

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2026-38

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FOR 8299 CENTRAL AVENUE NE

WHEREAS, Substance Church (the “Applicant”) has requested an amendment to the City of Spring Lake Park 2040 Comprehensive Plan Future Land Use Map for the property located at 8299 Central Avenue NE, Parcel ID 01-30-24-13-0002, from “Commercial/Industrial” to “Commercial”; and

WHEREAS, the Applicant proposes to operate a Child Daycare Facility within approximately 5,000 square feet of the existing Substance Church building; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2026, to consider the Comprehensive Plan Amendment, rezoning, and Conditional Use Permit requests and recommended approval of all three requests 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 has determined that the proposed amendment is consistent with the City's long-term land use goals and policies; and

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

1. **Approval.** The City Council hereby approves an amendment to the Spring Lake Park 2040 Comprehensive Plan Future Land Use Map to re-designate 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) from “Commercial/Industrial” to “Commercial,” subject to Metropolitan Council review and final approval.
2. **Findings of Fact.** The City Council adopts the following findings in support of the Comprehensive Plan Amendment:
 - 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 (Parcel ID 01-30-24-13-0002). 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.

3. **Conditions of Approval.** The Comprehensive Plan Amendment is approved subject to the following conditions:

- a. 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be re-designated from "Commercial/Industrial" to "Commercial" on the City's Future Land Use Map.
 - i. Following City Council approval, the amendment shall be submitted to the Metropolitan Council for review and final approval.
- b. The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the comprehensive plan amendment request.
- c. The applicant shall comply with all applicable local, county, state, and federal regulations.
- d. The applicant shall pay all fees and escrows associated with this request.

BE IT FURTHER RESOLVED that the Administrator, Clerk/Treasurer is authorized and directed to submit the Comprehensive Plan Amendment and all required supporting materials to the Metropolitan Council and to take such administrative actions as are necessary to complete the review process.

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:

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

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel Buchholtz, City Administrator