

**ORDINANCE NO. 507**

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY TO  
ALLOW A CANNABIS CULTIVATION OPERATION AT 8478, 8480 AND 8484  
CENTRAL AVENUE NE**

**WHEREAS**, the property legally described as Tract A and Tract B, Registered Land Survey No. 37, Anoka County, Minnesota, commonly known as 8478 and 8480–8492 Central Avenue NE, is owned by the City of Spring Lake Park and is currently zoned C-1, Shopping Center Commercial; and

**WHEREAS**, the City has applied for approval of a Planned Unit Development (PUD) pursuant to Spring Lake Park City Code Chapter 16.44 to allow a cannabis cultivation operation within an existing commercial building; and

**WHEREAS**, cannabis cultivation is normally permitted only within the I-1 Light Industrial zoning district, and the proposed PUD would allow such use within the existing building subject to conditions while maintaining the underlying C-1 zoning district; and

**WHEREAS**, the City Council finds that the proposed PUD provides flexibility consistent with the purposes of Spring Lake Park City Code Section 16.44 and allows productive, efficient, and effective use of existing commercial space by operations under common ownership which desire that the anticipated sunset of such site utilization upon future redevelopment of the property occur concurrently.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Spring Lake Park, Minnesota, ordains:

**Section 1. Planned Unit Development Overlay Established.**

A Planned Unit Development Overlay (PUD Overlay) is hereby established for the following property:

Tract A and Tract B, Registered Land Survey No. 37, Anoka County, Minnesota, commonly known as 8478 and 8480–8492 Central Avenue NE.

The property shall remain zoned C-1, Shopping Center Commercial.

The PUD Overlay established by this ordinance allows a cannabis cultivation operation within the existing commercial building, subject to the standards and conditions set forth herein.

**Section 2. Design Standards.**

The Planned Unit Development Overlay incorporates the following standards.

- A. *Intent.* The purpose of this overlay is to allow an indoor cannabis cultivation operation within an existing commercial building while maintaining the standards of the C-1 Shopping Center Commercial District. Except as modified by this ordinance, development within the PUD Overlay shall comply with the requirements of the C-1 zoning district and other applicable provisions of the Spring Lake Park City Code.
- B. *Permitted Uses.* Permitted uses within the PUD Overlay shall generally comply with the uses permitted in the C-1 Shopping Center Commercial District, with the following additional permitted use: Indoor cannabis cultivation within the existing tenant space located at 8478, 8480 and 8484 Central Avenue NE. The cannabis cultivation use authorized by this ordinance shall: (1) be limited to the existing building footprint and leased tenant space, and (2) not extend to other tenant spaces or buildings on the property without additional City Council approval. No retail cannabis sales shall occur within the cultivation space unless authorized by the City and permitted by Minnesota law.
- C. *Building Location, Area, Height and Architecture.* Building location, area, height, and architecture shall conform to the standards of the C-1 Shopping Center Commercial District and other applicable provisions of the Spring Lake Park City Code.
- D. *Performance Standards.* Cannabis cultivation operations within the PUD Overlay shall comply with the Cannabis and Hemp Business Activity standards set forth in SLPC 16.36.010(M) and all other applicable provisions of the Spring Lake Park City Code, except as modified by this ordinance. In addition, the following standards shall apply:
  - 1) *Ventilation and odor control.* Ventilation and filtration systems shall be installed and maintained to prevent detectable cannabis odors from escaping the building.
  - 2) *Security plan.* The operator shall maintain a security plan consistent with applicable Minnesota cannabis regulations.
  - 3) *Video surveillance.* The facility shall maintain video surveillance covering entrances, exits, and restricted cultivation areas consistent with Minnesota cannabis regulations.
  - 4) *Hazardous materials.* Fertilizers, pesticides, carbon dioxide systems, and other chemicals shall be stored and handled in accordance with applicable federal, state, and local regulations.
  - 5) *Building and fire code compliance.* All cultivation equipment, electrical systems, lighting systems, ventilation systems, and carbon dioxide enrichment systems shall comply with applicable building, electrical, mechanical, and fire codes.
  - 6) *Regulatory access.* The cultivation operator shall provide reasonable access to the facility for the Minnesota Office of Cannabis Management, the Spring Lake Park Police Department, and other authorized regulatory agencies as permitted by law.
  - 7) *State licensing.* The cultivation operator must obtain and maintain all required state cannabis licenses and approvals.

### **Section 3. Official Zoning Map.**

The Administrator / Clerk-Treasurer shall make the applicable notation on the official zoning map indicating the presence of the Planned Unit Development Overlay on the property described in this ordinance.

**Section 4. Severability.**

Should any section, paragraph, provision, sentence, or lesser part of this Ordinance be found invalid by a court of competent jurisdiction, such portion shall be severed and the remaining provisions shall remain in full force and effect.

**Section 5. Effective Date.**

This ordinance shall take effect upon adoption and publication of this ordinance in the City's official newspaper.

Passed by the City Council of the City of Spring Lake Park, Minnesota, this 6th day of April 2026.

---

Robert Nelson, Mayor

ATTEST:

---

Daniel R. Buchholtz, City Administrator/Clerk