

**DESCRIPTION OF REQUEST:** (attach additional information if needed)Project Name: **No Limits LLC**

Nature of Proposed Use:

**B2**

Reason(s) to Approve Request:

**See Attached****IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:****NA**

PROJECT NAME:

NATURE OF REQUEST:

(attach additional information if needed)

**PROPERTY INFORMATION:**Street Address: **23671 St. Francis Blvd NW**Property Identification  
Number (PIN#):**St. Francis MN 55070****32-34-24-22-0025**Legal Description  
(Attach if necessary):

Lot(s):

**1**

Block:

**1**

Subdivision:

**Saints Add, Subj. ... ?****APPLICANT INFORMATION:**Name: **Cynthia & Brian Opp**Business Name: **No Limits LLC**Address: **3121 228th Ln NW**City: **Bethel**State: **MN**Zip Code: **55005**Telephone: **763.498.1224**Fax: **no lim** E-mail: **itsllc46@gmail.com**Contact: **Cynthia (Lindy)**Title: **owner****OWNER INFORMATION:** (if different from applicant)**SAME**

Name:

Business Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

**APPLICATION FEES AND EXPENSES:** By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

State statutes provides up to 120 days for the review of complete application, but the City will strive to finalize your request as quickly as possible. Please note that missing application due date and meeting dates or submitting an incomplete application WILL result in the review of the request being delayed. All City Council meeting dates are estimated as it is City policy that issues be resolved and plans be revised as may be needed prior to Council consideration.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s): S. J. R. R. C. BOP, LLC Date: 08/21/25

Owner(s): S. J. R. R. C. BOP, LLC Date: 08/21/25

#### Required Application attachments

<b>Minor Subdivisions</b>	Please provide (2) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
<b>Concept Plans</b>	Please provide (2) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
<b>Preliminary Plat</b>	Please provide (2) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
<b>Final Plats</b>	Please provide (2) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	<ol style="list-style-type: none"> <li>If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: <ol style="list-style-type: none"> <li>If project lies within a DNR Shoreland District or Floodplain</li> <li>If project is adjacent to a neighboring City or Township</li> </ol> </li> <li>If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: <ol style="list-style-type: none"> <li>If project increases the number of dwelling units for the Met Council</li> <li>If project is adjacent to a County Road or County State Aid Highway</li> <li>If project is adjacent to a MN/Dot state highway</li> </ol> </li> </ol>



TYPE OF APPLICATION: (Check appropriate box)		BASE APPLICATION AND EXPENSE FEES: (Fees are cumulative)
<input type="checkbox"/>	ANNEXATION	\$250 Fee + \$2,000 Escrow
<input type="checkbox"/>	APPEAL / ZONING APPEAL	\$200 Fee + \$1,000 Escrow
<input type="checkbox"/>	COMPREHENSIVE PLAN AMENDMENT	\$450 Fee + \$2,000 Escrow
<input type="checkbox"/>	ENVIRONMENTAL	\$350 Fee + \$650 Escrow
<input type="checkbox"/>	MINOR SUBDIVISION	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	PLANNED UNIT DEVELOPMENT (PUD)	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	ORDINANCE AMENDMENT	\$350 Fee + \$2,000 Escrow
<input checked="" type="checkbox"/>	REZONING	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	SUBDIVISION (Circle appropriate): -Sketch Plan -Preliminary Plat (Rural) -Preliminary Plat (Urban) -Final Plat -Administrative Subdivision	\$300 Fee + \$500 Escrow \$400 Fee + \$400 + \$125 per lot Escrow \$400 Fee + \$425 + \$175 per unit Escrow \$350 Fee + \$650 Escrow \$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Full)	\$350 Fee + \$2,000 Escrow
<input type="checkbox"/>	SITE & BUILDING PLAN REVIEW (Admin)	\$100 Fee + \$250 Escrow
<input type="checkbox"/>	STREET and/or UTILITY VACATION	\$350 Fee + \$1,000 Escrow
<input type="checkbox"/>	TEMPORARY HABITATION	\$200 Fee + \$5,000 Escrow
<input type="checkbox"/>	WETLAND Replacement Plan Review with Plat Replacement Plan and Excavation Delineation	\$350 Fee + \$650 Escrow \$350 Fee + \$650 Escrow \$350 Fee + \$1,000 Escrow
	<b>TOTALS</b>	\$ <u>350</u> Fee, \$ <u>2000</u> Escrow

Fees are set by Fee Schedule, Valid January through December  
 Dock requests must follow the Conditional Use Permit process.

**PAID**  
 8/21/25  
 Ch # 3499 - Js  
 + # 3500

Application to Rezone  
August 21, 2025  
To Whom It May Concern,

My husband, Brian and I own the commercial building located at the southeast corner of Hwy 47 and Ambassador Blvd in St. Francis. We moved our chiropractic business (started in July of 2003) to this location in the summer of 2013 and purchased the building that December with hopes of expanding our business and using the extra space for tenant rental. At the time of the purchase, this building was zoned as a B-3 business park - allowing our intended purpose of usage (medical / fitness / wellness and general office space). Over the past 10 years, we have explored many options to expand into the basement of our building and could financially make the move last January of 2024. Although we have actively advertised the unfinished basement for tenants, we haven't had much success in attracting them. After meeting with leasing agents and banking representatives, it was decided that moving Opp Chiro to the basement would be the best strategy.

When the bank was looking to refinance the building and finance our buildout, it was discovered that the building had been rezoned as I-1 (Industrial) back in about 2020. Had we been aware of the city's plans, we would have attended every meeting as this directly affected our livelihood. At that time, the building housed Opp Chiro, an addiction / rehab counseling center and a general counseling center. None of us were aware our businesses were operating under a CUP (Conditional Use Permit) – never found within the city records. In order to move forward, we were given the opportunity to apply for an Ordinance Amendment for Medical Use Only. This was presented (and highly encouraged) as the desired path of least resistance that would allow us to meet loan deadlines, construction deadlines, move our clinic into the basement and have a more attractive space to lease in the upper level. We were told this was our only option that would be approved when I questioned how restrictive this classification was. Legal counsel agreed that if we wanted to move forward quickly, this was our least financially burdensome option. We were finally able to move forward with construction in mid-July of 2024. The unexpected delay in permits, etc. also caused delays in construction but we finally opened the doors of our new space in mid-January of 2025.

During construction we had hopes of attracting another business that would fit into the tight classification of a Medical-based business. We've had no interest. About a month ago, we had two attractive possibilities presented to us - they loved our location and our business ethics. They were ready to move forward but when we approached the city, although one did sell Medical and Life insurance, the city was hesitant to give us any leeway. It is our understanding that whenever a tenant similar to this approached us, we would need to ask the city for an Ordinance Amendment for each specific tenant, requiring us to go through a 2 ½ month process, without any guarantee of approval. Needless to say - our perspective tenants have declined such a lengthy process without guarantee we could move forward.

This is and will continue to cause us financial hardship. Currently, our clinic is responsible for covering the costs of the building that are not covered by the existing tenants. Although our clinic is successful, we currently have 11 employees (not counting Brian, myself and our girls), we are unable to offer competitive wages to our committed team, nor do we have the means to

award them for their good work. Almost all our employees live in the St. Francis community; they rely on their paychecks to continue to contribute to their families and serve the community to which they live in. We also have a responsibility to the patients we serve, who also live and contribute to this community. Without a reasonable opportunity to attract tenants, we will not be able to sustain the contribution we offer to this city and surrounding areas. Our contribution is not limited to the taxes we pay (both business and residential), but includes the sponsorship money we give, modeling an authentic and responsible way of living, and providing hope to those that seek continued health and wellbeing.

Our chiropractic business (and us personally) has been an active part of this community for over 22 years. I graduated from SFHS (1994), along with my parents, my siblings, our kids, and my siblings' children. Many of which still live in the area. We have strong ties with local business owners and the school district. We believe we can bring more to this community if we are given the opportunity to rezone our building to B-2, allowing us to lease to upstanding business owners with similar ethics. Our circumstance is unique in that our desire is to have our building rezoned to one similar to its *original* zone when purchased. Sections of land to the direct North and West of us are zoned B2 and we feel our long-term goals for the building would bring great benefit to the city of St. Francis while still maintaining the long-term goals of the city's land use.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Drs. C. & B. Opp, PC".

Drs. Cynthia & Brian Opp  
No Limits LLC  
Owners of Building Property ID: 32-34-24-22-0025