



Memo

To: Spring Lake Park Planning Commission From: Evan Monson, AICP

Project/File: 193805540 Date: March 17, 2026

REQUEST: Interim Use Permit (IUP) and Conditional Use Permit (CUP) request for 8375 Sunset Road NE for an 'Automobile sales; indoor' use and a 'Vehicle repair and maintenance' use

APPLICANT: Konstantine Ebraldze – Carway LLC

OWNER: LARAS ERH PROPERTIES LLC

PROPERTY LOCATION: 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059)

ZONING CLASSIFICATION: Light Industrial (I-1)

REVIEW PERIOD: 60-day review period ends 5/8/2026.

ITEMS REVIEWED: Application and materials received on 3/5/2026 and 3/6/2026.

INTRODUCTION

The applicant currently operates CarWay in nearby Blaine, and is interested in relocating to a new location. The applicant is in the process of acquiring the 8375 Sunset Road NE property from the current owner. The property has an existing building as well as some parking and fenced-in storage areas. The city had previously issued a CUP for a 'Vehicle repair and maintenance' use on the property in 2021. The applicant is proposing to have a limited number of vehicles for sale and display in the existing building along with some office space, while also offering vehicle repair and maintenance services.

For the I-1 zone, 'Automobile sales; indoor' use is allowed as an interim use, while 'Vehicle repair and maintenance' is a conditional use per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

Interim uses and conditional uses are similar, in that the proposed use must meet certain criteria in order to be approved. Conditions of approval can be added to either a conditional use permit (CUP) or an interim use permit (IUP). Unlike a CUP, an IUP can have a specified end date. CUPs 'run with the land,' while an IUP functions like a license, in that it will terminate if the business or property is sold.

Both CUPs and IUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for conditional use requests are found in Section 16.56 of the city's zoning ordinance, while the processes for interim use requests are outlined in Section 16.58 of the zoning ordinance.

PROPERTY INFORMATION

Parcel Description: 8375 Sunset Road NE is a rectangular parcel that is approximately 0.75 acres in size and located in the northeast corner of the city. The County Highway 10/Central Avenue NE interchange is southwest of the property. The property contains an existing building that is approximately 5,100 square feet (SF) in size. There are parking and outdoor storage areas that are fenced-in, as well as limited space for parking on the front/west side of the site. Nearby properties to the south and west are primarily commercial or industrial in use, while lots to the east are residential in use.

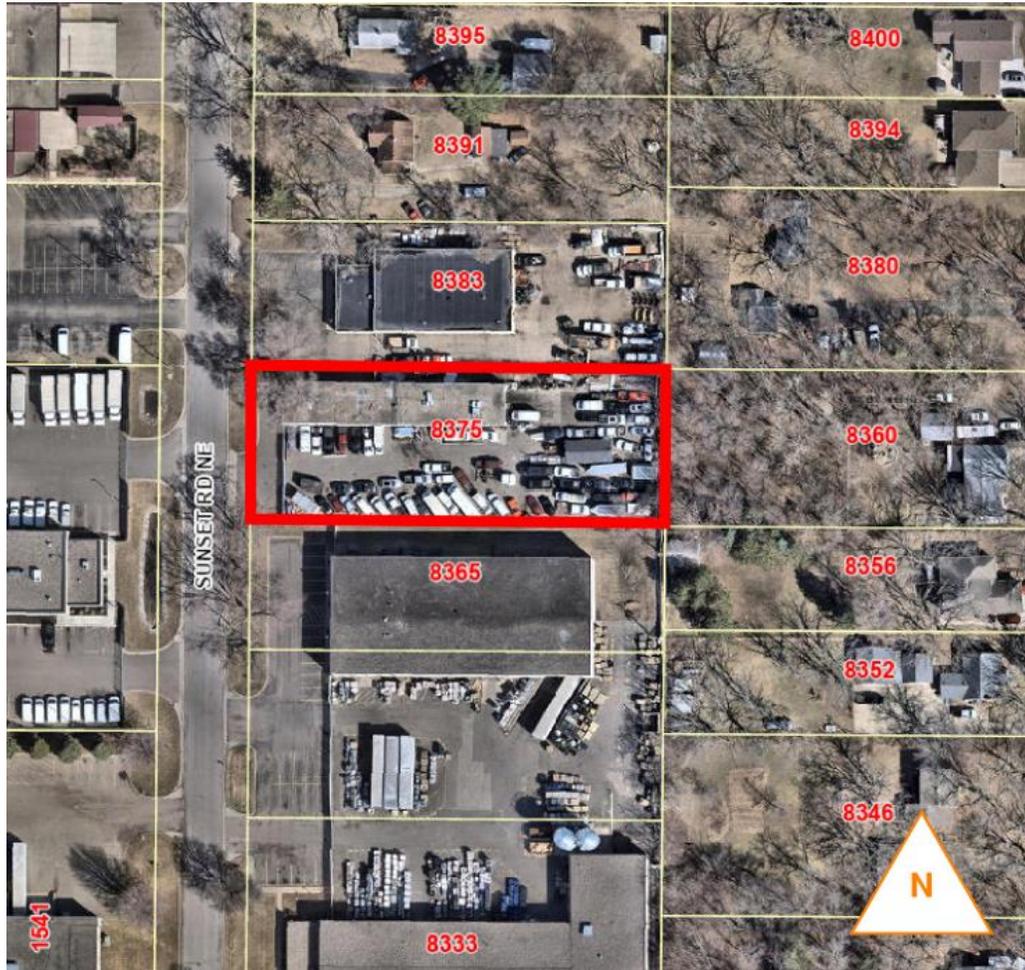


Figure 1: Aerial of site, per Anoka County GIS. Parcel lines are in yellow. Subject property is outlined in red.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial/Industrial" on the Future Land Use Map (see Figure 2-2 within the Plan). The areas to the south and west are also guided "Commercial/Industrial," while the areas to the east are guided as "Low Density Residential" – see Figure 3 for reference. The "Commercial/Industrial" designation, per the 2040 Plan, is described as having the following types of uses and development: *Manufacturing of all kinds, including assembly of products produced elsewhere, facilities involved in the movement of goods, warehousing, construction, communications, utilities and wholesale sales.*

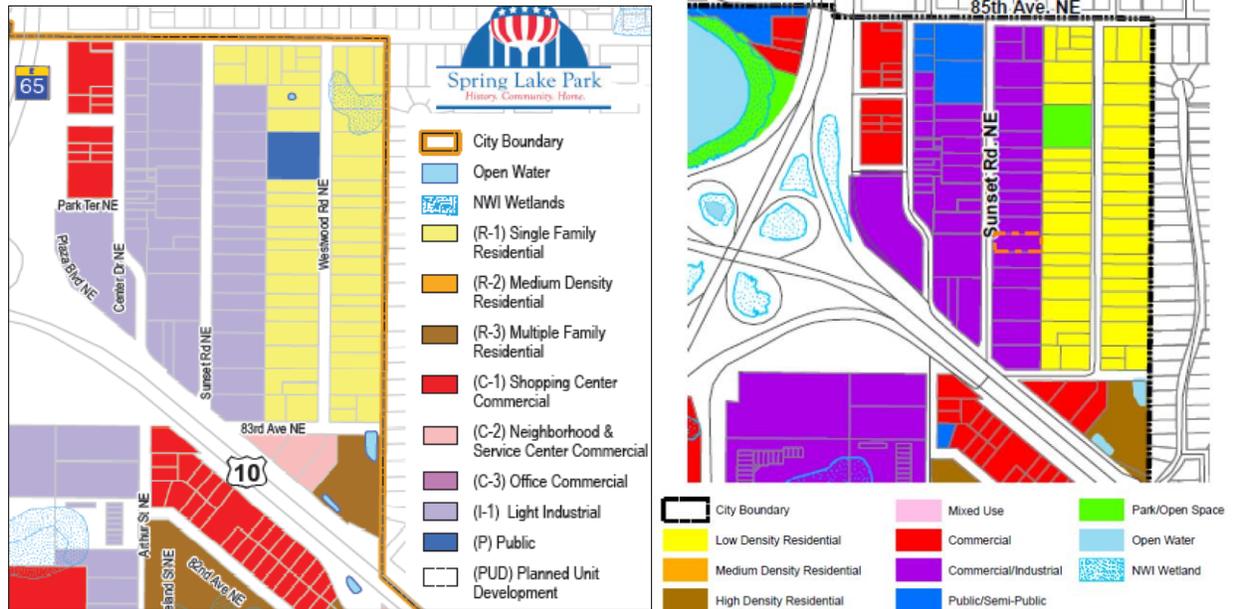


Figure 2 (Left): Excerpt of city's zoning map. Figure 3 (Right): Excerpt of city's Future Land Use Map, with subject property outlined in orange.

The applicant's proposed uses are allowed in the city's I-1 zone, so the requests are complying with the property's future land use designation in the city's current comprehensive plan.

Zoning Code

The property is zoned as Light Industrial (I-1), similar to many of the parcels to the north, south, and west as shown in Figure 2.

As is the case with other nearby properties, the existing lot, building, and parking areas predate the current zoning code, and are legally nonconforming to today's requirements. The applicant is not proposing any additions or expansions to the existing parking and building on the site.

The previous 'Vehicle repair and maintenance' use was determined to have ample availability of off-street parking when the city reviewed and approved a CUP for a previous tenant in 2021. The applicant does propose, per their site plan (see Figure 4 in this report), delineating areas for customer parking, employee parking, and storage of vehicle being serviced. There would be eight (8) stalls for customers, and five (5) for employees and staff. Most of the site, apart from the western edge of the property, is currently fenced in.

Section 16.64.010 lists the minimum off-street parking requirements based on use. There is no use listed in the table in Section 16.64.010 for automobile or vehicle sales. There is a "Service Station" use listed that could encompass both of the applicant's proposed uses which requires 3 spaces per each service bay plus 1 per each employee on major shift. The applicant's proposed site plan would exceed this requirement. If there is a need/demand for additional parking in the future, the rear of the site could be utilized for parking instead of storage as well.

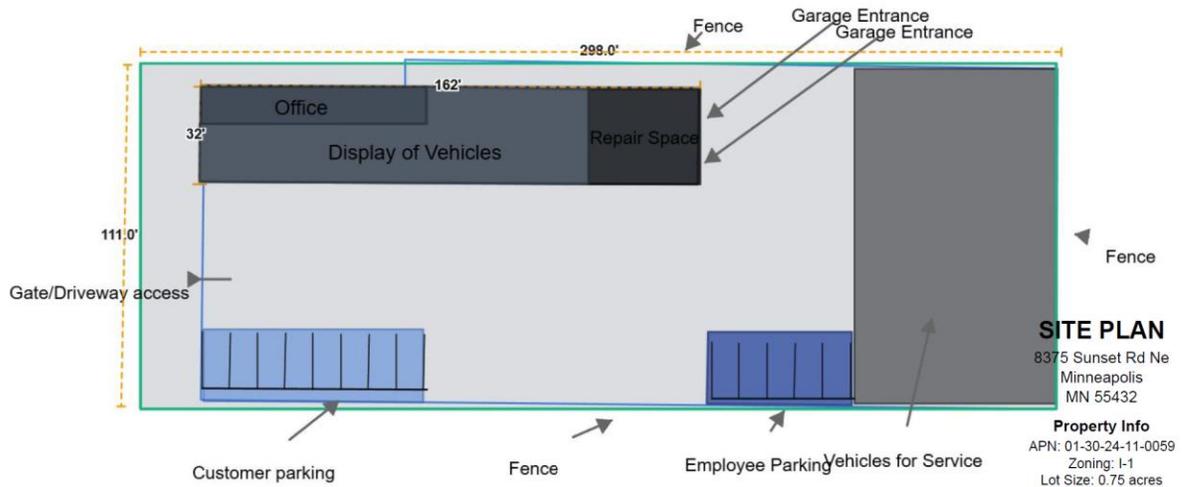


Figure 4: Excerpt of applicant's site plan.

Criteria for Review

Section 16.58.030 lists the criteria for review of an interim use request. These criteria are listed below in *italics*, with staff findings following regarding the proposed IUP for an 'Automobile sales; indoor' use:

- a. *Meets the standards of a conditional use permit as set forth in SLPC 16.56.*

The proposed interim use meets the standards of conditional use permit as stated in Section 16.56.030 Standards for Conditional Use Permit (see criteria and findings listed on page 5 and 6 of this report).

- b. *Conforms to the zoning regulations, performance standards and other requirements.*

The existing site is either meeting or legally nonconforming to the current requirements of the city's zoning ordinance. The applicant has not proposed making any exterior changes to the building. The site plan is in better compliance with the current ordinance than previous users of the site. Any future changes to the building and signage would have to adhere to the applicable requirements of the city's zoning code.

- c. *Is allowed as an interim use in the zoning district.*

'Automobile sales; indoor' is allowed as an interim use in the C-2 zoning district.

- d. *Will terminate upon a date or event that can be identified with certainty.*

The interim use permit will automatically expire upon closure of the proposed business or upon transfer of ownership, whichever occurs first.

- e. *Will not impose, by agreement, additional costs on the public if it is necessary for the public to take the property in the future.*

The proposed use of the building for 'Automobile sales; indoor' will not impose additional costs on the public if it is necessary for the public to take the property in the future

- f. Will be subjected to, by agreement with the owner, any conditions that the City Council has deemed appropriate for permission of the use, including, but not limited to, a condition that the owner will provide an appropriate financial security to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.*

There are no interim structures proposed as part of this use.

Standards for Conditional Use Permit

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are listed below in *italics*, with staff findings following regarding both proposed uses:

- a. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*

The proposed uses – ‘Automobile sales; indoor’ and ‘Vehicle repair and maintenance’ – appears to be necessary and desirable based on the historic use of the property and the use of nearby parcels for similar uses.

- b. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;*

The proposed uses, if conducted in accordance with city regulations, will not be detrimental to people in the vicinity.

- c. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The applicant will not be adding onto the existing building or expanding the parking/storage areas already on the site. The lot, building, and parking areas are legally nonconforming to the city’s current zoning regulations. The proposed uses will not expand any nonconformities and will adhere to all other applicable requirements of the current zoning ordinance.

- d. The use is one of the conditional uses specifically listed for the district in which it is to be located;*

This requirement is met.

- e. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed business does not include any alterations to the existing building. The proposed uses do not create any additional impacts or impact the use and enjoyment of other nearby properties.

- f. The use will not lower property values or impact scenic views in the surrounding area;*

Based on the applicant’s submittal, the use itself will not lower property values. Maintaining opaque screening between the subject property and lots to the east, as well as adhering to city requirements regarding noise, lighting, glare, and other nuisances will ensure the use does not impact the scenic value of the area.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

The existing street is adequate to serve the proposed uses.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;*

The applicant's site plan shows eight (8) off-street parking stalls for customers, and five (5) for employees and staff. The rear (east) of the site could be utilized for parking in the future if the business generates additional need for parking.

- i. The use includes adequate protection for the natural drainage system and natural topography;*

N/A; there are no changes to the site being proposed that would impact drainage.

- j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and*

Maintaining screening of parking and outdoor storage from residential uses to the east would help mitigate nuisances. The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. The proposed use will not stimulate growth incompatible with prevailing density standards.*

Not applicable.

Based on the findings above, the request meets the criteria in Section 16.58.030 for approval of an interim use permit, including the criteria in Section 16.56.030(E)(1) for a conditional use permit.

OTHER REVIEW

- Engineering: No comments.
- Building Department: a certificate of occupancy will be required prior to the business moving in.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Interim Use Permit

Staff recommend the Planning Commission recommend the City Council approve of the requested interim use permit to allow for an 'Automobile sales; indoor' use at 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
2. The property is zoned Light Industrial (I-1), and 'Automobile sales; indoor' is allowed as an interim use in this zone per Section 16.64.040 of the city's zoning ordinance.
3. The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

1. The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - a. Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - b. The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
 - c. Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
 - d.
2. The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
3. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
4. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
5. The applicant shall pay any fees and escrows associated with this request.

Conditional Use Permit

Staff recommend the Planning Commission recommend the City Council approve of the requested conditional use permit to allow for a 'Vehicle repair and maintenance' business at 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
2. The property is zoned Light Industrial (I-1), and 'Vehicle repair and maintenance' is allowed as a conditional use in this zone per Section 16.64.040 of the city's zoning ordinance.
3. The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

1. The applicant is permitted to operate an 'Vehicle repair and maintenance' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - a. Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - b. Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
2. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
3. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
4. The applicant shall pay any fees and escrows associated with this request.