

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2026-40

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CHILD
DAYCARE FACILITY WITHIN SUBSTANCE CHURCH
8299 CENTRAL AVENUE NE**

WHEREAS, Substance Church (the “Applicant”) has applied for a Conditional Use Permit to operate a Child Daycare Facility within a portion of the existing church building at 8299 Central Avenue NE, Parcel ID 01-30-24-13-0002; and

WHEREAS, the proposed Child Daycare Facility will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2026, to consider the application and recommended approval of the Conditional Use Permit based on the findings and conditions set forth in the August 25, 2026 staff memorandum; and

WHEREAS, the City Council has reviewed the application, supporting materials, Planning Commission recommendation, and staff memorandum and finds that the proposed use meets the conditional use standards set forth in Section 16.56.030(E)(1) of the Spring Lake Park Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota, as follows:

1. **Approval.** A Conditional Use Permit is hereby granted to Substance Church to operate a Child Daycare Facility within the existing church building at 8299 Central Avenue NE, Parcel ID 01-30-24-13-0002, legally described in Exhibit A. This approval shall become effective upon the effective date of the related rezoning of the property to C-1 Shopping Center Commercial and final approval of the related Comprehensive Plan Amendment by the Metropolitan Council.
2. **Conditions of Approval.** The Conditional Use Permit is subject to the following conditions:
 - a. The applicant is authorized to operate a Child Daycare Facility use within the existing church building at 8299 Central Avenue NE according to the plans and materials submitted to and reviewed by the City for this request.
 - i. An amendment to this permit shall be required for any expansion of the daycare facility beyond those areas identified in the approved plans.
 - b. The designated drop-off and pick-up area shown on the approved site plan shall be maintained and available for daycare operations, and pedestrian access between the drop-off area and daycare entrance shall be maintained.
 - c. The outdoor play area and fencing shall be maintained in accordance with the approved site plan and applicable City Code requirements, including maintenance of the existing fencing around the outdoor play area.

- d. The applicant shall obtain all applicable local, county, state, and federal permits, approvals, inspections, certificates, and licenses required for operation of the daycare facility, including all required State of Minnesota childcare licensing approvals.
 - e. The proposed Child Daycare Facility use shall comply with all applicable local, county, state, and federal regulations, including building code, fire code, accessibility, health, safety, and childcare licensing requirements.
 - f. A certificate of occupancy shall be obtained prior to commencement of daycare operations.
 - i. Prior to issuing a certificate of occupancy, City staff shall verify the daycare's licensed capacity, staffing levels, hours of operation, and pick-up/drop-off procedures to ensure that the proposed use has sufficient off-street parking and on-site circulation.
 - g. The applicant shall pay all fees and escrows associated with this CUP request.
 - h. Any violation of the conditions of approval or applicable City Code requirements may result in review or revocation of the Conditional Use Permit in accordance with City Code provisions.
3. **Findings of Fact.** The City Council makes the following findings in support of the Conditional Use Permit:
- a. The applicant proposes operating a Child Daycare Facility use within a portion of the existing Substance Church building located at 8299 Central Avenue NE. The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
 - b. The Commercial future land use designation better reflects the property's existing church use and the proposed childcare/daycare facility than the current Commercial/Industrial designation.
 - c. The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
 - d. The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
 - e. The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
 - f. Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.
 - g. The existing church site contains established access drives, parking areas, sidewalks, and building infrastructure capable of accommodating the proposed daycare use. The site includes 332 off-street parking spaces, 10 accessible parking spaces, a designated drop-off area, and an existing 3,601-square-foot outdoor playground enclosed by a five-foot-high chain-link fence.

- h. The proposed daycare facility will provide an important community service by expanding access to childcare and early childhood services for local families while supporting the church's existing community-serving mission.
 - i. The proposed use will operate within an existing building and is not expected to adversely affect surrounding properties, public health, safety, welfare, property values, or neighborhood character. The proposed use meets the criteria in Section 16.56.030(E)(1) of the Zoning Code for approval of a Conditional Use Permit.
- 4. **Recording.** The Conditional Use Permit shall be recorded against the property by the City following its effective date.
- 5. **Revocation.** The City reserves the right to review or revoke this permit in accordance with City Code if the conditions of approval are violated or the use otherwise fails to comply with applicable City Code requirements.

The foregoing Resolution was moved for adoption by .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 8th day of September, 2026.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

EXHIBIT A
LEGAL DESCRIPTION

The North 400 feet of the West 676.07 feet of Lot 8, Auditor's Subdivision No. 152, Anoka County, Minnesota, together with that part of vacated County State Aid Highway No. 35 adjoining said parcel and lying Northerly of the Westerly extension of the South line of said North 400 feet.