

To:	City Council City of Spring Lake Park	From:	Phil Carlson, Stantec
File:	Amendment to Comprehensive Plan 7800 Block of Monroe Street NE	Date:	April 20, 2020

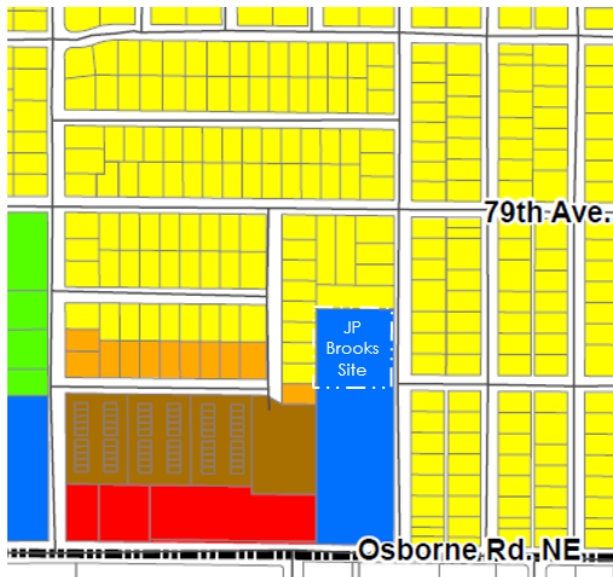
**Re: Amendment to Comprehensive Plan, 7800 Block of Monroe Street NE**

## BACKGROUND

The 2-acre site at 7800 Monroe Street NE received approval recently for a residential PUD and plat to be developed by JP Brooks. The site is a vacant parcel that was owned by the adjacent Prince of Peace Lutheran Church. The property is guided Public/Semi-Public in the City’s Land Use Plan and zoned R-1 Single Family Residential. When the PUD was reviewed and approved last year, the Land Use Plan should also have been amended to Single Family Residential, so that the zoning and Land Use Plan are in conformity. This step was missed in the process, and we are asking to amend the Land Use Plan to change the parcel from Public/Semi-Public to Single Family Residential. Portions of the Land Use Plan map – current and proposed are included below. The Planning Commission recommended approval of the land use plan amendment at their March 23, 2020 meeting.

The City’s overall Comprehensive Plan has now been approved by the Metropolitan Council. If approved by the City Council, this land use plan amendment will be submitted to the Met Council. Since the property is relatively small, we expect a quick and easy review from Met Council. Please refer to our March 23 Planning Commission report for maps, recommendations, and findings.

**Current Land Use Plan**



**Proposed Land Use Plan**

