

June 30, 2026

Daniel Buchholtz, City Administrator
Evan Monson, Zoning Administrator
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: Request for Rezoning and Comprehensive Plan Amendment for Substance Church at 8299 Central Avenue NE

Dear Daniel and Evan,

On behalf of Substance Church, we respectfully submit this narrative in support of our request to rezone the Substance Church Northtown campus at 8299 Central Avenue NE, amend the related Comprehensive Plan guidance, and seek Conditional Use Permit approval for a licensed childcare/daycare facility.

Substance Church currently operates the property as a public place of worship under a Special Use Permit approved by the City Council in 2014. We intend to continue that approved church use. This request is not intended to discontinue, diminish, or modify the existing church use, but to update the zoning for the property and allow a licensed childcare facility to operate in a limited portion of the existing building.

The property is currently zoned I-1 Light Industrial. Substance Church is requesting rezoning to C-1 Shopping Center Commercial, along with a corresponding Comprehensive Plan amendment from Commercial/Industrial to Commercial. Based on conversations with City staff, we understand that this designation better fits the current church use and the proposed childcare use.

We are submitting the rezoning, Comprehensive Plan amendment, and Conditional Use Permit applications at the same time for the City's review. We understand that the Conditional Use Permit request depends on approval of the rezoning and Comprehensive Plan amendment and would need to be considered after, or contingent upon, those approvals. The Conditional Use Permit application is intended to recognize and preserve the property's existing approved use as a public place of worship, while adding approval for a licensed childcare/daycare facility within a limited portion of the existing church building.

The proposed childcare facility is a natural extension of Substance's mission to serve children, families, and the surrounding community. It would operate during the week using existing classroom and support space and would be coordinated with existing church operations, parking, building capacity, site circulation, safety requirements, and surrounding properties.

The proposed childcare facility would not involve redevelopment of the property or a change to the overall character of the site. The existing building contains approximately 104,000 square feet, and the childcare facility would occupy approximately 5,000 square feet. Any physical improvements would be limited to those needed for childcare licensing, building code, life-safety, access, and outdoor play-area requirements.

Substance Church has completed the majority of the Minnesota Department of Human Services licensing review for the proposed childcare facility, including applicable facility and life-safety review. Based on our communications with DHS, we understand that local zoning approval is the primary remaining item needed to complete the process.



Substance Church is committed to being a good steward of the property and a constructive partner with the City of Spring Lake Park. We appreciate the City's guidance and look forward to working with staff throughout this process.

Please direct follow-up questions or coordination related to this application to Rick Frith, Member of the Board of Directors, who will be assisting Substance Church with this process. Nate Puccini, Executive Pastor, is signing this request on behalf of Substance Church.

SECTION 16.60.050(B) REQUIRED INFORMATION

We understand that Section 16.60.050(B) of the Spring Lake Park Municipal Code requires certain information to be submitted as part of a rezoning petition. We have provided responses to those items below.

1. The name or names and addresses of the petitioner or petitioners, and their signatures to the petition:

Substance Church is the petitioner requesting the rezoning and Comprehensive Plan amendment for the single parcel of land owned by the church.

Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Authorized signer:
Nate Puccini, Executive Pastor
Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Primary project contact:
Rick Frith, Member of the Board of Directors
Substance Church
[REDACTED]

2. A specific legal description of the area proposed to be rezoned, and the names and addresses of all owners of property lying within the area, and legal description of the property owned by each:

Owner:
Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Parcel ID: 013024130002

Legal Description: The N 400 ft of the W 676.07 ft of Lot 8, Auditor's Subdivision No. 152, together with adjacent vacant road, subject to easements of record.

3. The present district classification and the proposed district classification:

Current district classification: I-1 Light Industrial

Proposed district classification: C-1 Shopping Center Commercial

4. The present use of each separately owned tract of land within the area and the intended use of any tract of land therein, if the petitioners or owners have particular uses presently in mind:

The property is currently used as a church facility and public place of worship pursuant to an existing Special Use Permit approved by the City Council in 2014. Substance Church intends to continue that existing approved use.

The requested rezoning and Comprehensive Plan amendment are intended to better align the zoning and land-use guidance for the property with its existing approved use as a public place of worship, while also allowing the church to pursue a Conditional Use Permit for a licensed childcare/daycare facility within a limited portion of the existing building.

The proposed childcare facility would operate during the week using existing classrooms and support spaces within the church facility. The church would continue to use the property for worship services, ministry activities, administrative functions, events, and related church uses.

5. An explanation of how the rezoning will conform with the general zoning pattern of the neighborhood and the zoning plan of the entire city:

The requested rezoning appears consistent with the existing development pattern and zoning context in this portion of the city. The property is located in an area that already includes a mix of commercial, commercial/industrial, and light industrial uses.

The property is bounded by Highway 65/Central Avenue NE to the northwest, State Highway 10 to the northeast, and 81st Avenue NE to the south. The Hy-Vee property directly west of the church is zoned C-1, and other nearby properties are also zoned or guided for commercial and commercial/industrial uses.

Rezoning the property to C-1 Shopping Center Commercial would more closely align the property with the existing commercial character along this portion of Central Avenue NE and would provide the appropriate zoning framework for the existing approved public place of worship use, the proposed licensed daycare use, and any other uses that the City determines should be addressed through the applicable local approval process.

6. Accompanying the petition shall be three copies of the map showing the property to be rezoned, the present zoning of the surrounding area for at least a distance of 350 feet, including the street pattern of that area, and the names and addresses of the landowners of the lands in each area as the same appear on the records of the County Auditor; all of which shall be provided by the petitioner.

Attached are the following items as requested:

1. A partial Anoka County zoning map showing the property and the surrounding area for several blocks in each direction, with additional graphic and text information added for clarity.
2. A PDF excerpt of the Spring Lake Park 2040 Comprehensive Plan highlighting the Substance Church parcel and surrounding area.
3. Available plans showing the existing building areas proposed for daycare use, related access improvements, and outdoor play area.

ADDITIONAL REQUESTED INFORMATION

Explanation of how the proposed change in future land-use guidance for this parcel would conform with the City's Comprehensive Plan.

Based on conversations with City staff, we understand that the current Commercial/Industrial future land-use guidance is intended to reflect uses with a stronger industrial, production, assembly, or similar employment-oriented character. We also understand that the Commercial designation is more closely aligned with the requested C-1 Shopping Center Commercial zoning district.

Substance Church is therefore requesting that the future land-use guidance for this parcel be amended from Commercial/Industrial to Commercial in connection with the requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial.

This change would better align the property's land-use guidance and zoning with its existing approved use as a public place of worship and the proposed licensed childcare/daycare use. It would also fit the surrounding land-use pattern, which includes commercial zoning and commercial uses, including the C-1 zoned Hy-Vee property directly west of the church.

Plans showing where on the site the proposed daycare use would be located, including entrances, exits, drop-off areas, and outdoor play areas.

The proposed licensed childcare/daycare facility would operate within a limited portion of the existing Substance Church building. The attached floor plan identifies the proposed childcare area, related entrances and exits, circulation areas, storage, administrative spaces, drop-off areas, and play area.

Substance Church is not proposing redevelopment of the site or a substantial modification to the property. The childcare facility would primarily use existing classrooms and support spaces. Any physical improvements would be limited to those needed for State of Minnesota childcare licensing, building code, life-safety, access, and outdoor play-area requirements, as reflected on the attached plans.

The childcare facility would operate during the week in the identified portion of the building. The same general area may continue to be used for church-related activities outside of childcare operating hours, including Sunday ministry activities.

Identify how much of the building the proposed daycare use would occupy.

The existing building contains approximately 104,000 square feet of floor space. The proposed childcare/daycare facility would occupy approximately 5,000 square feet of existing classroom and support space, as identified on the attached floor plan.

Conclusion

Substance Church respectfully requests approval of the proposed rezoning and Comprehensive Plan amendment so the Northtown campus can operate under a zoning framework that better reflects its existing approved use as a public place of worship and supports the proposed licensed childcare facility.

Thank you for your consideration. We appreciate the opportunity to work with City staff, the Planning Commission, and the City Council throughout this process. Please let us know if there are any questions or if additional information would be helpful.

Sincerely,



Nate Puccini
Executive Pastor
Substance Church





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)

- | | | |
|--|---|--|
| ☐ Appeal | ☐ Site Plan/Building Plan Review | ☐ Variance |
| ☒ Comprehensive Plan Amendment | ☐ Concept Plan Review | ☐ Minor Subdivision |
| ☐ Ordinance Amendment (Text) | ☐ Conditional Use Permit | ☐ Lot Combination |
| ☒ Rezoning | ☐ Interim Use Permit | ☐ Preliminary Plat |
| ☐ Planned Unit Development | ☐ Street or Easement Vacation | ☐ Final Plat |

PROPERTY INFORMATION

Street Address: 8299 Central Avenue NE

Property Identification Number (PIN#): 01324130002

Current Zoning: I-1

Legal Description: The N 400ft of the W 676.07ft of Lot 8, Auditor's Subdivision No. 152
(Attach if necessary)**APPLICANT INFORMATION**

Name: Nate Puccini

Business Name: Substance Church

Address: 8299 Central Avenue NE

City/State/Zip Code: Spring Lake Park, MN 55432

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

Contact: Rick Frith, [REDACTED]

Title: Executive Pastor

OWNER INFORMATION (if different from applicant)

Name:

Business Name:

Address:

City/State/Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Public place of worship

Nature of Proposed Use: Public place of worship with proposed licensed daycare use subject to related CUP approval.

Reason(s) to Approve Request: See attached narrative. The requested rezoning and Comprehensive Plan amendment would better align the property's zoning and future land-use guidance with its existing approved use as a public place of worship and the proposed licensed daycare use while remaining compatible with surrounding commercial land-use pattern.

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 [REDACTED] ☐ 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:  Date: 6/30/2026

Owner: _____ Date: _____

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



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)		
☐ Appeal	☐ Site Plan/Building Plan Review	☐ Variance
☐ Comprehensive Plan Amendment	☐ Concept Plan Review	☐ Minor Subdivision
☐ Ordinance Amendment (Text)	☒ Conditional Use Permit	☐ Lot Combination
☐ Rezoning	☐ Interim Use Permit	☐ Preliminary Plat
☐ Planned Unit Development	☐ Street or Easement Vacation	☐ Final Plat
PROPERTY INFORMATION		
Street Address: 8299 Central Avenue NE		
Property Identification Number (PIN#): 01324130002		Current Zoning: I-1
Legal Description: The N 400ft of the W 676.07ft of Lot 8, Auditor's Subdivision No. 152 (Attach if necessary)		
APPLICANT INFORMATION		
Name: Nate Puccini		Business Name: Substance Church
Address: 8299 Central Avenue NE		
City/State/Zip Code: Spring Lake Park, MN 55432		
Telephone: [REDACTED]	Fax: [REDACTED]	E-mail: [REDACTED]
Contact: Rick Frith, [REDACTED]		Title: Executive Pastor
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City/State/Zip Code:		
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Public place of worship		
Nature of Proposed Use: Public place of worship with licensed daycare use.		
Reason(s) to Approve Request:	See attached narrative. The requested CUP would recognize and preserve the property's existing approved use as a public place of worship while adding approval for a licensed daycare facility within a limited portion of the existing church building.	

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 [REDACTED] ☐ 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.

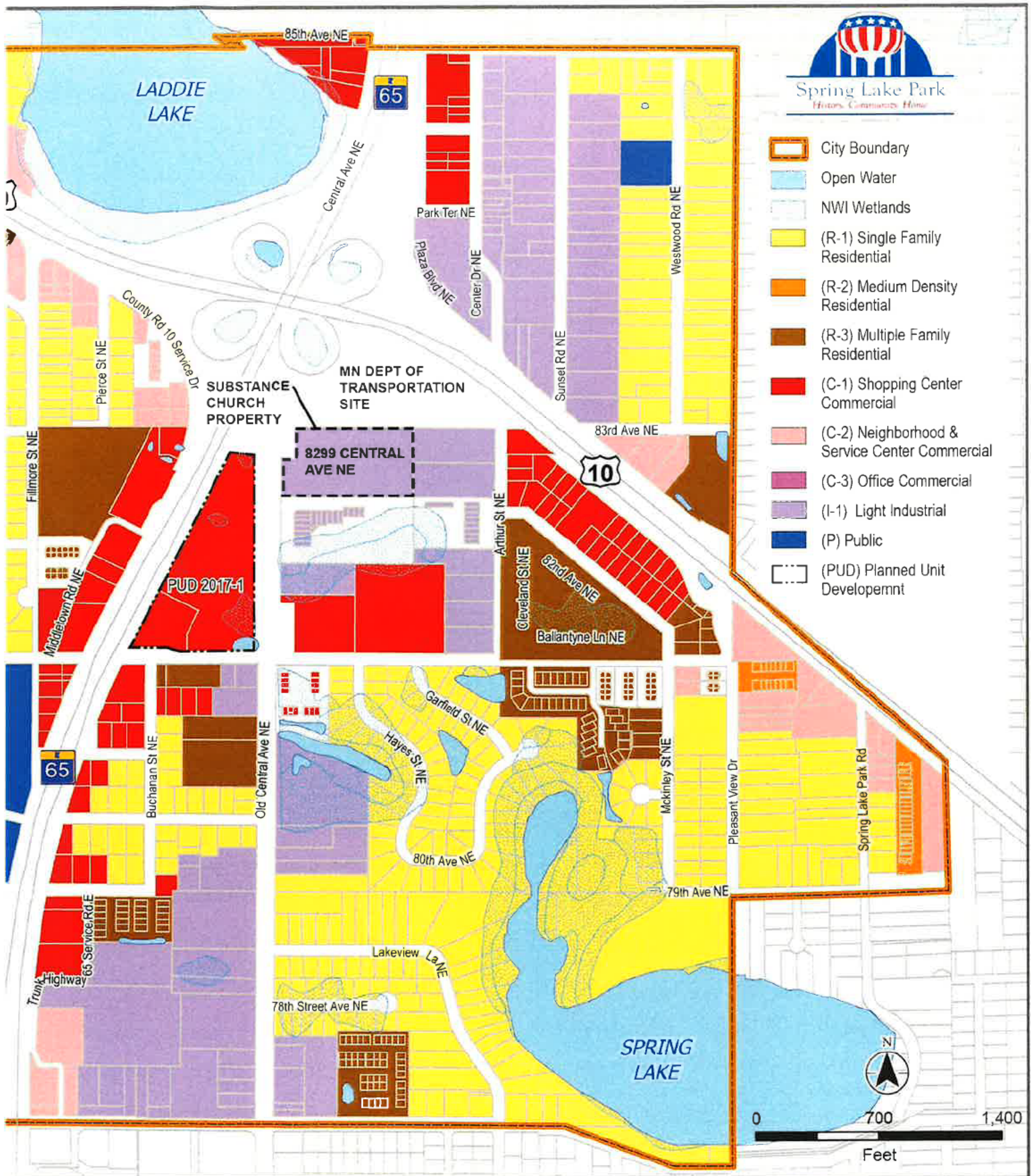
I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

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:  Date: 6/30/2026

Owner: _____ Date: _____

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



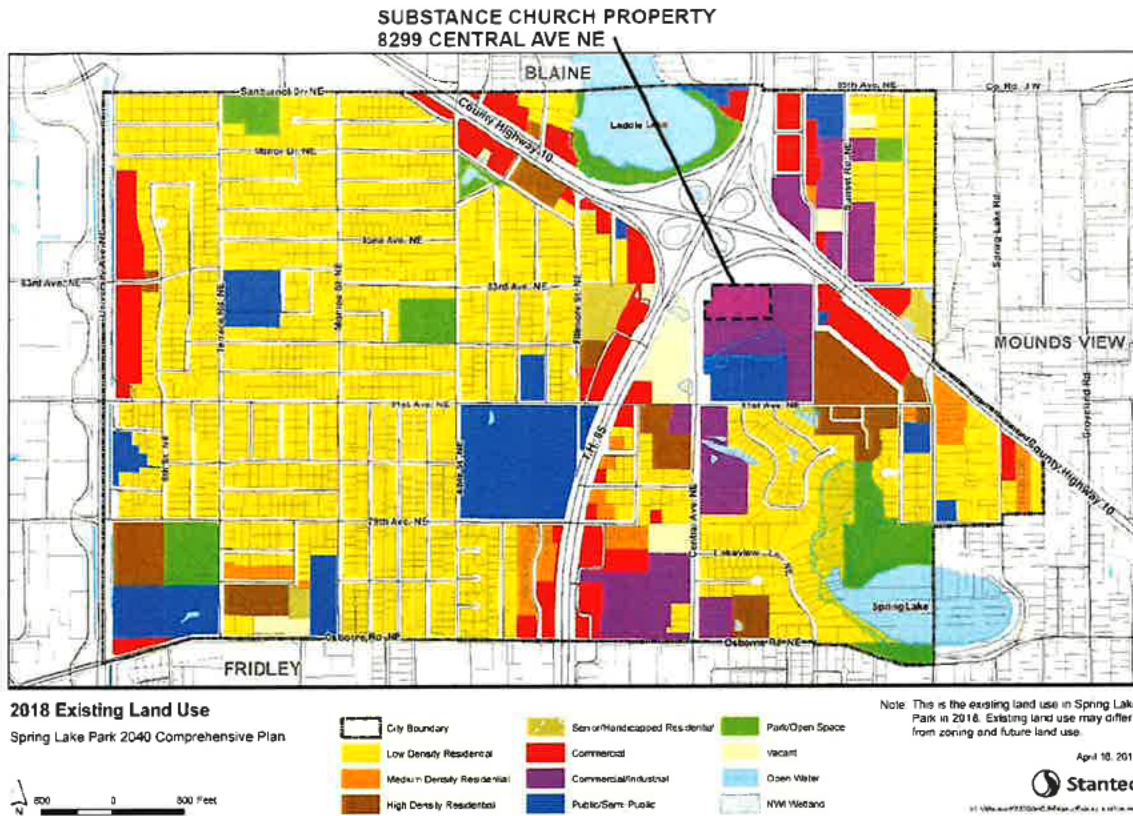


FIGURE 2-1: 2018 EXISTING LAND USE

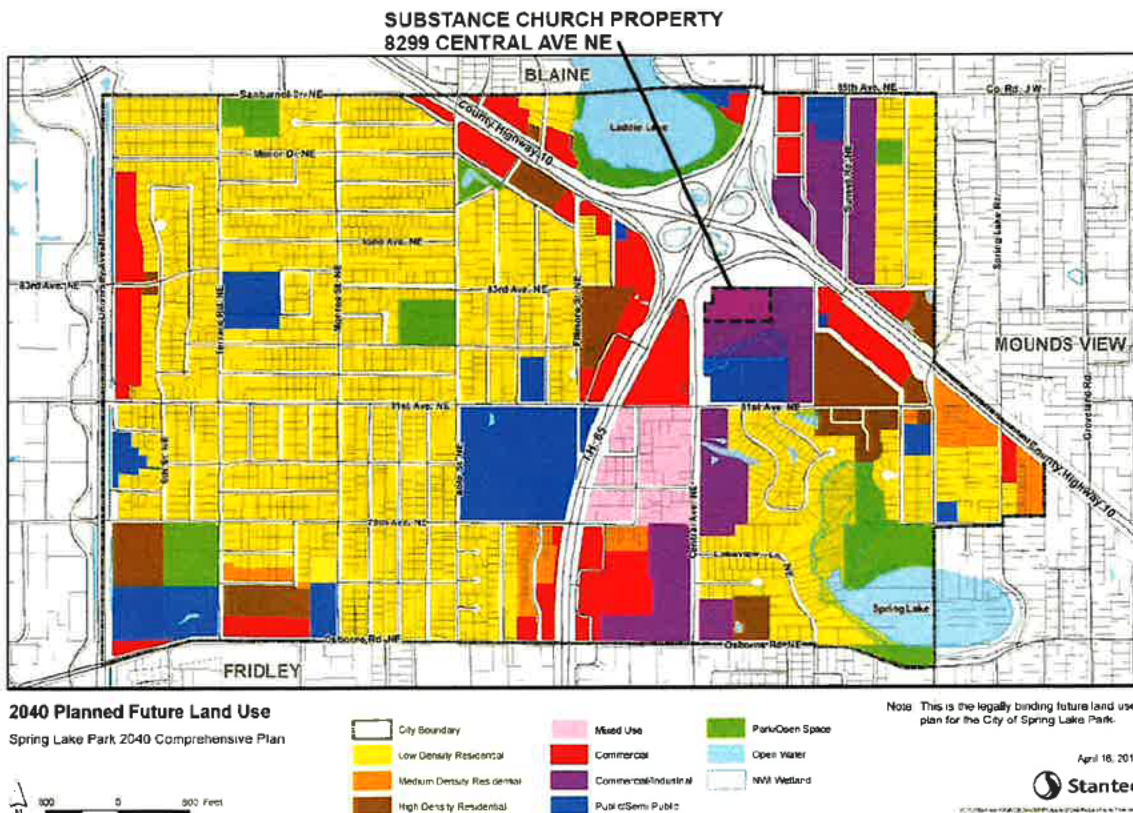
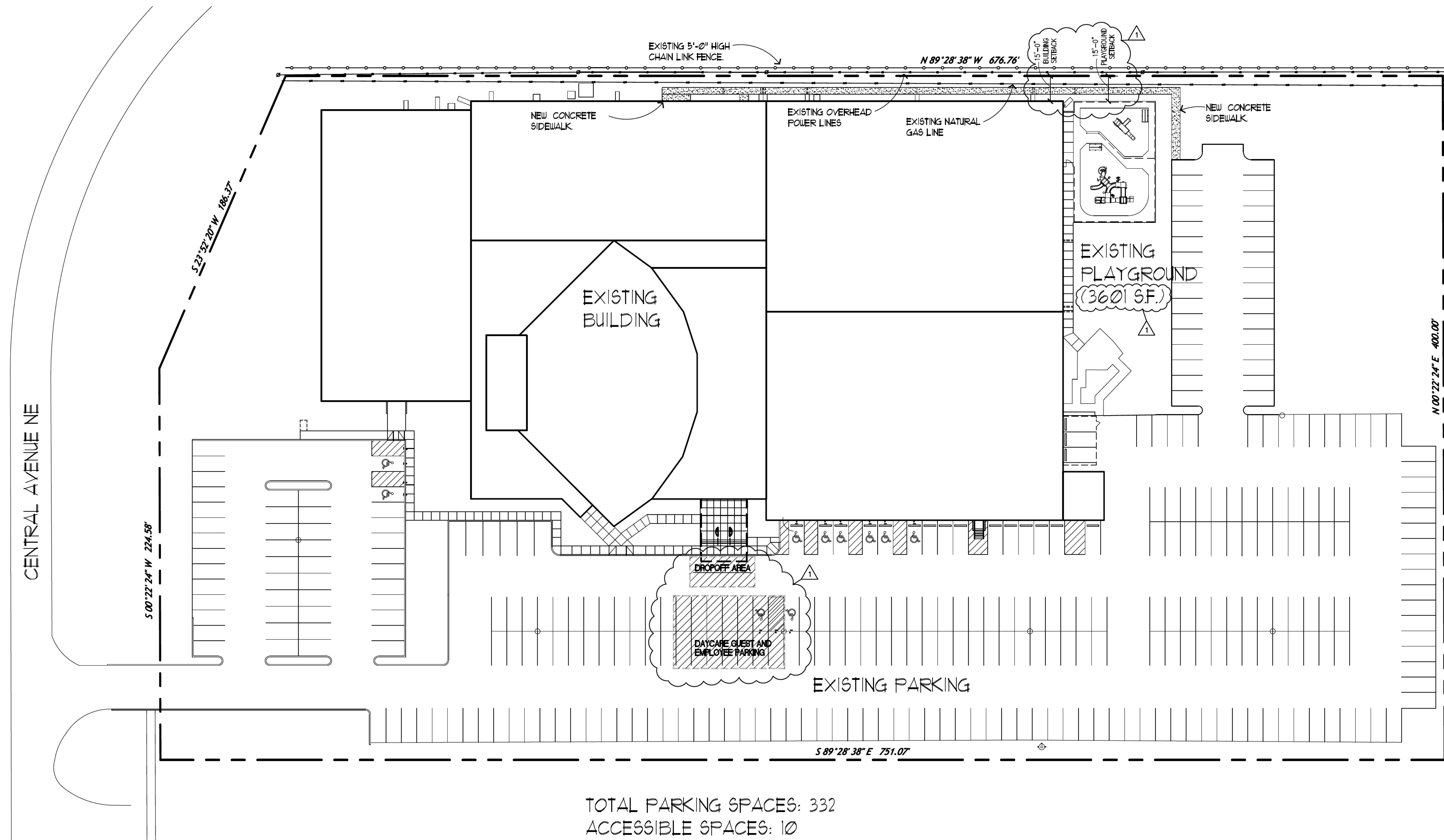


FIGURE 2-2: 2040 PLANNED FUTURE LAND USE



TOTAL PARKING SPACES: 332
ACCESSIBLE SPACES: 10

1 SITE PLAN 1" = 30'-0" N

2026 INFORMATION

PROPOSED DAYCARE CONFIGURATION

INITIAL LICENSE	- ROOMS 153, 171, 181, 182 (SEE SHEET A3.0)
AREA CAPACITY	- 3,648 SF ÷ 35 SF/CHILD = 104 CHILD CAPACITY.
TOILET CAPACITY	- 104 CHILDREN ÷ 15 CHILDREN/FIXTURE = 7 TOILET FIXTURES REQUIRED.
	- SMALL RESTROOMS 184 & 185 - 4 FIXTURES.
	- LARGE RESTROOMS 155A & 151 - 12 FIXTURES.
PARKING REQUIRED	1 SPACE PER 10 CHILDREN. PARKING REQUIREMENT INCLUDES EMPLOYEES AND GUEST PARKING. 11 SPACES REQUIRED.

OTHER DAYCARE REQUIREMENTS

OUTSIDE PLAY AREA PROPOSED	- 3,601 SF
OUTSIDE PLAY AREA CAPACITY	- 3,601 SF ÷ 75 SF/CHILD = 48 CHILD CAPACITY.
MINIMUM SPACE REQUIRED	- 15,000 SF

OTHER REQUIRED DAYCARE INTERIOR SPACES

SEE SHEET A3.0 FOR ROOM LOCATIONS.

- QUIET ROOM/ SICK ROOM - ROOM 183
- FOOD SERVICE STAGING AREA - ROOM 230
- DAYCARE OFFICE - ROOM 200
- OPTIONAL DAYCARE DIRECTOR'S OFFICE - ROOM 201

NOTE:

THE PURPOSE OF THIS ARCHITECTURAL SITE PLAN DRAWING IS PRIMARILY FOR CODE, DETAIL REFERENCE, AND CONTEXT ONLY. THE ONLY SITE WORK OCCURRING IS THE ADDITION OF SIDEWALKS ON THE NORTH SIDE OF THE BUILDING.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

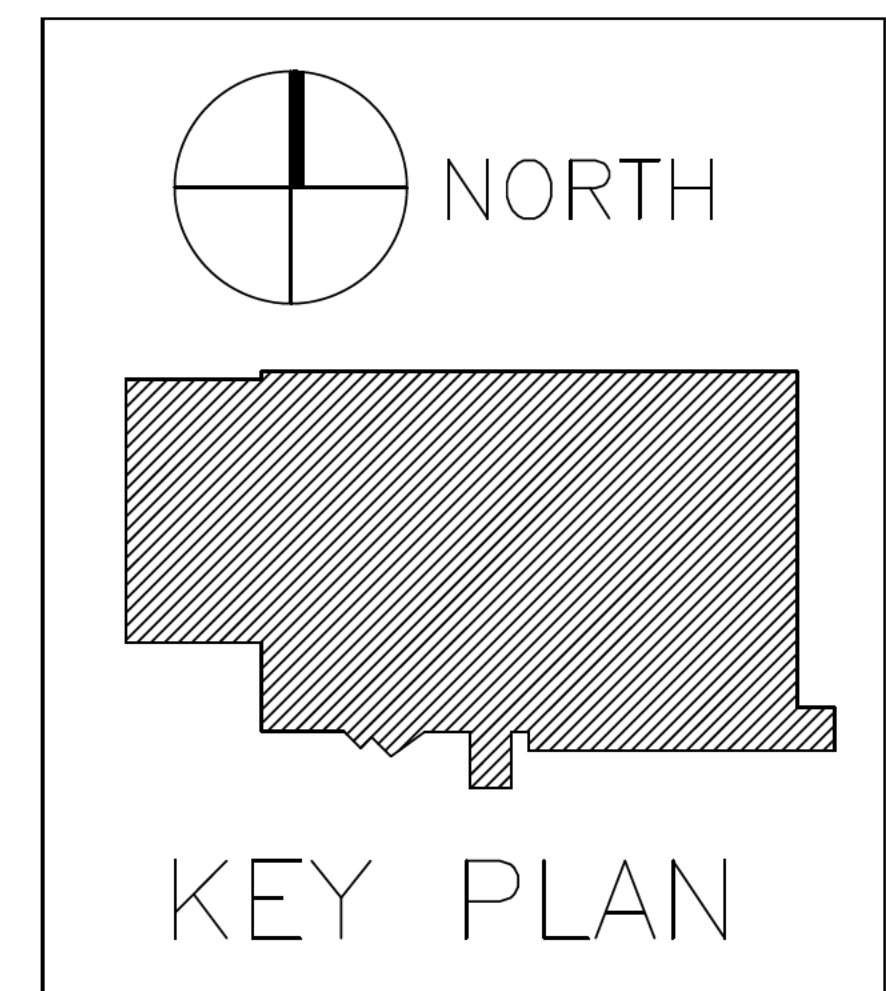
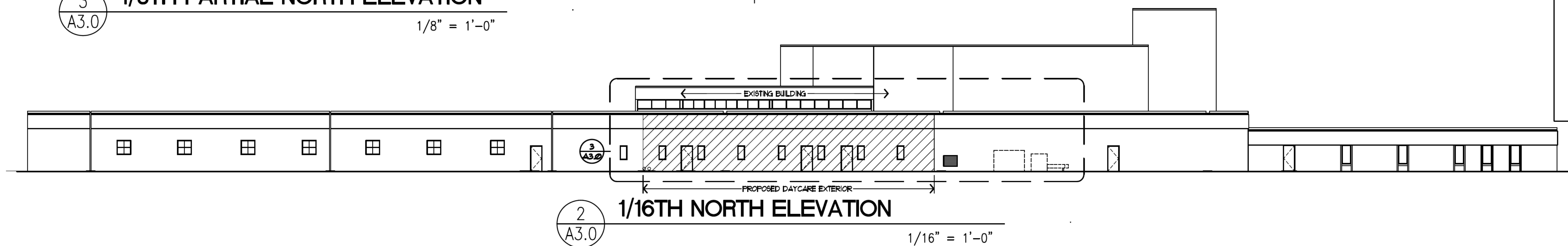
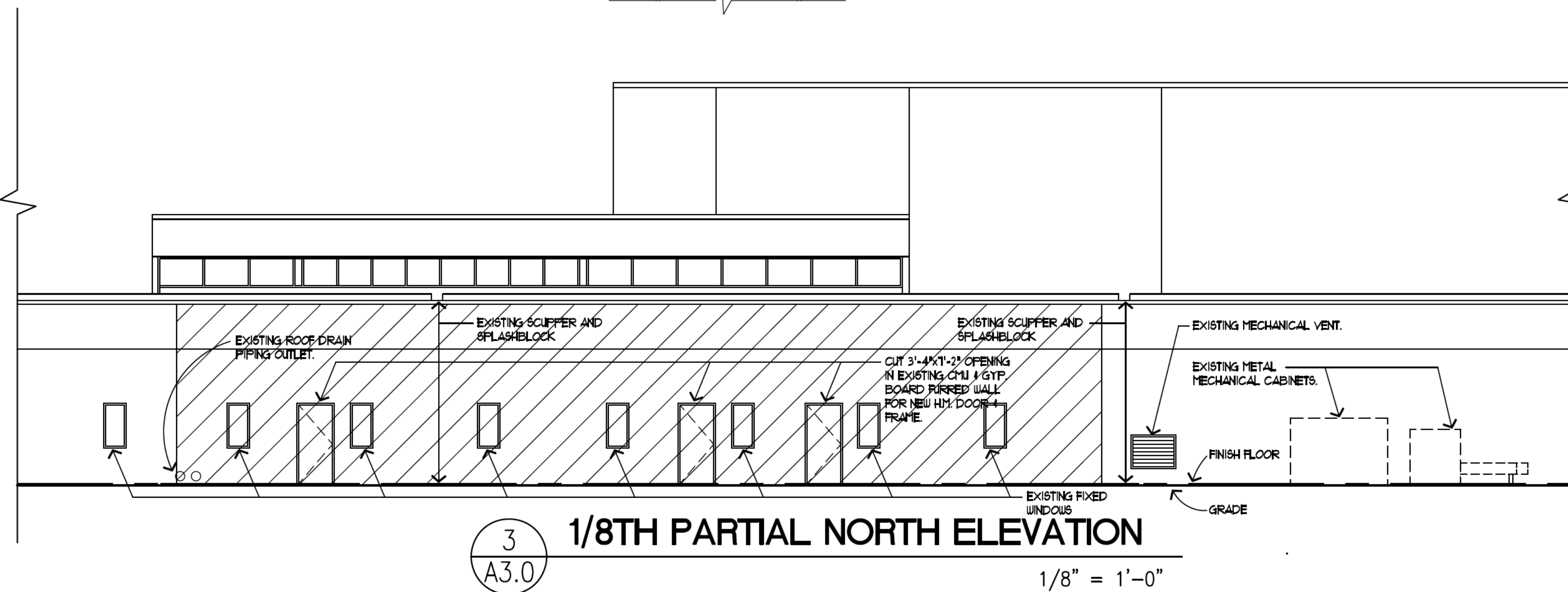
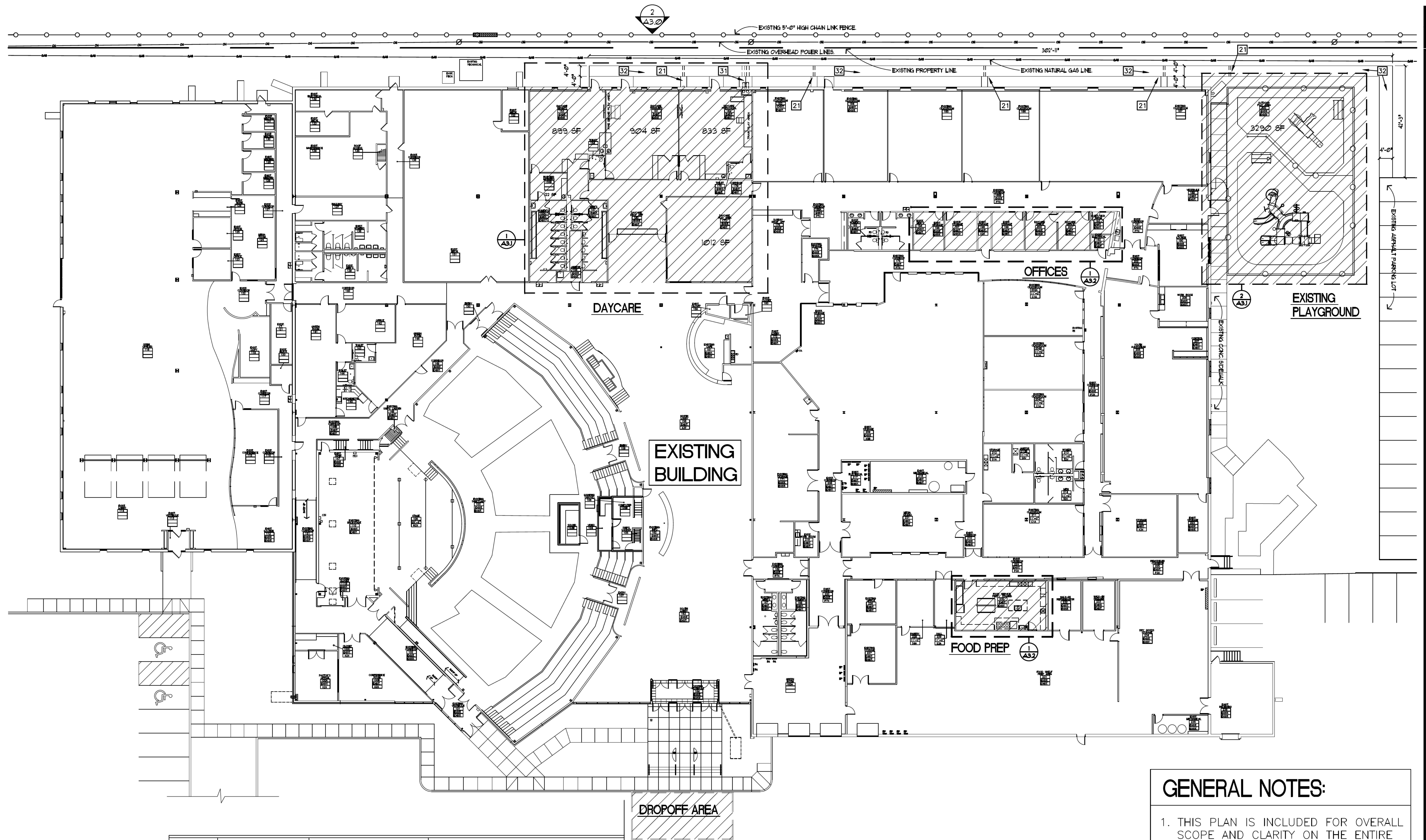
DENNIS BATTY

DATE: 9-26-25 REG. NO. 0190

2025 DAYCARE CERTIFICATION FOR: SUBSTANCE CHURCH

8290 CENTRAL AVE NE SPRING LAKE PARK, MN

SITE PLAN



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DENNIS BATTY

DATE: 9-26-25 REG. NO. 0190

2025 DAYCARE CERTIFICATION FOR: SUBSTANCE CHURCH
8298 CENTRAL AVE NE
SPRING LAKE PARK, MN

1/16TH SCALE MAIN FLOOR PLAN & ELEVATIONS

A3.0