
TO: St. Francis Planning Commission

FROM: Beth Richmond, Planner

SUBJECT: Rezoning and Comprehensive Plan Amendment

DATE: 9-10-2025 for 9-17-2025 meeting

APPLICANT: Cynthia & Brian Opp

LOCATION: 23671 St Francis Blvd

COMP PLAN: Business Park/Light Industrial

ZONING: I-1 General Industrial, Urban Rum River Management Overlay

OVERVIEW & BACKGROUND:

Cynthia & Brian Opp have submitted applications for a rezoning and Comprehensive Plan amendment for the property located at 23671 St. Francis Blvd NW. This 1.3-acre property is located on the southeast corner of the intersection of St. Francis Blvd NW and Ambassador Blvd NW. The two-story existing building on the property is currently used for a chiropractic clinic.



Prior to 2021, this property was zoned B-3 Business Park. In 2021, the City rezoned the 15 parcels between Ambassador Blvd NW and St. Francis Blvd NW from B-2 and B-3 to I-1 General Industrial, following the guidance from the Comprehensive Plan's future land use map and reflecting the current uses that exist in the area. Because clinics were not permitted in the I-1 district, the use became a legal nonconforming use after the 2021 rezoning.

In 2024, the applicants requested and were granted a zoning code amendment to allow clinics and offices, including medical, dental, or therapeutic, as a permitted use in the I-1 General Industrial zoning district. This amendment allowed the chiropractic use within the existing building, which was built as a clinic in 2001 and has been operated as a clinic ever since, to become a conforming use.

The applicants have been working to find another tenant(s) to lease space within the existing building. However, they have stated that they have been unable to find prospective tenants who can comply with the uses allowed in the I-1 District, as most of the interested parties are more commercial in nature. Therefore, they are requesting to rezone the property to the B-2 General Business zoning district and reguide for Commercial use.

The Planning Commission is requested to hold a public hearing, review the requests for the rezoning and Comprehensive Plan amendment, and provide a recommendation to the City Council.

REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the Comprehensive Plan amendment and rezoning requests is October 20, 2025.

Public Hearing

City Code Section 10-31-03 requires that a public hearing for review of the Comprehensive Plan amendment and rezoning requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald and mailed to all affected property owners located within 350 feet of the subject property.

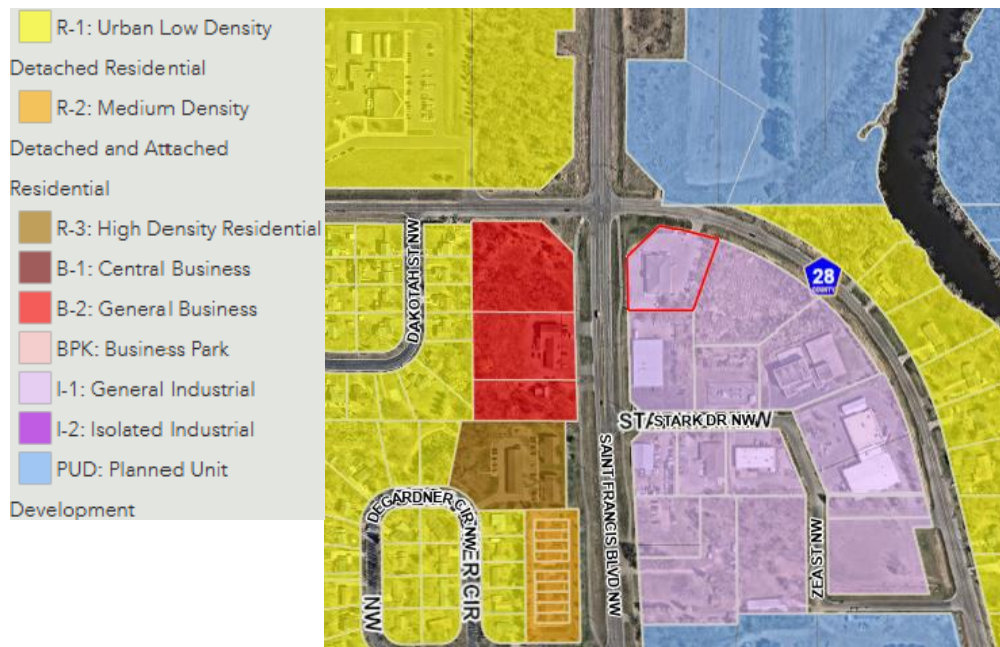
REZONING REVIEW

The site is zoned I-1 General Industrial. Uses allowed in the I-1 District include clinics and offices, auto service and repair, manufacturing, warehouse, and wholesale. The full list of permitted uses for the I-1 District is attached. The applicants have stated that they have been unable to find prospective tenants who can comply with these uses. The interest they have received from prospective tenants thus far has been of a more commercial nature, for example, insurance sales. Therefore, they are requesting to rezone the property to the B-2 General Business District to better fit the interest they have received.

This site is located on the southeast corner of the St. Francis Blvd NW and Ambassador Blvd NW intersection. There are existing commercial businesses directly across Hwy 47 from the site. A proposed commercial business is planned north of the site across Ambassador Blvd.

Properties directly to the southeast are zoned I-1 and are used for a variety of auto-oriented and manufacturing uses.

Current Zoning Map



The City's zoning map must be in compliance with the City's Comprehensive Plan. Currently, the site is guided for Business Park/Light Industrial use. The B-2 General Business District is not compatible with that guidance. Therefore, the applicant is also requesting a Comprehensive Plan Amendment to reguide the site for commercial use.

COMPREHENSIVE PLAN AMENDMENT REVIEW

The site is currently guided for Business Park/Light Industrial use in the 2040 Comprehensive Plan. This use category allows uses that emphasize job retention and creation, including employment centers and industrial areas such as higher-intensity office, clinic uses, warehouses, laboratories, and wholesale businesses. The entire area between St. Francis Blvd NW, Ambassador Blvd NW, and Stark Dr NW is guided Business Park/Light Industrial. The northeast and southwest corners of the St. Francis Blvd NW and Ambassador Blvd NW intersection are guided for commercial use, while the northwest corner is guided for public use.

Legend:

- Rural Residential
- Low Density Residential
- Medium Density Residential
- Med/High Density
- Residential
- High Density Residential
- Commercial
- Low Intensity Industrial
- Business Park/Light Industrial
- Industrial
- Park/Open Space
- Public/Institutional

Map Labels: ADOR BLVD NW, AMBASSADOR BLVD NW, PARKWAY SEWATAH ST NW, LDR, Commercial, HDR, PARK, BEGARDNER CIR NW, LDR, MDR, STARK DR NW, BUSINESS PARK/LIGHT INDUSTRIAL, 72E ST NW, AMBASSADOR BLVD NW, 28, STARK DR NW, AMBAS.

The Planning Commission is requested to hold a public hearing on the rezoning and Comprehensive Plan Amendment requests. Following the public hearing, the Planning Commission should discuss the applications and provide a recommendation to the City Council.

If the Planning Commission is not supportive of the Comprehensive Plan Amendment, then a corresponding denial action should be recommended for the rezoning request, as the rezoning request would not be consistent with the current Comprehensive Plan.

1. Recommend approval with findings of fact as identified by Commissioners.

Approval Motions:

- (a) *Move to recommend approval of the Comprehensive Plan Amendment to reguide 23671 St. Francis Blvd NW from Business Park/Light Industrial use to Commercial use with findings of fact as identified by Commissioners.*
- (b) *Move to recommend approval of the rezoning request to rezone 23671 St. Francis Blvd NW from I-1 General Industrial to B-2 General Business with the following findings of fact:*
 - a. *The proposed rezoning is consistent with the amendment to the 2040 Comprehensive Plan which reguides this site for Commercial use.*
 - b. *Other findings as identified by Commissioners.*

2. Recommend denial with Planning Commissioners' findings of fact.

Denial Motions:

- (a) *Move to recommend denial of the Comprehensive Plan Amendment to reguide 23671 St. Francis Blvd NW from Business Park/Light Industrial use to Commercial use with findings of fact as identified by Commissioners.*
- (b) *Move to recommend denial of the rezoning request to rezone 23671 St. Francis Blvd from I-1 General Industrial to B-2 General Business with the following finding(s) of fact:*
 - a. *The proposed rezoning is not consistent with the 2040 Comprehensive Plan and the Business Park/Light Industrial land use guidance for the site.*
 - b. *Other findings as identified by Commissioners.*

3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

ATTACHMENTS

- Applicant Submittals
- Principal Use Table for B-2 and I-1 zoning districts