

ORDINANCE NO. 511

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK FOR 8299 CENTRAL AVENUE NE

WHEREAS, Substance Church (the “Applicant”) has requested that the property located at 8299 Central Avenue NE, Parcel ID 01-30-24-13-0002, be rezoned from I-1 Light Industrial to C-1 Shopping Center 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 a Child Daycare Facility is allowed as a conditional use in the C-1 Shopping Center Commercial District; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2026, and recommended approval of the rezoning 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 the rezoning consistent with the considerations in Section 16.60.050(A)(4) of the Spring Lake Park Zoning Code.

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

Section 1. Findings of Fact. The City Council adopts the following findings in support of the rezoning:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

Section 2. Zoning Map Amendment. The Official Zoning Map of the City of Spring Lake Park is hereby amended to rezone the property commonly known as 8299 Central Avenue NE,

Parcel ID 01-30-24-13-0002, and legally described in Exhibit A, from I-1 Light Industrial to C-1 Shopping Center Commercial.

Section 3. Conditions of Approval. The rezoning is approved subject to the following conditions:

1. 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be rezoned from I-1 to C-1 on the City's Zoning Map. The rezoning request is contingent on approval of an amendment to the Future Land Use Map in the City's Comprehensive Plan.
2. The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the rezoning request.
3. The applicant shall comply with all applicable local, county, state, and federal regulations.
4. The applicant shall pay all fees and escrows associated with this request.

Section 4. Official Zoning Map. The Administrator, Clerk/Treasurer is authorized and directed to cause the Official Zoning Map to be amended to reflect the rezoning following satisfaction of the conditions stated in this Ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect upon the later of (a) publication as required by law, and (b) final approval by the Metropolitan Council of the related Comprehensive Plan Future Land Use Map amendment.

PASSED AND ADOPTED BY THE SPRING LAKE PARK CITY COUNCIL ON THIS 8TH DAY OF SEPTEMBER, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Wendling	_____	_____	_____	_____
Councilmember Goodboe-Bisschoff	_____	_____	_____	_____
Councilmember Dircks	_____	_____	_____	_____
Councilmember Moran	_____	_____	_____	_____
Mayor Nelson	_____	_____	_____	_____

Presiding Officer

A t t e s t

Robert Nelson, Mayor, Spring Lake
Park

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer, Spring Lake Park

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**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.