

RESOLUTION NO. 2026-24

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP)
FOR 8407 PLAZA BLVD NE**

WHEREAS, an application has been submitted by Touney T. Xiong, Universal Adult Day Care Center, LLC, for a Conditional Use Permit (CUP) to allow an “Adult Daycare Facility” use at 8407 Plaza Boulevard NE (Parcel ID 01-30-24-12-0067); and

WHEREAS, the property is described as follows:

Lots Twenty-Three (23), Twenty-Four (24), Twenty Five (25), Fifty-Two (52), Fifty-Three (53), and Fifty-Four (54), Spring Lake Park Plaza, according to the map or plat thereof on file and of record in the office of the Registrar of Titles, Anoka County, Minnesota
Torrens Certificate No. 125259

Lot Twenty-Six (26), Spring Lake Park Plaza, according to the map or plat thereof on file and of record in the office of the Registrar of Titles, Anoka County, Minnesota
Torrens Certificate No. 125260

Lot Fifty-One (51), Spring Lake Park Plaza, according to the map or plat thereof on file and of record in the office of the Registrar of Titles, Anoka County, Minnesota
Torrens Certificate No. 125261

WHEREAS, the subject property is zoned Shopping Center Commercial (C-1); and

WHEREAS, “Adult Daycare Facility” is allowed as a conditional use in the C-1 zoning district; and

WHEREAS, the Planning Commission conducted a public hearing on May 26, 2026 and recommended approval of the request; and

WHEREAS, the City Council has reviewed the application, staff report, and supporting materials.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA:

1. *Approval.* The Conditional Use Permit (CUP) for 8407 Plaza Boulevard NE is hereby approved, subject to the following findings of fact and conditions:
2. *Findings of Fact*
 - a. The applicant proposes operating an “Adult Daycare Facility” use in addition to the restaurant and banquet hall they currently operate on the site.
 - b. The city’s zoning code lists “Adult Daycare Facility” as a conditional use in the C-1 zoning district per 16.64.040 Appendix D: Schedule Of Permitted Uses By District.

- c. The existing parking configuration was approved by the City Council on October 20, 1997, through a Special Use Permit (SUP).
 - d. The applicant's proposed use meets the criteria in Section 16.56.030(E)(1) of the city's zoning code for approval of a conditional use permit (CUP).
3. *Conditions of Approval*
- a. The applicant is authorized to operate an "Adult Daycare Facility" use on the property, in accordance with the materials submitted to the city and reviewed with this request.
 - b. The applicant shall ensure that each use on the site operates at separate times, in order to prevent overlap in peak parking demand and to ensure that the legally nonconforming parking condition is not intensified.
 - c. Any changes to the property for this proposed "Adult Daycare Facility" use, including expansions of the building, or changes to the off-street parking on the property, shall require amending of this conditional use permit (CUP).
 - d. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
 - e. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
 - f. The applicant shall pay any fees and escrows associated with this request.

The foregoing resolution was moved for adoption by Councilmember .

Upon roll call, the following voted aye:

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 1st day of June 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer