with outdoor storage being reviewed thoroughly. The council did not have concerns with considering outdoor storage in conjunction with residential occupations if it was on parcels 5 acres or larger, setback 50-feet or more from all existing residential structures (houses) on adjacent parcels, and follows Section 30-807 Outdoor Storage. The City Council approved the amendment in November 2023, which also states that residential occupations occurring in detached structures or have outdoor storage require an Interim Use Permit (IUP). The IUP process limits the business to the current property owner and not the property itself, as an approved IUP shall terminate when the property is sold or when a lease has expired.

The property, approximately 13 acres in size, is zoned R1-a (Single Family Residential) where residential occupations with proposed outdoor storage and/or use of an accessory structure require an IUP. The applicant is requesting an IUP to utilize both the existing 20,000 sq.ft. fenced in area (100% opaque) and accessory structure for indoor/outdoor storage, receiving deliveries (likely a couple of times a week), equipment storage, and employee parking. The business specializes in cellular equipment construction across Minnesota and neighboring states. They erect cellular towers as well as provide civil construction services, preparing the sites for the towers. The applicant is not requesting approval for production or manufacturing on the property.

The nearest neighboring house structure to the proposed outdoor storage area is approximately 65 feet away (50-feet required) with an accessory structure located approximately 35 feet away. The applicant has installed about 220-feet of fencing along the west property line to screen the screened outdoor storage area from the adjacent property.

If the IUP is approved, the Building Department will review the commercial building permit for all commercial building codes with the Engineering Department also reviewing the site for all stormwater regulations.

<u>Employees</u>

While the proposed business employs 10–20 employees, only a few will be on site during the day as the rest will meet on the job site. Employee vehicles will be parked in the outdoor storage area and could be on site for numerous days.

<u>Deliveries</u>

Deliveries will be received most often by a flatbed truck or Amazon type trucks delivering packages. The ordinance limits deliveries for residential occupations to vehicles no heavier than 26,000 pounds gross vehicle weight.

The city recognizes that introducing residential occupations in residential districts will be noticeable and strives to include approval conditions aimed at mitigating its impact.

Interim Use - Applicable Regulations

Before the city council may authorize an interim use, it must make the following findings:

1. The period of time for which the interim use permit is to be granted will terminate before any adverse impacts are felt upon adjacent properties.

The ordinance (Section 30-801) states an approved Interim Use Permit for a residential occupation shall terminate when the property is sold or when a lease has expired. Although termination does not guarantee adverse effects will not affect nearby properties, the residential occupation outdoor storage ordinance regulations and the approved conditions strive to prevent this outcome.

2. There is adequate assurance that the property will be left in suitable condition after the use is terminated.

The detached accessory structure and fenced-in area, the areas being reviewed, are currently located on the parcel. If the Interim Use Permit is terminated, the site will be left in a suitable condition.

3. The use is similar to uses allowed in the zoning district in which the property is located.

Outdoor storage is allowed with an IUP in the zoning district on properties 5-acres or larger. The subject property (13.34 acres) is well above the required minimum. The city has also approved residential occupations with outdoor storage areas.

4. The date or event that will terminate the use can be identified with certainty.

Yes, the ordinance states an approved Interim Use Permit for a residential occupation shall terminate when the property is sold or when a lease has expired.

5. Authorizing the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.

If the public were to take over the property, no additional costs would be imposed on the public, as there are no extraordinary features to the request.

6. The applicant and user agree to all conditions that the city council deems appropriate for authorization of the interim use.

This will be determined at the City Council meeting.

7. The applicant provides assurances deemed adequate by the city council that the use will terminate as provided in the interim use permit. The city council may require the applicant to deposit a cash amount with the city, or provide some other form of security, to ensure compliance with this criteria.

Again, the ordinance states an approved Interim Use Permit for a residential occupation shall terminate when the property is sold or when a lease has expired. A cash deposit does not appear to be necessary to comply with the criteria.

8. Authorization of the interim use will not result in adverse effects on the public health, safety, or welfare.

The ordinance has predetermined acceptable lot sizes and distances from existing neighboring structures. With the Outdoor Storage Ordinance Regulations and proposed conditions, the use should not adversely affect the public health, safety, or welfare.

9. *The proposed interim use is consistent with the City of Elk River Comprehensive Plan and conforms to the city's zoning regulations.*

The use is consistent with the Comprehensive Plan which guides the property as Rural Residential and single family uses, with residential occupations, are allowed in the zoning district.

Financial Impact
None

Mission/Policy/Goal
Support the growth and development of the community.

Attachments
1. Location Map
2. Applicant's Narrative
3. Outdoor Storage Plans
4. Building Plan
5. Site Plan

Project Location Map

Jason Bye

Interim Use Permit

Case No: IU 24-01

Dear: City of Elk River:

I am the co-owner of Rothmeyer TEC, a wireless construction company based out of Anoka, MN (The "**Company**"). The Company specializes in cellular civil construction across Minnesota and neighboring states. I am asking the City of Elk River (the "**City**") to consider allowing the accessory structure and surrounding fenced in yard on my property located at 10208 209th Avenue NW, Elk River, MN to be used as a home occupation by granting me an interim use permit to allow for the accessory structure and the surrounding yard to receive deliveries for the Company, store materials for the Company, to allow employees of the Company to park in the yard, and to allow for storage of certain vehicles.

This is not a request to use the property in an industrial manner; activity will be limited. The goal is to utilize the property as a point place for certain equipment needed before employees travel to a job site and to allow the employees to meet at a central location. No production or manufacturing will be occurring on the property. My family and I will continue to utilize the property for its primary purpose – a residential home. Other than common maintenance, machinery and vehicles will not be worked on.

Description/Scope of the Project. The property is about 13 acres in size. My family and I live at a residential home on the property. The accessory structure I am proposing to use is approximately 6,750 square feet. I would propose using a 20,000 square foot yard surrounding the accessory structure, which includes a fence surrounding the yard using 100% opaque material to shield and prevent anyone from being able to see the material being stored.

I am proposing to use the accessory structure on the property and the yard surrounding the structure to receive deliveries for the Company and store materials. Deliveries would be received most often by a flatbed truck or trucks like trucks delivering Amazon packages. The vehicles making the deliveries will create limited noise, the "beeping" typically heard with semi-trucks will not be an issue. The property is still primarily being used as a residence, so deliveries would likely only occur one to two times per week.

I would also like the Company to utilize the yard surrounding the accessory structure, for the purposes of parking Company vehicles, parking employee vehicles and storage of other Company material. Any materials stored in the yard would be properly screened. The employees will not be traveling to the property each day. They will travel to the property to drive together in a company vehicle to the job site, where they typically work for a week. There would be a limited increase in traffic.

The request is consistent with the comprehensive plan. The property is zoned in the R-1a district. The primary use of the property is residential, but I would also like to use the property for accessory use as allowed by City ordinance. The City does allow home occupations when permitted. The property is categorized as Rural Residential. Due to the nature and size of the property, neighbors are not close in proximity to the property, so the character of the district will be maintained.

I have had prior conversations with the City and the Planning Commission about using the property in the manner described above. Due to those conversations, I am proposing the following conditions for the property:

1. A fence is installed around the yard. The fenced off area is limited to 20,000 square feet, is 6 feet tall, and uses 100% opaque material. The fenced is laid out as depicted below:

2. The area inside the fence will be paved with a crushed concrete/asphalt surface.
3. All equipment related to the Company will be stored inside the fenced in area. This would include dumpsters, business/employee parking.
4. Dumpsters will be covered when not in use.
5. No material or products will be stored height than the fence, except for company vehicles and enclosed trailers.
6. The hours of operation shall be from 7:00 a.m. – 7:00 p.m. Monday through Saturday, when deliveries can be received.
7. Exterior lighting utilized for businesses purposes shall be limited to one hour a day during operational hours or directional fixtures will be used that meet the city ordinance.
8. Dust control measures will be utilized in the fenced area.
9. No major repair or maintenance of company vehicles or equipment shall occur on the property, outside of routine maintenance. Any minor maintenance or repair that needs to be completed will occur in the accessory structure.
10. Access to the property for business activities will occur at the driveway located on County Road 33.
11. The idling of business equipment in excess of 15 minutes will be prohibited from April 16 through October 31.
12. The idling of business equipment in excess of 30 minutes will be prohibited from November 1 through April 15.
13. The accessory structure will be brought up to commercial code before business related activity occurs at the property.
14. 200 feet of 7’ tall fence is installed at the west property line to further screen the neighbors per previous council recommendations.

planned fence extension
fence extension
75-113-3202
Material storage
Fence is approx 120ft wide from east property line
dumpsters
Fence is aprox 165ft south from back of outbuilding
equipment parking
75-588-0220

BUILDING CODE SUMMARY

BUILDING LOCATION

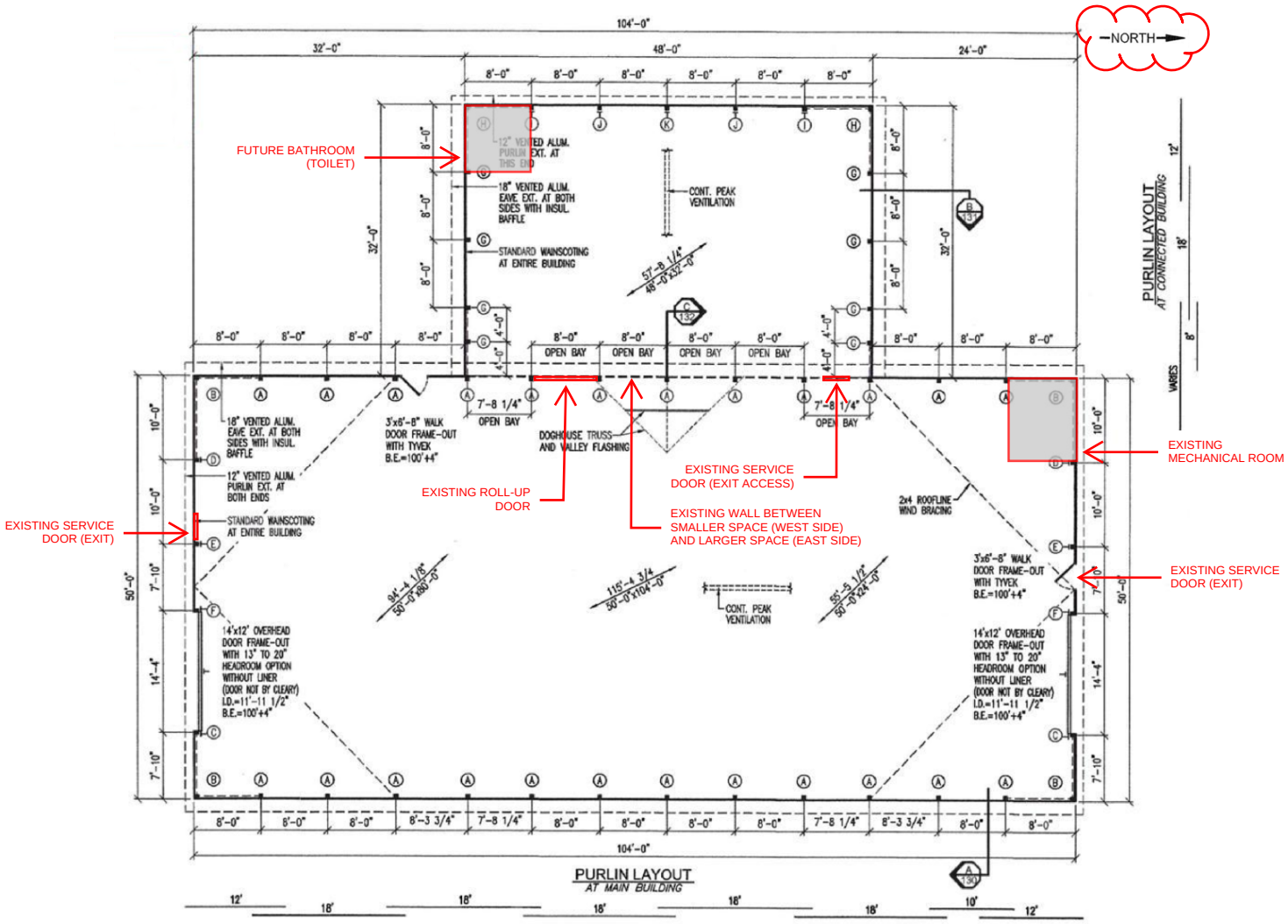
- 10208 209th Avenue NW, Elk River, Minnesota 55330.

BUILDING REFERENCES

- Rothmeyer TEC - Redlined construction drawings (dated 06-28-23).
- ARK Septic - Letter & site plan sketch (dated 08-01-22).
- Cleary Building Corp. - Letter & construction drawings (dated 09-22-21).

BUILDING SYNOPSIS

- Existing single-story building (6,736 square feet) divided into two spaces.
  - The smaller space (1,536 square feet) will be used to store telecommunications equipment.
  - The larger space (5,200 square feet) will be used to store telecommunications equipment and construction equipment.



APPLICABLE CODE(S)

- 2020 Minnesota State Building Code.

OCCUPANCY CLASSIFICATION

- Group S-1, Moderate-hazard Storage. (Section 311.2)

TYPE OF CONSTRUCTION

- Type VB. (Table 601)

SPRINKLERS

- Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. (Section 903.2)
  - An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists: (Section 903.2.9)
    - A Group S-1 fire area exceeds 12,000 square feet.
      - **6,736 square foot fire area - Sprinklers not required.**
    - A Group S-1 fire area is located more than three stories above grade plane.
      - **Single-story - Sprinklers not required.**
    - The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
      - **6,736 square foot fire area - Sprinklers not required.**
    - A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
      - Commercial Motor Vehicles are used to transport passengers or property where the motor vehicle either has a gross vehicle weight rating of 10,000 pounds or more; or is designed to transport 16 or more passengers, including the driver.
      - **No storage of commercial motor vehicles - Sprinklers not required.**

OCCUPANCY SEPARATIONS

- **Single occupancy - Separations not required. (Section 508)**

FIRE-RESISTANCE RATINGS

- The building elements shall have a fire-resistance rating not less than that specified in Table 601. (Section 602.1)
  - Type VB = 0-hour fire-resistance rating. (Table 601)
    - **Building elements fire-resistance ratings not required.**

- The exterior walls shall have a fire-resistance rating not less than that specified in Table 602. (Section 602.1)
  - Fire separation distance ≥ 30 feet = 0-hour fire-resistance rating. (Table 602)
    - **Exterior wall fire-resistance rating not required.**

HEIGHT & AREA LIMITATIONS

- Group S-1, Type VB, non-sprinklered.
  - Allowable building height above grade plane = 40 feet. (Table 504.3)
    - **Actual = 24 feet. OK.**
  - Allowable number of stories above grade plane = 1-story. (Table 504.4)
    - **Actual = 1-story. OK.**
  - Allowable building area = 9,000 square feet. (Table 506.2)
    - **Actual = 6,736 square feet. OK.**
    - Note: Area factor increase due to frontage per Section 506.2.1 not calculated.

OCCUPANCY LOAD (Table 1004.5)

- Maximum floor area allowance per occupant. (Table 1001.5)
  - Warehouse space = 500 square feet (gross) per occupant.
    - **Total Building = 6,736 square feet/500 = 14 occupants.**
      - **Smaller space = 1,536 square feet/500 = 3 occupants.**
      - **Larger space = 5,200 square feet/500 = 11 occupants.**

DOORS - MEANS OF EGRESS

- Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. (Section 1006.2.1)
  - Spaces with one exit or exit access doorway. (Table 1006.2.1)
    - Group S-1, non-sprinklered.
      - Maximum occupant load of space = 29 occupants.
      - Maximum common path of travel distance = 100 feet.
        - **Smaller space = 3 occupants actual.**
          - **80 feet common path of travel distance actual.**
            - **One exit access doorway required. OK.**
        - **Larger space = 11 occupants (14 occupants cumulative).**
          - **130 feet common path of travel distance.**
            - **Two exits required. OK.**

- Where two exits or exit access doorways are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. (Section 1007.1.1)
  - **Required = 57'-7",**
  - **Actual = 104'-0". OK.**

- Means of egress door – minimum clear opening width 32 inches; maximum width of a swinging leaf 48 inches; and minimum clear opening height 80 inches. (Section 1010.1.1)
  - **Field verify exit access door out of smaller space is 36" x 80".**
  - **Field verify both exit doors out of larger space are 36" x 80".**

- Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons. (Section 1010.1.2.1)
    - **Actual occupancy = 14. OK.**

- There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal [2-percent slope]. (Section 1010.1.5)
    - Landings shall have a width not less than the width of the door. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Landings shall have a length measured in the direction of travel of not less than 44 inches. (Section 1010.1.6)
        - **Exterior landings required at both exit doors out of larger space.**

EGRESS ILLUMINATION

- The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied. (Section 1008.2)
    - The means of egress illumination level shall be not less than 1 footcandle at the walking surface. (Section 1008.2.1)
    - Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way. (Section 1008.2.3)
        - **Interior illumination required at both smaller & larger spaces.**
        - **Exterior illumination required at both exit doors out of larger space.**

- In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all aisles. (Section 1008.3.1, Item #1)
    - The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. (Section 1008.3.4)
    - Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle and a minimum at any point of 0.1 footcandle measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle average and a minimum at any point of 0.06 footcandle at the end of the emergency lighting time duration. (Section 1008.3.5)
        - **Emergency illumination required at exit aisles through larger space only.**
        - **Emergency illumination recommended at exit aisles through smaller space.**
    - In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the exterior landings at exit doorways. (Section 1008.3.2, Item #5)
        - **Emergency illumination required at both exit doors out of larger space.**
    - In the event of power supply failure, an emergency electrical system shall automatically illuminate the electrical equipment room. (Section 1008.3.3, Item #1)
        - **Emergency illumination required in electrical equipment room.**

EXIT SIGNS

- Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. (Section 1013.1)
- Exit signs are not required in rooms or areas that require only one exit or exit access. (Section 1013.1, Exception #1)
- Exit signs shall be internally or externally illuminated. (Section 1013.1)
    - **Illuminated exit signs required at both exit doors out of larger space only.**
    - **Illuminated exit sign recommended at exit access door out of smaller space.**

EXIT ACCESS

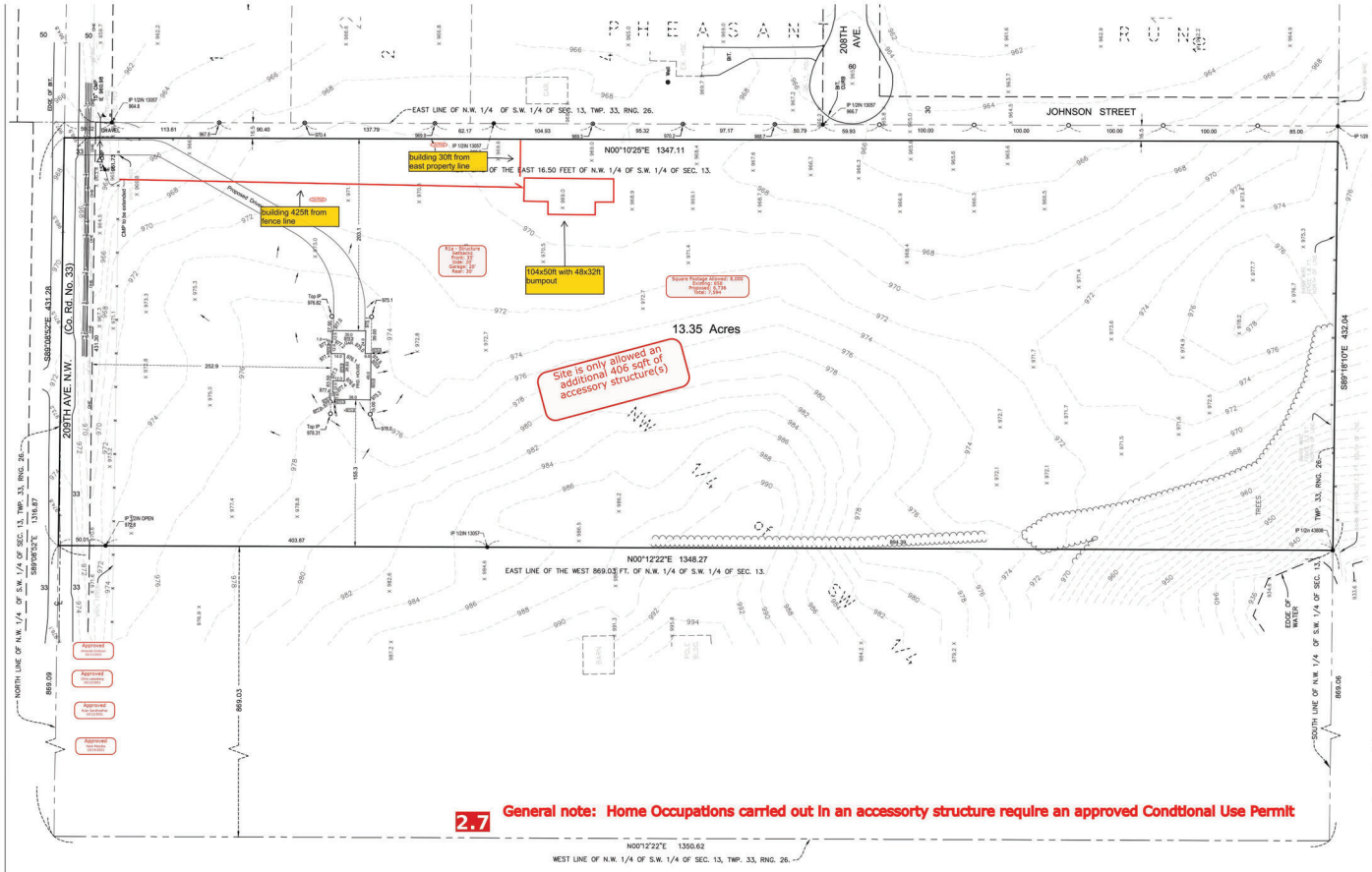
- Means of egress are not prohibited through adjoining or intervening rooms or spaces in a Group S occupancy where the adjoining or intervening rooms or spaces are the same or a lesser hazard occupancy group. (Section 1016.2, Item #2 Exception)
    - **Smaller space egress passes through larger space. OK.**

TRAVEL DISTANCE

- Group S-1, non-sprinklered.
    - Exit access travel distance = 200 feet. (Table 1017.2)
        - **Actual = 180 feet. OK.**

PLUMBING FIXTURES

- Minimum number of required plumbing fixture. (Table 2902.1)
    - Group S-1, 14 occupants.
        - Water Closet, 1 per 100 occupants.
            - Separate facilities [*for each sex*] shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or less. (Section 2902.2, Exception #2)
            - **One water closet required.**
        - Bathtubs/Showers.
            - **Bathtub/shower not required.**
        - Lavatories, 1 per 100 occupants.
            - **One lavatory required.**
        - Drinking Fountains, 1 per 1,000 occupants.
            - A drinking fountain shall not be required in buildings or tenant spaces having an occupant load of less than 50. (Table 2902.1, Footnote H)
            - **Drinking fountain not required.**
        - Service Sink.
            - **One service sink required.**



2.7 **General note: Home Occupations carried out in an accessorty structure require an approved Condtional Use Permit**

Denotes potential retaining systems that may be necessary to maintain key grading concepts and managable slopes on the proposed lot. Final configuration and materials will be determined by builder upon final lot grading.

PROPERTY DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 33, Range 26, lying East of the West 869.03 feet thereof, and lying West of the East 16.50 feet thereof. Sherburne County, Minnesota.

PROPOSED ELEVATIONS

HOUSE TYPE: FULL BASEMENT LOOKOUT

GARAGE FLOOR ELEVATION = 979.2
TOP OF FOUNDATION ELEV. = 979.5
BASEMENT FLOOR ELEVATION = 971.5
REAR LOOKOUT ELEVATION = 974.5

SITE SYMBOLS

- x 123.4 SPOT ELEVATION
- 980.0 PROPOSED ELEVATION
- DRAINAGE DIRECTION
- 1/2" x 14" IRON PIPE SET WITH A PLASTIC CAP MARKED #13057 OR 24332.
- P.K. NAIL SET
- IRON PIPE FOUND

NORTH

0 50 100

CLIENT

Jason Bye
5135 RIDGE ROAD
BIG LAKE, MN 55309
TEL (612)363-1866

MUNICIPALITY

City of Elk River

PROJECT

BYE PROPERTY
ELK RIVER, MN

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Larry Huley
License No. 24332 Date: 07/03/2020

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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REVISION HISTORY

DATE	REVISION	REVIEW
XX MON 200X	XXXXXXXXX	XXX

PROJECT MANAGER REVIEW

BY LH DATE 07.10.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-0070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME ZZZ19484-001 HSE.DWG
PROJECT NO. ZZZ19484.001

CERTIFICATE OF SURVEY

SHEET NO. 1 / 1

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Request for Action

To
Planning Commission

Item Number
5.4

Meeting Date
May 28, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: Motor Vehicle Specialty Service Station (retail tire service station), 17994 Zane Street - Les Schwab Tire Center

Reviewed by:
Zack Carlton

Action Requested
Recommend, by motion, approval of the Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. The parking lot/driveway setback variance (V 24-04) shall be approved.
2. The use of hazardous materials such as oils, lubricants, chemicals, and solvents shall be handled in accordance with all state standards.

Background/Discussion
The applicant is requesting a Conditional Use Permit (CUP) to construct a Motor Vehicle Specialty Service Station (retail tire service station) at 17994 Zane Street. The project includes construction of a 10,599 sq.ft. retail and service center building with a retail showroom, pull-through service canopy, and tire warehouse. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also service brakes, provide alignments, oil changes, and other minor vehicle maintenance and repair.

The project will generate 10-18 new jobs and will be open six days a week, 8:00 a.m. – 6:00 p.m., and closed on Sundays.

The building design and materials (textured and stained precast concrete panels) meet the design guidelines for the Highway Commercial zoning district.

<u>Variances</u>
While the number of parking stalls meets the ordinance requirements, the driveway is too close to the property line and the applicant has applied for a setback variance. (V 24-04) The variance will need to be approved before the CUP can be recorded.

The applicant has also applied for a variance (V 24-04) for the required number of trees. The approval of this CUP is not dependent on approval of landscaping variance.

Applicable Regulation

Conditional Use Permit

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.

The proposed use is consistent with the adjacent existing businesses and is compatible with the commercial nature of the area. The use will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.

Staff do not see a need to impose specific conditions to satisfy this standard.

2. Will be consistent with the comprehensive plan.

The property is guided for Highway Business uses. The highway business category primarily consists of a mix of auto-oriented retail and service businesses, restaurants, and community and regional-scale shopping centers. Highway business uses are located along Highway 169 and Highway 10 and have high visibility from these corridors. The use is consistent with the Comprehensive Plan.

Staff do not see a need to impose specific conditions to satisfy this standard.

3. Will not impede the normal and orderly development and improvement of surrounding vacant property.

The area is fully developed and, as there are no vacant lots, the proposed use will not affect development of the surrounding area.

Staff do not see a need to impose specific conditions to satisfy this standard.

4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.

The use will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.

Staff do not see a need to impose specific conditions to satisfy this standard.

5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.

The activities and equipment associated with a retail tire service station should not detrimentally affect nearby properties.

The use of hazardous materials such as oils, lubricants, chemicals, and solvents shall be handled in accordance with all state standards.

6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

There are no natural, scenic or historic features of major importance on the subject parcel.

Staff do not see a need to impose specific conditions to satisfy this standard.

7. Will fully comply with all other requirements of this Code, including any applicable requirements and Standards for

the issuance of a license or permit to establish and operate the proposed use in the city.
With an approved setback variance, the proposed project will fully comply with all other requirements of this Code.

If denial of such a permit should occur, it shall accompany recommendations or determinations by findings or a report stating how the proposed use does not comply with the standards set forth in Section 30-654.

In the review of the standards for CUP as outlined, it appears that the request is consistent with all of these standards.

Financial Impact
None

Mission/Policy/Goal
Support the growth and development of the community.

Attachments
1. Location Map
2. Applicant's Narrative
3. Site Plan
4. Architectural Plans

Project Location Map

Les Schwab Retail Tire Center

Conditional Use Permit
Variance

Case No: CU 24-06, V 24-04

April 29, 2024

Cushing Terrell

Chris Leeseberg, Senior Planner
City of Elk River
13065 Orono Parkway
Elk River, MN 55330

Re: Conditional Use Permit Request
New Les Schwab Tire Center located at 17994 Zane Street SW, Elk River, MN 55330

Dear Mr. Leeseberg,

We are pleased to submit a request for a Conditional Use Permit to allow for a new Les Schwab Tire Center proposed at 1799 Zane Street SW in Elk River. The project scope includes construction of a new building and the associated site improvements required with new commercial development consistent with a Motor Vehicle Specialty Service Station as defined in code. The following information is collected and presented for review as responses to the application requirement and approval criteria listed in code.

PROJECT DESCRIPTION

The overall project consists of the construction of a 10,599 SF retail and service center building. The building is a linear prototype store and includes a retail showroom, pull though service canopy for large vehicles & trucks, 7-service bays, tire warehouse, and mezzanine storage. The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also services brakes, provides alignments, oil changes and other minor vehicle maintenance and repair. The proposed location will provide 10 – 18 new jobs with excellent benefits and growth opportunities. Les Schwab hires locally and has a "promote from within" culture. Les Schwab offers local customers convenient automotive services and a new option for retail tires. Les Schwab Tire Centers are open six days a week, 8am – 6pm, and closed on Sundays.

The building construction consists of concrete slab on grade, Precast exterior walls, steel roof framing with metal decking, and single-ply roofing. The height of the canopy is proposed to be 23 ft and will complement the 30 ft building height. The entire project is proposed to be constructed in a single phase.

The property is located off Zane Street, adjacent to the Tractor Supply retail store, a Home Depot and other retail and restaurant establishments. The property is located within the Urban Service boundary, zoned Highway Commercial (C3) and is guided by the Highway Business land use category and the Highway 10/169 Commercial Economic Development Character Area as defined in the 2021 City of Elk River Comprehensive Plan Update. The proposed Les Schwab Tire Center project will include property improvements like a professionally designed landscape plan that includes trees and shrubs. The proposed plantings will enhance the visual aesthetic for the public and bring vibrancy to an undeveloped lot. The new building construction will comply with design standards and contribute to the development aesthetic the city seeks. Further, the retail opportunities and services provided by the Les Schwab Tire Center will improve convenient access to

residents and visitors looking for tires and auto services in the area. The Les Schwab Tire Center is a national company and complements the existing national and regional tenants.

Hours of operation: Les Schwab Tire Centers are open six days a week, 8am – 6pm, and closed on Sundays.

Number of Employees: The proposed location will provide 10 – 18 new jobs.

Number of proposed parking stalls: The proposed site plan includes 43 parking stalls.

Proposed screening: None

Proposed building materials & compliance with design standards:

We are proposing light colored pre-cast concrete with a horizontal textured base and vertical textured cap for the exterior elevations. The base and caps of the walls are proposed to be painted or stained. The pre-cast concrete should provide a similar finish to the integrally colored and finished face CMU allowed in the design standards. Three elevations of the showroom will have storefront glazing which meet the architectural glazing design requirement. The service bay elevations will have overhead doors that include glazing. The overhead doors will be painted dark bronze to match the storefront window frames and prefinished parapet cap. These proposed finishes meet the design standards requirement to include least two allowed exterior building finishes per wall. The roofing will be single-ply membrane roof with parapets around the perimeter of the building to screen roof top equipment.

Signage:

Number: One site pole sign and typical signs on building

Proposed sizes: See provided sign drawings

Locations: See site plan for location of pole sign. See provided drawings.

Sign Type: Pole sign (30' max height) and Building signs. See provided drawings for sizes of building signs.

SEC. 30-654. - STANDARDS FOR ISSUANCE.

(1) Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.

The proposed Motor Vehicle Specialty Service Station is similar to the adjacent existing businesses and is compatible with the commercial nature of the area. The new building construction will meet all building code requirements and must pass life/safety inspections before it is open for business. Meeting these permitting and inspection requirements will ensure that the development will not detrimentally impact public safety. Further, all services, equipment and tools will be stored in a manner that is compliant with

safety and licensing requirements. Tires will be disposed of off site on a regular basis. Committing to these practices will ensure that the commercial activities associated with the Les Schwab Tire Center will not impact general neighborhood welfare.

(2) Will be consistent with the comprehensive plan.

The property is located off Zane Street, adjacent to the Tractor Supply retail store, a Home Depot and other restaurant establishments and retail/service shops like Jiffy lube, Autozone, Advanced Autoparts and a Walmart auto center. The property is located within the Urban Service boundary, zoned Highway Commercial (C3) and is guided by the Highway Business land use category and the Highway 10/169 Commercial Economic Development Character Area as defined in the 2021 City of Elk River Comprehensive Plan Update. The Highway Business land use category typically consists of auto-orientated retail and service businesses, restaurants and regional scale shopping centers, creating an ideal location for the tire center. The proposed Les Schwab Tire Center is an appropriate use for this land use category and will provide visitors with a new tire service and retail option in Elk River thus aligning with the Comprehensive Plan.

(3) Will not impede the normal and orderly development and improvement of surrounding vacant property.

The proposed Les Schwab Tire Center will not impede the normal improvement of surrounding property since many properties within the vicinity have already been developed. The building will be designed and constructed to comply with existing land use standards and building codes, both of which have been developed to ensure orderly and safe development. Further, the proposed project is located within a developed subdivision and will utilize existing city infrastructure like roadways, water and sewer connections. These connections will enhance the City of Elk River systems through the addition of new building construction, paving, lighting and landscaping.

(4) Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.

The subject property is located within the Elk River Urban Service Boundary as defined in the Comprehensive Plan. This location ensures that the new development will connect to essential public infrastructure like water and sewer. The proposed site design has been developed to rely on the existing road network and parcel boundaries in order to mitigate impacts to existing traffic patterns and site drainage.

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.

The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also services brakes, provides alignments, oil changes and other minor vehicle maintenance and

repair. The direction the bays face is the direction that the noise generated by activities associated with changing tires (pneumatic impact wrenches) will be directed. In this case, the choice to locate the bays and direct that noise to the west towards the Park and Ride was intentional in order to limit impact to adjacent development.

(6) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

No natural, scenic or historic features of major importance were identified on the subject property.

(7) Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.

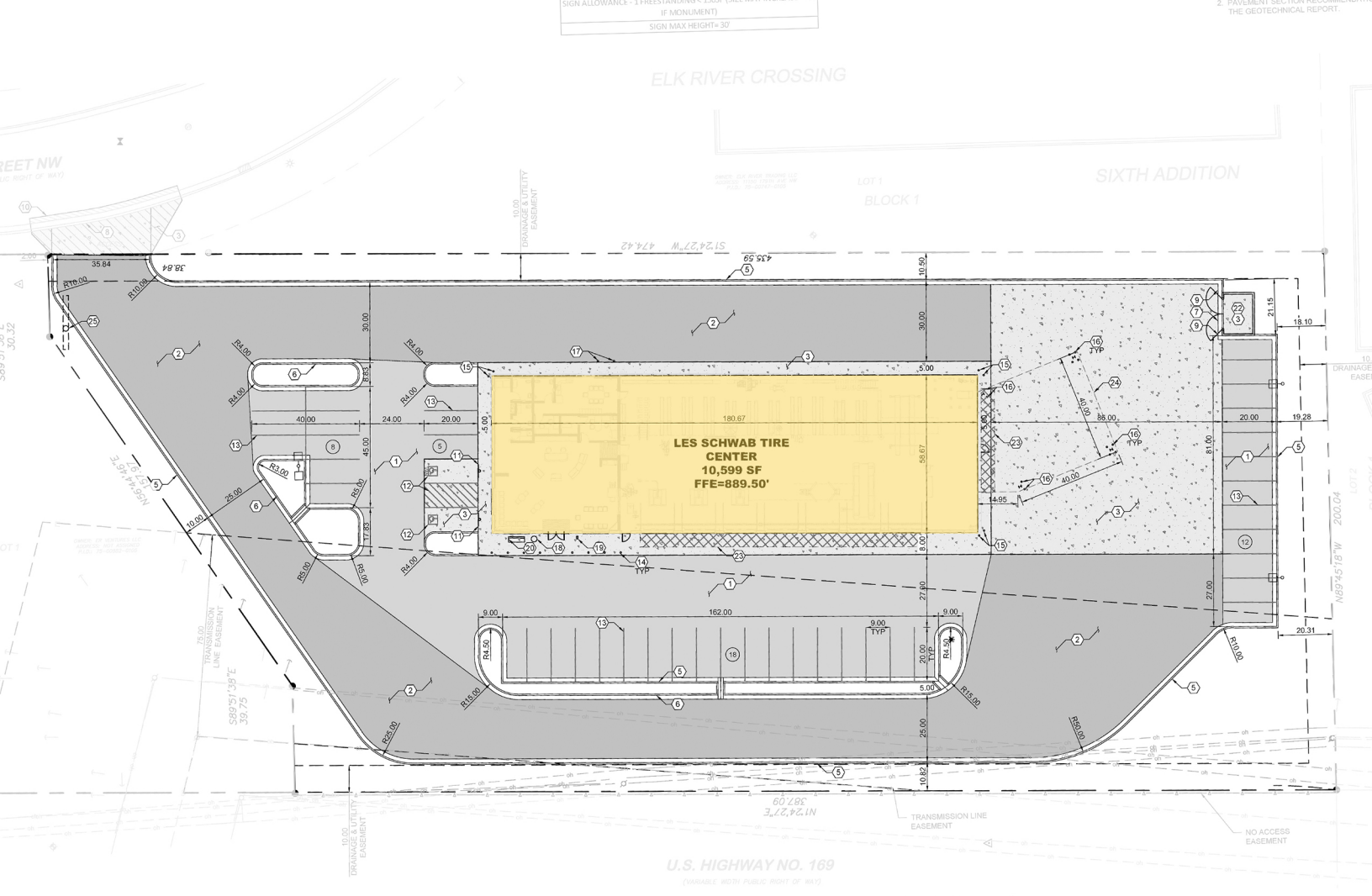
The proposed project will comply with all Code requirements including, landscape, parking, drainage and building design. Variance requests have been included in the submittal package under separate application and narratives.

Thank you for considering our variance requests. Should you have any questions, please to not hesitate to contact me at 406.722.9129 or Ron Isackson at 406.922.7107.

Sincerely,

Nicole Olmstead

Nicole Olmstead, AICP
Planner


LES SCHWAB TIRE CENTER
10,599 SF
FFE=889.50'
ELK RIVER CROSSING
SIXTH ADDITION
BLOCK 1
U.S. HIGHWAY NO. 169
TRANSMISSION LINE EASEMENT
NO ACCESS EASEMENT
DRAINAGE & UTILITY EASEMENT
NORTH
SCALE: 1" = 20'

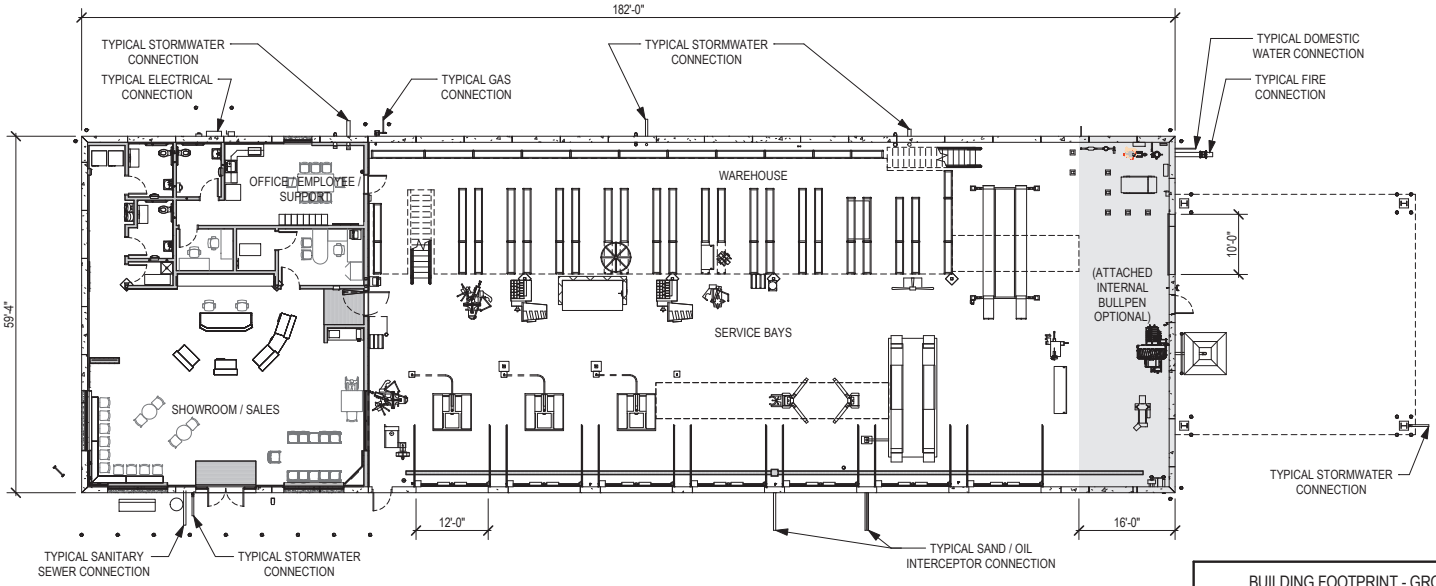
1 SITE PLAN

PROTO SET Q1 2024 | LES SCHWAB TIRE CENTER - CITY, STATE

DESIGN CRITERIA

SM 7 BAY RH LINEAR PRECAST STORE - PROTOTYPE Q1 2024

03.27.2024



1 GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING FOOTPRINT - GROSS	
AREA (WITH ATTACHED INTERNAL BULLPEN)	10834 SF
AREA (WITHOUT ATTACHED INTERNAL BULLPEN)	9849 SF

GROUND FLOOR AREA - NET		
GROUND FLOOR		
WAREHOUSE	S-1 OCCUPANCY	2943 ft²
SERVICE BAYS	S-1 OCCUPANCY	4731 ft²
SHOWROOM / SALES	M OCCUPANCY	1935 ft²
OFFICE/EMPLOYEE/SUPPORT	B OCCUPANCY	726 ft²
EXTERIOR CANOPY	S-1 OCCUPANCY	1600 ft²
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	1777 ft²
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	978 ft²
		14690 ft²

TIRE COUNT = 2,200

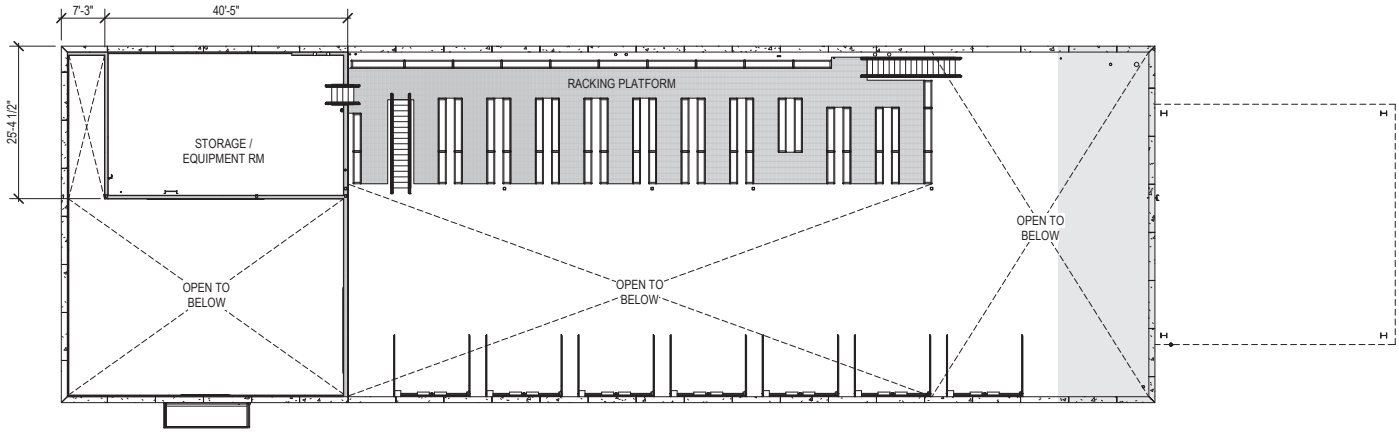
TIRE COUNT = 2,410 (WITH ATTACHED INTERNAL BULLPEN)

PROTO SET Q1 2024 | LES SCHWAB TIRE CENTER - CITY, STATE

DESIGN CRITERIA

SM 7 BAY RH LINEAR PRECAST STORE - PROTOTYPE Q1 2024

03.27.2024



1 STORAGE/RACKING PLATFORM PLAN

SCALE: 1/16" = 1'-0"

SECOND FLOOR AREA - NET		
SECOND FLOOR		
RACKING PLATFORM	S-1 OCCUPANCY	1777 ft²
STORAGE/EQUIPMENT RM	S-1 OCCUPANCY	978 ft²
		2755 ft²

PROTO SET Q1 2024 | LES SCHWAB TIRE CENTER - CITY, STATE

DESIGN CRITERIA

SM 7 BAY RH LINEAR PRECAST STORE - PROTOTYPE Q1 2024

03.27.2024

PROTOTYPICAL BUILDING UTILITIES

THE FOLLOWING ARE STANDARD FOR PROTOTYPICAL LES SCHWAB TIRE CENTER BUILDINGS. UTILITIES MUST ALWAYS BE VERIFIED WITH EACH INDIVIDUAL SITE.

WATER

-FLUSH VALVES:
66.9 WSFU (OR 58 GPM) AT 60+ PSIG
-AVERAGE USE:
BUILDING: 2500 GPD
LANDSCAPE: 500 GPD
-PEAK DEMAND: 58 GPM
-SERVICE SIZE:
-2" SERVICE LINE BETWEEN CONNECTION TO MAIN (TAP) AND METER
-1 1/2" WATER METER
-2" BACKFLOW PREVENTER (INTERNAL TO BUILDING)
-1" LANDSCAPE STUB WITH VALVE AND BACKFLOW PREVENTER
-FIRE SERVICE:
-TOTAL FIRE DEMAND: 1,500 GPM (ESFR) 1,250 GPM @ MINIMUM 58 PSI AT RISER, PLUS 250 GPM HOSE DEMAND. PROVIDE MINIMUM 8" FIRE LEAD FROM POINT OF CONNECTION TO RISER.

SANITARY SEWER

-TOTAL WASTE: 43.5 FU
DOMESTIC: 25 FU
SHOP SPACE: 18.5 FU
-AVERAGE USE: 2400 GPD
-PEAK EFFLUENT DISCHARGE: 21.75 GPM
-SERVICE SIZE:
-SANITARY SERVICE:
PROPERTY STUB: 6" AT 1% MINIMUM GRADE
DOMESTIC: 4" AT 2% MINIMUM GRADE
SHOP SPACE: 4" AT 2% MINIMUM GRADE
-SAND OIL INTERCEPTOR FOR SHOP SPACE:
MINIMUM: 500 GAL (VERIFY W/ AUTHORITY HAVING JURISDICTION)

STORMWATER

-ALL DOWNSPOUTS COLLECTED UNDERGROUND (NO SPLASH PADS) UNLESS NOT ALLOWED BY AUTHORITY HAVING JURISDICTION OR IF STORM DRAIN IS NOT AVAILABLE AT SITE.

ELECTRICAL

-SECONDARY SERVICE:
-PREFERRED 3-PHASE, 208Y/120V, 600 AMPERES
-TYPICAL DEMAND: 181 KW
-CONNECTED LOAD: 183 KVA
-SERVICE CONDUCTORS: (2) SETS OF 4-350 KCMIL COPPER IN 3" CONDUITS
OR (2) SETS OF 4-500 KCMIL ALUMINUM IN 3 1/2" CONDUITS
-SITE SPECIFIC: IF FIRE PUMP REQUIRED, 3-PHASE, 480Y/277V SERVICE (SERVICE SIZE DEPENDANT ON FIRE PUMP SIZE)

GAS

-SERVICE SIZE AFTER METER: 2.5" (7" WATER GAUGE DISTRIBUTION PRESSURE) ON BUILDING SIDE OF METER
-2 LBS IN AREAS WHERE POUNDS MEDIUM IS USED
-925 TOTAL MBH, 190' TO 285' DEVELOPED AT 7" WC
-TRANE HVAC UNITS: 265 MBH (VARIES BY LOCATION)
-GAS FIRED UNIT HEATER: 105 0R 45 MBH EACH (VARIES BY LOCATION)
-GAS FIRED RADIANT HEATERS:
-THREE (3) AT 75 MBH EACH (FOR 6 BAY LINEAR BUILDING LAYOUT)
-FOUR (4) AT 75 MBH EACH (FOR ALL OTHER BUILDING LAYOUTS)

PHONE/CABLE

-PHONE:
-CONDUIT: TWO (2) 4"
-POTS LINES: NINE (9)
-CABLE:
-CONDUIT: ONE (1) 2" OR ONE(1) 4"
-CABLE QUANTITY: ONE (1) COAXIAL CABLE
-POINT OF ENTRY: UNDER SLAB UP INTO 36"X36" TELEPHONE BACKBOARD CABINET

EXTERIOR WALL SIGNS

TYPICAL SINGAGE INCLUDES FOUR (4) EXTERIOR WALL SIGNS WITH A TOTAL SIGN AREA OF 190.31 SF
-FRONT ELEVATION: "ALIGNMENT-BRAKES-SHOCKS" 50.00 SF
-REAR/SHOWROOM ELEVATION: "LES SCHWAB LOGO" 46.77 SF
-SHOWROOM ELEVATION: "LES SCHWAB LOGO" 46.77 SF
-LOADING ELEVATION: "LES SCHWAB LOGO" 46.77 SF

FREE STANDING SIGN

-AS ALLOWED BY CODE. LES SCHWAB PREFERS ONE MONUMENT SIGN AND ONE PYLON SIGN.

1 FRONT ELEVATION

SCALE: 1/16" = 1'-0"

2 SHOWROOM ELEVATION

SCALE: 1/16" = 1'-0"

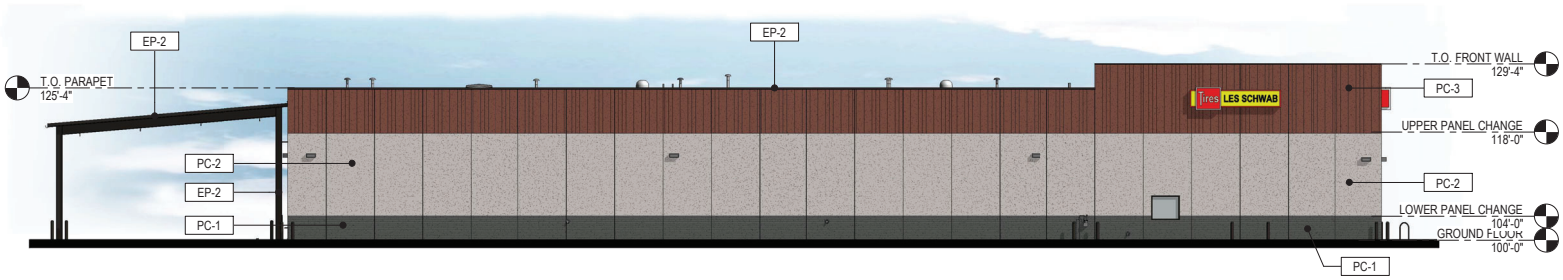
MATERIAL LEGEND:

PC-1	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ 4" HORIZONTAL RELIEF STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY
PC-2	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE, MFR. FINISH, COLOR: WHITE
PC-3	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ VERTICAL PATTERNED RELIEF STAIN: SHERWIN WILLIAMS, COLOR 7594 - CARRIAGE DOOR
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC

PROTO SET Q1 2024 | LES SCHWAB TIRE CENTER - CITY, STATE
DESIGN CRITERIA

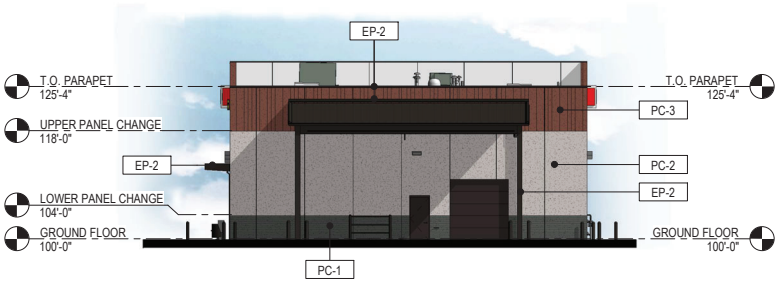
SM 7 BAY RH LINEAR PRECAST STORE - PROTOTYPE Q1 2024

03.27.2024



3 REAR ELEVATION

SCALE: 1/16" = 1'-0"

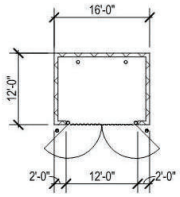


4 LOADING ELEVATION

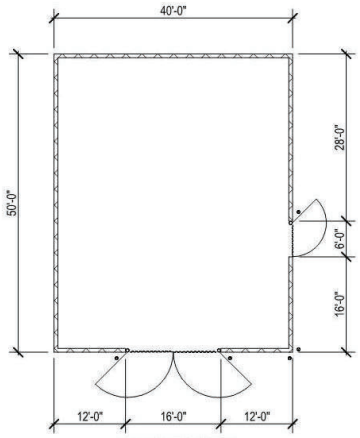
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

PC-1	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ 4" HORIZONTAL RELIEF STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY
PC-2	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE, MFR. FINISH, COLOR: WHITE
PC-3	FABCON PRE-CAST PANEL, EXPOSED AGGREGATE W/ VERTICAL PATTERNED RELIEF STAIN: SHERWIN WILLIAMS, COLOR 7594 - CARRIAGE DOOR
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC



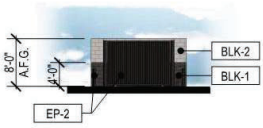
TRASH ENCLOSURE



BULLPEN ENCLOSURE

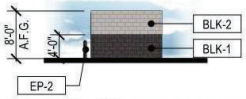
1 TRASH ENCLOSURE PLANS

SCALE: 1/16" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/16" = 1'-0"



3 TRASH ENCLOSURE RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

Request for Action

To
Planning Commission

Item Number
6.1

Meeting Date
May 28, 2024

Prepared By
Zack Carlton, Community Development Director

Item Description
Resolution: Sale of Public Property

Reviewed by:
Zack Carlton

Action Requested
Adopt, by motion, a resolution finding the sale of approximately 14 acres of city owned property within Outlot A, Natures Edge Business Center Fourth Addition, to be consistent with the Elk River Comprehensive Plan.

Background/Discussion
The subject property is currently owned by the City of Elk River and has been marketed by the city's Economic Development Department for Business Park uses. The Comprehensive Plan and zoning map guide the property for Business Park/light industrial uses. Allowed uses include light manufacturing and other similar uses.

The city has received an offer from Heritage Millwork to purchase approximately 14 acres of the subject property for use as a light manufacturing facility. The proposed use is consistent with the Comprehensive Plan and zoning ordinance.

Minnesota Statute 462.36 requires the Planning Commission to review a proposed sale of city-owned property to ensure the proposed use is consistent with the Comprehensive Plan. Staff recommends adoption of the attached ordinance as the proposed land sale meets the requirement.

Financial Impact
The city will receive funds from the sale of land in the business park.

Mission/Policy/Goal
Responsibly grow.
Responsible for every dollar - good stewards.
Support the growth and development of the community.

Attachments
1. Resolution Finding Consistency with Comprehensive Plan

City of Elk River
City Council

Resolution 24-____

A Resolution of the Planning Commission of the City of Elk River Finding that the Sale of Property is Consistent with the Elk River Comprehensive Plan

WHEREAS, the City of Elk River ("City") has agreed to terms with Heritage Millwork ("Buyer")for the sale of approximately 14.06 acres of Outlot B, Elk River Business Park Fourth Addition ("Property"); and

WHEREAS, the City would sell the Property for use as a light manufacturing use, which is a permitted use under the city's zoning ordinance; and

WHEREAS, the City of Elk River Comprehensive Plan guides the Property for Business Park uses, which include light manufacturing; and

WHEREAS, Minn. Stat. 462.356, subd. 2 requires the Planning Commission to review the City's proposed disposition of property for consistency with the Comprehensive Municipal Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Elk River, Minnesota, as follows**:** The sale of the Property described above is consistent with the Comprehensive Municipal Plan.

Passed and adopted this 28th day of May 2024.

_____
Pery Beise, Planning Commission Chair

ATTEST:

_____
Tina Allard, City Clerk