



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Variance
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Ordinance Amendment (Text)	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Final Plat
PROPERTY INFORMATION		
Street Address: 8407 Plaza Blvd NE, Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01-30-24-12-0067		Current Zoning: Comercial
Legal Description: LOTS 23 THRU 26 INCL & LOTS 51 THRU 54 INCL SPRING LAKE PARK PLAZA, SUBJ TO EASE OF REC <small>(Attach if necessary)</small>		
APPLICANT INFORMATION		
Name: Touney T. Xiong		Business Name: Universal Adult Day Care Center, LLC.
Address: 7322 Lakeland Ave. N.		
City/State/Zip Code: Brooklyn Park, MN 55428		
Telephone: 651-334-2036	Fax:	E-mail: bkmvp@hotmail.com
Contact: Touney T. Xiong		Title: President / CEO
OWNER INFORMATION (if different from applicant)		
Name: Touney T. Xiong		Business Name: Northland Management, Inc.
Address: 911 Rice St.		
City/State/Zip Code: Saint Paul, MN 55117		
Telephone: 651-334-2036	Fax:	E-mail: bkmvp@hotmail.com
Contact: Touney T. Xiong		Title: President / CEO
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Banquet Hall and Restaurant in the weekend only		
Nature of Proposed Use: Adult Day Care Centers Monday to Friday		
Reason(s) to Approve Request:	Our lease contract at current location is epired in June of 2026 and We would like to move our Adult Day Care to this location.	

APPLICATION FEES AND EXPENSES:

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

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

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

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

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

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

E-mail bkmvp@hotmail.com Fax _____ USPS _____

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

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

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

Applicant: Touney T. Xiong Date: 04/03/2026

Owner: Northland Management, Inc. Date: 04/03/2026

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

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

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

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. Our proposed use as Adult Care Center at 8407 Plaza Blvd NE, Spring Lake Park, MN 55432 is a necessary or desirable to provide service or a facility which will add the interest of the public convenience and will contribute good image to the general welfare of neighborhood or community.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. Adult Day Care Center Monday to Friday will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Yes, our Adult Day Care Center is fully license and monitor by DHS. our proposed use will comply with the regulations specified the zoning.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We take care most of the vulnerable Adult while their love one if at work. It will be better for our community. Should not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
Our use are up to standard and fully license by the DHS. It will make and _____
served our community better and will not lower our property values. _____

6. That existing utilities, streets, highways and proposed access roads will be adequate to
accommodate anticipated traffic. The existing utilities street, highway at _____
8407 Plaza Blvd NE in Spring Lake Park is right off Highway 65 and should have _____
adequate to accommodate anticipated traffic in this commercial zone. _____

7. That the use includes adequate protection for the natural drainage system and natural
topography. 8407 Plaza Blvd NE is currently license for banquet hall and restarant _____
usage with capacity of 600 customer. It should be able to hold our adult day care _____
center. _____

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes,
dust, noise or vibration so that none of these will constitute a nuisance. _____
Our adult day care is a clean environment setting license and monitor by DHS. _____
Should not have any offensive oder, fumes, dust, noise or vibration that will _____
constitute of a nuisance. _____

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.
Our proposed use Adult Day Care Center will not stimulate growth incompatible _____
with prevailing density standards. _____
